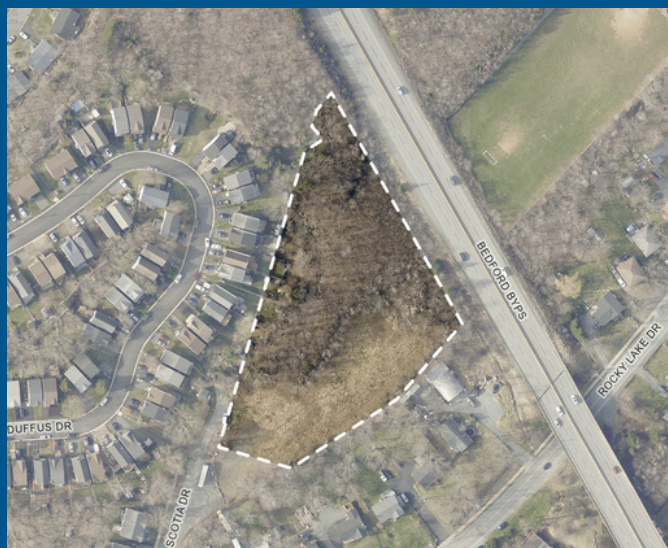


# Parcel Summary

## 18 Scotia Dr, Bedford



18 Scotia Drive is large suburban parcel located just west of the Bedford Bypass and Rocky Lake Dr. Existing zoning allows for 4 units, but the site has potential for 20+ units through a future subdivision process. The site is located within a 15-minute walk of a grocery store, elementary school, and shopping mall. A bus stop serving the 196 route is 500m away. Additional routes can be accessed at the Sunnyside Mall. Soil contamination was identified on the property in 2014. This was remediated in 2021. Multiple encroachments from neighbouring properties are present on the site. These are being resolved by the municipality.

| Site details            |                                       |
|-------------------------|---------------------------------------|
| <b>Parcel ID:</b>       | 00428961                              |
| <b>Civic address</b>    | <a href="#">18 Scotia Dr, Bedford</a> |
| <b>Assessed value</b>   | \$717, 600                            |
| <b>Site servicing</b>   | Urban Service Area                    |
| <b>Plan area</b>        | <a href="#">Bedford</a>               |
| <b>Zone</b>             | RTU                                   |
| <b>Lot size</b>         | 11112 m <sup>2</sup>                  |
| <b>Max height</b>       | 10.7 metres                           |
| <b>Max density</b>      | 4 units                               |
| <b>Max lot coverage</b> | 35%                                   |

| Distance to amenities     |        |
|---------------------------|--------|
| <b>Elementary school</b>  | 0.8 km |
| <b>Junior high school</b> | 1.8 km |
| <b>Sunnyside Mall</b>     | 1.0 km |
| <b>Public park</b>        | 1.5 km |
| <b>Grocery store</b>      | 1.3 km |
| <b>Bus stop</b>           | 0.5 km |

| Permitted housing types   |
|---|
| <ul style="list-style-type: none"> <li>• Single detached dwelling</li> <li>• Semi detached dwelling</li> <li>• Duplex</li> <li>• Apartment</li> <li>• Shared housing</li> </ul> |