

**HALIFAX**

**Case 22704  
Amending  
Development  
Agreement Fourth  
St, Bedford**

**North West Planning Advisory Committee**

Date of Meeting

# Applicant Proposal

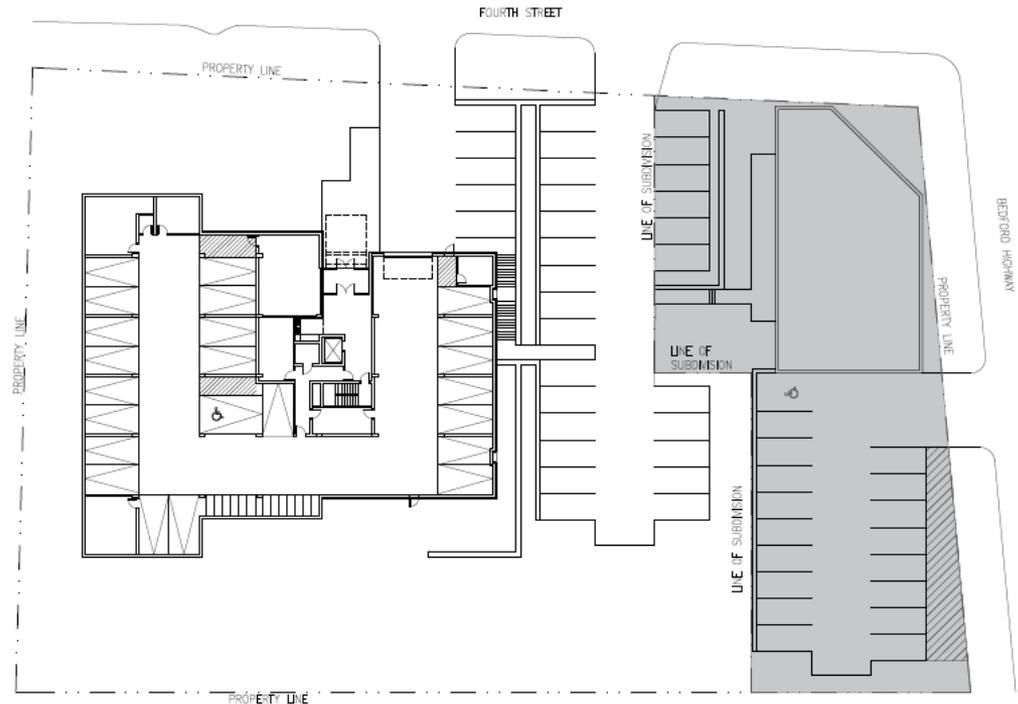
Applicant: Lydon Lynch Architects

Location: Fourth St, Bedford

Proposal:

Amend an approved DA

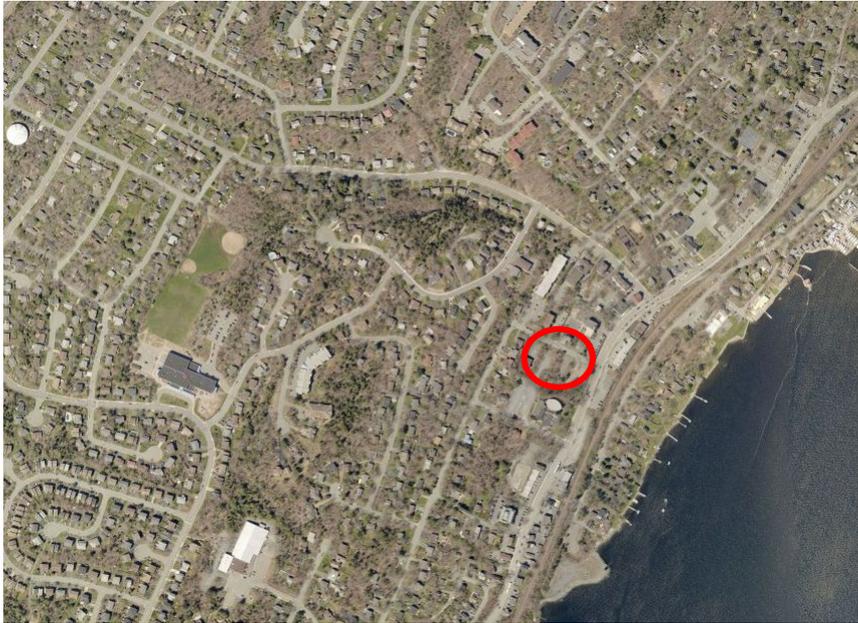
- Increase the unit count from 18 to 27;
- Increase the number of surface parking spaces from 5 to 25;
- Changes to the elevations; and
- Building size, shape, layout and location is the same as the approved DA.



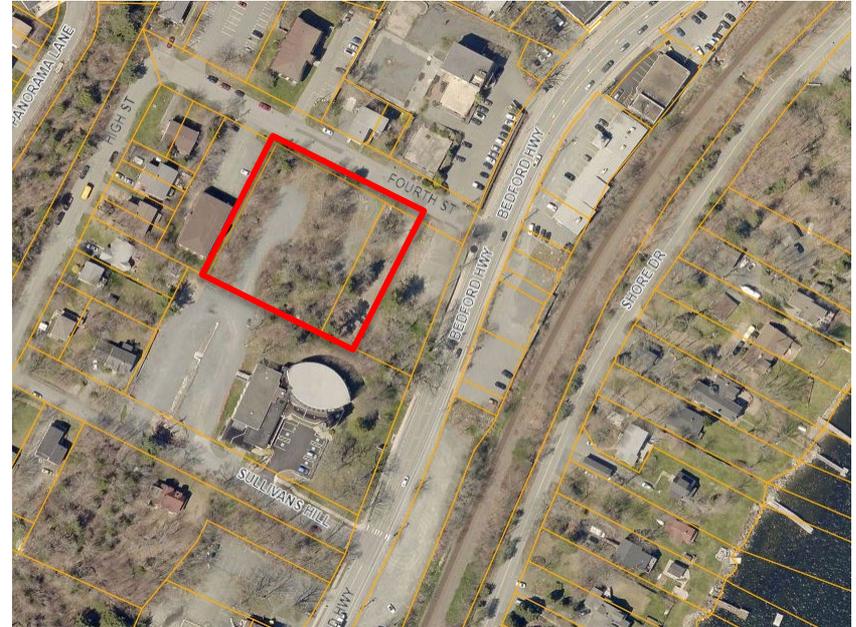


# Site Context

Fourth St, Bedford



General Site location



Site Boundaries in Red

# Site Context

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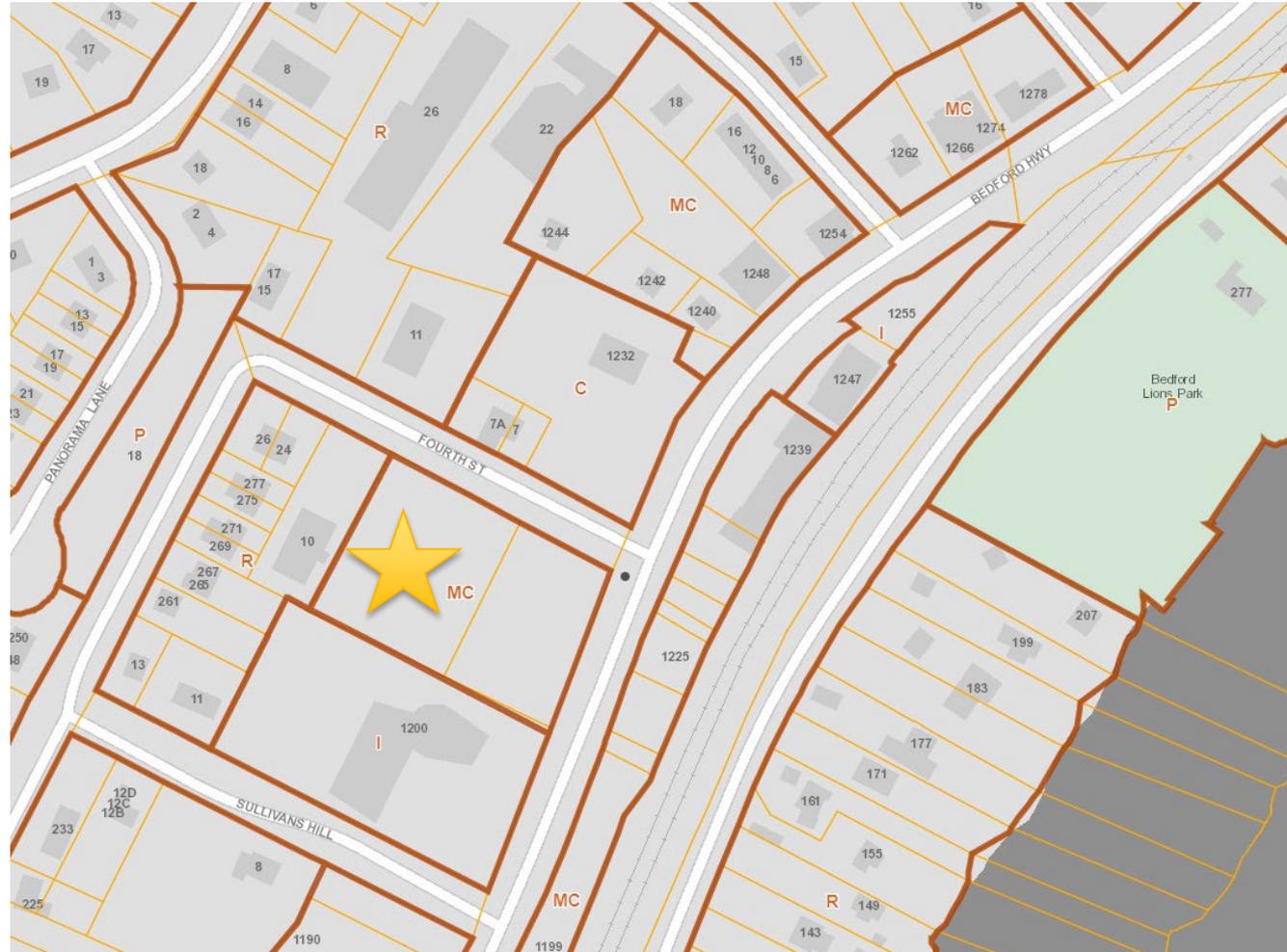


Subject site seen from the Fourth St

# Policy & By-law Overview

## Bedford Municipal Planning Strategy – Bedford LUB

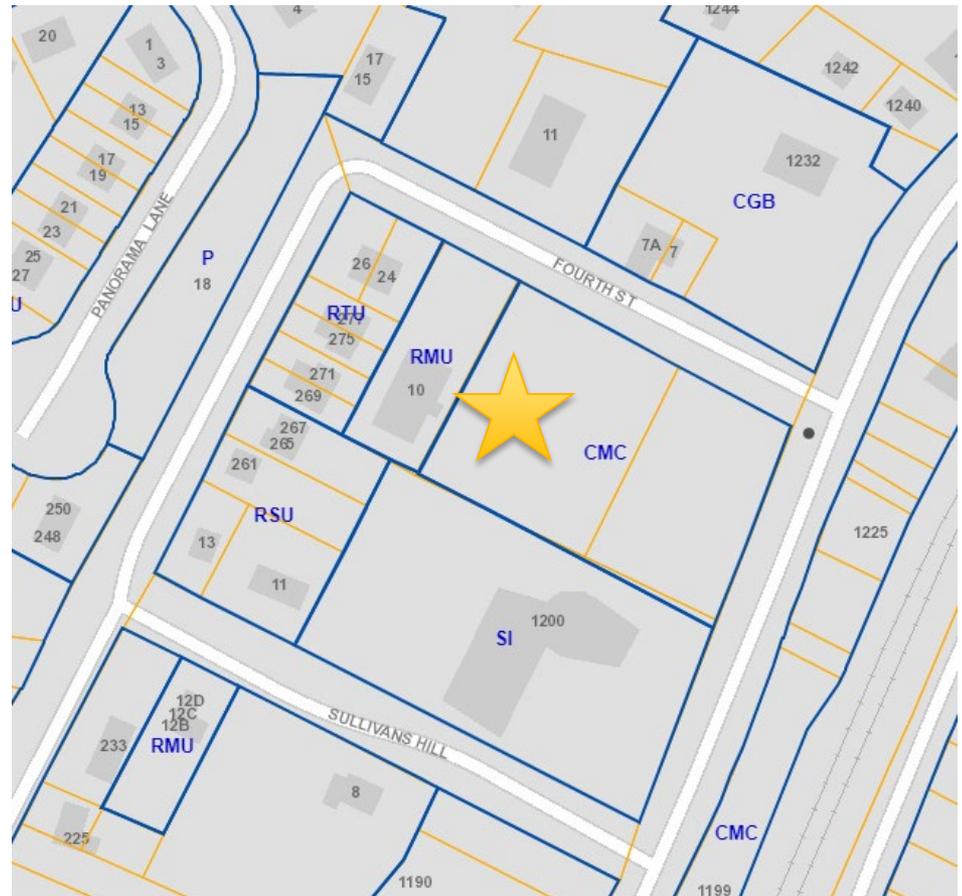
- **Zone**
  - CMC (Mainstreet Commercial) Zone
- **Designation**
  - Mainstreet Commercial Designation
- **Existing Use**
  - Vacant
- **Enabling Policy**
  - C-21(A)



# Policy & By-law Overview

## Bedford Municipal Planning Strategy – Bedford LUB

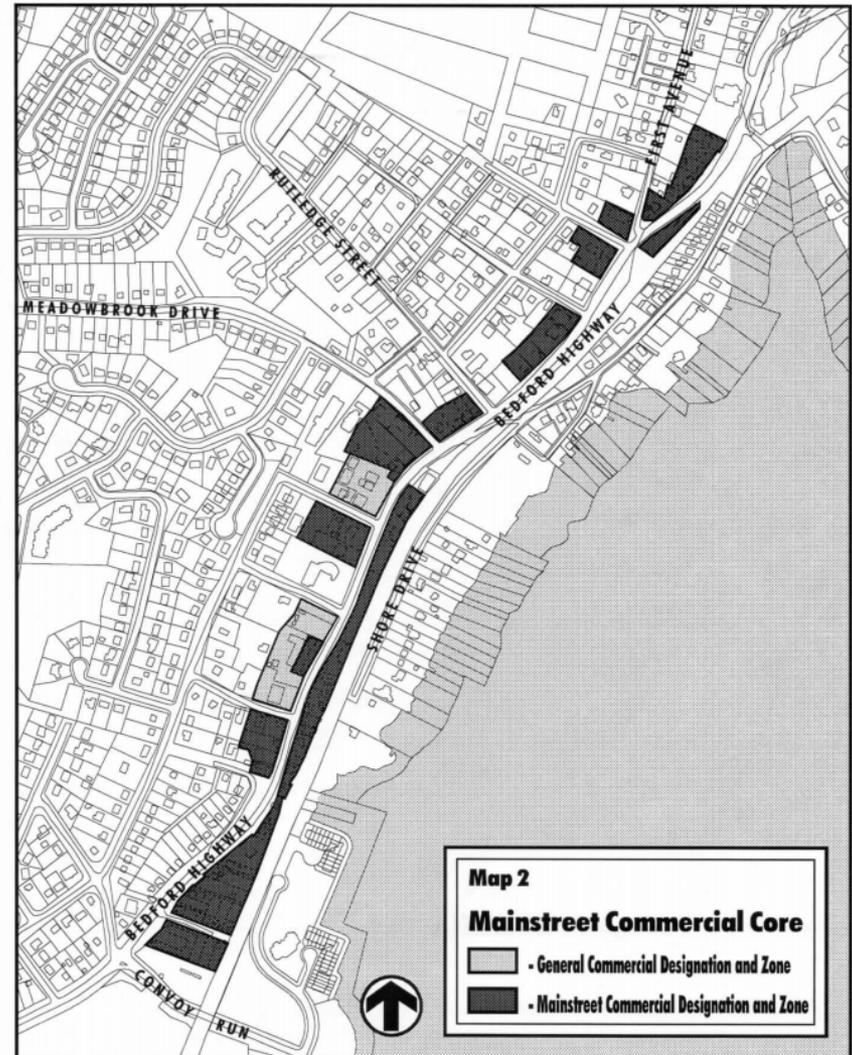
- CMC (Mainstreet Commercial) Zone
  - dwelling units
  - day care facilities
  - business and professional offices
  - medical, veterinary, personal service and health service clinics
  - bed and breakfast, inns, existing hotels
  - full Service Restaurant
  - food stores not to exceed 5,000 sq.ft. per business
  - post office, banks and financial institutions
  - general retail stores not to exceed 5,000 square feet per business (excluding mobile home dealers)
  - pub, lounge to a maximum of 800 sq. feet devoted to public use
  - all age/teen clubs
  - recycling depots and drycleaning depots
  - funeral homes



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# Mainstreet Commercial Designation

- Encourage the development of small town feel by the creation of a mainstreet commercial core along Bedford Highway;
- Encourages pedestrian activity;
- Properties that don't front on Bedford Highway not appropriate for commercial and small scale multi's would be more appropriate for these areas





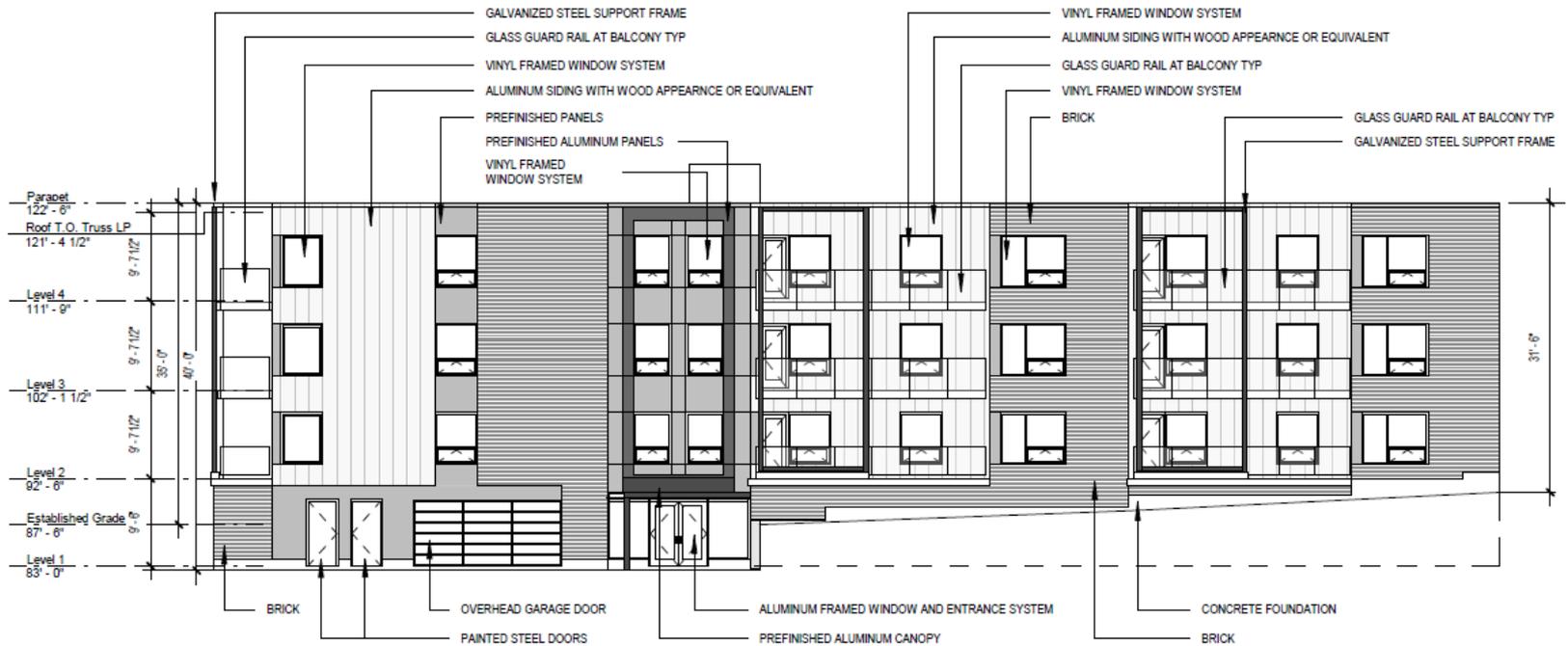
# Policy Consideration

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Enabling Policy C-21(a) and Policy Z-3 allows for consideration of multi unit residential, subject to:

- Zoned CMC
- No frontage on Bedford Hwy.
- Must meet RMU (Residential Multiple Dwelling Unit) Zone
- Compatibility
- Address adjacent impacts
- Outdoor Pedestrian Facilities
- Traffic Impacts
- Existing vegetation maintained where possible

# North Elevation



**LYDON LYNCH**

401-1688 BARRINGTON STREET  
 HALIFAX, NOVA SCOTIA B3J 2A2  
 902-422-1446 LYDONLYNCH.CA

PROJECT NAME:  
 FOURTH STREET, BEDFORD NS  
 MULTI RESIDENTIAL DEVELOPMENT

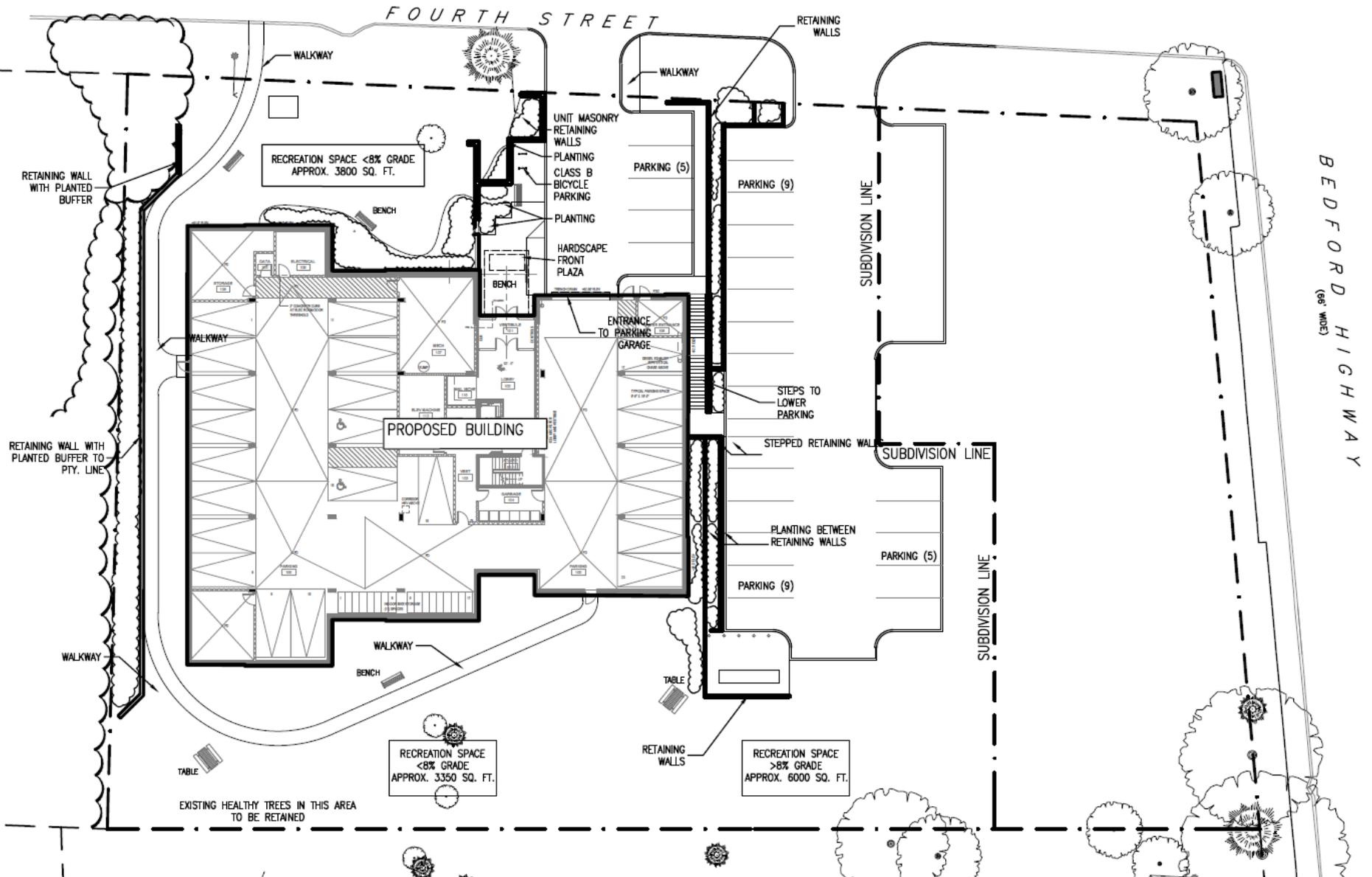
DRAWING TITLE:  
 SCHEDULE D:  
 NORTH ELEVATION

DATE: 2019.12.12  
 SCALE: 1/16" = 1'-0"  
 PROJ#: 16042

DRAWING #

**A-200R**

# Site Plan

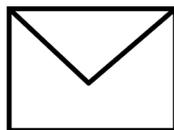


# Public Engagement Feedback

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- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and two public information meetings on March 11, 2020 and February 19, 2020
- Feedback from the community generally included the following:
  - Concerns over the as-of-right development On Bedford Highway;
  - Concerns over the traffic impact on High St;
  - Concerns around preservation of existing trees; and
  - Concerns around original approval process.

**Notifications  
Mailed**



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**Meeting  
Attendees**



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**Letters  
Received**



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# Scope of Review

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- Is there any concerns around increasing the residential capacity by 9 units?
- Is there any concerns about increasing the surface parking area?



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## Thank You

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