

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 21076

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

Thursday, January 11, 2018
7:00 p.m.
NSCC Institute of Technology (Atrium)

**STAFF IN
ATTENDANCE:**

Scott Low, Planner, HRM Planning and Development
Jennifer Chapman, Planner, HRM Planning and Development
Iain Grant, Planning Technician, HRM Planning and Development
Cara McFarlane, Planning Controller, HRM Planning and Development

**ALSO IN
ATTENDANCE:**

Councillor Lindell Smith, District 8
Ashley Morton, Halifax Peninsula Planning Advisory Committee Chair
Shelley Dickey, Shelley Dickey Land Use Planning

**PUBLIC IN
ATTENDANCE:**

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The meeting commenced at approximately 7:05 p.m.

1. Call to order, purpose of meeting – Scott Low

Mr. Low is the Planner and Facilitator for the application and introduced the area Councillor, the applicant and staff members.

Case 21076 - Application by Shelley Dickey Land Use Planning requesting a rezoning of a 6-unit dwelling located at 3834 Robie Street, Halifax from R-2 (General Residential) Zone to the R-2A (General Residential Conversion) Zone.

The purpose of the Public Information Meeting (PIM) is to: identify the proposal site and highlight the proposal; give the applicant an opportunity to present the proposal; and receive public feedback and input regarding the proposal that will be used to prepare the staff report and go forward with this application. No decisions are made at the PIM or have been made up to this point.

2. Presentation of Proposal – Scott Low

Mr. Low presented the proposal for 3834 Robie Street, Halifax outlining:

- the site, which is non-compliant, to be rezoned from R-2 to R-2A
- R-2A Zone (in place in 1987 to preserve existing housing of older buildings to increase density (as internal conversions) without demolishing
- the site context and photos from different views

- floor plans for six units (1st, 2nd and basement levels)
- supporting policies (2.7, 2.8) within the Halifax Municipal Planning Strategy

Presentation of Proposal – Shelley Dickey

Ms. Dickey presented the proposal for the property describing:

- the lot and existing building
- the site plan
- the history
- no intent to change the building (make it compliant within the zone)
- compatible in the neighbourhood and affordable
- example of adding density to the Peninsula (promoted by the Centre Plan)

3. Questions and Comments

Merle Emms, Gainsborough Place expressed concern that the R-2A Zone would allow for up to 14 units on the property. **Mr. Low** explained that the lot size and height precinct would be factors and the developer would have to meet the requirements within the Halifax Peninsula Land Use By-law and building code specifications. On this property the maximum number of units would be 10 very small units. The R-2A Zone is a conversion zone; therefore, the building must have existed before 1987 and it has to be internally converted with some minor additions to the sides but the footprint has to remain the same. **Ms. Dickey** – the R-2A Zone is the only one that will allow the six units and allow the building to become compliant.

Colin Cooper, Gainsborough Place the identical building next door had six units. The property owner has since moved and it has been converted to four units. **Ms. Dickey** reiterated that the intent is to have a maximum of six units and any modifications have to be internal. There is a restriction in the R-2A Zone that half of the units must be at least 800 square feet. There is limited ability to internally convert the building based on restrictions of the zone and building code. For this property, 14 units would not be attainable.

4. Closing Comments – Scott Low

Mr. Low thanked everyone for coming and expressing their comments.

5. Adjournment

The meeting adjourned at approximately 7:27 p.m.