

The word "HALIFAX" in a bold, white, sans-serif font, positioned in the upper right corner of the slide. The background features a dark blue geometric shape in the top right and a light blue geometric shape in the bottom right, meeting at a diagonal line.

HALIFAX

Public Information Meeting for Case 21081

Rezoning for 59 Kearney Lake Road,
Halifax

December 4, 2017

Agenda for Tonight's Meeting

1. Welcome and Introductions
2. HRM Staff Presentation
3. Applicant Presentation
4. Public Feedback
5. Wrap-Up, Next Steps, Feedback Form

Introductions

Russell Walker– Councillor

Cara Mcfarland– Planning Controller

Alden Thurston – Planning Technician

Christina Lovit - WSP Canada

Darrell Joudrey - Planner

Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports and make recommendations to Council

Purpose of this Meeting

- Provide information to the public on the proposed development at 59 Kearney Lake Road, Halifax
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided tonight will inform the process

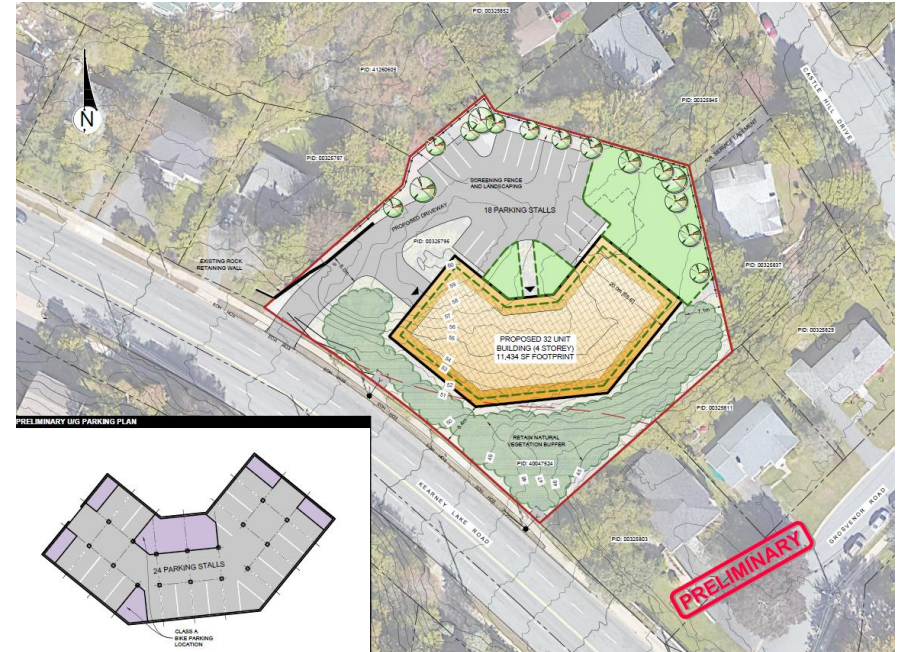
No decisions will be made tonight

Applicant Proposal

Applicant: WSP Canada

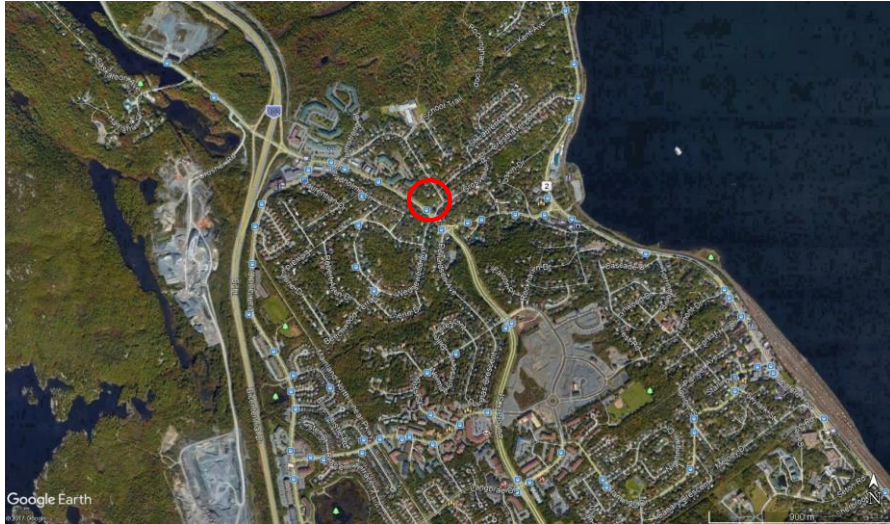
Location: 59 Kearney Lake Road

Proposal: 32 unit, 4 storey apartment building with 18 surface and 24 underground parking spaces



Site Context

59 Kearney Lake Road, Halifax



General Site location



Site Boundaries in Red

Site Context



Existing access point of subject site seen from Kearney Lake Road.

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Site Context



Subject site seen looking northwest from
Kearney Lake Road

HALIFAX

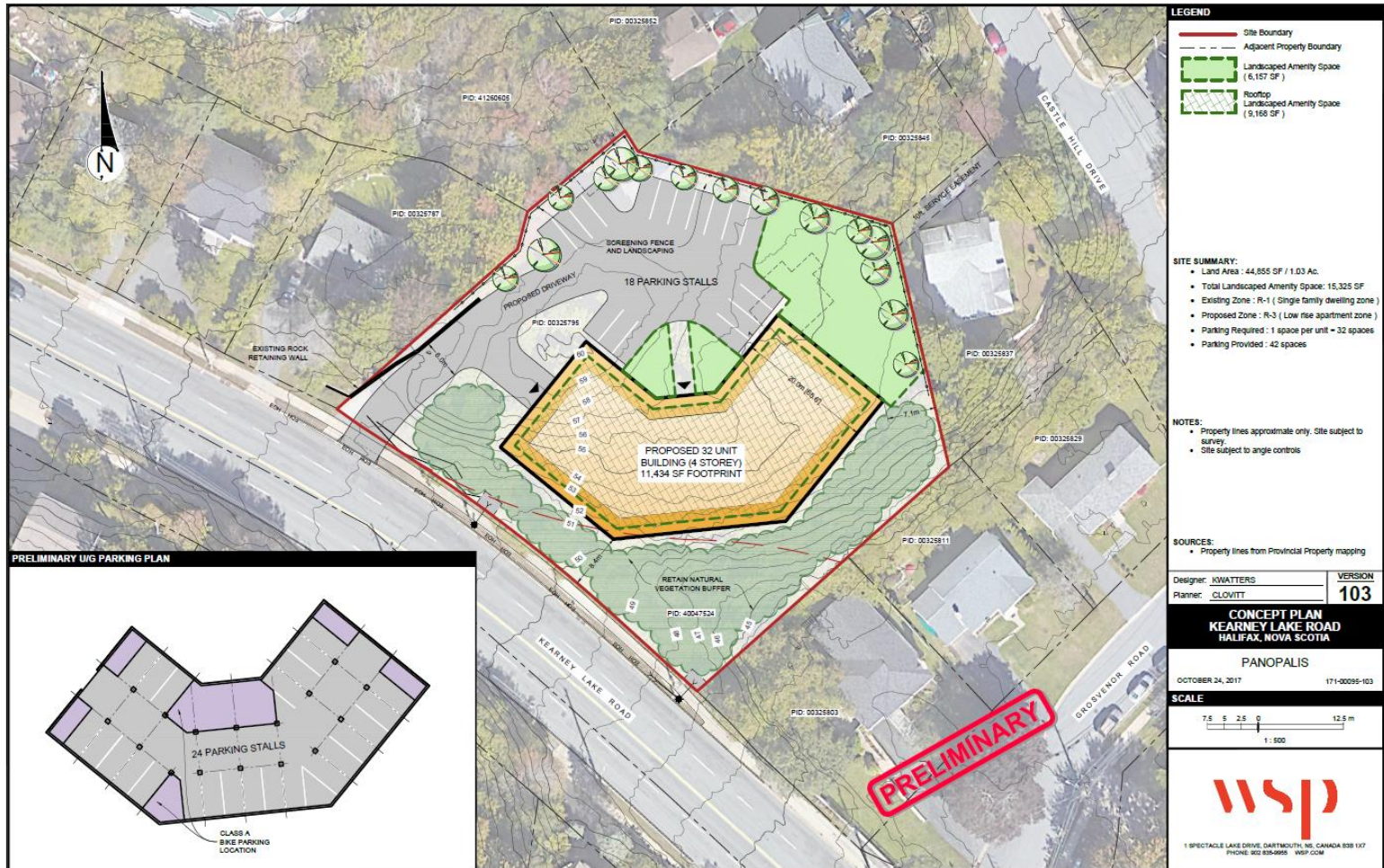
Site Context



Subject site seen from the crosswalk below Grosvenor

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Proposal



Proposed Site Plan

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Policy & By-law Overview

Halifax Municipal Planning Strategy/Halifax Mainland LUB

- **Zone**

- R-1 (Single Unit Dwelling) Zone

- **Designation**

- Residential

- **Regional Plan Designation**

- Birch Cove Urban Local Growth Centre
- Urban Settlement

- **Existing Use**

- Residentially developed with single unit dwelling and accessory building

- **Enabling Policy**

- City-Wide Objectives Policy 2.1
- Implementation Policies 4, 4.1 and 4.2

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Policy Consideration

Enabling Policy 2, 2.1 and 2.2: Residential Environments, requires Council consider the following in rendering their decision on a rezoning:

- Adequacy of services
- Integrity of existing residential neighbourhoods
- Restrict ribbon development
- Minimize access points
- Compatibility
- Scale
- Encourage infill and intensification
- Housing for different income levels
- Controls for landscaping, parking and driveways

Policy Consideration

Enabling Policies 4, 4.1 and 4.2: Implementation, requires Council consider the following in rendering their decision on a rezoning:

- Fiscal capacity of HRM to absorb related costs
- Conformity to Halifax MPS and all relevant by-laws and regulations
- Adequacy of all HRM services to serve proposed development

Planning Application Process

We Are Here

Application Submitted

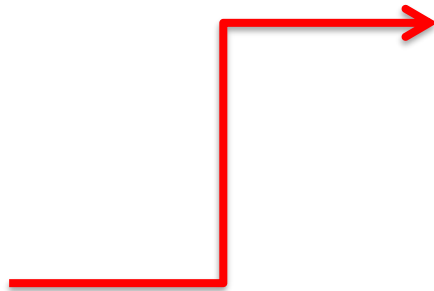
Application circulation to
internal and external referees

Public Information Meeting

Detailed review of
application and public input

Staff Report with
Recommendation

Community Council
Meeting and Public Hearing



Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Comments are recorded and provided in a summary format

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Presentation by Applicant

WSP Canada

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Thank You For Your Participation

We are Looking to Improve the way we
Communicate with Community Members

Please Complete a Survey Before You Go

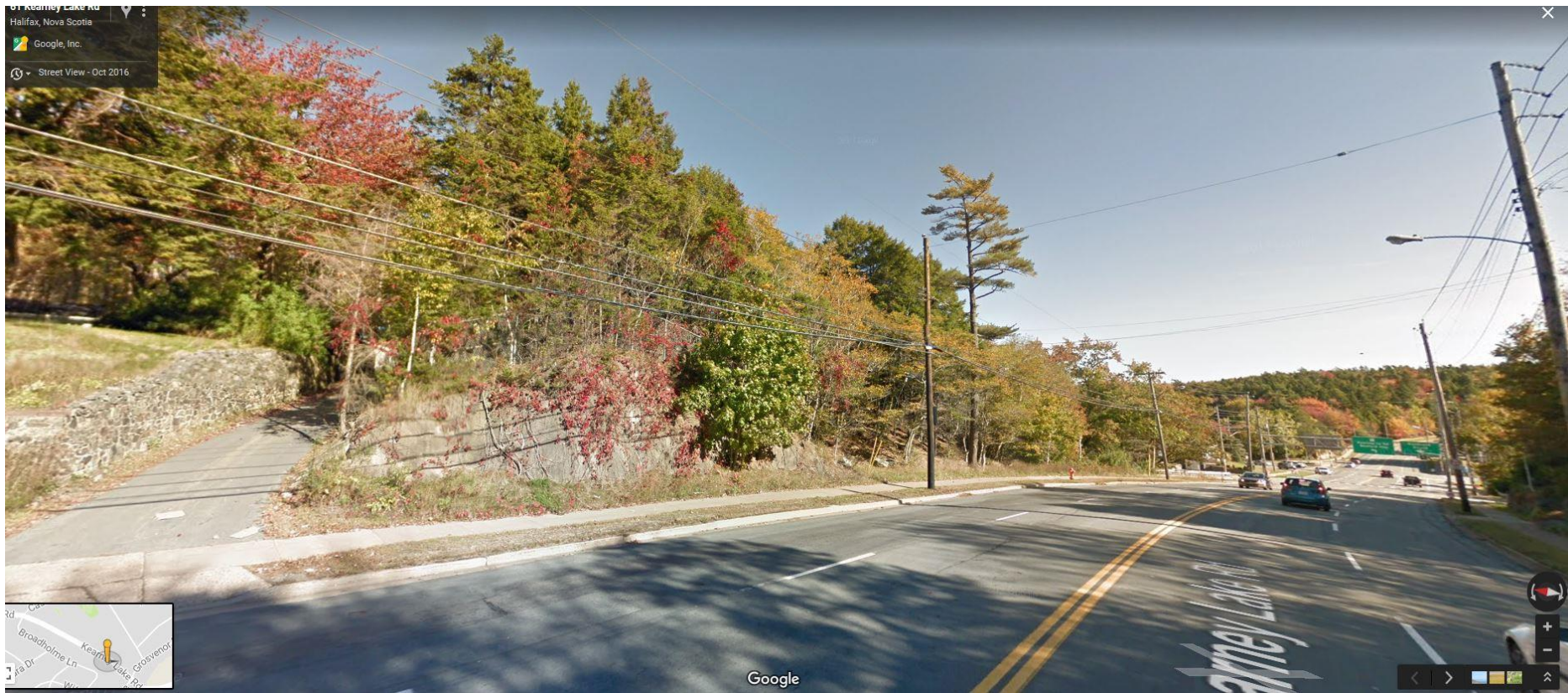
The logo consists of the word "HALIFAX" in a bold, blue, sans-serif font. The letters are slightly shadowed, giving it a 3D appearance as if it's floating above the card.

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56 Kearney Lake Rd
Halifax, Nova Scotia
Google, Inc.
Street View - Oct 2016





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