



**Public Information Meeting
Case 2023-00484 (Former Case 24378)**

The following does not represent a verbatim record of the proceedings of this meeting.

**Wednesday, September 20, 2023
7:00 p.m.**

Centennial Arena (Community Room) (27 Vimy Avenue, Halifax)

STAFF IN

ATTENDANCE: Dean MacDougall, HRM Planner III, HRM Development Services
Ardalan Shareghi Boroujeni, HRM Planner II, HRM Development Services
Fien-Eni Ogon and Lisa Arblaster, Technical Coordinator, HRM Regional
Planning
Cara McFarlane, Planning Processing Coordinator, HRM Development Services

ALSO IN

ATTENDANCE: Connor Wallace, Applicant, Zzap Consulting Inc.
Councillor Kathryn Morse, District 10

PUBLIC IN

ATTENDANCE: Approximately 20

The meeting commenced at 7:00 p.m.

1. Call to order / Acknowledgements / Introductions / Purpose of Meeting – Dean MacDougall

Case 2023-00484 - Application by Zzap Consulting Inc., on behalf of Noye Holdings Inc., to amend the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law. The applicant wishes to construct a four (4) storey apartment building at 44, 44B, 46, and 48 Main Avenue, Halifax.

Dean MacDougall is the Planner and Project Lead guiding this application through the planning process. It was acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people and that we are in the decade for people of African Descent. Staff members, the applicants/developer for this application and Councillor Morse were introduced.

2. Presentation – Dean MacDougall

D. MacDougall gave a brief presentation of the proposal for 44 to 48 Main Avenue in Halifax, outlining the status of the application, the Applicant's request to rezone the lands from the R-2P (General Residential) Zone to C-2C (Dutch Village Road Mixed Use) Zone, site context of the subject property and concept site plan of the proposal, the land designation [MDR (Medium-Density Residential)] within the Halifax Municipal Planning Strategy (MPS) and the current zoning [R-2P (General Residential) and R-2AM (General Residential Conversion) Zones] within the Halifax Mainland Land Use By-law (LUB).

Regional Council directed staff to review the neighbouring properties (50 to 58 Main Avenue, Halifax) for rezoning as well.

Presentation – Connor Wallace, Zzap Consulting Inc.

C. Wallace presented details outlining their proposal (44 to 48 Main Avenue, Halifax) for rezoning the subject properties and how they would like to integrate it within the existing community with walkable access to the surrounding amenities and transit system. A preliminary study of the proposed concept plan, development specifics, building design features and a high-level draft imagery of the building mass (all within the C-2C Zone requirements) were shown.

3. Questions and Comments

Donald MacKenzie, Ford Street, Halifax is concerned about noise, dust, cost of living, wildlife, buildings being developed continually and feels that everyone in the neighbourhood should be compensated by the developer to find other accommodations. Bayers Lake would be a better location for the proposal. **D. MacDougall** explained that there will be construction noise, but the developer will be required to follow the Noise By-law.

Jordan Coyle, Main Avenue, Halifax is concerned about the current limited on-street parking on in the area as well as the surrounding side streets. The intent for transit use is understandable but HRM's public transit system is not great. The 16 proposed parking spots does not suit 70 units.

Merrilynn Mitten, Main Avenue, Halifax agrees with J. Coyle's comments and concerns. The on-street parking impedes their sight when entering onto the road from their driveway and makes it difficult for emergency vehicles to navigate through the street. Infrastructure throughout HRM is a problem and the transit system is unreliable. There are promises of developing parks in the area which has never happened (only one in the area). Greenspace is needed because it is not safe for residents to walk in the area. M. Mitten is also concerned about the sewer system, construction changing the water table and the mature trees and vegetation that exists on the subject property. **D. MacDougall** responded to questions regarding setbacks and assured M. Mitten that all permits have to meet the requirements of the LUB. **M. Mitten** stated that the area was meant for residential housing and community and the residents don't want it to become a commercial area.

Kyle Devison, Frederick Avenue, Halifax works in mental health services and approves of lower-cost developments to help alleviate the housing crisis.

Rita Mistak, Alma Crescent, Halifax lives directly behind the proposal and agrees with the other comments and concerns with the construction noise, traffic on Titus and on-street parking, the ratio of proposed units to parking spaces, the transit system and the destruction of wildlife and vegetation. R. Mistak is in favour of affordable housing but does not understand tearing down buildings to develop buildings.

Donna Symonds, Ford Street, Halifax thanked staff and the applicant for their presentations. Many of D. Symonds concerns have been addressed by previous speakers but also has a concern that the proposal is subject to change as the zoning will allow for many more uses on those properties. Parking is an issue. The construction traffic will be dangerous for the seniors living in the area and the bus stop the residents of the seniors' building use will be moved due to this proposal which will make it very difficult and dangerous for pedestrians who depend on walkers. This proposal will increase the water and sewer problems that already exist in the area. The little view the seniors' building currently has will be destroyed. There is one small park in the area for the children but nothing for seniors except a resource centre. There is a need for more seniors' buildings not apartment buildings and rents need to be reduced in order for people to afford housing.

Kiera Sweeney, Evans Avenue, Halifax is concerned about on-street parking and traffic. Tenants won't pay for a parking pass and choose to park on the street. The traffic is continually increasing.

Residents struggle to get their kids safely to the bus due to increased traffic on the street.

Stefanie Leff, Main Avenue, Halifax is concerned about on-street parking and the proposed number of parking spaces. The existing buildings have an equal ratio of units to parking but tenants still park on the street as some tenants have two cars.

Russell Sims, Main Avenue, Halifax would like to know how many of the 70 proposed units are affordable?

M. Mitten wondered if there could be a more acceptable housing alternative.

Kasia Gwynne-Timothy is hearing a lot of concerns around traffic and parking. Can there be a change in transit to accommodate the influx of people living in the area? **D. MacDougall** explained that the transit issues are part of the Integrated Mobility Plan and HRM has identified this area for a rapid transit route.

Kristen Carty, Frederick Avenue, Halifax supports affordable housing because the shelters are overrun by residents, as well as residents with full time employment. Infrastructure needs to be improved. HRM identifies these as in the plan, but they need to happen now for HRM residents.

C. Wallace thanked everyone for their feedback and addressed some of the concerns brought forward. The intent of the presentation was not to identify if the building would be affordable housing but to explain that the most cost-effective way to develop is to reduce parking and carry these savings onto the tenants. To address the construction noise, there will be minimal digging which will also reduce cost and affects on the land.

Councillor Morse hopes to change some of HRM's approach to relieve some of the concerns. Parking is a big concern. Permits can be given for on-street parking and that might be something to look at. The concept behind this building is that the people attracted to this location will not have cars and they will utilize the transit system. It is a generational change. HRM is in a building and growth boom and construction is everywhere. There are regulations for construction noise. The site is on a major transit bus route and there will be more development around bus routes.

4. Closing Comments

D. MacDougall thanked everyone for their participation in the meeting and has made tonight's presentation available on the website.

5. Adjournment

The meeting adjourned at approximately 8:05 p.m.