

North West Planning Advisory Committee Case 23512

Development Agreement Amendments
- Bedford South
27 & 65 Dellridge Lane, Bedford

August 4, 2021

Slide 1

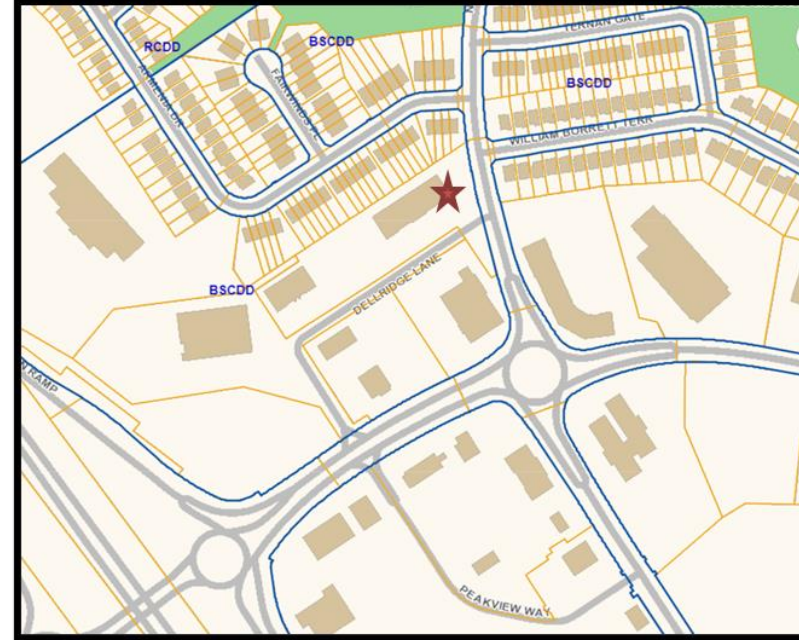
Applicant Proposal

Slide 2

Applicant: FBM Architects, representing owner (Rainbow Development Holdings Ltd.) & Sam DeLory (proponent)

Location: Civic 27 and 65 Dellridge Lane, Bedford (off Nine Mile Drive)

Proposal: Amendments to development agreement (Bedford South)



Site Context



General Site location in Red



Site Boundaries in Red

Site Context





Civic #27: Former location of children's indoor play business.

Bedford South/ Wentworth Estates Agreement was approved in 2009 :

- The existing development agreement for Bedford South allocates the site for 'general commercial' development;
- This includes many types of commercial uses (listed in Schedule P of the agreement) – primarily retail, restaurant, offices, services;

Proposed Amendments to Existing 'Bedford South/ Wentworth Estates' Agreement:

- Add a definition of 'Indoor Commercial Dog Care Facility', which excludes overnight boarding and excludes outdoor enclosure or activity; and
- Add 'Indoor Commercial Dog Care Facility' to the list of permitted uses (found in Schedule P of the agreement) – for this site only.



Sam DeLory CEO & President

Registered Nurse
Veterinary Assistant
Pet First Aid Certified
10+ years working with animals
Passion for Entrepreneurship & Business





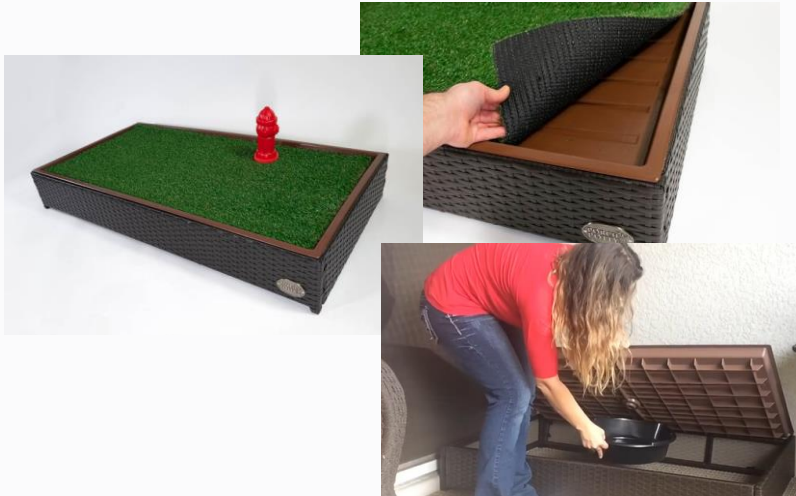
What is Dog Daycare?

A service for clients to leave their dogs during the day when they are unavailable to be with them.

Dog daycare fills a dog care industry gap between multi-day kennel boarding and in-home pet sitting.

Over 15 Dog Daycares exist in HRM currently

About Dream Dog Bedford



Indoor Only

Inspired by boutique dog daycares popping up across North America, Dream Dog will be a completely enclosed, soundproofed, indoor-only dog daycare for dogs over 16 weeks old and less than 40lbs.

Dogs in daycare will have access to multiple "porch potties" for elimination needs (A common solution for apartment and condo balconies).

This ensures zero noise or mess concerns from surrounding businesses and residents.



Services Offered

Dog Daycare

Hours of operation 06:30 a.m. to 7:30 p.m

7 days per week

No overnight boarding

Gentle Play & Active Play Areas

Dogs will follow a play schedule including "down time"

Spaces available: +/- 30



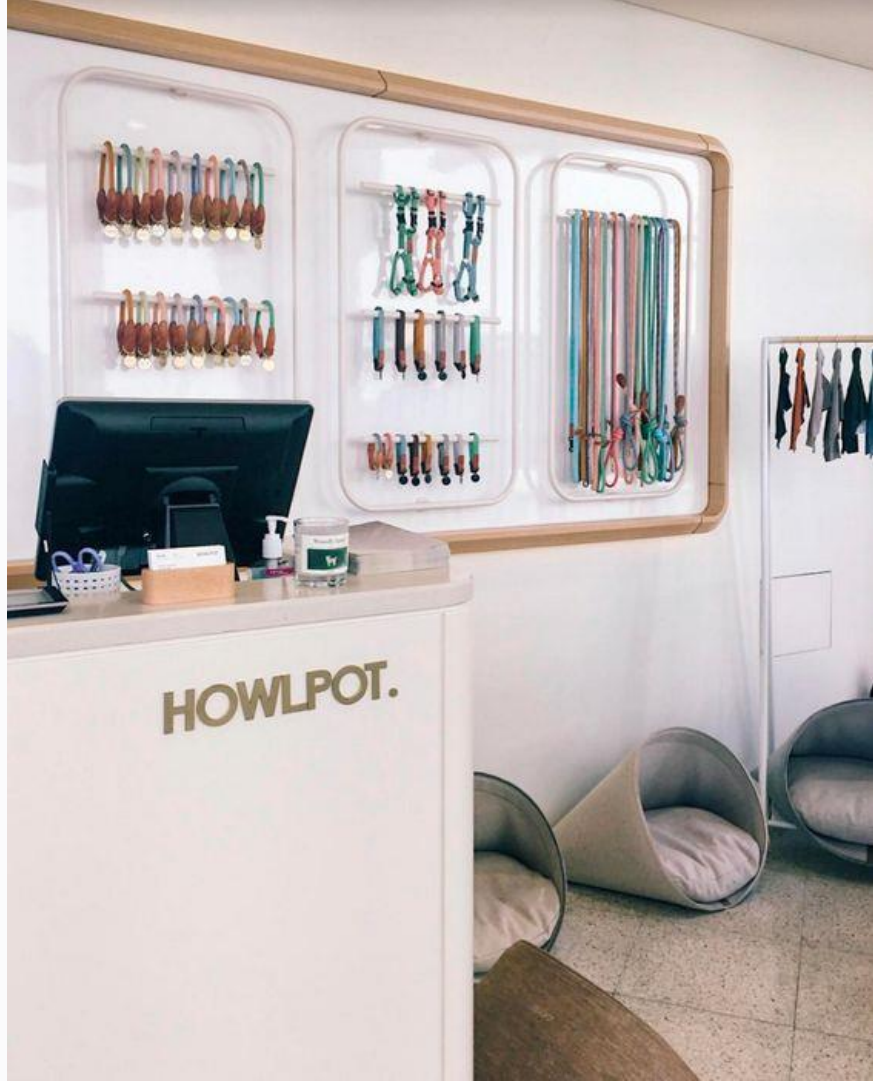
Services Offered

Self Service Grooming

Open to dogs of any size

Hourly booking

We provide all items needed



Services Offered

Retail

Curated local items

A virtual Public Information Meeting was held on June 16, 2021. Results of the engagement are:

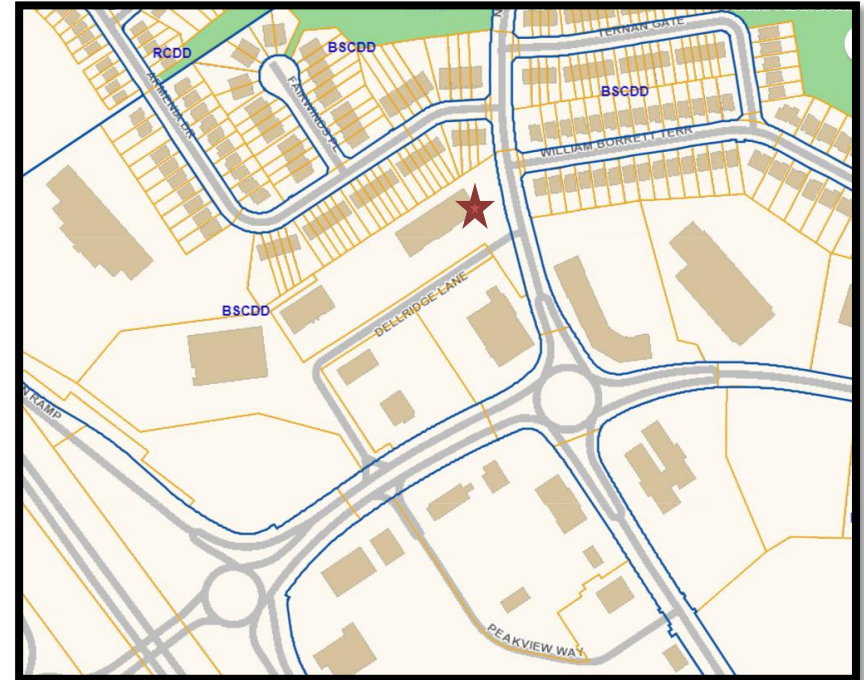
- A total of 16 members of the public were in attendance for the virtual Teams meeting; and
- 6 people spoke in favour of the proposal.

Policy & By-law Overview

Slide 15

Bedford Municipal Planning Strategy & Land Use By-law

- **Zone**
 - BSCDD (Bedford South Comprehensive Development District)
- **Designation**
 - Bedford South SPS, General Commercial
- **Existing Use**
 - Two commercial buildings, parking
- **Enabling Policies**
 - Bedford South (Bedford Plan Area)



Bedford South Secondary Plan, Bedford MPS:

Regarding the original DA & proposed amendments, Council shall consider objectives & policies related to the following:

- *General Commercial policies (ie. types of land/ building uses)
- Parks & Open Spaces
- Transportation network
- Residential Neighbourhoods
- Other applicable MPS policies

Bedford South Secondary Plan, Bedford MPS (cont’):

Council shall consider objectives & policies related to the following:

- Policy GC-1: General Commercial Designation shall support a wide range of goods, services & facilities, with the exception of adult entertainment uses, automobile sales and outdoor display areas;
- To support businesses which provide goods and services benefitting residents within the community/ region.

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Questions/ Comments

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<https://www.halifax.ca/business/planning-development/applications/case-23512-27-65-dellridge-lane-bedford>

NW Planning Advisory Committee, Aug. 4/21