

HALIFAX

Public Hearing Case 22980

Substantive Amendment to an Existing Development
Agreement

112 Ledgegate Lane, Bedford

North West Community Council
July 12, 2021

Slide 1

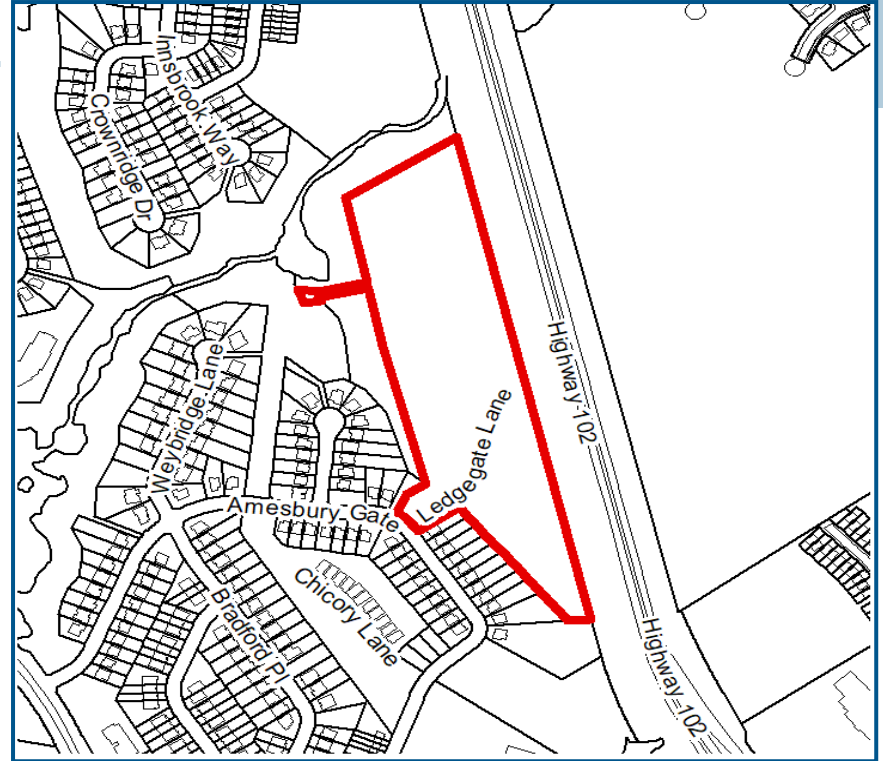
Applicant Proposal

Applicant: West Bedford Holdings Limited

Location: 112 Ledgegate Lane, Bedford

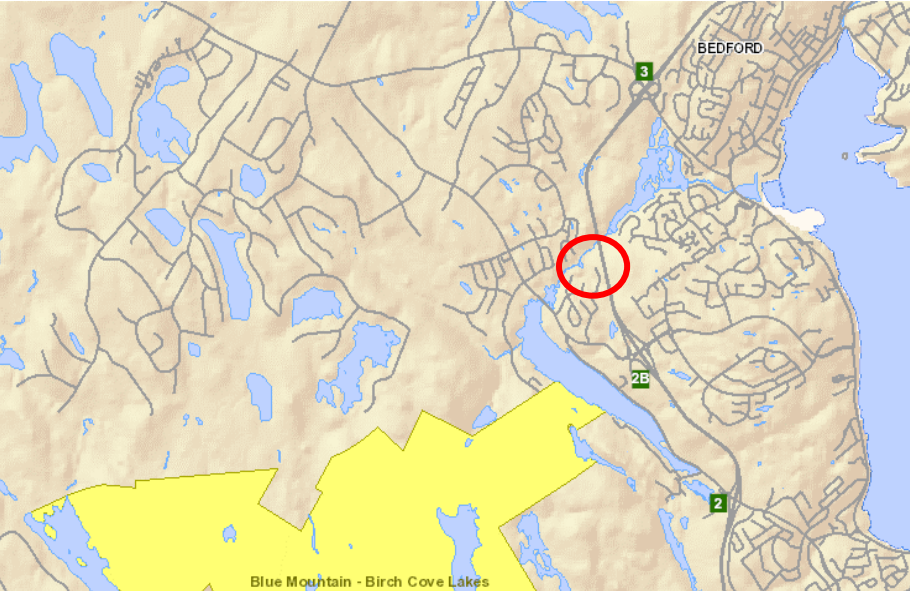
Zone: Bedford West Comprehensive Development District in the Bedford Plan Area

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

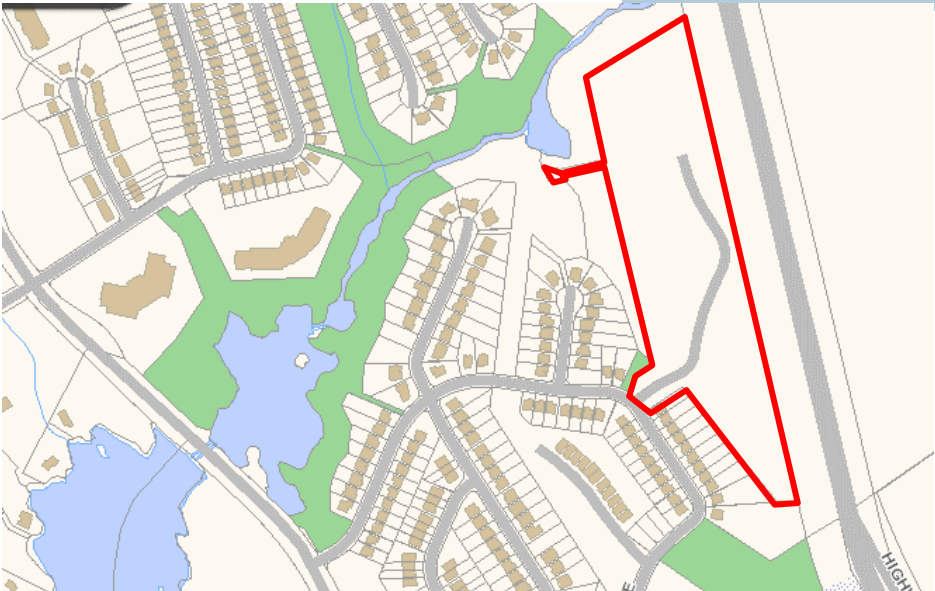


Subject site outlined in red

Site Context



General site location



Site boundaries in red

Site Context



Subject site from Amesbury Gate



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;
- Detailed review of design of individual buildings;
- Must be “enabled” by the Municipal Planning Strategy – not always possible;
- Can be approved by Community Council if it is “reasonably consistent with the intent of the Municipal Planning Strategy”;

What is a Comprehensive Development Agreement (CDA)?

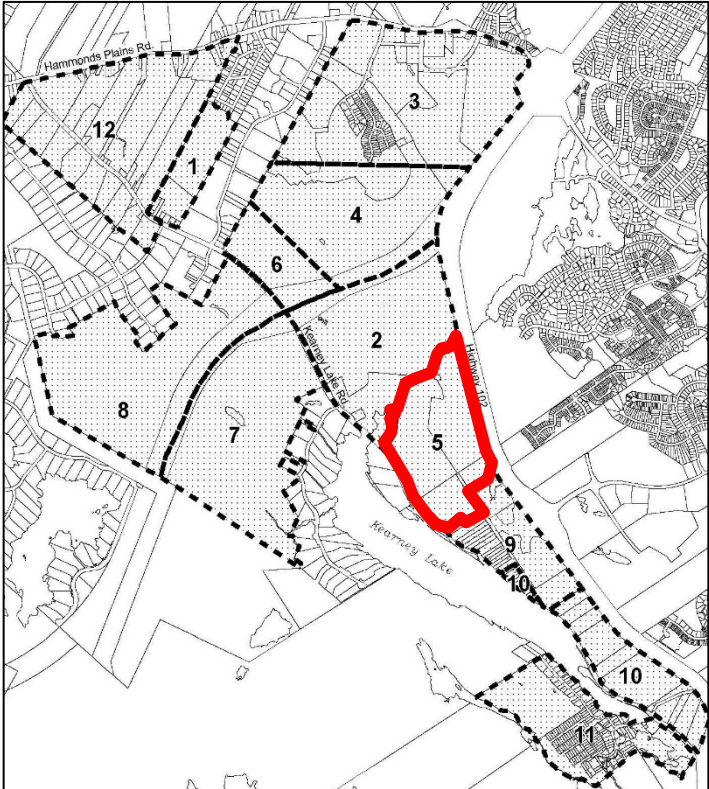
- A Comprehensive Development District is a zone that requires planning at a neighbourhood level:
 - A development agreement is applied to an entire neighbourhood, not to an individual property (“comprehensive development agreement”);
 - Less detailed design review for individual buildings;
 - The comprehensive 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;
- Subject site is within the Bedford West Comprehensive Development District;
- Test for approval is the same – “reasonably consistent with the intent of the Municipal Planning Strategy”;

Existing Comprehensive Development Agreement

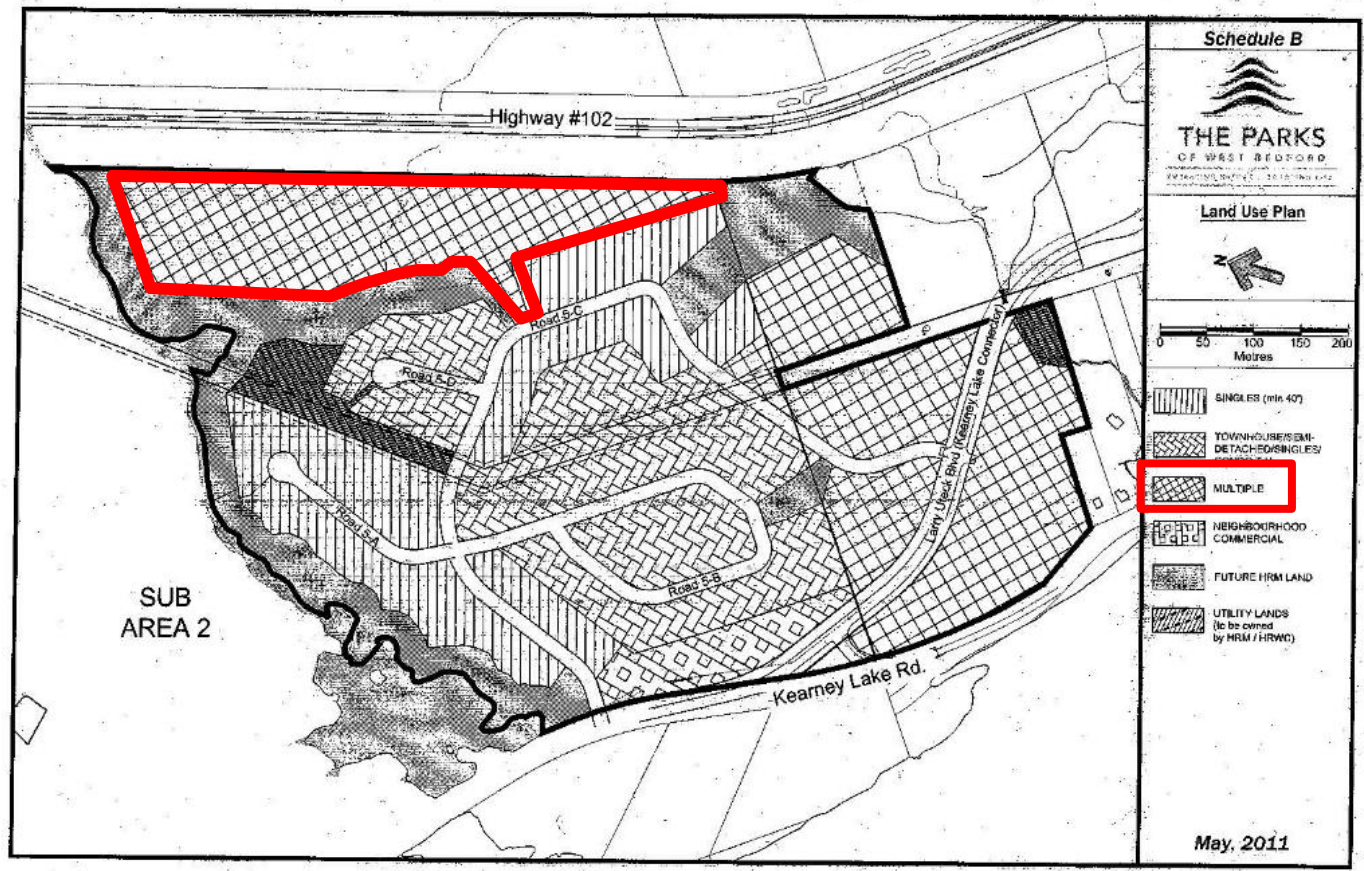
- North West Community Council approved a comprehensive development agreement (CDA) for this neighbourhood in 2012;
- The 2012 CDA approved street layouts, the location of parkland and trails, and permitted land uses in this part of Bedford West (Sub Area 5);
- Land uses permitted in Sub Area 5 include:
 - Apartments;
 - Townhouses and condominium townhouses;
 - Single unit dwellings; and
 - Parks, trails and open spaces.
- Existing CDA includes a maximum density breakdown describing how many of each type of unit can be built in the Sub-Area;

Permits two apartment buildings on the subject site

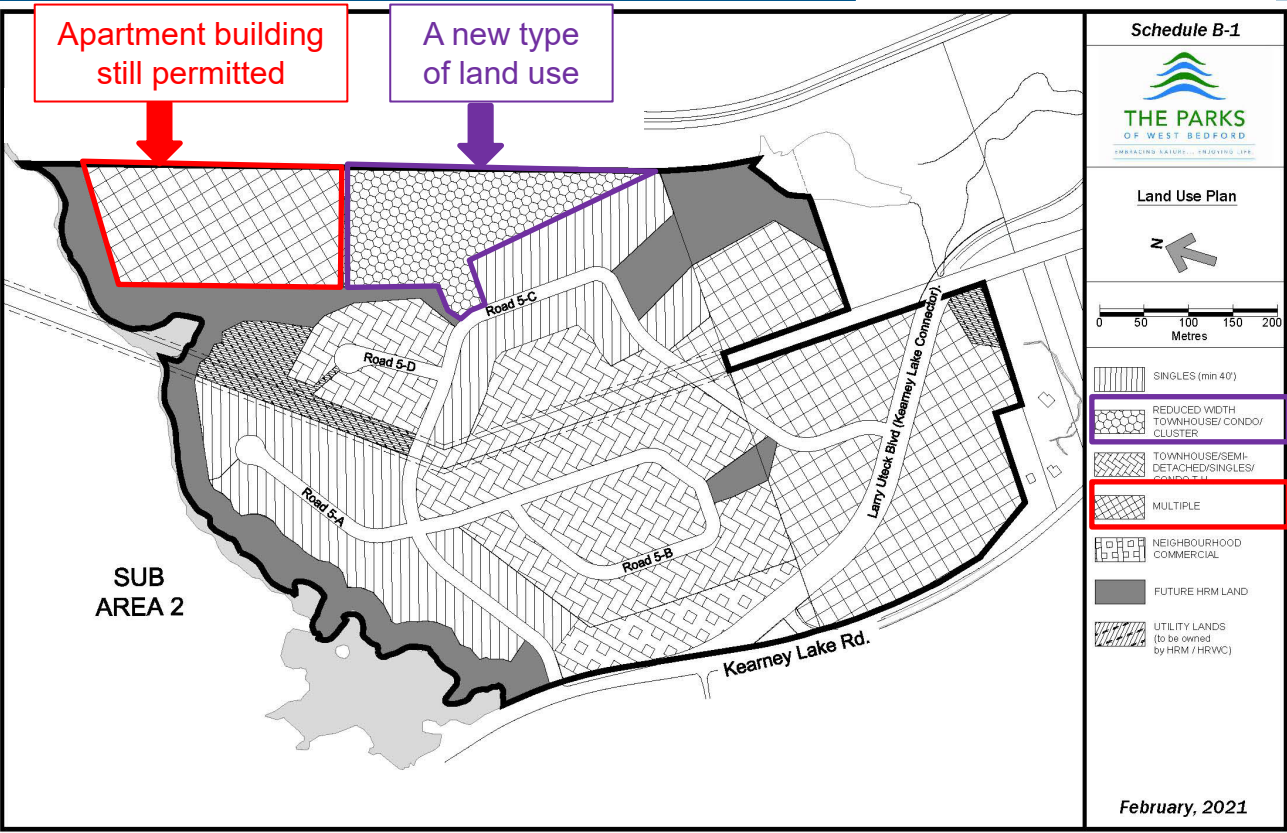
Bedford West Secondary Plan Area



Existing Comprehensive Development Agreement



Proposed Changes



Apartment building still permitted

A new type of land use

A new type of land use

Proposed changes

1. Substitute clusters of townhouses for one of the apartment buildings;
 - The second apartment building would still be permitted;
2. Change some of the design requirements for the townhouses:
 - Remove the requirement that each townhouse have a driveway and a garage;
 - Reduce the minimum permitted width for each townhouse from 20 feet to 16 feet;

The Applicant is not requesting any change to:

- The maximum density or density mix within the Sub Area; or
- Parking requirements – collective parking would be provided on-site



Schedule O-2

Concept Plan

June 2020



Policy & By-law Overview - Bedford Municipal Planning Strategy

Bedford West Secondary Planning Strategy

Zone

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

Designation

- Bedford West Secondary Planning Strategy

Enabling Policy

- Policy BW-20(b) of the Bedford MPS

Existing Use

- Vacant

Current Permitted Use

- Two apartment buildings

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 signage posted on the subject site, an HRM applications webpage, 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; and
 - Requests that trees on the site be maintained as much as possible.

**Notifications
Mailed**



175

**Individual Contacts
(Phone Calls & Email)**



12

Webpage Views



569

Virtual PIM



5

North West PAC Recommendation

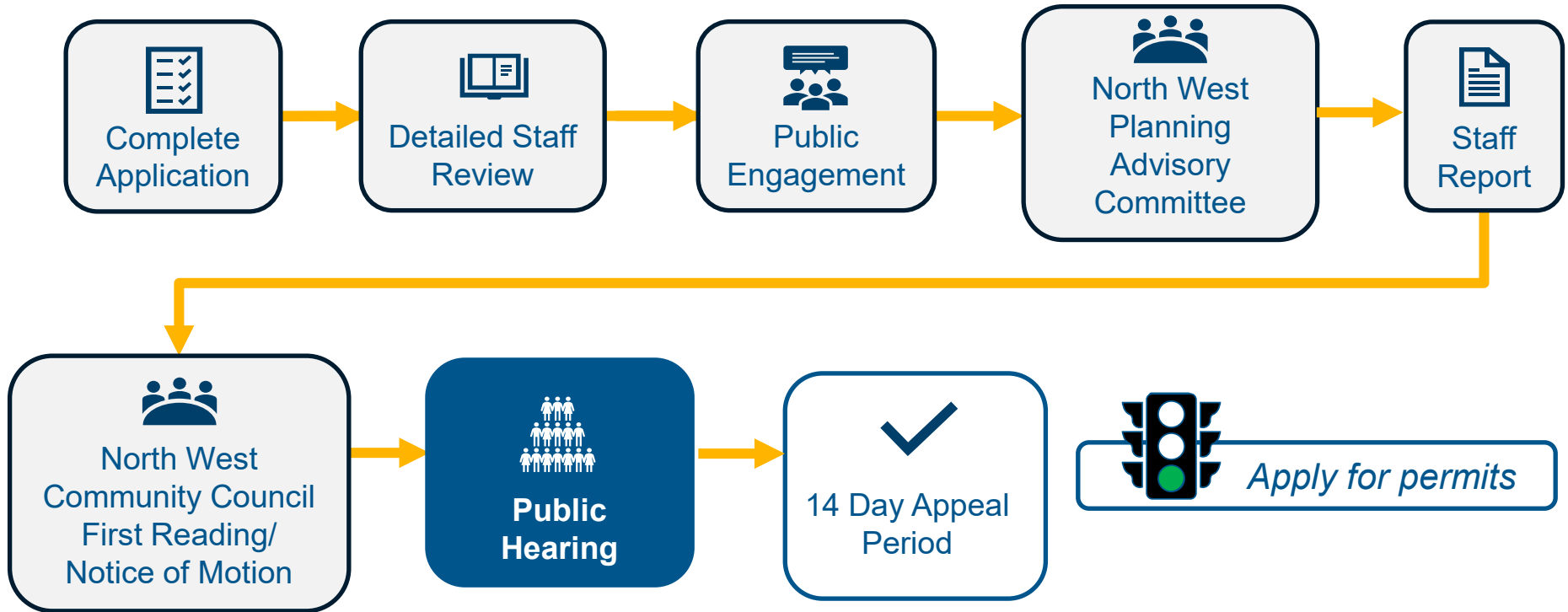
January 6, 2021

At its meeting on January 6, 2021, the North West Planning Advisory Committee (PAC) recommended that the application be approved, with consideration given to retaining as many trees as possible on the site.

Summary: Key Aspects of the Proposed Development

- Creates a new permitted land use that allows reduced-width townhouse clusters;
- New land use differs from currently permitted townhouses clusters in the following ways:
 - The minimum width of each townhouse unit would be reduced from 6.1 metres (20 feet) to 4.9 metres (16 feet);
 - The requirement that each townhouse unit have a garage would be removed; and
 - The requirement that each townhouse unit have a driveway would be removed.
- Amends two schedules to allow reduced-width townhouse clusters instead of an apartment building on the subject site;

Planning Process (with a PAC)



Staff Recommendation

Staff recommend that North West Community Council approve the proposed amending agreement, which is Attachment A of the staff report before Community Council and dated June 14, 2021.

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Thank You

Planners Name



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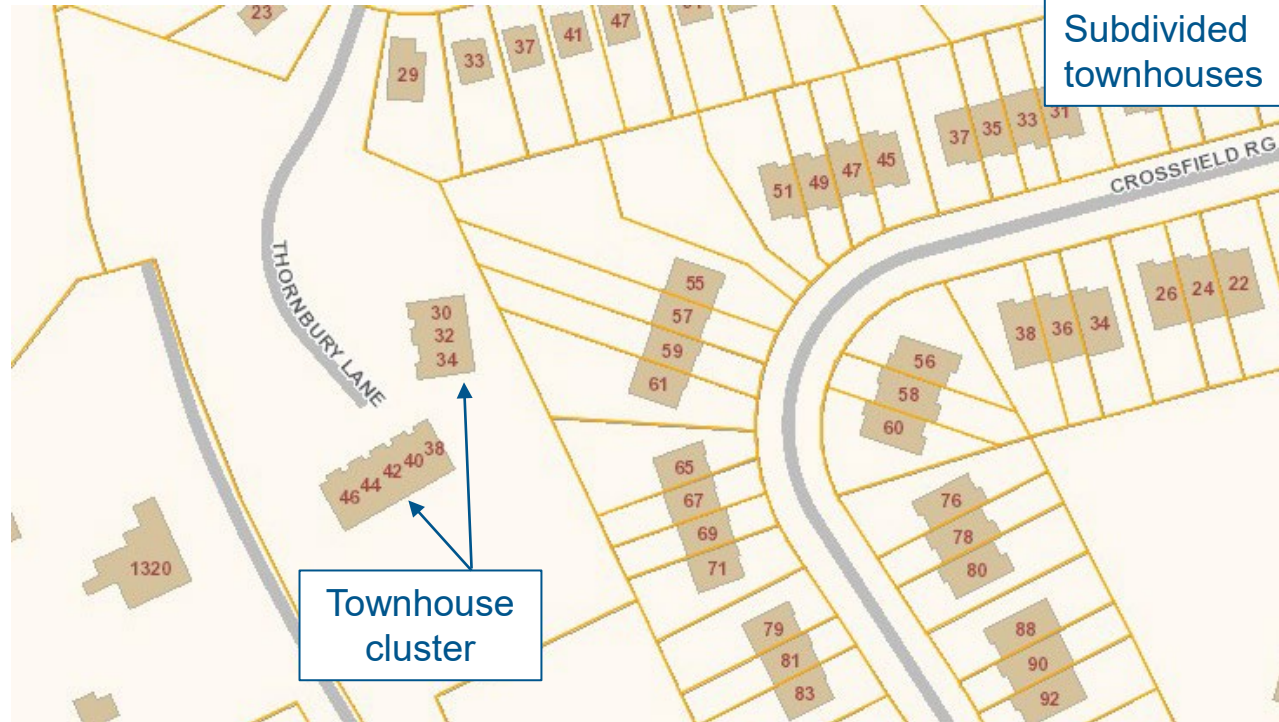


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What is a “townhouse cluster”?

- All townhouse units on the same lot;
- Private driveway;
- Options for tenure:
 - Single ownership (units rented); or
 - Condominium (controlled by the Province);

The municipality does not control tenure



Tree coverage and watercourse buffer

