

# HALIFAX

## **North West Planning Advisory Committee: Case 23028**

**110 Waterfront Drive, Bedford – MPS and LUB  
Amendments to allow a single unit dwelling**

**February 2, 2022**

2022-02-04

# Applicant Proposal

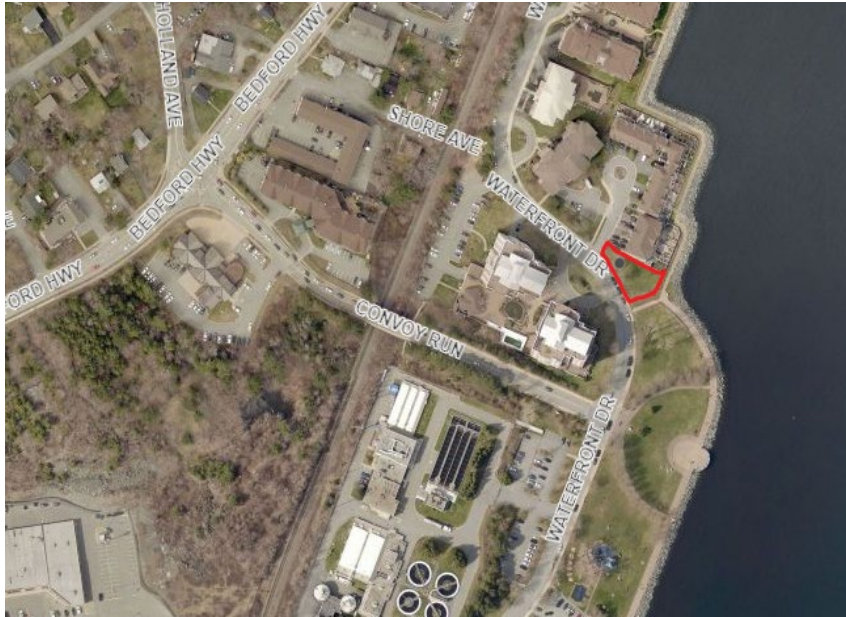
Applicant: Provident Developments

Location: 110 Waterfront Drive, Bedford

Proposal:

- Redesignate site from Waterfront Comprehensive Development District (WFCDD) to Residential (R), and
- Rezone it from Waterfront Comprehensive Development District (WFCDD) to Residential Single Unit (RSU)
- Existing policy currently only allows for a townhouse or multi-unit development on the site, with a minimum of three units.

# Site Context/Photos

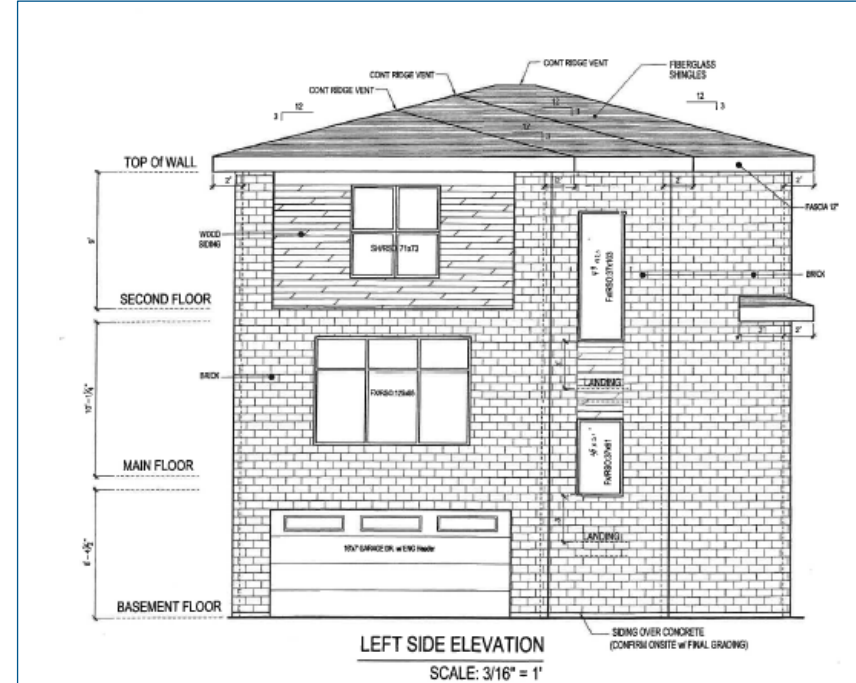
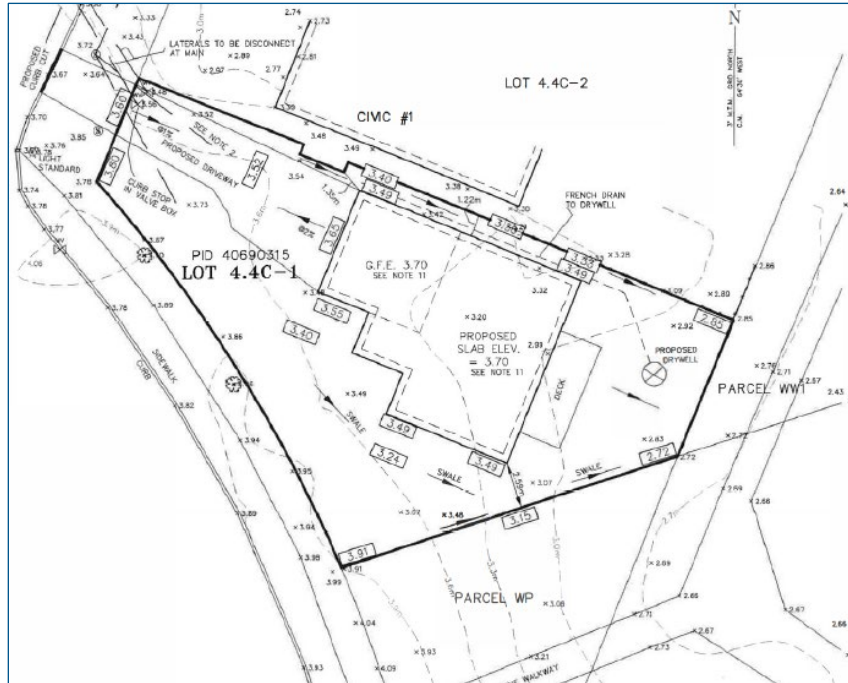


Site appears to be one contiguous parkland lot but is a separate property

# Site Context/Photos



# Proposal





# MPS Overview

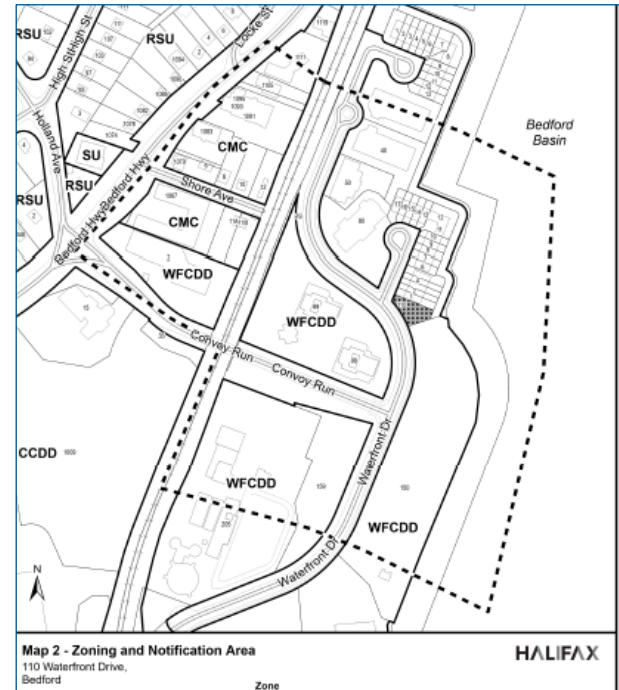
## Bedford Municipal Planning Strategy

- Designation - Waterfront Comprehensive Development District (WFCDD)
  - Designed to promote Bedford's waterfront area as an active year-round mixed-use urban waterfront area with public spaces, residential, commercial, cultural and institutional uses.
- WF-22 permits townhouse & multi-unit dwellings; a variety of commercial, office & institutional uses; park, cultural & recreational uses
- WF-23 requires residential uses to be clustered into distinct housing areas

# Land Use By-law Overview

## Bedford LUB

- Zone - WFCDD (Waterfront Comprehensive Development District)
- Development Agreement required for any use
- Permits townhouse & multi-unit dwellings; a variety of commercial, office & institutional uses; park, cultural & recreational uses



# Considerations

- Proposal continues residential character but in less intensive form
- Proposed dwelling similar in height and massing to neighbouring townhouses
- Opportunity to develop irregular-shaped lot and minimize amount of surface parking
- No obvious traffic, water or sewer capacity issues



# Public Participation Program

- Sign on property
- HRM Planning Applications webpage
- Mailout notification
- Public hearing at Council



# Scope of Review

- Appropriateness of the proposed zone;
- Feedback received through community engagement initiatives;
- Detailed technical impacts on traffic, sewer and water services;
- Development risks;
- Compatibility with surrounding uses; and
- Any other relevant planning matter.

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## Thank You Questions & Comments

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