

Re: Item No. 8.1

HALIFAX

Public Hearing

Case 22726

Municipal Planning Strategy Amendment for
16 Rutledge Street, Bedford

July 20, 2021

Applicant Proposal

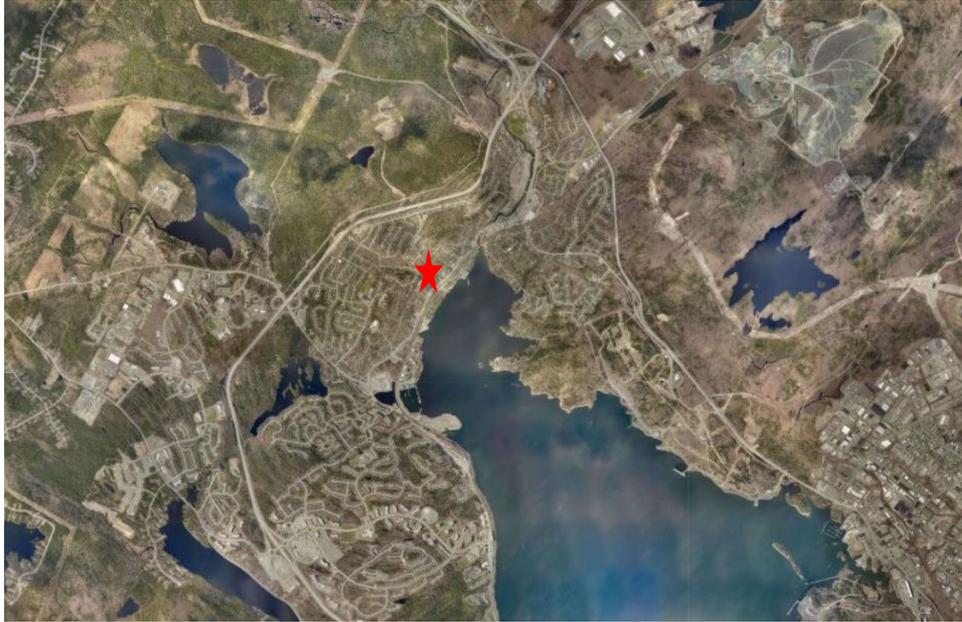
Applicant: 3143511 NOVA SCOTIA LIMITED

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

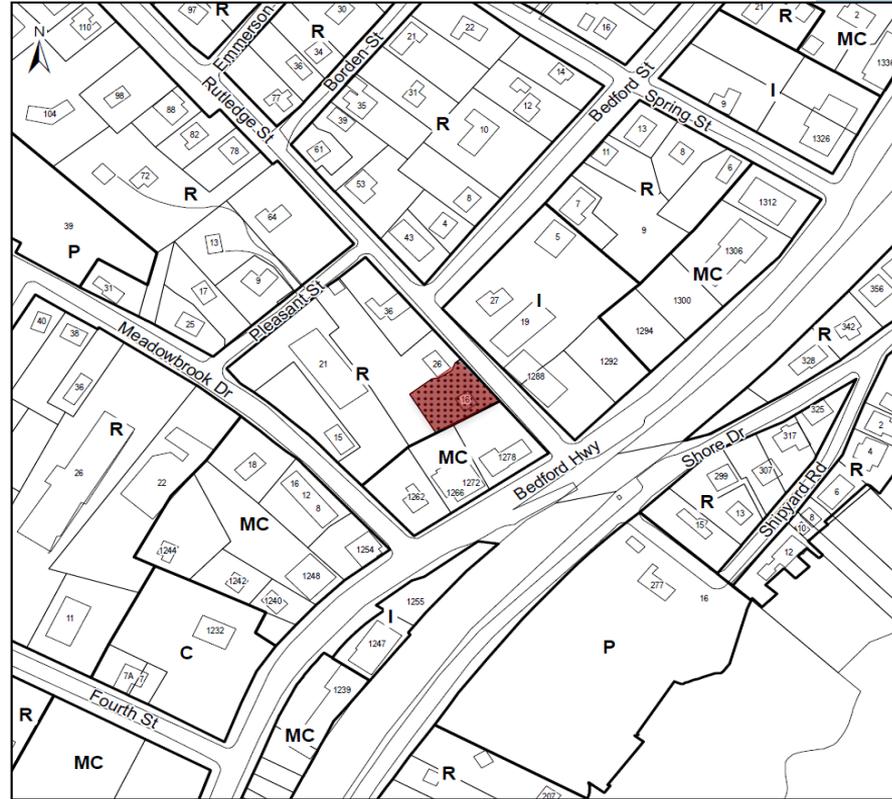
Neighbourhood Context



Existing Policy

Bedford MPS

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



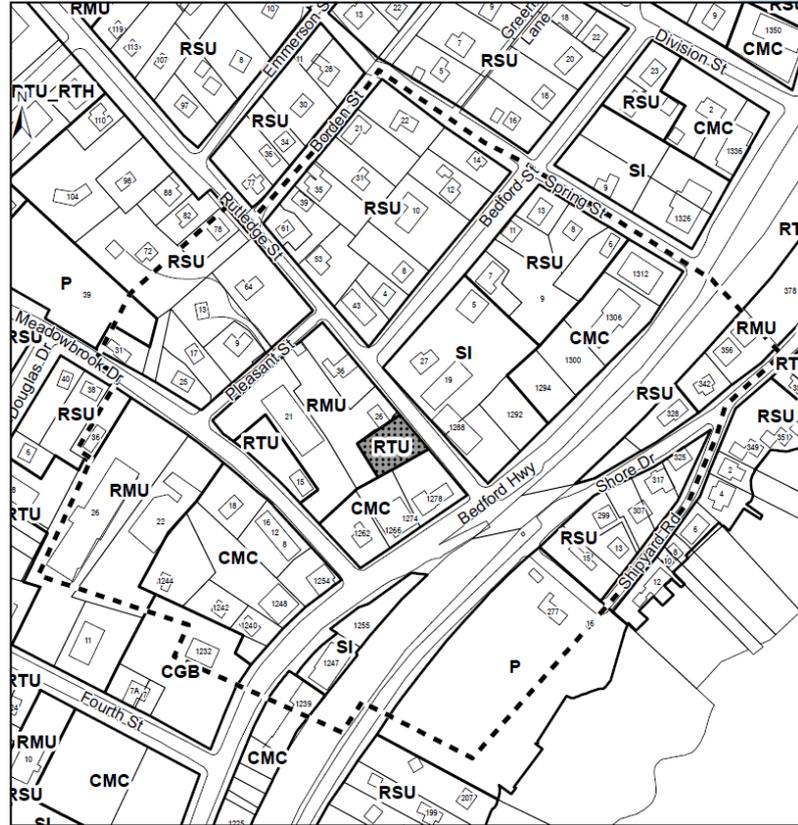
Existing Zoning

Bedford LUB

Zone: Residential Two Unit (RTU)

Enables:

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



Proposal Details

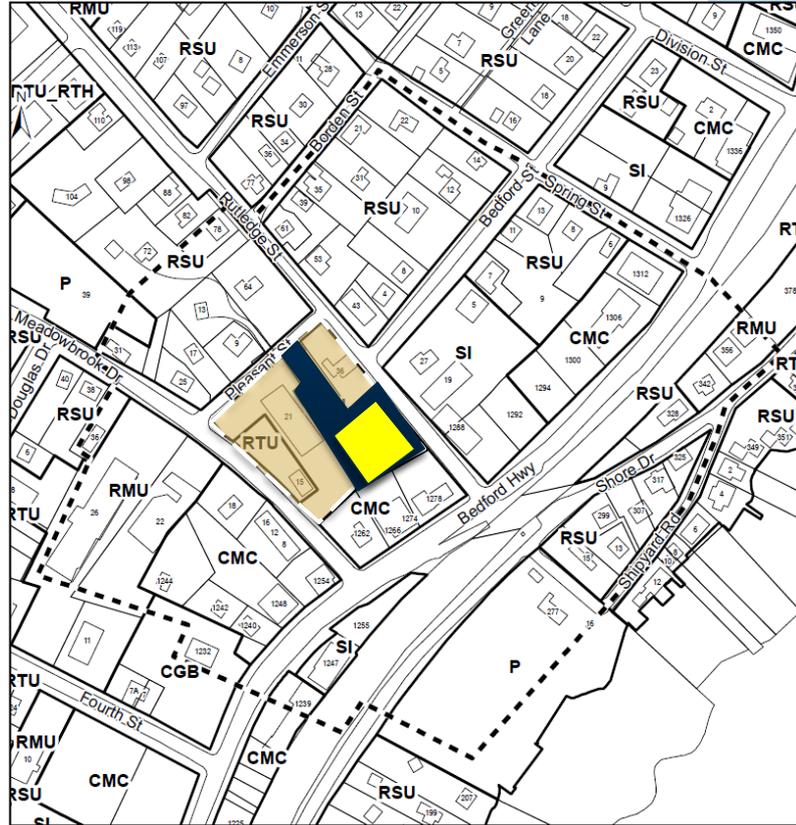
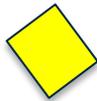
- Lands owned by applicant



- Proposed Multiple Unit Dwelling lands:

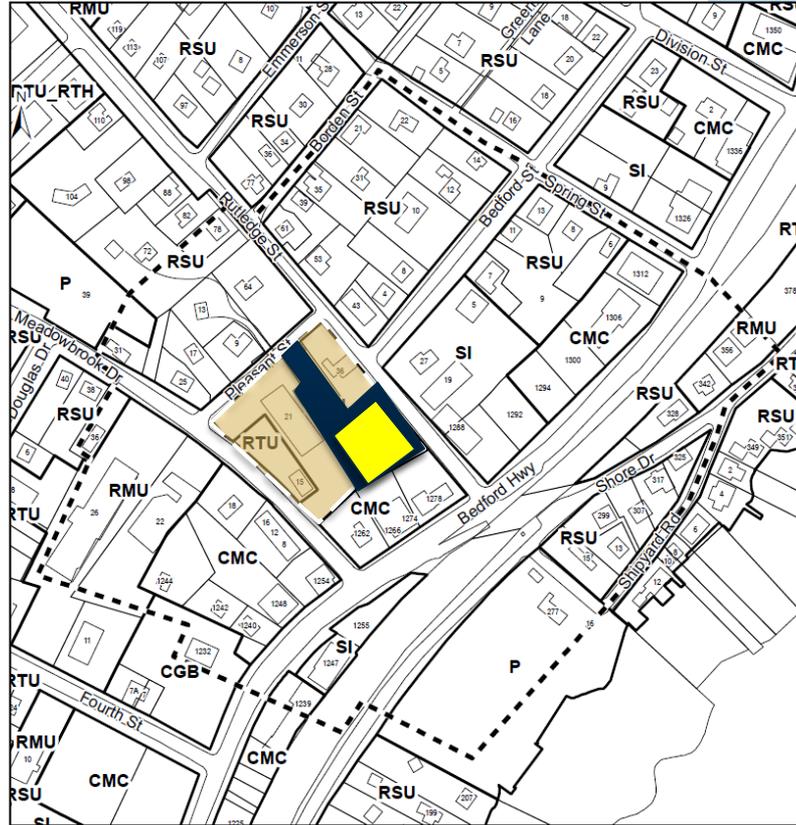


- Proposed Multiple Unit Dwelling (approx. location):



Proposal Details

- A permit was issued for a 16 unit building on land next door.
- Applicant asking to add the RTU lands (rezoned to RMU) to this building to increase unit size.
- Proposal will increase the size of the units, additional units not proposed.
- Built to RMU requirements.



Proposed Zoning

Bedford LUB

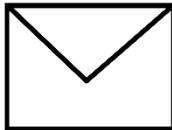
Residential Multi-Unit (RMU) Zone

- 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

- 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**



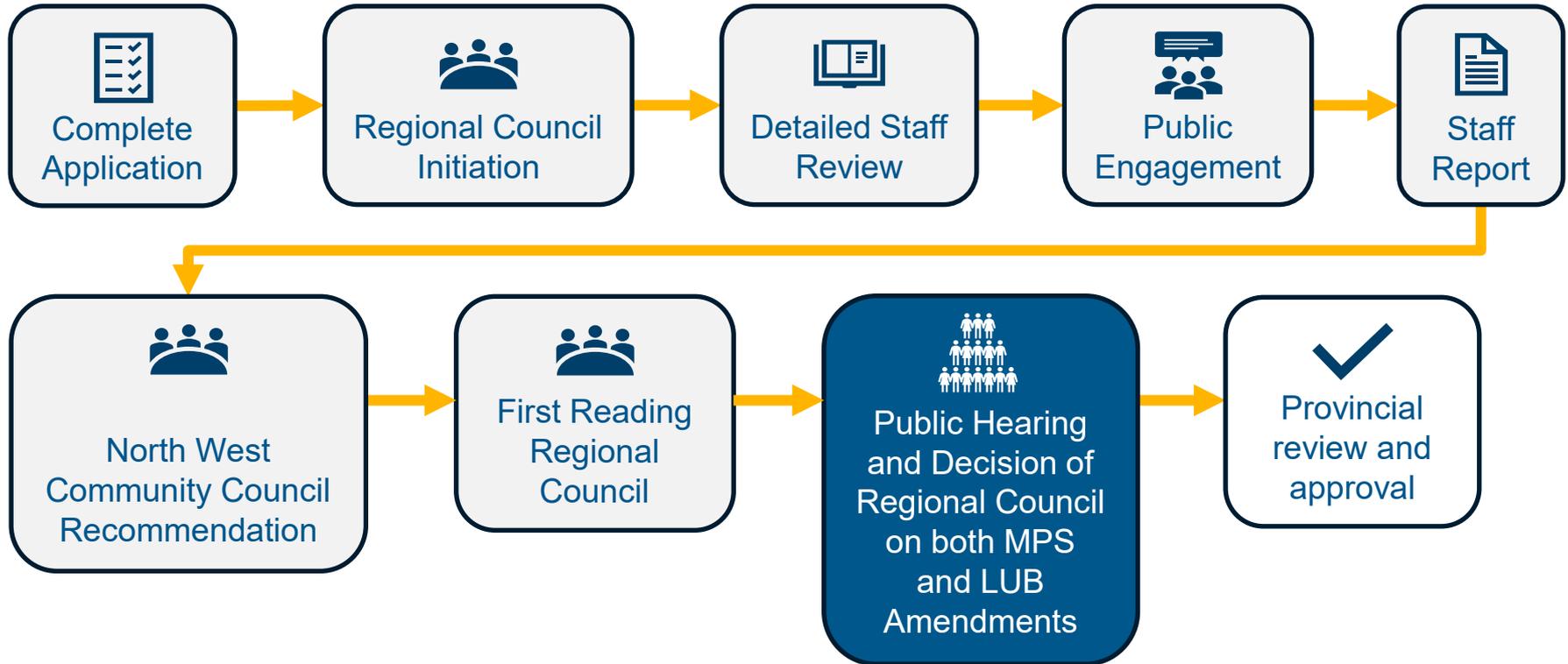
206

**Letters
Received**



8

MPS & LUB Amendment Process



Rationale for Proposed Policy

Bedford MPS and LUB

- The proposed RMU Zone is already common in the area
- There are multi-unit buildings in the area
- A multi-unit building can be built next to the subject property
- The subject property is next to commercial buildings and within walking distance of the Bedford Highway

Staff Recommendation

Staff recommend that Regional Council:

- Approve the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Bedford to change 16 Rutledge Street from the Residential Two Unit Zone to the Residential Multiple Unit Zone.

HALIFAX

Thank You

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