

**Community Development**

*Planning Services*

## **Case 01251: Amendments to the Halifax MPS & Halifax Mainland LUB Western Shore, Bedford Basin**

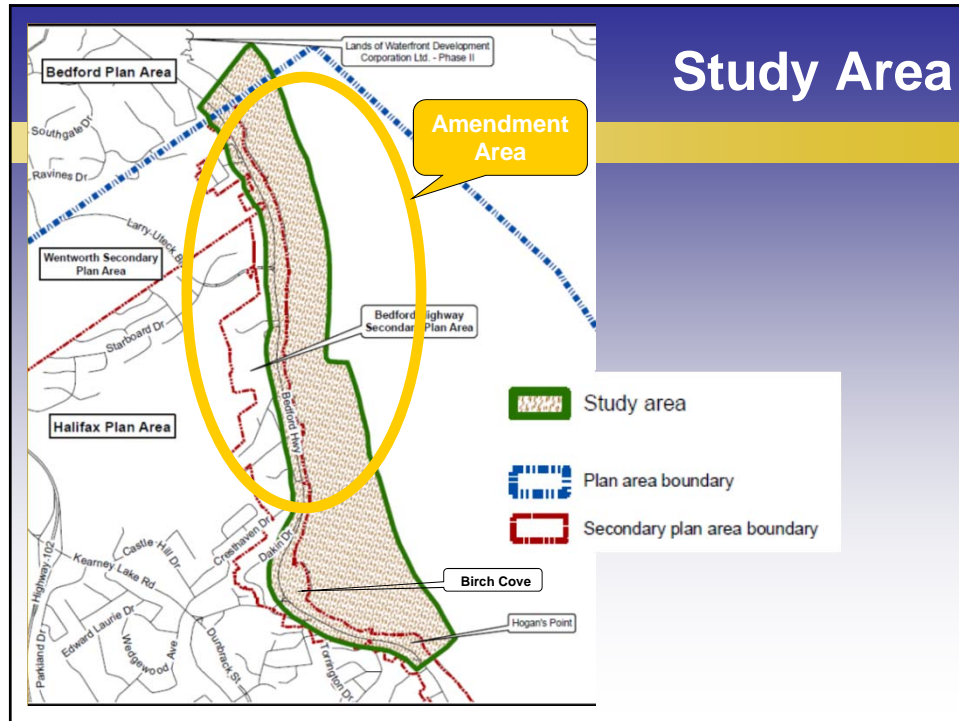
Patricia Hughes

Planner, Western Region



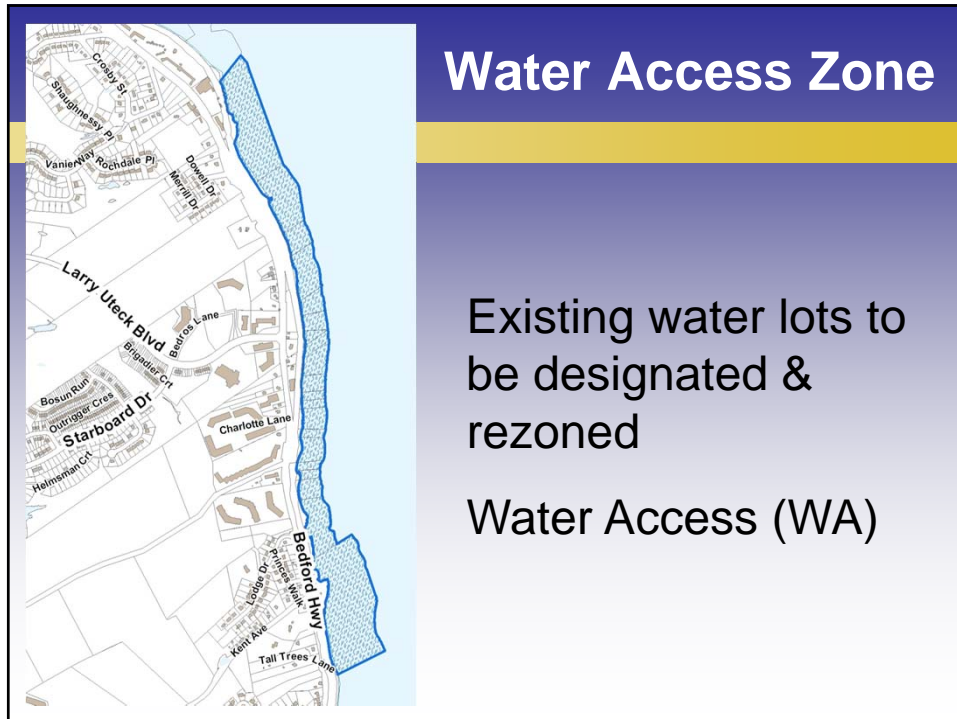
## **Origin**

- Halifax Harbour Secondary Plan Initiative
- Request for Proposals: Land Use Planning Study, Western Shore Bedford Basin - Contract awarded April 2006
- February 19, 2008 initiation by Regional Council



## Amendments

- Water lots
- Active Transportation Multi-use Trail
- Development Agreements for mixed-use
- C-2B Zone
- DND Calibration Barge
- Wastewater Treatment Plant



**Water Access Zone**

- limits the use of land created by infilling
- establishes 9 metre (30 foot) setback from shoreline
- controls size, height & number of boathouses & gazebos
- limits use of water lots for lot area & setback calculations
- restricts buildings on wharves or other structural supports.

## Active Transportation Multi-use Trail

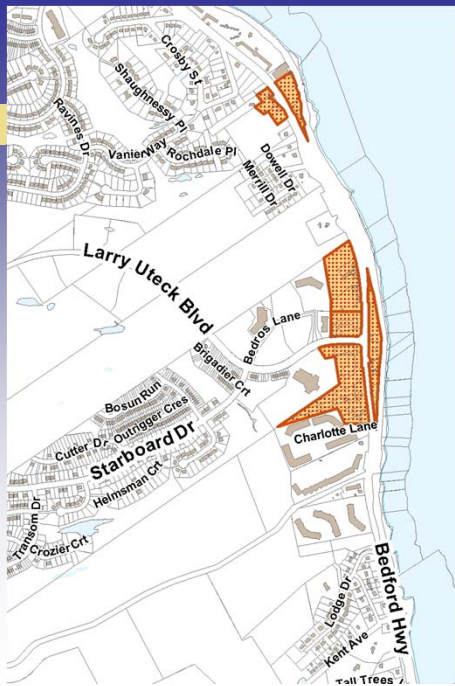


## Mixed Use Development

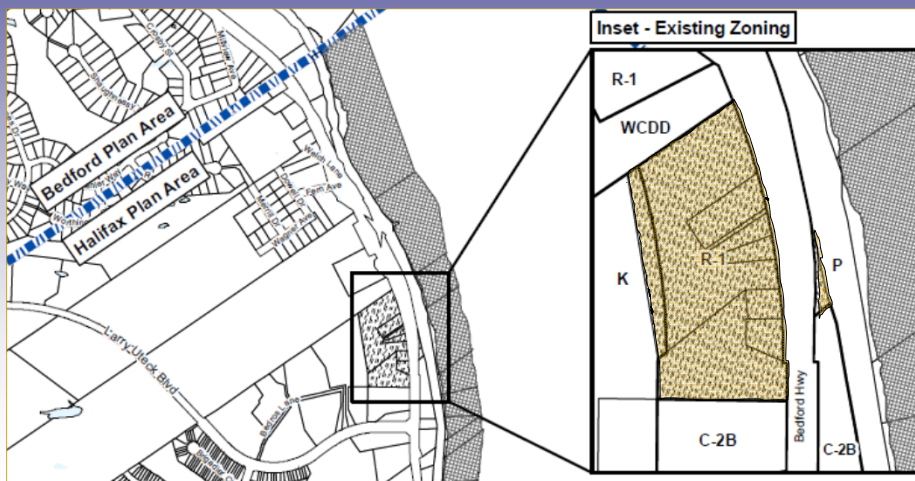
- creation of nodes at strategic locations
- C-2B (Highway Commercial)
- overlay schedule (Schedule “R”)
- Development Agreement process

## Schedule R

Mixed Use Nodes



## Designated, Zoned & in Schedule “R”



## Mixed Use Criteria

- Policy criteria for mixed use proposals
  - architectural design & scale of the buildings
  - retention of existing public views
  - safe access & parking facilities
  - amenity areas & open space
  - servicing capacity of the site
  - landscape treatment
  - active transportation linkages

## Commercial

- Commercial uses are to comply with the C-1 (Local Business) Zone
  - located on the first two floors & separated from residential uses
  - transparent street facades & uniform signage
  - screening of refuse, odours and service deliveries

## C-2B (Highway Commercial Zone)

- remove “businesses engaged in the sale of trailers, prefabricated homes, and heavy equipment” as permitted uses

## DND Calibration Barge



Only facility  
in Canada  
used for  
calibration  
of acoustic  
instruments

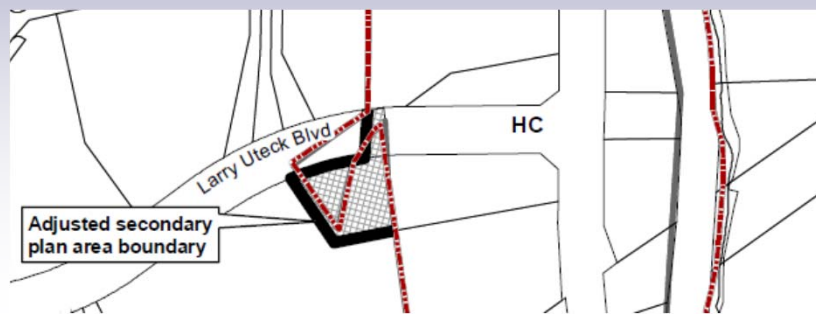
## Wastewater Treatment Plant



- Further study required to identify need
- Design should incorporate amenities and preserve views

## Housekeeping Amendment

- minor adjustment to the boundary of the Bedford Highway Secondary Planning Strategy to align with property boundaries





## Summary

- Water lots – WA Designation & Zone
- Active Transportation Multi-use Trail
- Development Agreements – Schedule ‘R’
- C-2B Zone - removal of uses
- Recognition of DND Calibration Barge
- Potential Wastewater Treatment Plant site
- Protection of Public Views
- Housekeeping boundary change