
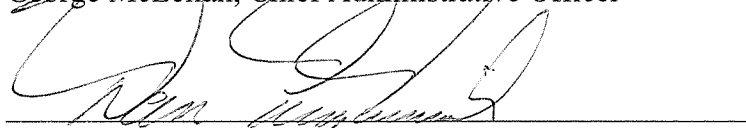

Halifax Regional Council
May 21, 2002

To: Mayor Kelly and Members of Regional Council

Submitted by:


George McLellan, Chief Administrative Officer


Dan English, Deputy Chief Administrative Officer

Date: May 9, 2002

Subject: Case 00471: Bedford MPS and LUB Amendment - 14 Doyle Street

STAFF REPORT

ORIGIN:

An application by Roycom Inc. to amend the Municipal Planning Strategy and Land Use By-law for Bedford.

RECOMMENDATION:

It is recommended that Halifax Regional Council:

1. Instruct staff to initiate a process to:
 - (A) amend the Bedford Municipal Planning Strategy and Land Use By-law to designate 14 Doyle Street (the former Glen Moir School) Residential and rezone it RSU (Residential Single Unit) zone;
2. Request that public participation be undertaken in accordance with the Public Participation Resolution adopted by Regional Council on February 25, 1997.

BACKGROUND:

The former Glen Moir Elementary School is located at 14 Doyle Street in Bedford. It is four acres in size and traverses lands between Doyle Street and Basinview Drive. The property is currently designated Institutional (Attachment 1) and zoned Institutional(SI) (Attachment 2).

The Halifax Regional School Board has determined that this school site is no longer required for education purposes. The Glen Moir Elementary School has been transferred to HRM and subsequently declared surplus. In December of 2001, a request for expression of interest for the purchase and redevelopment of Glen Moir School was issued by the Municipality.

Council subsequently approved the following on February 26, 2002:

8.14 Property Matter - Sale of 14 Doyle Street, Bedford - Former Glen Moir School Site

MOVED by Councillor Goucher, seconded by Councillor Hetherington, that Council authorize the Mayor and Municipal Clerk to enter into an Agreement of Purchase and Sale with Roycom Inc., for 14 Doyle Street, former Glen Moir School Site, subject to the terms and conditions set out in the February 11, 2002 Private and Confidential staff report with the addition that a provision for a minimum 60 foot lot frontage consistent with the neighbourhood be included and further, this report not be released to the public until this transaction has closed.

Roycom Inc. would like to demolish the school and redevelop the site as a single family residential subdivision of approximately 14 lots. The current zoning prohibits the land use proposed by Roycom Inc., residential lots and only allows for public uses such as schools, museums and libraries. The Bedford Municipal Planning Strategy provides no means of rezoning the land to an appropriate zone for the proposed land use

DISCUSSION:**Land Use By-law Requirements and Municipal Planning Strategy Policies**

Roycom Inc. is requesting that the Bedford Municipal Planning Strategy be amended to allow for a rezoning to Residential Single Unit (RSU), the zone which primarily permits single unit dwellings. The plan amendment to allow for this is relatively simple as there is no specific policy in the Bedford MPS which references the Glen Moir property. The only required modification to the Plan would be to amend the Generalized Future Land Use Map by changing the designation for this property from Institutional to Residential and amend the Zoning Map to rezone the property from Institutional to Residential Single Unit.

In order for planning services to recommend considering a change to the Municipal Planning Strategy, there must be a change in circumstance or a significantly different situation from what the plan policies anticipated.

The Bedford Municipal Planning Strategy identified the Glen Moir School parcel as Institutional on the Generalized Future Land Use Map. The plan anticipated that this property would be used as a public school. The closure of the school and disposal of the lands was not anticipated by the Plan. This would qualify this property for consideration for a plan amendment based on staff's review criteria.

Conclusion

Staff recommends that Regional Council direct staff to begin the process to consider amending the Bedford Municipal Planning strategy to designate the Glen Moir School site, at 14 Doyle Street in Bedford, Residential on the Generalized Future Land Use Map of the Bedford MPS and concurrently amend the Bedford Land Use By-law to rezone the site Residential Single Unit (RSU) Zone.

BUDGET IMPLICATIONS:

None.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN:

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating Reserves, as well as any relevant legislation.

ALTERNATIVES:

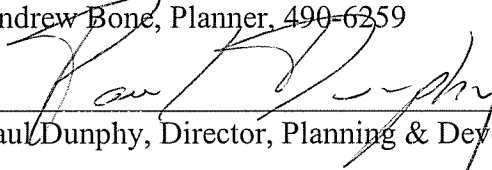
1. Refuse the requested amendment. A request to amend its Municipal Planning Strategy is completely at the discretion of Council. A decision not to amend the MPS cannot be appealed. This alternative is not recommended as Staff feels that there is merit in proceeding with amendments to the Bedford Municipal Planning Strategy.

ATTACHMENTS:

Attachment 1	Generalized Future Land Use Map
Attachment 2	Zoning Map

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Andrew Bone, Planner, 490-6259

Report Approved by: 
Paul Dunphy, Director, Planning & Development Services



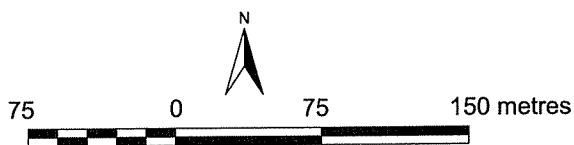
Map 1
Generalized Future Land Use

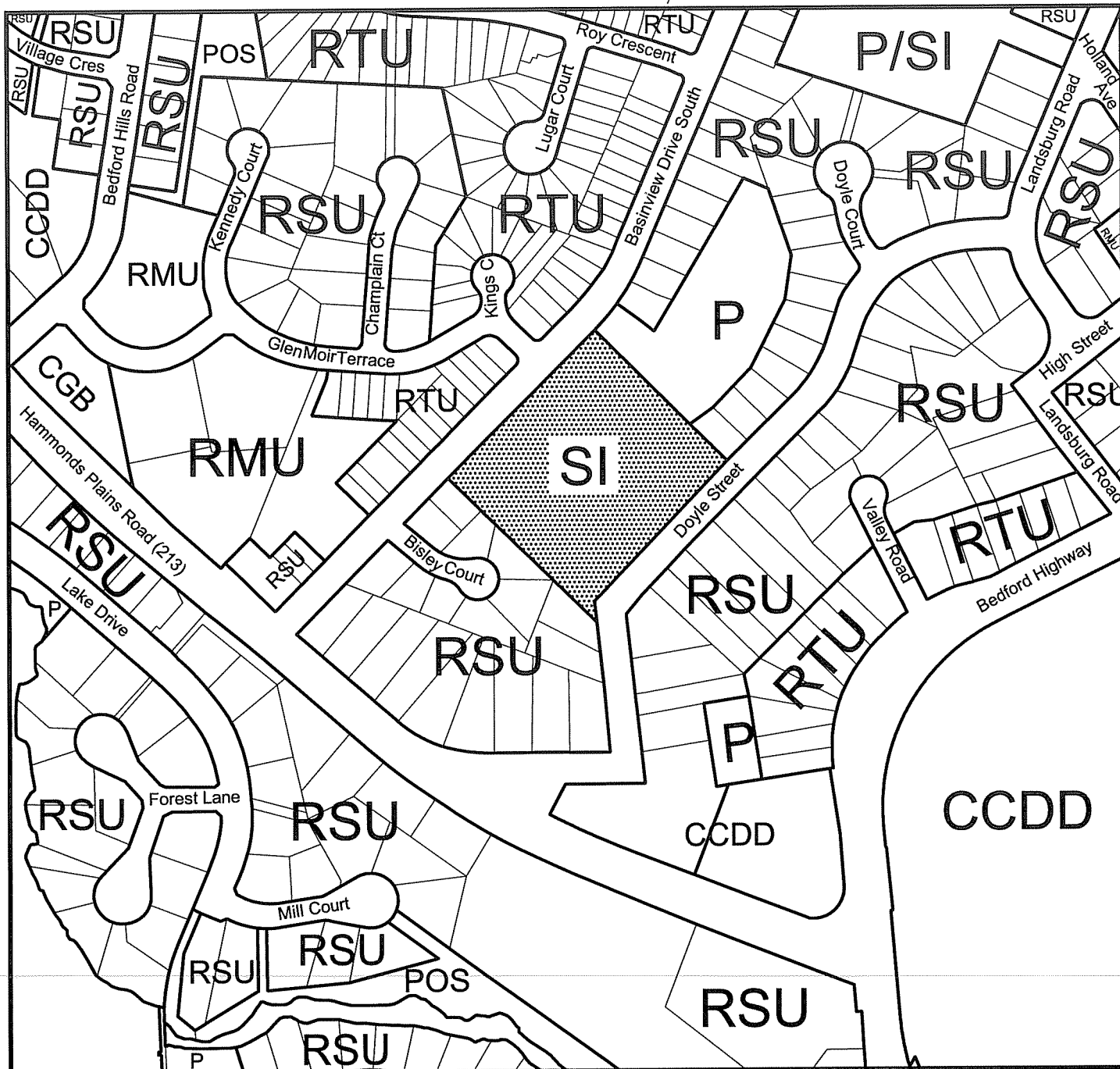
 Subject Property



R Residential Designation
C Commercial Designation
I Institutional Designation

CCDD Commercial Comprehensive Development District
P Park and Recreation Designation





Map 2
Zoning



Area to be rezoned
from R-1 to R-2



RSU Single Dwelling Unit Zone

RTU Townhouse Zone

RMU Multiple Dwelling Zone

CGB General Business District Zone

CCDD Commercial Comprehensive Development District

POS Park Open Space Zone

P Park Zone

SI Institutional Zone

