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**North West Planning
Advisory Committee –
January 6, 2021**

Case 22980 - Amendment to an
Existing Development Agreement
for Amesbury Gate, West Bedford

Development Agreement Amendment Process

Application Submitted

HRM Internal Circulation &
Review

Public Information Meeting

**Planning Advisory
Committee Meeting**

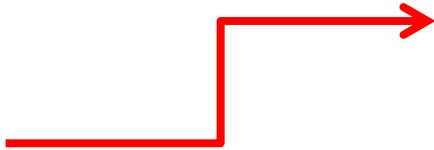
Plan Revisions &
Refinement

Staff Report with Policy
Review & Recommendation

Community Council
Hearing & Decision

14 Day Appeal Period

We are here



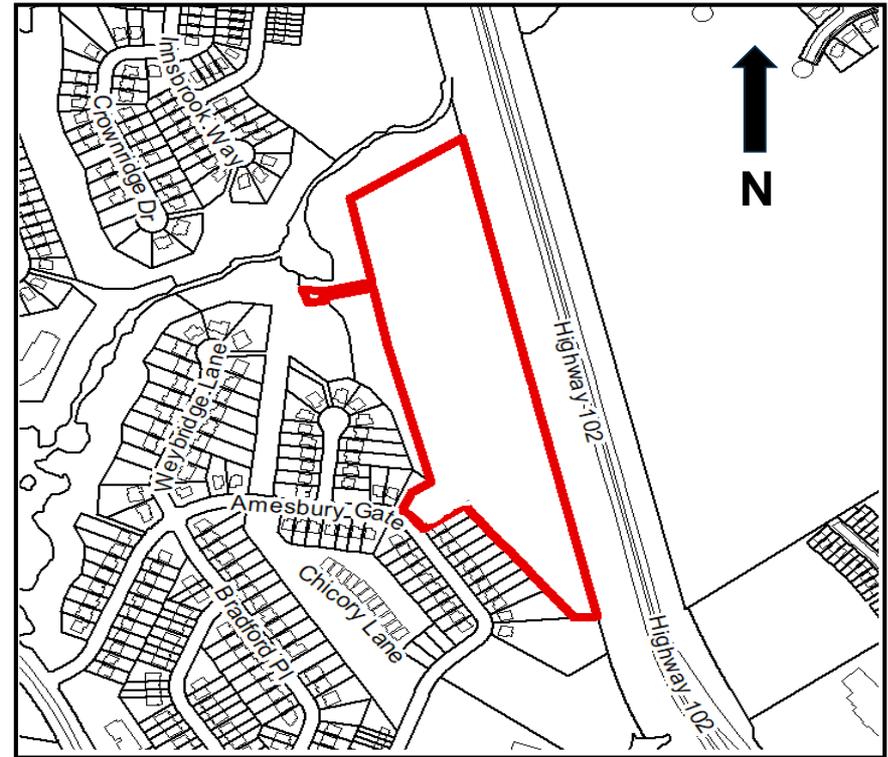
Applicant Proposal

Applicant: West Bedford Holdings Limited

Location: PID 41470741 (no civic address), Amesbury Gate, West Bedford

Zone: Bedford West Comprehensive Development District in the Bedford Plan Area

Proposal: Substitute 21 townhouses for an apartment building allowed by the existing development agreement

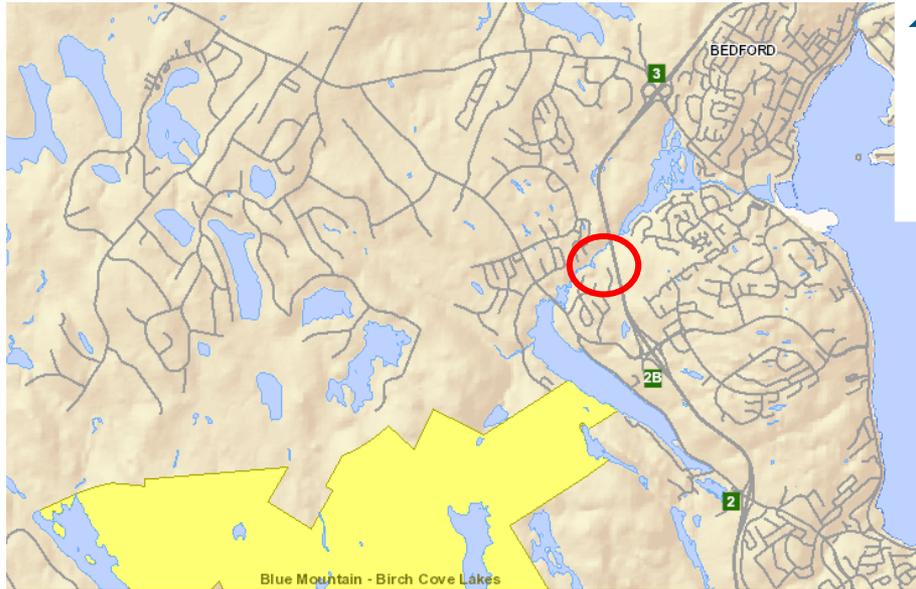


Subject site outlined in red

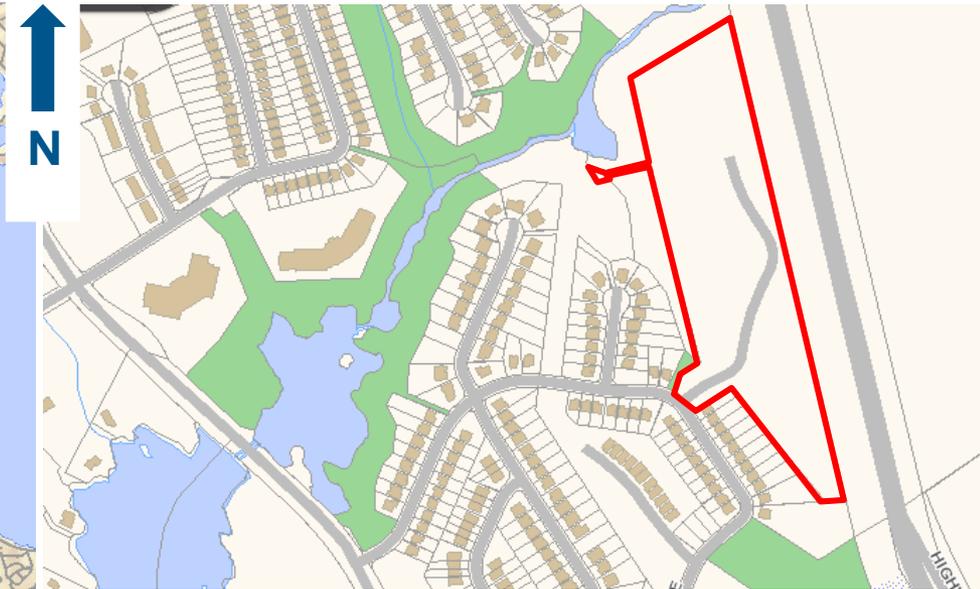
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Site Context

Amesbury Gate, West Bedford



General site location



Site boundaries in red

Site Context



Subject site seen from Amesbury Gate

Site Context



Neighbourhood context – Amesbury Gate

What is a Development Agreement?

- A binding legal contract between a property owner and HRM;
- Regulates permitted uses, site plan, architecture, landscaping, infrastructure and similar matters;
- Replaces the requirements of the Land Use By-law;
- There usually are separate development agreements for individual properties;
- Must be “enabled” by the Municipal Planning Strategy – not always possible;
- Can be approved by Community Council if it is “reasonably consistent with the Municipal Planning Strategy”;

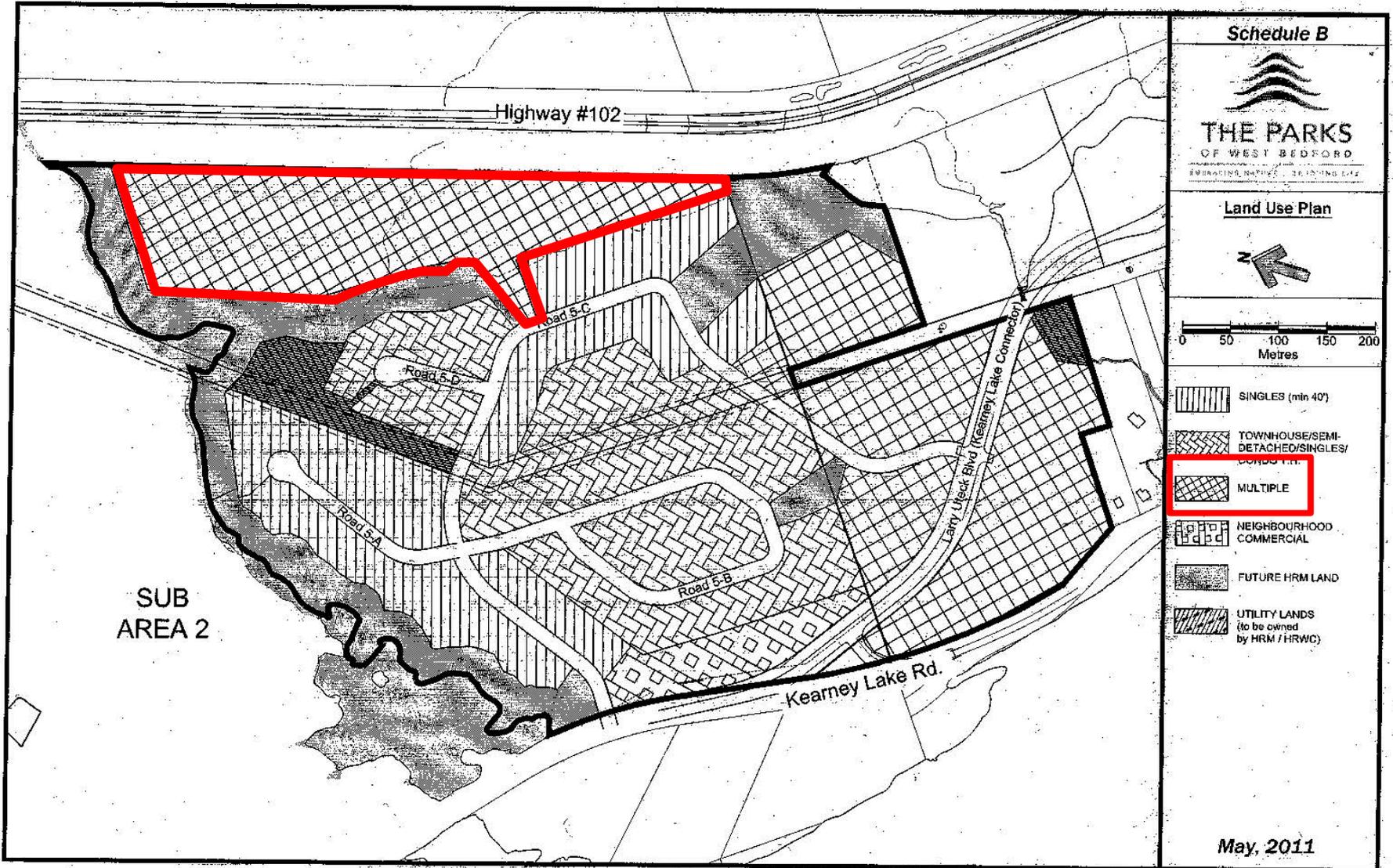
What is a Comprehensive Development District (CDD)?

- A CDD is a zone that requires planning at a neighbourhood level:
 - A development agreement is applied to an entire neighbourhood, not to an individual property;
 - The comprehensive development agreement is applied before any development takes place;
 - An approved CDA can be amended by community council, after a public process like this one;
- Several plan areas in HRM include CDDs;
- Subject site is within the Bedford West Comprehensive Development District;

Existing Development Agreement

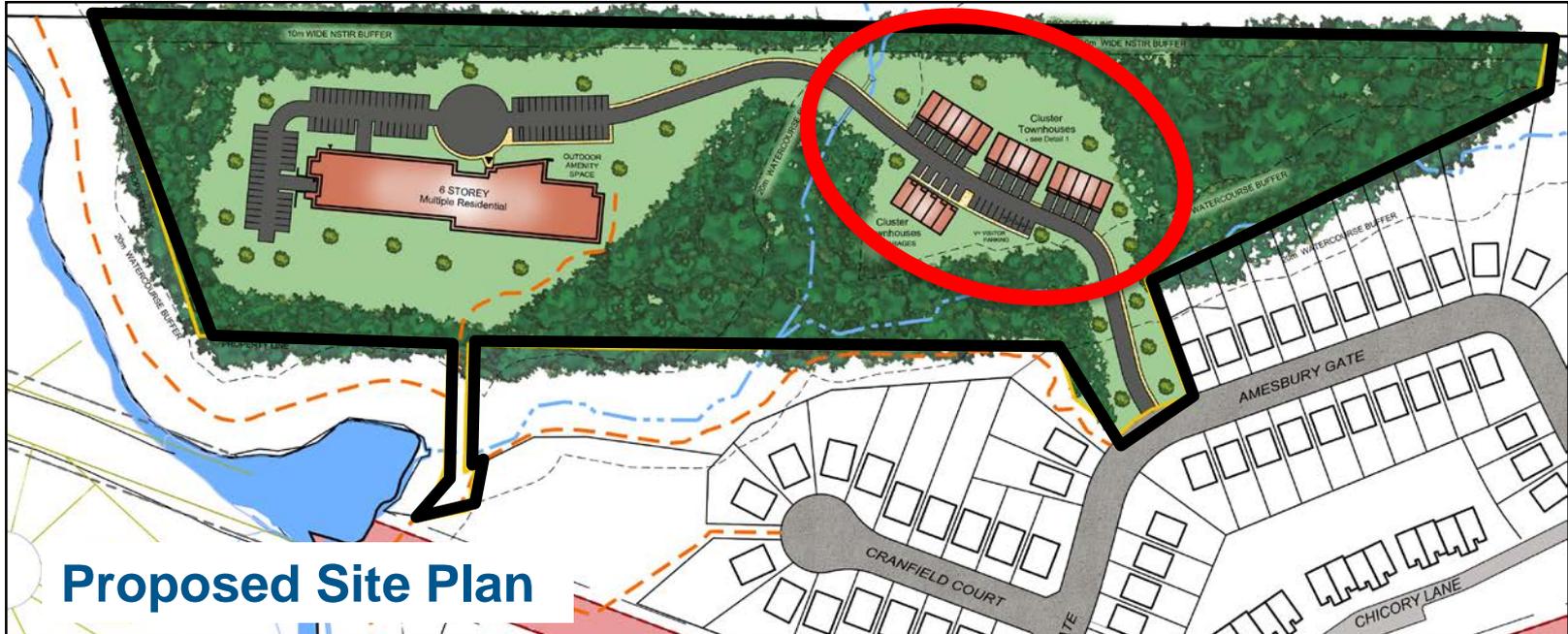
- North West Community Council approved a comprehensive development agreement (CDA) for this neighbourhood in 2012;
- The 2012 CDA approved street layouts, the location of parkland and trails, and permitted land uses in this part of Bedford West (Sub Area 2);
- Permitted land uses include:
 - Apartments;
 - Townhouses and condominium townhouses;
 - Single unit dwellings; and
 - Parks, trails and open spaces.
- Approved two 6-storey apartment buildings for the subject site;

Existing Development Agreement (2012)



Proposed changes

1. Substitute 21 townhouses for one of the apartment buildings;
 - The second apartment building would not change;
2. Change some of the design requirements for the townhouses:
 - Remove the requirement for individual driveways and garages;
 - Reduce the minimum permitted width for each townhouse from 20 to 16 feet;



Schedule O-2

Concept Plan

June 2020



Policy & By-law Overview

Bedford West Secondary Planning Strategy – Bedford Municipal Planning Strategy

- **Zone**

- Bedford West Comprehensive Development District (BWCDD)
- No development permitted without a development agreement

- **Designation**

- Bedford West Secondary Planning Strategy

- **Existing Use**

- Vacant

- **Current Permitted Use**

- Two apartment buildings

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Policy Considerations

The Bedford West Secondary Planning Strategy requires the NWCC to consider the following in making their decision on a development agreement or an amendment to an existing development agreement:

- Demand on municipal services (e.g. water, sanitary, streets);
- Facilitating a variety of housing types;
- That land uses are responsive to any unique characteristics in the sub-area;
- That residential density is no more than 6 dwelling units per acre throughout the entire sub-area;
- That the street and trail networks facilitate pedestrian travel; and
- That land uses and community design promote a sense of community.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a virtual public information meeting held on December 10, 2020;
- Feedback from the community generally included the following:
 - Clarification on the process;
 - Concern that sufficient parking be provided on site;
 - Requests that trees on the site be maintained as much as possible;

**Notifications
Mailed**



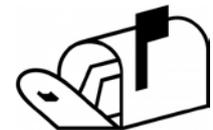
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**Meeting
Attendees**



5

**Letters
Received**



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Thank You

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