

HALIFAX

Public Hearing Case 24308

Re-zoning Request for 378 Shore
Drive, Bedford

North West Community Council
October 17, 2022

Slide 1

Applicant Proposal

Applicant: Stephen Adams Consulting Services Ltd.

Location: 378 Shore Drive, Bedford

Proposal: Re-zone from the RMU (Residential Multiple Unit) Zone to the RTU (Residential Two Unit) Zone.



Site Context



General Site location in Red



Site Boundaries in Red

Site Context/Photos



Planning Policy Outline

Regional Plan & Subdivision Bylaw

Guide where population growth and the investment of services like transit, piped water and sewer should occur

Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public

Policy & Bylaw Overview

BEDFORD MPS & LUB



Municipal Sewer and/or Water



Zone

Residential Multiple Dwelling Unit (RMU) Zone



Designation

Residential



Existing Use

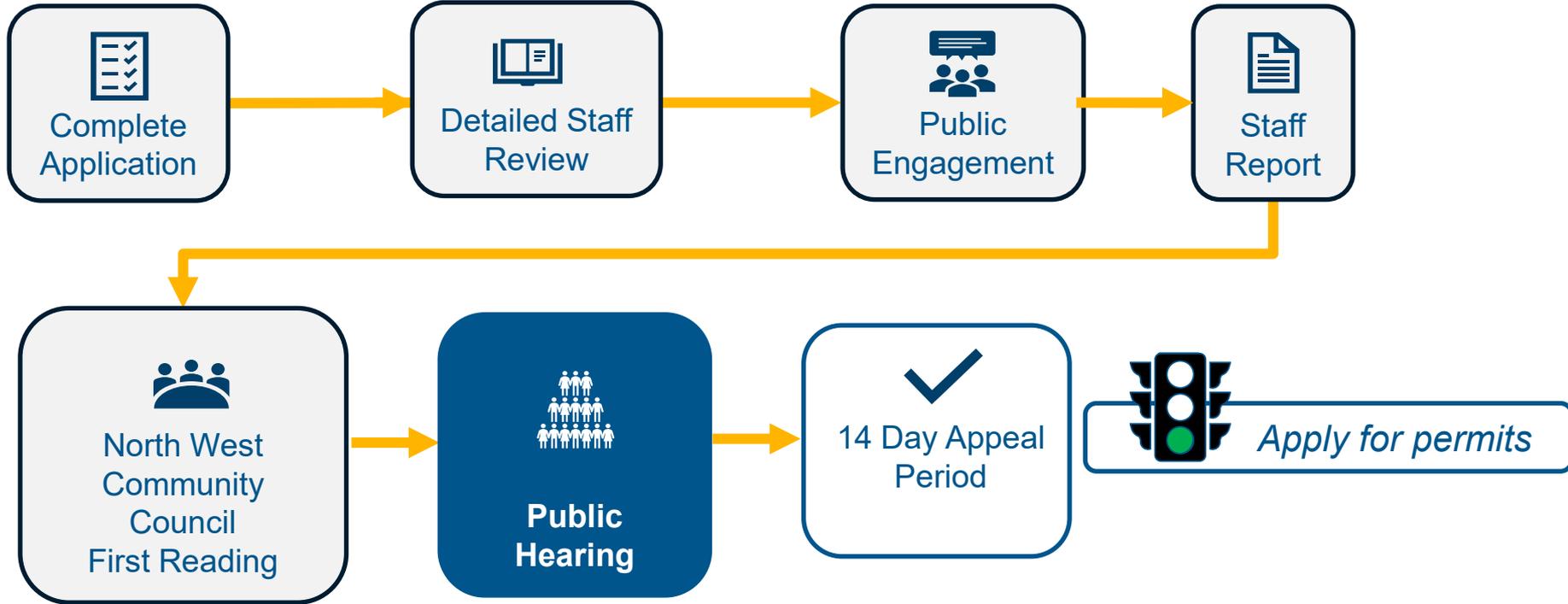
Vacant



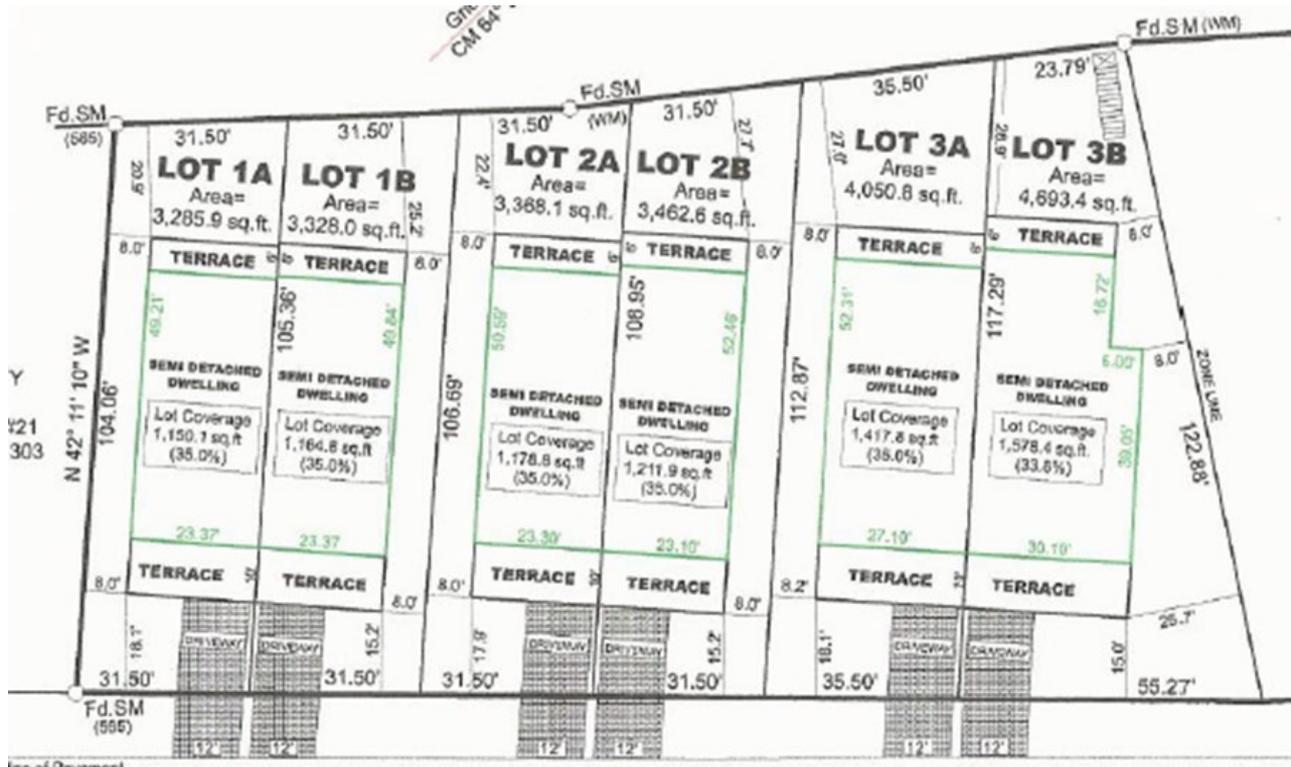
Enabling Policy

Policy R-8

Planning Process



Proposal



Policy Consideration

Bedford Municipal Planning Strategy - Bedford LUB

Enabling Policy R-8:

This policy creates the Residential Designation within the Plan area. This designation has been applied to lands which are intended to permit the full range of residential uses, park uses, and special care facilities. The Residential Designation is an all-encompassing designation that allows Council to consider zoning amendments provided they do not:

- alter the land uses (maintaining residential land use)
- increase the number of dwelling units (decreasing units)
- conflict with the policies of MPS (MPS policies support as new zone is more compatible)

Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **HRM website and a mail out notification**. A **virtual public information meeting** was scheduled but cancelled as no one attended.
- Feedback from the community generally included the following:
 - The proposed zoning (RTU) is a better fit for the neighbourhood.
 - Existing zoning should remain as we need more apartments in HRM.

Notifications
Mailed



101

Individual Contacts
(Phone Calls & Email)



2

Webpage Views



95

Virtual PIM (if applicable)



0

Summary: Key Aspects of the Proposal

PART 7: RESIDENTIAL TWO DWELLING UNIT (RTU) ZONE

No development permit shall be issued in a Residential Two Dwelling Unit (RTU) Zone except for one or more of the following uses:

- a) all uses permitted in the RSU Zone subject to the RSU Zone requirements;
- b) a semi-detached dwelling;
- c) a duplex dwelling;
- d) a linked dwelling;
- e) a basement apartment added to a single dwelling unit so that the building contains only two dwelling units;
- f) special care facilities for up to 10 residents
- g) neighbourhood park;
- h) uses accessory to the foregoing uses.

Summary: Key Aspects of the Proposal

Regulation	Duplex	Semi-Detached
Lot Area (min)	6,000 sq.ft.	3,000 sq.ft.
Lot Frontage (min)	60 ft.	30 ft.
Front Yard (min)	15 ft.	15 ft.
Rear Yard (min)	20 ft.	20 ft.
Side Yard (min)	8 ft.	8 ft.
Height (max)	35 ft.	35 ft.
Lot Coverage (max)	35%	35%

- Development Permit was issued for a 14-unit building under current RMU Zoning
- Under RTU Zone potential to subdivide and create 3 semi-attached dwelling units (6 units total)

Regulation	Two-Unit	Multi-Unit
Lot Area (min)	6,000 sq.ft.	10,000 sq.ft.
Lot Frontage (min)	60 ft.	100 ft.
Front Yard (min)	15 ft.	30 ft.
Rear Yard (min)	20 ft.	40 ft.
Side Yard (min)	8 ft.	15 ft. or ½ height
Height (max)	35 ft.	35 ft.
Lot Coverage (max)	35%	35%

Staff Recommendation

Staff recommend that North West Community Council:

- Approve the proposed re-zoning and adopt the amendment to the Land Use By-law for Bedford, as set out in Attachment A of the staff report dated July 21, 2022

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Thank You

Dean MacDougall



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