

**HALIFAX**

# **Public Information Meeting for Case 21088**

Rezoning for 20 Tremont Drive (3 PIDs)

November 29, 2017

# 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

**Brittney MacLean** – Planner

**Russell Walker** – Councillor

**Genevieve Hachey** – Planning Controller

**Iain Grant** – Planning Technician

**Connor Wallace (WSP)** – Applicant

# Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendations to Council

# Purpose of this Meeting

- Provide information to the public on the proposed development at 20 Tremont Drive
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided tonight will inform the process

No decisions will be made tonight

# Applicant Proposal

Applicant: Connor Wallace (WSP)

Location: 20 Tremont Drive, Halifax

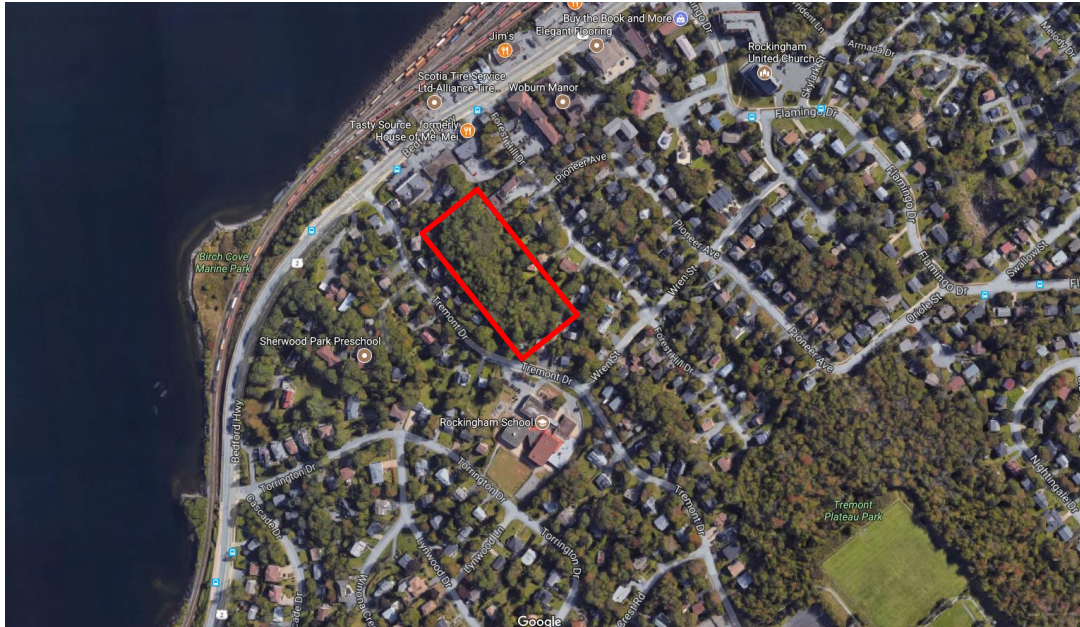


Proposal: To rezone 3 properties from R-1 (Single Family Dwelling Zone) and R-2 (Two Family Dwelling Zone) to R-2T (Townhouse Zone)

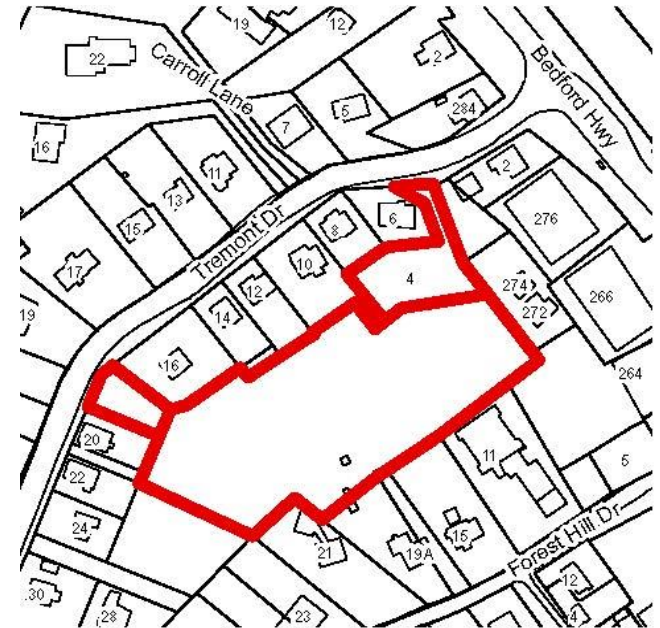
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# Site Context

## 20 Tremont Drive, Halifax



General Site location



Site Boundaries in Red

# Site Context



General Site Location- Aerial



# Site Context



Subject site seen from Tremont Drive  
(proposed road entrance)

# Applicant Proposal

Proposal: To rezone 3 properties from R-1 (Single Family Dwelling Zone) and R-2 (Two Family Dwelling Zone) to R-2T (Townhouse Zone)



Maximum buildout  
as of right under  
R-2T Zone  
requirements:  
18 townhome units

# Maximum Buildout if Rezoned



# Policy & By-law Overview

## Halifax Municipal Planning Strategy – Halifax Mainland LUB

- **Zone**

- R-1 (Single Family Dwelling) Zone, R-2 (Two Family Dwelling) Zone

- **Designation**

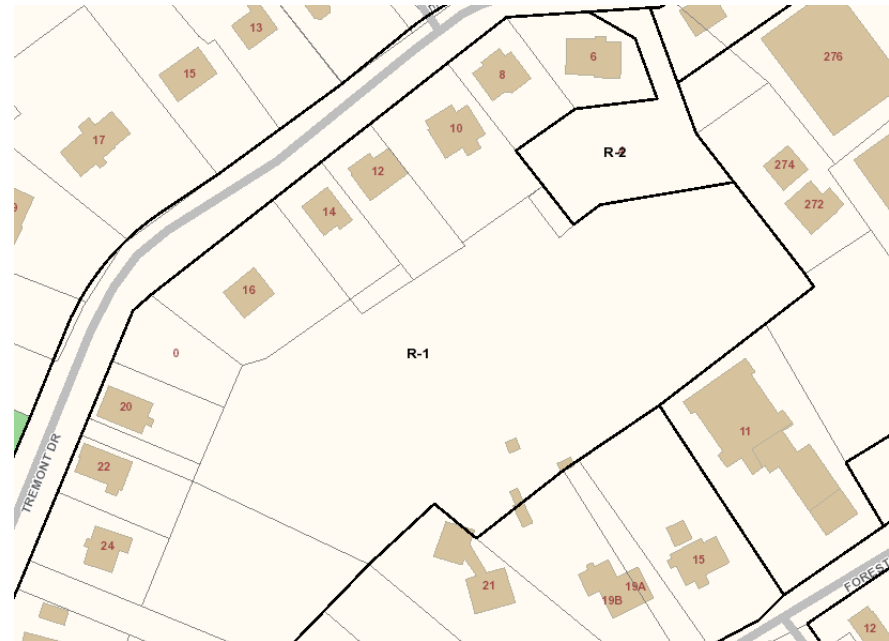
- Residential

- **Existing Use**

- Vacant Private Land

- **Enabling Policy**

- 3.1.1 (Zoning)



# Policy Consideration

Enabling Policy 3.1.1: Development of 20 Tremont Drive requires Community Council consider the following in rendering their decision on a Re-Zoning:

- Compatibility with existing neighborhood:

Location

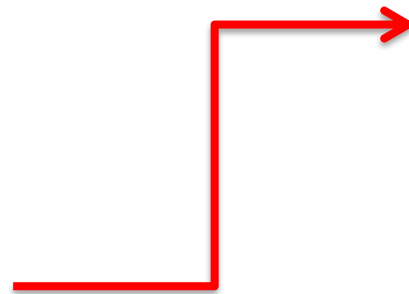
Scale

Intensity

Housing Type

# Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation &  
Preliminary Review

**Public Information Meeting**

Detailed Review of  
Proposal

Application Revisions &  
Refinement

Staff Report &  
Recommendation

Public Hearing & Decision  
Halifax West Community  
Council

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# **Presentation by Applicant**

Connor Wallace, WSP

# Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
- 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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## 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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Planning & Development  
PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Brittney MacLean**

*Planner II*

**[macleab@halifax.ca](mailto:macleab@halifax.ca)**  
**Tel: (902) 490-7175**

[www.halifax.ca](http://www.halifax.ca)





# R-2T Zone LUB Requirements

28AJ(1) The following uses shall be permitted in any R-2T zone:

- (a) R-1 and R-2 uses;
- (b) townhouse building;
- (c) uses accessory to any of the foregoing uses.

28AL(2) Buildings erected, altered, or used as a townhouse building shall comply with the following requirements:

- (a) Minimum lot frontage                      18 feet per townhouse, plus 20 feet
- (b) Minimum lot area                            1,800 sq.ft. per townhouse plus 2,000 sq.ft.
- (c) Maximum height                             35 feet
- (d) Maximum lot coverage                    40 percent, provided that this regulation shall be applied as if the lot was subdivided into as many lots as townhouses
- (e) Minimum front yard                        15 feet
- (f) Mean rear yard                              20 feet
- (g) Minimum side yard                         10 feet

# MPS Policy

## *Halifax MPS Section II City Wide*

*2.2 The integrity of existing residential neighbourhoods shall be maintained by requiring that any new development which would differ in use or intensity of use from the present neighbourhood development pattern be related to the needs or characteristics of the neighbourhood and this shall be accomplished by Implementation Policies 3.1 and 3.2 as appropriate*

# MPS Policy

2.4 *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.*

# MPS Policy

*2.6 The development of vacant land, or of land no longer used for industrial or institutional purposes within existing residential neighbourhoods shall be at a scale and for uses compatible with these neighbourhoods, in accordance with this Plan and this shall be accomplished by Implementation Policies 3.1 and 3.2 as appropriate.*

Resources:

Halifax Mainland Land Use By-Law  
Halifax Municipal Planning Strategy  
Blasting By Law B-600