



October 10, 2017

Brittney Maclean, Planner II
HALIFAX | Planning and Development
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Subject: Application to amend the Halifax Mainland Land Use By-law by rezoning properties located at 20 Tremont Drive (PIDs: 41422056, 00292771, 41422049, 00292763, 00291294, 40623746, 40884827) from R-1 (Single Family Dwelling) & R-2 (Two-Family Dwelling) to R-2T (Townhouse)

Dear Brittney,

On behalf of our client, JMJ Development Limited (JMJ), WSP Canada Inc. (WSP) is pleased to submit an application to amend the Halifax Mainland Land Use By-law by rezoning PIDs: 41422049, 00291294, & 40884827 from R-1 (Single Family Dwelling) and R-2 (Two-Family Dwelling) to R-2T (Townhouse). To assist with this application, the following supporting materials are enclosed or included as attachments:

- Completed Planning Application Form
- Attachment A: Site Plan (10 copies)
- Attachment B: Servicing Schematic (4 copies)
- Attachment C: Traffic Addendum (4 copies)

1.0 Introduction

The subject site is made up of multiple land parcels (PIDs: 41422049, 00291294, & 40884827) and has a total land area of approximately 104,554 ft.² (2.4 acres) and approximately 112 ft. (34 m) of combined frontage on Tremont Drive.

The subject site is currently vacant, undeveloped land. To the north, the subject site abuts single family homes that front on Tremont Drive. To the east, the subject site abuts a small commercial hub along the Bedford Highway that contains a variety of local commercial uses developed in accordance with the C-2A zone. To the south and west, the subject site abuts a variety of single unit dwellings, two unit dwellings and small scale multiple unit dwellings.

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2.0 Background

In the past, JMJ submitted a discretionary planning application (including applicable fees) to HALIFAX's Planning and Development department requesting the development of 8 townhouse units and a 46-unit multiple unit building at the subject site. The application was considered under Case Number 20152 and the proposed development was required to go through the Plan Amendment process in order to be enabled.

After receiving this application, JMJ was advised by staff that they could not support the initiation of a Plan Amendment process for this particular case, as there is no support for amendments to planning policy for low density residential areas.

In response to this direction from staff, JMJ has formulated a revised development proposal/planning application for the subject site that requests to rezone the properties to R-2T and develop townhouses units in accordance with the provisions of that zone. The applicant is requesting that the original application fee submitted for Case 20152 be transferred this revised planning application.

3.0 Discussion

The subject site for this particular planning application is unique in the sense that the majority of it is made up of a large, interior lot (PID: 00291294) that is enclosed by a variety of low-medium density residential uses and local commercial uses, all of which are generally contained within much smaller lot sizes. The eastern and southern portions of the subject site contain steep grades, which makes it difficult to develop roads and driveways in these locations, however presents an opportunity to integrate units with walk-out basements.

As outlined on Attachment A, the interior lot – coupled with the road frontage of PID: 41422049 - is large enough to accommodate a public ROW for a cul-de-sac that contains approximately 16 townhouse units in accordance with the provisions of the R-2T zone. The proposed roadway is strategically located towards the north western portion of the site where the grades are not as steep. This would allow the proposed townhouse units and associated driveways to be accessed at the more elevated portions of the site, and the descending grades could be utilized to create basement walkout style units that integrate naturally into the existing landscape.

The applicant believes that there merit in considering the proposed alternative land use at the subject site, as it would introduce a new variety of residential unit types into the area without compromising the existing scale and character of the neighbourhood.



4.0 Policy Understanding

The Halifax Municipal Planning Strategy (MPS) designates the subject properties as Residential. The Residential Environments designation is an all-encompassing residential designation which allows Council to consider any rezoning application to another residential zone, as long as the intent of the MPS is met.

The applicant has identified four policies that can be applied to this specific application. The policies speak to the compatibility of the proposed development, in terms of use, intensity and scale, with the existing residential neighbourhood.

Policy 3.1.1 (Implementation Policies):

The City shall review all applications to amend the zoning bylaws or the zoning map in such areas for conformity with the policies of this Plan with particular regard in residential areas to Section II, Policy 2. 4.

Policy 2.4 (Part II, Section II City-Wide Policies):

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.

As per reasons described in Section 3.0 of this letter, the applicant feels that the proposed rezoning meets the overall intent of the MPS. The subject site presents an ideal opportunity to integrate a different type of housing into the neighbourhood without compromising its overall character. The site also includes a sufficient amount of land area, road frontage and natural features to ensure that the permitted uses within the proposed R-2T zone can be appropriately developed.

5.0 Conclusion

WSP trusts that the enclosed materials satisfy the application requirements, and we look forward to working with Staff and Council throughout the application process. Should you have any questions, comments or concerns, please do not hesitate to contact the undersigned.

Yours truly,

Original Signed

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