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Case 17272 Cushing Hill Bedford

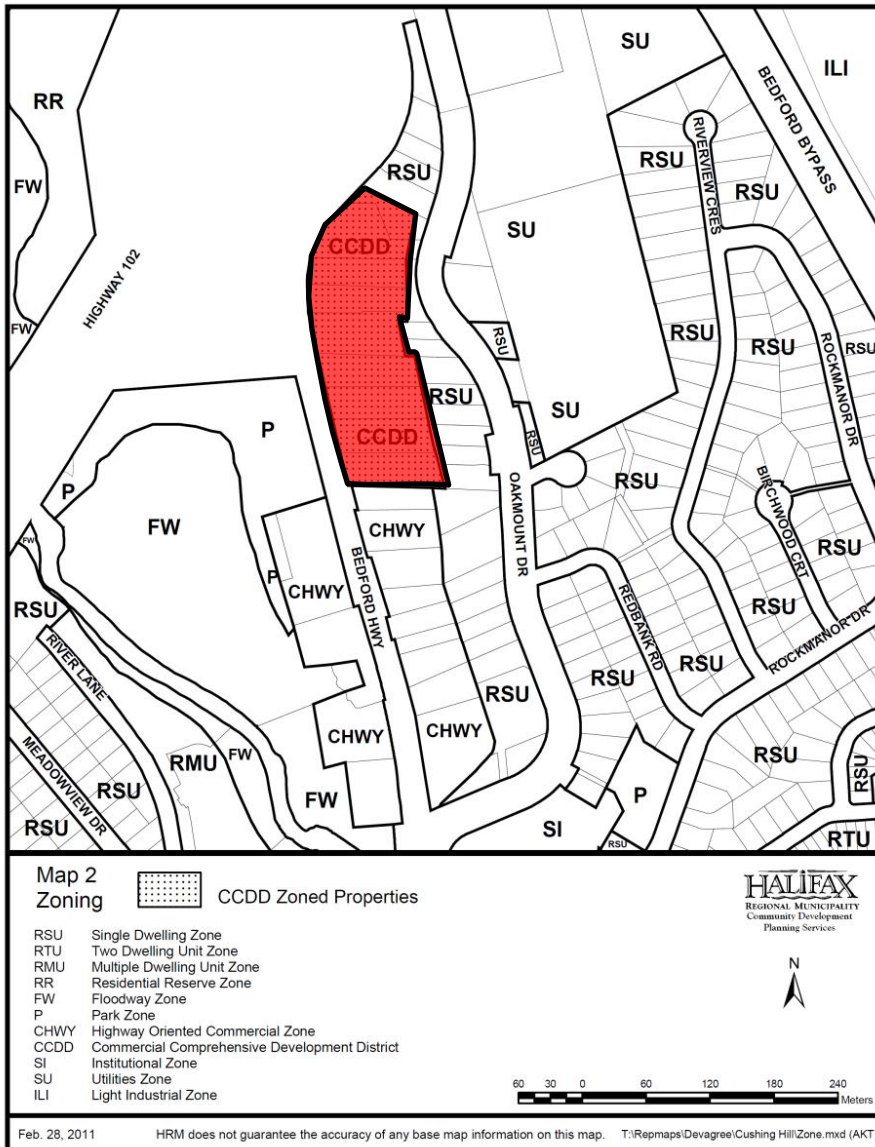
*Presentation for
North West PAC*

Andrew Bone, July 6, 2016

Background

- NWCC motion (2011).
- Staff identified issues relating to the Cushing Hill Commercial Comprehensive Development District (CCDD)
- NWCC Motion to request initiation by Regional Council.
- Regional Council approved Initiation
- Public Information Meeting held
- 2nd Public Information Meeting held (June 2016).

Subject Property



- Cushing Hill CCDD
- 5.6 acres
- Bedford MPS/LUB
- Designated CCDD
- Zoned CCDD
- Vacant /Single Dwellings

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Current Plan Policy

- Enables commercial development or commercial / residential mix
- By development agreement (legal contract)
- Pre-1996

Issues

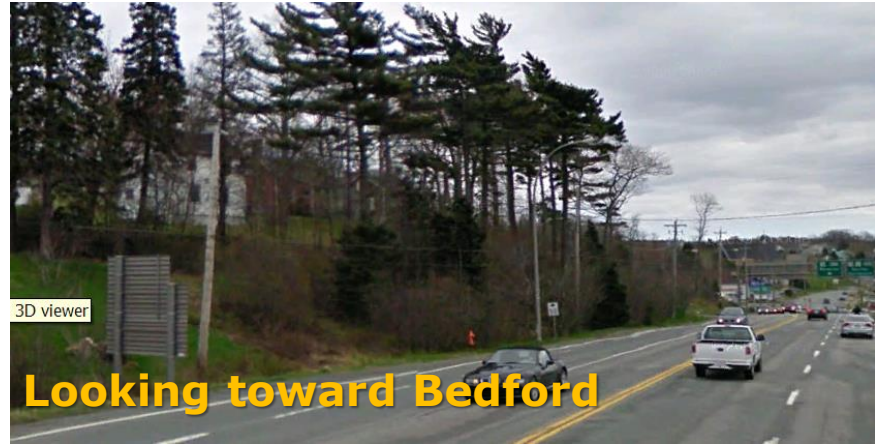
- Multiple property owners
- Grade Differences
- Limited Access – Bedford Highway
- No Access - Oakmount Drive
- Limited developable commercial land
- Adjacent lands

Issues

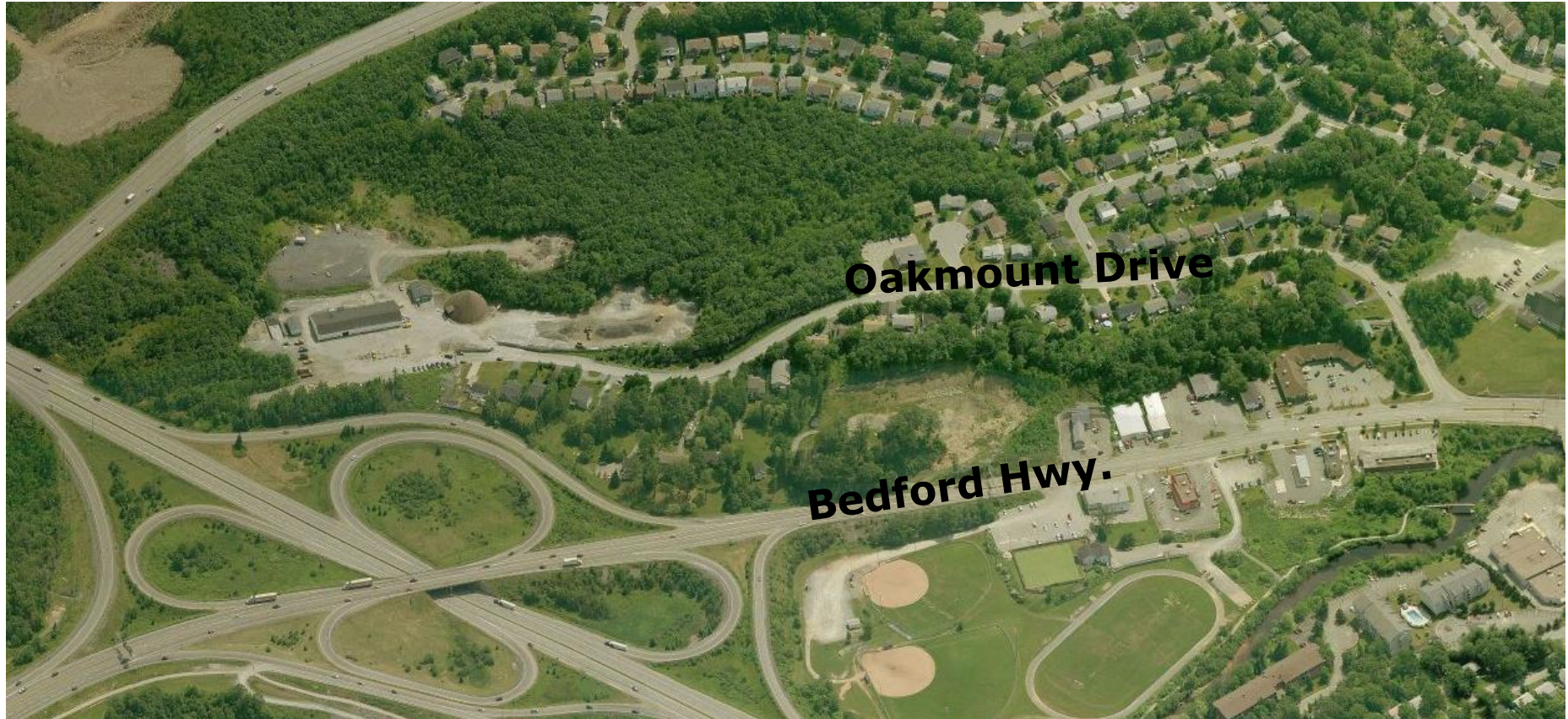


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Subject Properties



Oakmount Drive



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Oakmount Drive - Access

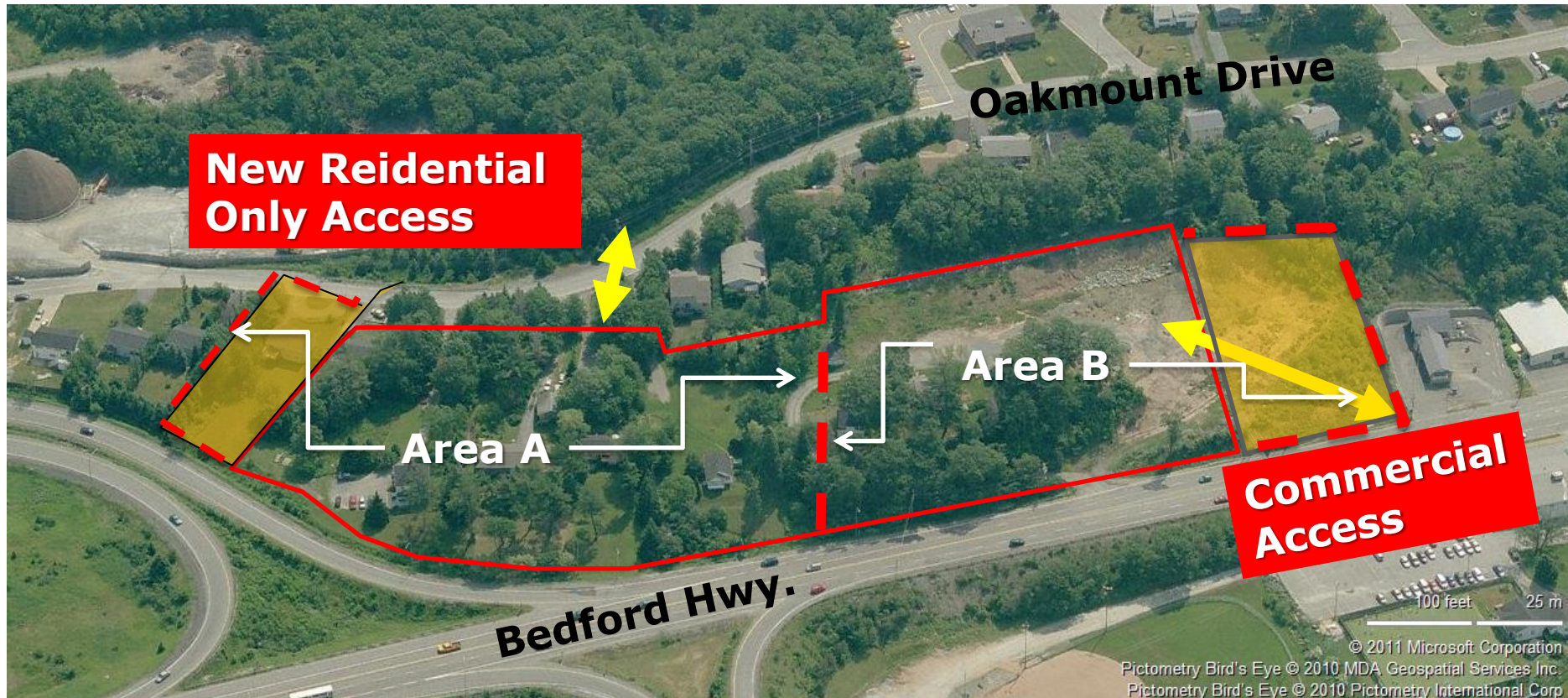


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Update

- Mini- traffic study to determine access issues on Bedford Highway.
- Splitting the site in two from a land use perspective.
 - Commercial with access to Bedford Highway – south end of site.
 - Residential with access to Oakmount Drive – north end of site.

Proposed Policy



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Proposal

- Commercial (Area B)
 - by development agreement
 - only if safe Bedford Highway access can be achieved
 - maximum 50 feet in height.
 - CGB / CHWY zone uses.
 - only on Area B.

Proposal

- Residential (Area A)
 - by development agreement
 - townhouses or multiple unit dwelling
 - access from Oakmount Drive for area A and possibly B.
 - 4 storeys for multi-unit.
 - Developed as a whole

Proposal

Access

- no through traffic
- no commercial access from Oakmount.

Proposal

Density

- maximum 50 persons per acre.
- equivalent to current policies.
- 15 townhouses or 22 multiple units per acre.

Policy C14A

It shall be the intention of Council to enter into a development agreement for the area known as Cushing Hill located at the northern end on the Bedford Highway near the interchange with Highway 102 according to the provisions of the Municipal Government Act. The Cushing Hill Comprehensive Development District (CHCDD), shall be divided into two distinct areas (Map X), Area A is intended to be residential only in nature and Area B is intended to be commercial in nature, but residential development may be considered on Area B as a secondary use or as a primary use where a full commercial access cannot be made to the Bedford Highway. In considering any such agreement, Council shall have regard to the following:

- a) the land uses in area A shall be residential in nature;
- b) the land uses in Area B shall be primarily commercial in nature, except where it is demonstrated that a full movement access to the Bedford Highway cannot be achieved. Where such an access cannot be achieved, residential land uses may be permitted and commercial land uses shall not be permitted.
- c) the lands covered by the development agreement shall include the entirety of Area A or Area B.
- d) where development of Area A proceeds prior to the development of Area B, a right-of-way, in favour of Area B, shall be established in order to permit residential access from Area B to Oakmount Drive. The requirement for the right-of-way shall be waived if Area B is developed for commercial uses.
- e) the maximum permitted density of development shall be 50 person per acre and the density allotted based on 3.35 persons per single unit or townhouse dwelling and 2.25 persons per multiple unit dwelling. Commercial allotments shall be based on 50 persons per acre.
- f) that commercial uses be limited to those uses permitted within the CGB and CHWY Zones with the exception of recycling depots;
- g) that for commercial uses that all provisions of the CHWY Zones and relevant General Provisions of the Land Use By-law be met as minimum requirements with the exception of height. These provisions shall include setbacks, lot coverage, parking spaces, landscaping within parking lots, general landscaping, architectural design, signs and amenity space;
- h) that for commercial uses, the building height shall not exceed 50 feet;
- i) that for multiple unit dwellings not exceed 4 habitable storeys;
- j) that site design features, including landscaping, amenity areas, parking areas and driveways be designed to address potential impacts on adjacent development and to provide for the needs of residents within the development;
- k) that the majority of parking spaces for the residential units be provided underground;
- l) that the impact on traffic circulation, in particular the safety of entrances and exits to the site on the Bedford Highway be considered and adequately addressed;
- m) that landscaping be provided adjacent the Bedford Highway and Highway 102 ramps; and
- n) that the provisions of Policy Z-3 be met.

Comment [BA1]: Area A is the lands which are closest to Oakmount Dr and is controlled by multiple land owners.

Comment [BA2]: Tolson Lands

Comment [BA3]: The wording of this section may have to be adjusted as the land owner indicates a preference to develop a multiple unit dwelling as part of this area with access to the Bedford Highway.

Comment [BA4]: Same as existing rights under CDD.

Proposal

Known Issues

- sidewalks.
- traffic signals at Oakmount & Bedford Highway.
- safe commercial access to Bedford Highway?
- land owners working together.

Comments / Questions?

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Next steps

- Edit policies.
- Prepare staff report.
- Public hearing / decision.

Thanks!

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