

Study Area

Case 22332 | R-4 (Multiple Dwelling) Zone Regulations

An application was made to re-develop 210 and 214 Willett Street in Halifax based on modified zoning regulations. This site is currently zoned R-4 (Multiple Dwelling). Much of the surrounding area is also zoned R-4. The Regional Plan classifies this area as an Urban Local Growth Centre, and provides design characteristics to be supported when preparing new zoning regulations. In order to support these characteristics, which include pedestrian-oriented buildings and high density residential, Regional Council has directed that modifications to R-4 zoning regulations be considered for this area. Specially, modifications to the following apartment buildings regulations will be considered:

- **Population Density;**
- **Building Massing**
(e.g., Angle Controls)
- **Vehicular Parking; and**
- **Open Space**

- Approx. 85 total properties
- Bounded by Lacewood Drive to the north and Washmill Lake Drive to the south
- Share similar site characteristics and land use regulations
- Not all properties contain apartment buildings at the present time

