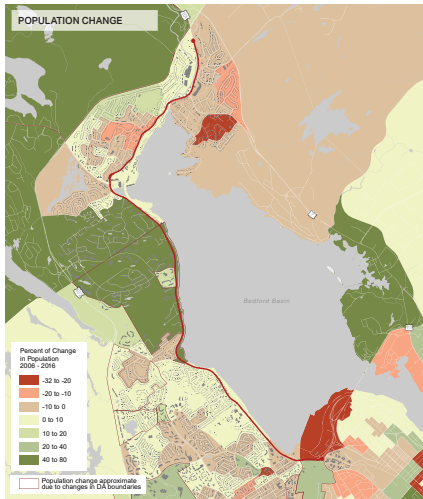


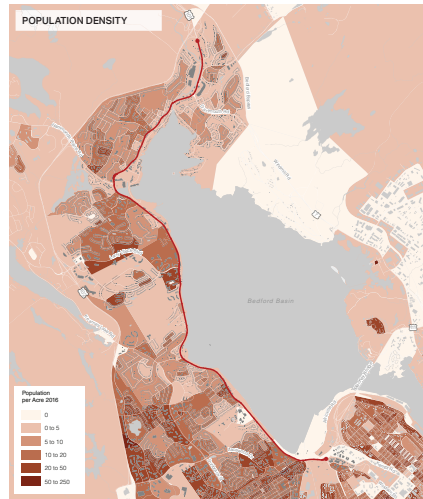
BEDFORD HIGHWAY FUNCTIONAL PLAN

Existing and Future Development



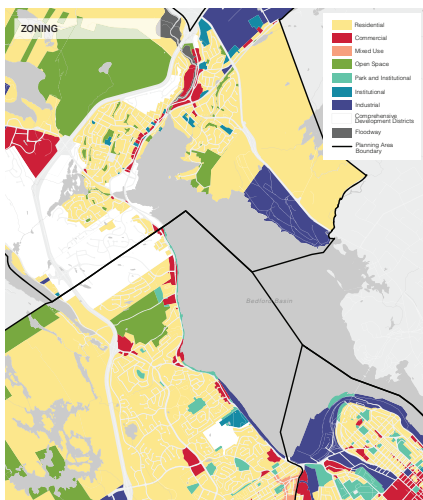
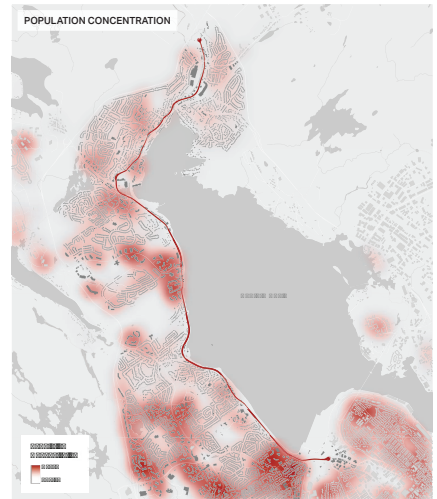
POPULATION CHANGE

Most neighbourhoods in the study area are relatively stable in population, with only a small decrease or increase over the last census period. However, the area to the north of Larry Uteck Blvd. has seen a substantial population increase with the construction of numerous multi-unit buildings since the 2006 census. The areas with the greatest percentage decline in population are typically older, more established neighbourhoods where average household size, rather than development, plays a large role in the neighbourhood population.



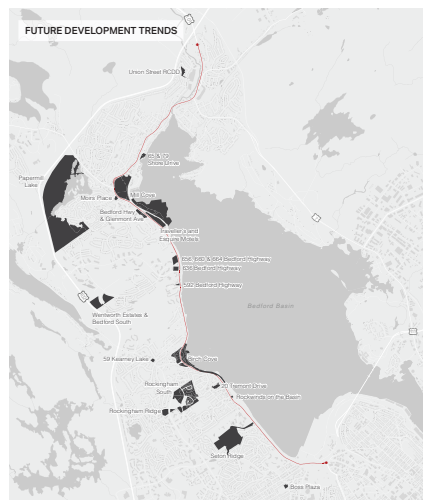
POPULATION DENSITY AND CONCENTRATION

The population of the study area is concentrated in pockets around Clayton Park, Fairview, Millview, Larry Uteck Blvd., and Glen Moir, with each census geographic area having a density around 10-20 people per acre and a few denser areas within these. Outside these areas, development is in the form of lower-density residential subdivisions, where residents are spread out to a greater degree, or where land is still undeveloped.



ZONING

This map shows a generalization of the current zoning regulations for Halifax Mainland, Peninsula, and Bedford plan areas. Residential zoning dominates the area. Commercial zoning is dotted along the Bedford Highway and other major roadways, with most commercial zones located near the head of the Basin. The institutional and industrial zone along the water's edge represents the CN rail yards, the Fairview Cove Container Terminal, and pyritic slate facility.



FUTURE DEVELOPMENT TRENDS

The Bedford Highway communities are growing quickly. The Future Development Trends map includes development concepts that have been proposed, approved, or put on hold. The Mill Cove and Birch Cove developments are part of plans for Phase II of the Bedford Waterfront Development Plan, including retail, public park and trail access, and housing. The Waterfront Development Plan is currently on hold pending the results of studies such as this Bedford Highway Functional Plan. Based on current interest in development for these areas, there is potential to build up to 7000 new residential units over the next 10-20 years.