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# MEMORANDUM

**To:** Chair and Members of North West Planning Advisory Committee

**From:** Andrew Bone, Senior, Planner

**Date:** November 13, 2013

**Subject:** **Case 18514 – Amendments the Bedford South, Wentworth and Bedford West SPS’s to enable reallocation of residential density around the Larry Uteck Boulevard Interchange, Bedford and Halifax**

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**Overview:**

Cresco Holdings Limited owns several parcels in the vicinity of the Larry Uteck Boulevard interchange, specifically:

- PID#00360511 – ~21 acres – located on the south east side of the interchange –Bedford West.
- A portion of PID# 00289165 – ~28 acres – located on the north east side of the interchange and on the south side of Starboard Drive – Bedford South/Wentworth.

Existing zoning allows the negotiation of development agreements for commercial and/or higher density multiple unit residential land uses and development agreements are in place for both parcels Case 16666 (Bedford West) and Case 01194 (Bedford South/Wentworth). The agreements enable the following:

- PID#00360511 – A mix of commercial and multiple unit residential buildings.
- A portion of PID# 00289165 –A series of multiple unit residential buildings.

However, while each site is subject to the planning policies for either the Bedford West or Bedford South Secondary Planning Strategy (SPS), the policies do not establish a relationship between lands located around the interchange, nor allow a developer to re-allocate development rights between Bedford West and Bedford South. The applicant is therefore requesting that a relationship between lands around the interchange be established and that planning policies be amended to enable the re-allocation of units from one parcel of land (Bedford West) to another parcel (Bedford South). The developer would also like to amend the existing development agreements for Bedford West (Case 16666) and Bedford South/Wentworth (Case 01194) Attached please find the plans and supporting information for these applications.

**Existing Use:** Each site is vacant at the present time.

**Designation:** ‘Bedford West Comprehensive Development District’ under the Halifax and Bedford Municipal Planning Strategies (MPS) and ‘Bedford South Comprehensive Development District’ and Wentworth Comprehensive Development District (Map 1 of Attachment B).

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**HRM Development Approvals – Planning Services**

**Zoning:** Bedford West Comprehensive Development District Zone under the Halifax and Bedford Land Use By-law (LUB) and Bedford South Comprehensive Development District and Wentworth Comprehensive Development District Zone under the Halifax and Bedford Land Use By-law (LUB) (Map 2 of Attachment B).

**Proposals:** The proposals, as shown and described in Attachments A through F are as follows:

- a) Create policy which enables the transfer of dwelling units within an area around the Larry Uteck Boulevard interchange.
- b) Amend the existing development agreements to:
  - a. Transfer 118 residential units from the Bedford West site to the Bedford South site.
  - b. Enable 34 foot wide lots on Fleetview Drive.
  - c. Reconfigure the location of parkland on the Bedford South lands.
  - d. Confirm the location of the Starboard Drive and Transom Drive intersection and enable 34 foot wide lots on Transom Drive.
  - e. Establish a Community Commercial land use at the corner of Starboard Drive and Road D.
  - f. Establish 45 foot single unit dwellings on Starboard Drive.
  - g. Change Road C from crescent to a cul-de-sac.

**MPS Policy:** MPS policy for Bedford South and West are created with a vision of each development as a separate community and there is no direct relationship in policy between the two. Policies are identified in Attachment B which apply to the specific areas. The proposal is to create policy which would enable the request.

#### **Public**

**Meeting:** The Community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement is consultation, achieved through a Public Meeting (to be held in the future). Notices of the Public Meeting will be posted on the HRM website, in the newspaper and mailed to property owners and tenants within a broad area.

#### **Input Sought from the Committee:**

Pursuant to the Committee's Terms of Reference, feedback is sought from the Committee relative to the proposed policy change and the proposed development agreement. PAC's recommendation will be included in the staff report to North West and Halifax and West Community Council and subsequently to Regional Council (MPS amendment only).

#### **Attachments:**

Attachment A: MPS Amendment Letter from Applicant

Attachment B: MPS Amendment Initiation Report to Regional Council –August 26, 2013

Attachment C: Development Agreement Letter from Applicant

Attachment D: Development Agreement Map Package – Bedford West

Attachment E: Development Agreement Map Package - Bedford South



November 23, 2012

Thea Langille, MCIP, LPP  
 Supervisor of Planning Applications  
 Halifax Regional Municipality

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**Clayton Developments Limited**

Clayton Professional Centre  
 255 Lacewood Drive, Suite 100 C  
 Halifax, Nova Scotia  
 Canada B3M 4G2

Tel (902) 445-2000

Fax (902) 443-1611

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**Subsidiaries**

Clayton Realty Limited  
 Ridgevale Developers Limited

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Dear Thea:

***RE: Application to amend the Bedford West and Wentworth Secondary Planning Strategy's***

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On behalf of Cresco, please accept this letter and supporting documentation as application to amend the Bedford West and Wentworth / Bedford South Secondary Planning Strategy's. Cresco's letter of authorization is enclosed.

The objective of this proposal is to transfer density from Sub-area 9, West Bedford to the Wentworth Estates / Bedford South Master Plan area. We recognize that associated development agreements will require amendments to facilitate this request.

**Background:**

In 2002, Regional Council approved the Wentworth Estates / Bedford South Secondary Master Plan (SPS). The secondary plan is divided into a number of neighbourhoods (Schedule 'A'). Area B is owned and actively being developed, by Cresco.

Cresco's land holdings in Bedford South are governed by two development agreements. In 2006, Chebucto Community Council approved the first development agreement, Neighbourhood 'B', entitling a total of 493 multiple residential units. In 2009, Chebucto Community Council approved the second development agreement for the remainder for the lands within Area 'B' of the SPS. This agreement permits for a mixture of multiple residential, single dwelling, townhouse and lifestyle units. The 2009 development agreement set the maximum density in accordance with the SPS at 2,880 people (144 acres x 20ppa). The conceptual master plan from the 2009 agreement is attached as Schedule 'B'.

The 2009 development agreement anticipated 5 multiple residential buildings on Block WS1, bounded by Starboard Drive to the east, a major wetland to the north and Highway 102 to the west (Schedule 'B'). However, as the project developed, density was reallocated within Area 'B', leaving Block WS1 underutilized. Block WS1 currently has 162 multiple units allocated on the 27 acre site. This is illustrated in Schedule 'C', "Current Conditions". The corresponding density allocation for the Current Conditions plan is reflected in Table 1. We are proposing to better utilize the available land on Block WS1 by transferring density from Bedford West.

**Bedford South, Density Allocation - Current Conditions**

Max Population 2880

	<u>Multiple</u>	<u>S.F.</u>	<u>People</u>
<b>Neighbourhood 'B'</b>			
Block M-1	146		328.5
Block 6-R1	133		299.25
Block 6-R1		4'	13.4
Block CHL-1A & 1B	210		472.5
<b>Neighbourhood 'F'</b>			
School			50
Block SBD-1 (Shannex)	225		506
Fleetview Drive		72	241.2
Townhouse street		78	261.3
Transom		9	30.15
<b>Multiple</b>			
Block SBD-2	99		222.75
Starboard Drive- East	40		90
Starboard Bulk (Block WS1)	162		364.5
Total Units	1015		
		Total Population	2879.6

**Table 1 – Bedford South**

In 2012, Chebucto Community Council approved a development agreement for Sub-area 9, Bedford West. Sub-area 9 is a mixture of general commercial, multiple residential and park and open space. Sub-area 9 permits 318 multiple residential units, located on two blocks of land, CMR-1 and MR-2 (Schedule 'D') with 268 and 50 units allocated, respectively. We propose transferring 68 units from Block CMR-1, thereby reducing the scale of the buildings, and 50 units from Block MR-2 and converting the remaining land to park and open space. A total of 118 multiple residential units are proposed to be transferred to Bedford South.

**Rationale:**

Block WS1, Bedford South, is a 27 acre parcel of land, which, under the current conditions is being underutilized. The site has 162 units allocated, therefore, yields 6 units per gross acre. When considering net usable acres (23 acres), the site would yield 7 units per acre (upa). Comparatively, multiple sites in Sub-area 9, Bedford West are maximized. Block MR-2 yields a net 33 upa (1.5 acres/50 units) and Block CMR-1 yields a net 33.9 upa (268 units / 7.9 acres).

We propose transferring the full 50 units allocated on Block MR-2. Block MR-2 has limited development potential due to lack of buildable area. The buildable area is reduced by a 20m

buffer from the watercourse located along the northeast boundary and by a 10m offset from the property line of Nova Scotia Department of Transportation and Infrastructure Renewal (TIR) land. We are proposing Block MR-2 become part of the park and open space dedication. The site has direct access to the multi-use pathway along Larry Uteck Boulevard. The new proposed MR-2 park would accommodate a larger area for a community node than the original parkland proposed under the development agreement. The creation of a gathering node at the proposed location will provide the community with an area to observe the wetland and brook. As well, this park would be contiguous with the parkland in Sub-area 5 (Schedule G).

We are proposing transferring 68 units from Block CMR-1, Sub-area 9. Market conditions suggest two, 100 unit buildings may be more prudent than the current two by 134 unit buildings.

We have examined two alternative locations to allocate the density within Bedford West. Cresco owns a 4.7 acre parcel of land in Sub-area 10, figure 1, (PID 00289173). This parcel of land cannot physically accommodate additional density as Cresco intends on pursuing an institutional designation for this site through the master plan process.

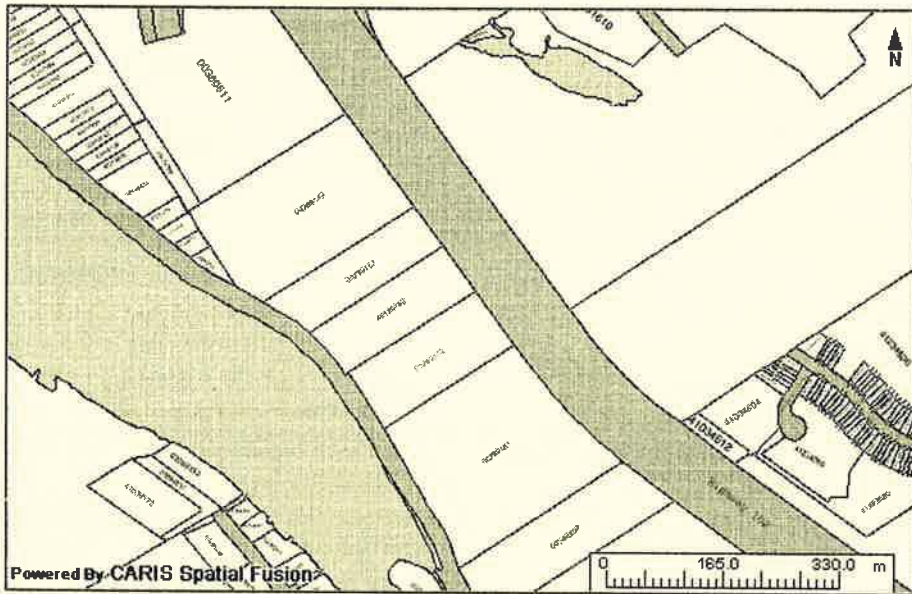


Figure 1 - Lands located in Sub-area 10

The second parcel we investigated transferring density to is located in Sub-area 12. Figure 2 depicts the 3.8 acre parcel owned by Cresco (PID 41313842). This parcel of land is also not suitable to accommodate additional density due to the configuration of the land. The land is approximately 496 metres in length by only 30 meters wide; further, preliminary investigations indicate environmental features may be located on the site and would hinder the development capability of the lands.

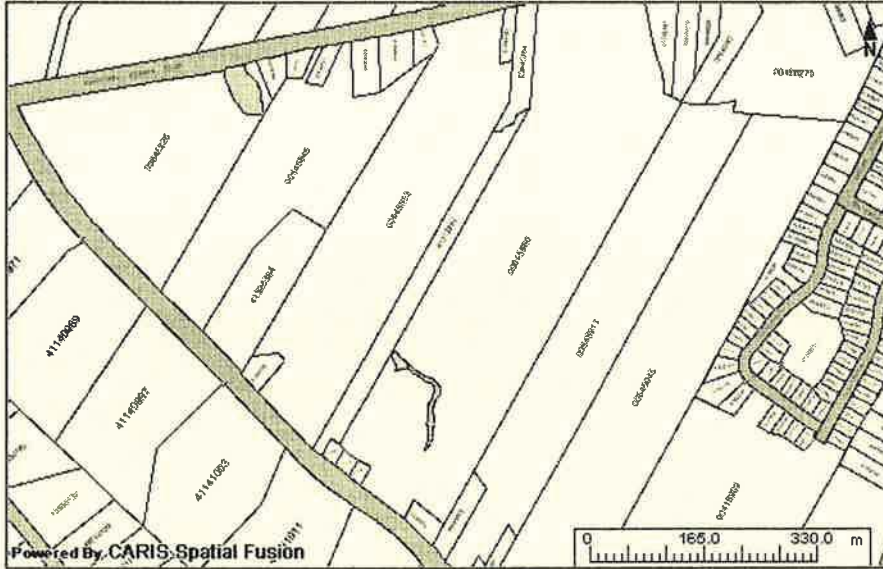


Figure 2 – Lands located in Sub-area 12

Block WS-1, Bedford South can accommodate the 118 unit transfer. Block WS1 would then accommodate 280 units, at a density of 12.1 units per acre. This is still a comfortable upa. Typically, Bedford South multiple sites range from 22 – 28 upa. The proposed plan is illustrated in Schedule 'E'. The added density fits within three buildings and all applicable setbacks and lot coverage are adhered to. The 1.7 acre park continues to function with the proposed plan. The proposed density allocation is reflected in Table 2.

**Bedford South, Density Allocation - Proposed**

Max Population 2880

	Multiple	S.F.	People
<b>Neighbourhood 'B'</b>			
Block M-1	146		328.5
Block 6-R1	133		299.25
Block 6-R1		4	13.4
Block CHL-1A & 1B	210		472.5
<b>Neighbourhood 'F'</b>			
School			50
Block SBD-1 (Shannex)	225		506
Fleetview Drive		72	241.2
Townhouse street		78	261.3
Transom		9	30.15
<b>Multiple</b>			
Block SBD-2	99		222.75
Starboard Drive- East	40		90
Starboard Bulk (Block WS1)	162		364.5
Transfer from West Bed	118		265.5

Total Units 1133  
 Total Population 3145.1

Table 2 – Bedford South, Including Density Transfer

The total proposed population for Area 'B' under the Wentworth / Bedford South Secondary Planning Strategy would now become 3,145. Over 144 acres, the persons per acre equates to 22 ppa.

The transfer of 118 units from Sub-area 9 would further the intent of the Bedford West Secondary Municipal Plan. Specifically, the Secondary Plan states an objective: "*to minimize site disturbance, maximize tree retention and to restore trees over areas which have been disturbed by development activities*". Site disturbance on Block MR-2 would be minimal as we would clear only what is required for a functional parkland gathering area. We believe these changes can be accommodated without altering the graphic schedules of the SPS.

### **Traffic, Services and Capital Cost Contributions**

We have instructed our traffic engineer at Genivar to examine the impact of transferring density from Sub-area 9 to Bedford South. The findings can be summarized as follows: "...the proposed transfer of 118 multiple units is not expected to have any noticeable impact to the operation of the Block WS1 driveway, Starboard Drive or the regional street system". The report is enclosed.

The sanitary effluent from Bedford South ultimately drains through Bedford West. All proposed pipes have been sized accordingly to accommodate future flows. Enclosed, please find a letter from MacWilliams Engineering Limited confirming the sewer capacity. This proposal does not increase sewer flows in any manner, rather only the distribution of when and where the sewer enters the sanitary system. A sanitary sewer schematic is enclosed as Schedule 'F'.

Capital cost contributions will remain equitable. Cresco is very flexible as to the CCC payment schedule for the transferred units. It is not our clients' intention to stall CCC payments in any manner. Rather the opposite, it is possible that our client could advance the CCC payment for the transferred density. We are open to further discussions with HRWC regarding this matter.

### **Specific Secondary Plan Amendments**

We propose the following specific, implementing policies by added to the Secondary Planning Strategy's.

#### **Bedford West Secondary Planning Strategy**

We propose amending Policy BW16A by adding a notwithstanding clause, as follows:

Policy BW16A – "The maximum permitted population for Sub-Area 9 (including portions within the Halifax, Municipal Planning Strategy) shall not exceed 1476 persons. ***Notwithstanding, a maximum of 265.5 people may be transferred to the Wentworth / Bedford South Secondary Plan Area.***

Wentworth / Bedford South Secondary Planning Strategy

We propose a new Policy MS-1A be included as follows:

“Notwithstanding Policy MS-1, Area B may have a maximum density of 22 persons per acre provided an equal amount of density has been transferred from Bedford West.”

We understand the above proposal will necessitate development agreement amendments for both Sub-area 9 and Bedford South. We look forward to working with staff to develop the specific development agreement amendment application.

Yours Truly,

**Original signed**

Kevin Neatt  
Associated Planner  
Clayton Developments Limited.





10537.01

September 28<sup>th</sup>, 2012

Clayton Developments Limited  
255 Lacewood Drive, Unit 100 C  
Halifax, Nova Scotia  
B3M 4G2

Attention: Kevin Neatt

Dear Kevin:

**Re: Starboard Drive Extension – Cresco Future Phase C2**  
**Sewer System Capacity**

We understand that you are currently considering transferring 118 multiple units from West Bedford (Area #9) to Bedford South (Block WS1) along Starboard Drive. As a result we have reviewed the sewer system within Bedford South in order to analyse the effect that these units may have on the sewer system. The result of this analysis concluded that the additional 118 units could easily be accommodated within the existing sewer system for Bedford South. Hence, we foresee no difficulties with transferring these units, from a sewer point of view.

We trust the above is satisfactory, however, if you have any questions or comments please do not hesitate to contact us at your convenience.

Yours very truly,

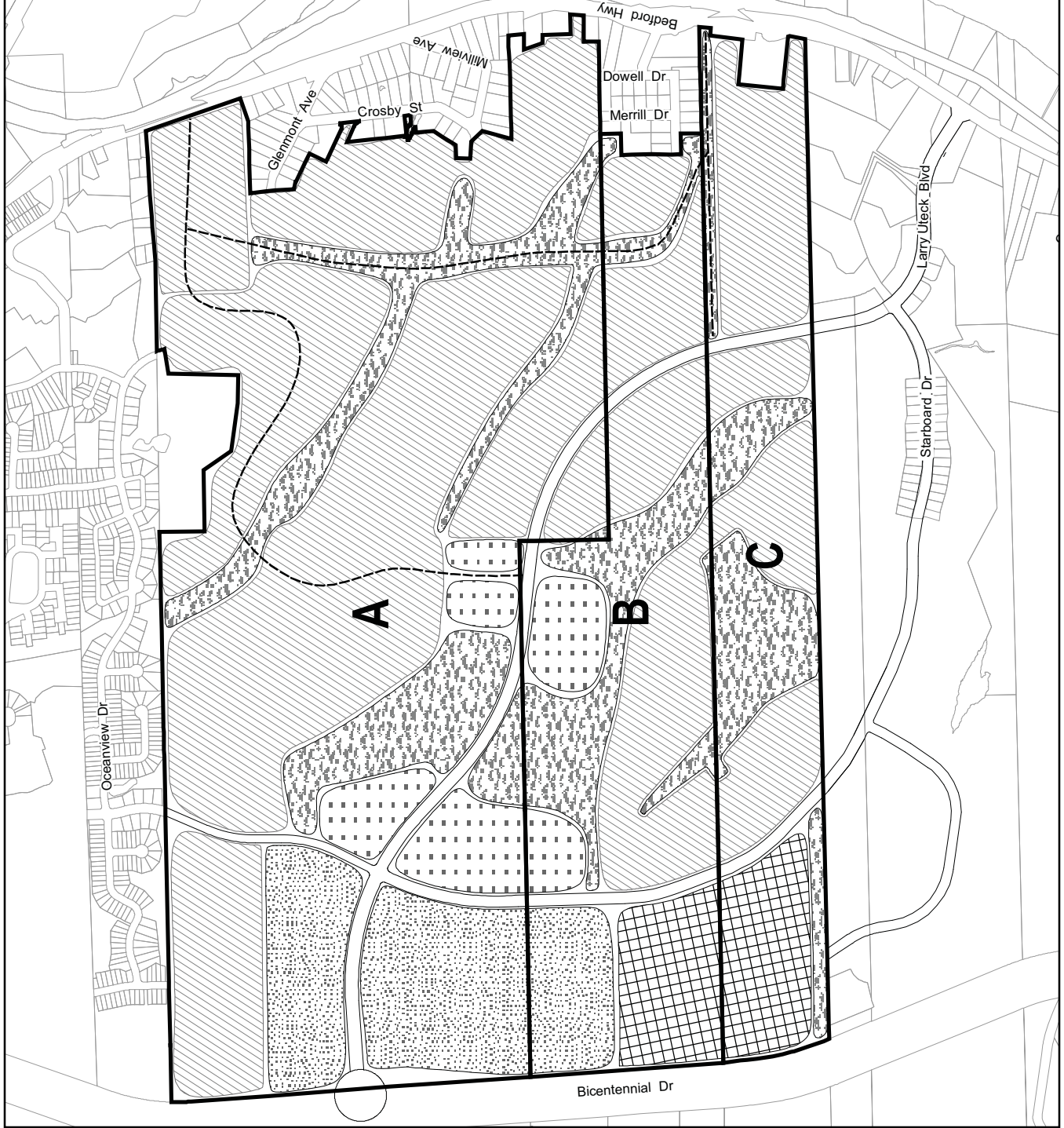
**Original signed**

Donald M. Williams, P.Eng.

DMW/dm

c.c. Joseph Daniel, Cresco Developments Limited

Community Concept Plan



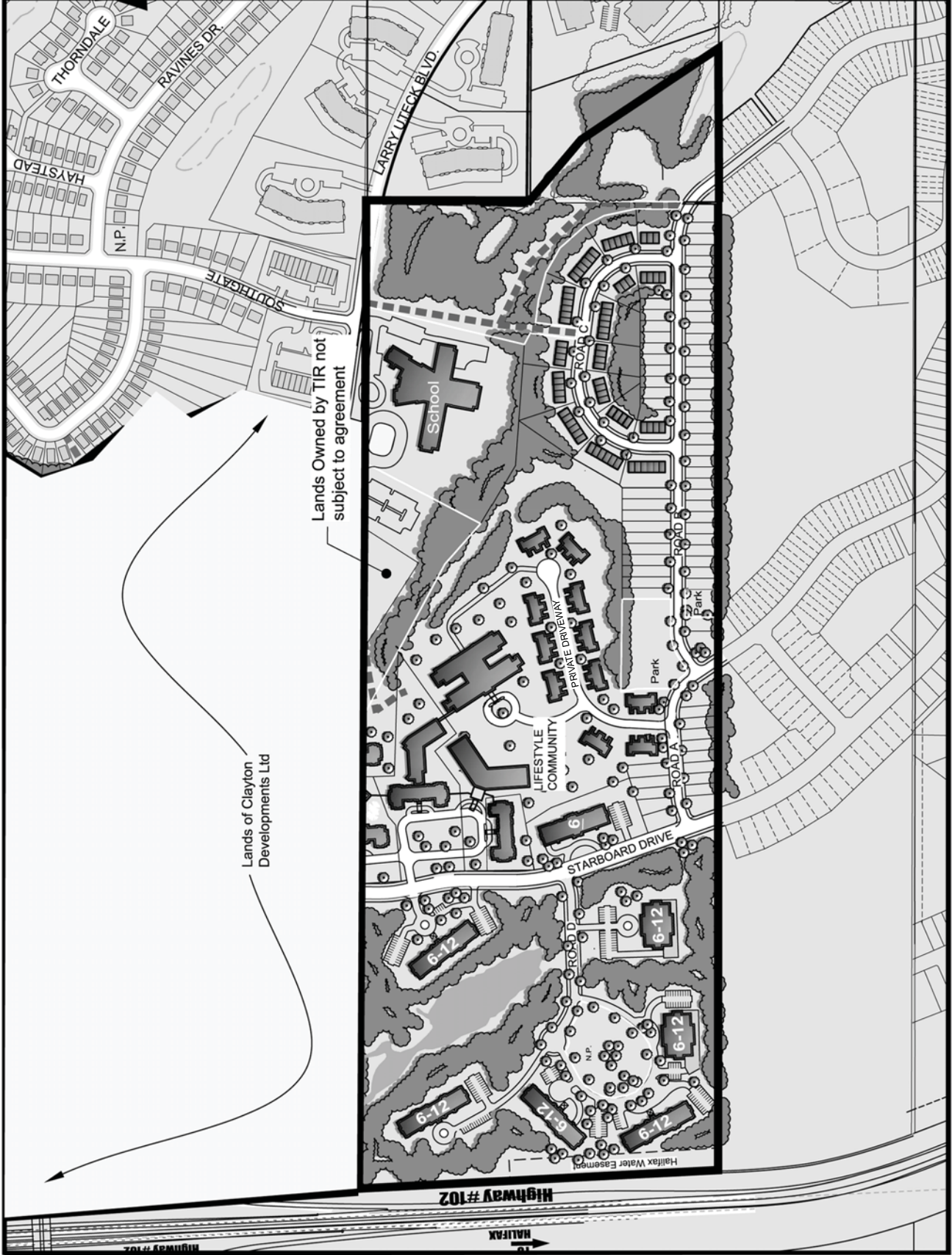
28 August 2002

HRM Planning and Development Services  
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wentworth\_sched3.pdf

Schedule B



Conceptual Master Plan





Schedule D



**CRESCO**  
THE ART OF BUILDING

Land Use Plan

Sub-Area 9

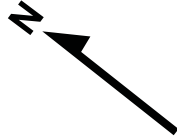


- All acreage and boundaries are subject to final survey.
- Lands allocated as general commercial shall have a density coefficient of 50 persons per acre.
- Lands allocated as residential shall have a density coefficient of 2.25 persons per 2 bedroom multiple unit.
- Density may be transferred between Blocks MR-2 and CMR-1.





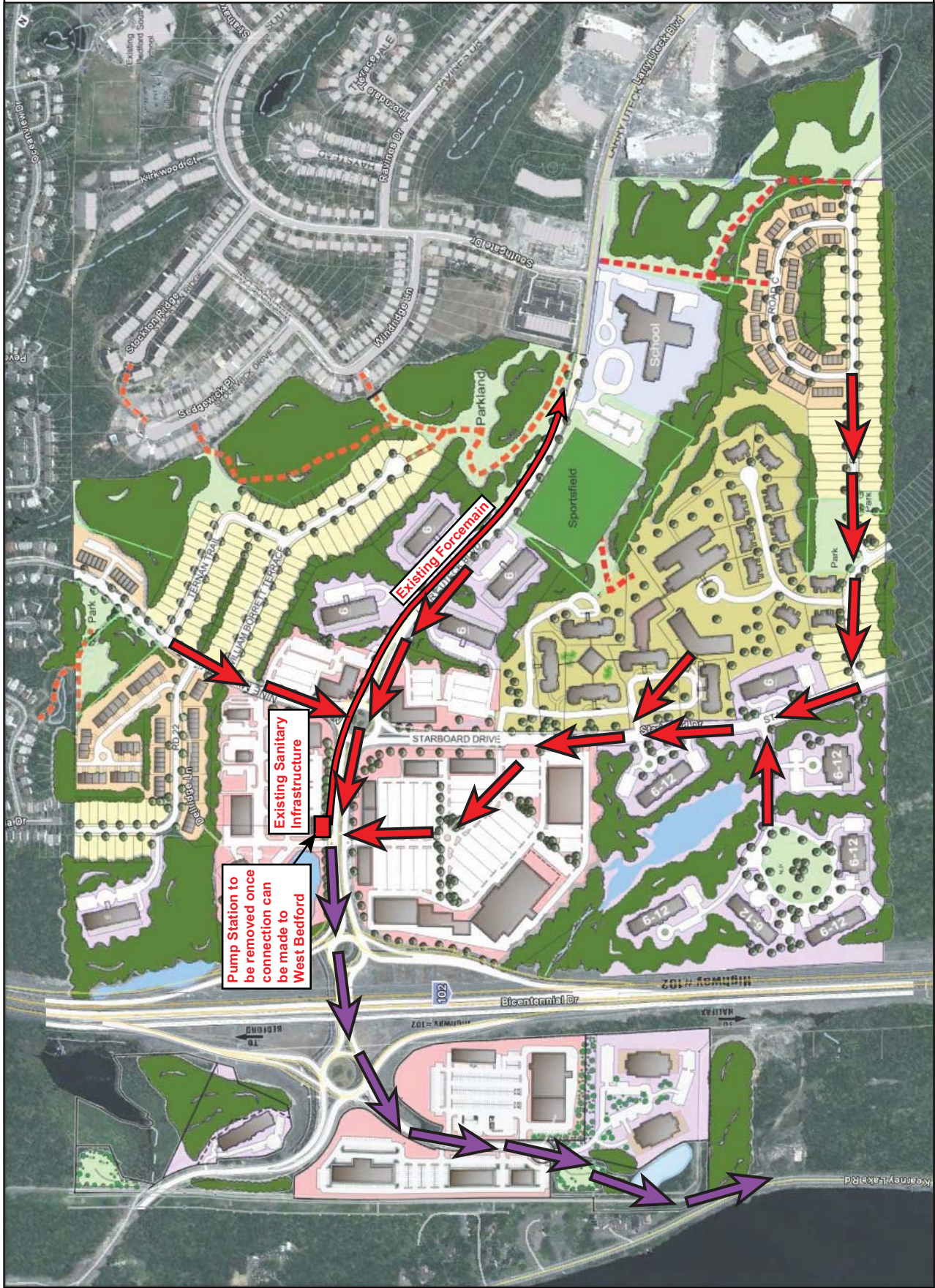
# Bedford South Sanitary Schematic



Existing Sanitary Line



Future West Bedford (Gravity) Sanitary Line





**WATERBERRY**  
PARK

102

**Bedford South**

**Sub-Area 5**

**MR-2**

**Sobey's**

**Sub-Area 9**

**Kearney Lake Rd.**


**Kearney Lake**





P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Item No.11.1.11**  
**Halifax Regional Council**  
**September 10, 2013**

**TO:** Mayor Savage and Members of Halifax Regional Council  
Original signed by 

**SUBMITTED BY:** \_\_\_\_\_  
Richard Butts, Chief Administrative Officer

Original Signed by \_\_\_\_\_  
Mike Labrecque, Deputy Chief Administrative Officer

**DATE:** August 26, 2013

**SUBJECT:** **Case 18514 – Initiation of Amendments to the Bedford South, Wentworth and Bedford West Secondary Planning Strategies to change residential density near the Larry Uteck Blvd. Interchange, Bedford and Halifax**

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**ORIGIN**

Application by Clayton Developments Limited on behalf of Cresco Holdings Ltd.

**LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter, Part VIII, Planning & Development*

**RECOMMENDATION**

It is recommended that Halifax Regional Council:

1. Authorize staff to initiate the process to consider amending the Bedford South, Wentworth and Bedford West Secondary Planning Strategies (SPS's) and subsequently, Bedford and Halifax Mainland Land Use By-laws and supporting Development Agreements, to enable reallocation of residential density near the Larry Uteck Boulevard Interchange in Bedford and Halifax;
2. Direct staff to include a policy provision requiring the completion and connection of Starboard Drive prior to Construction Permits being issued for the proposed reallocation of residential density around the Larry Uteck Boulevard Interchange; and
3. Request staff follow the public participation program as approved by Council in February 1997.

## **BACKGROUND**

An application has been submitted by Clayton Developments, on behalf of Cresco Holdings Limited, to create site-specific policy to enable the reallocation of residential density near the Larry Uteck Boulevard Interchange in Bedford and Halifax. Specifically, Cresco Holdings Limited has approval for commercial and residential development on the northwest corner of the Interchange. They wish to transfer 118 residential units from the northeast corner to the southeast corner of the Interchange off Starboard Drive (Map 1, Site A to Site B). The existing policies enable a mix of commercial and residential development to be considered by development agreement on both sides of the Interchange. However, these policies do not enable the reallocation of development rights from one side of the Larry Uteck Boulevard Interchange to the other. Therefore, an amendment to the existing policies is being requested.

### **Location, Designation, Zoning and Surrounding Land Use**

The subject lands are:

- located immediately to the north west and south east of the Larry Uteck Boulevard Interchange (Maps 1, 2 and 3);
- located within the Bedford and Halifax Municipal Planning Strategies (Maps 1 and 2);
- located within the Bedford South, Wentworth and Bedford West Secondary Planning Strategies (SPS) (Map 1);
- encompassed by three approved development agreements:
  - Case 01159 (*lands near the Interchange and Peakview Way – See Map 1*)
  - Case 01194 (*lands labelled Site B on Maps 1,2 and 3*)
  - Case 16666 (*Sub Area 9 and 10 – see Map 2*)
- designated Urban Settlement under the Regional Municipal Planning Strategy;
- designated Bedford South Comprehensive Development District, Wentworth Comprehensive Development District and Bedford West Comprehensive Development District (Map 1); and
- zoned BSCDD (Bedford South Comprehensive Development District) Zone, WCDD (Wentworth Comprehensive Development District) Zone and BWCDD (Bedford West Comprehensive Development District) Zone (Map 3).

### **The Proposal**

Clayton Developments Ltd, on behalf of Cresco Holdings Ltd., wish to amend the Bedford South, Wentworth and Bedford West SPSs to create policy to enable Council to consider the relocation of 118 multiple dwelling units from the Bedford West SPS (north-west) side of the interchange (Map 1, Site A) to the Bedford South SPS and Wentworth SPS (south-east) side of the interchange (Map 1, Site B) by development agreement.

### **Existing Planning Policy Context**

From the Regional Plan perspective, the subject area is designated Urban Settlement and the Bedford South (east) side of the interchange is identified as a Suburban Local Centre and the Larry Uteck Boulevard Interchange area is identified as a Transit Hub. The land use characteristics of a Suburban Local Centre are low to medium density residential density with convenience commercial uses.

Within the Bedford South, Wentworth and Bedford West SPSs, the lands bordering the Larry Uteck Boulevard Interchange are permitted a broad range of commercial, retail, office and medium to high density residential use. Policies in the respective SPSs enable a mix of residential and commercial uses on the subject lands in proximity to the Larry Uteck Boulevard Interchange and existing development agreements in this area provide for this mix of uses. Development of much of the Bedford South area has taken place. However, several vacant parcels remain undeveloped. These undeveloped lands within the Bedford South and Wentworth SPSs include the remainder of Starboard Drive and the lands within the Bedford West area.

Although multiple dwelling units are enabled on the subject lands, policies within the respective SPSs do not enable redistribution or reallocation of land use rights between the SPSs. To enable such an option, policy amendments to the Bedford South, Wentworth and the Bedford West SPSs and subsequently, Bedford and Halifax Mainland Land Use By-laws and supporting Development Agreements, would be required.

### **DISCUSSION**

Generally, MPS (or SPS) amendments are not supported by staff unless circumstances warrant such a change in policy. Typically, these types of amendments require significant justification to be considered. In this case, the applicant is seeking amendments to SPS policies and existing development agreements that would see the reallocation of approximately 118 multiple dwelling units from one side of the interchange to the other. The following rationale has been provided by the applicant in support of the development proposal:

- *While Bedford West policy enables the transfer of density within the greater bounds of the Bedford West Secondary Plan area, the holdings which are under the control of Cresco Holdings Limited appear to be unsuitable for the density which should be relocated. This is either because of the intended use of the other parcels, the size of the parcels, or the environmental features on the parcel make development difficult.*
- *Site conditions on Cresco Holdings Limited lands within the Bedford West – Sub Area 10 are such that development of the lands is more difficult than originally anticipated.*
- *Due to the configuration chosen by Cresco for the development of their Bedford South lands, a large parcel near the interchange is developed below its potential. Thus there is a larger amount of land available for development which would enable a better residential development than would be possible on the Bedford West side of the interchange.*
- *The relocation of residential units would maximize tree retention on Block MR-2 which is adjacent a pond and wetland.*
- *Traffic and central services would use the same networks to service the development and thus there should be very limited impacts.*
- *Capital cost implications related to transportation and sewer and water should be neutral.*

Further, staff reviewed the request and identified the following rationale in support:

- The development of the Bedford South/Wentworth and Bedford West master plan areas were completed at separate times and are separate policy sets. However, both documents focus

higher density and commercial developments around the Larry Uteck Boulevard interchange. Policy envisaged the creation of a transit friendly node around the Larry Uteck Boulevard Interchange, including multiple dwelling units.

- Assessing and assigning land use rights over the entirety of the interchange area allows the residential land uses to be placed in the most appropriate areas and in a form most appropriate for the site and for the Bedford South/Wentworth and Bedford West area in general. For this reason, looking at the interchange area as a whole rather than as two separate parts may be beneficial.
- It is anticipated the net benefit of this approach would be to minimize the scale of buildings on the Bedford West side of the interchange, which permits a maximum height of twelve storey while not altering the scale of anticipated development on the Bedford South side of the interchange, which permits a maximum height of six storey.
- Minimal impact is anticipated on the existing water, storm and sanitary infrastructure as the subject areas (Site A and Site B on Maps 1, 2 and 3) utilize the same infrastructure systems. However, this will be further reviewed if the Plan Amendment process is initiated.

### **Completion of Starboard Drive**

For the reasons identified above, the consideration of changes to the land use policies around the interchange warrant consideration. However, there are constraints on the Bedford South (east) side of the interchange that should simultaneously be considered. Specifically, Starboard Drive is a significant component of the transportation infrastructure required to service both of the Bedford South/Wentworth Estates and Royale Hemlocks subdivisions. To date, the majority of Starboard Drive is complete with the exception of the portions located on lands owned by Cresco Holdings Limited and Emscote Limited (Map 4). The completion of Starboard Drive is a key consideration and the existing development agreements require the construction of Starboard Drive as the next phase of each development (Cresco and Emscote). The next phase of each development has yet to occur. Therefore, to ensure Starboard Drive is completed prior to any additional development being permitted, staff advises that any future policy should include a provision requiring Starboard Drive be completed and connected prior to permits being issued for any reallocated density.

### **Conclusion**

Staff is of the opinion the proposal to change the SPSs to reallocate residential development around the Larry Uteck Boulevard Interchange has merit. Staff recommends that Regional Council approve the request to initiate the process to consider amending the Bedford South, Wentworth and Bedford West Secondary Planning Strategies and subsequently, Bedford and Halifax Mainland Land Use By-laws and supporting Development Agreements. Staff also recommend that Regional Council direct staff to consider the proposed amendment with conditions, specifically, that there be a requirement for the completion of Starboard Drive, prior to permits being issued for the proposed reallocated units.

### **FINANCIAL IMPLICATIONS**

The HRM costs associated with processing this planning application can be accommodated within the approved 2013/2014 operating budget for C310 Planning & Applications.

## **COMMUNITY ENGAGEMENT**

Should Council choose to initiate the MPS amendment process for this proposal, the *HRM Charter* requires that Council approve a public participation program when considering any amendment to an MPS. In February of 1997, Regional Council approved a public participation resolution which outlines the process to be undertaken for proposed MPS amendments which are considered to be local in nature. This requires a public meeting be held, at a minimum, and any other measures deemed necessary to obtain public opinion.

The proposed level of community engagement will be consultation, achieved through a public meeting and/or public workshop early in the review process, as well as a public hearing prior to Regional Council considering approval of any amendments.

Amendments to the Secondary Planning Strategies, Land Use By-laws and supporting Development Agreements will potentially impact the following stakeholders: local residents, property owners, community or neighbourhood organizations, other HRM business units, and other levels of government.

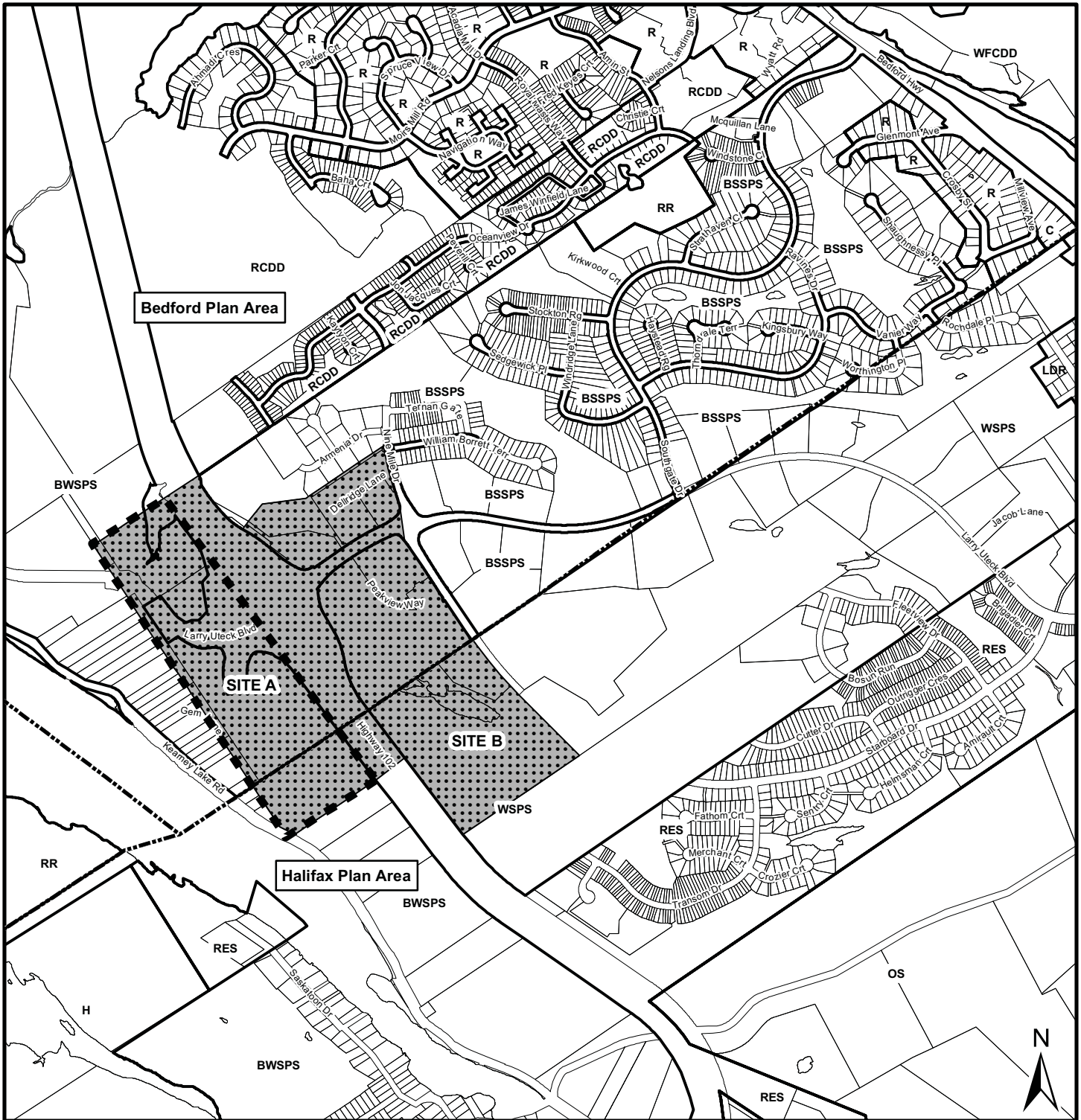
## **ENVIRONMENTAL IMPLICATIONS**

The proposal meets all relevant environmental policies contained in the MPS.

## **ALTERNATIVES**

1. Council may choose to initiate a process to amend the Bedford South, Wentworth and Bedford West Secondary Planning Strategies (SPS's), and subsequently, Bedford and Halifax Mainland Land Use By-laws and supporting Development Agreements, to enable reallocation of residential density around the Larry Uteck Boulevard Interchange in Bedford and Halifax. If this option is selected, staff recommends that Council direct staff to consider policy which requires the completion of Starboard Drive before additional development along Starboard Drive can be permitted. A decision of Council to initiate the potential amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*. This alternative is the recommendation of staff as outlined in the above report.
2. Council may choose to refuse the request to amend the Bedford South, Wentworth and Bedford West Secondary Planning Strategies (SPS) to enable the reallocation of residential density around the Larry Uteck Boulevard Interchange in Bedford and Halifax. A decision of Council to not initiate the potential amendments is not appealable to the N. S. Utility & Review Board as per Section 262 of the *HRM Charter*.
3. Council may choose to initiate policy amendments that would differ from those outlined here. The impact of such amendments would need to be considered by staff.





# Map 1 - Generalized Future Land Use

Bedford West and Bedford South



Subject Lands

### Bedford Designations

- R Residential
- RR Residential Reserve
- C Commercial
- RCDD Residential Comprehensive Development District
- WFCDD Waterfront Comprehensive Development District
- BSSPS Bedford South Secondary Planning Strategy
- BWSPS Bedford West Secondary Planning Strategy

### Halifax Designations

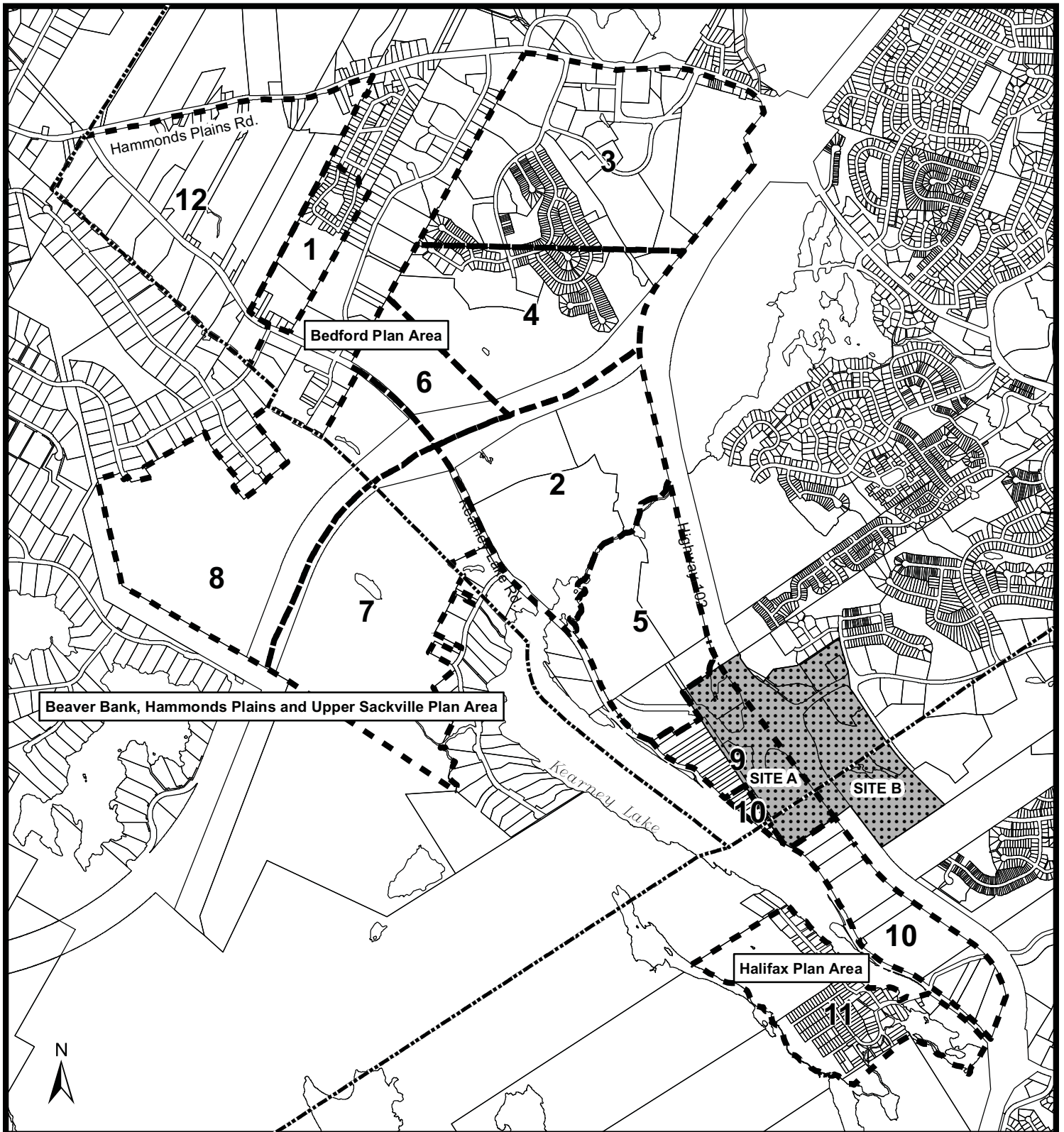
- RES Residential Environments
- H Holding Area
- OS Major Community Open Spaces
- LDR Low Density Residential
- BWSPS Bedford West Secondary Planning Strategy
- WSPS Wentworth Secondary Planning Strategy



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

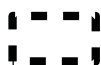
HRM does not guarantee the accuracy of any representation on this plan.

Bedford and Halifax Plan Areas



Map 2 Bedford West Sub-Areas

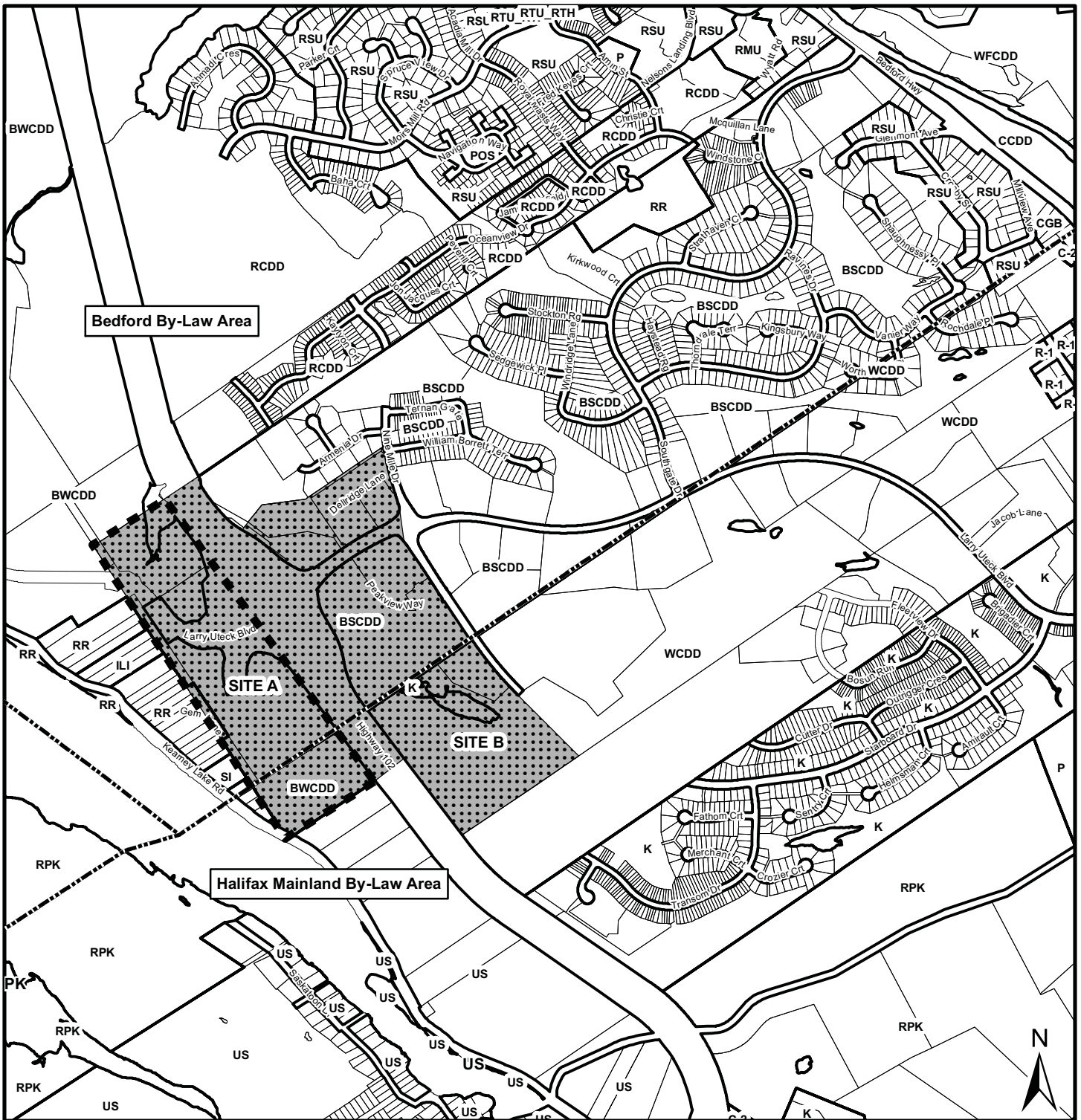
**HALIFAX**  
 REGIONAL MUNICIPALITY  
 DEVELOPMENT APPROVALS

 Bedford West Sub-Areas

0 20 40 60 m


HRM does not guarantee the accuracy of any representation on this plan.





### Map 3 - Zoning

Bedford West and Bedford South

 Subject Lands

**Bedford Zones**

RSU	Single Dwelling Unit
RTU	Two Dwelling Unit
RMU	Multiple Dwelling Unit
RTH	Townhouse
RR	Residential Reserve
ILI	Light Industrial
CGB	General Business District
SI	Institutional
RCDD	Residential CDD
CCDD	Commercial CDD
WFCDD	Waterfront CDD
BSCDD	Bedford South CDD
BWCDD	Bedford West CDD

**Halifax Zones**

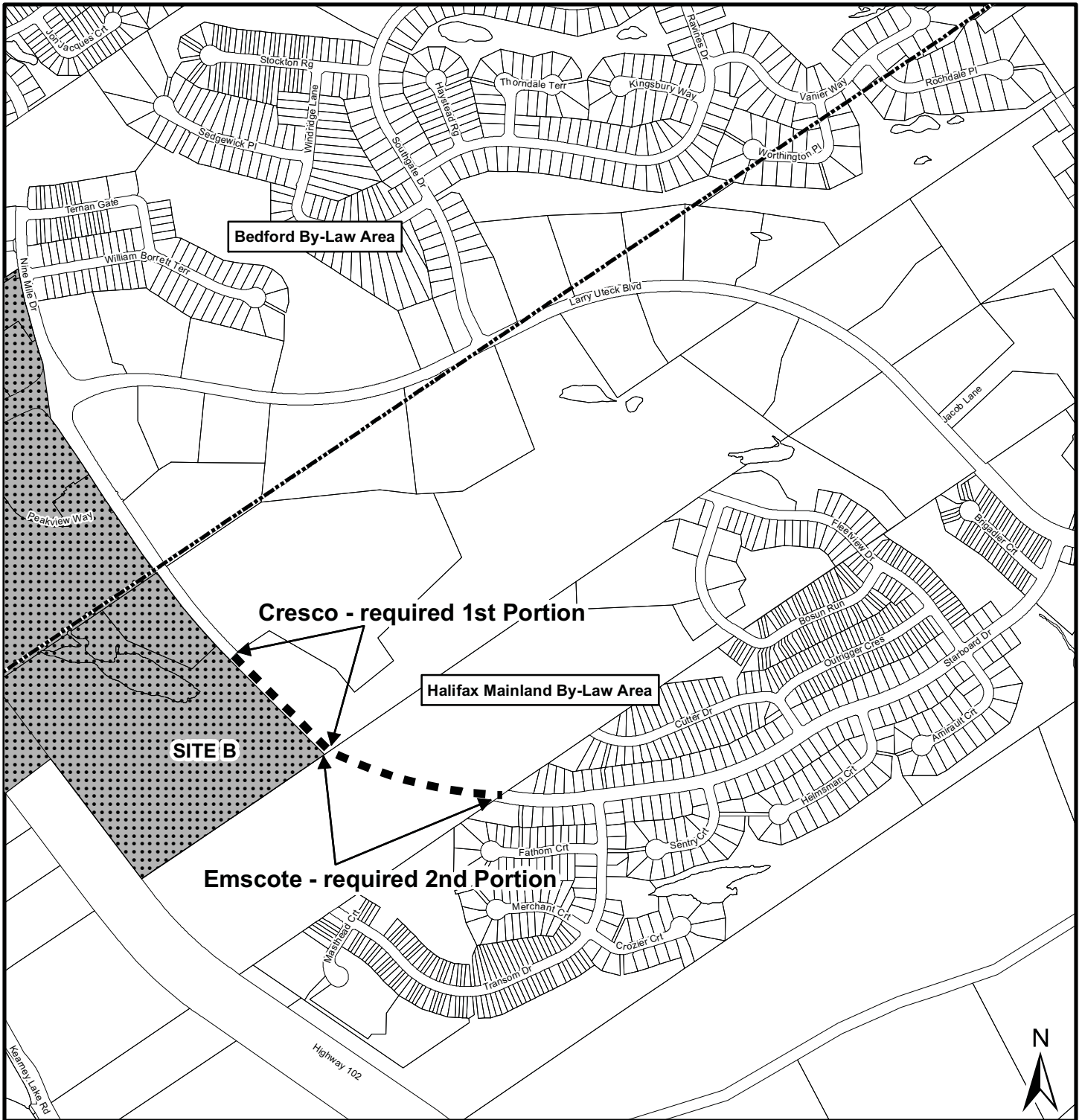
R-1	Single Family
K	Schedule K
P	Park and Institutional
RPK	Regional Park
US	Urban Settlement
WCDD	Wentworth CDD

Bedford and Halifax Main Land Use By-Law Areas



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

HRM does not guarantee the accuracy of any representation on this plan.



**Map 4 - Starboard Drive**  
Bedford West and Bedford South



Subject Lands

**Bedford Designations**

- R Residential
- RR Residential Reserve
- C Commercial
- RCDD Residential Comprehensive Development District
- WFCDD Waterfront Comprehensive Development District
- BSSPS Bedford South Secondary Planning Strategy
- BWSPS Bedford West Secondary Planning Strategy

**Halifax Designations**

- RES Residential Environments
- H Holding Area
- OS Major Community Open Spaces
- LDR Low Density Residential
- BWSPS Bedford West Secondary Planning Strategy
- WSPS Wentworth Secondary Planning Strategy



Bedford and Halifax  
Plan Areas

HRM does not guarantee the accuracy  
of any representation on this plan.

**Attachment A:  
Excerpts from the Bedford MPS: Bedford South Secondary Planning Strategy**

**THE BEDFORD SOUTH SECONDARY PLANNING STRATEGY**

*Policy MCP-1:*

*The Community Concept Plan, presented as Schedule I, shall form the framework for land use allocation within the master plan area and all policies and actions taken by the Municipality shall conform with the intent of this plan. A comprehensive development district zone shall be applied to all lands within the master plan area and any development of the land shall be subject to approval of a development agreement.*

**The General Commercial Designation**

*Policy GC-1:*

*The General Commercial Designation shall support a wide range of goods, services and facilities with the exception of adult entertainment uses, automobile sales and leasing or any other business requiring extensive outdoor display areas. Multiple dwelling units shall also be permitted. The following matters shall be considered in any development agreement application:*

- a) Except as may be accessory to a permitted use, the outdoor storage of building or waste materials in the GC Zone shall be prohibited;*
- b) the criteria of policy MUBC-1 with the exception of clause (b).*

**Municipal Services**

*Policy MS-1:*

*For sewage flow calculations, the population of the master plan area shall not exceed a gross density of twenty (20) persons per acre. To provide for an equitable distribution of development among property owners, three sub areas are established as illustrated in Schedule III. Within each area, a maximum twenty persons per acre shall be permitted.*

*Policy MS-2:*

*Populations shall be calculated based on an assumed occupancy of 3.35 persons per single unit, two-unit or townhouse dwelling and 2.25 persons per unit in each multiple unit dwelling. Commercial densities shall be calculated to a maximum of 50 persons per acre for general commercial uses and to a maximum of 30 persons per acre for community commercial, community facility and institutional uses. Final determination of the commercial densities shall be established by development agreement in accordance with intended land uses. In the event that the design population proposed for a residential neighbourhood or commercial designation is less than the maximum permitted, the Municipality may allow the difference to be allocated to another residential neighbourhood or commercial designation within the applicable sub area, provided that all other policy criteria can be satisfied.*

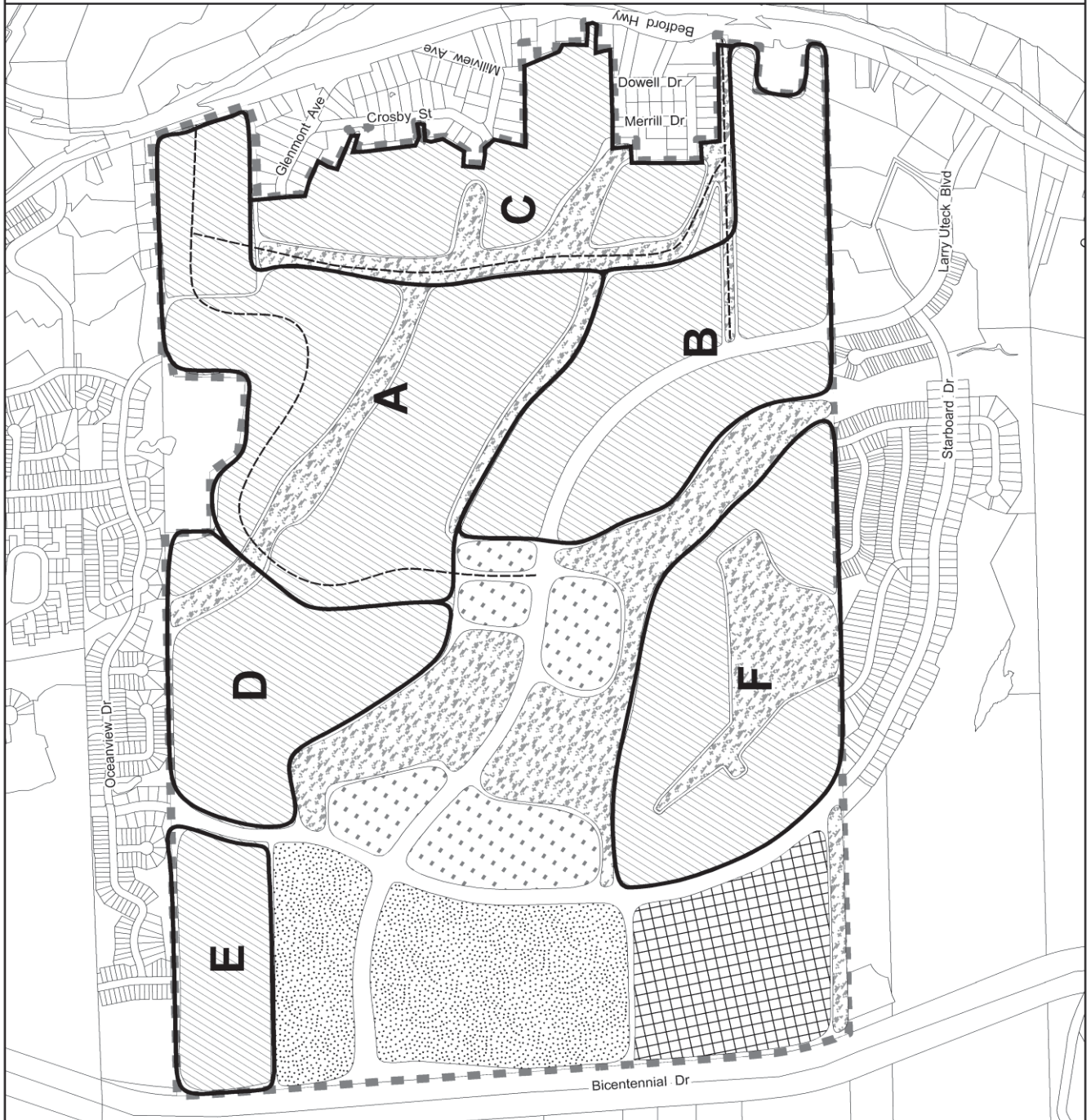
Schedule 1

# Community Concept Plan

## Land Use Designation

- Proposed Land Use**
- Residential Neighbourhoods
  - General Commercial
  - Community Commercial / Institutional
  - Mixed Use / Business Campus
  - Park / Open Space (Major Areas)

Note: Neighbourhood Parks to be confirmed by Development Agreement.

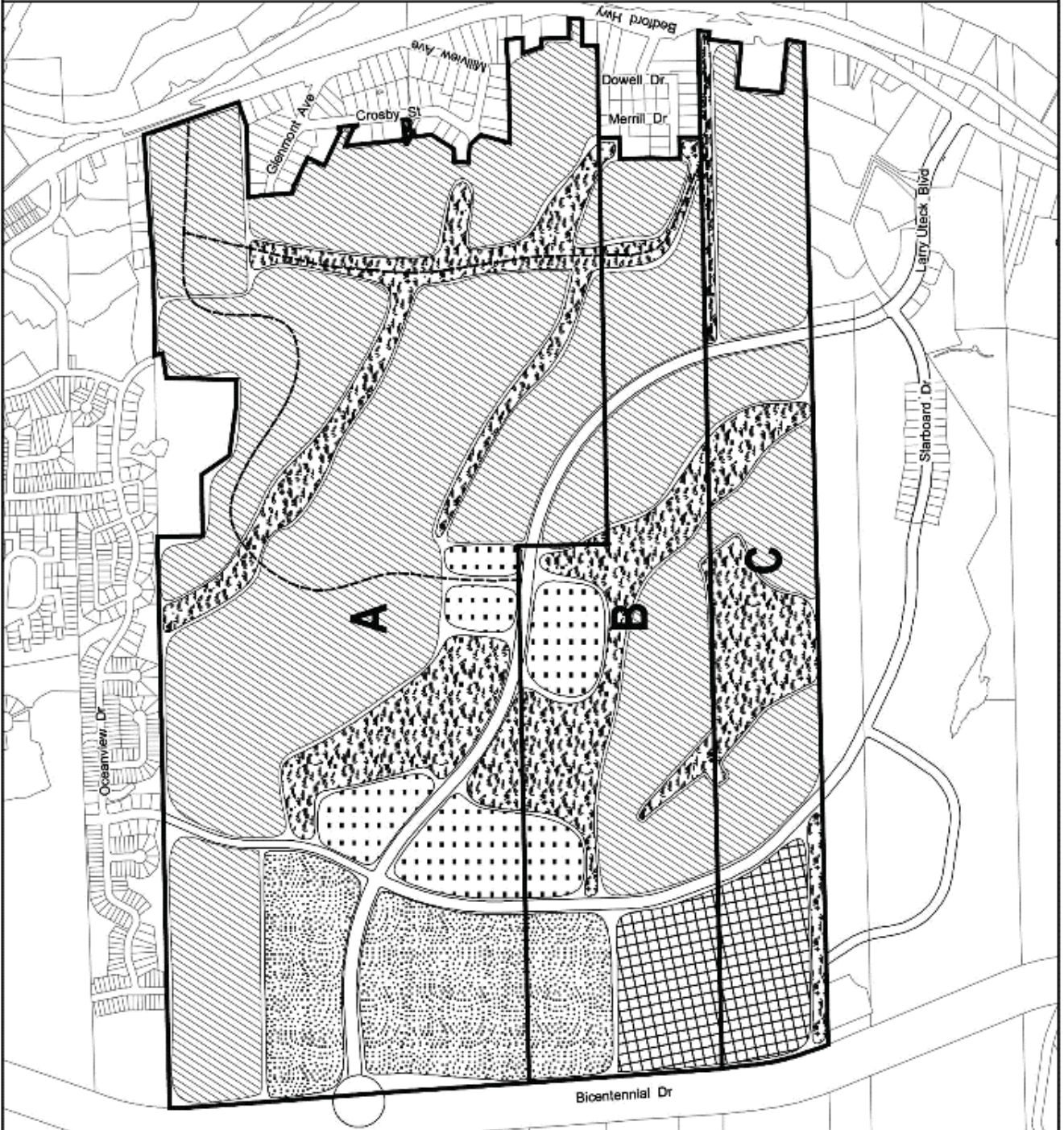


18 April 2005

HRM Planning and Development Services  
file: F:\Repmaps...\wentworth\_sched1.pdf

Schedule III  
**Community Concept Plan**  
Density Allocations

A = 375 acs  
B = 142 acs  
C = 106 acs



**Attachment B**  
**Excerpts from the Halifax MPS: Wentworth Secondary Planning Strategy**

**2. THE COMMUNITY CONCEPT PLAN**

*Policy MCP-1:*

*The Community Concept Plan, presented as Schedule I, shall form the framework for land use allocation within the master plan area and all policies and actions taken by the Municipality shall conform with the intent of this plan. A comprehensive development district zone shall be applied to all lands within the master plan area and any development of the land shall be subject to approval of a development agreement.*

**9. THE MIXED USE BUSINESS CAMPUS DESIGNATION**

*Policy MUBC-1:*

The Mixed Use Business Campus designation shall support a wide range of businesses which produce goods and services, as well as institutional facilities. To encourage development of the Community/Commercial and General Commercial Designations, retail uses and restaurants shall only be permitted as accessory uses within larger buildings and retail uses shall be restricted in floor area. The following matters shall be considered in any development agreement application for business and institutional facilities:

- (a) building facades incorporate materials and design elements to create a sense of interest from public streets;
- (b) no outdoor storage or outdoor display and sales shall be permitted and any outdoor waste containers shall be screened;
- (c) open spaces are integrated into the layout and where feasible, larger trees are retained;
- (d) landscaping is introduced to all areas disturbed during construction;
- (e) where more than twenty parking spaces are to be provided, no more than fifty percent (50%) of the parking spaces shall be located between a building and the front lot line and no loading bays shall be located on the building facade facing a public street and parking areas are buffered to provide a visual break from the street and adjacent land uses with fencing, landscaping or both;
- (f) bicycle storage facilities are provided near the main entrances to the building and/or in designated public spaces.
- (g) walkways shall extend from the entrances of buildings to a public sidewalk in front of the building and to any public trail system abutting the property and, unless otherwise not possible, shall not cross any driveways or parking areas;
- (h) buildings, structures and parking lots are located on a lot so as to minimize the alteration of natural grades and to minimize the area of impervious surfaces;
- (i) a storm water management plan has been prepared by a Professional Engineer with any measures required to prevent the contamination of watercourses and, where possible, allows surface water flows to be directed to permeable surfaces;
- (j) 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.

*Policy MUBC-2:*

*Residential developments may be considered by development agreement within the Mixed Use Business Campus Designation. Consideration will be given to the provisions of policies RN-3 and the provisions for Residential Neighbourhood F under policy RN-3.*

## **10. THE GENERAL COMMERCIAL DESIGNATION**

### **Policy GC-1:**

The General Commercial Designation shall support a wide range of goods, services and facilities with the exception of adult entertainment uses, automobile sales and leasing or any other business requiring extensive outdoor display areas. Multiple dwelling units shall also be permitted. The following matters shall be considered in any development agreement application:

- (a) Except as may be accessory to a permitted use, the outdoor storage of building or waste materials in the GC Zone shall be prohibited;
- (b) the criteria of policy MUBC-1 with the exception of clause (b).

### **Policy MS-1:**

*For sewage flow calculations, the population of the master plan area shall not exceed a gross density of twenty (20) persons per acre. To provide for an equitable distribution of development among property owners, three sub areas are established as illustrated in Schedule "III". Within each area, a maximum twenty persons per acre shall be permitted.*

### **Policy MS-2:**

*Populations shall be calculated based on an assumed occupancy of 3.35 persons per single unit, two-unit or townhouse dwelling and 2.25 persons per unit in each multiple unit dwelling. Commercial densities shall be calculated to a maximum of 50 persons per acre for general commercial uses and to a maximum of 30 persons per acre for community commercial, community facility and institutional uses. Final determination of the commercial densities shall be established by development agreement in accordance with intended land uses. In the event that the design population proposed for a residential neighbourhood or commercial designation is less than the maximum permitted, the Municipality may allow the difference to be allocated to another residential neighbourhood or commercial designation within the applicable sub area, provided that all other policy criteria can be satisfied.*

**Schedule I and III are the same as found in Attachment A**

**Attachment C**  
**Extracts from the Bedford MPS: Bedford West SPS**

**Municipal Services**

**Water and Sanitary Sewer Systems:**

*Policy BW-15:*

*The sanitary sewer system shall be designed in conformity with the schematics illustrated on Schedule BW-4 and in accordance with the Municipality's Service Systems Specifications, as amended from time to time. Sewage flow calculations, shall be based on an assumed occupancy of 3.35 persons per single unit, two-unit or townhouse dwelling and 2.25 persons per unit in each multiple unit dwelling; 50 persons per acre for general commercial uses within the Community Commercial Centre shown on Schedule BW-7 or proposed within Sub-Area 9; and 40 persons per acre for mixed use business campus uses; and 30 persons per acre for local commercial, community facility and institutional uses<sup>1</sup>.*

*Policy BW-16:*

*Based on the assumed occupancies under policy BW-15 and the phasing plan illustrated on schedule BW-6, the sanitary sewer system shall be designed to satisfy the following conditions:*

- b) a maximum density of 50 persons per acre shall be permitted for all lands designated community commercial centre within Sub-Areas 2, 6, 7 and 8 as illustrated on schedule BW-7 or proposed for general commercial uses within Sub-Area 9 and 12;*

*In the event that any Sub-Area is not developed to the maximum permitted density, the Municipality may consider allowing the difference to be allocated to another Sub-Area provided that the development proposal conforms will all other policies established under this secondary planning strategy.*

*Policy BW-16A*

*The maximum permitted population for Sub-Area 9 (including portions within the Halifax Municipal Planning Strategy) shall not exceed 1476 persons. (RC-Mar 15/11;E-May 28/11)*

**Development Phasing and Cost Recovery**

*Policy BW-20:*

*A development Sub-Area plan is established for this secondary plan area as illustrated on Schedule BW-6 in which the following conditions shall apply:*

- a) Any approvals within Sub-Areas 1 to 12 will also be contingent upon availability of capacity within municipal service systems;*
- f) no municipal approvals will be granted for Sub-Areas 7, 8 and 9 until the Highway 102/Larry Uteck Drive interchange and Kearney Lake Road connector are constructed or financing has been secured and a time frame for completion agreed upon;*
- g) no development agreement shall be entered into for Sub-Areas 5 unless a servicing and phasing plan has been prepared and included in the agreement for the extension of municipal sewer and*

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<sup>1</sup> For the purposes of this Secondary Planning Strategy, all density calculations are based on gross area.



- water services to both Sub-Areas 5 and 9.*
- h) The requirement of clause (g) may be waived if a development agreement for Sub-Area 9 has been approved prior to an application for Sub-Area 5 and the agreement provides for the extension of municipal services to Sub-area 9 at no cost to the Municipality.*

## **Land Use**

### *Policy BW-23:*

*The Community Concept Plan, presented as Schedule BW-7, shall form the framework for land use allocation within the master plan area and all policies and actions taken by the Municipality shall conform with the intent of this plan. A comprehensive development district zone shall be applied to all lands within the community concept plan area and any development of the land shall be subject to approval of a development agreement. In the event that the lands allocated for the proposed Highway 113 right-of-way are not required by the Province for a highway, then the lands may be used for development permitted within the abutting land use designation.*

## **The General Commercial Centre**

The General Commercial Designation envisions a built form with a range of commercial, activities and medium to higher density residential. Recognizing the location of the General Commercial Designation adjacent the Larry Uteck Boulevard and the Bicentennial Highway (Highway 102) interchange, the following objectives are intended:

- to provide for general and highway commercial uses;
- to enable a portion of the site to be developed as medium or higher density residential;
- integrate pedestrian access between surrounding residential areas and commercial activities;
- to encourage innovative design and comprehensive planning; and
- to support public transit.

### *Policy BW-38A:*

*A range of general and highway commercial, medium and higher density residential, institutional, and recreational uses may be permitted within the General Commercial Centre Designation shown on Schedule BW-7 subject to consideration of the following matters:*

- a) 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;*
- b) sidewalks and/or plazas are provided so as to encourage a secure and inviting walking environment throughout the commercial centre and to neighbouring residential neighbourhoods;*
- c) provisions are made for the storage of bicycles;*
- d) exterior materials, street furniture; trees, lighting and landscaping measures are incorporated in buildings to foster an interesting and secure environment;*
- e) the windows, exterior features and materials and signs employed in any building create a sense of interest from public streets;*
- f) the massing, height of buildings and architectural detail contribute to a pedestrian oriented environment; and*
- g) 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. (RC-Mar 15/11;E-May 28/11)*

#### Sub-Area 9:

These lands drain towards the proposed sewage pumping station at the outlet of Kearney Lake and encompasses the proposed connector road between Kearney Lake Road and the new Larry Uteck Boulevard interchange with the Bicentennial Highway. Lands in the vicinity of the interchange may be suitable for both community commercial and highway commercial uses. The remaining lands may be developed with residential uses. The steep slopes offer challenges to integrating development with the natural environment and opportunities to take advantage of the vistas of Kearney Lake and the forested regions to the west. Comprehensive planning over larger properties is therefore supported with the opportunity for public input in the planning and design process.

There are also a number of narrow, smaller properties with frontage on the Kearney Lake Road - a number of which have been developed with residences serviced by well and septic systems. Municipal sewer and water systems proposed for surrounding lands will be designed to allow for extensions to these properties. The current zoning applied to these lands shall be reviewed before any extensions are considered.

The capacity of the temporary pumping station and force main (directing sewage to the Mill Cove Treatment facility) has been sized to service both sub-areas 5 and 9 before a permanent pumping station and forcemain are required to direct sewage to the Halifax Treatment Facility (policy BW-16, clause (d)). An application may be made to service sub-area 9 from the temporary pumping station provided that all associated servicing costs are assumed by the developers (BW-20, clause (h)).

#### *Policy BW-39:*

*A comprehensive development district zone shall be applied to larger undeveloped parcels within Sub-Area 9. Commercial uses may be considered on lands in the vicinity of the proposed interchange with consideration given to the criteria of policy BW-38A (RC-Mar 15/11;E-May 28/11). Residential uses may be permitted on the remaining lands with consideration given to the criteria of policy BW-32. No development agreement application shall be considered for approval unless a public participation program has been undertaken to identify development opportunities and constraints and to facilitate collaboration in preparing a conceptual community design for the Sub-Area.*

#### *Policy BW-39A*

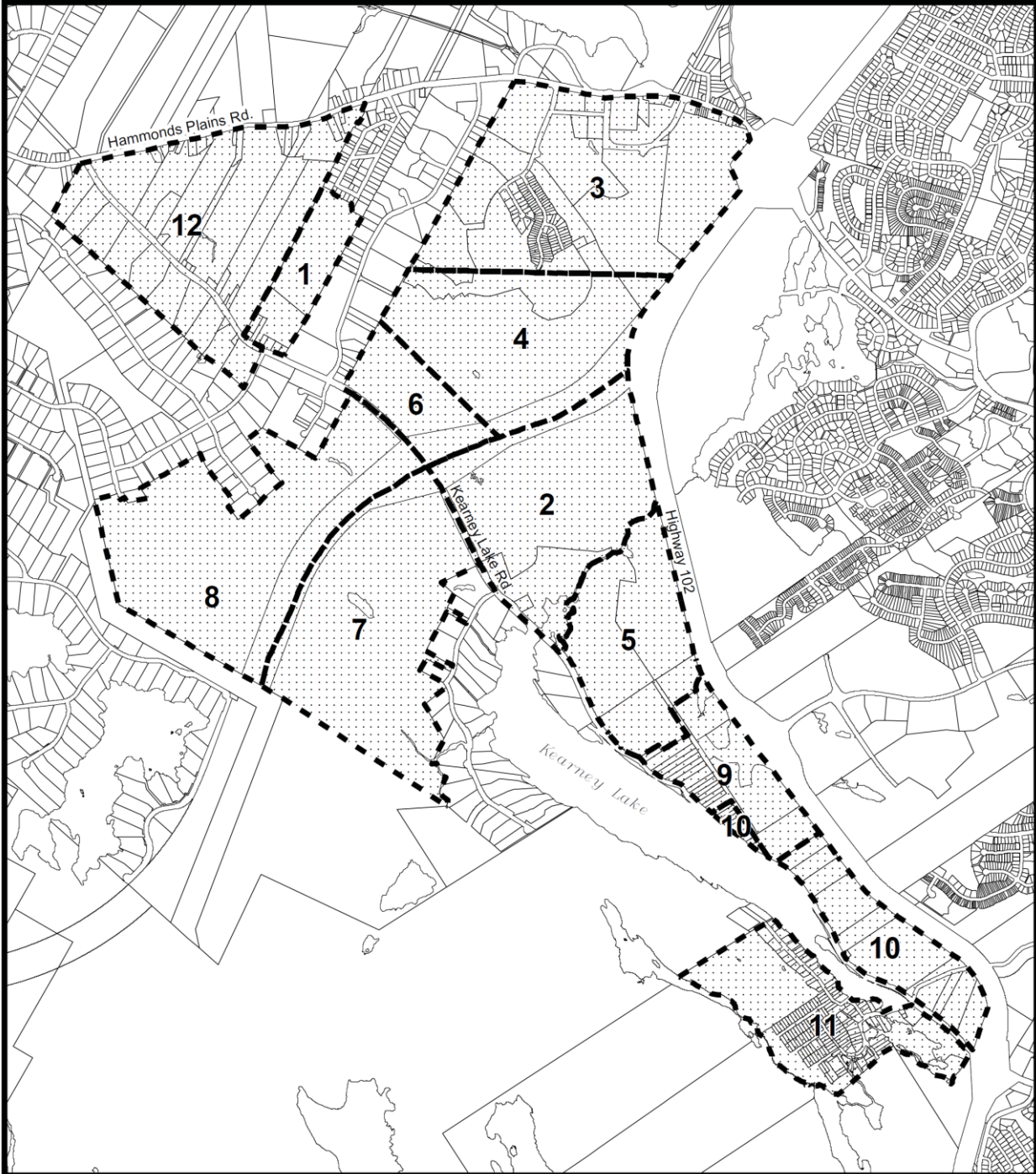
*A public participation program was undertaken to identify development opportunities and constraints and to facilitate collaboration in preparing a conceptual community design for larger undeveloped parcels within Sub-Area 9. Schedule BW-7 shall form the framework for land use allocation within these portions of Sub-Area 9 and all policies and action taken by the Municipality shall conform to the intent of this plan. (RC-Mar 15/11;E-May 28/11)*

#### *Policy BW-39B*

*Further to Schedule BW-7, Sub Area 9 may be comprised of medium or higher density residential land uses on the northwest side of the site, and general commercial uses south of the interchange. On the south-east portion of the Sub-Area, general commercial or higher density residential land uses may be permitted. (RC-Mar 15/11;E-May 28/11)*

#### *Policy BW-39C*

*Within the Sub Area, population assigned under BW-16A may be redistributed throughout the Sub Area covered by development agreement provided the intent of the all policies is maintained. (RC-Mar 15/11;E-May 28/11)*



Schedule BW-6



Bedford West Development Sub-Areas



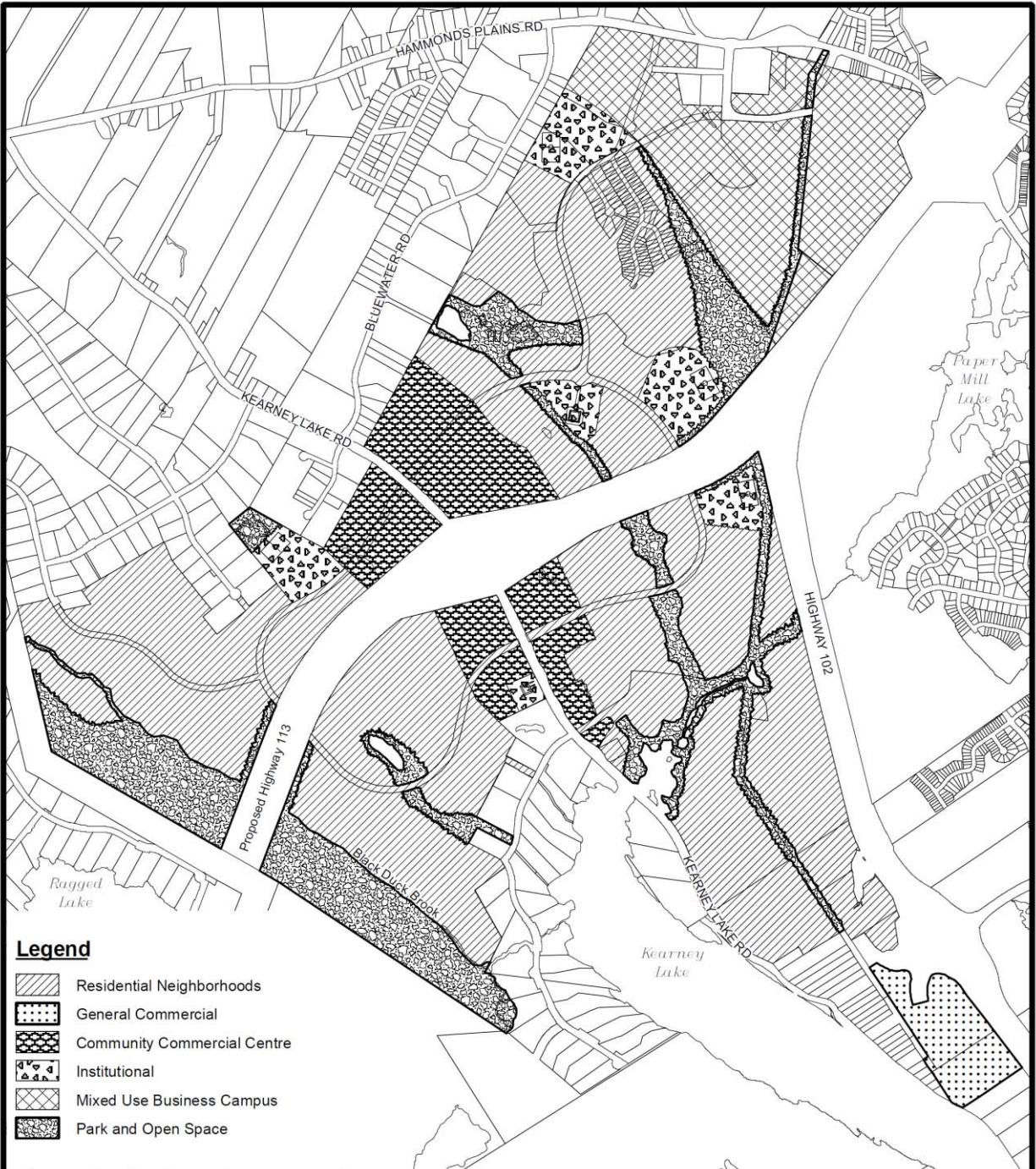
**HALIFAX**  
REGIONAL MUNICIPALITY  
Planning Services



Nov. 15, 2010

HRM does not guarantee the accuracy of any base map information on this map.

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**Legend**

-  Residential Neighborhoods
-  General Commercial
-  Community Commercial Centre
-  Institutional
-  Mixed Use Business Campus
-  Park and Open Space

Schedule BW-7  
Bedford West Community Concept Plan



**HALIFAX**  
REGIONAL MUNICIPALITY  
Planning Services



Nov. 15, 2010

HRM does not guarantee the accuracy of any base map information on this map.

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**Attachment D**  
**Excerpts from the Halifax MPS: Bedford West SPS**

**4. WATER AND SANITARY SEWER SYSTEMS**

*Policy BW-15:*

*The sanitary sewer system shall be designed in conformity with the schematics illustrated on Schedule BW-4 and in accordance with the Municipality's Service Systems Specifications, as amended from time to time. Sewage flow calculations, shall be based on an assumed occupancy of 3.35 persons per single unit, two-unit or townhouse dwelling and 2.25 persons per unit in each multiple unit dwelling; 50 persons per acre for general commercial uses within the Community Commercial Centre shown on Schedule BW-7 or proposed within Sub-Area 9; and 40 persons per acre for mixed use business campus uses; and 30 persons per acre for local commercial, community facility and institutional uses<sup>8</sup>.*

*Policy BW-16:*

*Based on the assumed occupancies under policy BW-15 and the phasing plan illustrated on schedule BW-6, the sanitary sewer system shall be designed for a maximum density of 50 persons per acre for general commercial uses and a maximum density of 20 person per acre shall be permitted for all residential uses.*

*Policy BW-16B*

*The maximum permitted population for Sub-Area 9 (including portions within the Bedford Municipal Planning Strategy) shall not exceed 1476 persons. (RC-Mar 15/11;E-May 28/11)*

**6. DEVELOPMENT PHASING AND COST RECOVERY**

*Policy BW-20:*

*A development Sub-Area plan is established for this secondary plan area as illustrated on Schedule BW-6 in which the following conditions shall apply:*

- a) Any approvals within Sub-Areas 1 to 12 will also be contingent upon availability of capacity within municipal service systems;*

*Policy BW-21:*

*In accordance with the provisions and requirements of the Municipality's Infrastructure Charges Best Practice Guide and Part II of this Municipal Planning Strategy, an infrastructure charge area shall be established under the Subdivision By-law over the area governed by this Secondary Planning Strategy and no subdivision approvals shall be granted until infrastructure charges are in effect.*

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<sup>8</sup> For the purposes of this Secondary Planning Strategy, all density calculations are based on gross area.

#### Sub Area 9:

These lands drain towards the proposed sewage pumping station at the outlet of Kearney Lake and encompass the proposed connector road between Kearney Lake Road and the new Larry Uteck Boulevard interchange with the Bicentennial Highway. Lands in the vicinity of the interchange may be suitable for both community commercial and highway commercial uses. The remaining lands may be developed with residential uses. The steep slopes offer challenges to integrating development with the natural environment and opportunities to take advantage of the vistas of Kearney Lake and the forested regions to the west. Comprehensive planning over larger properties is therefore supported with the opportunity for public input in the planning and design process.

The capacity of the temporary pumping station and force main (directing sewage to the Mill Cove Treatment facility) has been sized to service both sub-areas 5 and 9 before a permanent pumping station and forcemain are required to direct sewage to the Halifax Treatment Facility (policy BW-16A. An application may be made to service sub-area 9 from the temporary pumping station provided that all associated servicing costs are assumed by the developers (BW-20A).

#### *Policy BW-21A:*

*A public participation program was undertaken to identify development opportunities and constraints and to facilitate collaboration in preparing a conceptual community design for larger undeveloped parcels within Sub-Area 9. Schedule BW-7 shall form the framework for land use allocation within these portions of Sub-Area 9 and all policies and action taken by the Municipality shall conform to the intent of this plan. (RC-Mar 15/11;E-May 28/11)*

#### *Policy BW-21B:*

*A comprehensive development district zone shall be applied to larger undeveloped parcels within Sub-Area 9. Commercial uses may be considered on lands in the vicinity of the proposed interchange with consideration given to the criteria of policy BW-21E, except that clause 1 shall not apply. Residential uses may be permitted on the remaining lands with consideration given to the criteria of policy BW-28, except that clause (a) shall not apply. (RC-Mar 15/11;E-May 28/11)*

#### *Policy BW-21C:*

*Further to Schedule BW-7, Sub-Area 9 may be comprised of medium or higher density residential land uses on the northwest side of the site, and general commercial uses in the center portion of the Sub-Area, south of the interchange. On the south-east portion of the Sub-Area, general commercial or higher density residential land uses may be permitted. (RC-Mar 15/11;E-May 28/11)*

#### *Policy BW-21D:*

*Within the Sub Area, population assigned under BW-16B may be redistributed throughout the Sub Area covered by development agreement provided the intent of the all policies is maintained. (RC-Mar 15/11;E-May 28/11)*

## The General Commercial Centre

### *Policy BW-21E:*

*A range of general and highway commercial, medium and higher density residential, institutional, and recreational uses may be permitted within the General Commercial Centre Designation shown on Schedule BW-7 subject to consideration of the following matters:*

- a) 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;*
- b) sidewalks and/or plazas are provided so as to encourage a secure and inviting walking environment throughout the commercial centre and to neighbouring residential neighbourhoods;*
- c) provisions are made for the storage of bicycles;*
- d) exterior materials, street furniture; trees, lighting and landscaping measures are incorporated in buildings to foster an interesting and secure environment;*
- e) the windows, exterior features and materials and signs employed in any building create a sense of interest from public streets;*
- f) the massing, height of buildings and architectural detail contribute to a pedestrian oriented environment; and 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. (RC-Mar 15/11;E-May 28/11)*

**Schedules BW-6 and BW-7 can be found as attachments to Schedule C.**



September 20, 2013

Andrew Bone  
Senior Planner  
Halifax Regional Municipality  
Bayers Road Centre  
7071 Bayers Road, Suite 2005  
Halifax NS

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**Clayton Developments Limited**

Clayton Professional Centre  
255 Lacewood Drive, Suite 100 C  
Halifax, Nova Scotia  
Canada B3M 4G2

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Tel (902) 445-2000

Fax (902) 443-1611

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**Subsidiaries**

Clayton Realty Limited  
Ridgevale Developers Limited

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Dear Andrew:

***RE: Application to amend the Development Agreements for lands of Cresco, within Bedford South and Bedford West, Sub-area 9.***

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On behalf of our client, Cresco, Clayton Developments Limited hereby formally submits our application to amend the Wentworth development agreement for the lands of Cresco (PID 00289165) and the development agreement governing lands of Sub-area 9, Bedford West (PID's 00360511, 10246441, 00360339). We understand this amendment package will be processed concurrently with the MPS amendment package, **Case #18514**.

Regional Council initiated the process to amend the Bedford South Secondary Plan (September 10, 2013) to allow a density transfer of 118 residential units (265.5 people) from Sub-area 9, Bedford West to Cresco's Bedford South lands.

In conjunction with the density transfer, our clients have taken this opportunity to reflect on the Bedford South concept plan and as a result, propose the following amendments to the existing agreement:

- A) Incorporate the transferred density of 265.5 people (118 units); thereby, setting the total allowable population for the lands at **3,146**.
- B) Permit lots with a minimum frontage of 34 feet to be located on Fleetview Drive.
- C) Reconfigure the 1.7 acre parkland parcel located on Road 'D'.
- D) Confirm the location of Transom Drive and establish a single unit dwelling land use with lots having a minimum frontage of 34 feet.
- E) Establish a community commercial site at the corner of Road D and Starboard Drive. The equivalent population for community commercial has been set at 30 persons per acre, in keeping coefficients established in the Bedford South master plan.
- F) Establish a single unit dwelling land use along Starboard Drive with lots having a minimum frontage of 45 feet.



G) Realign Road 'C' as a cul-de-sac.

**Proposal Details**

Table 1 below, illustrates the proposed density allocation across the entire Bedford South, Cresco land holdings. The density allocation for multiple residential properties within Neighbourhood 'B' has been solidified as the lands have been sold to a third party.

PLAN REVISION #6	Option 2			
19-Jul-13	Max Population	<b>3146</b>	(2880+265.5)	
			<b>Multiple</b>	<b>S.F.</b>
				<b>People</b>
	<b>Neighbourhood 'B'</b>			
	Block M-1	146		328.5
	Block 6-R1	133		299.25
	Block 6-R1 (Wagner Extension)		4	13.4
	Block CHL-1A & 1B	210		472.5
	<b>Neighbourhood 'F'</b>			
	School			50
	Block SBD-1 (Shannex)			506
	Fleetview Drive		78	261.3
	<b>Townhouse street</b>		<b>44</b>	<b>147.4</b>
	Transom		<b>12</b>	<b>40.2</b>
	<b>Starboard SF</b>		<b>5</b>	<b>16.75</b>
	Starboard Comm	0.7		21
	<b>Multiple</b>			
	Block SBD-2	99		222.75
	Starboard Drive- East	40		90
	Starboard Bulk (Block WS1)	182		409.5
	Starboard Bulk transfer from West Bed	118		265.5
		928	143	
		<b>Population</b>	<b>3144.1</b>	

Table 1 \*\*Density allocation for SF and TH in neighbourhoods 'B' & 'F' will fluctuate as a result of lot sizes\*\*\*

As a result of reconfiguring Block WS1 with two buildings, the parkland, abutting proposed Road 'D' has slightly shifted to the east. This revised location will continue to function adequately and will also serve as a buffer between the low density single units proposed along Transom Drive and the high density residential buildings.

Schedule B1 of the current development agreement allows for multiple options for connecting Transom Drive to Starboard Drive. This proposal reflects Option B of the development agreement. The approved Emscote development agreement reflects single unit dwellings located on Transom Drive. We will continue with single unit dwellings, however, we wish to request the lot frontage be set at a minimum of 34 feet.

We are proposing a 0.7 acre community commercial site at the corner of Road D and Starboard Drive. We believe this land use remains consistent with the Wentworth / Bedford South secondary plan as this site straddles the Mixed Use / Business Campus and General Commercial designations. Although detailed designs have not yet been formulated for this property, we expect this site could function under the same lot provisions for community commercial as detailed in the Clayton Developments Limited, Bedford South development agreement.

We are proposing single unit dwellings with a minimum lot frontage of 45 feet to be located along Starboard Drive. The singles are a continuation of land use as approved in the Emscote agreement.

The current development agreement concept plan includes a crescent labeled as Road 'C'. Based on detailed topographic data, we are proposing Road 'C' become a cul-de-sac. Revising the road alignment to a cul-de-sac allows us the flexibility to develop a road that minimizes fill required for the site. This change results in less impact to the natural environment and increases the parkland contribution by approximately 2.0 acres.

The applicable, revised development agreement schedules are attached.

**Bedford West – Sub-area 9. Development Agreement Amendments**

The existing development agreement permits a maximum population of 1476 people and 318 multiple residential units. The proposed density transfer will reduce the permitted figures to 1210.5 people and 200 multiple residential units.

The transfer of 118 units to Bedford South creates additional parkland opportunity. Block MR-2, as identified on Schedule B of the development agreement, is a 3.6 acre parcel that has the potential to be developed as a community trail node. Detail design should be agreed upon at the time of subdivision. We believe, with the addition of this parcel, our parkland contribution is fulfilled. The revised Schedule 'B' is enclosed.

Block CMR-1 will continue to host two buildings. However, the building footprint will be decreased and additional greenspace will be created as a result of 34 less units in each building.

We believe the above amendments are in keeping with the SPS and look forward to proceeding with the approval process.

Yours Truly,

ORIGINAL SIGNED

Kevin Neatt  
Associate Planner  
Clayton Developments Limited

# Schedule B



## CRESCO

THE ART OF BUILDING

### Land Use Plan

### Sub-Area 9



- All acreage and boundaries are subject to final survey.
- Lands allocated as general commercial shall have a density coefficient of 50 persons per acre.
- Lands allocated as residential shall have a density coefficient of 2.25 persons per 2 bedroom multiple unit.
- Density may be transferred between Blocks MR-2 and CMR-1.



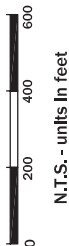








PLAN REVISION #6	Option 2	(2880+265.5)	Multiple	S.F.	People
19-Jul-13	Max Population	3146			
<b>Neighbourhood 'B'</b>					
	Block M-1		146	328.5	
	Block R-1		133	299.25	
	Block 6-R1 (Wagner Extension)		4	13.4	
	Block CHL-1A & 1B		210	472.5	
<b>Neighbourhood 'F'</b>					
	School			50	
	Block SBC-1 (Shamex)			506	
	Fleetview Drive		78	261.3	
	Townhouse street		44	147.4	
	Transom		12	40.2	
	Starboard SF		5	16.75	
	Starboard Comm	0.7		21	
<b>Multiple</b>					
	Block SBD-2		99	222.75	
	Starboard Drive- East		40	90	
	Starboard Bulk (Block WS1)		182	409.5	2876.6
	Starboard Bulk transfer from West Bed		118	265.5	
			928	143	
					<b>Population 3144.1</b>

Schedule B



Land Use Plan



-  SINGLES UNITS
-  TOWNHOUSES / SINGLES
-  LIFESTYLE COMMUNITY
-  MULTIPLE
-  Community Commercial
-  PARKLAND (HRM)

Note:  
Final boundaries for the Community Park to be finalized at time of subdivision.

July 2013



TO HALIFAX  
Highway #102

Schedule C



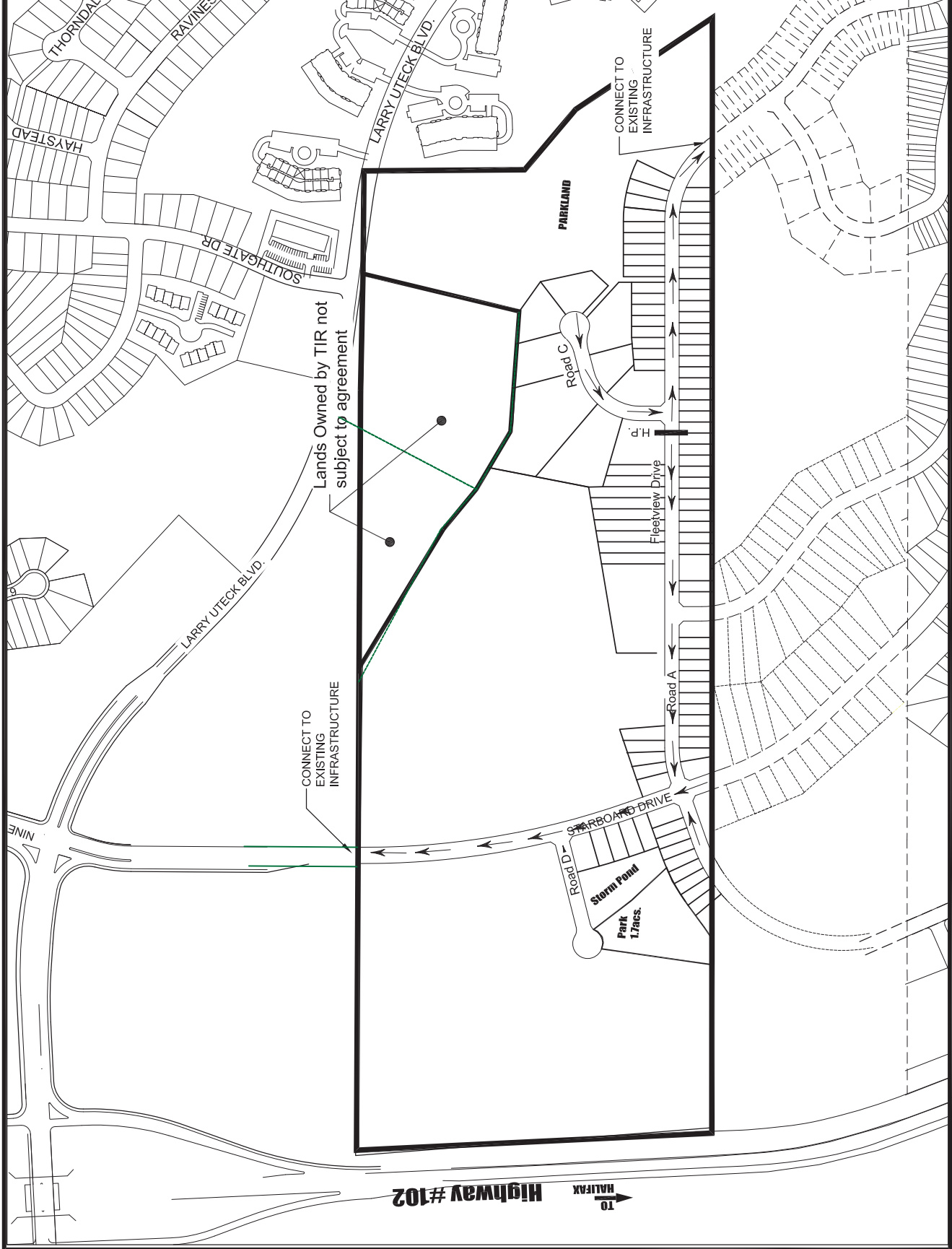
Sanitary Service Plan

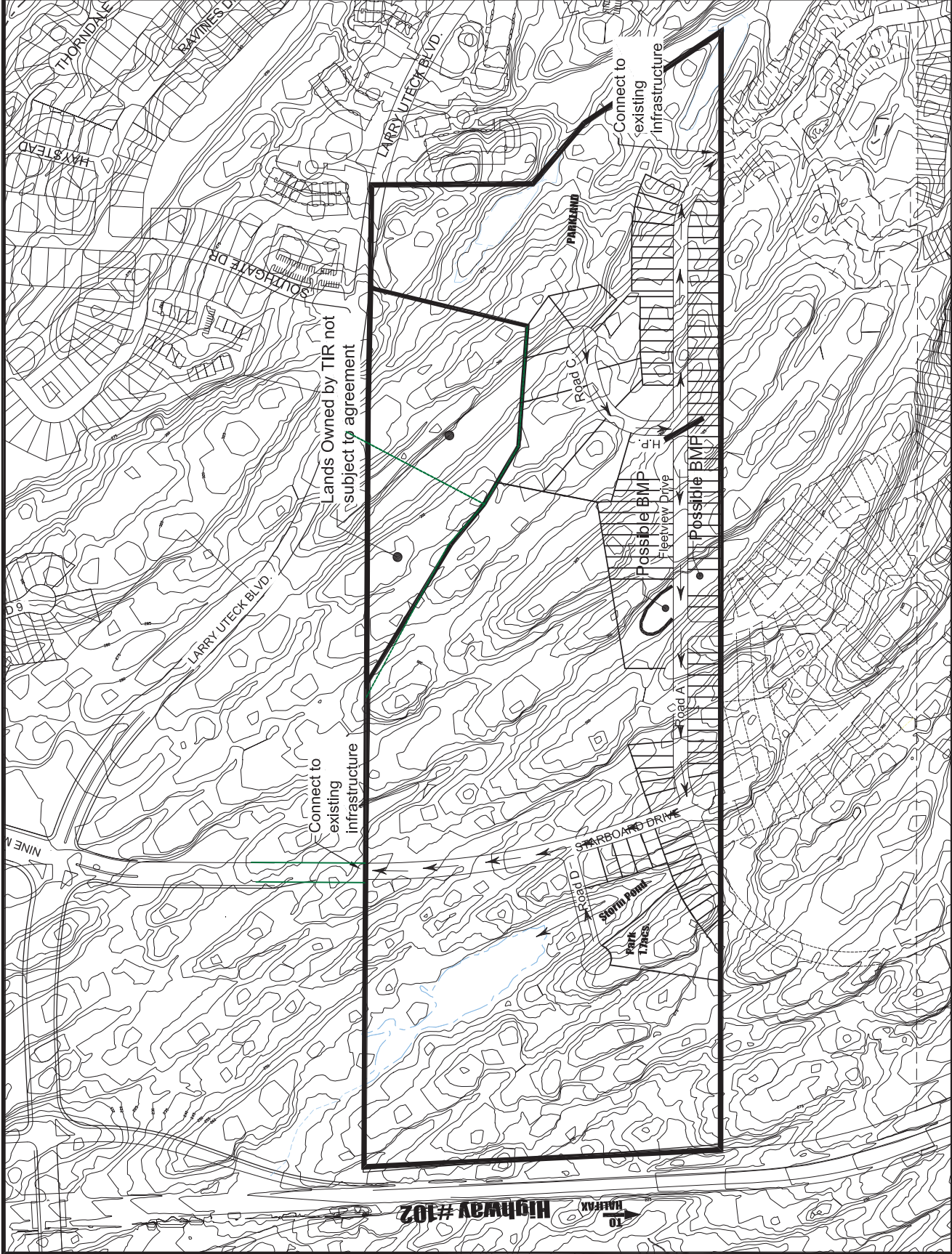
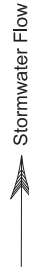
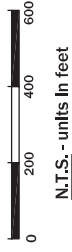


N.T.S. - units in feet



July 2013

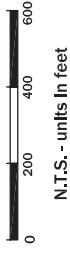




Schedule E



Water Service Plan



--- WATERLINE

Note: See Terrain Group's Municipal Water Servicing Schematic, Dec, 2004, DWG# W02376204 for detailed water zone information

July 2013

