

HALIFAX

Public Information Meeting for Case 20983

Rezoning at Dunbrack Street and
Wentworth Drive (no civic), Halifax

December 13, 2018

Planner: Jamy-Ellen Klenavic, MCIP LPP

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

Jamy-Ellen Klenavic– Planner

Coun. Russell Walker– Councillor

Cara McFarlane– Planning Controller

Jared Cavers – Planning Technician

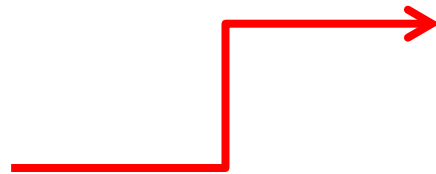
Kevin Riles– Applicant

Role of HRM Staff

- ✓ Manages the planning application process
- ✓ Main contact for the applicant and general public regarding questions, comments or concerns
- ✓ Detailed review of application and comments
- ✓ Independent, objective planning analysis
- ✓ Writes reports for Halifax and West Community Council
- ✓ Makes recommendations to Halifax and West Community Council

Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation &
Review

Public Information Meeting

Plan Revisions &
Refinement

Staff Report with Policy
Review & Recommendation

Community Council
Hearing & Decision

14 Day Appeal Period

Purpose of this Meeting

- Provide information to the public on the requested rezoning at Dunbrack Street and Wentworth Drive
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the requested rezoning

Feedback provided tonight will inform the process and will form part of the public record.

No decisions will be made tonight

Applicant Proposal

Applicant: KWR Approvals Inc.,
on behalf of the property owner,
Arnaout Investments Incorporated

Location: Dunbrack Street and
Wentworth Drive (no civic
address), Halifax

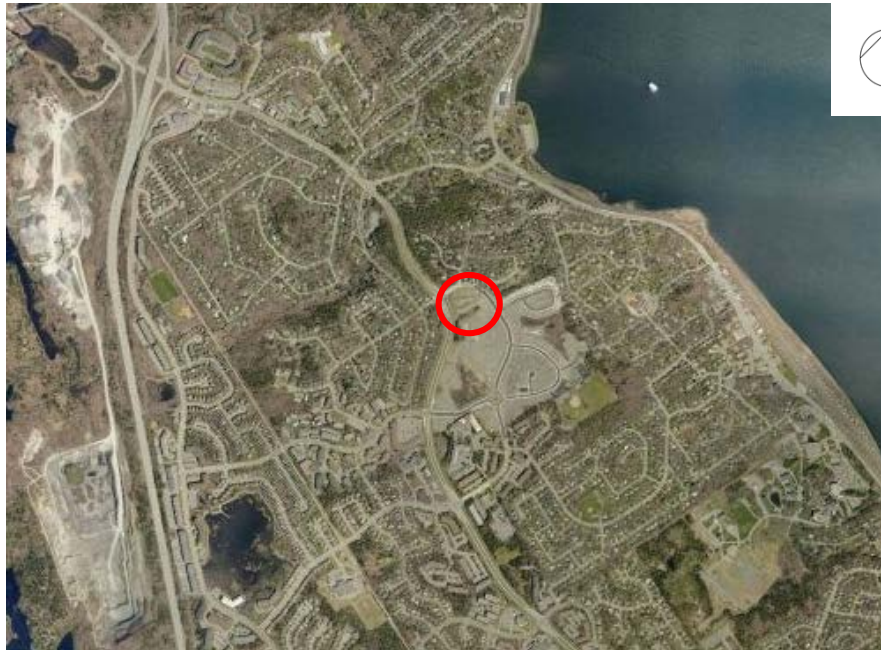
Proposal: Rezone from R-2 (Two
Family Dwelling) to R-2T
(Townhouse) and R-4 (Multiple
Dwelling) to accommodate a new
90-unit dwelling and **10**
townhouse units on two lots



Concept site plan

Site Context

Dunbrack Street and Wentworth Drive, Halifax



General Site location



Site Boundaries in red

Site Context



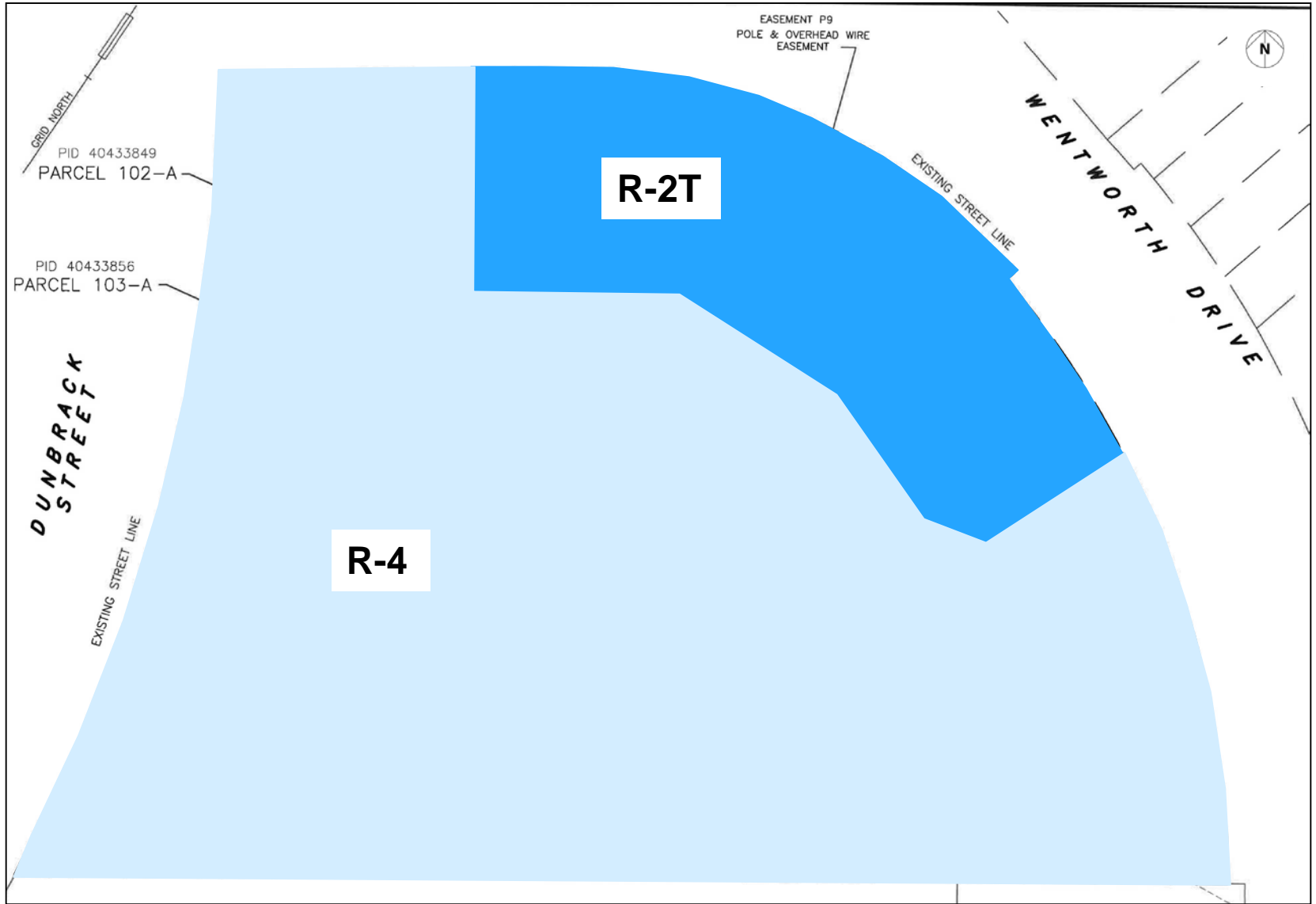
Subject site seen from Wentworth Drive - looking south

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Site Context



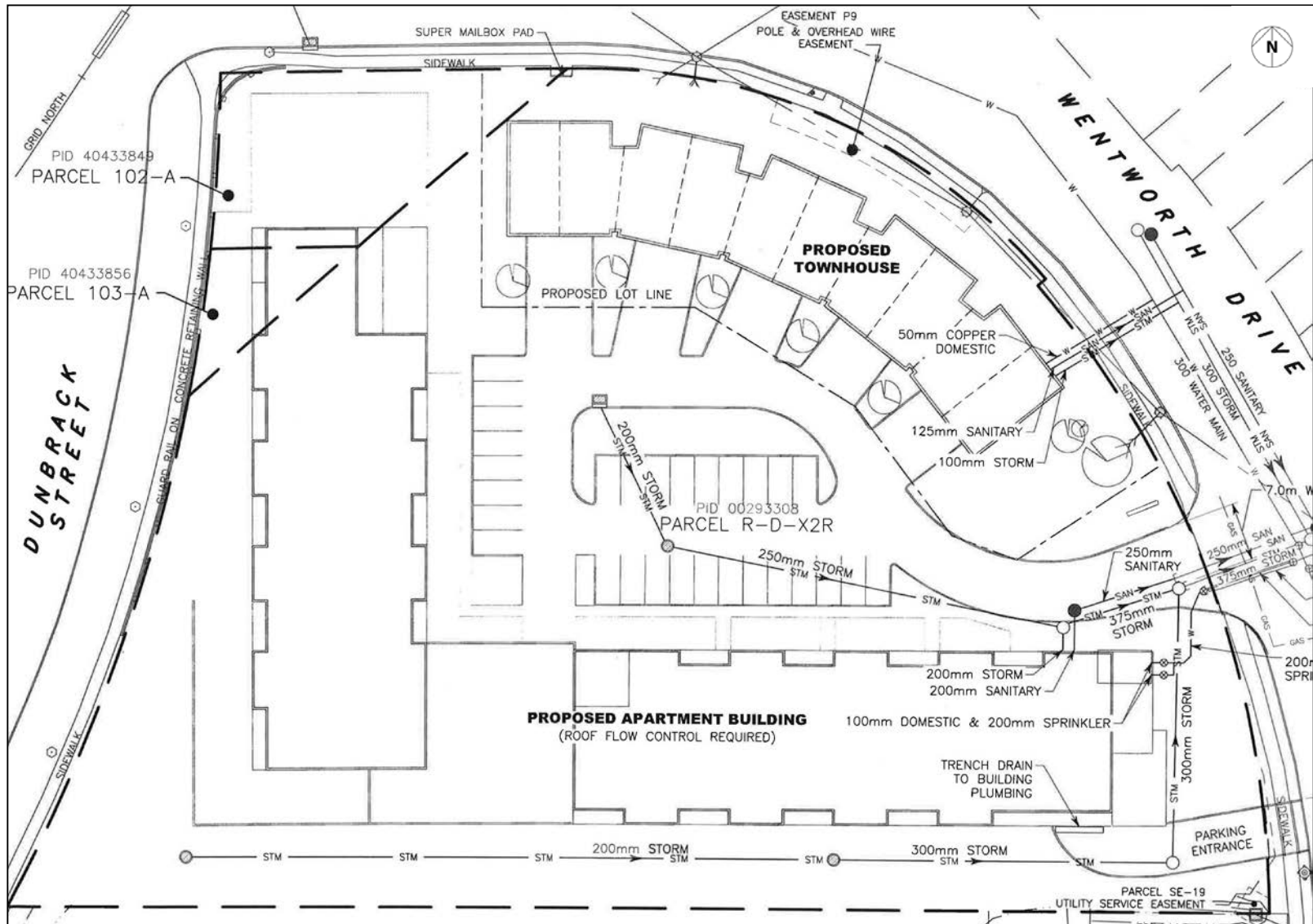
Subject site seen from Wentworth Drive - looking west



Requested rezoning

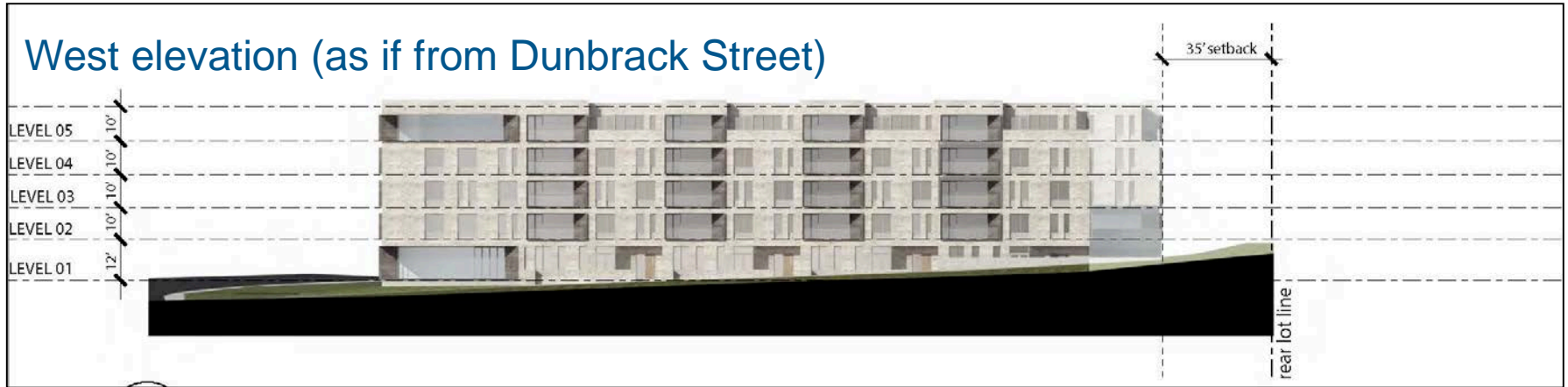
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Proposal – Concept Site Plan



Proposal

West elevation (as if from Dunbrack Street)



South elevation



Development concept – multi-unit dwelling

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Proposal



Development concept – townhouses

Policy & By-law Overview

Halifax Municipal Planning Strategy – Halifax Mainland Land Use By-law

- **Zone**

 - R-2 (Two-Family Dwelling) Zone

- **Designation**

 - Residential Environments

- **Existing Use**

 - Vacant

- **Enabling Policy**

 - Rezoning enabled by Halifax MPS Policies 2.1, 2.4 and 2.8 and Implementation Polices 3, 4, 4.1 and 4.2

Policy Consideration

Halifax Municipal Planning Strategy requires Council consider the following in rendering their decision on a rezoning application:

- Compatibility with existing neighbourhoods
- Opportunity to provide infill housing
- Opportunity to provide housing for varying incomes
- Capacity of existing services to accommodate proposed development

Development Agreement or Rezoning?

Development Agreement

- Enables construction of a project under local planning policy
- A binding legal contract that clearly establishes **on-site standards** on matters such as site plan, architecture, landscaping, and infrastructure
- Can be approved by Community Council if the development complies with policy in Municipal Planning Strategy

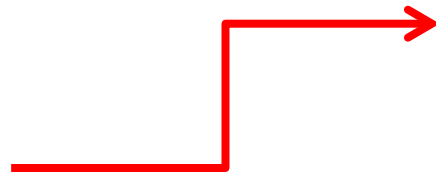
This application is for a rezoning

Rezoning

- Change from one zone to another under the Land Use By-law
- Development controlled by the Land Use By-law – **no site-specific design control**
- Must comply with policy in Halifax Municipal Planning Strategy
- Developer not bound to a specific design – standard is compliance with Land Use By-law, determined by the Development Officer before permitting

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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)
- 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

Kevin Riles of KWR Approvals
Inc. on behalf of property owner
Arnaout Investments Incorporated

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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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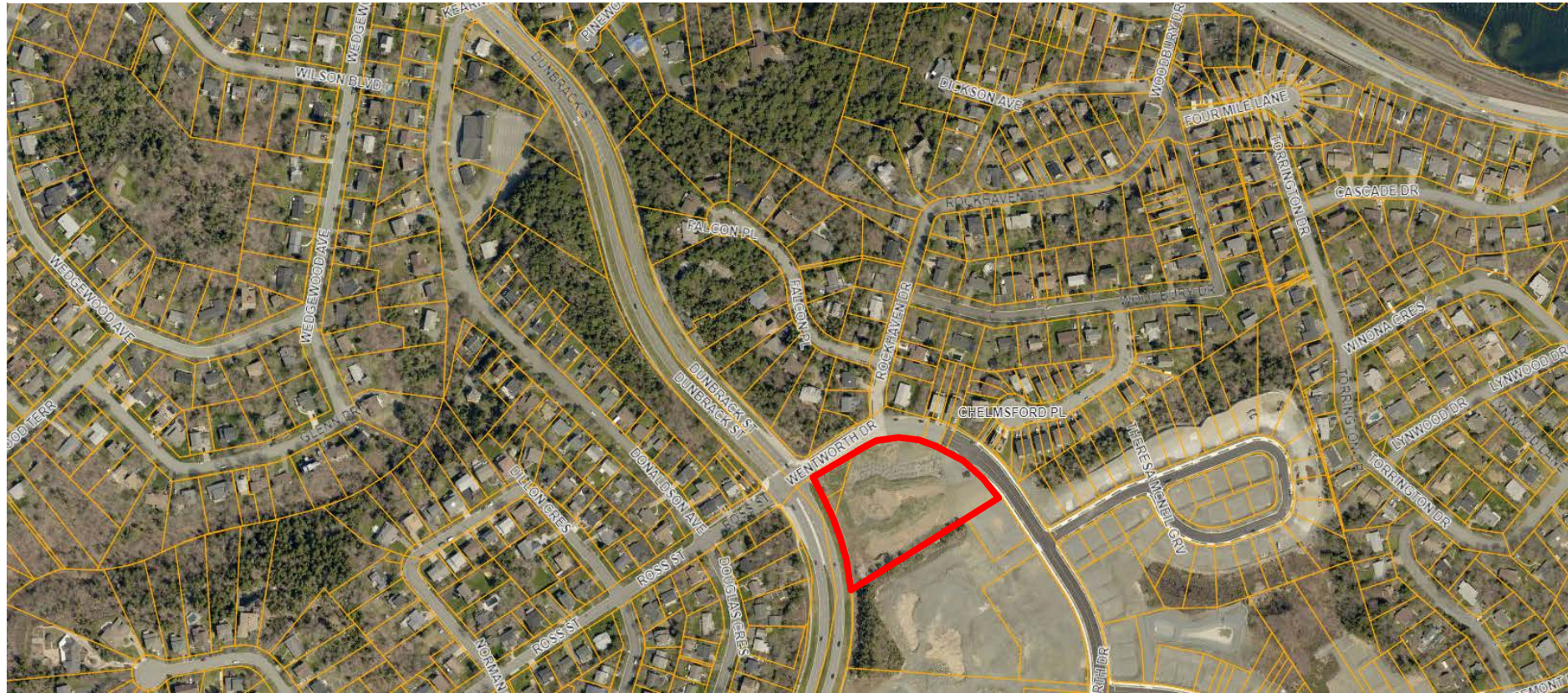


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Street classification:

Arterial

Local

Minor Collector