

HALIFAX

North West PAC Case 22726

Municipal Planning Strategy Amendment
for 16 Rutledge Street, Bedford

February 3, 2021

Applicant Proposal

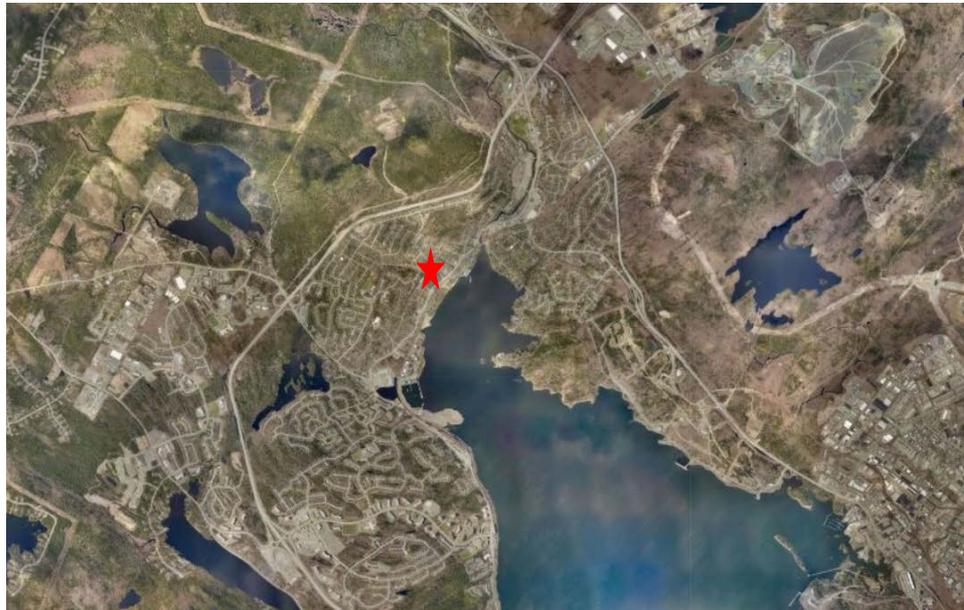
Applicant: 3143511 NOVA SCOTIA LIMITED

Location: 16 Rutledge Street, Bedford

Proposal: Rezone lands from RTU (Two Unit Dwelling) Zone to RMU (Multiple Unit Residential) Zone

Site Context

16 Rutledge Street, Bedford



General Site location in Red



Site Boundary in Red

Neighbourhood Context

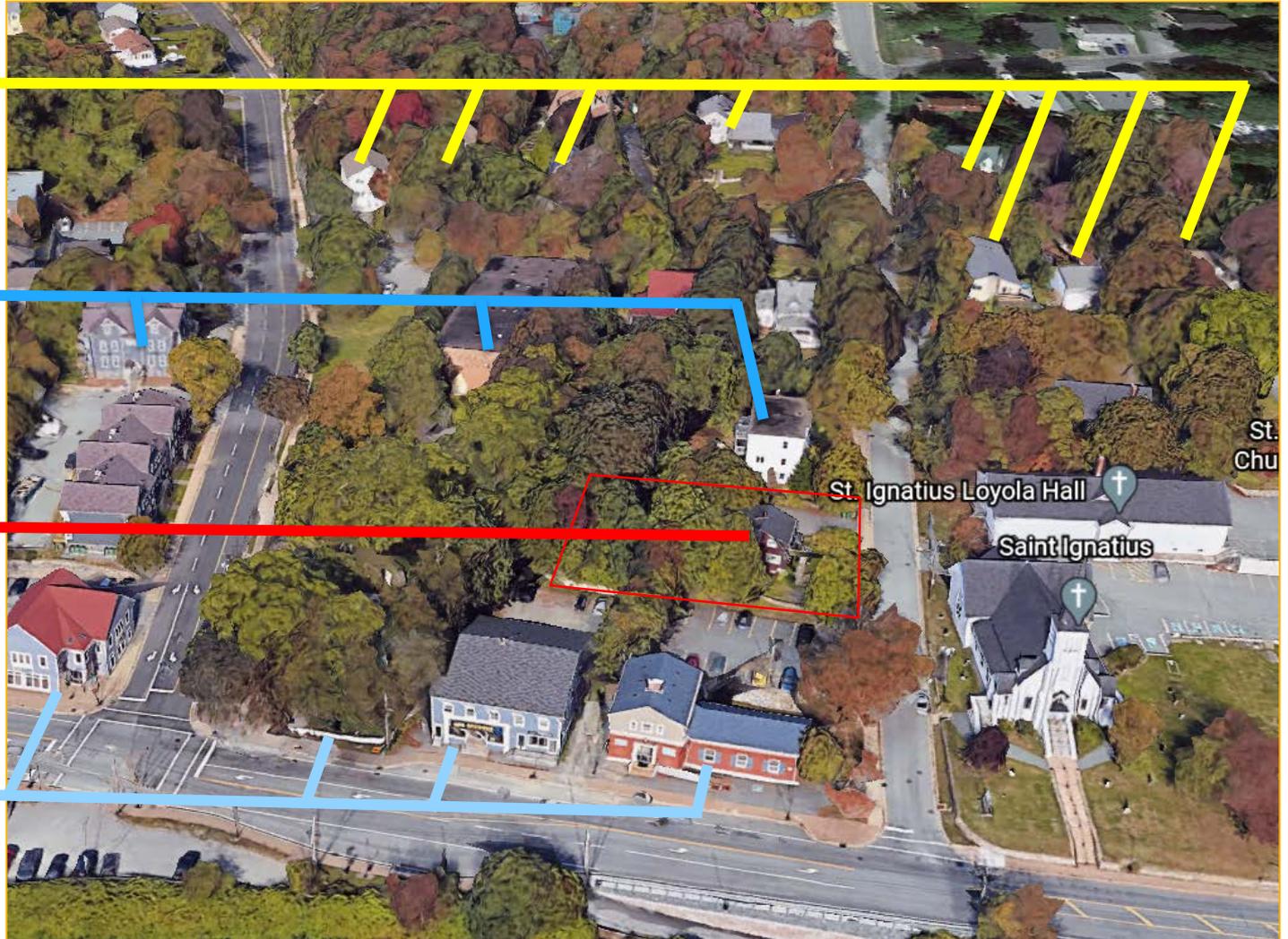
Bedford

Single Unit Dwelling

Multiple Unit Dwelling

Site: Two-Unit Dwelling

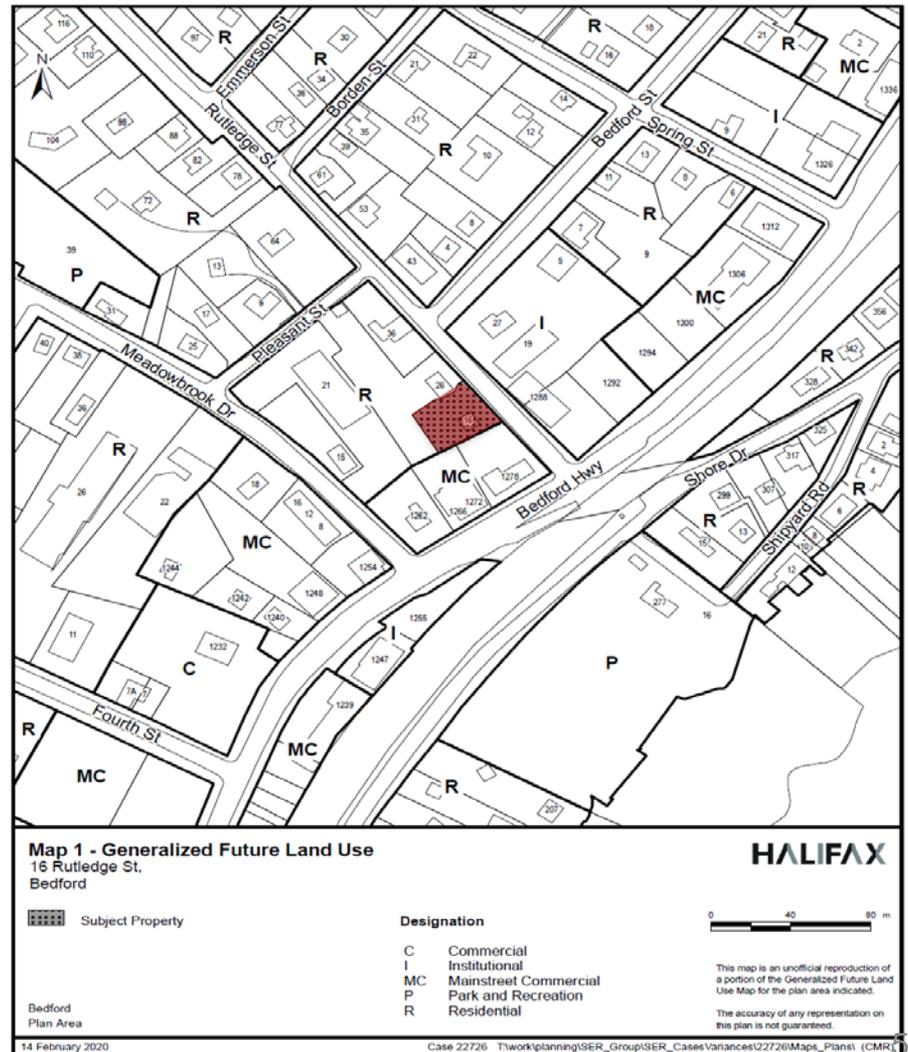
Commercial



Existing Policy

Bedford MPS

- Designation: Residential
- No enabling policy to rezone to another zone



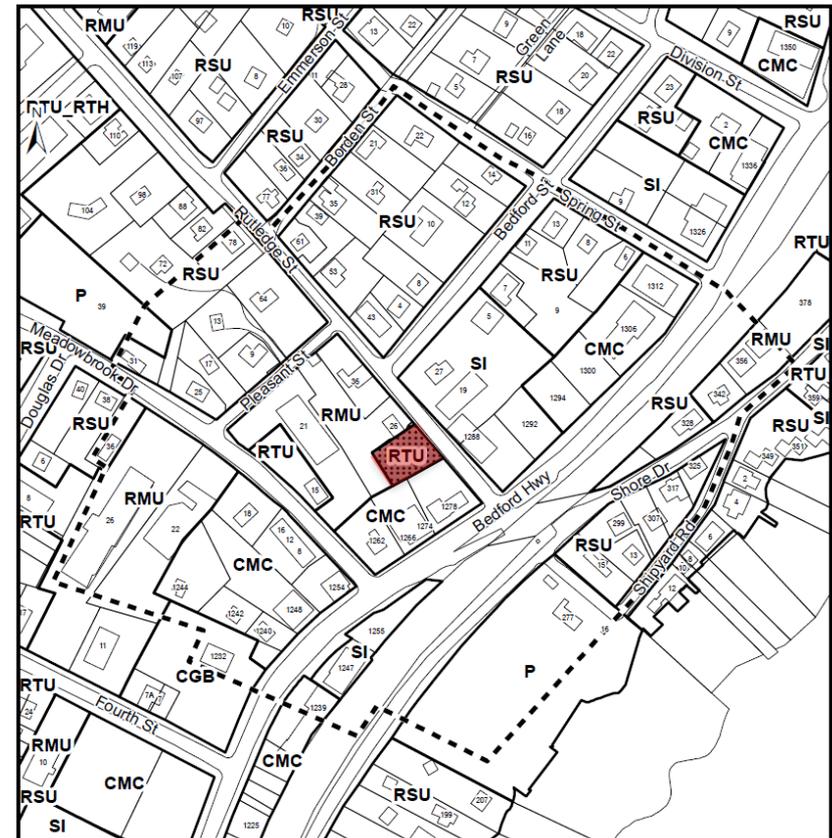
Existing Zoning

Bedford LUB

Zone: Residential Two Unit

Enables:

- Single-unit dwelling
- Semi-detached dwelling;
- Duplex dwelling;
- Linked dwelling;
- Basement apartment
(up to 2 units total)
- Special care facilities for
up to 10 residents



Map 2 - Zoning and Notification
16 Rutledge St,
Bedford

Subject Property	Zone	General Business District
Area of Notification	CGB	Mainstreet Commercial
	CMC	Park
	P	Multiple Dwelling Unit
	RMU	Single Dwelling Unit
	RSU	Two Dwelling Unit
	RTU	Two Dwelling Unit/Townhouse
	RTU/RTH	Institutional
	SI	

Bedford
Land Use By-Law Area

HALIFAX

0 40 80 m

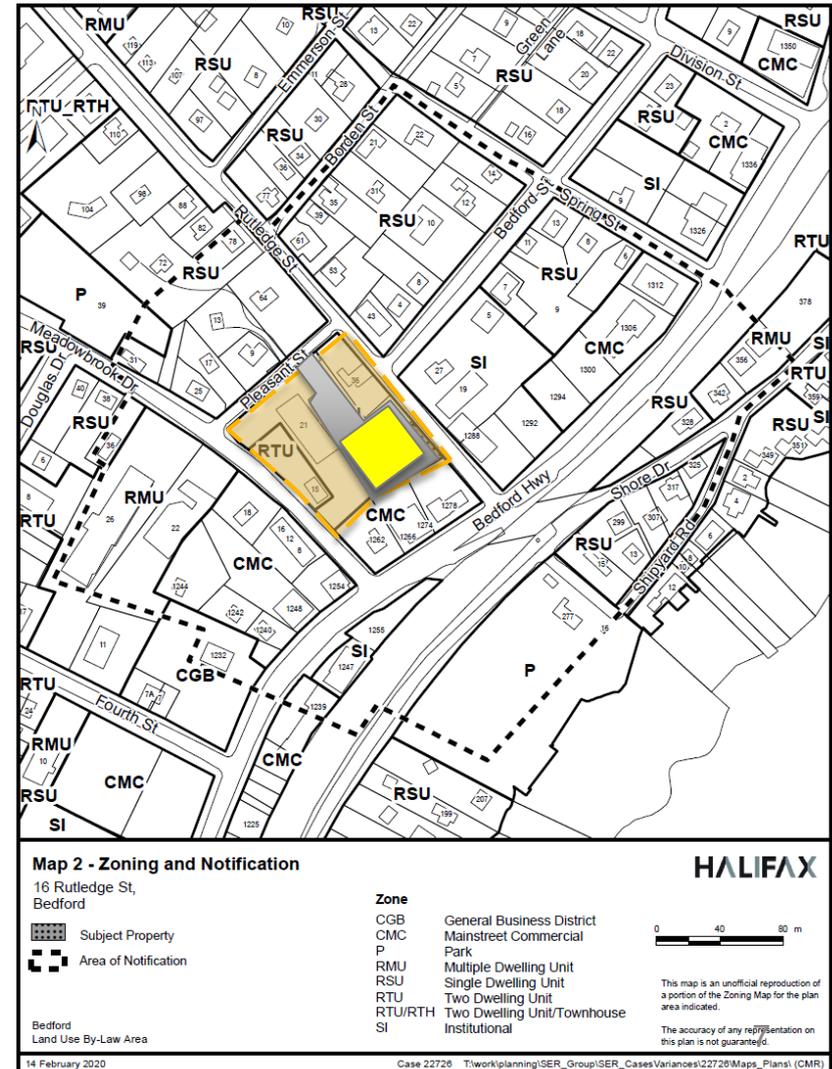
This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.
The accuracy of any representation on this plan is not guaranteed.

14 February 2020 Case 22726 T:\work\planning\SER_Group\SER_Cases\Variances\22726\Maps_Plans\ (CMR)

Proposal Details

Bedford

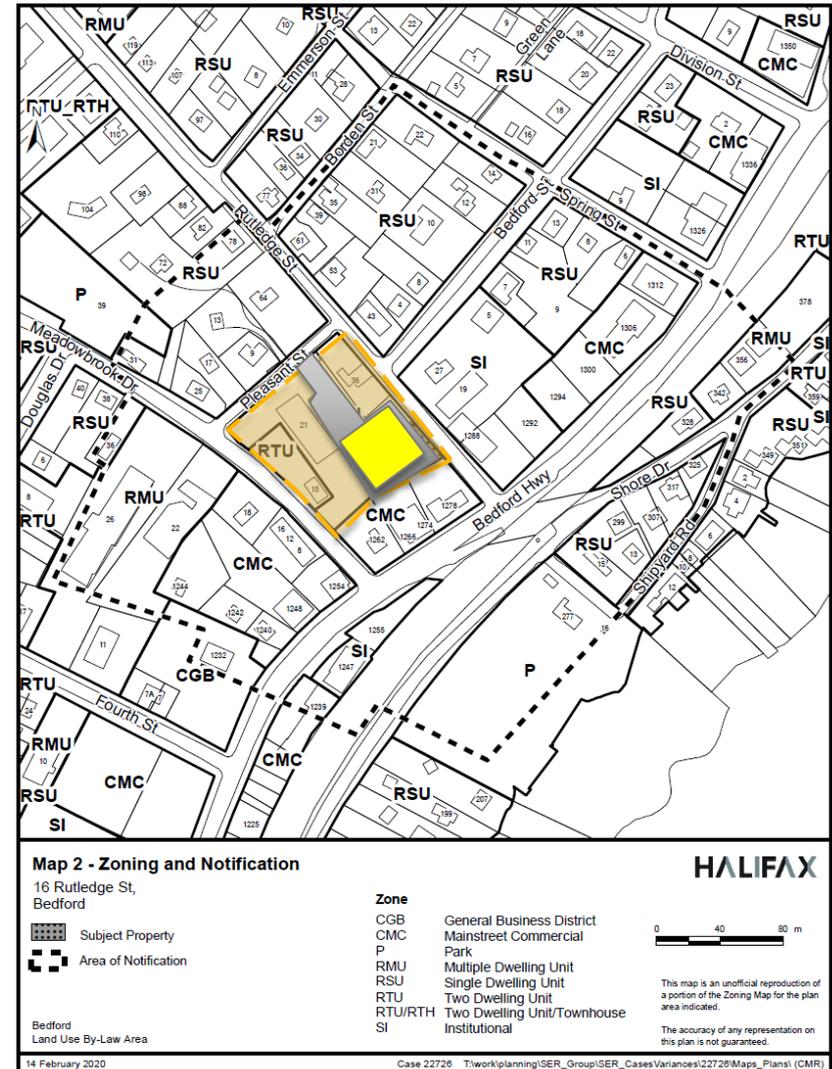
- Lands controlled by applicant 
- Proposed Multiple Unit Dwelling lands: 
- Proposed Multiple Unit Dwelling (approx. location): 



Proposal Details

Bedford

- Proposed 16 unit building on adjacent lands. (Enabled)
- Applicant would like to add the RTU lands (rezoned to RMU) to the proposal to increase the size of the units.
- Proposal will increase the size of the units, additional units not proposed.
- Built to RMU requirements.



Proposed Zoning

Bedford LUB

Residential Multi-Unit (RMU) Zone

- Minimum Lot Area - 10,000 Sq.Ft.
- Minimum Lot Frontage - 100 Ft.
- Minimum Front Yard - 30 Ft.
- Minimum Rear Yard - 40 Ft.
- Minimum Side Yard - 15 feet minimum or 1/2 the height of the building, whichever is greater
- Flankage Yard - 30 Ft.
- Maximum Height of Main Building - 35 Ft.
- Maximum Number of Dwelling Units per Lot - 36 Units
- Lot Coverage - 35%

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a survey.
- Survey summary:
 - A majority of respondents were concerned about traffic
 - Some respondents had no concerns about the proposal
 - Some respondents were against the proposal, stating it did not fit the area
 - Some respondents were concerned that approving this building could lead to more apartments in the area
 - Some respondents were against tearing down the existing bed and breakfast

**Notifications
Mailed**



206

**Letters
Received**



8

Scope of Review

The following items are things that you may wish to consider:

- Compatibility and form
- Scale
- Access and egress
- Impact on transportation network

Questions / Comments

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Thank You

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