



August 13, 2024
Claire Tusz, Planner 2, Rural Policy Applications
Halifax Regional Municipality, Planning and Development
tuszcz@halifax.ca

Re: The Birches-Harbour Garden Village, Musquodoboit Harbour SPA application

Dear Claire,

Sightline Planning + Approvals was retained by John Wesley Chisholm (property owner of PID: 40192528) to manage the Special Planning Area application for this property. The first part of this application is the subdivision of a 7-acre lot designated for the Birches long-term care facility. An approved subdivision of the 7-acre lot will allow Twin Oaks Senior Citizens Association to purchase the lands from John Wesley Chisholm, apply for a building permit, and begin construction on the site. The proposed Birches development would provide 48 long-term care beds and is intended to replace the current Birches facility in Musquodoboit Harbour.

Over the past year, the Sightline, Harbour Garden Village, Birches, Provincial Departments, and HRM teams have been working collaboratively on a site plan to have this first part of the project approved so construction on the new Birches facility can commence.

It has now become a priority for the Birches construction to begin **as soon as possible**, which must first result in the subdivision of the Birches lot. Over the past few months, more focus has been put on the complete development of the site, and other challenges relating to traffic and heritage have prevented this subdivision from occurring.

This submission is to allow the Birches to proceed with a newly subdivided lot that is accessed via a shared private driveway, branching off Darius Lane. The approval of this subdivision would allow the Birches to apply for a building permit for their property and begin construction, while other planning considerations of the future road networks can be addressed in more detail. The site plan for the Birches facility will remain unchanged as to the previous submissions. In that submission, the building drawings and elevations, stormwater management plan, and servicing plans were included.

The rest of the Harbour Garden Village plan will be determined through a separate planning process that incorporates the existing Birches development with a complete community design with other uses, roads, and pathways, on the remainder of the Special Planning Area. This process is separate from the Birches subdivision and no formal plans are being proposed for the lands outside of the Birches lot and driveway.

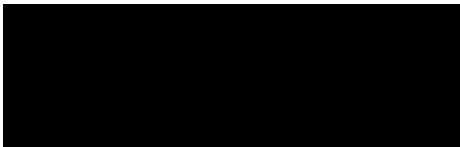


The Birches long-term care facility is a necessary amenity for the Musquodoboit community, as the current facility is deteriorating in quality and unsafe for residents. Subdividing the property to allow for the beginning of its construction would mean that more people will have the opportunity to age in the Musquodoboit community and have access to a high-quality health facility faster.

Sightline and the Harbour Garden Village team have ensured that the Birches site can be adequately accessed through a shared driveway, and the subdivision of this lot can be completed through this access point. We are confident that the following stages will make for a complete community across the Special Planning Area, but the details of the rest of the site will follow as a separate application to the Birches Facility.

Included in this resubmission is a new site plan, altered to reflect this submission with one access point, a shared private driveway off Darius Lane to the Birches facility. Along with the updated site plan are stormwater management plans for pre and post development, as well as more detailed stormwater information from the Birches, specific parcel. The road cross-sections and profiles are also included in this resubmission, to reflect the portions of road for the shared private driveway to the Birches. Based on previous emails and discussions with HRM staff, the information provided should be sufficient to process the subdivision of the 7-acre Birches property with a shared driveway.

Thank you for your consideration of this updated approach to this very unique project.



Jane Rideout
Planning Manager

CC: Kevin W. Riles, President & CEO, Sightline Planning + Approvals
Isabelle Choumiline, Planning Manager, Sightline Planning + Approvals
Melissa Eavis, NS Housing Task Force
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