

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 shape in the bottom right, meeting at a diagonal line.

HALIFAX

Public Information Meeting for Case 22005

Land Use Bylaw Amendment for
Peninsula West Area 1 Schedule
Halifax

November 21, 2018

Agenda for Tonight's Meeting

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

Introductions

Dean MacDougall – Planner

Maggie Holm – Principal Planner

Shawn Cleary – Councillor

Cara McFarlane – Planning Controller

Jared Cavers – Planning Technician

Role of HRM Staff

- Manage the process of the planning application
- Main contact for the 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 Land Use Bylaw amendment for the Peninsula West Area 1 Schedule
- 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 and will form part of the public record.

No decisions will be made tonight

Proposal

Motion of Council directing staff to explore the enabling of the internal conversion of existing residential buildings to a maximum of 6 units within the Peninsula West Area 1 Schedule.



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Area Context

Peninsula West Area 1, Halifax

Boundaries:

- Chebucto Road
- Roosevelt Drive
- Flinn Street
- MacDonald Street

Creation:

In 2003 Community Council created the Pen West Area 1 Schedule and downzoned the area to R-1 because of development pressures experienced at the time.



Area Boundaries in Red

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Area Context

Before 2003 the area was zoned R-2 and under those regulations 2, 3, and 4 unit residential buildings were permitted.

Several properties were developed as “mini” multi-units before the rezoning to R-1 in 2003.

These properties are now considered “non-conforming” and cannot expand in size or unit count.



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Area Context



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Area Context



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Area Context



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Proposal – Internal Conversion

Internal conversion:

An internal conversion clause allows a building, which is in existence at a specific date in time, the ability to increase the number of residential units without altering the external dimensions of the building.

Typical requirements to be eligible for an internal conversion:

<input checked="" type="checkbox"/>	Building in existence on or before a specific date.
<input checked="" type="checkbox"/>	No increase in height or volume and that the external dimensions of the building have not changed since a specific date.
<input checked="" type="checkbox"/>	Minimum lot area (Lot area determines how many units can be achieved)
<input checked="" type="checkbox"/>	Minimum unit size/maximum bedroom count
<input checked="" type="checkbox"/>	Parking/open space requirements

Proposal – Example in LUB

34E Any residential building which was in existence on 14 October 1982 within the "South End" and "Peninsula Centre Areas", with the exception of the "North West Arm Sub Area", may be permitted to convert to a maximum of 3 units, provided that:

- a) there is no increase in height or volume and that the external dimensions of the building have not changed since 14 October 1982;
- b) where a conversion is to two dwelling units, one of the dwelling units shall be a minimum of 1,000 square feet, and where the conversion is to three dwelling units, two of the dwelling units shall be a minimum of 1,000 square feet (the external dimensions of the building shall not be enlarged after the conversion);
- c) where the conversion is to two dwelling units, there shall be six or fewer bedrooms within the entire residential building;
- d) where the conversion is to three dwelling units, there shall be eight or fewer bedrooms within the entire residential building; and
- e) where a conversion has occurred prior to September 17, 2005, there shall be no further increase in the number of bedrooms beyond that which is specified in (c) or (d); and,
- f) one separating accessible parking space at least 8 feet wide and 16 feet long per dwelling unit is provided.

Policy & By-law Overview

Halifax Municipal Planning Strategy – Halifax Peninsula LUB

- **Zone**
 - R-1 (Single Unit Dwelling) Zone, Peninsula West Area 1 Schedule
- **Designation**
 - Residential Environments
- **Existing Use**
 - Residential – largely single unit dwellings
- **Enabling Policy**
 - Policy 2.4, 2.7, and 2.8 of the Halifax Municipal Planning Strategy

Policy Consideration

Section II – Residential Environments

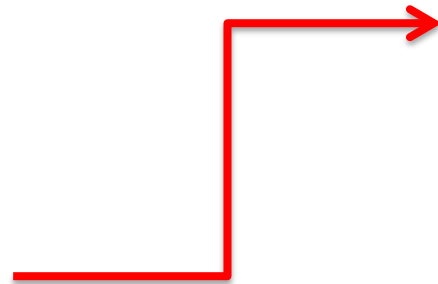
Policy 2.4 : Because the differences between residential areas contribute to the richness of Halifax as a city, and because different neighbourhoods exhibit different characteristics through such things as their location, scale, and housing age and type, and in order to promote neighbourhood stability and to ensure different types of residential areas and a variety of choices for its citizens, the City encourages the **retention of the existing residential character of predominantly stable neighbourhoods**, and will seek to ensure that **any change it can control will be compatible** with these neighbourhoods.

Policy 2.7 : The City should permit the redevelopment of portions of existing neighbourhoods **only at a scale compatible with those neighbourhoods**. The City should attempt to preclude massive redevelopment of neighbourhood housing stock and dislocations of residents by **encouraging infill housing and rehabilitation**. The City should prevent large and socially unjustifiable neighbourhood dislocations and should ensure change processes that are manageable and acceptable to the residents. The intent of this policy, including the manageability and acceptability of change processes, shall be accomplished by Implementation Policies 3.1 and 3.2 as appropriate.

Policy 2.8 : The City shall **foster the provision of housing for people with different income levels in all neighbourhoods, in ways which are compatible with these neighbourhoods**. In so doing, the City will pay particular attention to those groups which have special needs (for example, those groups which require subsidized housing, senior citizens, and the handicapped).

Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation &
Review

Public Information Meeting

Planning Advisory
Committee Meeting

Plan Revisions &
Refinement

Staff Report with Policy
Review & Recommendation

Community Council
Hearing & Decision

14 Day Appeal Period

Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
(comments voiced without using the microphone are not guarantee to be captured)
- Speaker to provide name and community name for the record, before stating their comments
- Please respect all points of view and opinions
- No applauding or booing please
- Comments are recorded and provided in a summary format

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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

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