

# Parcel Summary

## 18 Scotia Dr, Bedford

18 Scotia Drive is large suburban parcel located just west of the Bedford Bypass and Rocky Lake Dr. Exisiting 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	
Parcel ID:	00428961
Civic address	<a href="#">18 Scotia Dr, Bedford</a>
Assessed value	\$717,600
Site servicing	Urban Service Area
Plan area	<a href="#">Bedford</a>
Zone	RTU
Lot size	11112 m <sup>2</sup>
Max height	10.7 metres
Max density	4 units
Max lot coverage	35%

Distance to amenities	
Elementary school	0.8 km
Junior high school	1.8 km
Sunnyside Mall	1.0 km
Public park	1.5 km
Grocery store	1.3 km
Bus stop	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>

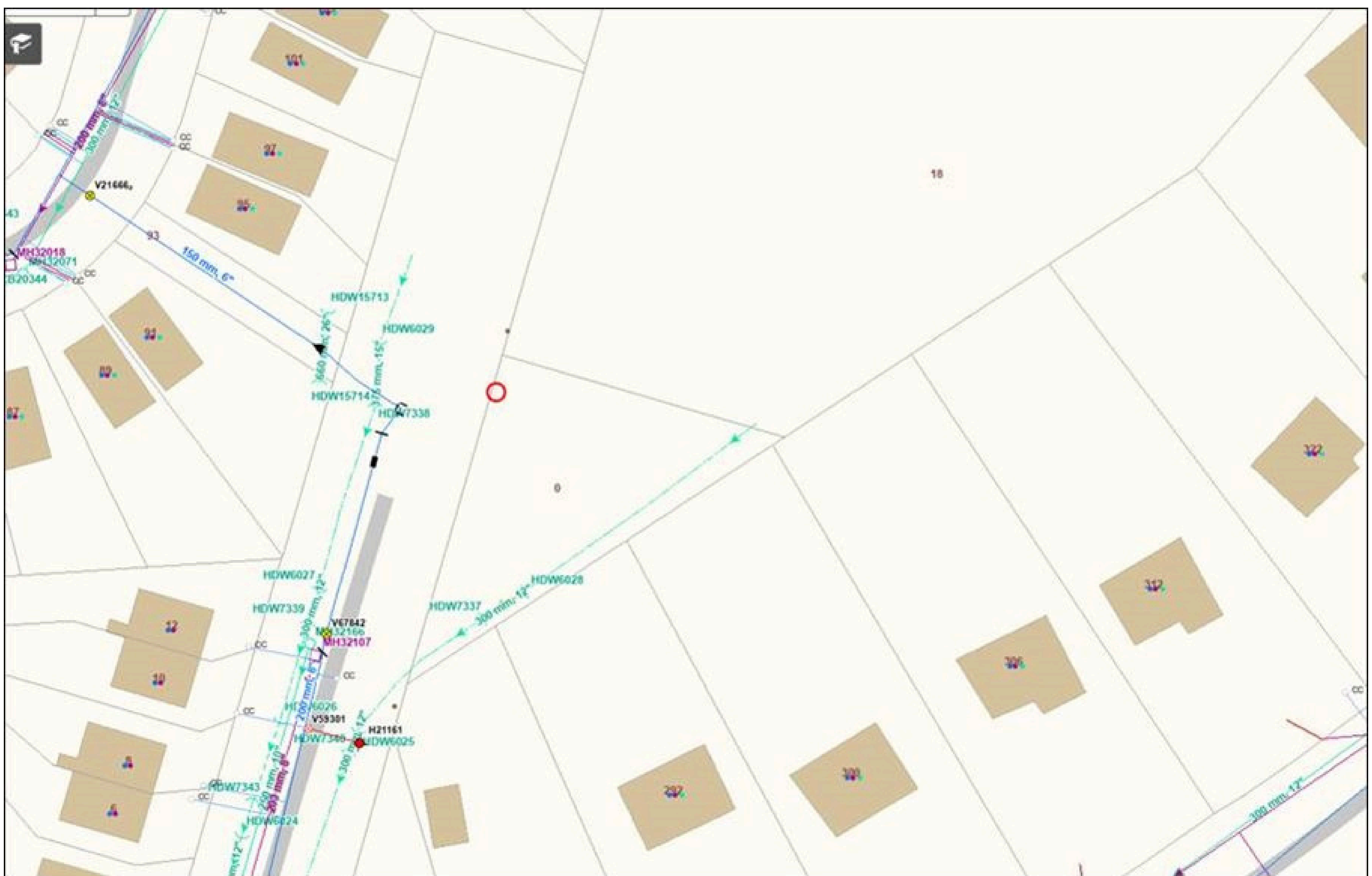


Due to the complexity of the site, it is strongly recommended that anyone who is considering applying for the surplus parcel at 18 Scotia Dr, Bedford (PID 0042896) contact staff at [affordablehousingprogram@halifax.ca](mailto:affordablehousingprogram@halifax.ca) to discuss their proposal.

Applications for this parcel may include a preliminary concept for subdivision that identifies the anticipated number of units that will be built on the site as well as basic cost estimates for infrastructure improvements.

**Any subdivision plan for 18 Scotia Dr must consider the following costs:**

- a plan to extend the existing water and road infrastructure on Scotia Drive to connect with the property (see Map 1).
- a plan to extend the end of Scotia Drive to the property, as the existing infrastructure ends approximately 20m south of the property line (see Map 2).

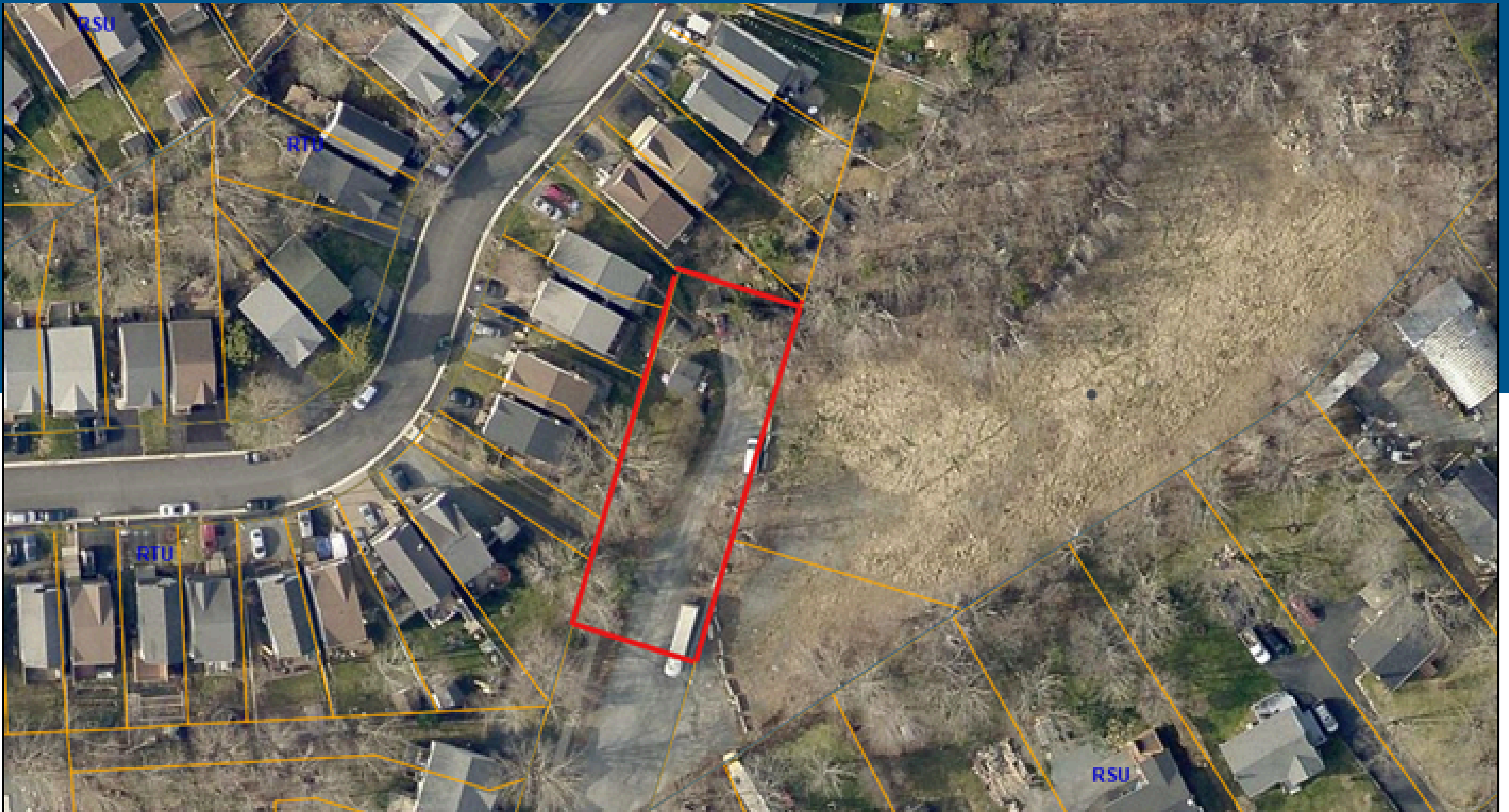


### Map 1: Existing Water & Wastewater Infrastructure

Blue = water pipes

Purple = wastewater pipes

Green = stormwater pipes



Map 2: Area of Required Road Upgrade

The extension of servicing and road infrastructure will need to be factored into the total cost of the development as a part of your submission to the Surplus Lands for Affordable Housing Pilot Program. The site also has areas of bedrock, which may impact construction costs and timelines.

While an approved subdivision application is not required at this stage, a preliminary concept that includes the information outlined above must be included as a part of any Surplus Land application for 18 Scotia Dr. It is recommended that applicants engage a consultant to assist with creating a preliminary subdivision plan.

