

Stephen Adams Consulting Services Inc.
410 McCabe Lake Drive
Middle Sackville, N. S.
B4E 0N6
(902) 497-8818

May 13, 2022

Dean MacDougall
Planner III
HRM Planning & Development
P.O. Box 1749
Halifax, N.S.
B3J 3A5

Via email: macdoude@halifax.ca

Dear Mr. MacDougall:

I represent Dino Capital Limited, the property owner of 378 Shore Drive in Bedford. We are applying to rezone this property from (RMU) to (RTU) to a less intense use.

Background

Dino Capital Limited has a permit to build a 14-unit apartment building on this site. The units in this building would have all been utilized as rentals.

Context

There are railroad tracks at the rear (west) of the property, which run somewhat parallel to the section of Shore Drive under consideration. The properties directly across the street (east) are zoned Residential Two-Dwelling Unit (RTU), Institutional (SI) and Park (P). A yacht club is located on this property zoned SI. The property to the south is zoned Residential Single Unit Residential (RSU). The property to the north, directly abutting the subject property is zoned Residential Multi-Unit (RMU). These zones are shown on Attachment "A".

Rationale

As stated above, a permit is in place to build a 14-unit apartment. Dino Capital wants to rezone to a less intense use. With the RTU zone in place, Dino Capital will build 3 structures, with 2 semi-detached units in each. These units offer stability to the neighbourhood, as the intention will be sell them. These new homes will compliment the area and revitalize this section of Shore Drive. As well, the new RTU zone will allow for a transition from the existing RSU zone (to the south) to the northerly RMU zone.

Summary

The transition from the existing property to the south, reducing the density and total unit count from 14 to 6 are all positive aspects for the area. For additional perspective, consider this. In almost all, if not all requests for rezoning applications request increased density and units, not the opposite.

Request

On behalf of Dino Capital Limited, I respectfully request that 378 Shore Drive be downzoned from RMU to RTU.

Should you have any questions or if you require additional information, please feel free to contact me.

Original Signed

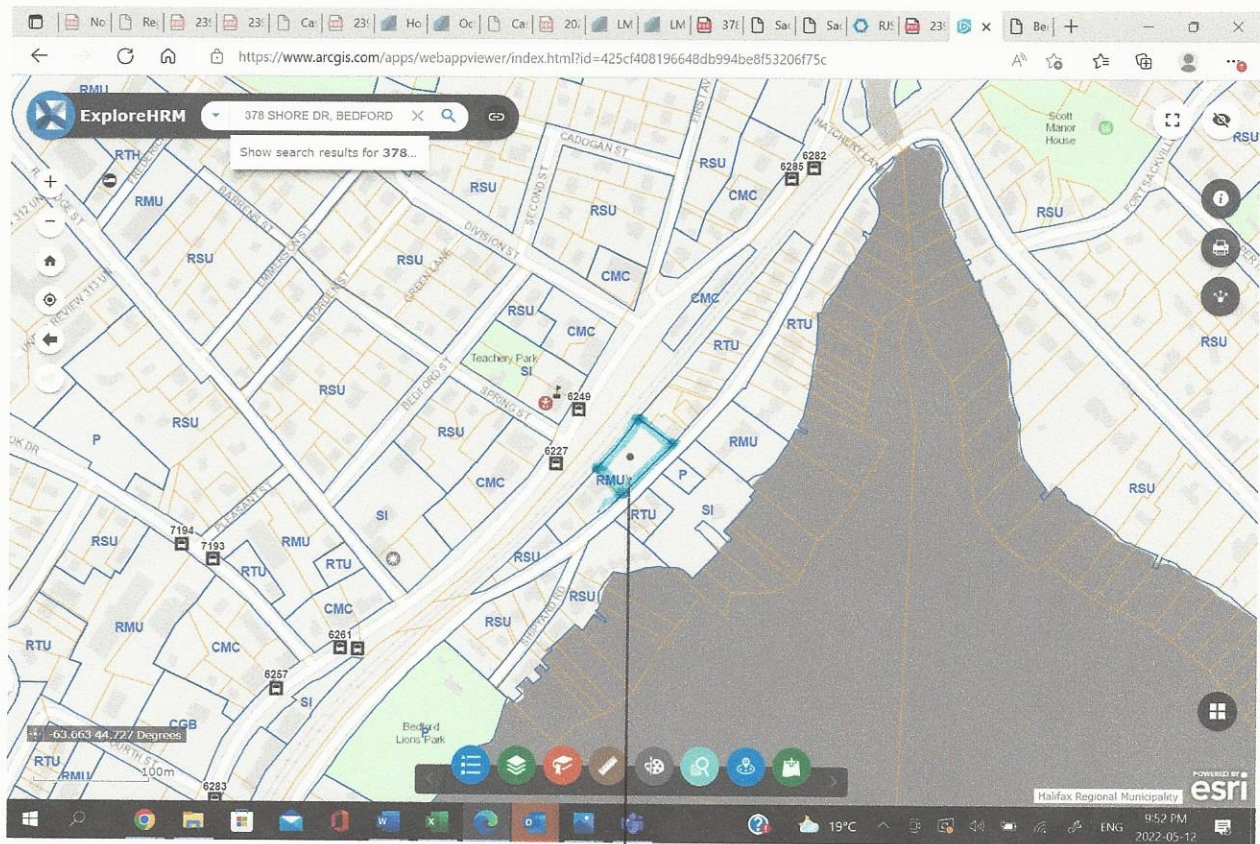
Stephen Adams

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ATTACHMENT "A"

Zoning Map 378 Shore Drive



subject property