

## C061-B – Paper Mill Lake, Bedford

Request from Sunrose Land Use Consulting on behalf of United Gulf to consider new planning policy to allow for mixed use residential/commercial development

### Subject Site Details:

|                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <b>General Location</b>                                           | Between Paper Mill Lake and Hwy. 102                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Subject Site</b>                                               | PID 00360677                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Size of Site</b>                                               | 47 hectares (116 acres)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Current Land Use(s)</b>                                        | Undeveloped forest; dams                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Surrounding Uses(s)</b>                                        | Paper Mill Lake and related watercourses, Hwy. 102, freeway interchange, Hammonds Plains Road. On the opposite side of Hammonds Plains Road is a commercial plaza with veterinary clinic, offices and services; private school; multi-unit dwellings. Across Hwy. 102 is the business campus at Bedford West.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Service Area (per Schedule B, Regional Subdivision By-Law)</b> | Urban Service Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Community Plan Designation</b>                                 | <a href="#">Bedford Municipal Planning Strategy</a> : CCDD (Commercial Comprehensive Development District) and RCDD (Residential Comprehensive Development District)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Zoning</b>                                                     | <a href="#">Bedford Land Use Bylaw</a> : R-2 (Two Family Dwelling - 4 parcels); C-2B (Highway Commercial - 2 parcels)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Regional Plan Designation</b>                                  | Urban Settlement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Existing Planning Policy Considerations</b>                    | <p><a href="#">Regional Plan</a>:</p> <ul style="list-style-type: none"> <li>This request originated in 2009. The planning process for these lands was deferred by Council until concerns with transportation and servicing capacity were addressed. As part of the Bedford Highway Functional Plan, staff advised that this request would be brought forward as part of the Regional Plan Review process.</li> <li>Under the Regional Plan, the lands are within the Urban Settlement designation and within the Urban Service Area. The area is not a designated Regional Plan growth centre.</li> <li>Under the Bedford SMPS, the lands are designated Commercial Comprehensive Development District (CCDD) and Residential Comprehensive Development District (RCDD). An existing development agreement which allows low density residential development (6 units/acre) applies to much of the lands within the RCDD designation.</li> </ul> |
| <b>Regional Plan Review Considerations</b>                        | <i>Environmental Considerations</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|                             | <ul style="list-style-type: none"> <li>Consistent with existing Bedford MPS policy and the Halifax Green Network Plan, future development must be designed in a way that considers measures to mitigate potential water quality impacts on Paper Mill Lake.</li> </ul> <p><i>Mobility Considerations</i></p> <ul style="list-style-type: none"> <li>Transportation access to this site may be challenging. A connection to Hammonds Plains Road at Brookshire Court, consistent with existing Bedford MPS policy, is likely necessary; however, this road connection would be within the Province's control-of-access area for Highway 102 (i.e., within 60m of the interchange ramps) and would intersect with the acceleration and deceleration lanes for the ramps. The technical feasibility of this access would need to be explored at the development agreement and/or subdivision stage of development.</li> <li>Active transportation (AT) infrastructure will be important within and to connect to the development. AT and transit connections to the planned ferry terminal at Mill Cove will be important to support the development.</li> </ul> <p><i>Density and Built Form Considerations</i></p> <ul style="list-style-type: none"> <li>Given that these lands are not identified as a Regional Plan growth centre, and high frequency transit is not available here, staff have proposed relatively low density of 9 units per acre for these lands. A future development agreement will require a range of housing types and permit small-scale commercial development to support the neighbourhood.</li> </ul> <p><b>Proposed housing units (estimated):</b> 1,047 units (estimated at 9 units/acre)</p> |
| <b>Recommended Approach</b> | <p><b>Phase 4 – Draft Regional Plan</b></p> <ul style="list-style-type: none"> <li>Staff were unable to complete sufficient analysis in Phase 3 to recommend amendments to the Bedford SMPS and LUB at this time. Further work is required to consider the transportation constraints on the site, and to determine new planning policy and regulations which will support the development of a complete community.</li> <li>Future policy is expected to require a development agreement process, which will require public engagement and Council approval. The proposed Bedford SMPS policy identifies criteria that must be considered during this process including consideration of density, housing mix, type and form, stormwater management, water quality, parks and open space, and transportation network.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



## C061-B - Paper Mill Lake, Bedford

### Regional Plan



Subject Area



Regional Plan Generalized Future Land Use Designation



**HALIFAX**

0 60 120 180 240 300 m

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.



## C061-B - Paper Mill Lake, Bedford

### Generalized Future Land Use

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



**HALIFAX**

0 60 120 180 240 300 m

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

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





August 9, 2021

Leah Perrin, MCIP, LPP  
Halifax Regional Planning Team

Dear Leah:

**RE: Regional Plan Review - Paper Mill Lake lands**

As a follow up to my letter dated August 10, 2020 and our subsequent planning discussions, please consider this letter a formal request seeking Regional Plan policy that would enable a "new urbanism/smart growth" development on the Paper Mill Lake lands.

The lands surrounding Paper Mill Lake in Bedford are owned by my Client, United Gulf Developments Limited. A portion of these lands are designated and zoned CCDD (Commercial Comprehensive Development District) and a portion are designated and zoned RCDD (Residential Comprehensive Development District).

The CCDD portion of the lands underwent an extensive MPS/LUB amendment process that began in 2009 that supported the "new urbanism/smart growth" vision. In 2012, the amendments were put on hold by Regional Council until several regional studies could be undertaken. Now, ten years later, the regional studies are complete and the Paper Mill Lake lands ideally suited to be planned from a regional planning perspective.

The RCDD portion has a development agreement from 1995 that allows development over the entire 220 acres. The RCDD has the natural physical feature of Kearney Run that divides the land. The land north of Kearney run is adjacent to the CCDD and could be master planned with the CCDD. The land south of Kearney run is currently going through an amendment process seeking to allow a portion of the original development agreement design to proceed.

The vision for the CCDD, and potentially for the northern portion of the RCDD, is to create a pedestrian oriented live/work "new urbanism/smart growth" sustainably planned community. It would be the first its kind in HRM and ideal for this unique location being near the new proposed ferry terminal and having the special characteristic of extensive urban lake frontage.

We look forward to working with you and the Regional Plan review team.

Sincerely:

Jenifer Tsang, MCIP

tel:

email: