

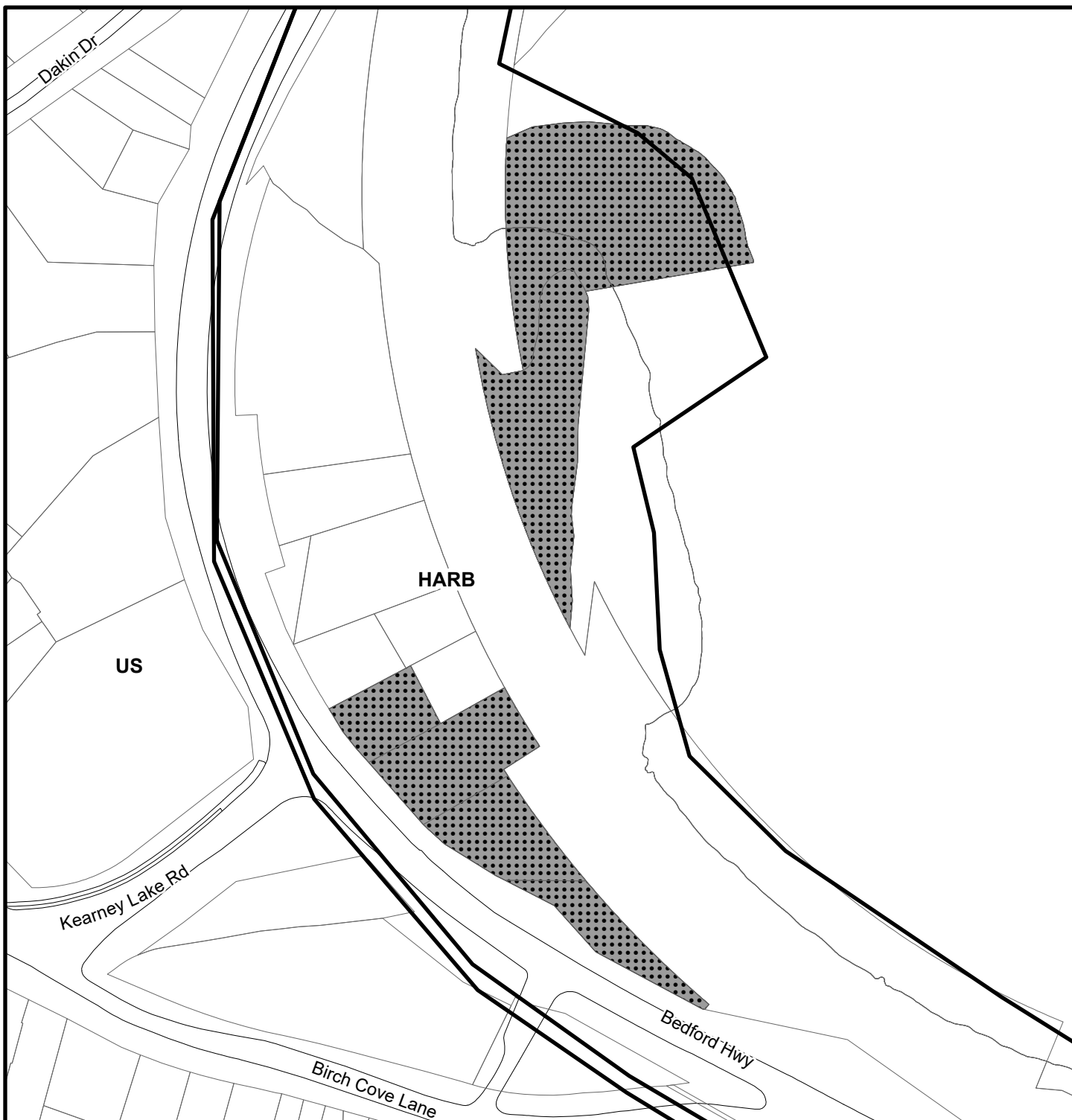
## C061-A – Birch Cove, Bedford Highway, Halifax

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:

|                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>General Location</b>                                           | Birch Cove, Halifax Mainland North, between the Bedford Highway and Bedford Basin                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Subject Site</b>                                               | PIDs: 00325316, 41165481, 00291484, 00456533, 00325308, 00325290                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Size of Site</b>                                               | Approx. 1ha (2.5 ac)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Current Land Use(s)</b>                                        | Restaurant, surface parking, driveway, vacant, infill shoreline; water lot                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Surrounding Uses(s)</b>                                        | Bedford Highway, CN rail line, Bedford Basin including offshore research raft, surface parking on harbour infill with no PID nor owner, gas station, 1 or 2-unit houses, multi-unit commercial with market, other retail, offices and warehouse.<br>Across the Bedford Highway: residential ranging from single unit to multi-unit dwellings, church, motel, retail and services.                                                                                                                                                                                                                           |
| <b>Service Area (per Schedule B, Regional Subdivision By-Law)</b> | Urban Service Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Community Plan Designation</b>                                 | <a href="#">Halifax Municipal Planning Strategy</a> : HC (Highway Commercial) in the Bedford Highway Secondary Planning Strategy                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Zoning</b>                                                     | <a href="#">Halifax Mainland Land Use Bylaw</a> : R-2 (Two Family Dwelling - 4 parcels); C-2B (Highway Commercial - 2 parcels)                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Regional Plan Designation</b>                                  | Halifax Harbour<br>Located within the Birch Cove Urban Local Growth Centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Existing Planning Policy Considerations</b>                    | <a href="#">Regional Plan:</a> <ul style="list-style-type: none"> <li>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.</li> <li>The Regional Plan also identified the area as an Urban Local Growth Centre. A “Birch Cove Waterfront Plan” prepared in 2010 proposed a mixed use residential/commercial development on the lands; however, the project was put on hold and drew local opposition.</li> </ul> |
| <b>Regional Plan Review Considerations</b>                        | <ul style="list-style-type: none"> <li>The Bedford Highway Functional Plan highlighted challenges to access due to the location near the CN rail line, and potential vulnerability of these water lots to sea level rise as a result of climate change. The Functional Plan recommended that HRM “undertake detailed land use study to understand the relationship between development, Bedford Highway Access, the rail line, transit</li> </ul>                                                                                                                                                           |

|                             |                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                             | <p>modes, and climate change/sea level rise and consider removing the Urban Local Growth Centre classification for Birch Cove area as part of the next Regional Plan review.”</p> <ul style="list-style-type: none"> <li>• <b>Proposed housing units (estimated):</b> 54 units (estimated at 20 units/acre)</li> </ul>                                    |
| <b>Recommended Approach</b> | <p><b>Regional Plan Phase 4: Draft Regional Plan</b></p> <p>-As part of this review remove the Regional Plan Urban Local Growth Centre from this location; and</p> <p>-Adopt policy to enable a future development process adopting policy that would allow limited mixed use development on these lands providing access challenges can be addressed</p> |



## C061-A - Birch Cove, Bedford Highway, Halifax

### Regional Plan



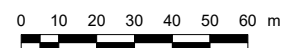
Subject Area



Regional Plan Generalized Future Land Use Designation

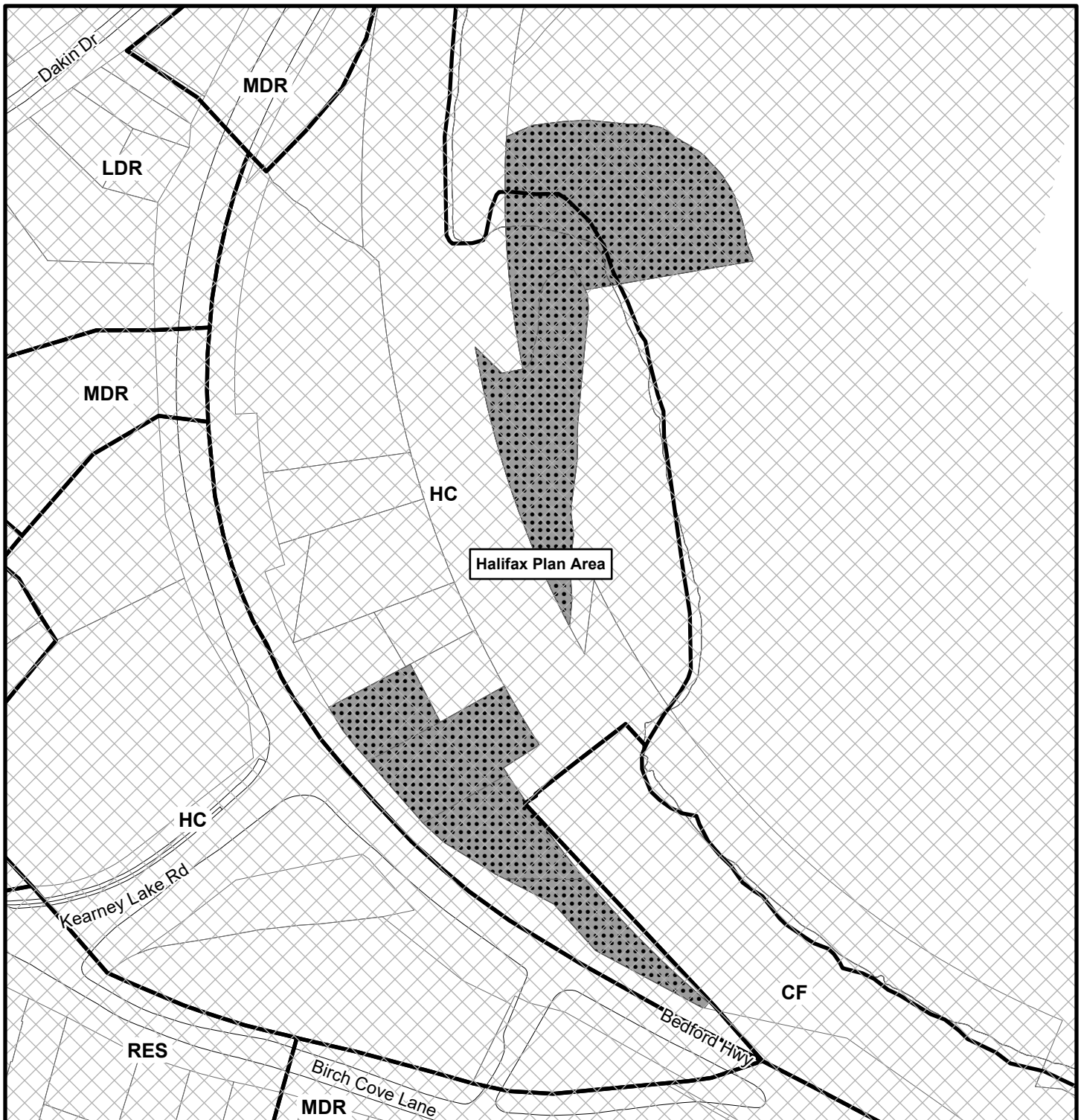


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This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the Regional Plan.

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



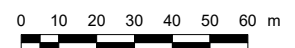
## C061-A - Birch Cove, Bedford Highway, Halifax

### Generalized Future Land Use

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

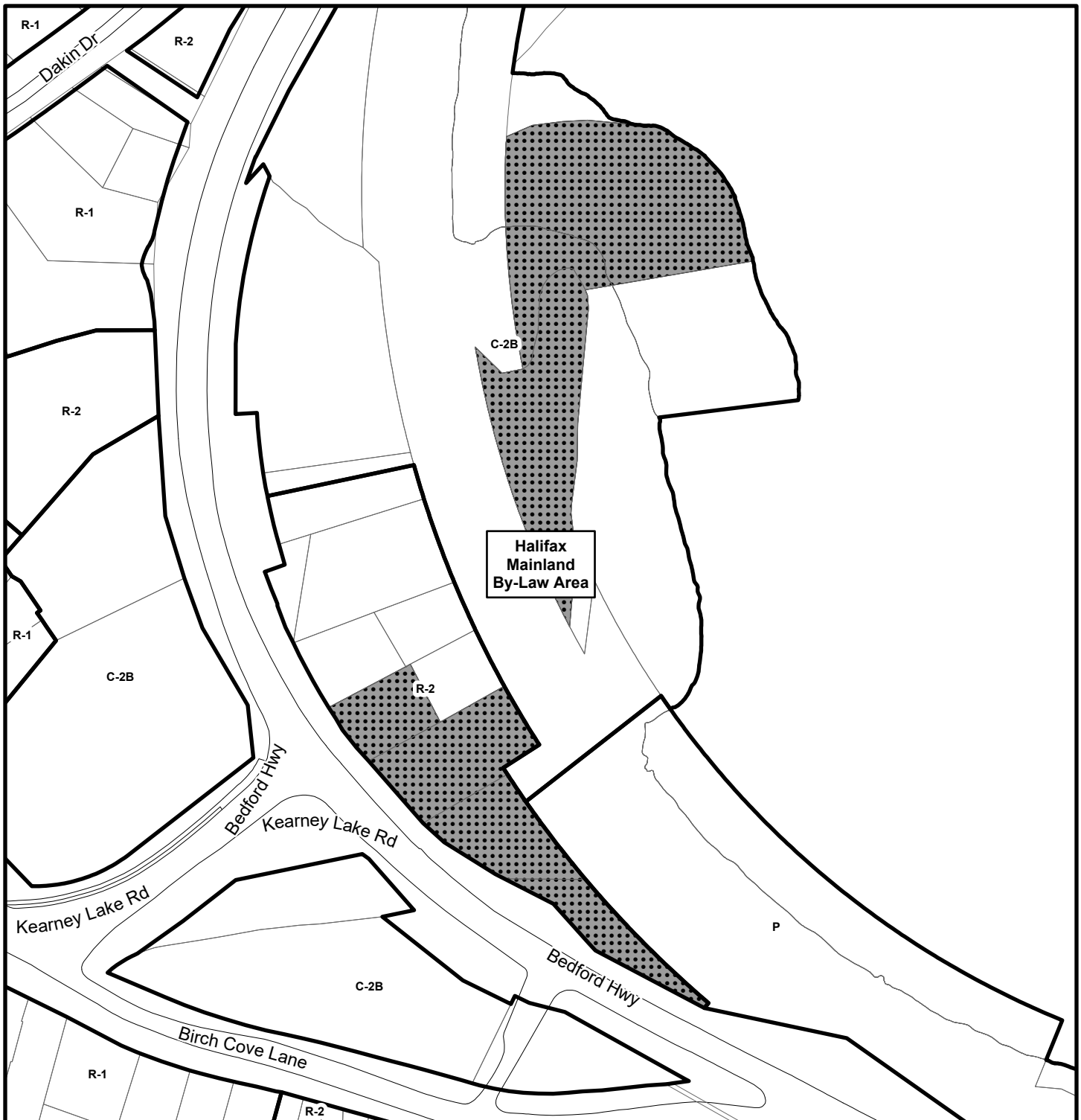


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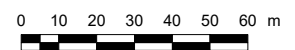
## C061-A - Birch Cove, Bedford Highway, Halifax

### Zoning

-  Subject Area
-  By-law Area
-  Zoning



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This map is an unofficial reproduction of a portion of the Zoning for the by-law area indicated.

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



August 9, 2021

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

Dear Leah:

**RE: Regional Plan Review - former Chinatown Restaurant/Birch Cove properties**

As per our previous discussions and on behalf of my Client, United Gulf Developments Limited, this letter is to request that the above noted lands be part of the current Regional Plan review by creating specific Regional Plan policy that would enable mixed-use development on this site.

The former Chinatown restaurant site is a beautiful and unique location within the serviceable boundary along the Halifax waterfront. The area includes two water lots which are eligible for infill. The vision for this site is a mixed-use development with a hotel, commercial uses, multiple residential, and marina uses so that both visitors and residents can enjoy this beautiful area of Halifax. Improved public access to the Bedford basin via a walkway that aligns with the Halifax waterfront development public access plan is part of the overall design. The existing boat dock and shoreline has been a popular destination to boaters and fishers for many years, which would benefit from the proposed upgrades including a beautiful marina, a seawall, and extended piers.

Discussions with CN Rails have been completed that include a tunnel improvement project that will widen the current access that runs under the rail line. The extensive length of water frontage with the improved marina will provide a secondary access via the water. A review of climate change impacts and discussions with the Halifax Port Authority and Fisheries and Oceans Canada are ongoing.

This site has been on hold since 2012 when Regional Council undertook a series of regional studies. Now that these studies are complete, it is reasonable that the new Regional Plan create appropriate development policies for this site.

We look forward to working with the Regional Planning team in more detail regarding this very special site.

Sincerely:

  
Jennifer Tsang, MCIP

tel: 

email: 