

Item 13.1.3

HALIFAX

Case 20401

MPS and LUB Amendments
Bedford West Sub Area 10

Halifax and West Community Council
November 16, 2021

North West Community Council
November 17, 2021

Origin

Applicant:

Clayton Developments Limited on behalf of multiple landowners

Location:

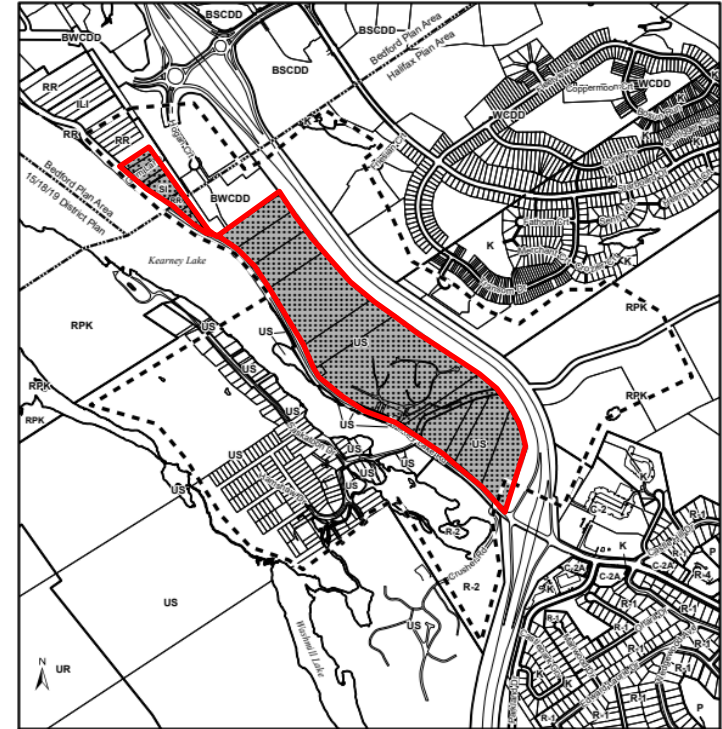
Bedford West - Sub Area 10, Bedford and Halifax

Proposal:

To consider amendments to:

- the Halifax MPS;
- the Bedford MPS; and
- the Halifax Mainland LUB

to enable the development of Bedford West Sub Area 10.

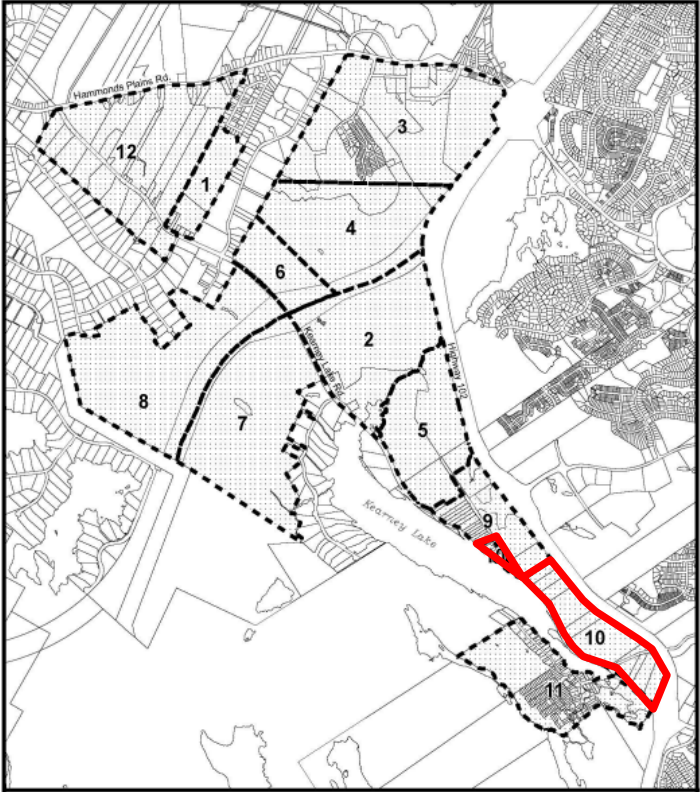


Site Boundaries in Red

Site Context

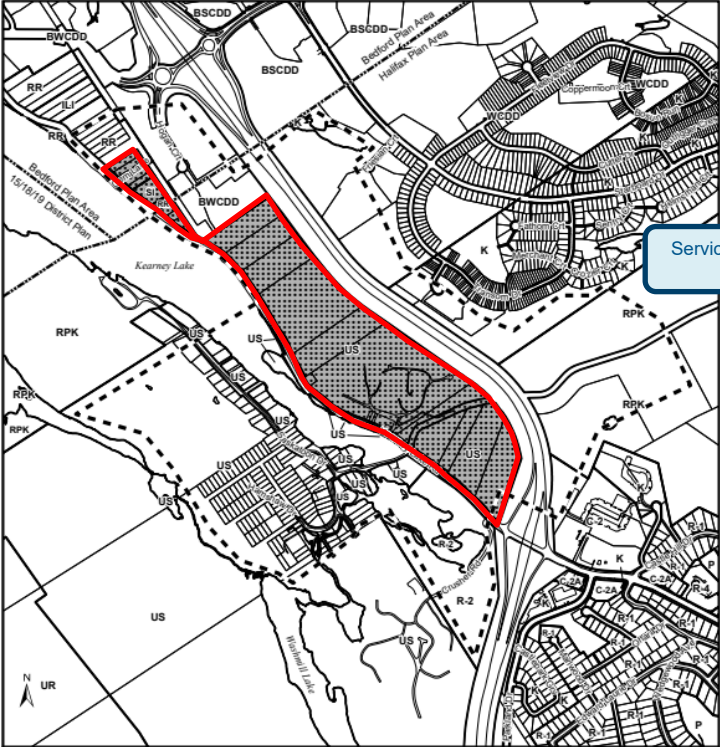


Bedford West SPS Area in Yellow



Site Boundaries in Red

Site Context



Services Unavailable
(2 Ha)

Services Available
(31 Ha)



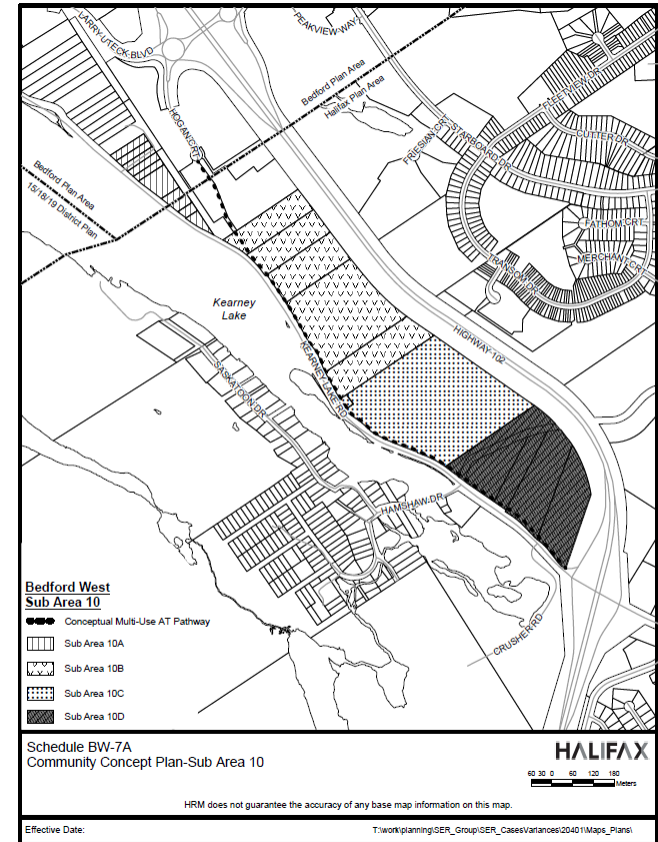
Site Boundaries in Red

Proposed Amendments

Bedford West SPS

Addition of a Sub Area 10 specific Community Concept Plan (Schedule BW-7A):

- Establishes 4 neighbourhood districts:
 - Sub Area 10A
 - Sub Area 10B
 - Sub Area 10C
 - Sub Area 10D
- Establishes the general location of a Multi-Use AT Pathway



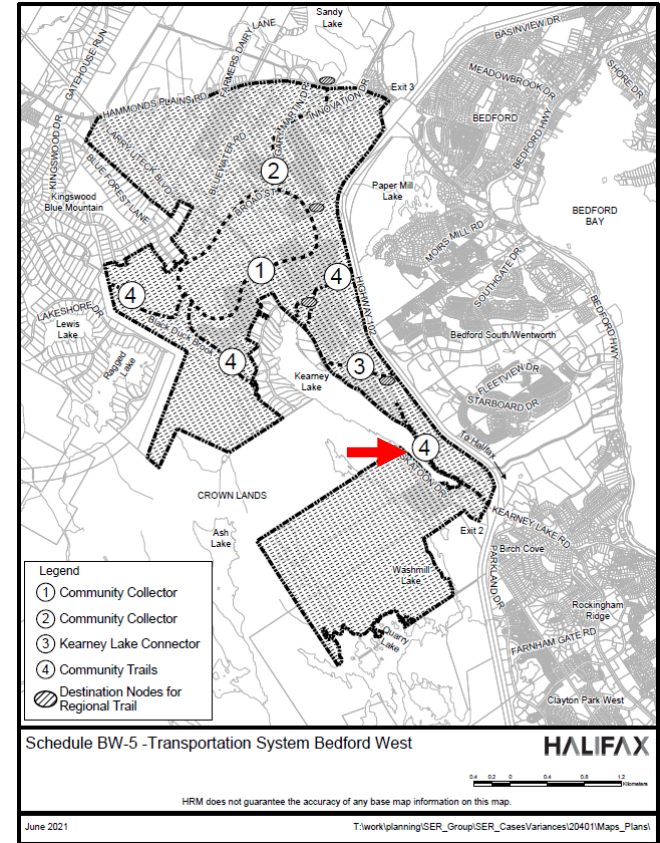
Proposed Amendments Cont'd

Bedford West SPS

Revised Transportation System Map (Schedule BW-5):

- Include a new community trail

The new community trail will be a multi-use pathway that will connect Hogan Court Park to Exit 2 to allow future connection to the Halifax Mainland Trail

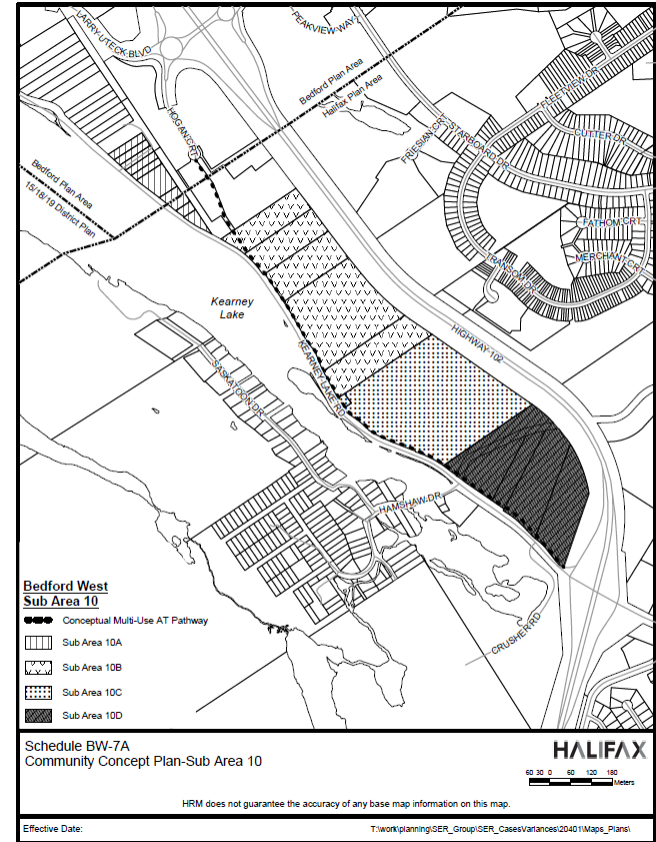


Proposed Amendments – Cont'd

Bedford West SPS

Addition of Sub Area 10 specific policies:

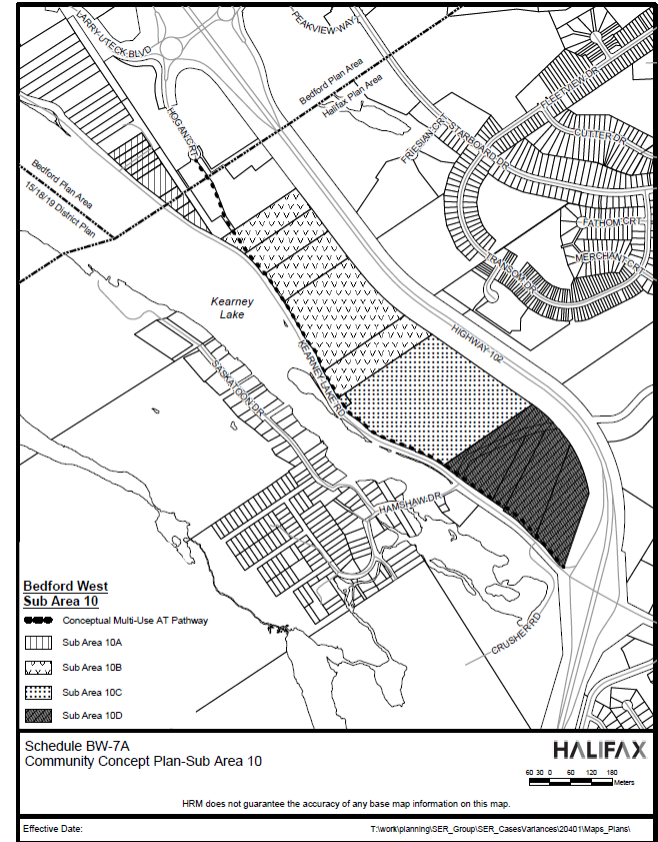
- Maintains existing zoning for Sub Area 10A
- Rezones Sub Area 10B, Sub Area 10C; Sub Area 10D to BWCDD
- Requires development through a DA Process
- Encourages one DA per neighbourhood district
- Limits the number of units prior to NSTPW improvements of Hwy 102/Kearney Lake Road interchange (exit 2)



Proposed Amendments Cont'd

Bedford West SPS

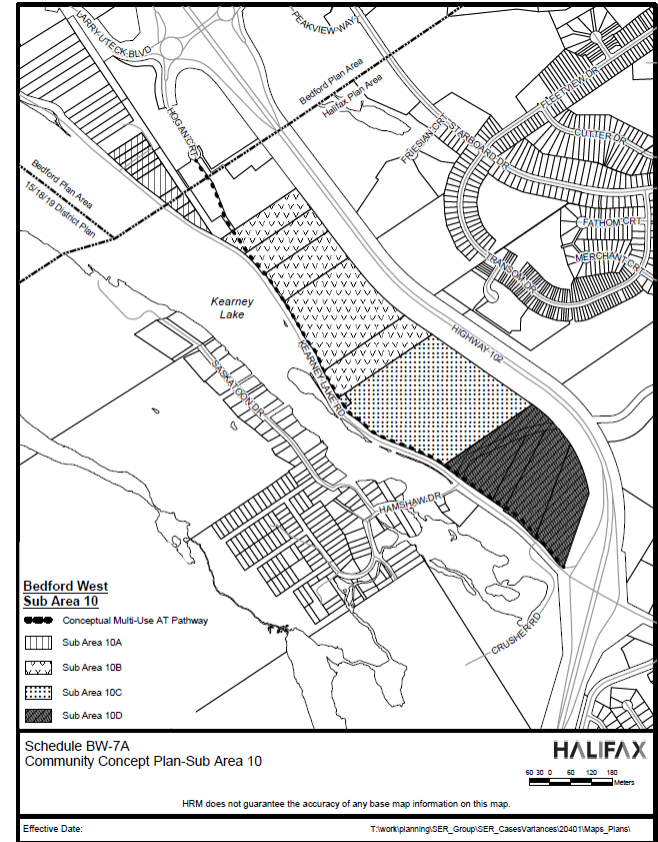
- Requires future DAs to consider the need for transit facilities in the area;
- Requires parkland dedication (land or cash-in-lieu as determined through the DA process);
- Requires subdivision process:
 - to ensure capital cost contribution collection
 - To ensure parkland dedication
- Requires 75 % of residential units be multiple unit dwelling form



Proposed Amendments Cont'd

Bedford West SPS

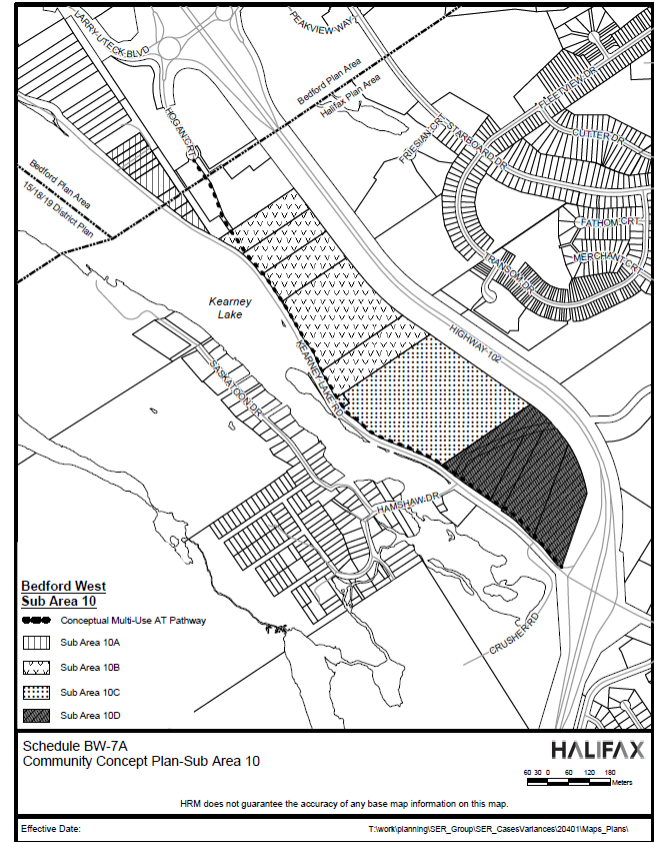
- Permits a maximum density of:
 - 28.4 people per acre for Sub Area 10B;
 - 53.3 people per acre for Sub Area 10C; and
 - 28.4 people per acre for Sub Area 10D
- Requires environmental assessments for former industrial lands;
- Requires development be clustered;



Proposed Amendments Cont'd

Bedford West SPS

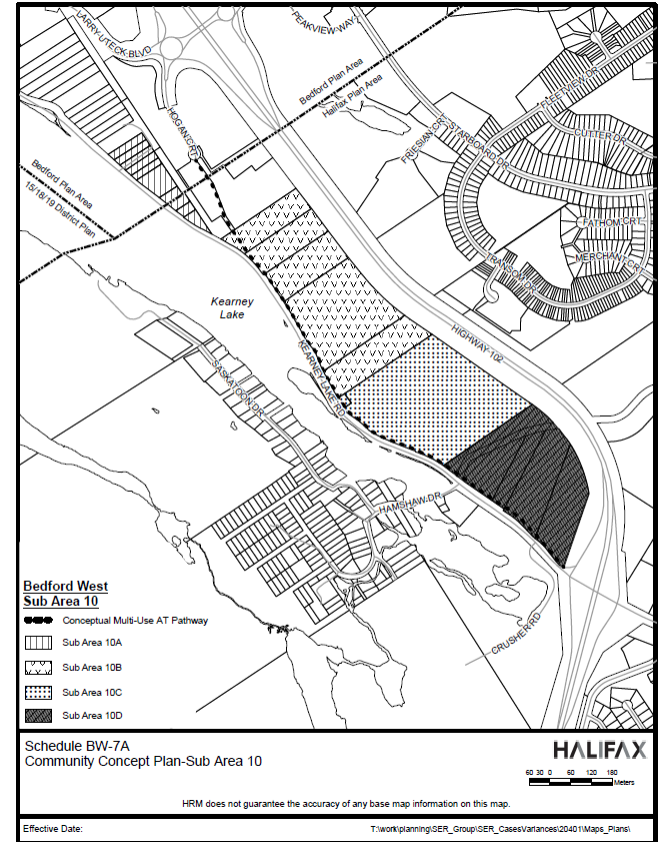
- Directs limited access points be provided to the Kearney Lake Rd
- Contains controls for building form (height and floorplate size)
- Requires wind analysis for buildings over 20m in height
- Permits local commercial uses as per existing policies of the BWSPS;



Proposed Amendments Cont'd

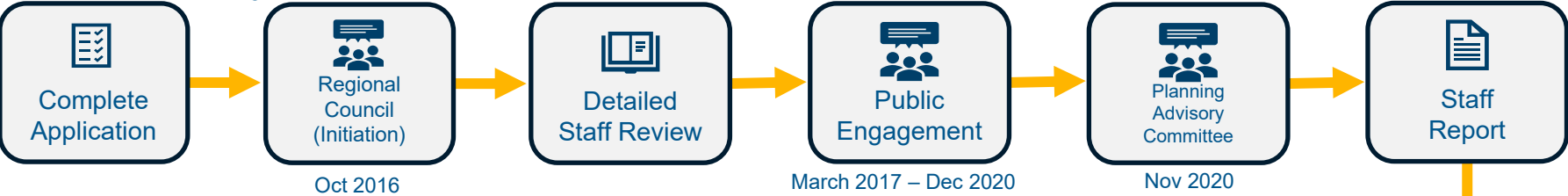
Bedford West SPS

- Ensures development around cliff faces is carefully considered and evaluated to ensure public safety;
- Permits utility uses as-of-right on NS Power lands;
- Recognizes the historic tree removal on previously developed sites;
- Housekeeping: Density transfer from Sub Area 6 to Sub Area 10C.



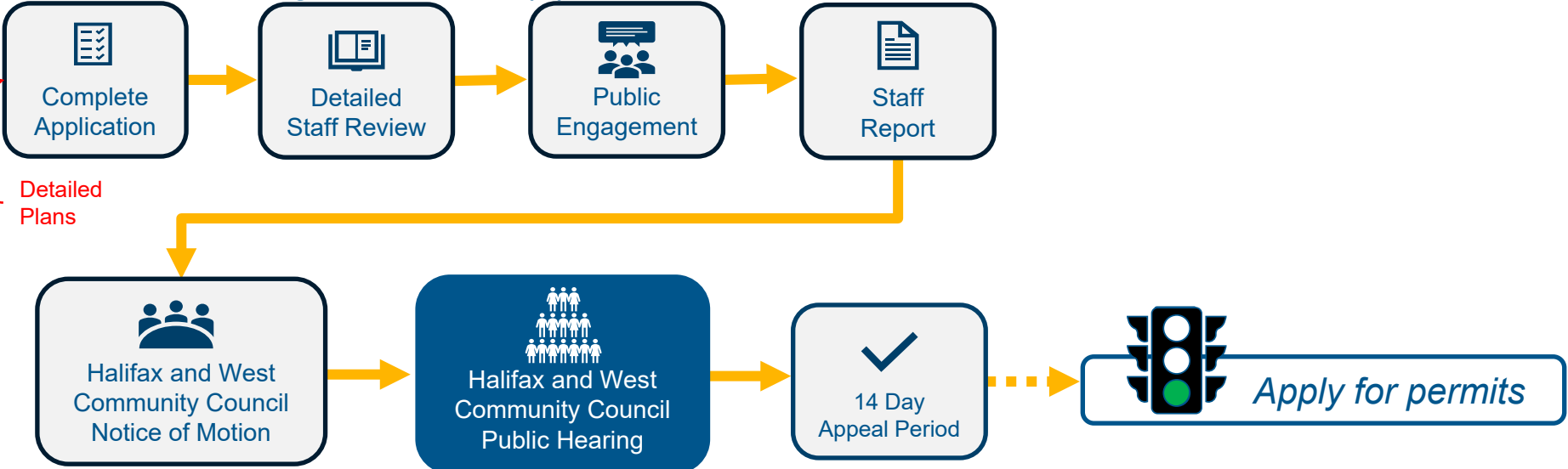
Planning Process for SA-10

Part 1 – Policy Approval



Planning Process for SA-10

Part 2 – Planning Application(s)



Staff Recommendation

It is recommended that Halifax and West Community Council recommend that Regional Council:

1. Give First Reading to consider the proposed amendments to the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law as set out in Attachments A and B, to enable development of Bedford West Sub Area 10, Kearney Lake Road, and schedule a public hearing; and
2. Adopt the proposed amendments to the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law as set out in Attachments A and B.