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1 Canal St, Dartmouth NS B2Y 2W1  
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Current Planning | Planning & Development  
Halifax Regional Municipality

**Re: Development Agreement Application for a Proposed Commercial Development at PID: 41400292, Bedford, NS.**

On behalf of our clients, Crombie REIT, zzap Consulting Inc. is pleased to submit this Development Agreement (DA) application for a proposed commercial development at PID: 41400292, Bedford, NS. To support this application submission, the following materials are enclosed:

- Application Form
- Application Letter
- Attachment A: Overall Site Plan
- Attachment B: Parcel 1 (Commercial) Site Plan
- Attachment C: Servicing Schematic
- Attachment D: Commercial Wastewater Population Analysis
- Attachment E: Traffic Impact Statement

1.0 Summary of Development Proposal

Our client is seeking to develop the subject property in two phases. Phase 1, and the subject of this application, will be for a subdivision and a commercial development on the southern portion of the site fronting onto Larry Uteck Boulevard. Phase 2, enabled through a substantive amendment to the Development Agreement, will be for a multi-unit residential development. The commercial component includes approximately 71,720 ft<sup>2</sup> (6663 m<sup>2</sup>) of new commercial floor area distributed over three buildings as follows:

- Building 1: A 47,500 ft<sup>2</sup> unit intended for a grocery store with an additional 10,000 ft<sup>2</sup> retail unit.
- Building 2: A 5,820 ft<sup>2</sup> retail unit on the southwest corner of the property.
- Building 3: A 8,400 ft<sup>2</sup> retail unit fronting onto Broad Street.

A right-in right-out access is proposed from Larry Uteck Blvd, with a second signalized access from Broad Street. Shared parking between the commercial units provides for 325 spaces. The parking lot includes marked pedestrian crosswalks to facilitate pedestrian circulation.

## 2.0 Enabling Policies

The site is located in the Bedford West Secondary Planning Strategy Area, within Sub-Area 6, as identified on Schedule BW-6 of the BWSMPS. Policy BW-23 of the Bedford MPS, establishes the enabling policy for the consideration of Development Agreements for each sub-area. Policy BW-33 establishes the policy assessment criteria for evaluating Development Agreement applications. These criteria are noted in Section 3.0 of this letter.

## 3.0 Rationale and Applicable Policy Analysis

We believe that the proposed development is consistent with applicable planning policies. Commercial land uses are permitted in the Community Commercial designation. The commercial uses on the site will contribute to the range of amenities serving the Bedford West population including those that offer daily necessities such as groceries and other food items. Please refer to Table 1, below, which outlines how the proposed development complies with applicable DA policy assessment criteria.

*Table 1: Policy Criteria*

Policy BW-33 A range of community commercial, higher density residential, institutional, and recreational uses may be permitted within the Community Commercial Centre Designation shown on Schedule BW-7 subject to the consideration of the following matters:	
Policy Criteria	Applicant Response
a) preference is given to limiting parking or loading areas between a building and the Kearney Lake Road or the Community Collector Road and any buildings with commercial occupancies should be located in close proximity to the street line;	Two of the proposed buildings front onto Broad Street which establishes the front lot line. These buildings are sited close to the street line. The lot line adjacent to Larry Uteck Blvd (formerly Kearney Lake Road) establishes the flanking lot line. The proposed parking area is located between the buildings at the centre of the lot. The Loading bays for the grocery store are located at the rear of the building, away from the street.
b) natural vegetation, landscaping or screening is employed around parking areas and measures are employed to provide safe and convenient pedestrian access to the buildings they are intended to serve;	Landscaping and marked pedestrian walkways are employed to soften and screen the parking hardscape and promote pedestrian access, safety and comfort between the buildings.
c) sidewalks and plazas are provided so as to encourage a secure and inviting walking environment throughout the	Broad Street is built to include a 1.8 metre wide sidewalk adjacent to the subject site. On the opposite side of Broad Street there is a 3.0 metre wide multi-use pathway that

commercial centre and to neighbouring residential neighbourhoods;	extends the entire length of this street. The proposal includes convenient pedestrian access points onto the property to promote site permeability and will link the site's amenities to the surrounding neighbourhood.
d) provisions are made for the storage of bicycles;	The development will comply with the bicycling parking requirements of the Bedford Land Use Bylaw.
e) exterior materials, street furniture; trees, lighting and landscaping measures are incorporated in buildings to foster an interesting and secure environment;	Our client's intent is to provide and incorporate appropriate landscaping, lighting, and exterior materials to create an interesting, attractive and secure environment.
f) the windows, exterior features and materials and signs employed in any building create a sense of interest from public streets;	Our client's intent is to construct the buildings using exterior features, materials, and signage that are appropriate and add to the visual interest of the community.
g) the massing and height of buildings are consistent with and contribute to a pedestrian oriented environment;	The retail units fronting onto Broad Street are small-scale and abut the street. This helps to establish a pedestrian-oriented streetscape.
h) the proposal conforms with all applicable provisions and requirements adopted under this Secondary Planning Strategy regarding environmental protection, the community transportation system and municipal services.	As the attached servicing schematic demonstrates, the proposal conforms with the servicing requirements outlined in the Bedford West Secondary Planning Strategy.

### 3.1 Parkland Dedication

HRM staff have confirmed that cash-in-lieu of parkland dedication will be accepted for this site.

### 3.2 Density

The permitted density in Sub-Area 6 is 50 people per acre. The total site area is 22.6 acres (9.16 ha) which translates into a total permitted population of 1 130 people. The square footage of the commercial buildings proposed will utilize an equivalent residential population of 202 people (see Attachment D). The remaining density (928 people) will be applied to the remaining portion of the site for residential uses.

### 3.3 Subdivision

The development is being proposed in two phases and will include a subdivision of the site. Parcel 1 will accommodate the commercial uses and Parcel 2 will accommodate



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the residential uses. A substantive amendment to the Development Agreement is proposed to enable the residential development on Parcel 2.

#### 4.0 Closing

We trust that the enclosed materials satisfy the application requirements, and we look forward to working with Staff, Council and members of the public throughout the application process. Should you have any questions, require clarification or have comments regarding this application, please do not hesitate to contact the undersigned.

Sincerely,



Connor Wallace, MCIP, LPP  
Principal  
Zzap Consulting Inc.  
[connor@zzap.ca](mailto:connor@zzap.ca)  
902-266-5481