

NOTICE OF JOINT PUBLIC HEARING HALIFAX MAINLAND

Halifax Regional Council and Halifax and West Community Council intend to consider and, if deemed advisable, approve the following application:

Case 20151 - Application by Banc Properties Limited to amend the Halifax Municipal Planning Strategy to re-designate a portion of 31 and 33 Brewer Court from to RDD (Residential Development District) to MDR (Medium Density Residential) and LDR (Low Density Residential), and enter into a development agreement to allow a six-unit townhouse development and a semi-detached dwelling on 31 and 33 Brewer Court, Halifax.

The joint public hearing will be held on Tuesday, July 17, 2018 at 6:00 p.m. at Halifax City Hall (Council Chamber), 3rd Floor, City Hall, 1841 Argyle Street, Halifax, NS. All oral and written submissions will be considered at that time. Written submissions may be forwarded to the Municipal Clerk by mail, P.O. Box 1749, Halifax, Nova Scotia, B3J 3A5; by fax, 902-490-4208; or by e-mail, clerks@halifax.ca. Written submissions should be received by the Municipal Clerk's office as early as possible and not later than 3:00 p.m. on July 17, 2018. **For any written submissions exceeding three standard letter sized pages in length, thirty copies must be supplied to the Municipal Clerk's office.**

A copy of the staff report may be obtained by calling HRM Planning and Development at 902-490-4472. Alternatively, the staff report is available on-line at the following location:

<http://www.halifax.ca/planning>

PROPOSAL INFORMATION: Case 20151

APPLICANT: Banc Properties Limited

REQUEST: Application to re-designate a portion of the lands at 31 and 33 Brewer Court, and enter into a development agreement to allow a 6-unit townhouse development and a semi-detached dwelling.

PROPOSAL: Banc Properties Limited has submitted an application proposing the development of a 6-unit townhouse and a semi-detached dwelling. The subject lands are surrounded by Kelly Street, Brewer Court, Ridgestone Court and Herbert Road in Halifax, behind an existing apartment building on Kelly Street. The property currently has frontage on Brewer Court.

The properties are designated RDD (Residential Development District), MDR (Medium Density Residential), and LDR (Low Density Residential) under the Mainland South Secondary Planning Strategy of the Municipal Planning Strategy for Halifax (MPS). The properties are zoned both R-2 (Two-Family Residential) and R-3 (General Residential and Low-Rise Apartment) under the Land Use Bylaw for Halifax Mainland (LUB). The property is proposed to be developed with a 6-unit townhouse and the semi-detached dwelling (two units) with frontage and access proposed to be provided on Brewer Court. The property is currently vacant.

The site plan identifies the proposed lot boundary, the access, the parking, and the buildings footprints. The details of the proposed development have been reviewed in accordance with the relevant policies of the MPS, resulting in a recommendation to Council. The two-unit dwelling proposed to front on Brewer Court, although to be located on R-2 zoned lands, is part of the development agreement proposal as several variances are required and staff anticipate buffering and screening that may be approved as part of the development agreement and will also require Council approval.

DISTRICT: 9 (Halifax West Armdale) – Councillor Shawn Cleary

SITE INFORMATION: PIDs 41271776 and 41271768, Brewer Court, Halifax

PLAN AREA:

- ☐ Halifax Mainland South Secondary Plan Area

LAND USE DESIGNATION:

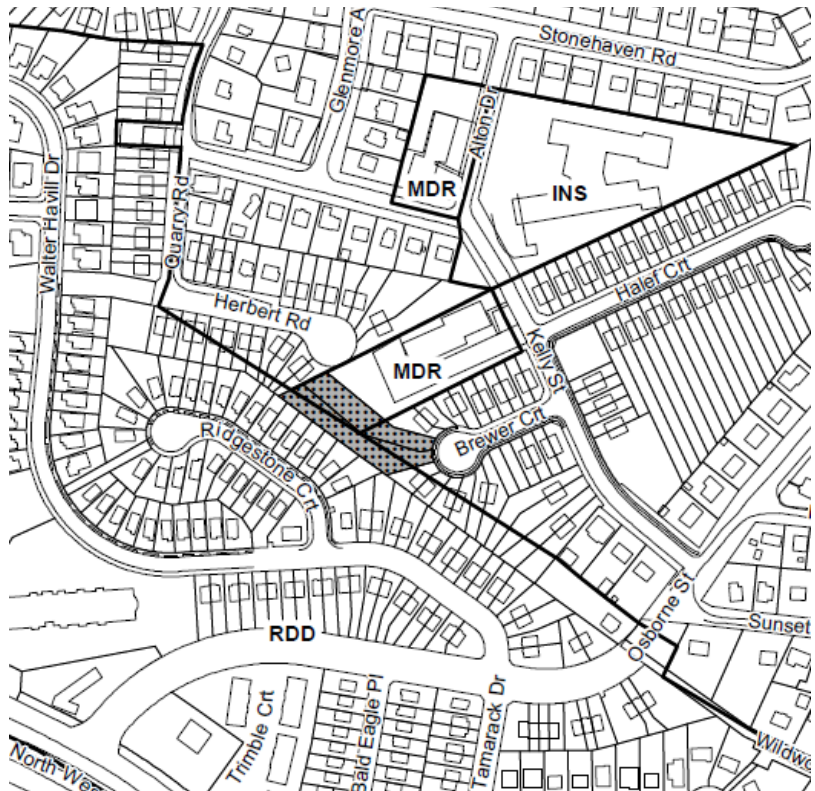
- ☐ Medium Density Residential

CURRENT ZONING:

- ☐ R-3 (Low-Rise Apartment)
- ☐ R-2 (Two Family Residential)

PROPERTY DESCRIPTION:

- ☐ Current use: vacant
- ☐ Size: 2312.5 square metres



For further information, please contact **Darrell Joudrey**, Planner II, 902-490-4181, joudred@halifax.ca or visit <http://www.halifax.ca/planning>