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**Item No. 15.1.1**  
**Halifax Regional Council**  
**February 6, 2024**

**TO:** Mayor Savage and Members of Halifax Regional Council

**SUBMITTED BY:** Original Signed

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Cathie O'Toole, Chief Administrative Officer

**DATE:** December 14, 2023

**SUBJECT:** **PLPROJ-2023-01671: Comprehensive Neighbourhood Planning Process for Bedford Commons, Bedford**

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#### **ORIGIN**

- Regional Municipal Planning Strategy Policy S-13B
- Request by Fathom Studio, on behalf of BANC Group, to initiate the MPS amendment process to consider the proposed neighbourhood scale development

#### **LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development*

#### **RECOMMENDATION**

It is recommended that Regional Council direct the Chief Administrative Officer to:

1. Initiate a process to consider amendments to the Regional Municipal Planning Strategy, the Bedford Municipal Planning Strategy, and the Bedford Land Use By-law to enable a comprehensive mixed-use development of the Bedford Commons Opportunity Site located between Highway 102, Rocky Lake Drive, the Bedford Bypass, and Duke Street, Bedford and surrounding lands as outlined in the discussion section; and
2. Follow the public participation program as set out in Attachment A of this report.

**BACKGROUND**

The Municipality has received a request from Fathom Studio, on behalf of BANC Group, to initiate a process to undertake a comprehensive neighbourhood planning process for the Bedford Commons Opportunity Site located between Highway 102, Rocky Lake Drive, the Bedford Bypass, and Duke Street in Bedford. The Regional Plan designates this area as an opportunity site and directs staff to determine the appropriate planning tools to effectively guide the development of the site into a mixed-use community with supporting public infrastructure. This process will consider site-specific amendments to the Regional Plan, the Bedford Municipal Planning Strategy, and the Bedford Land Use By-law. The planning process will also consider the adoption of development agreement(s) which may be prepared as part of a parallel process.

**Site Context**

The subject site is comprised of five parcels included under Policy S-13B of the Regional Plan, as well as six additional parcels which have been requested as additions into the Bedford Commons Opportunity Site. The subject lands are described in greater detail below:

<b>Subject Site</b>	PIDs 00416222, 41214404, 41214370, 41240276, 00428458, 41395831, 00428896; 40111759; 40111742; 40111734; and 00415679
<b>Location</b>	Properties bordered by Highway 102, Rocky Lake Drive, the Bedford Bypass and Duke Street, Bedford
<b>Regional Plan Designation</b>	Urban Settlement
<b>Community Plan Designation (Map 1)</b>	Industrial Designation (IND), Commercial Designation (C), Residential (R)
<b>Zoning (Map 2)</b>	Light Industrial (ILI), General Business District (CGB)
<b>Size of Site</b>	Approximately 60.1 hectares
<b>Street Frontage</b>	Total: approximately 277.4 metres Damascus Road: 246.9 metres Rocky Lake Drive: 30.5 metres
<b>Current Land Use(s)</b>	Vacant land, commercial, commercial recreation, low-density residential
<b>Surrounding Use(s)</b>	Commercial, low-density residential, institutional (public schools, government), commercial recreation and industrial

**Site Access**

Access to the Bedford Commons Opportunity Site, as it exists today, is largely limited to personal motor vehicles via Damascus Road. The area is also serviced with one bus route, which stops along Damascus Road. The subject site is located nearby connections to Highway 102, and the future extension of Highway 107 (The Burnside Connector).

**Property Owner Submission**

A development plan has been submitted by Fathom Studio, on behalf of BANC Group, for four of the five parcels currently included in the Bedford Commons Opportunity Site. An additional parcel (PID 41395831) is also included within the proposal and is requested as an addition to the Opportunity Site under Policy S-13B of the Regional Plan. The development plan proposes to develop the currently vacant lands with:

- 27 multi-unit buildings ranging between 6 to 33 stories;
- 121 townhomes and cluster homes; and
- a total of 6,216 dwelling units.

The development plan proposes to extend Damascus Road through the Opportunity Site to Rocky Lake Drive to serve as the main thoroughfare for the new neighbourhood. Two main park spaces are proposed with one at the centre of the neighbourhood as an “urban square”, and a second larger park featuring active recreation facilities. Excerpts of the property owner’s submission are included as Attachment B.

### **Remaining Property Owner**

The owner of the remaining parcel within the Opportunity Site (PID 00428458) is held in separate ownership from the lands within the Fathom Studio development proposal and has been made aware of the request to initiate the comprehensive neighbourhood planning process. While the landowner has not yet submitted a formal proposal for their lands, they have requested the inclusion of five small properties located along Rocky Lake Drive into the Opportunity Site: PID 00428896; 40111759; 40111742; 401111734; and 00415679. Staff will continue to work with the landowner and their consultant to gather information about their vision and will evaluate the appropriateness of including the additional properties into the planning process.

### **Regional Plan Context**

The Regional Plan designates the subject site as Urban Settlement (US). The US designation is applied to lands where serviced development exists or is proposed. During the second Regional Plan Review, the majority of the subject site was designated as an Opportunity Site. Opportunity Sites are identified for their potential to help address the significant demand for housing across the municipality. Policy S-13B of the Regional Plan provides the following specific direction for the Bedford Commons Opportunity Site:

*“S-13B HRM may permit mixed-use development in the Bedford Commons area (PIDs 00416222, 41214404, 41214370, 41240276, 00428458). When considering this planning process, Council shall consider the following:*

- (a) that the proposal envisions a mixed-use neighbourhood that will provide a range of housing types and dwelling unit types, places of employment, and services where daily needs of residents can be met;*
- (b) the relationship of the site to surrounding uses and neighbourhoods, including the existing commercial and industrial development in the area;*
- (c) overall development densities and building massing;*
- (d) the classes of land uses permitted;*
- (e) phasing of development;*
- (f) the use and conservation of energy;*
- (g) the adequacy of public parks, open spaces and community recreation facilities that meet the objectives of this Plan and the Halifax Green Network Plan;*
- (h) the development’s transportation network prioritizes walking, the easy use of mobility devices, cycling and transit and allows for connections to surrounding neighbourhoods; and*
- (i) applicable direction contained in this Plan and Council approved Priority Plans.”*

The addition of any parcels to the Bedford Commons Opportunity Site will require an amendment to Policy S-13B to include the corresponding PIDs.

Since the adoption of the Regional Plan in 2014, Council has approved several priority plans. These priority plans include the Integrated Mobility Plan (IMP), the Halifax Green Network Plan, HalifACT, and Halifax’s Inclusive Economic Strategy 2022-2027. Under Policy G-14A, the applicable objectives and actions of these priority plans must be considered when amending secondary planning strategies.

### **Secondary Municipal Planning Strategy and Land Use By-law Context**

The Bedford Municipal Planning Strategy (MPS) is the secondary plan for the community of Bedford. The MPS designates almost all of the subject site as Industrial (Map 1). The Industrial designation is applied with the intent of promoting industrial development in locations that are *“appropriately located in relation to the physical environment and other land uses, consistent with the preservation, creation, and maintenance of a well-balanced community”*. Under the Bedford Land Use By-law (LUB), the subject lands that are designated as Industrial are zoned as Light Industrial (Map 2). The Light Industrial (ILI) Zone permits a range of industrial and commercial uses that are intended to have limited impacts on adjacent land uses and does not permit any residential uses.

While the MPS designates the majority of the subject site as Industrial, five small parcels along Rocky Lake Drive which have been requested for inclusion into the opportunity are designated as Commercial (C). The LUB applies General Business District zone to these properties which allows for a variety of commercial uses. Amendments to the MPS and LUB would be required to support development of the Opportunity Site as envisioned by the Regional Plan Policy S-13B.

## **DISCUSSION**

The Regional Municipal Planning Strategy (Regional Plan) is a strategic policy document that sets out the goals, objectives and direction for long term growth and development in the Municipality. While the Regional Plan provides general policy direction for the Bedford Commons, it states that additional work is required to determine the appropriate planning tools to regulate development, land uses, and density within Opportunity Sites and that future amendments may be incorporated into the Regional Plan and the associated Secondary Municipal Planning Strategy. After considering the nature of the development submission, staff determined that a comprehensive neighbourhood planning process would be most appropriate to carry-out the Opportunity site policy direction. The following sections outline the proposed comprehensive planning process and key items for review.

### **Comprehensive Neighbourhood Planning Process**

The proposed planning process is similar to that used for Future Growth Nodes within the Regional Centre and would involve the creation of a comprehensive neighbourhood plan to coordinate building heights, population densities, land uses, built form, parkland, and infrastructure throughout the Opportunity Site. Given the strategic location of the subject site, demand for housing, and alignment with existing planning policy, staff are supportive of initiating the comprehensive neighbourhood planning process for the Opportunity Site to enable development of lands that have been identified for growth by the Municipality. Regional Council is not obligated to initiate a plan amendment process in response to the development proposal at this time.

Should Council choose to initiate the comprehensive neighbourhood planning process, staff will develop comprehensive development district (CDD) criteria consistent with Policy S-13B of the Regional Plan. The neighbourhood plan and CDD criteria will be created based on HRM priority plans, public consultation feedback, collaboration with internal and external review agencies, and submissions from the applicant including proposals and required studies. The CDD criteria will guide the consideration of any development agreement for the subject site.

In order to streamline the planning process, staff are also recommending that a development agreement for the landowner's proposal be prepared concurrently. Given the recent HRM Charter changes enacted through Bill 137, North West Community Council now has the authority to provisionally approve a development agreement after Regional Council makes a decision on the RMPS and MPS amendment. A decision on the proposed MPS amendment is not appealable to the Nova Scotia Utility and Review Board (the Board). However, the decision on the proposed development agreement is appealable to the Board.

### **Staff Review of Proposal**

Staff have reviewed the landowners submission and the following items have been identified for more detailed discussion, should comprehensive neighbourhood planning be initiated.

#### **Land Use**

The Regional Plan and the Halifax Integrated Mobility Plan call for the development of complete communities. To be considered a complete community, a mix of uses that allow residents to live, work, shop, learn, and play without needing a personal motor vehicle should be provided. Planning policy that encourages the development of a mix of residential, commercial, park, and institutional uses will be an important consideration in this planning process. Additionally, this planning process will work with relevant

agencies to understand the impact of growth on services including libraries, schools, and recreation facilities, and whether additional facilities are needed as a result of the proposed development.

#### Surrounding Lands

Several parcels surrounding the Bedford Commons Opportunity Site have been requested as inclusions to the comprehensive neighbourhood planning process in order to consider zoning and policy amendments to ensure that development within the Bedford Commons Opportunity site is complimentary with the adjacent parcels. Fathom Studio, on behalf of BANC Group, has requested the consideration of PID 41395831, a parcel to the north of Rocky Lake Junior High which currently hosts the Sobey's Atlantic Tennis Centre. KWR Approvals, on behalf of Target 1 Realty, has requested the consideration of five small parcels along Rocky Lake Drive (PIDs 00428896, 40111759, 40111742, 40111734, 00415679). These parcels are labeled as "Requested Parcel Additions" on Maps 1, 2, and 3 of this report and will be evaluated for inclusion during this planning process. Additional parcels which are identified during the planning process may also be evaluated for inclusion into the Bedford Common Opportunity Site for the same purpose.

#### Mobility Connectivity

The Integrated Mobility Plan (IMP) provides direction and targets for the future of mobility within the Municipality. The plan establishes a 2031 mode share target for inner suburban communities, including the Bedford Commons, of 20% transit, and 6% active transportation. To meet or exceed this target, a coordinated transportation network that prioritizes active transportation and transit will need to extend throughout the Opportunity Site and connect to the surrounding community. Additionally, the impact of the proposed growth on the infrastructure capacity of adjacent streets must be evaluated to ensure that HRM policy objectives are met. Consideration must also be given to how the proposal will connect to the regional transportation network and what impacts it may have on existing and planned infrastructure. These three scopes of study, internal, adjacent, and regional, will be evaluated through a growth area mobility analysis.

In addition, staff note that the current proposal does not propose any street connection to PID 00428458, which is under separate ownership from the remaining parcels. Analysis is needed to understand whether a lack of mobility connectivity to this parcel compromises the objectives of the IMP and whether it impairs development opportunities on the site.

#### Wildlife Corridors

Policy S-13B of the Regional Plan specifically requires that the objectives of the Halifax Green Network Plan (HGNP) be considered during a planning process for the Bedford Commons. A preliminary review has determined that HGNP policies may impact the subject site. The HGNP identifies important and essential corridors intended to provide connections between natural habitats. The intent of the plan is to preserve these corridors as natural space to help support healthy and diverse wildlife populations. One such important corridor passes through the subject site. The planned extension of Highway 107 creates potential challenges to this corridor and a review of the implications of the HGNP for this site will need to be considered.

#### **Conclusion**

The Regional Plan has identified the Bedford Commons Opportunity Site as a location within the Urban Service Boundary that is suitable for new housing and will allow for a more efficient use of land, services, and infrastructure. Initiating the comprehensive neighbourhood planning process for the subject site will support new housing and public amenities to be built for current and future residents.

The owner of four out of the five properties in the Bedford Commons Opportunity Site has expressed interest in initiating the planning process to allow for the comprehensive development of their lands. This process will identify and address opportunities and constraints for the development of the site. A comprehensive neighbourhood planning process will be undertaken in parallel with the preparation of a development agreement to enable an efficient planning process. Therefore, staff recommend that Council initiate a process to consider amendments to the Regional Municipal Planning Strategy, the Bedford Municipal Planning Strategy, and the Bedford Land Use By-law to consider the development of the Bedford Commons

Opportunity Site as a new complete community.

### **FINANCIAL IMPLICATIONS**

The HRM costs associated with undertaking the comprehensive neighbourhood planning process can be accommodated within the approved 2023-2024 operating budget for Planning and Development. The landowners will be responsible for the costs associated with providing required background studies and information.

The need for any supporting municipal investments, local improvement charges (LIC's), or capital cost contributions (CCC's) will be considered as part of the planning process. The ability to implement new CCCs and LIC's may be impacted by Bill 329, which amended the *HRM Charter and Housing in the Halifax Regional Municipality Act* in November, 2023. Staff will continue to work with Provincial staff to understand the impact of Bill 329 as the planning process progresses.

### **RISK CONSIDERATION**

There are no significant risks associated with the recommendations contained within this report. This planning project involves proposed amendments to the Regional Municipal Planning Strategy and to Bedford Municipal Planning Strategy. Such amendments are at the discretion of Regional Council and are not subject to appeal to the Nova Scotia Utility and Review Board. Information concerning risks and other implications of adopting the proposed amendments are contained within the Discussion section of this report.

### **COMMUNITY ENGAGEMENT**

Should Regional Council choose to initiate the RMPS and MPS amendment process, the *HRM Charter* requires that Regional Council approve a public participation program. In 2023, Regional Council approved Administrative Order 2023-002-ADM, the *Public Participation Administrative Order*, which outlines certain requirements to be met when conducting a public participation program (PPP) for planning documents, certain planning applications, and when engaging with abutting municipalities. In this case, given the significant community shaping nature of the large-scale project, staff recommend a customized two-phased PPP, as set out in Attachment A.

This proposed program employs the "consult" level of public participation, as laid out in HRM's Public Participation Guidebook. This level of public engagement serves to collect feedback from the public on the analysis and alternatives of the planning process. The PPP will continue to use the Public Participation Guidebook during the engagement process to ensure that public engagement is conducted effectively.

The proposed program uses a range of engagement tools, including public meetings, direct mail-outs, online tools, stakeholder outreach, and a project website. Key stakeholders include local residents, community organizations, utilities, other regulators, and property owners. In addition to this PPP, the *HRM Charter* requires a public hearing to be held before Regional Council can consider approval of any plan amendments.

### **ENVIRONMENTAL IMPLICATIONS**

The mixed-use community envisioned by the Regional Plan for the Bedford Commons Opportunity Site encourages transit services, pedestrian-oriented streets, and a variety of land uses. This type of

development generally encourages the use of active transportation and shared mobility instead of personal motor vehicles, thereby reducing greenhouse gas emissions.

As a greenfield development, any level of development of the subject site will likely have some adverse environmental impact. Staff will work to minimize these impacts using direction from the Halifax Green Network Plan and HalifACT.

### **ALTERNATIVES**

1. Regional Council may choose to initiate the consideration of potential policy that would differ from those outlined in this report. This may require a supplementary staff report.
2. Regional Council may choose not to initiate the RMPS and MPS amendment process. A decision of Council not to initiate a process to consider amending the Regional Municipal Planning Strategy and the Bedford Municipal Planning Strategy is not appealable to the Nova Scotia Utility and Review Board, as per Section 262 of the *HRM Charter*.

### **ATTACHMENTS**

Map 1: Generalized Future Land Use

Map 2: Zoning

Map 3: Notification Area Map

Attachment A: Public Participation Program

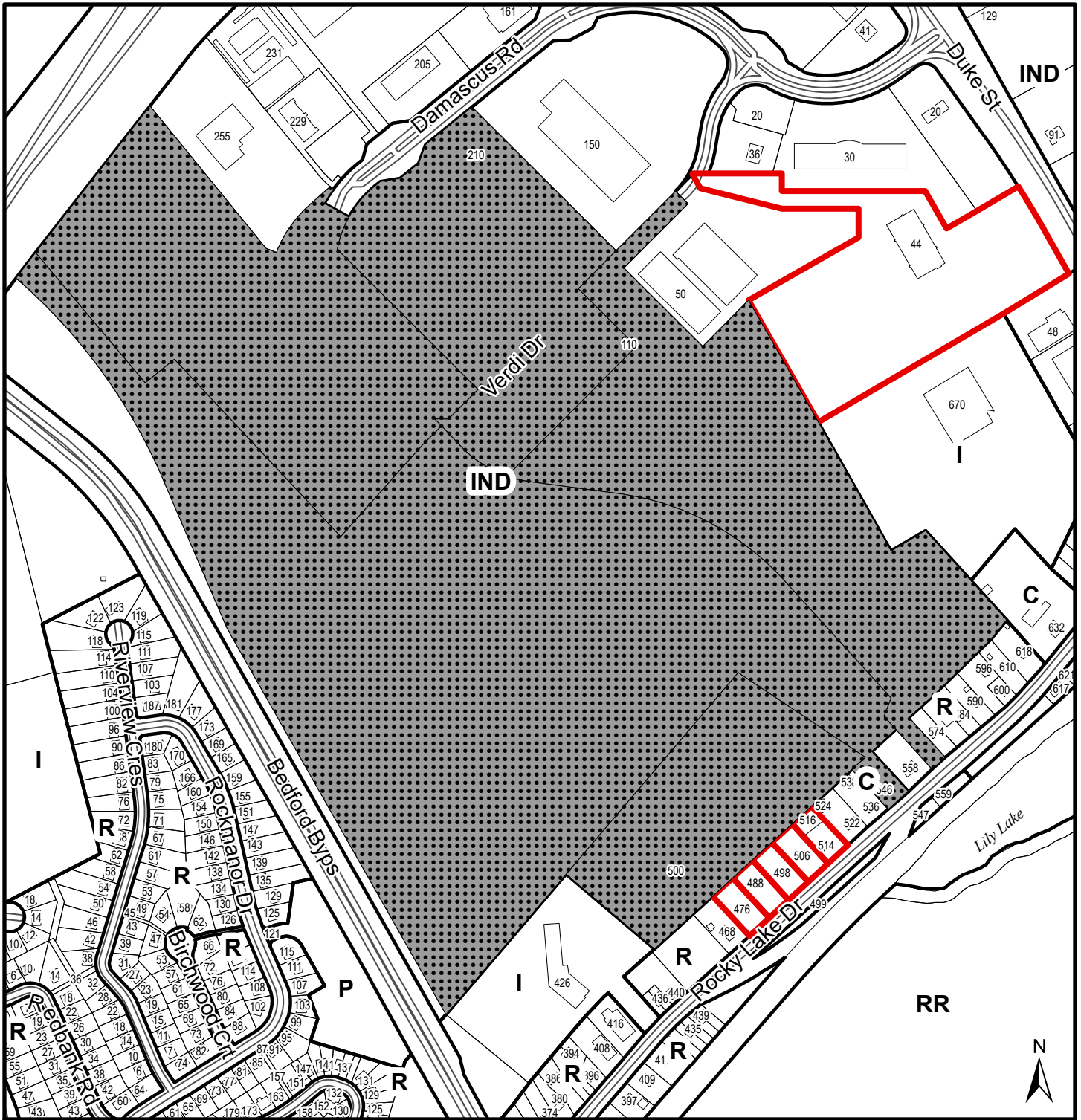
Attachment B: Excerpts from the Property Owner Submission

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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: James Coons, Planner II, Planning and Development, 782.640.7651

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### Map 1 - Generalized Future Land Use

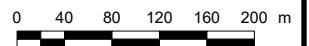
**HALIFAX**

Bedford Commons

#### Designation

-  Bedford Commons Opportunity Site
-  Requested Parcel Additions

- I Institutional Designation
- C Commercial Designation
- R Residential Designation
- P Park and Recreation Designation
- RR Residential Reserve Designation
- IND Industrial Designation

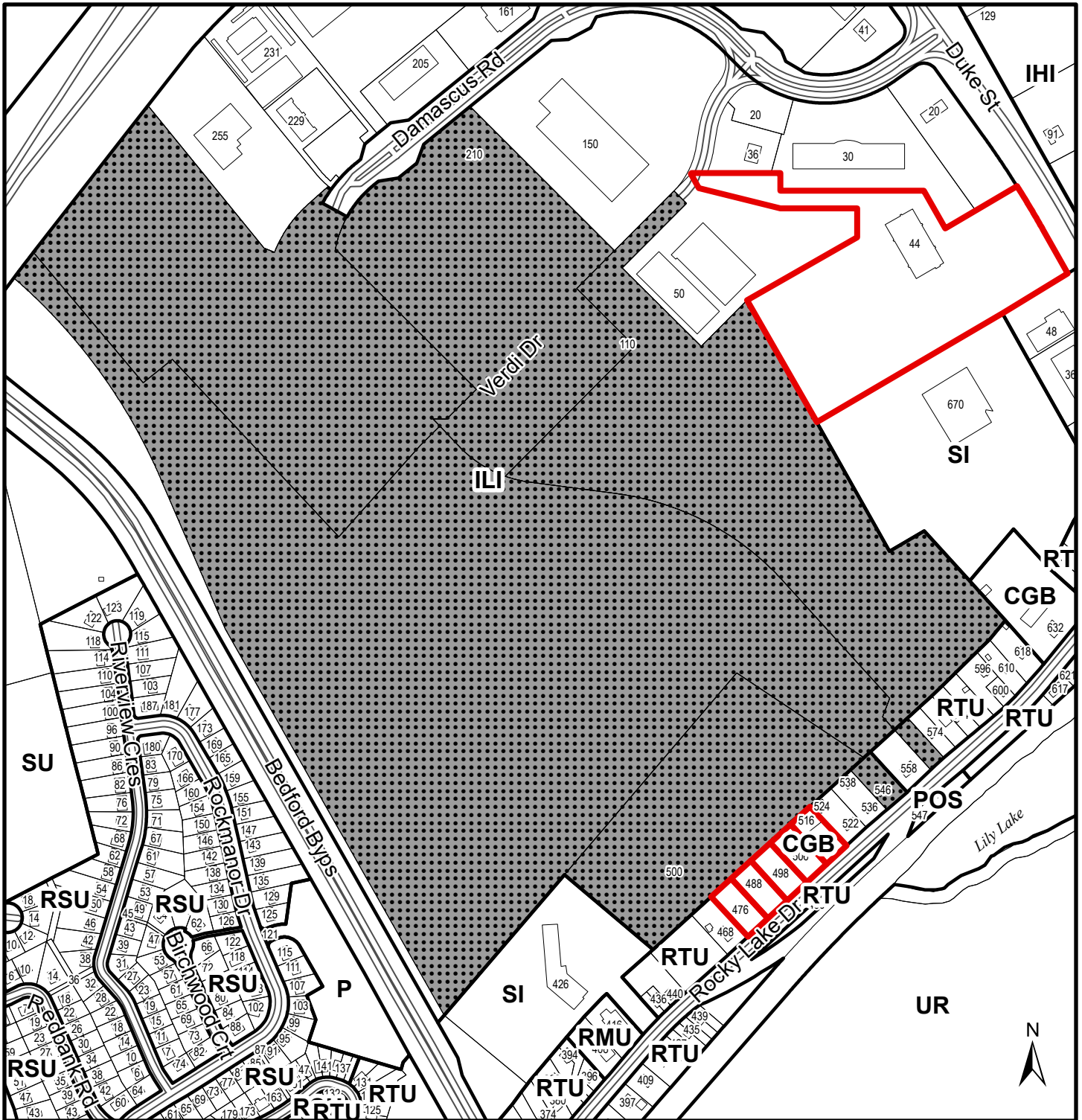


This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.



Bedford Land Use By-Law Area





### Map 2 - Zoning

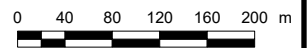
Bedford Commons

-  Bedford Commons Opportunity Site
-  Requested Parcel Additions

### Zone

- P Park Zone
- SI Institutional Zone
- SU Utilities Zone
- UR Urban Reserve
- ILI Light Industrial Zone
- IHI Heavy Industrial Zone
- CBG General Business District Zone
- RTU Two Dwelling Unit Zone
- POS Park Open Space Zone
- RSU Single Unit Dwelling

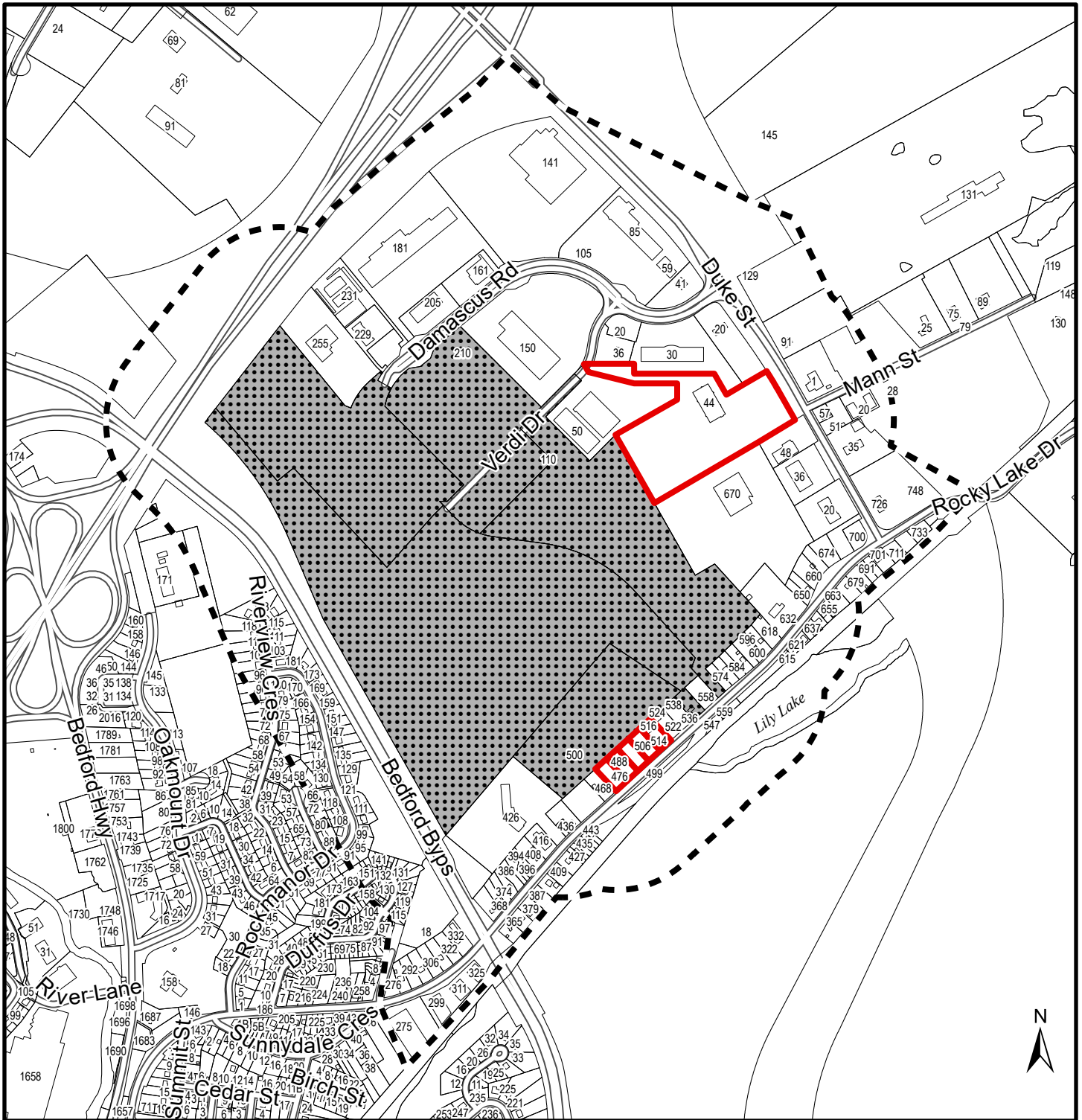
**HALIFAX**



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.




The accuracy of any representation on this plan is not guaranteed.

Bedford Land Use By-Law Area



**Map 3 - Notification Area**

Bedford Commons

-  Bedford Commons Opportunity Site
-  Notification Area
-  Requested Parcel Additions

**HALIFAX**



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Bedford Land Use By-Law Area

## **Attachment A**

### **Case PLPROJ-2023-01671 – Public Participation Program**

#### Public and Stakeholder Engagement Goals

- Create awareness of the comprehensive neighbourhood planning process for the Bedford Commons Opportunity Site located between Highway 102, Rocky Lake Drive, the Bedford Bypass and Duke Street.
- Invite all residents, property owners, and stakeholders to participate in the comprehensive neighbourhood planning process.
- Create a welcoming, accessible engagement process.
- Involve and consult with residents, property owners, and key stakeholders in the development of policy for the Bedford Commons Opportunity Site.
- Solicit feedback on the proposed policy and key development agreement controls once drafts are prepared.

#### Public Engagement Activities

##### Phase 1 – Visioning

- Send direct mailouts to the property owners and residents in the surrounding community inviting them to participate in the process.
- Establish and maintain a minimum of one (1) sign along each side of the subject property that fronts on a street and private road prior to public participation and throughout the application process.
- Maintain a project website/Shape Your City site with information regarding the project and tools to allow community members to provide initial feedback.
- Host a public meeting to share the purpose of the process, enabling planning policies, and seek input.
- Directly engage property owners, residents, community groups and other stakeholders to help form a vision for the Opportunity Site.

##### Phase 2 – Draft Policy Review

- Update the project website/Shape Your City site with information regarding draft comprehensive neighbourhood plans and development agreement controls, and tools to allow community members to provide feedback.
- Directly engage property owners, residents, community groups and other stakeholders through a variety of communication methods including, telephone calls, meetings, and email.





# Bedford Commons Growth Area Initiation Report

November 21, 2023

ATTACHMENT B

**Fathom**

Fathom Studio  
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# Fathom

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# Introduction



# Growth Area Application

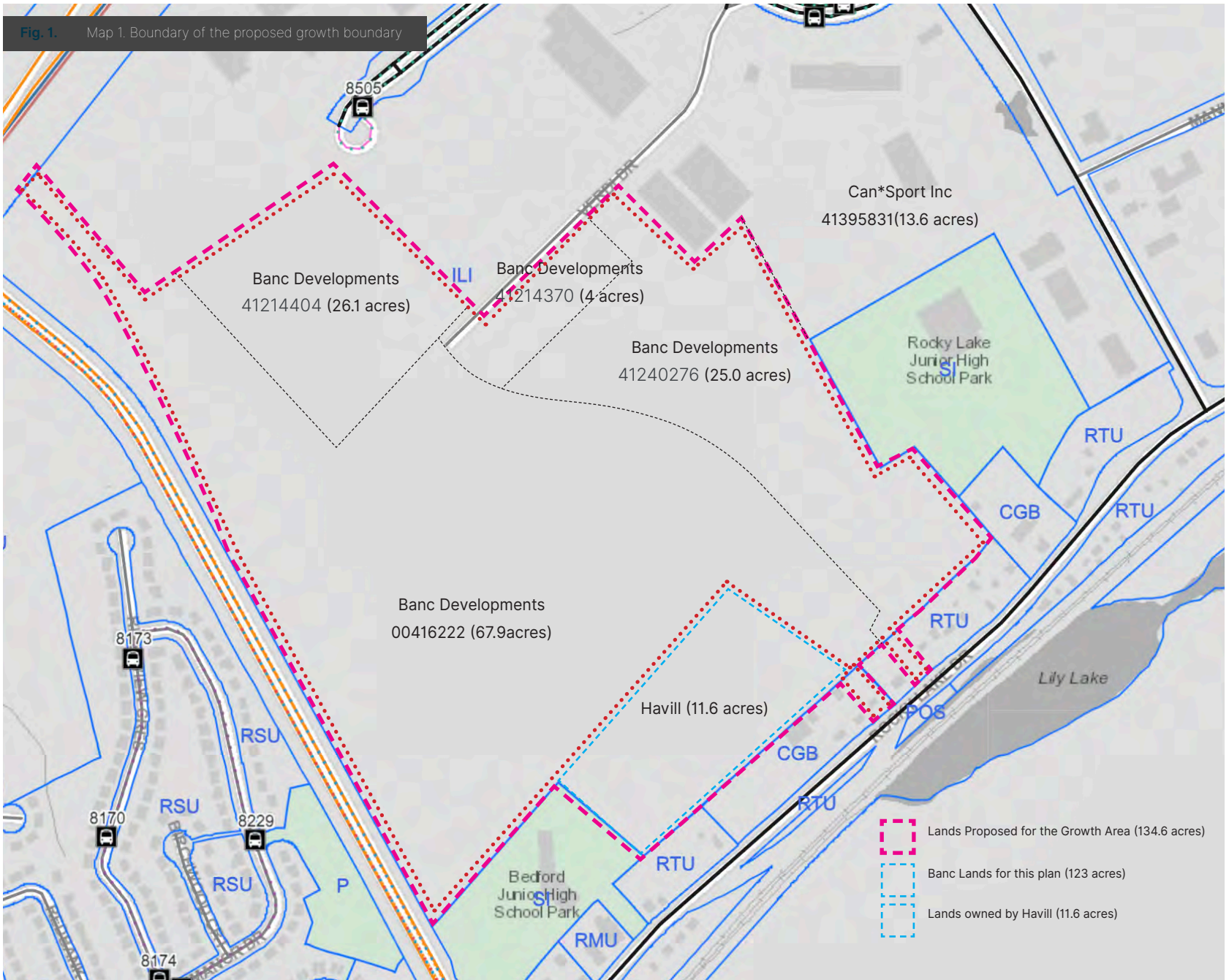
The Bedford Common is currently zoned as ILI and the main land owner (Banc Developments) has been working since 2012 on applications to rezone the lands from Light Industrial to a mixed-use residential development. The 2012 plan imagined about 600 units and an additional 200,000 sf of commercial development. The plan made provisions for a central village green. The Regional Plan of 2014 valued protecting the Light Industrial land reserve and the project was shelved. The developer reapplied again to the Regional Plan team in 2018 and again in 2019 for a larger development which expanded from 42 acres to 120 acres and the development scale enlarged to 1,600 units and 140,000 sf of light industrial. The concept seemed to gain traction with the regional planning team, and in 2023, a formal request for a mixed use plan was provided to the Regional Plan team which is generally supported in the latest version of the Regional Plan update (3.3.1 Opportunity Sites and Policy S-13B).

This plan responds to the requirements set out by the growth area team in response to their Feb 14, 2023 letter setting out the terms for an initiation report. The attached Land suitability analysis, archaeological study, wetland/watercourse delineation, mobility analysis and water/wastewater capacity analysis is provided in this report. The report also includes a conceptual master plan and pro forma that directly responds to the findings of the accompanying studies. In addition, we have included our proposed built form requirements which was used to develop the massing models and pro forma for this development. We understand all of this information will be critical in drafting the final development agreement for this important growth area.

The growth area being proposed for this application includes a range of PIDS with the bulk of them being owned by Banc Developments and Havill's. The total acreage of all parcels is 148.2 acres. The area of the Banc land totals 123 acres and the Havill land is 11.6 acres. There may be additional parcels that HRM would like to add to this growth area not considered in this report.

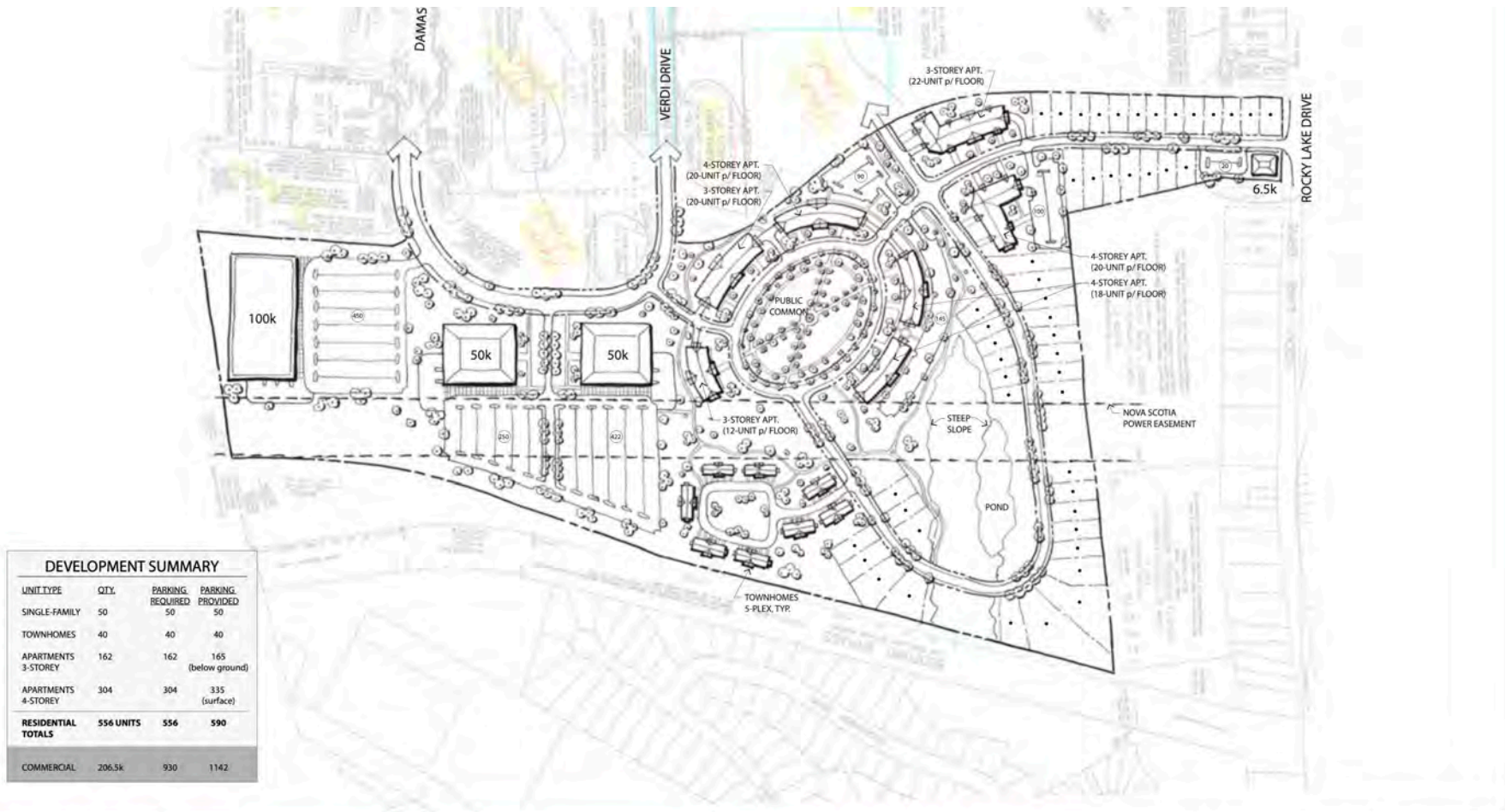
PID	ACREAGE	OWNER
41214404	26.1	Banc
00416222	67.9	Banc
41240276	25.0	Banc
41214370	4.0	Banc
00428458	11.6	Havill
Total	134.6	

Bedford Commons - Land Suitability Analysis



Banc has been working on developing their lands as a mixed use residential development since 2012 when Ekistics (now Fathom) made application on behalf of Banc to rezone the properties. The owners have been working for the past 11 years on this development.

Fig. 2. 2012 Bedford Common Plan, prepared by Ekistics



October 24, 2012





# Bedford Commons - Land Suitability Analysis

Fig. 3. 2021 Bedford Common Plan Prepared by Fathom (formerly Ekistics)



## BEDFORD COMMONS DEVELOPMENT PLAN

0 80 160m

Scale = 1:2000  
March 2021

### Bedford Commons: Pro Forma

July 6, 2023

Area Unit Size	320 sq.m.		120 sq.m.		60 sq.m.		30 sq.m.	
Sublot	POSSIBLE AREA (sqm)	Stories	TOWER AREA (sqm)	Stories	GFA (sqm)	Units	Total Stories	
A	1764	4	800	8	16,456	114	12	
B	2841	4	800	4	12,128	80	8	
C	3047	3	400	5	14,261	113	8	
D	2296	3	400	5	10,415	101	8	
E	2242	4	400	14	22,218	185	20	
F	2242	4	400	14	22,218	185	20	
G	2275	3	400	13	22,225	185	14	
H	1764	3	400	9	13,536	106	12	
I	1764	3	400	9	13,536	106	12	
J	2275	3	400	13	17,225	145	16	
K	3041	4	0	0	25,326	243	4	
L	1764	6	0	0	10,344	80	6	
M	1422	6	0	0	4,426	37	4	
<b>Sub-Total</b>					<b>1583</b>	<b>1218</b>		
<b>Total Units</b>						<b>1711</b>		
<b>Total GFA</b>					<b>171,272</b>			

Area Unit Size	Area (sqm)	Stories	GFA (sqm)
Individual/Comm	4624	2	4,614
BI	4019	1	4,019
CI	4019	1	4,019
CD	4019	1	4,019
<b>Total (sqm)</b>	<b>16,681</b>		<b>16,681</b>

Area Unit Size	Area (sqm)	Area (sqm)	Area (sqm)
Area Under Preservation	26,960	10.00	39.00
Area Under Preservation	136,175	10.00	3577
Preservation	12,128	10.00	7.11
Total Area	<b>484,877</b>	10.00	<b>1,391.00</b>

Category	Area (sqm)	Area (sqm)
Density	14,235	1.00
Medium-Density Park	12,870	10.00
Large Park to North	27	0.00
Total Park Area	26	0.00
% Parkland	2.00	
Trail Length	2.00	
Utility (m)	6.74	0.00





# The Plan & Built Form

# Development Objectives

The Master Plan for the Bedford Common has been developed to:

- Capture and control all future runoff from the site in a way that maintains or improves the pre-development discharge from this site in the future. Ideally this development can reduce the impacts on the Sackville River floodplain which is very vulnerable to flooding.
- Create a "Complete Community" development where most of the needs of residents are met with services, facilities and employment within walking distance to the new residential units. This includes sidewalks on all new streets, a new AT shared Use trail along the future "Main Street", future transit stops, additional trail connections through the development and along the powerline right of way, and new proposed groundfloor retail uses near the village centre to service new residents.
- Preserve a large active parkland component next to the Tennis Centre for future sports fields or other active recreational facilities.
- Create a central urban square encircled by higher density mixed use towers where passive recreation and events can be hosted for residents of the local community and indeed for all residents of HRM.
- Create mixed forms of housing including single family homes, clusters, semis/duplexes, townhomes and multi family housing.
- Minimize surface parking in favour of below grade parking except in areas like the powerline ROW where no other land uses are permitted and around the proposed active parkland facilities. The plan should also reduce the parking requirements to foster use of transit and active transportation.
- Reduce the shade impacts of tall buildings on the existing R1 homes to the south of the Bedford Bypass.
- Connect the development via a new main street road to Rocky Lake Drive and via existing Verdi Drive and Damascus Road.
- Ensure the development is planned to be transit and bike friendly.
- Provide a range of affordable housing options for new residents.
- Cater to a wide range of age groups including young families who will benefit from the nearby schools and seniors.
- Ensure that roads follow the red book standards and other Complete Streets best practices.
- provide opportunities for new office type uses like medical clinics to service this new population.
- Provide private green spaces and amenity spaces for each new building on the groundfloor and on the rooftops of the new development.
- Ensure the plan is phased to create recreational amenities in the early phases of the development for early residents.
- Manage stormwater runoff creatively and in a way that creates recreational amenities rather than sole-purpose engineered stormwater features.

This is an area of HRM that can accommodate significant density due to the sites transportation connectivity, its adjacent existing facilities and services, and its lack of neighbouring residential uses which might be impacted by the development. This area will provide much needed housing for workers in Burnside and in the Bedford Common, and will provide a mixed use development to enhance the existing commercial uses in Bedford Common.

# The Master Plan

To meet the development objectives outlined above, a master plan was crafted showing the proposed build-out of the development for this proposed growth area. Notably the plan includes:

1. 148 acres of developable land, of which, 11.6 acres is owned by Havill and the remainder (137 acres) is owned by Banc Developments.
2. A large 13.8 acre active recreation parkland has been reserved for the south side of the Sobeys Tennis Centre lands, just north of the proposed development. This park would be deeded over to HRM for the parkland contribution. This area 1.2 acre wetland that could be preserved or infilled for future sports fields or other active rec uses. A local football/group has been trying to build 2 artificial turf fields in this area for years and we have met with the group on several occasions to ensure that the land would support 2 large fields. We have provided enough area to accommodate the soccer/rugby/football fields along with future expansion potential for the tennis courts and other active recreation facilities. This park represents 15% of the Banc lands (excluding PID 41395831 in case it is used as a school as described below).
3. PID 41395831(Rocky Lake Dome) could be developed as a future school site or as a residential development site. This 13.8 acre parcel would be an ideal school site. However, if this school site does not materialize, it could and should be developed for additional housing. Much of the eastern portion of this property is wetland and cannot be developed. If built as a school, it could secure access from the Rocky Lake Drive Junior High entry road.
4. A second small neighbourhood park has been reserved on the south side of the development in a deeply entrenched valley that exists today on the site. Rather than filling in this valley, the area has been reserved for stormwater management. It would also include walking trails, an amphitheatre and possibly a small fenced dogpark.
5. A large 2.2 acre Urban Square has been reserved in the centre of the development around which most of the taller buildings will be located. The park would be programmed for large outdoor events and would contain a range of softscapes and hardscapes, natural areas, bedrock outcrops, trails, courts and possibly even some commercial kiosks. Building G on the plan fronts directly onto the west side of the park. This building will have groundfloor commercial uses like restaurants that can spill out onto the edge of the park, activating it for seasonal outdoor cafe type uses. No less than 60% of the groundfloor of this building will be required to include commercial uses.
6. A linear trail network connects all 3 of these parks running from the large Municipal Park in the north, down through the urban square and to the main stormwater park to the south of the development. A similar trail runs east west along the existing powerline right of way. Together these trails mean that no building is more than a few minutes walk from the trails that connect this development.
7. The total percent parkland for the Banc lands is 15.7% excluding the potential school site. If this 13.8 acre school site was instead developed, it would reduce the parkland dedication percentage down to 12.7% parkland.
8. The new development includes 2.4km of new roads extending from Damascus Road to Rocky Lake Drive (Road A-1.05km), extending Verdi Drive (Road B-1.0km), Road C (0.35km) and Road D (0.09km). The roads surrounding the urban square will include onstreet parking to activate the surrounding retail groundfloor uses. Road A (Main Street) will include a combination of centre medians, left turn lanes, a 3.2 m wide shared use AT trail on the north side, bus stops, and sidewalks on both sides. Road 8 has been aligned to navigate the steep climb from Rocky Lake Drive up to the plateau at no more than 8% grade. This cut will be extensive and up to 9m deep at its deepest. We expect buses will encircle the urban square in the future and bus stops will be provided around the village square.



Fig. 4. Master Plan

# BEDFORD COMMON DEVELOPMENT

## BEDFORD COMMON, NOVA SCOTIA



Bedford Common - Nov 21 2023

Building	Comps	Sched	Total	Lot Area		Lot Area		Density		Density		Density		Density		Density		Density	
		Start	Area	Acres	sqm	sqm	sqm	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units
A	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
B	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
C	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
D	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
E	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
F	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
G	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
H	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
I	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
J	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
K	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
L	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
M	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
N	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
O	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
P	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
Q	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
R	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
S	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
T	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
U	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
V	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
W	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
X	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
Y	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
Z	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
AA	10	20	4	4937	11	2493	11	990	11	1000	45,700	476	37.7						
Cluster Houses																			
Total																			

Total Lot Area: 275,666.00 sqd  
 Density: 84.7 UPA  
 Park 1: 13.77 acres  
 Park 2: 0.8 acres  
 Park 3: 2.16 acres  
 Total Park dml: 15.7%



### Bedford Common - Nov 29 2023

Plate Efficiency 80%  
 Avg Unit Size 80 m2

Building	Comm GFA	Sched Height Max	Total Storeys	Lowrise (4-storeys)		Midrise (6-storeys)		Towers				Total Res GFA (m2)	Units	Height (m)
				Storeys	Lowrise GFA	Storeys	Midrise GFA	Storeys	Tower 1 GFA	Storeys	Tower 2 GFA			
A		60	20	4	4090	2	3450	14	900	10	900	44,860	449	61.5
B		60	20	4	1780	2	1350	14	900			22,420	224	61.5
C		60	20	4	4090	2	3450	14	900	10	900	44,860	449	61.5
D		20	6	4	2250	2	2120					13,240	132	19.5
E		50	17	4	4090	2	3450	11	900	8	900	40,360	404	52.5
F		50	17	4	3290	2	2750	11	900	8	900	35,760	358	52.5
G		50	6	4	2000	2	1400					10,800	108	19.5
H		50	17	4	1700	2	1450	11	900			19,600	196	52.5
I		50	17	4	3750	2	3150	11	900	8	900	38,400	384	52.5
J		50	17	4	1500	2	1220	11	900			18,340	183	52.5
K		50	17	4	1180	2	900	11	800			15,320	153	52.5
L		50	17	4	3060	2	2480	11	900			27,100	271	52.5
M		27	8	3	1580	5	1300					11,240	112	25.5
N		27	8	3	1380	5	1180					10,040	100	25.5
O		20	8	3	1030	5	980					7,990	80	25.5
P		27	8	3	2280	5	1940					16,540	165	25.5
Q		27	8	3	1780	5	1480					12,740	127	25.5
R		27	8	3	1680	5	1360					11,840	118	25.5
S		27	8	3	1370	5	1130					9,760	98	25.5
T		27	8	3	1500	5	1220					10,600	106	25.5
U		27	8	3	1370	5	1130					9,760	98	25.5
V		99	33	4	3610	2	3050	27	800	14	800	53,340	533	100.5
W		99	33	4	3610	2	3050	27	800	14	800	53,340	533	100.5
X		50	17	4	2410	2	2120	11	900			23,780	238	52.5
Y		50	17	4	2980	2	2430	11	900			26,680	267	52.5
Z		20	6	3	1500	3	1220					8,160	82	19.5
AA		20	6	3	1500	3	1220					8,160	82	19.5
<b>Townhomes</b>												13,200	110	
<b>Cluster Homes</b>												1,100	11	
<b>Total</b>												<b>619,330</b>	<b>6,171</b>	

<b>Total Lot Area</b>	123.0 acres
<b>Density</b>	44.2 UPA
<b>Park 1 - Fields</b>	55,737 m2 13.77 acres
<b>Park 2 - Storm park</b>	3,379 m2 0.83 acres
<b>Park 3 - Village Sq</b>	8,730 m2 2.16 acres
<b>Total Park ded</b>	13.6%

9. The 61m wide powerline Right-of-way would be preserved for walking trails, parking lots and general open space connectivity throughout the development. This trail and the large park trail to the north would be linked together for a range of different stacked loop sizes for walking. The trail connects to the Bedford Education Centre and the Rocky Lake Junior High. Buildings are not permitted under the R.O.W. so the area will be reserved mostly for surface parking. The parking lots will be broken up with planted islands and the area may include stormwater gardens to manage the surface runoff.
10. The remaining 92.8 acres (includes the Power easement) of the Banc lands would be reserved for development with low density housing on the south side of the NS Power easement and higher density development on the north side. The reason for the graduated density is to ensure a minimal number of homes are impacted by highway noise from the Bedford Bypass highway and that no taller buildings in this area can shade existing homes on the south side of the Bedford Bypass. We believe a variety of housing topologies are important for the overall success of the development. The plan shows a range of stacked townhomes and townhomes, cluster homes, as well as a few 6-storey multi-unit sites south of the power easement.
11. North of the powerline corridor and surrounding the large central urban park, the developer is proposing a mixed use multi-unit development form with heights ranging from 8-storeys along the main street at the entrance on Rocky Lake Drive, up to 33-storeys north of the urban square. Some groundfloor would be programmed for commercial spaces as much as may be viable for the development. Groundfloor units would have their own individual townhouse style entries and patios to enliven the groundfloor along the streets. No parking is proposed between the buildings and the street and much of the parking would be located underground except for the surface parking in the power easement and near the large new municipal park to the north. Onstreet parking would be provided around the central park.
12. There are 3 types of streets in the development. A 28m wide urban

collector road extends from Damascus Road to Rocky Lake Drive and includes onstreet parking, a multi-use AT lane and sidewalks on both sides. Around the urban square, the road will have a 20m easement, sidewalks on both sides and parking on both sides of the street. The remaining minor urban roads will have a 20m easement, sidewalks on one side of the street and 2 travel lanes. All roads must meet Redbook standards.

The proforma for the proposed development anticipates 6,216 units (using an average unit size of 100 s.m per multi-unit). This many units create a density of 56.7 UPA (including parkland area) for the Banc Lands. This calculation excludes PID 41395831 which, if developed, would be 47 UPA on its own. The total GFA of the multi-unit buildings would be 623,830 m<sup>2</sup> (6.7 million sf).

The developer anticipates building all the roads and services for this development in a single phase. All roads shown on the plan use a 20m road right of way. Currently there is no plan for phasing the building sites but the developer expects to build at least one building per year with an expected build-out of about 10-12 years.





Fig. 5. Master Plan 3D



Fig. 6. Master Plan 3D looking north

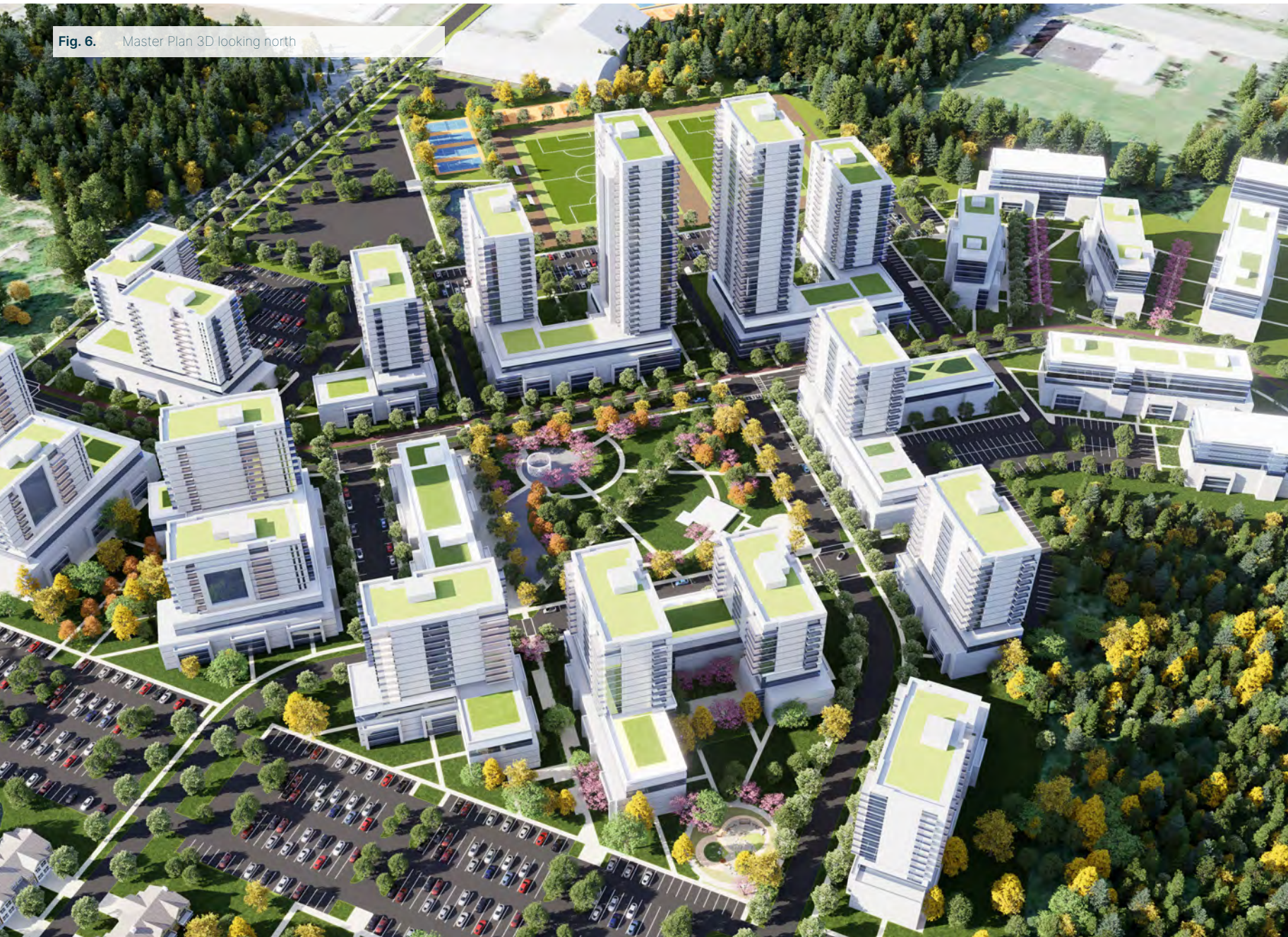




Fig. 7. Master Plan 3D looking north east





Fig. 8. Master Plan 3D looking south east





Fig. 9. The Urban Square Looking West





Fig. 10. Main Street Looking West at the Urban Square





Fig. 11. The Urban Square view of the large towers





Fig. 12. Municipal Park Dedication 13.8 acres





Fig. 13. Municipal Stormwater Park 0.8 acres





Fig. 14. Municipal Playground





Fig. 15. Urban Square Looking West

















