

Case 23084 Mill Cove/Bedford Waterfront & C061-C Esquire Motel Site

- Staff-initiated, to consider appropriate planning policy to enable transit-oriented development in support of a potential Mill Cove ferry terminal as identified in the Rapid Transit Strategy
- Request from Sunrose Land Use Consulting on behalf of United Gulf to enable redevelopment of the Esquire Motel site and lands adjacent to the Bedford Basin

Subject Site Details:

General Location	Southern half of Bedford waterfront infill; Bedford Highway
Subject Site	Develop NS Lands: PIDs 40600520; 00360354; 40601072; United Gulf Lands: PIDs 00428623, 00360362; 00360388; 00360396
Size of Site	Approx.. 8.8 ha (21.7 ac) of land; some lots extend into Bedford Basin waters.
Current Land Use(s)	Vacant infilled land; roadway; parking; parkette; pier; waterfront trail; dykes; fill; capping; pockets of natural land abutting rail ROW. Some of the Esquire Motel buildings have been repurposed for commercial use.
Surrounding Uses(s)	Enclosed use: Area fully surrounds a small former island of natural land known as Crosby Island, PID 41075458. Surrounding uses: Bedford Basin; CN rail line; rail and road causeway across Moirs Pond; Marina. Across the railway on E side of Bedford Hwy: Multi-Unit Dwelling; Bars/Restaurants; Medical Office; Offices; Other Retail; Other Services; Personal Services Across Moirs Pond: Multi-Unit Dwelling; Offices; Pier; Boardwalk
Service Area (per Schedule B, Regional Subdivision By-Law)	Urban Service Area (though outer portion projects beyond the mapped service area)
Community Plan Designation	Bedford Municipal Planning Strategy : Waterfront Comprehensive Development District (WFCDD), except undetermined for PID 40601072 and possibly 41340696 which abut the rail ROW.
Zoning	Bedford Land Use Bylaw : Waterfront Comprehensive Development District WFCDD
Regional Plan Designation	Halifax Harbour Located in Mill Cove Urban Local Growth Centre
Existing Planning Policy Considerations	Regional Plan ; Under the Regional Plan, this area is within the Halifax Harbour designation, which identifies a need to balance the need for harbour-related industrial uses and other uses, such as residential. The lands are within the Urban Service Area. The Regional Plan also designates the lands within Bedford Mill Cove as an Urban Local Growth Centre.

	• The Bedford MPS designates the lands on the water side of the rail line as the Waterfront Comprehensive Development District (WFCDD) and the Esquire Motel site as Commercial Comprehensive Development District (CCDD). • The Bedford MPS and past plans for the Bedford Waterfront have envisioned that access to the waterfront would be provided over the rail line at the northwestern edge of the Esquire Motel lands. • There is an active planning application (Case 21826) to amend the existing development agreement that applies to the lands, which would allow for a wider range of uses on the site, and allow for a removable modular hotel and commercial space.
Regional Plan Review Considerations	• The planning process for the Bedford Waterfront had been deferred by Council until concerns with transportation and servicing capacity were addressed. The Bedford Highway Functional Plan recognized opportunities for development at the Mill Cove/ Bedford Waterfront location. The Functional Plan recommended that HRM “retain Urban Local Growth Centre as part of the next Regional Plan review and undertake a Master Planning/detailed land use study to understand the relationship between development, Bedford Highway access, the rail line, transit modes, and climate change/sea level rise.” • The Rapid Transit Strategy proposed three new ferry routes, each connecting a new terminal to downtown Halifax, including Mill Cove. The Strategy, and the Bedford Highway Functional Plan, identified that there may be development opportunities in proximity to the proposed terminal site. • Proposed housing units (estimated): 3,135 units (estimated at 58 units/acre). This estimate is likely high, as it includes water lots which are unlikely to be infilled.
Recommended Approach	Regional Plan Phase 5: Future Capacity • Planning for the Mill Cove ferry terminal began in Fall 2021. To support this work, staff will consider opportunities for redevelopment to support the ferry terminal. • A future comprehensive Mill Cove Planning and Infrastructure study is planned to explore the opportunities and constraints for this area. • Consider the request for the Esquire Motel site as part of the Bedford Waterfront site, consistent with the original Bedford Waterfront vision. • As part of this review: - Confirm the vision for these lands for a ferry terminal with a supporting mix of uses; and - Adopt policy to support future planning for these lands, in coordination with a Mill Cove Planning and Infrastructure study



23084 - Mill Cove, Bedford Waterfront

Regional Plan



Subject Area



Regional Plan Generalized Future Land Use Designation

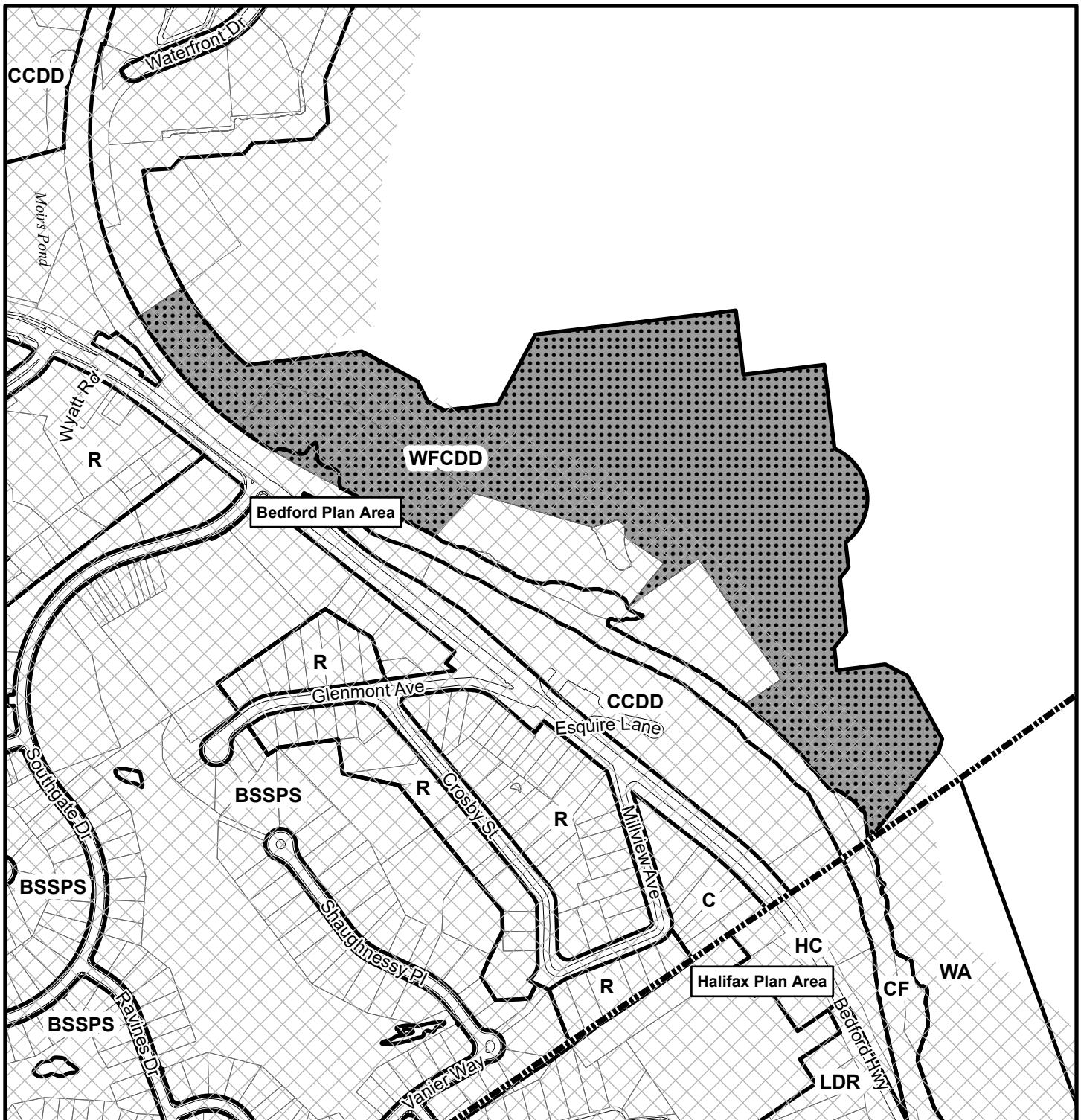


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This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the Regional Plan.

The accuracy of any representation on this plan is not guaranteed.



23084 - Mill Cove, Bedford Waterfront

Generalized Future Land Use

-  Subject Area
-  Plan Area
-  Designation
-  Urban Service Area

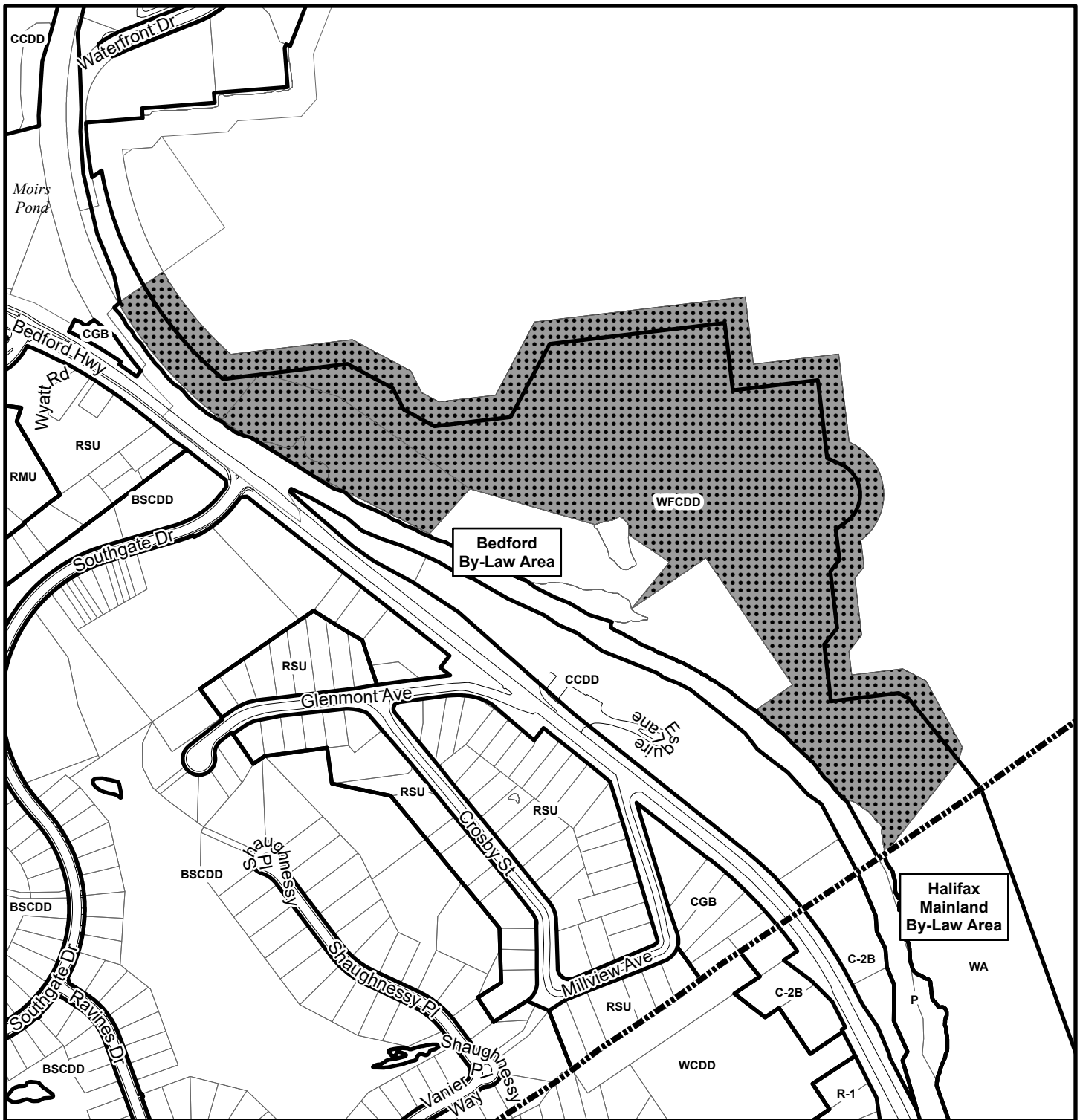


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23084 - Mill Cove, Bedford Waterfront

Zoning

-  Subject Area
-  By-law Area
-  Zoning

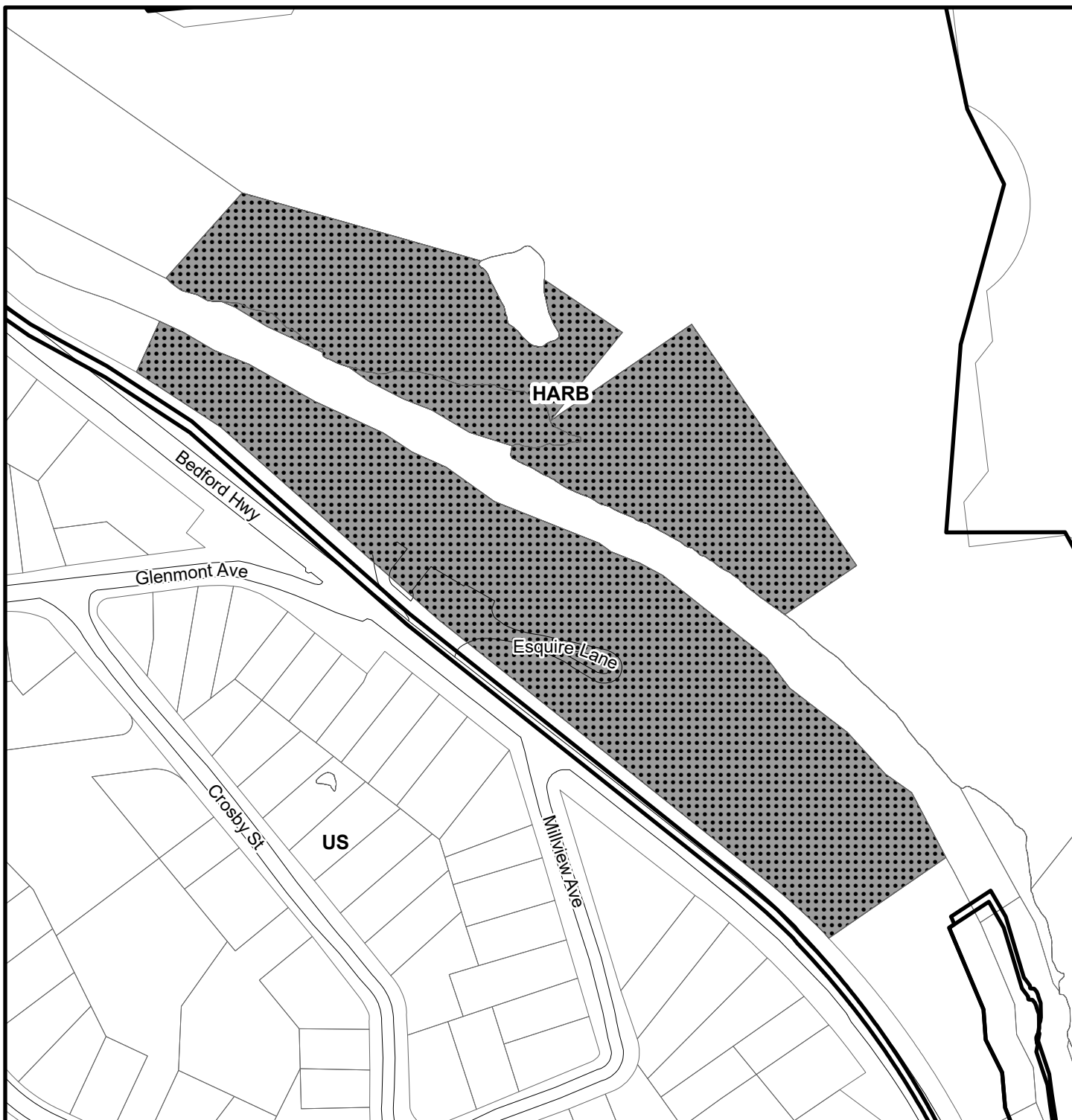


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C061-C - Esquire Motel site and lands adjacent to Bedford Basin, Bedford

Regional Plan



Subject Area



Regional Plan Generalized Future Land Use Designation

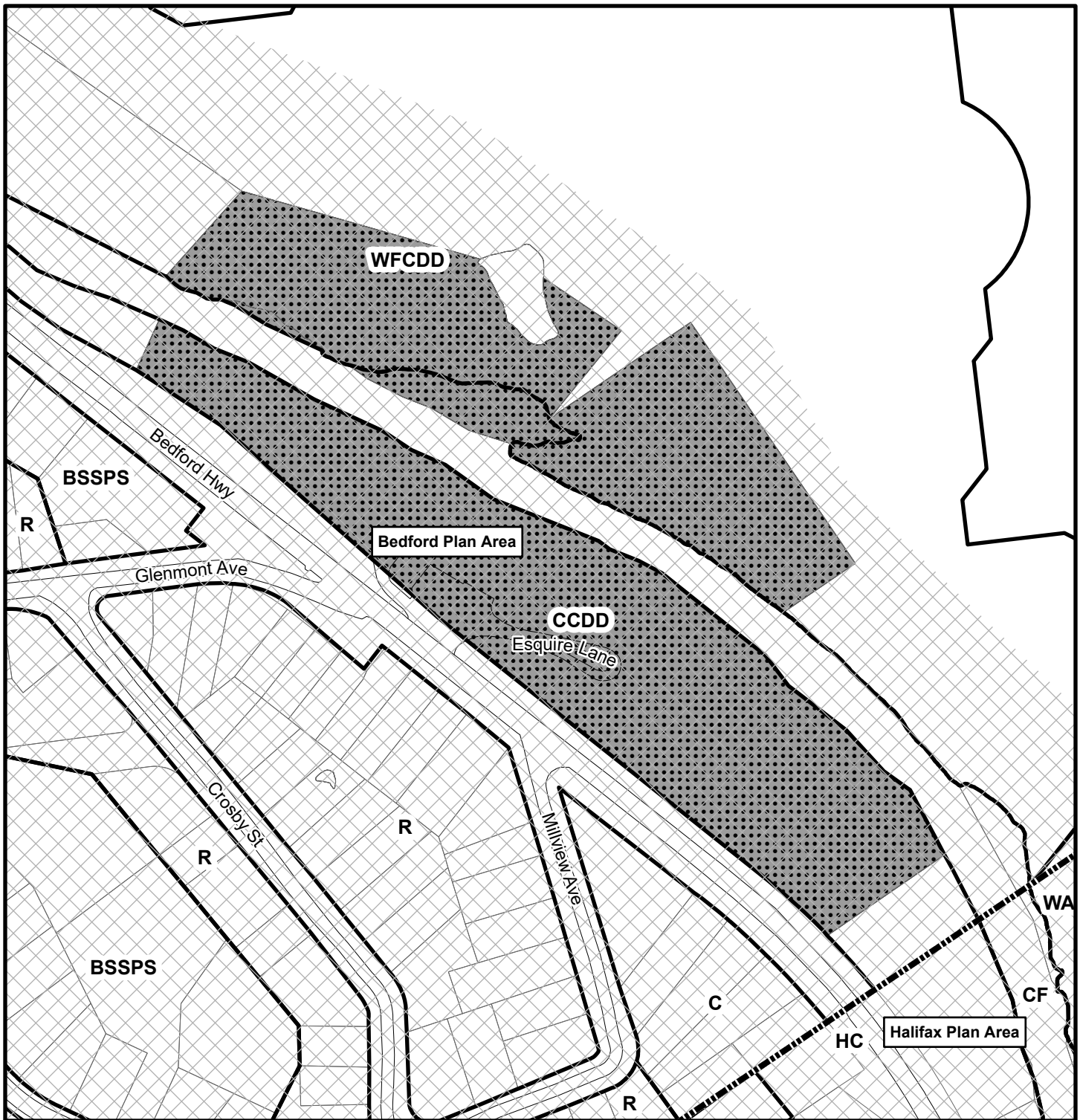


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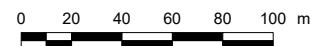
C061-C - Esquire Motel site and lands adjacent to Bedford Basin, Bedford

Generalized Future Land Use

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C061-C - Esquire Motel site and lands adjacent to Bedford Basin, Bedford

Zoning

-  Subject Area
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-  Zoning



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August 9, 2021

Leah Perrin, MCIP, LPP
Regional Planning Team
Halifax, Nova Scotia

Dear Leah:

Re: Regional Plan Review - Esquire Motel property - 771 to 819 Bedford Highway

As per our previous discussions, this letter is to formally request that the current Regional Plan review include specific policy that would enable the re-development of the property known as the Esquire Motel property, owned by my Client, United Gulf Developments Limited.

This property is currently designated and zoned CCDD (Commercial Comprehensive Development District) in the Bedford MPS/LUB. The property has an existing development agreement that allows a range of commercial uses within the existing motel structures.

The full re-development of the site has been put on hold since 2012 while a series of regional studies were undertaken; which are now complete. It is appropriate that new plan policy be created for this site from a regional planning perspective.

The property has a unique configuration of extensive frontage along both the Bedford Highway and the Bedford basin and it could have a connection to the Bedford Waterfront development area. Development of this site fits within the regional planning goals for transit-oriented communities. The potential new ferry service and the range of nearby commercial uses make this site ideal for a residential community that does not rely on individual vehicle ownership.

We look forward to discussing details about this site as the work of the Regional Planning team progresses.

Sincerely:

Jenifer Tsang, MCIP

tel:

email: