



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

## MEMORANDUM

TO: Chair and Members of North West Planning Advisory Committee

FROM: Erin MacIntyre, Planner 1

DATE: July 23, 2014

**SUBJECT: Case 19329: Application by Tim Donut Limited to amend the Development Agreement at 930 Bedford Highway, Bedford, to allow for renovation to the exterior of the building**

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### **Background:**

The applicant has requested an amendment to the development agreement at 930 Bedford Highway, Bedford, to allow renovation to the front façade of the building.

930 Bedford Highway is currently developed as a Tim Hortons drive-thru and walk-in restaurant. The property is zoned RSU (Residential Single Unit) under the Bedford Land Use By-law (LUB) and is designated C (Commercial) under the Bedford Municipal Planning Strategy (MPS).

The applicant has identified that the proposed renovations are to the exterior of the building only, in order to update the look of the building. Similar renovations are being undertaken nation-wide to other buildings in the Tim Horton's franchise.

Amendments to the existing agreement would be to replace the schedules illustrating the façades of the building and to discussion of permissible materials used as exterior cladding. There is no proposed change to the site plan of the building. Any proposed renovation to the interior of the building would not require amendment to the agreement.

**Existing Use** Tim Hortons walk-in/drive-thru restaurant

**Designation** C (Commercial) under the Bedford Municipal Planning Strategy (MPS). Refer to Map 1 (GFLUM).

**Zoning** RSU (Residential Single Unit) under the Bedford Land Use Bylaw (LUB). Refer to Map 2 (Zoning).

**Proposal** Renovation to the front façade of the building to create a parapet, replace the cladding with lap siding and stone and addition of awnings. Refer to Attachment B.

**MPS Policy** Policy Z-3 of the Bedford Municipal Planning Strategy (MPS). A copy of the relevant policy is attached for the Committee's reference as Attachment A.

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Community & Recreation Services- Development Approvals

Tel: 902.490.6704 Fax: 902.490.3976  
Email: macinte@halifax.ca halifax.ca

**Public Information Meeting**

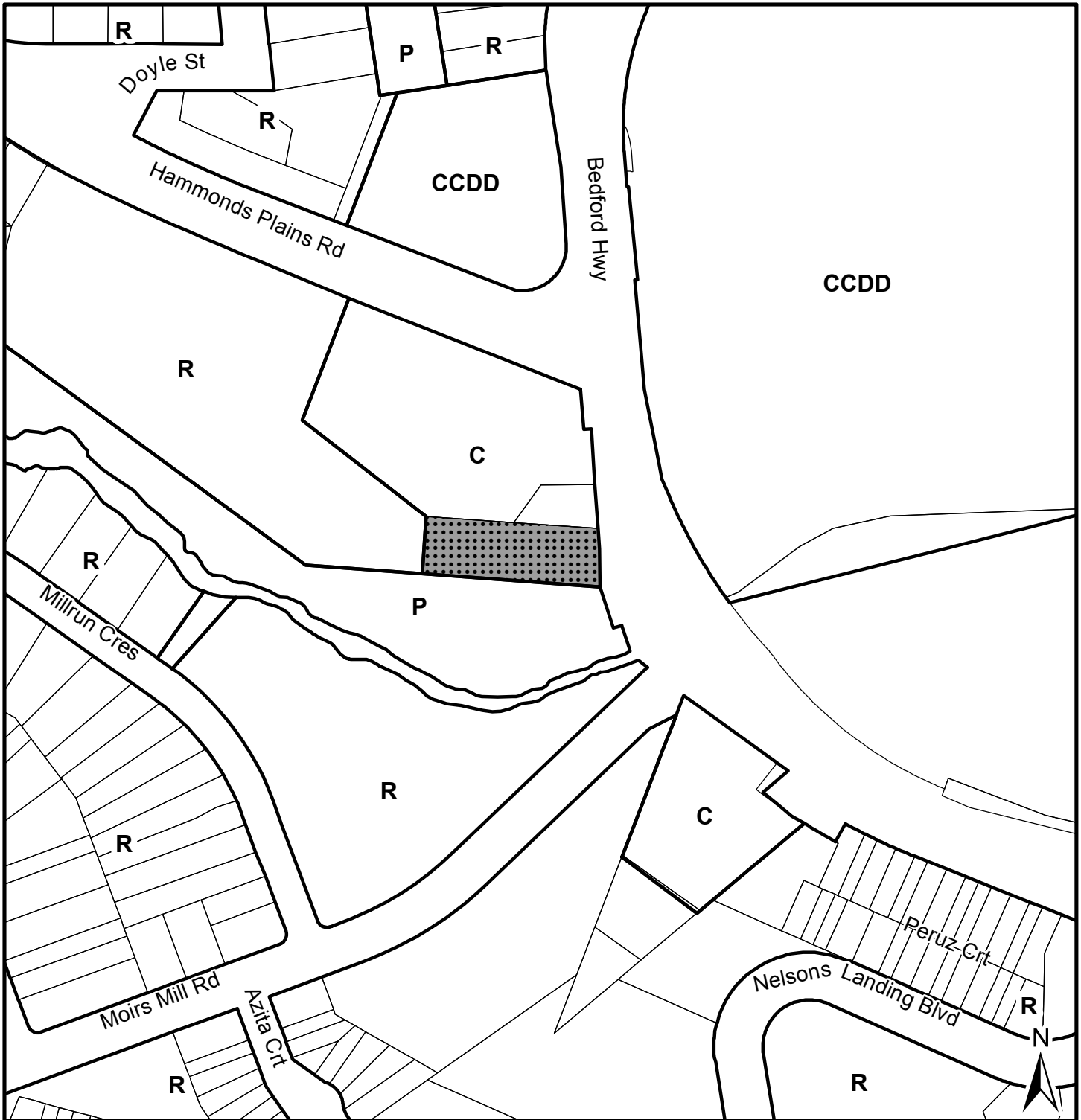
A public information meeting was held on Wednesday, July 23, 2014. No member of the general public attended the meeting, and so there are no meeting minutes attached.

**Input Sought from North West Planning Advisory Committee**

Feedback is sought from NWPAC relative to this proposed amendment to the Development Agreement to allow renovation to the front façade of the Tim Hortons restaurant at 930 Bedford Highway, Bedford. NWPAC's recommendation will be included in the staff report to Community Council.

**Attachments:**


Map 1	Generalized Future Land Use Map
Map 2	Zoning Map
Attachment A	Excerpts from the Bedford MPS (Policy Z-3)
Attachment B	Elevation plans of proposed façade renovation



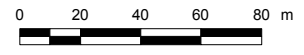
**Map 1 - Generalized Future Land Use**

**HALIFAX**

930 Bedford Highway  
Bedford

 Area of existing development agreement

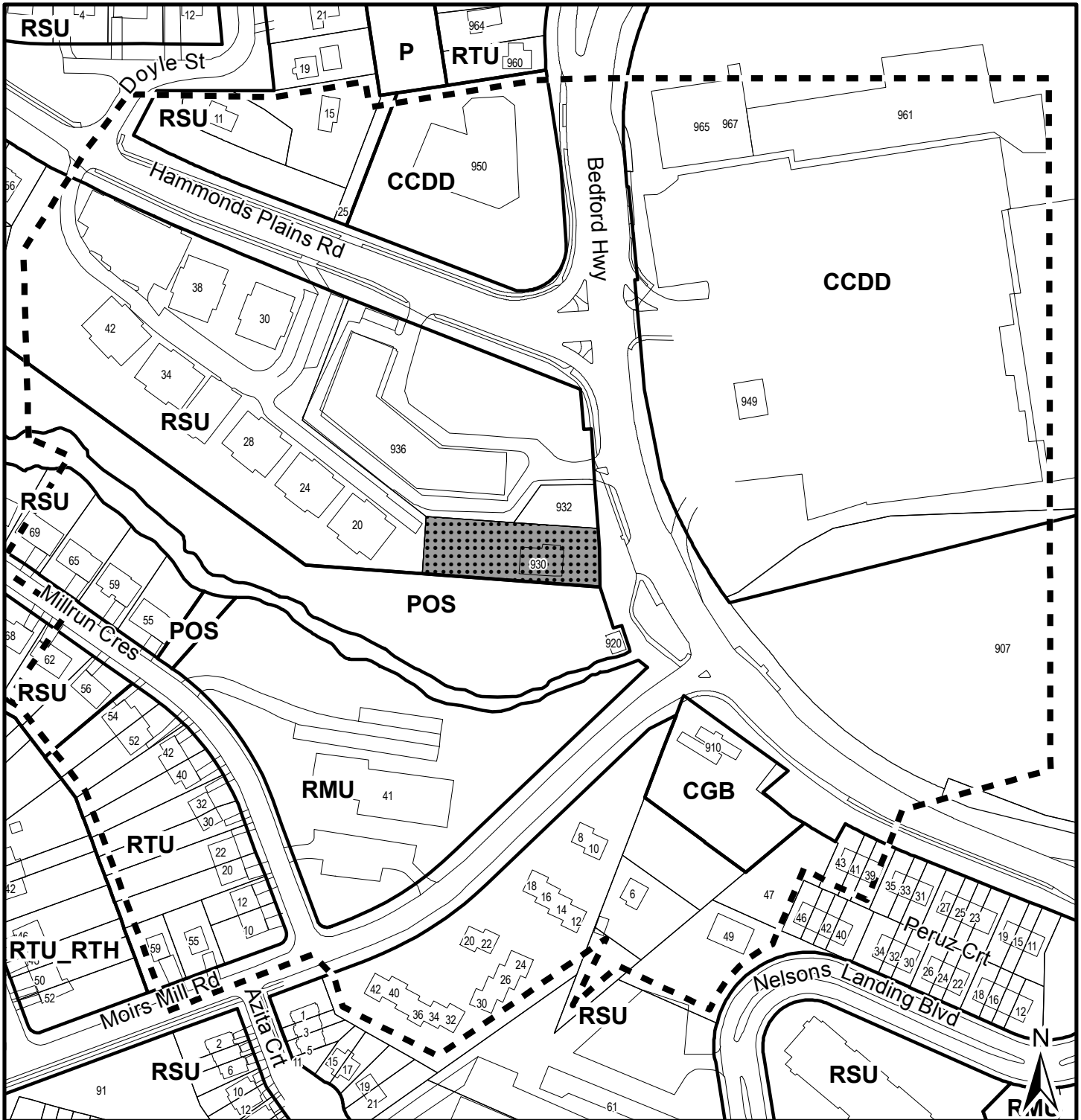
**Designation**  
 R Residential  
 P Park and Recreation  
 C Commercial  
 CCDD Commercial Comprehensive Dev. District



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  
Plan Area




### Map 2 - Zoning and Notification

**HALIFAX**

930 Bedford Highway  
Bedford

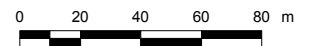
 Area of existing development agreement

 Area of notification

Bedford  
Plan Area

**Zone**

- RSU Single Dwelling Unit
- RTU Two Dwelling Unit
- RMU Multiple Dwelling Unit
- RTH Townhouse
- CCDD Commercial Comprehensive Dev. District
- CGB General Business District
- P Park
- POS Park Open Space



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.

## Attachment A

### Excerpts from the Bedford Municipal Planning Strategy

#### **Policy Z-3:**

It shall be the policy of Town Council when considering zoning amendments and development agreements [excluding the WFCDD area] with the advice of the Planning Department, to have regard for all other relevant criteria as set out in various policies of this plan as well as the following matters:

1. That the proposal is in conformance with the intent of this Plan and with the requirements of all other Town By-laws and regulations, and where applicable, Policy R-16 is specifically met;
2. That the proposal is compatible with adjacent uses and the existing development form in the neighbourhood in terms of the use, bulk, and scale of the proposal;
3. That provisions are made for buffers and/or separations to reduce the impact of the proposed development where incompatibilities with adjacent uses are anticipated;
4. That provisions are made for safe access to the project with minimal impact on the adjacent street network;
5. That a written analysis of the proposal is provided by staff which addresses whether the proposal is premature or inappropriate by reason of:
  - i) the financial capability of the Town to absorb any capital or operating costs relating to the development;
  - ii) the adequacy of sewer services within the proposed development and the surrounding area, or if services are not provided, the adequacy of physical site conditions for private on-site sewer and water systems;
  - iii) the adequacy of water services for domestic services and fire flows at Insurers Advisory Organization (I.A.O.) levels; the impact on water services of development on adjacent lands is to be considered;
  - iv) precipitating or contributing to a pollution problem in the area relating to emissions to the air or discharge to the ground or water bodies of chemical pollutants;
  - v) the adequacy of the storm water system with regard to erosion and sedimentation on adjacent and downstream areas (including parklands) and on watercourses;
  - vi) the adequacy of school facilities within the Town of Bedford including, but not limited to, classrooms, gymnasiums, libraries, music rooms, etc.;
  - vii) the adequacy of recreational land and/ or facilities;
  - viii) the adequacy of street networks in, adjacent to, or leading toward the development regarding congestion and traffic hazards and the adequacy of existing and proposed access routes;
  - ix) impact on public access to rivers, lakes, and Bedford Bay shorelines;
  - x) the presence of significant natural features or historical buildings and sites;
  - xi) creating a scattered development pattern which requires extensions to trunk facilities and public services beyond the Primary Development Boundary;
  - xii) impact on environmentally sensitive areas identified on the Environmentally Sensitive Areas Map; and,
  - xiii) suitability of the proposed development's siting plan with regard to the physical characteristics of the site.
6. Where this plan provides for development agreements to ensure compatibility or reduce potential conflicts with adjacent land uses, such agreements may relate to, but are not limited to, the following:
  - i) type of use, density, and phasing;
  - ii) traffic generation, access to and egress from the site, and parking;

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#### Community & Recreation Services- Development Approvals

- iii) open storage and landscaping;
- iv) provisions for pedestrian movement and safety;
- v) provision and development of open space, parks, and walkways;
- vi) drainage, both natural and subsurface;
- vii) the compatibility of the structure(s) in terms of external design and external appearance with adjacent uses; and,
- viii) the implementation of measures during construction to minimize and mitigate adverse impacts on watercourses.

7. Any other matter enabled by Sections 73 and 74 of the Planning Act.

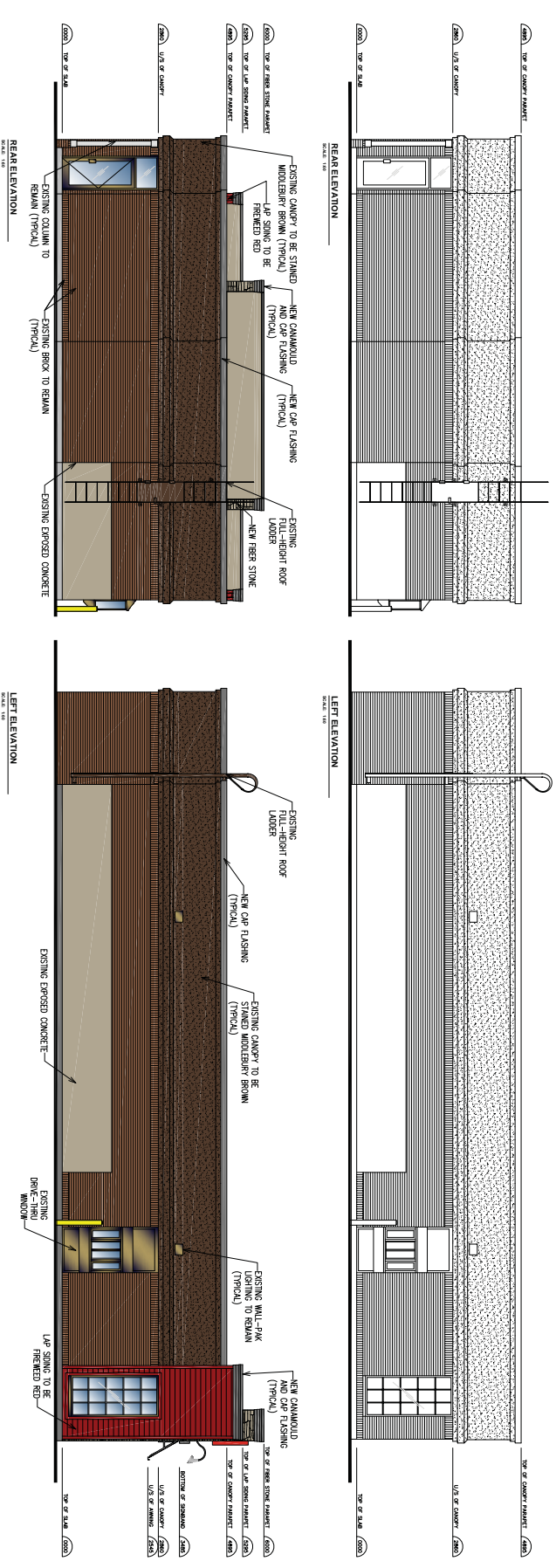
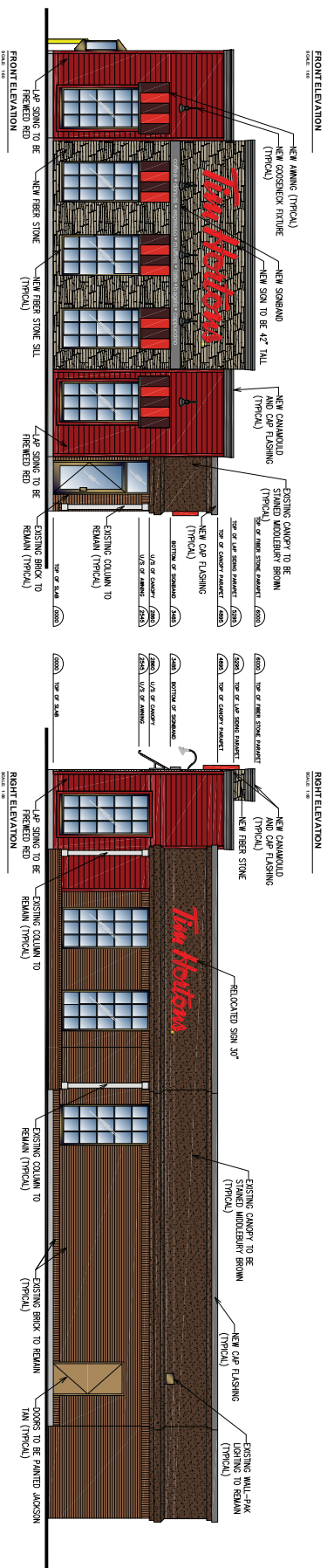
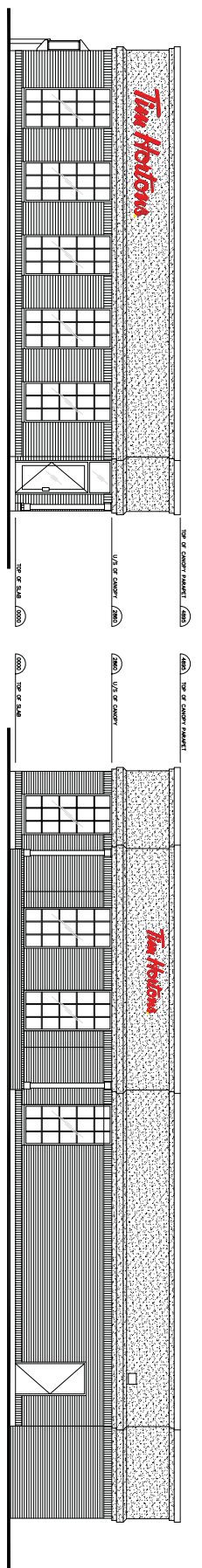
8. In addition to the foregoing, all zoning amendments and development agreements shall be prepared in sufficient details to:

- i) provide Council with a clear indication of the nature of the proposed development; and
- ii) permit staff to assess and determine the impact such development would have on the proposed site and the surrounding community.

9. To assist in the evaluation of applications to enter into development agreements, Council shall encourage proponents to provide the following information:

- a) a plan to a scale of 1":100' or 1":40' showing such items as:
  - i) an overall concept plan showing the location of all proposed land uses;
  - ii) each residential area indicating the number of dwelling units of each type and an indication of the number of bedrooms;
  - iii) description, area, and location of all proposed commercial, cultural, mixed-use projects proposed;
  - iv) location, area, shape, landscaping and iv surface treatment of all public and private open spaces and/or park areas;
  - v) plan(s) showing all proposed streets, walkways, sidewalks, bus bays and bike routes;
  - vi) a description of any protected viewplanes; and,
  - vii) an indication of how the phasing and scheduling is to proceed.
- b) For individual phases of a development more detailed concept plans are to be provided indicating such items as maximum building heights, location and configuration of parking lots, landscaping plans, and any additional information required to be able to assess the proposal in terms of the provisions of the Municipal Planning Strategy.
- c) Plans to the scale of 1":100' showing schematics of the proposed sanitary and storm sewer systems and, water distribution system.

**10. Within any designation, where a holding zone has been established pursuant to Infrastructure Charges - Policy IC-6, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the Infrastructure Charges Policies of this MPS. (RC-Jul 2/02;E-Aug 17/02)**



**Tim Hortons**  
 OPERATED BY THE GROUP COMPANY  
 1000 OUELLET AVENUE, SUITE 100  
 MONTREAL, QUEBEC H3T 1M7  
 TEL: (514) 399-3000  
 WWW.TIMHORTONS.COM

THESE PLANS ONT ÉTÉ RÉVISÉS PAR LE BUREAU D'ARCHITECTURE ET D'INGÉNIERIE SKES INC. EN VUE DE LA RÉACTIONS DES COMMISSAIRES EN CHARGE DE LA CONSTRUCTION. LES CHANGEMENTS SONT INDICÉS EN ROUGE ET EN NOIR.

**REVIEW CHECKLIST**

1. PLAN DE CONSTRUCTION	
2. DÉTAILS DES ÉLÉMENTS	
3. ÉLÉMENTS DE DÉTAILS	
4. ÉLÉMENTS DE DÉTAILS	
5. ÉLÉMENTS DE DÉTAILS	
6. ÉLÉMENTS DE DÉTAILS	
7. ÉLÉMENTS DE DÉTAILS	
8. ÉLÉMENTS DE DÉTAILS	
9. ÉLÉMENTS DE DÉTAILS	
10. ÉLÉMENTS DE DÉTAILS	

APProuvé: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PAOLO FERREIRA DATE: \_\_\_\_\_  
 SPOD DATE: \_\_\_\_\_  
 RÉV. QUANT. / COMMENT. DATE: \_\_\_\_\_

EXTERNAL REFERENCES:

NO. REVISIONS

1	REVISED	DATE
2	REVISED	DATE
3	REVISED	DATE
4	REVISED	DATE
5	REVISED	DATE
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7	REVISED	DATE
8	REVISED	DATE
9	REVISED	DATE
10	REVISED	DATE

**Tim Hortons**  
 RESTAURANT #100448  
 THCPM04 10  
 930 BEDFORD HWY  
 BEDFORD, NS

EXTENSION AND PROPOSED EXISTING ELEVATIONS

DATE: 02-20-2014  
 DRAWN BY: JAVIER  
 CHECKED BY: TERRY WATSON

**SKES**