

Re: Item No. 12.1

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Public Hearing for Case 17272

Cushing Hill MPS Amendments,
Bedford

Regional Council
December 10, 2019

Applicant

Applicant: Regional Council at request of North West Community Council

Location: Cushing Hill, Bedford Highway, Bedford

Request: to review the Cushing Hill Commercial Comprehensive Development District (CCDD) policies to consider new policy related to commercial and/or residential development on the lands within the CCDD and adjacent lands.



Site Context

Cushing Hill, Bedford



General Site location



Approximate Site
Boundaries
in Red

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Site Context



Subject site looking north along the Bedford Highway.

Site Context

Subject site looking south along the Bedford Highway

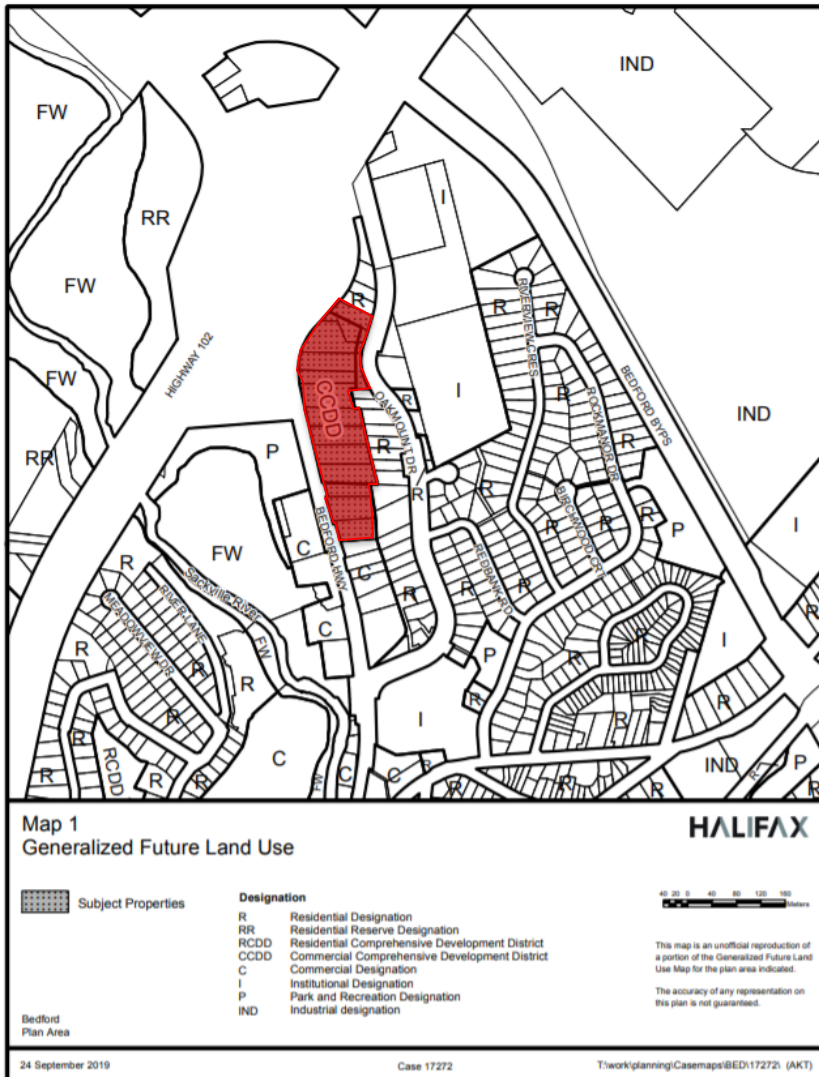


Subject site looking north along Oakmount Dr.

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Planning Policy

Bedford Municipal Planning Strategy

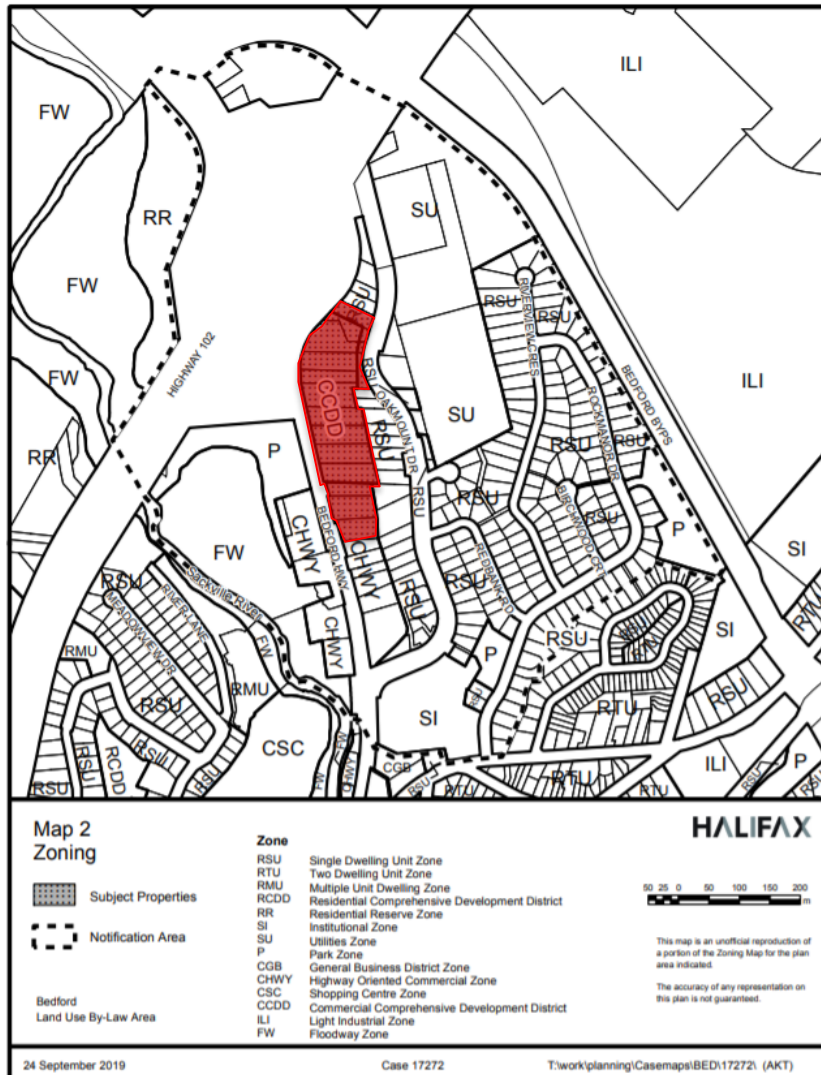


- Commercial Comprehensive Development District
 - Development Agreement for commercial and multi unit residential uses
- Residential
 - Low density residential uses
- Commercial
 - Highway Commercial uses

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Land Use By-law

Bedford LUB



- Commercial Comprehensive Development District Zone
 - Development agreement for commercial and multi unit residential
- Residential Single Unit Zone
 - Single unit dwellings
- Highway Commercial
 - Mix on highway oriented commercial uses.

MPS Amendment Considerations

- Amendments to the MPS should only be considered when circumstances have changed since the document was originally adopted
- Circumstances would need to change to the extent that the original land use policy is no longer appropriate
- After a detailed analysis, it is suggested that the existing policies are not appropriate for the site and that new policies should be considered.

Original Proposal

- Staff originally reviewed with the public options that would enable a mix of land uses:
 - Multi Unit Residential
 - Townhouses
 - Commercial

Public Engagement Feedback

- Level of engagement completed was consultation achieved through several mail out notifications and a public workshop and survey (May 28, 2012) and a public information meeting (June 20, 2016).

**Notifications
Mailed**



298

**Meeting
Attendees**



~60

**Letters/Emails /
Surveys Received**



~80

Public Engagement Feedback

- **Feedback from the community generally included the following:**
 - Concerns with new and existing traffic on Oakmount Drive and the Bedford Highway;
 - The desire to have no commercial access on Oakmount Drive;
 - Preference for lower density residential on lands that access Oakmount Drive;
 - Preference for no through traffic from the Bedford Highway to Oakmount Drive;
 - Preference for commercial land uses on properties that front on the Bedford Highway;
 - Preference for no multiple unit dwellings;
 - Limits on the scale of commercial developments

North West PAC Recommendation

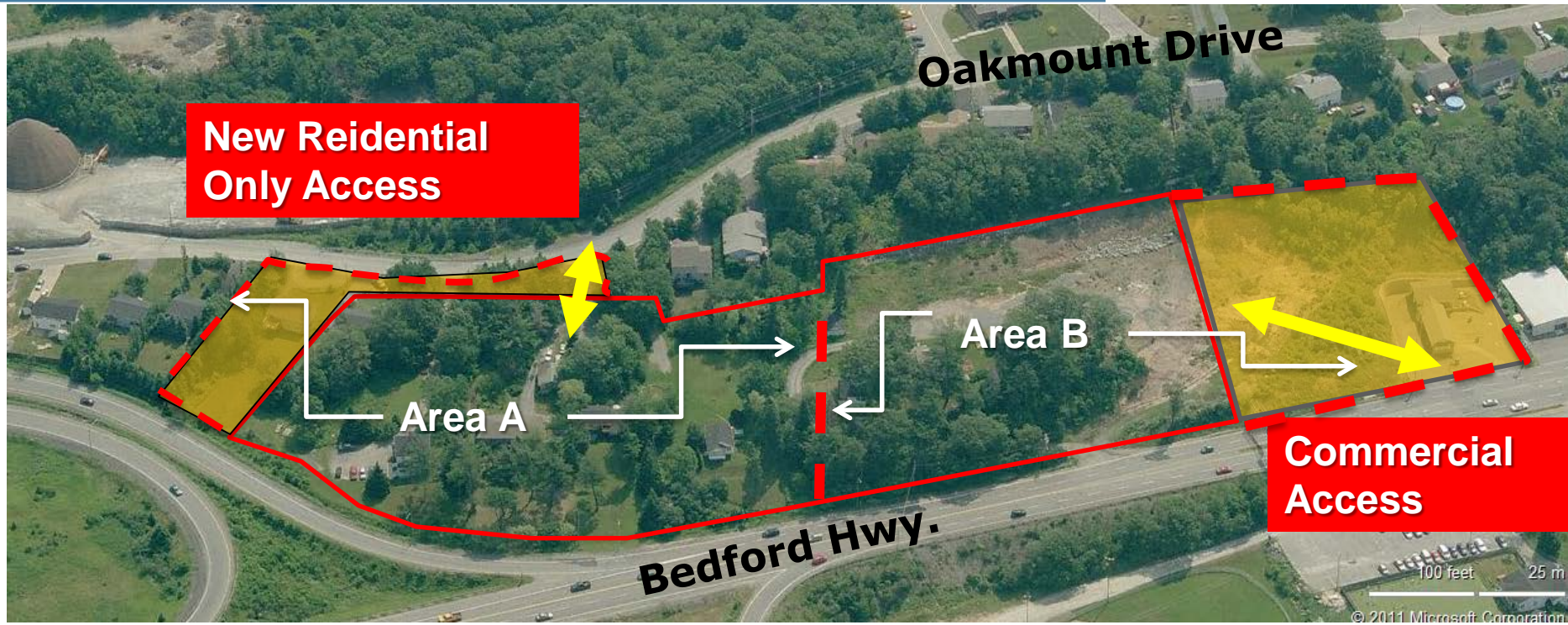
April 2, 2014

The PAC recommended refusal of original proposal.

PAC suggested consideration of the following:

- that the subject property be separated in to sections A (Cushing Hill- North) & B (Cushing Hill – South).
- that Area A be zoned to RSU (Single Unit) Zone.
- that Area B plus the two lots to the south remain CCDD Zone.
- that further policy changes only be considered upon receipt of a traffic engineering study for Area B.

Proposal



Residential (Area A)

- single, semi, townhouse dwellings;
- access from Oakmount Drive;
- development via new Cushing Hill Residential Zone created under the Residential designation.

Commercial (Area B)

- Highway commercial uses (max 60' in height)
- access from Bedford Hwy.
- Development via new Cushing Hill Commercial Zone created under the Commercial designation.

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Staff Recommendation

Staff recommend that Regional Council:

1. Approve the proposed amendments to the Bedford MPS and LUB as set out in Attachments A and B of the staff report dated October 2, 2019

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Thank You