The background features a large, stylized 'H' shape composed of several overlapping triangles in various shades of blue. The word 'HALIFAX' is written in white, bold, uppercase letters across the top right portion of the dark blue area.

HALIFAX

NWPAC Meeting Case 21996

MPS & LUB Amendments
18 Scotia Drive, Bedford

Proposal

Origin: A request from HRM Corporate Real Estate

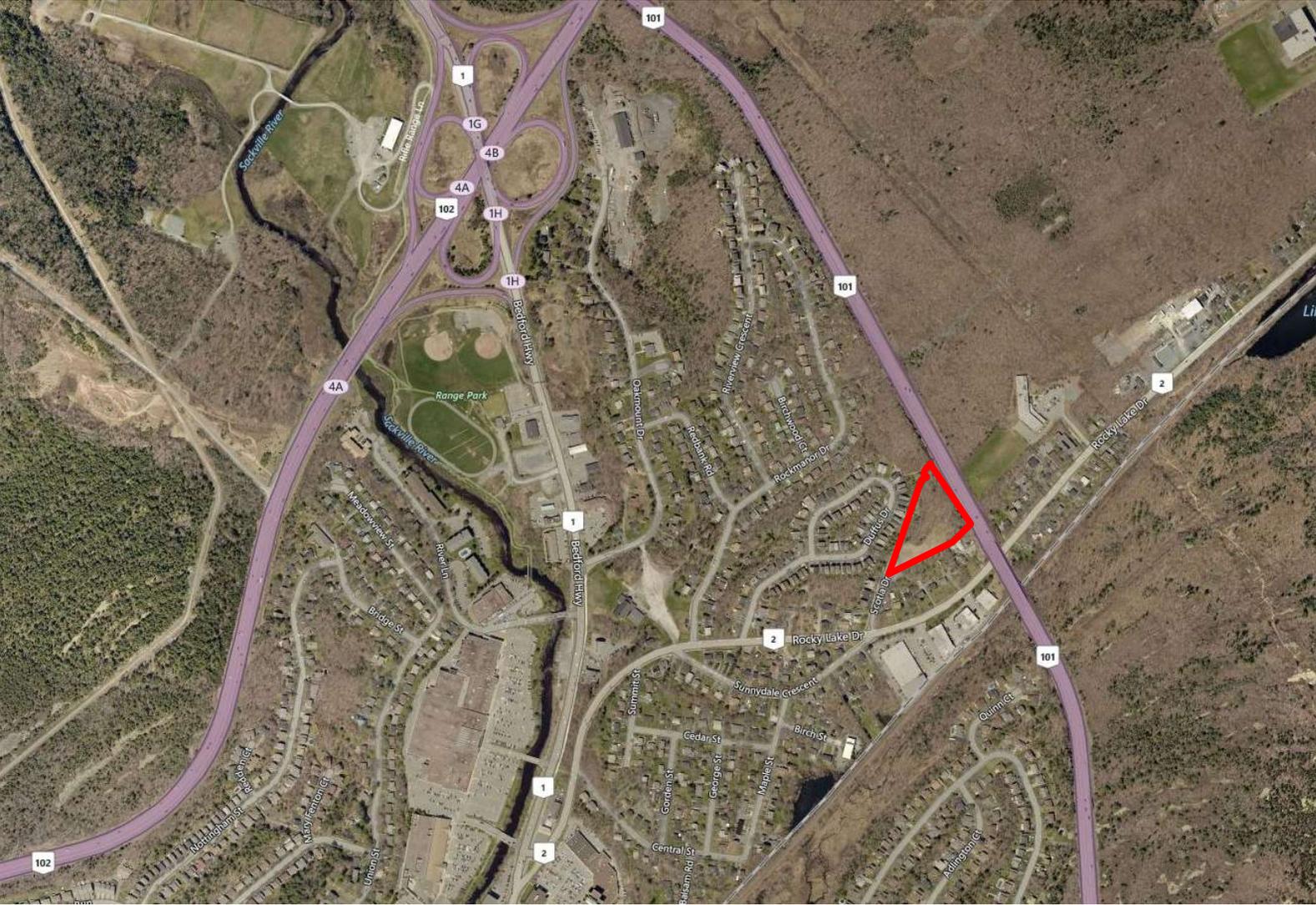
Location: 18 Scotia Drive (PID 00428961), Bedford

Former site of the Sunnyside Elementary School (Waverley Road)

Proposal: HRM Corporate Real Estate is requesting amendments to the Municipal Planning Strategy and Land Use By-law for Bedford to permit low-density residential uses on the subject site

Site Context

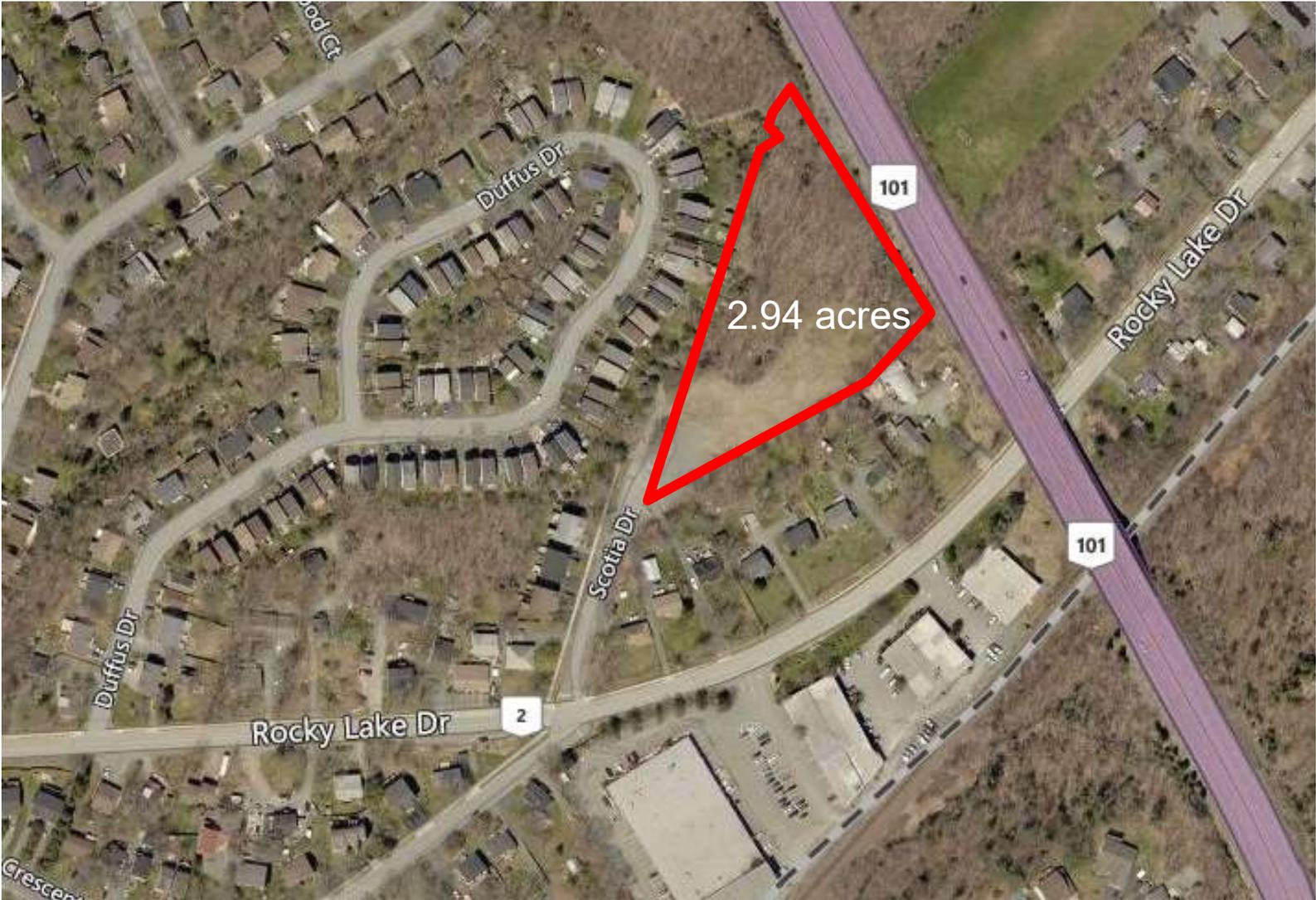
18 Scotia Drive, Bedford



General Location

Site Context

18 Scotia Drive, Bedford



Site Boundaries in Red

Site History

18 Scotia Drive, Bedford



- Site was home to the Sunnyside Elementary School (Waverley Road Site)
- School was closed by the Halifax Regional School Board in 2012
- Site was conveyed to HRM in 2014
- In 2016, Regional Council declared the majority of the site as surplus
 - retain approximately 8,500 square feet at the southern end of the site for a future pocket park
- School was demolished in 2017

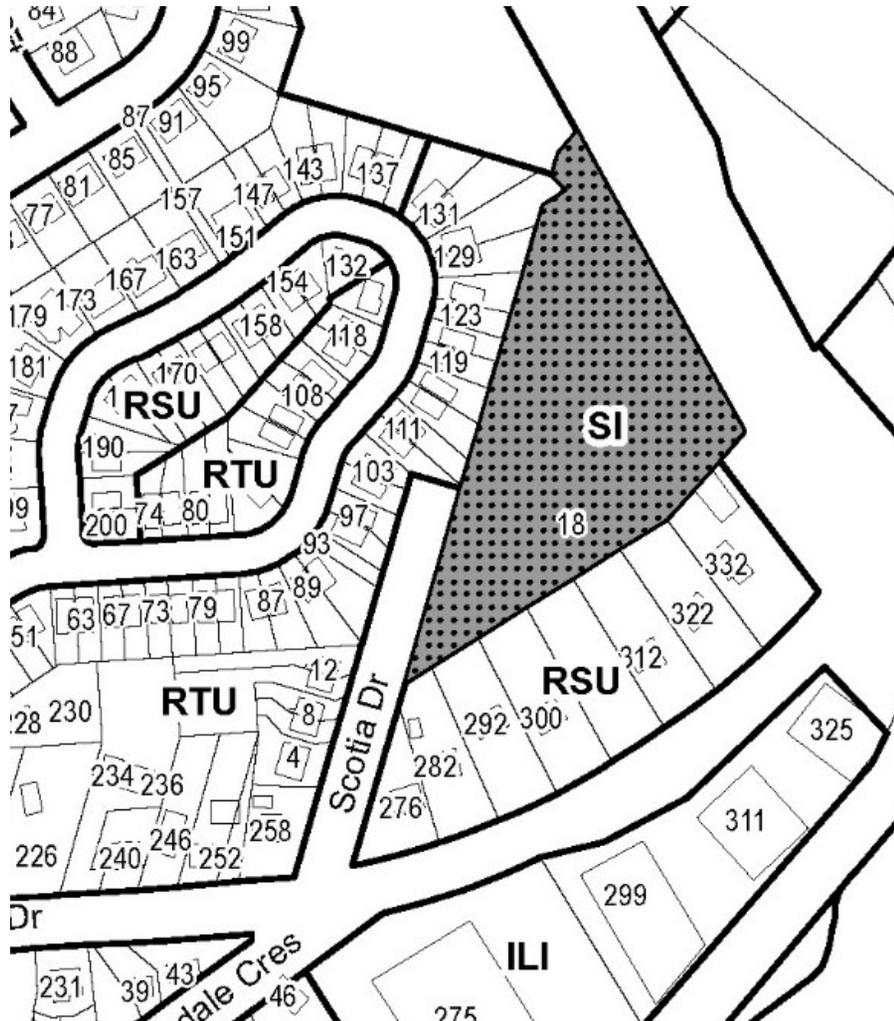
Administrative Order 50

- Administrative Order 50 – Respecting the Disposal of Surplus Real Property
- February 16, 2016 Regional Council approved:
 - *Retain approximately 8,500 square feet of land at the southern end of the former Waverley School property PID# 00428961 for a future pocket park;*
 - *Declare the balance of PID# 00428961 as surplus*



Planning Policy

Bedford Municipal Planning Strategy and Land Use By-law



- Institutional (SI) Zone
 - Permits institutional uses; residential uses not permitted
- Institutional Designation
 - No policy to consider residential uses
- Applicant is seeking MPS and LUB amendments
 - Residential Designation
 - Residential Two Dwelling Unit (RTU) Zone
- The RTU Zone is consistent with the existing zone to the west.
- RSU (Single unit dwellings) are located to the south east.

Planning Policy

Bedford Municipal Planning Strategy and Land Use By-law

➤ Residential Designation

Policy R-4:

It shall be the intention of Town Council to establish a "Residential" designation on the Generalized Future Land Use Map. The Residential designation shall permit the full range of residential uses as well as park uses and special care facilities for up to 10 residents. Institutional uses and utilities may be permitted by rezoning. Special care facilities for more than 10 residents may be permitted by development agreement.

Policy R-5:

It shall be the intention of Town Council to establish the following zones within the residential designation:

- Residential Single Unit Zone (RSU) which permits single detached dwellings and existing two unit dwellings
- Residential Two Unit Zone (RTU) which permits single detached and two unit dwellings be they linked homes, semi-detached dwellings, duplex dwellings, or single detached with basement apartment
- Residential Townhouse Zone (RTH) which permits townhouses
- Cushing Hill Residential Zone (CHR) which permits single detached dwellings, two-unit dwellings, semi-detached and townhouses on shared or individual lots.
- Residential Multiple Dwelling Unit Zone (RMU) which permits multiple-unit buildings

Planning Policy

Bedford Municipal Planning Strategy and Land Use By-law

PART 7: RESIDENTIAL TWO DWELLING UNIT (RTU) ZONE

No development permit shall be issued in a Residential Two Dwelling Unit (RTU) Zone except for one or more of the following uses:

- a) all uses permitted in the RSU Zone subject to the RSU Zone requirements;
- b) a semi-detached dwelling;
- c) a duplex dwelling;
- d) a linked dwelling;
- e) a basement apartment added to a single dwelling unit so that the building contains only two dwelling units;
- f) special care facilities for up to 10 residents
- g) neighbourhood park;
- h) uses accessory to the foregoing uses.

ZONE REQUIREMENTS RTU

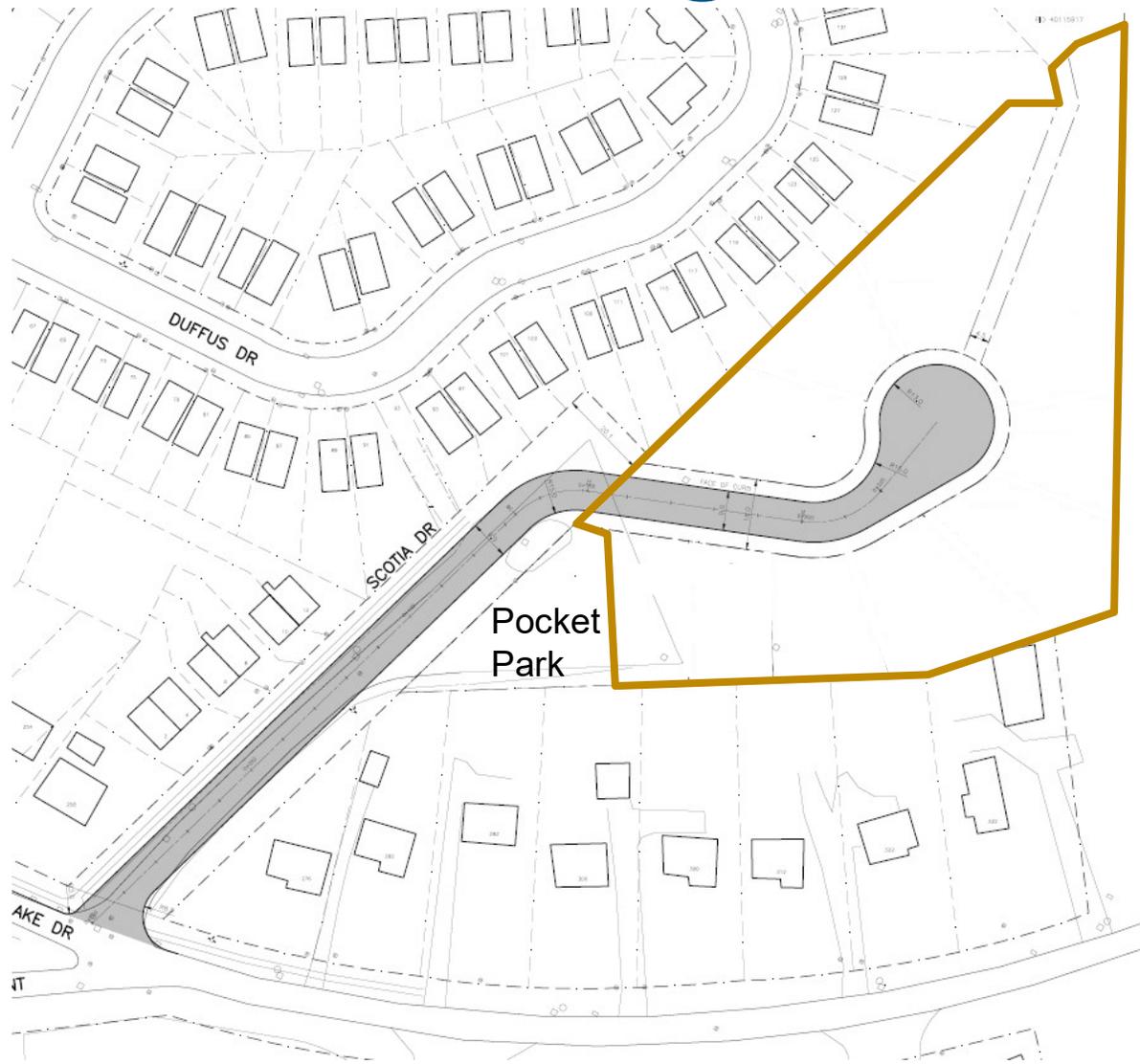
In any Residential Two Dwelling Unit (RTU) Zone, no development permit shall be issued except in conformity with the following requirements:

	<u>Duplex Dwellings & Singles with Basement Apartment</u>	<u>Each Semi-Detached Unit or Linked Dwelling Unit</u>
Minimum Lot Area	6,000 Sq.Ft.	3,000 Sq.Ft.
Minimum Lot Frontage	60 Ft.	30 Ft.
Minimum Front Yard	15 Ft. on Local and Collector Streets; 30 Ft. on Arterial	15 Ft. on Local and Collector Streets; 30 Ft. on Arterial
Minimum Rear Yard	20 Ft.	20 Ft.
Minimum Side Yard	8 Ft.	8 Ft.
Minimum Common Side Yard For Link Homes	N/A	2.5 Ft.
Minimum flankage yard	15 Ft. on Local and Collector Streets; 30 Ft. on Arterial	15 Ft. on Local and Collector Streets; 30 Ft. on Arterial
Maximum Height of Building	35 Ft.	35 Ft.
Maximum Number of Dwelling Units Per Lot	2	1
Maximum Lot Coverage	35%	35%

Existing Zone vs Proposed zone

- Institutional Zone
 - schools
 - public buildings
 - churches
 - special care facilities
 - private recreational facilities and clubs
 - day care facilities
 - recycling depot
- Two Unit Dwelling Zone
 - single unit dwelling
 - semi-detached dwelling
 - duplex dwelling
 - special care facilities for up to 10 residents
 - neighbourhood park

Possible Design Concept



Questions ? / Comments

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Thank You

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