

## **Draft Requirements for a Development Agreement – Bedford West Sub Area 10**

1. multiple unit dwellings shall be the main land use for all areas of Sub Area 10;
2. townhouses and stacked townhouses shall be permitted, but not required, as a secondary land use in all areas of Sub Area 10. Where townhouses are provided, they shall be located proximate to local roads, driveways and near the Boulevard Pathway;
3. community and institutional facilities such as schools, churches and day care centres may be permitted within the western portion and quarry portions of Sub Area 10;
4. neighbourhood commercial uses shall be required on the Quarry lands to facilitate community needs;
5. density of housing units shall not exceed policy;
6. building locations, height, scale, site and architectural design, landscaping, and streetscape elements reinforce the themes of neighbourhood identity, pedestrian safety and compatibility with the natural environment;
7. each cluster shall be designed to:
  - ii. **Create neighbourhood bicycle/pedestrian connections which ensure comfort, safety and visibility;**
    - i. to each building within the cluster;
    - ii. to the Boulevard Pathway / Kearney Lake Road;
    - iii. to transit stops; and
    - iv. to the other clusters within Sub Area 10.
  - iii. **Establish well defined clusters;**
    - i. Siting:
      - 1) Buildings within a cluster must relate to each other to form a sense of community;
      - 2) Building siting must respond to the existing context and create a comfortable pedestrian scale
      - 3) Buildings shall be designed to front all driveways, streets, or greenways immediately adjacent to or within the development. The placement of all buildings within a cluster shall relate to other buildings in the cluster.
      - 4) Buildings shall provide a sensitive transition to neighbouring buildings by stepping massing down to create a more comfortable scale transition (where required) while providing reasonable side and rear setbacks.
      - 5) Buildings shall be designed to respond to specific site conditions and opportunities, including: steep topography, natural features, prominent open spaces and views.
      - 6) Buildings should be designed to fit within the natural topography of the site, by stepping down to sloping terrain and accommodating significant grade changes by creating transitions from the building to the sidewalk/walkway and street/driveway level
    - ii. Access /Parking
      - 1) Each cluster shall minimize the number of external parking spaces;
      - 2) Parking be located in a manner which is pedestrian friendly;
      - 3) where access is provided to Kearney Lake Road, access points shall be limited and shared where possible, and direct access from individual dwelling units to Kearney Lake Road shall not be permitted;
      - 4) natural vegetation, landscaping or screening is employed around parking areas for institutional and multiple unit buildings to provide screening from streets and, for buildings containing forty-eight or more dwelling units, provision of underground parking or a structure allowing for stacked parking shall be a mandatory component of the on-site parking supply;
    - iv. **Have well designed and appropriately scaled buildings;**

- i. buildings within a development should be designed with diversity to ensure a varied streetscape but create some cohesion by aligning window sills, cornices, and floor-to-floor spacing along the street block. Variety in massing, details, and/or material should be considered to avoid a monotonous appearance and reinforce individual building identity.
  - ii. Public /Semi-public realm elements (lighting, landscaping, etc.) should add to the clusters realm and provide comfortable spaces for pedestrians.
  - iii. Building massing, stepbacks and setbacks shall create a comfortable pedestrian scale and a sensitive interface with other buildings within a cluster. (Specific requirements will be added to manage building floorplate size and stepbacks).
  - iv. Buildings shall be limited to a maximum of 12 storeys;
  - v. For buildings greater than six storeys and which do not contain ground floor commercial uses, forms should provide two storey, three bedroom, family friendly, ground oriented units at the base of the building facing the road or driveway.
  - vi. For buildings greater than six storeys, a change in materials and colour above the third storey to lessen the visual impact of the height of the building shall be required.
  - vii. Building entrances must be located and designed to provide ground floor units that contribute to safe and lively suburban environments.
  - viii. Building façades must have appropriate levels of transparency and have a direct interface with public streets, driveways pathways and open spaces.
  - ix. Building heights shall transition from Kearney Lake Road, ranging from small scale to a maximum of twelve storeys in height at the rear of sites (adjacent Highway 102), subject to the following:
    - 1) buildings within 30.5 metres (100 feet) of the Kearney Lake Road right-of-way shall not exceed 4 habitable storeys plus partially exposed underground parking facing Kearney Lake Road;
    - 2) buildings beyond 30.5 metres (100 feet) and within 61 metres (196.9 feet) of the Kearney Lake Road right-of-way shall not exceed 9 habitable storeys plus partially exposed underground parking facing Kearney Lake Road;
    - 3) buildings beyond 61metres (196.9 feet) of the Kearney Lake Road right-of-way shall not exceed 12 habitable storeys plus partially exposed underground parking facing Kearney Lake Road; and
    - 4) where underground parking is provided facing Kearney Lake Road, amenity space may be considered within the parking level.
- v. Environmental and sustainable features;
- i. Minimize site disturbance (grading, excavation and tree removal)
  - ii. Maintain, as much as possible, existing terrain and drainage patterns;
  - iii. Landscape and disturbance plans will be required which identify the amount of disturbance and the plan to stabilize and landscape all disturbed areas.
  - iv. environmental site assessment work and supplementary environmental analysis shall be required on lands with previous industrial land uses prior to determining the appropriateness of any land uses;
  - v. buildings greater than 20 metres (65.61 feet) shall, at permitting, be accompanied by a desktop qualitative wind analysis. The study shall assess wind impacts on pedestrian, and recreational boating (if relevant). The study shall include detailed assessment methodologies, local wind climate data, wind comfort, and safety performance standards, as well as wind mitigation measures. Final building designs shall incorporate wind mitigation measures recommended in the study;
- vi. Provision of amenities;

- i. Developments must integrate external and internal semi-private and private amenity/open space to improve quality of life for building residents. Further, where parkland is not proximate to multiple unit buildings, private exterior amenity space shall be provided which serves the needs of a variety of users;
  - ii. individual unit amenity space shall be provided.
- vii. Promote safety and security:
  - i. All pathways, building entrances and site amenities in new developments must be accessible to people of varying ability
  - ii. Lighting plans will be required for each cluster and associated facilities.
- 8. where underground parking is provided facing Kearney Lake Road, amenity space may be considered within the parking level.
- 9. For any commercial development proposed, consideration shall be given to 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 plazas are provided 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; and
  - (e) the windows, exterior features and materials and signs employed in any building create a sense of interest from public streets;
- 9) Vegetation is maintained or landscaping measures, a fence or other physical barrier provided so as to provide a buffer between new developments and commercial or industrial developments which is effective in ensuring public safety and mitigating visual or noise impacts;
- 10) The needs of Nova Scotia and Infrastructure Renewal (NSTIR) for additional right-of-way to accommodate the widening of Highway 102. Further any density for land required by NSTIR may be allocated to the remaining lands of the landowner.
- 11) all open space dedications proposed conform with the objectives and policies adopted for open space under this secondary planning strategy and any administrative guidelines adopted by the Municipality;
- 12) the development is in conformance with the Master Stormwater Management Plan required under BW-1.
- 13) 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;
- 14) all other relevant policies of this plan.