



# Block BH-1 Bedford Highway Halifax, Nova Scotia

## LOCATION:

Bedford Highway  
Near Royale Hemlocks  
Halifax, NS

## PROPERTY TYPE:

Multi-unit Residential /  
Commercial.

## SITE SIZE:

173,576 square feet,  
3.9 acres.

## ZONING::

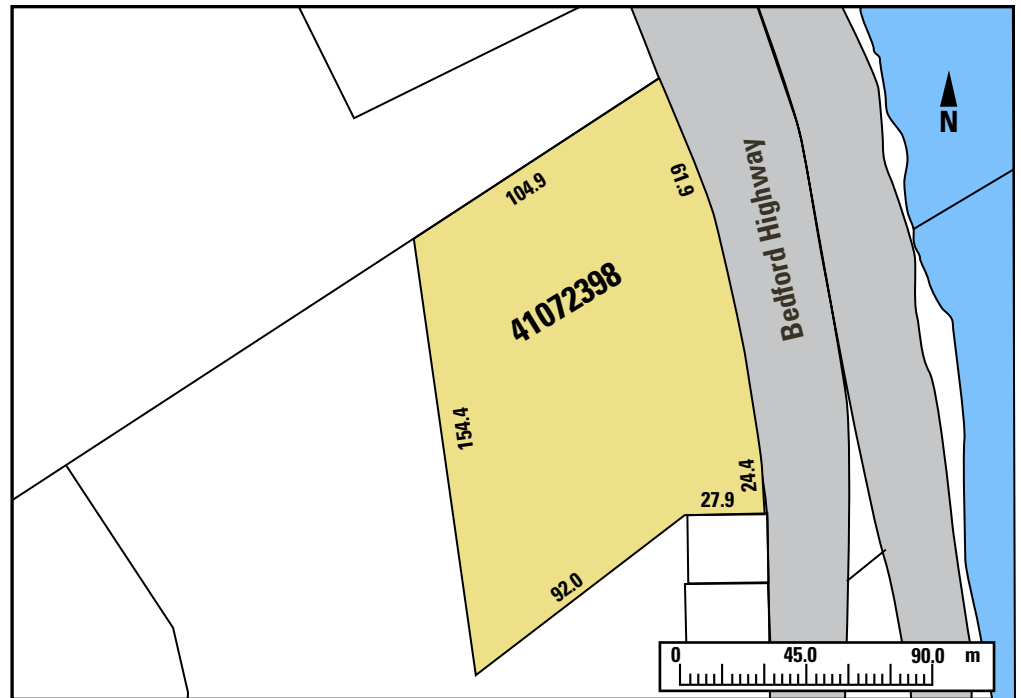
C2B  
Highway Commercial

## OWNERS:

Armco Capital Inc.

## DIRECTIONS:

Travel North on the Bedford Highway coming from Halifax, Past Larry Uteck Blvd on the left hand side. Just past 652 Bedford Highway.



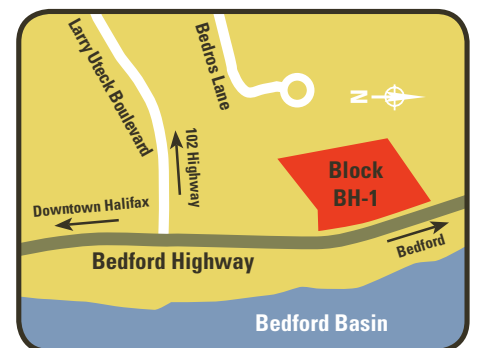
## Development Opportunity:

Residential apartment/condominium  
Community Commercial

3.9 acres of prime development property in a much sought after location on the Bedford Highway in Halifax, with views of Halifax Harbour. Located adjacent to Royale Hemlocks, this property has 173,576sf of residential property area allowing a residential building containing 100 units as well as 48,544sf of commercial space.

A concept plan showing proposed residential and commercial layout for the site has been prepared, with flexibility on design and layout available to suit your needs.

- Located on Bedford Highway, Halifax
- Adjacent Royale Hemlocks community
- 2 minutes from Larry Uteck connector to Highway 102
- 10 minutes from Downtown Halifax
- 20 minutes from Robert L. Stanfield International Airport
- Nearby an abundance of amenities with views of Halifax Harbour



For information please contact:

[armcocapital.com](http://armcocapital.com)

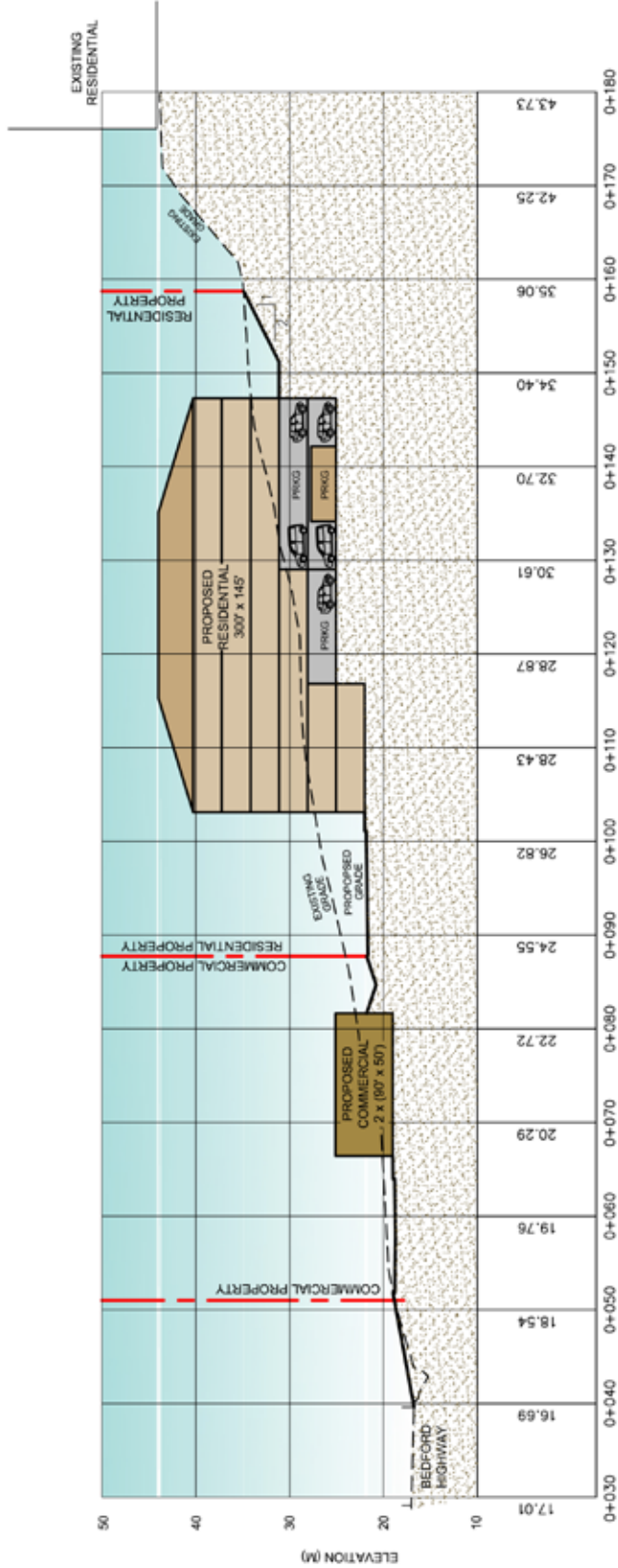
Armco Capital Inc.  
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## Aerial Photograph







PROJECT

# PROFILE 1 OPTION 5

BLOCK BH-1, BEDFORD HIGHWAY LANDS  
RESIDENTIAL/COMMERCIAL DEVELOPMENT  
HALIFAX, NOVA SCOTIA  
5-JUNE-2007



Kimberly-Lloyd

HORZ./VERT. SCALE 1:500



C-2B ZONE

**HIGHWAY COMMERCIAL ZONE**

38AA(1) The following uses shall be permitted in any C-2B Zone:

- (a) R-1, R-2, R-2P, R-2T, R-2AM, R-3, C-1 and C-2A uses;
- (b) a motel;
- (c) a motor vehicle dealer;
- (d) motor vehicle repair shop;
- (e) **Deleted (RC-Jan 11/11;E-Mar 12/11)**
- (f) any use accessory to the foregoing uses.

38AA(2) No person shall in any C-2B Zone carry out, or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1)

38AA(3) No person shall in any C-2B Zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1).

**R-1, R-2, R-2P, R-2T, R-2AM AND R-3 USES IN C-2B ZONE**

38AB Buildings erected, altered or used for R-1, R-2, R-2P, R-2T, R-2AM and R-3 uses in a C-2B Zone shall comply with the requirements of their respective zones.

38AC The height of any building in a C-2B Zone shall not exceed 35 feet. In the “Bedford Highway Area” notwithstanding Section 38AB no uses shall exceed 35 feet in height.

38AD Any C-2B use in a C-2B Zone shall be set back a minimum of 20 feet from the front lot line.

**SETBACKS FROM RESIDENTIAL ZONES**

38AE Any C-1, C-2A or C-2B use in a C-2B Zone shall be set back a minimum of 20 feet from the rear lot line and 12 feet from a side lot line where the lot lines are adjacent to a residential zone.

### DRIVEWAY ACCESS

- 38AF(1) In the "**Bedford Highway Area**" one vehicle access point shall be permitted to the Highway from each lot with 100 feet of frontage or less and two vehicle access points shall be permitted for each lot with frontage greater than 100 feet.
- 38AF(2) For the purposes of Subsection (1), the vehicle access point shall not exceed 35 feet in width and shall be defined by curbing, planting, or a similar device that will not obstruct the view of traffic.

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R-3 ZONE

**GENERAL RESIDENTIAL AND LOW-RISE APARTMENT**

- 28CA(1) The following uses shall be permitted in any R-3 Zone:
- (a) R-1, R-2, R-2T and R-2AM uses;
  - (b) stacked-attached housing;
  - (c) apartment house of four storeys or less;
  - (ca) **day care facility (RC Mar 3/09; E - Mar 21/09);**
  - (d) uses accessory to any of the foregoing uses.
- 28CA(2) No person shall in any R-3 Zone carry out, or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).
- 28CA(3) No person shall in any R-3 Zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1).
- 28CB No person shall in any R-3 Zone, erect, place or display any billboard or sign except those permitted in R-1 Zones.

**R-1, R-2, R-2T AND R-2AM USES IN R-3 ZONE**

- 28CC(1) Buildings erected, altered or used for R-1, R-2, R-2T or R-2AM uses in an R-3 Zone shall comply with the requirements of their respective zones, **with the exception of stacked attached housing.**

**STACKED ATTACHED HOUSING**

- 28CD Buildings erected, altered or used for stacked attached housing in an R-3 Zone, shall comply with the following requirements:
- 28CD(1) The minimum distance between the rear lot line and every building shall be at least 20 feet.
- 28CD(2) The maximum lot coverage shall be 50 percent.
- 28CD(3) The maximum height shall be 50 feet.

- 28CD(4) Each dwelling unit shall have a minimum of 175 square feet of exterior open space accessible directly from the unit.
- 28CD(5) One separately accessible parking space at least 9 feet by 20 feet shall be provided for each stacked-attached unit, exclusive of the area of the front yard and entrance or driveway leading to such building.
- 28CD(6) The lot frontage shall be 60 feet.
- 28CD(7) The minimum lot area shall be 6,000 square feet.
- 28CD(8) The minimum side yard shall be 15'.

#### **FOUR STOREY APARTMENTS**

- 28CE Apartment buildings of four(4) storeys or less and not exceeding 50 feet in height shall be permitted in an R-3 Zone provided the following requirements are complied with:

#### **MINIMUM LOT AREA**

- 28CE(1) The minimum lot area upon which such building is located shall be 6,000 square feet with a minimum continuous street frontage of at least 60 feet on one street;

#### **DISTANCE FROM LOT LINES - 80° ANGLE**

- 28CE(2) (a) The distance from any part of such building and any official street line or lines abutting upon such lot shall be no less than 20 feet measured at right angles to any such official street line or lines; provided, however, that such distance may be reduced to not less than 10 feet measured at right angles to any such official street line or lines if that part of the building which is less than 20 feet from any such official street line or lines is entirely contained within the arms of an 80 degree horizontal angle as determined in subsection (3) of this section;
- (b) The distance from any part of such building and any lot line of such lot other than an official street line shall be not less than 10 feet measured at right angles to such a lot line;
- (c) All windows and doors serving habitable rooms in such building shall be located not less than 10 feet from any lot line of such lot measured at right angles to such lot line;

**SIZE OF BUILDING - 60° ANGLE**

- 28CE(3)
- (a) Subject to the provisions of subsection (2), such building or any part thereof shall not project beyond the angular planes determined by constructing such angular planes over such lot:
    - (i) From each lot line at natural or finished ground level, whichever is the lower, at a vertical angle of 60 degrees above the horizontal and measured perpendicular to such lot line or, in the case of a curved lot line, perpendicular to the tangents of all points of such lot lines; provided, however, that where the natural ground at the lot line is more than 5 feet above the finished ground level established at any point on the wall opposite the lot line and where the horizontal distance to the face of any part of such wall or its vertical projection is less than 50 feet, the angular planes shall be constructed over the lot from all points on the intersections of the vertical projection of the lot line and the horizontal projection of the finished ground level; or
    - (ii) In the case where a lot line of such lot coincides with an official street line, from the center line of such street or from any intervening line parallel to such center line provided, however, that:
      - (A) the distance from the line on which the plane is constructed and the lot line does not exceed 30 feet; and
      - (B) the vertical angle of 60 degrees is constructed perpendicular to the line on which the plane is constructed or, in the case of a curved line, perpendicular to the tangents of all points of the curved line.
  - (b) Notwithstanding the provisions of clause (a) of subsection (3) and subject to the provisions of subsection (2), any part of such building may project beyond any prescribed 60 degree angular plane if:
    - (i) The projection through the plane subtends a horizontal angle not exceeding 80 degrees formed by lines drawn from a point on the line on which the 60 degree angular plane constructed opposite to the center of the projection; and
    - (ii) The extremities of the projection are enclosed by the arms of such 80 degree horizontal angle.

### **DISTANCE BETWEEN EXTERNAL WALLS - 85° ANGLE**

- 28CE(4)
- (a) For the purposes of this subsection:
    - (i) "Base line" means, in the case of a wall rising from the ground, the natural or finished level of the ground adjoining the base of the wall, whichever is lower, and in all other cases means the lowest line of the wall above the natural or finished level of the ground, whichever is lower;
    - (ii) A wall supported by construction above posts, pillars, or other open construction shall be deemed to rise from the ground, and the base line of the wall shall be deemed to be the line on which the projection downward of the face of the wall meets the natural or finished level of the ground, whichever is lower;
    - (iii) Where external walls are not parallel to each other but the angle of divergence does not exceed 85 degrees, such walls shall be deemed to face each other.

### **DISTANCE BETWEEN EXTERNAL WALLS - 65° ANGLE**

- (b) The provisions of this subsection (4) shall only apply if any part of such building is erected with the arms of horizontal angles of 65 degrees constructed outwards at the natural level of the ground, from the nearest extremities of external walls that face each other; provided, however, that where the two extremities of one such wall are, respectively equidistant from the opposite extremities of the other wall or where the two extremities of one wall are equidistant from the nearest extremity of the other wall, the 65 degree horizontal angle may be constructed from either pair of equidistant extremities;

### **MINIMUM 50 FOOT SEPARATION BETWEEN WALLS - 40° ANGLE**

- (c) The distance between any external walls of such building that face each other shall be not less than 50 feet, and any part of such building shall not project beyond any of the angular planes outwards from the base line of each such external facing wall of each part of such building at a vertical angle of 40 degrees above the horizontal and measured perpendicular to such base line or, in the case of a curbed base line, perpendicular to the tangents of all points of such curved base line;

**EXTERIOR FACING WALLS - NO WINDOWS - NO HABITABLE ROOMS**

- (d) Where two external walls of such building face each other and neither wall contains any door or window serving a habitable room, the provisions of clause (c) of this subsection shall not apply but the distance between such walls shall not be less than six feet.

**BALCONIES, CORNICES, EAVES, AND CANOPIES**

- 28CE(5) (a) Notwithstanding the provisions of Subsections (3) and (4) of this section, separate individual balconies, which are open on three sides, cornices, eaves and canopies, may project through the angular planes as determined in such subsections; provided, however, that any part of such balcony, cornices or eaves, shall be not less than 10 feet from any lot line of such lot;
- (b) Notwithstanding clause (a); of subsection (5), canopies may project to within 5 ft. of the street line.

28CF A lot on which there is a building used as a boarding house, lodging or rooming house, or apartment house shall comply with the following requirements:

**DENSITY**

28CF(1) The population density of such building on the lot shall not exceed 75 persons per acre.

**OPEN SPACE**

- 28CF(2) Open space on such lot shall be provided as follows:
  - (a) 150 sq.ft. for each bachelor unit  
275 sq.ft. for each one-bedroom unit  
575 sq.ft. for each two-bedroom unit  
950 sq.ft. for each three-bedroom unit  
1,325 sq.ft. for each unit containing four or more bedrooms
  - (b) At least 80 percent of the open space required in clause (a) shall be landscaped open space, and the roof or any portion therefor of any part of such building that has no residential accommodation included below such roof or portion thereof may be calculated as landscaped open space, provided that:
    - (i) no part of such roof is more than 5 feet above the ground level of at least one lot line of such lot; and

(ii) such roof or portion thereof is capable of being used as landscaped open space.

(c) Section 28CF shall be applied to the combined occupancy of all the buildings on the lot.

28CG (Deleted)

**DRIVEWAY ACCESS**

28CH(1) In the "**Bedford Highway Area**" one vehicle access point shall be permitted to the Highway from each lot with 100 feet of frontage or less and two vehicle access points shall be permitted for each lot with frontage greater than 100 feet.

28CH(2) For the purpose of Subsection (1) the vehicle access point shall not exceed 35 feet in width and shall be defined by curbing, planting, or a similar device that will not obstruct the view of traffic.

**UNIT MIX - MAINLAND SOUTH**

28CI An apartment house which is located in the "**Mainland South Area**", shall be required to provide one two-bedroom unit for every three bachelor and/or one bedroom units.