



November 7, 2023

Ms. Thea Langille, MCIP, LPP

Manager | Planning Applications

Planning & Development | Halifax Regional Municipality

langilt@halifax.ca

Re: Project description for the proposed Birches long-term care facility and approach to the future Harbour Garden Village development (PID No. 40192528).

Dear Thea,

KWRA was retained by John Wesley Chisholm to manage the subdivision of the 7-acre lot designated for the Birches retirement facility and the submission of the Birches Development Agreement application. KWRA will also be managing the future submission of the Harbour Garden Village Development Agreement for the remaining 37 acres.

The subject property was designated as a Special Planning Area by the Minister of Municipal Affairs and Housing on January 17, 2023. The subject property was then redesignated as a Comprehensive Development District (CDD). This designation allows for the selection of a 7-acre site and development of the Birches long-term care facility and for the remaining 37 acres to be developed as a mix of residential and commercial for Harbour Garden Village.

The proposed Birches development would provide 48 long-term care beds and is intended to replace the current Birches facility in Musquodoboit Harbour. To realize this, the subdivision of the proposed 7-acre Birches lot would be required. This would allow for the Twin Oaks Senior Citizens Association (aka 'the Birches') to purchase the land and develop the new Birches facility through the Development Agreement application process. Given the shortage of long-term care beds it is important to prioritize the subdivision of the 7-acre Birches lot and Development Agreement as the first phase. The Development Agreement for Harbour Garden Village will follow.

The vision for the future Harbour Garden Village development is to provide craftsman style housing and create a community where it is possible to live, work and play. Enclaves of clustered housing around a square of shops and offices will be specifically designed to support local economic development and foster interaction between neighbours.

Harbour Garden Village would consist of six enclaves each with 12 single family homes, as well as four sets of row houses each with 6 units and four apartment buildings each made up of six apartment units and six shops. Overall, this would result in 72 single family homes, 24 row houses, 24 apartments and 24 commercial spaces (each 600 square feet) for a total of 120 residential units. Within the village there would also be a boutique hotel with 24 rooms, space for the community farmers market, woodshop, botanical garden, self storage barn and raised deck parking with 100 spaces.

Although the Birches long-term care facility and Harbour Garden Village will be separate development agreements, both developments are complementary to each other and will contribute to supporting Musquodoboit Harbour's transformation into a thriving, dynamic community hub. The Harbour Garden Village development will offer a variety of housing types that are not currently present in the existing housing stock. The addition of 120 units will provide a variety of housing options for the general community, but can also serve as housing for employees of the Birches facility, family members of the facility's residents, in addition to families and young professionals both working in the community or commuting to Halifax.

KWR Approvals, our client and other members of the Project Development Team (PDT) always like to work collaboratively with HRM Planning & Development staff and the local community throughout the planning process. To this end we wish to provide your department with sufficient information to do a preliminary review and receive any initial feedback on these projects.

Thank you for your consideration, please do not hesitate to reach out with any questions, comments, or concerns. We look forward to your response.

Thank you,



Isabelle Choumiline
Development Planner & Environmental Coordinator

CC: Kevin Riles (KWRA President & CEO)
John Wesley Chisholm (Harbour Garden Village)
Michael Eakin (The Birches)
Dion Moulard-Pettipas (The Birches)