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Public Hearing for Case 22704

Amendment to Existing Development Agreement on Fourth St,
Bedford

North West Community Council
February 8, 2021

Applicant Proposal

Slide 2

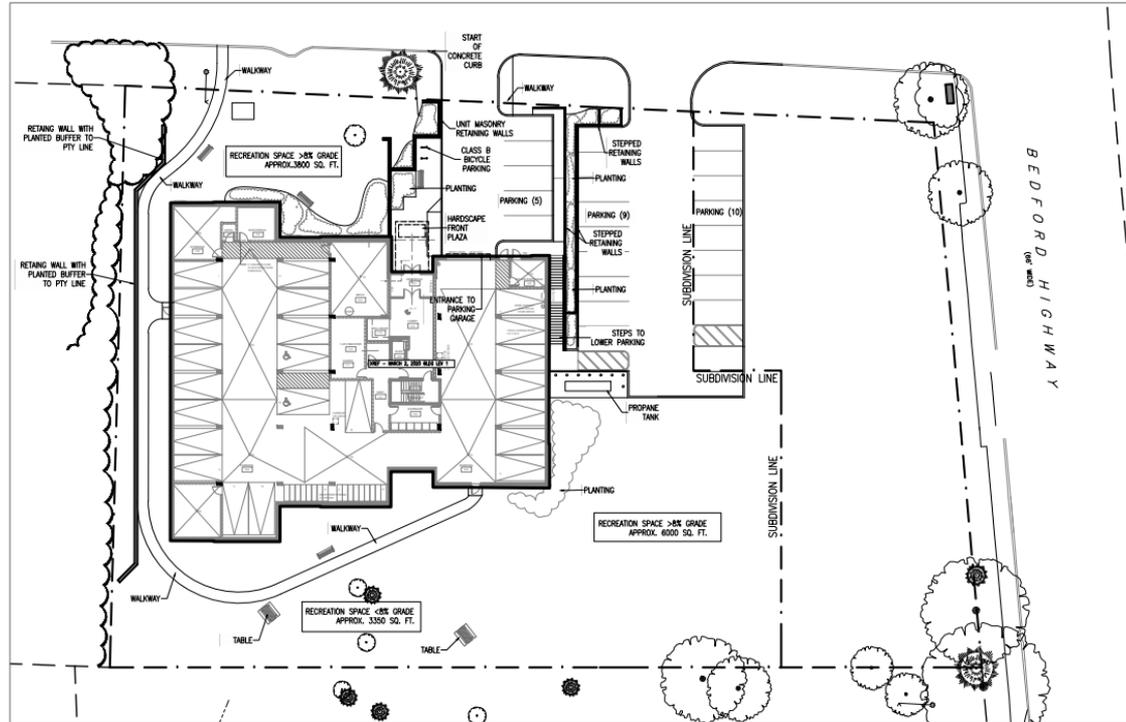
Applicant: Lydon Lynch Architects

Location: Fourth St, Bedford

Proposal:

Amend an approved DA

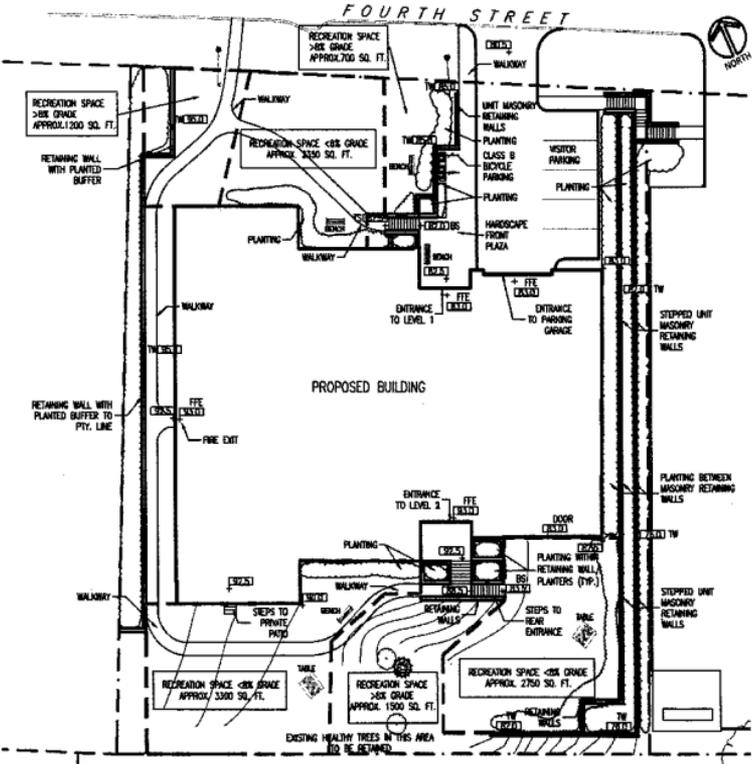
- Increase the unit count from 18 to 27;
- Increase the number of surface parking spaces from 5 to 14;
- Increase the lot size of the site subject to the development agreement to comply with the per unit lot size requirement in the RMU Zone;
- Changes to the landscaping plan and site plan to reflect increased parking area and new lot size;
- Extending the dates for commencement and completion of the development;
- Minor changes to the building elevations related to window placement; and
- Building size, shape, layout and location is the same as the approved DA.



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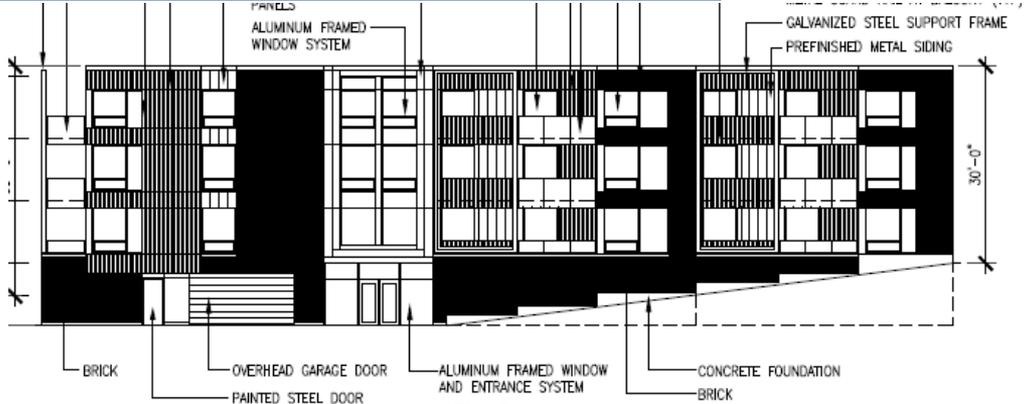
Existing Development Agreement

- Approved at NWCC Sept 18, 2018;
 - PIM held April 12, 2018
 - 15 people attended
- Four storey residential building;
- 18 units;
- 5 surface parking spaces

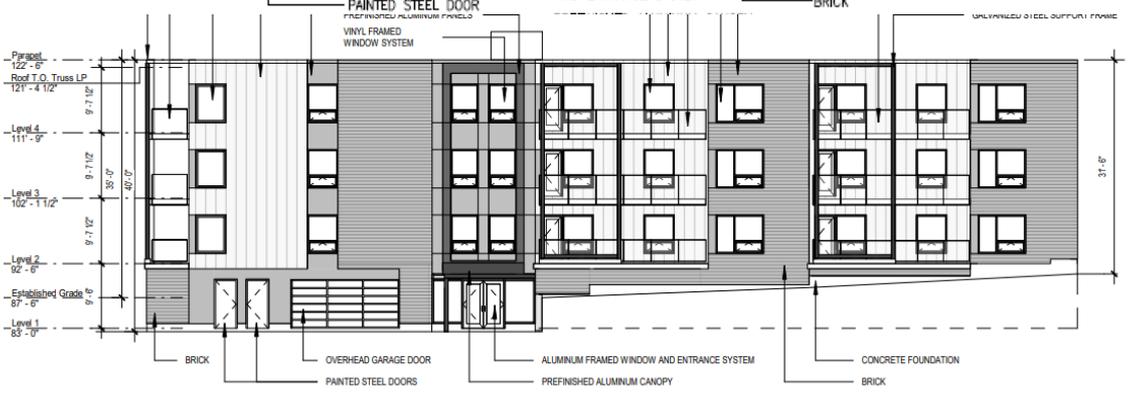


Existing development Agreement

➤ Existing DA

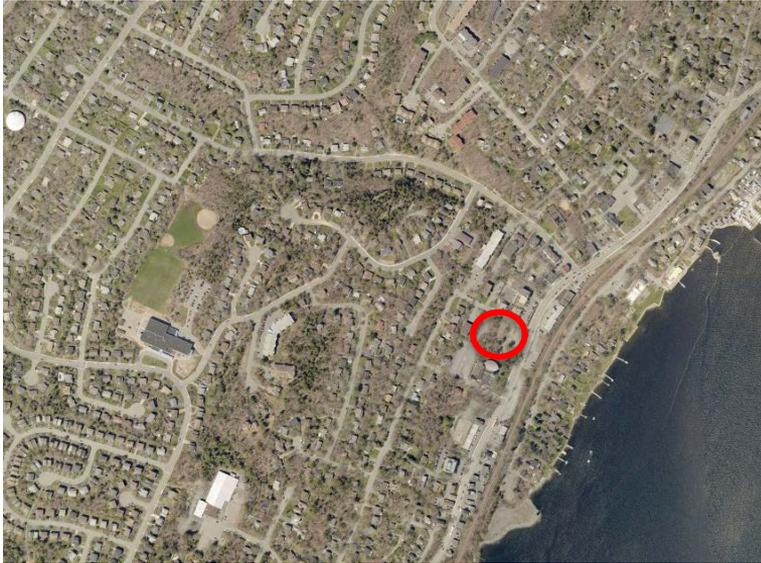


➤ Amended DA



Site Context/Photos

Fourth St, Bedford



General Site location



Site Boundaries in Red



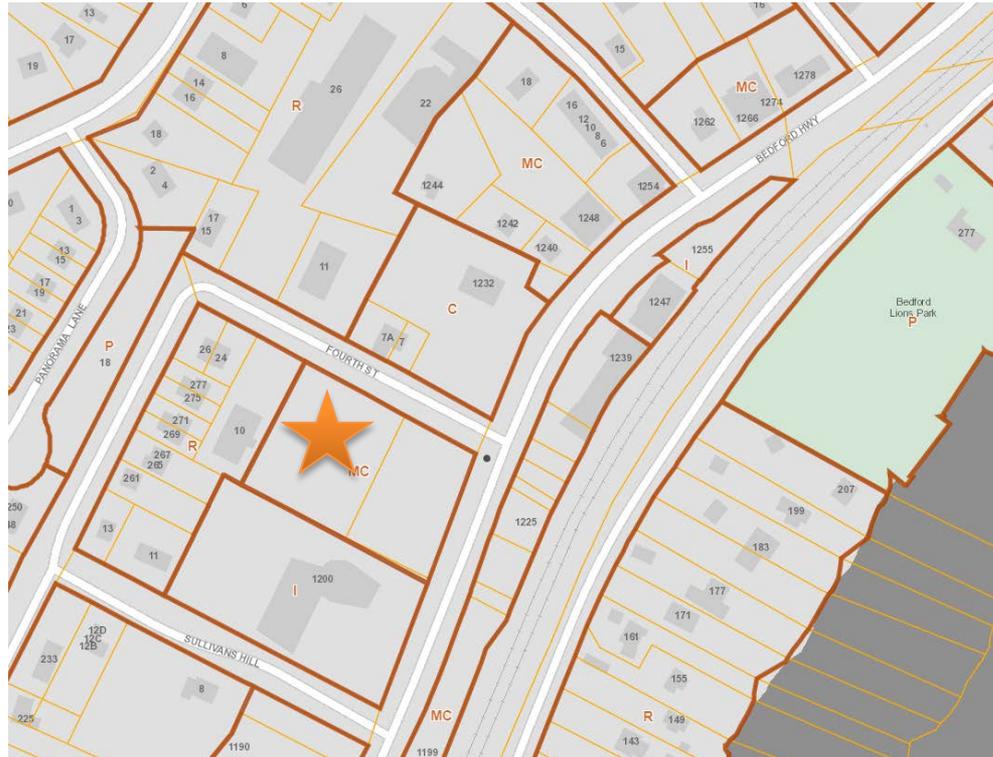
Subject site seen from the Fourth St

Policy & By-law Overview

Slide 7

Bedford Municipal Planning Strategy – Bedford LUB

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

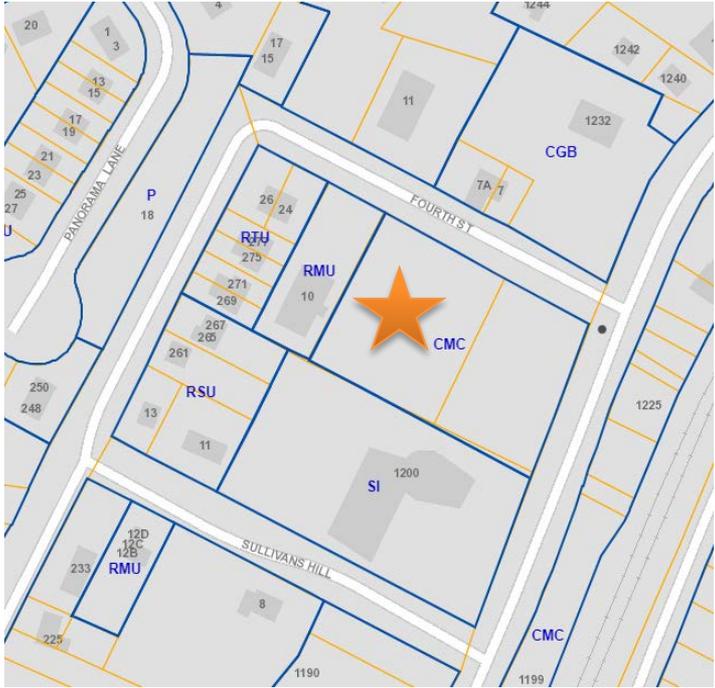


Policy & By-law Overview

Bedford Municipal Planning Strategy – Bedford LUB

➤ CMC (Mainstreet Commercial) Zone

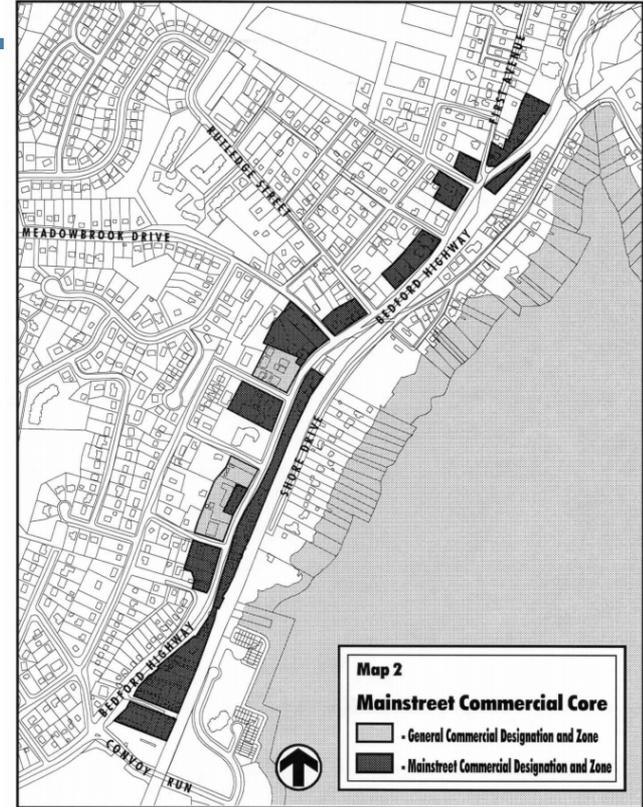
- dwelling units
- day care facilities
- business and professional offices
- medical, veterinary, personal service and health service clinics
- bed and breakfast, inns, existing hotels
- full Service Restaurant
- food stores not to exceed 5,000 sq.ft. per business
- post office, banks and financial institutions
- 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



Mainstreet Commercial Designation

Slide 9

- 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



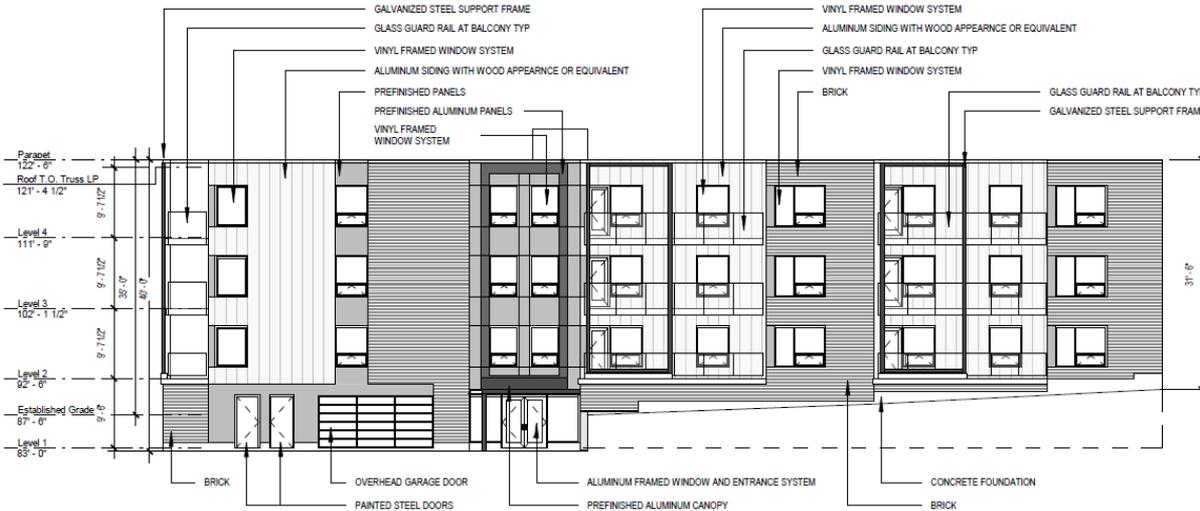
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Enabling Policy C-21(a) and Policy Z-3 allows for consideration of multi unit residential, subject to:

- 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

Slide 11



LYDON LYNCH

401-1668 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

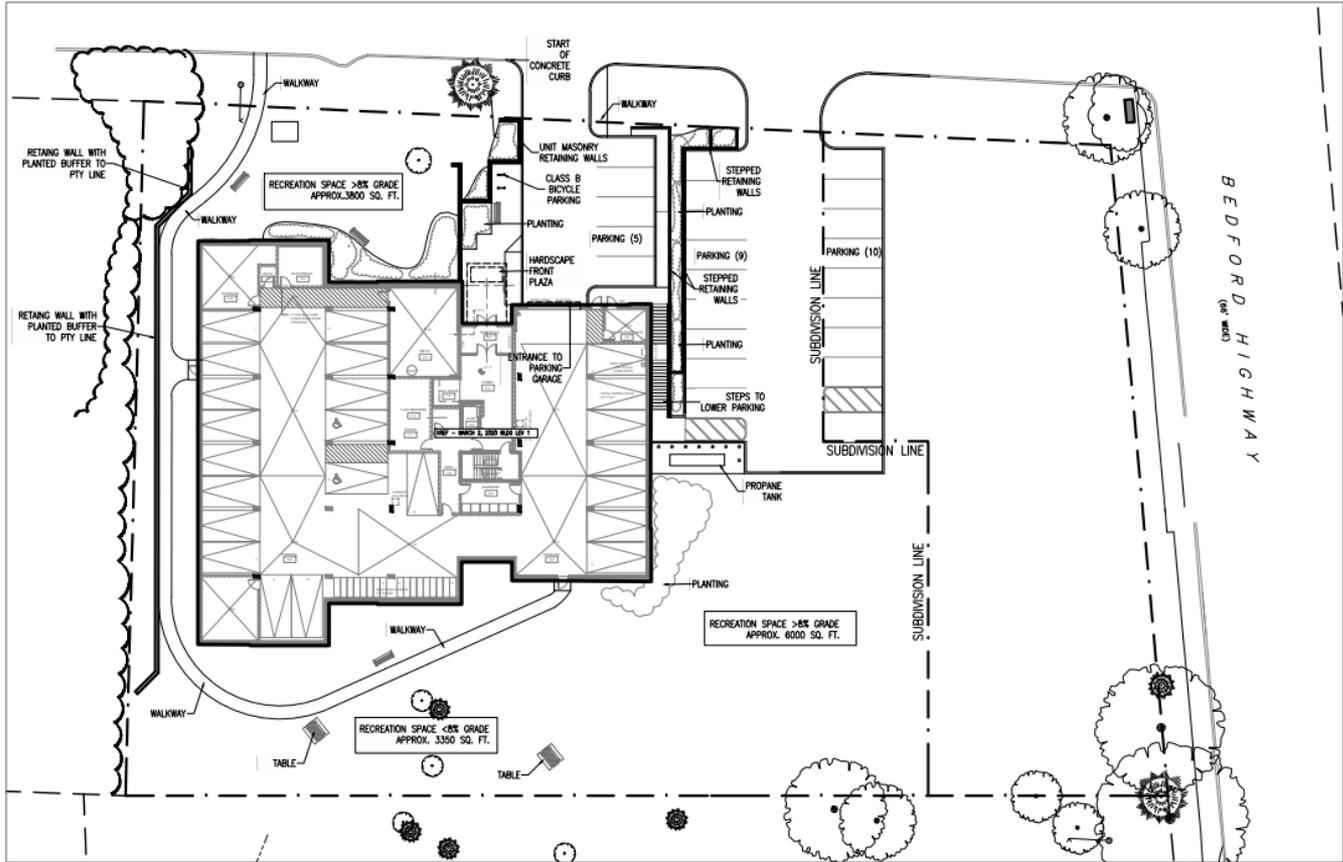
DATE: 2019.12.12
 SCALE: 1/16" = 1'-0"
 PROJ#: 16042

DRAWING #

A-200R

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Site Plan/ Landscaping Plan



- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and two public information meetings on February 19, 2020 and March 11, 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



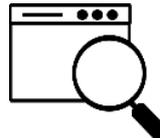
234 PIM #1 239
PIM#2

Meeting Attendees



11 at PIM #1 and
23 at PIM #2

Webpage Views



332

Letters Received



9

The North West PAC recommended that the application be refused due to:

- traffic impacts,
- loss of vegetation,
- impact on adjacent areas; and
- overall compatibility with the existing neighborhood.

Amendments Made Responding to Consultation

Slide 15

- **Parking**

- Decreased the size of the parking lot
- Reduced the number of surface spots from 25 to 14

- **Open Space**

- Increased the amount of open space in an attempt to protect existing vegetation

Summary: Key Aspects of the Proposed Development

Slide 16

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A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

Under the existing development agreement, the following items have been deemed to be Non-Substantive:

- Changes to the Landscape Plan;
- The granting of an extension to the date of commencement of construction; and
- The length of time for the completion of the development.

Staff recommend that North West Community Council:

- Approve the proposed amending development agreement as set out in Attachment A of the staff report dated October 19, 2020

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Thank You

Jennifer Chapman, Planner III



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- Additional backup slides if necessary