

HALIFAX

First Reading Case 20401

MPS and LUB Amendments
Bedford West Sub Area 10

Regional Council
November 23, 2021

Origin

Applicant:

Clayton Developments Limited on behalf of multiple landowners

Location:

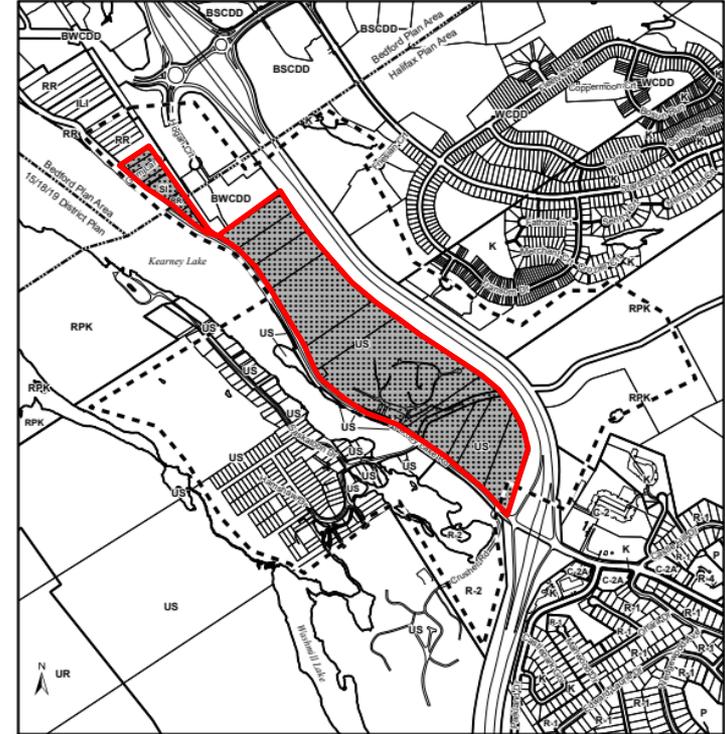
Bedford West - Sub Area 10, Bedford and Halifax

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.

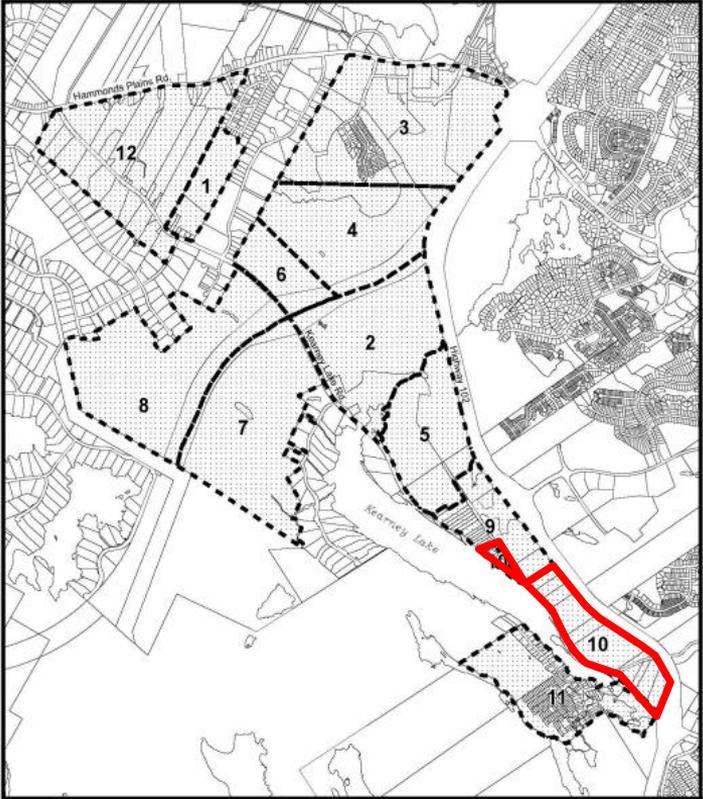


Site Boundaries in Red

Site Context

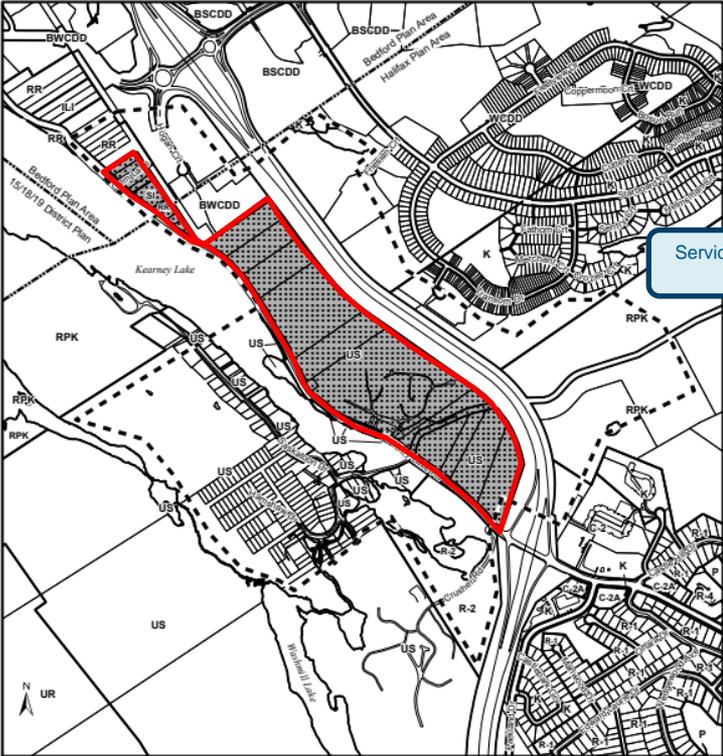


Bedford West SPS Area in Yellow



Site Boundaries in Red

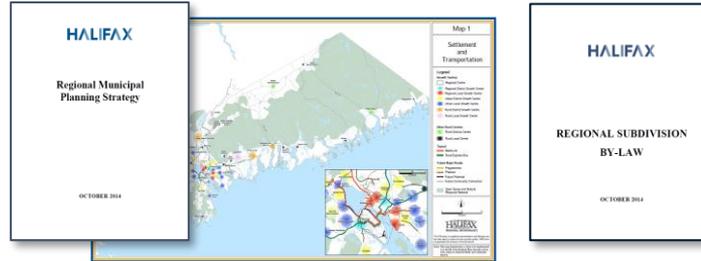
Site Context



Site Boundaries in Red

Planning Policy Structure

Regional Plan &
Subdivision
By-law



Community Plan



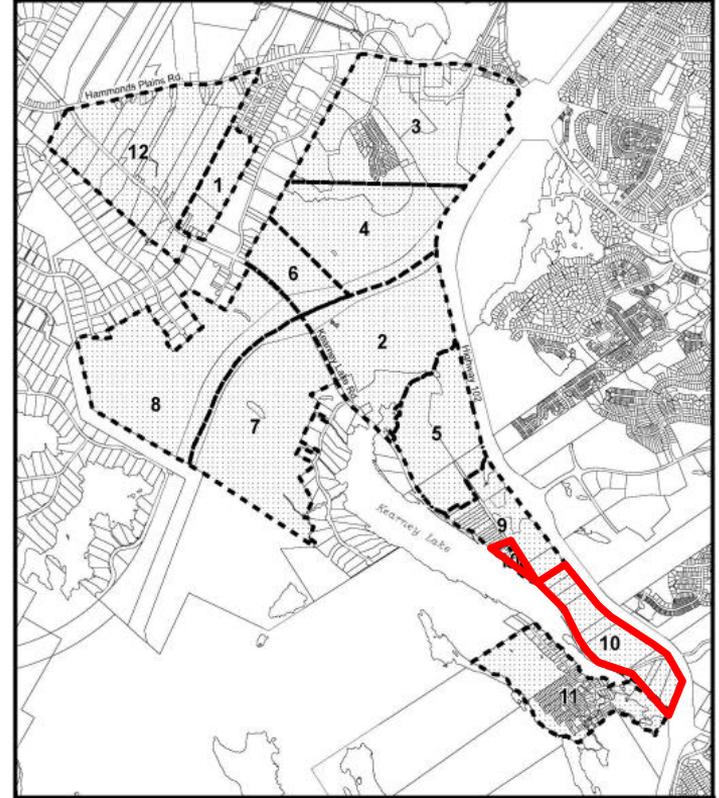
Land Use By-law
(Zoning)



← Bedford West SPS is contained within both the Halifax MPS and the Bedford MPS

MPS Amendment Consideration

- The BWSPS was adopted in 2006
 - The anticipated Sub Area 10 population: >2,000 people
 - Detailed land use plan was to be considered when municipal services became available
 - Services installed in 2014



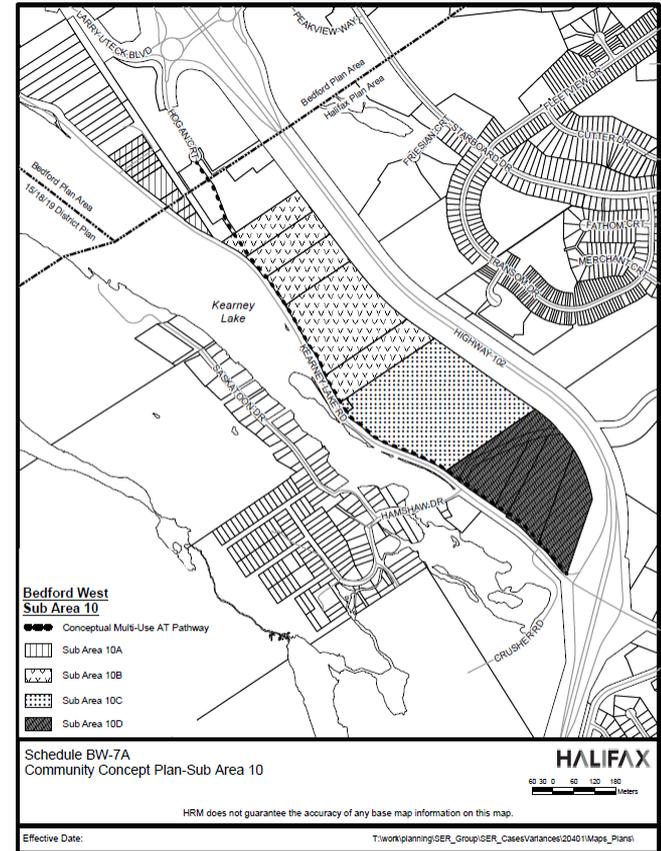
Site Boundaries in Red

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
- Established the general location of a Multi-Use Active Transportation Pathway



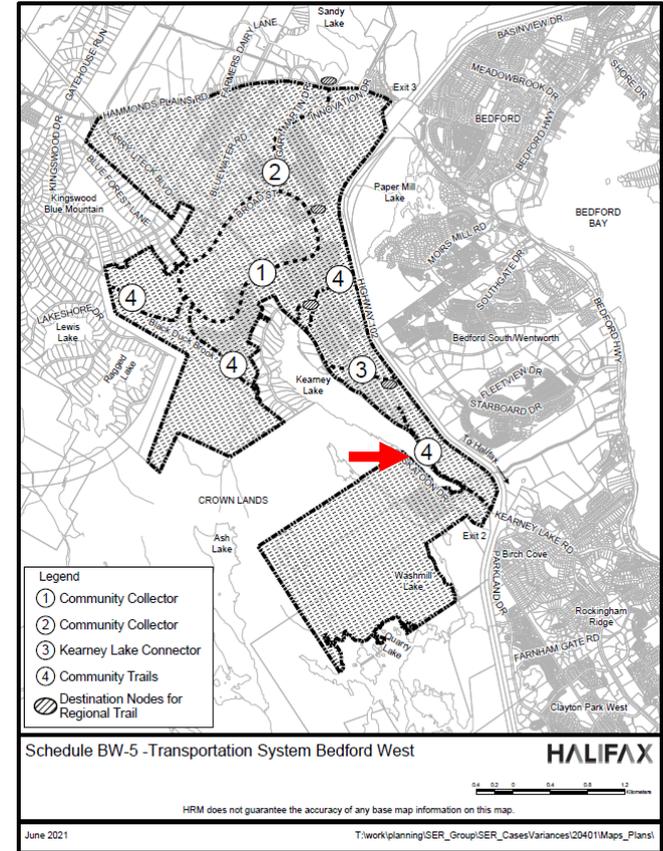
Proposed Amendments Cont'd

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 for a future connection to the Halifax Mainland Trail

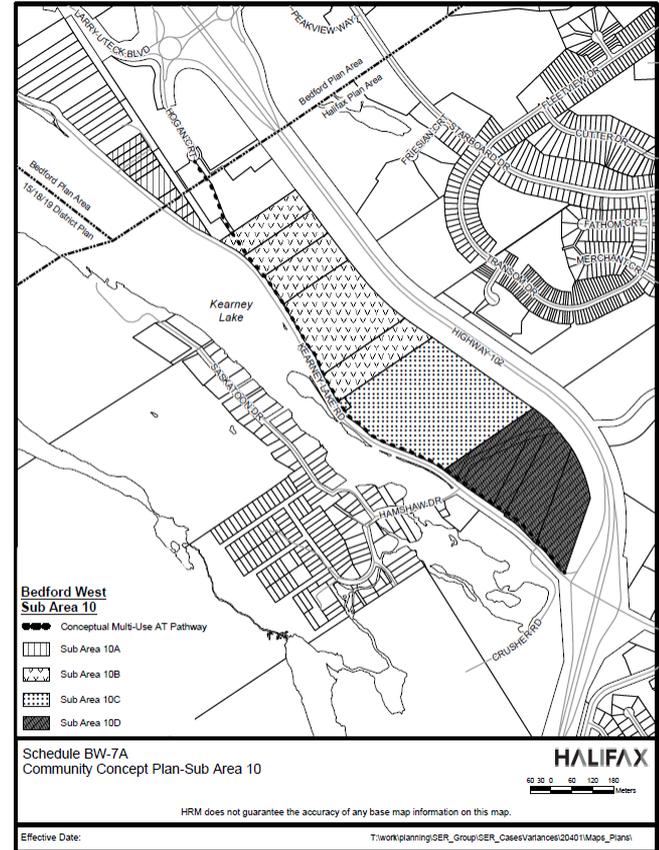


Proposed Amendments – Cont'd

Bedford West SPS

Addition of Sub Area 10 specific policies:

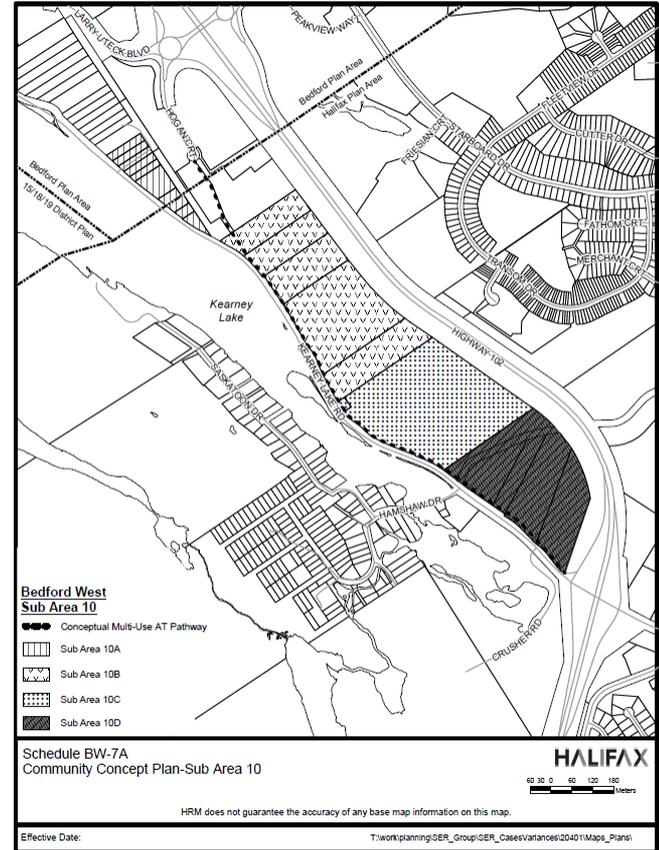
- Maintains existing zoning for Sub Area 10A
- Rezones Sub Area 10B, Sub Area 10C; Sub Area 10D to BWCDD
- Requires development through a Development Agreement (DA) Process
- Encourages one DA per Neighbourhood District
- Limits the number of units prior to NSTPW improvements of Hwy 102/Kearney Lake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



Proposed Amendments Cont'd

Bedford West SPS

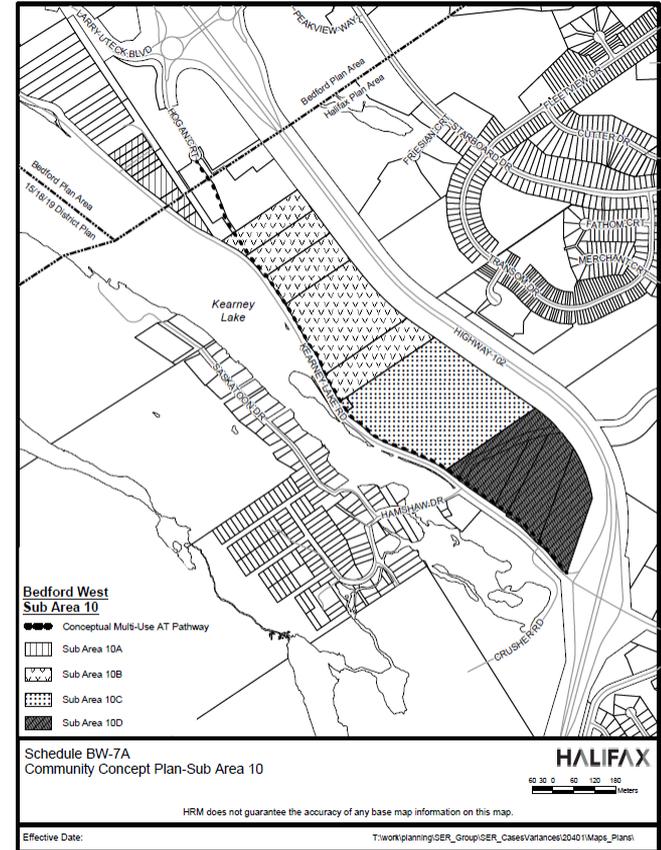
- Requires future DAs to consider the need for transit facilities in the area;
- Requires parkland dedication (land or cash-in-lieu as determined through the DA process);
- Requires subdivision process:
 - to ensure capital cost contribution collection
 - To ensure parkland dedication
- Requires 75 %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



Proposed Amendments Cont'd

Bedford West SPS

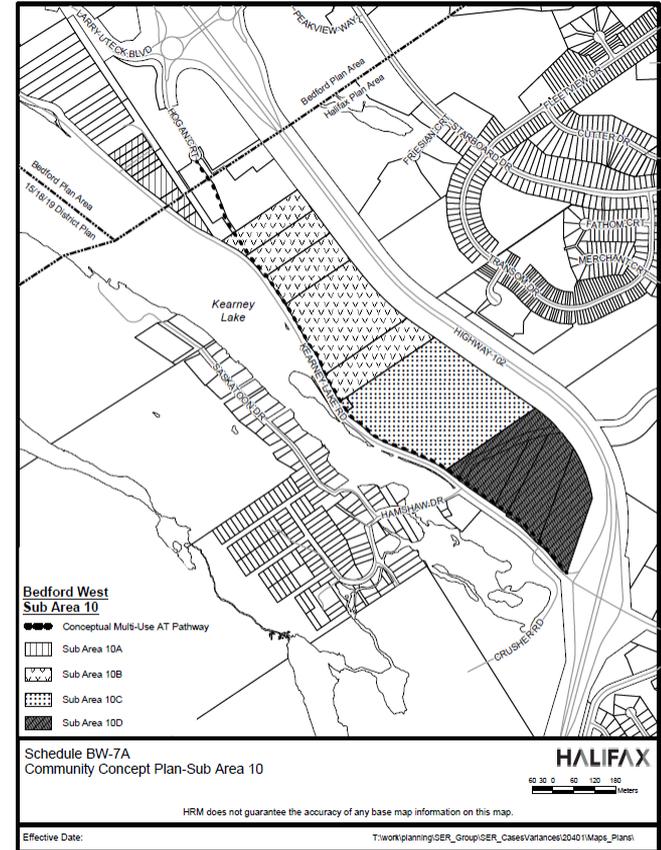
- Permits a maximum density of:
 - 28.4 people per acre for Sub Area 10B;
 - 53.3 people per acre for Sub Area 10C; and
 - 28.4 people per acre for Sub Area 10D
 - In total yield ~2,800 people
- Requires Environmental Assessments for former industrial lands;
- Requires development be clustered;



Proposed Amendments Cont'd

Bedford West SPS

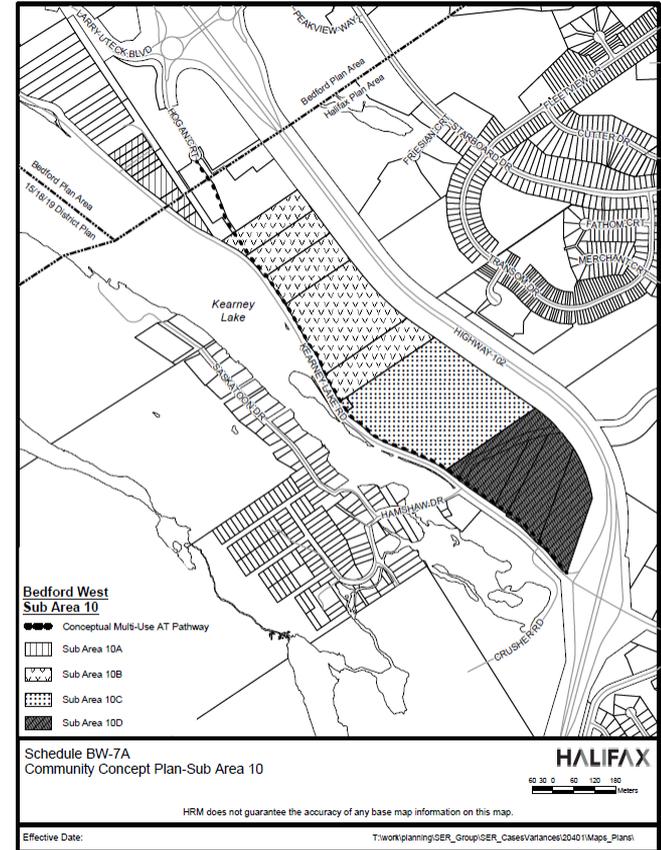
- Directs limited access points be provided to the Kearney Lake Rd
- Contains controls for building form (height and floorplate size)
- Requires wind analysis for buildings over 20 metres in height (Approximately 6 storeys)
- Permits local commercial uses as per existing policies of the BWSPS;



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;



Staff Recommendation

That Halifax Regional Council give First Reading to consider the proposed amendments to the:

1. Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law as set out in Attachments A and B of the staff report dated October 25, 2021; and
2. Municipal Planning Strategy for Bedford as set out in Attachment C of the staff report dated October 25, 2021,

to enable development of Bedford West Sub Area 10, Kearney Lake Road, and schedule a public hearing.

Thank You

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