

# North West Planning Advisory Committee: Case 21826

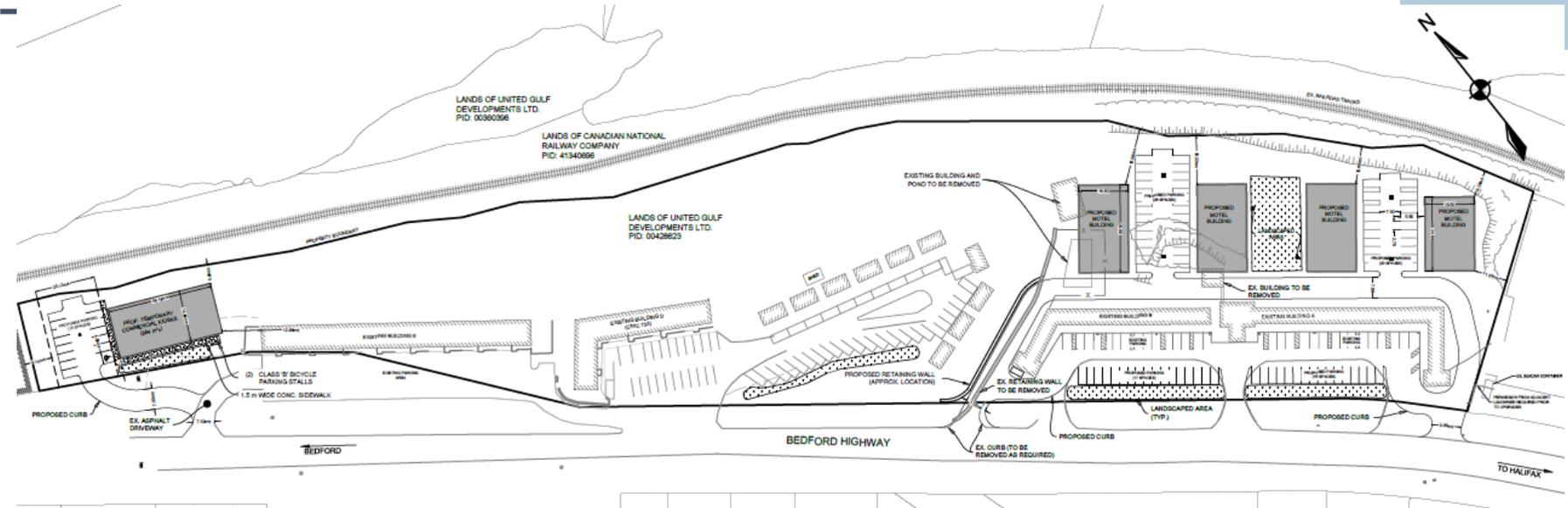
771 Bedford Highway

September 1, 2021

**Slide 1**

# HALIFAX

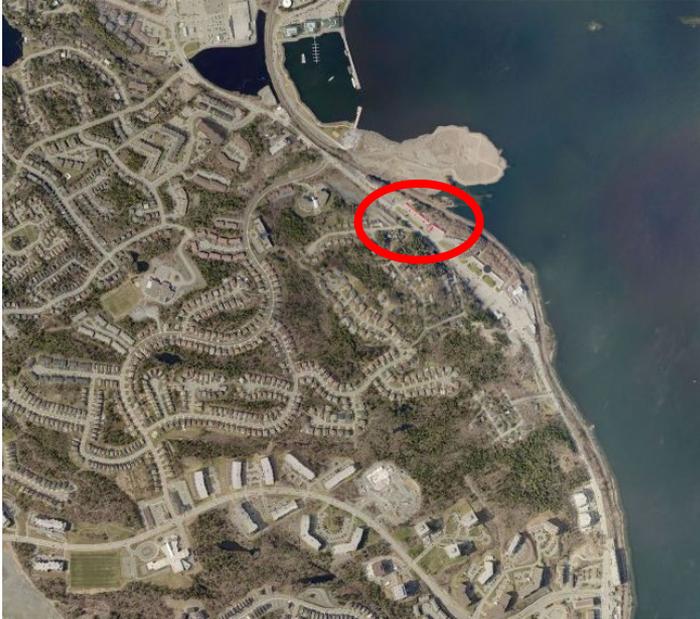
# Applicant Proposal



**Applicant:** Upland Planning + Design

**Location:** 771 and 819 Bedford Highway, Bedford

**Proposal:** Allow for changes to expand the commercial uses and build new commercial buildings



General Site location in Red

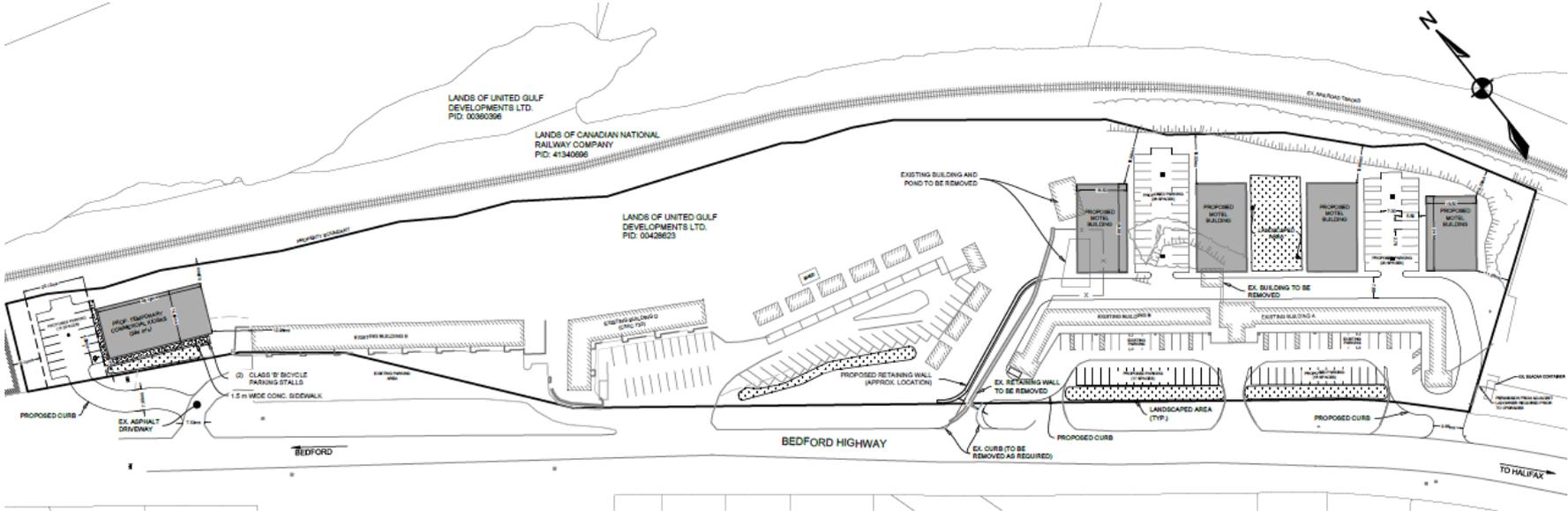


Site Boundaries in Green

# Site Context



- Permit General Business District (CGB) Zone uses to bring the development agreement in line with the underlying zoning;
- Permit the full conversion of the Esquire Motel site to commercial uses to create additional small commercial spaces;
- Permit a removable module hotel to the rear of the Esquire site with 45 hotel units located in custom-built modules with the same dimensions as shipping containers;
- Permit a removable module commercial complex on the northwest end of the site;
- Permit new accessory buildings to allow for storage;
- Enable subdivision of the property to place the Esquire Motel on its own lot with approximately 165 metres of street frontage and 1.4 hectares of lot area;
- Update the site plan to remove a building from in front of the former Travelers Motel to reflect the fact that the building has been demolished; and
- Allow expansion of the northwest parking area.



## Current Development Agreement

- i. Motels;
- ii. General retail exclusive of mobile home dealerships;
- iii. Personal and household services, exclusive of massage parlours;
- iv. Full service restaurants;
- v. Commercial photography; and
- vi. Office uses

### General Business District (CGB) Zone

- i. Office Uses gross area)
- ii. Private Clubs (social) x. All Age/Teen Clubs
- iii. Full- Service Restaurants xi. Hotels, Motels, Cabins, Guest Houses
- iv. Day Care Facilities
- v. Neighbourhood Convenience Stores xii. Recycling depots
- vi. General Retail exclusive of mobile home dealerships xiii. Drycleaning Depots
- vii. Personal and Household Services, exclusive of massage parlours xiv. Commercial parking lots
- viii. Commercial Photography xv. Funeral Homes
- ix. Lounges & Taverns (Taverns not exceeding 1,500 Sq.Ft. xvi. Institutional (SI) uses, excluding cemeteries
- xvii. Ice cream stands
- xviii. Veterinary clinics
- xix. Banks and Financial Institutions

# Policy & By-law Overview

## Bedford Municipal Planning Strategy – Bedford Land Use By-law

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- **Zone**
  - CCDD (Commercial Comprehensive Development District) Zone
- **Designation**
  - CCDD (Commercial Comprehensive Development District) Designation
- **Existing Use**
  - Retail, restaurant and assorted commercial uses
- **Enabling Policy**
  - C-13 which allows for redevelopment of Travellers' Motel, Esquire Motel and Clearwater Lobster Limited

# Policy Consideration

## Bedford Municipal Planning Strategy

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### **Policy C-13**

It shall be the intention of Town Council to enter into a Development Agreement with the owners of the Travellers' Motel, Esquire Motel and Clearwater Lobster Limited properties to permit CCDD development when municipal services become available:

- Requires two thirty foot wide separations between the buildings on either side of the entrance road to the waterfront project to provide views from the highway and from the existing homes above the site.
- Buildings are to be set back 60 feet on either side
- Maximum height of 75 feet
- Subject to implementation Policy Z-3

# Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a virtual PIM (June 10, 2021)
- Feedback from the community generally included the following:
  - Happy to see retail and small scale commercial in the area



# Scope of Review

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Please advise of any recommendations & considerations regarding the proposal, taking into account the MPS policies C-13/ Z-3:

- Design of the motel with shipping containers; and
- Any concerns with proposed commercial land use.

# HALIFAX

## Thank You Questions/Comments

**Jennifer Chapman**



[chapmaje@halifax.ca](mailto:chapmaje@halifax.ca)



902-225-6742