

HALIFAX

Public Information Meeting for Case 22485

Rezoning of 3620 Highland Avenue, Halifax

October 17, 2019

Agenda for Tonight's Meeting

1. Welcome and Introductions
2. HRM Staff Presentation
3. Public Feedback
4. Wrap-Up, Next Steps, Feedback Form

Introductions

Meaghan Maund – Planner

Lindell Smith – Councillor

Cara McFarlane – Planning Controller

Holly Kent – Planning Technician

Doug Hubleby – Applicant & Property Owner

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 rezoning of 3620 Highland Avenue, Halifax
- Explain the process for a rezoning application
- Receive feedback, hear concerns, and answer questions regarding the proposed rezoning

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

No decisions will be made tonight.

Applicant Proposal

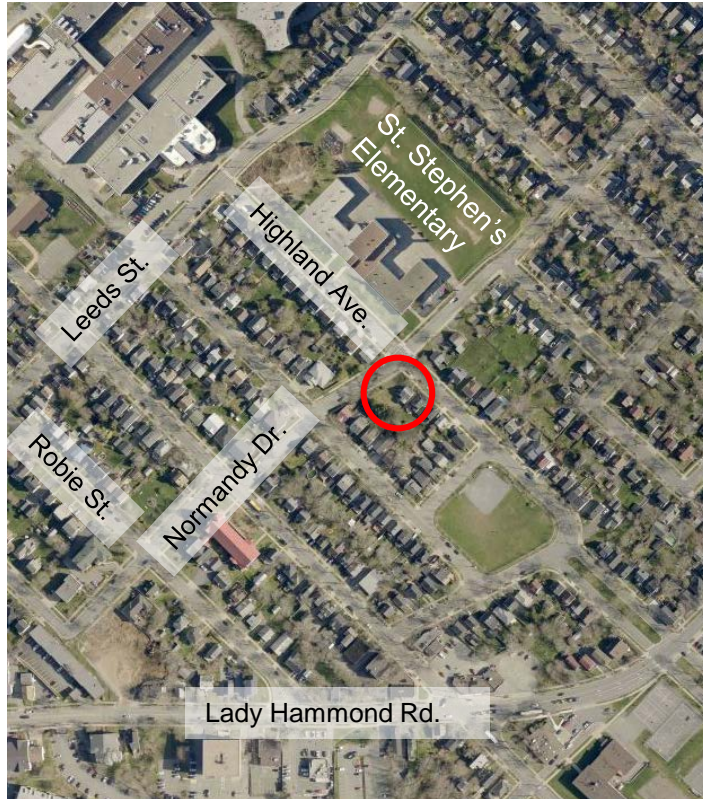
Applicant: Doug Hubley

Location: 3620 Highland Avenue, Halifax

Proposal: Rezone from R-2 (General Residential) to R-2T (Townhouse) to enable the construction of a townhouse building

Site Context

3620 Highland Avenue, Halifax



General Site Location



Approximate Site Boundaries in Red

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Site Context



Subject site from Highland Avenue (looking South West)

Policy & By-law Overview


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

- **Designation (MPS)**
 - Residential (RES)
- **Zone (LUB)**
 - R-2 (General Residential) Zone
- **Enabling Policy**
 - Implementation Policy 3.1.1

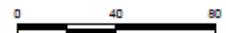


Map 1 - Generalized Future Land Use
 3620 Highland Avenue
 Halifax

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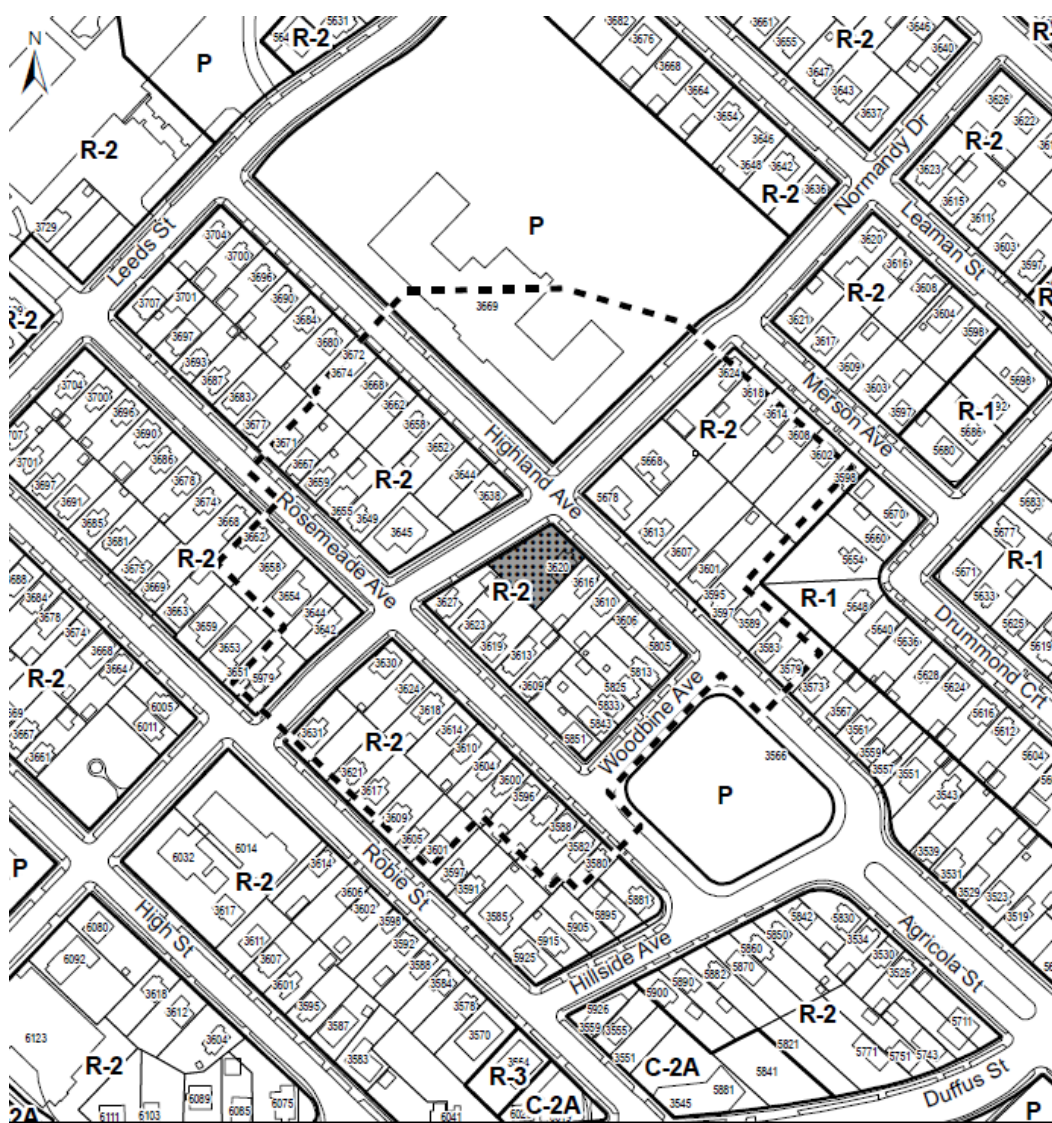
 Subject Property

Designation
 COM Commercial
 INS Institutional
 RES Residential Environments





This map is an unofficial reproduction of

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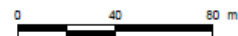
Map 2 - Zoning and Notification

3620 Highland Avenue
Halifax

-  Subject Property
-  Area of Notification

- Zone**
- C-2 General Business
 - C-2A Minor Commercial
 - P Park and Institutional
 - R-1 Single Family Dwelling
 - R-2 General Residential
 - R-3 Multiple Dwelling

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This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

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Policy & By-law Overview

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Other Policy Consideration

Section II, Policy 2.4: Neighbourhoods have different characteristics and these differences contribute to the richness of the City. Therefore the character of neighbourhoods should be retained and change controlled to be compatible with the neighbourhood.

Section II, Policy 2.2: Maintain integrity of existing neighbourhoods, and new development differing in use or intensity of use be related to needs or characteristics of the neighbourhood.

Section II, Policy 2.7: Permit redevelopment at a scale compatible with the neighbourhood.

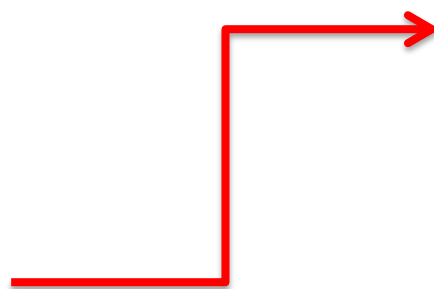
Section II, Policy 2.8: Provide housing for varied income levels.

Land Use By-law: R-2 & R-2T

Requirement	R-2 Zone (4 Unit Apartment Bldg.)	R-2T Zone (Townhouse Bldg.)
Min. Lot Frontage (feet)	80	18 per townhouse, plus 20
Min. Lot Area (sq. ft.)	8000	1800, plus 2000
Min. Front Yard Setback (feet)	15	15
Min. Rear Yard Setback (feet)	20 (mean)	20 (mean)
Min. Side Yard Setback (feet)	6	10
Max. Lot Coverage (%)	35	40
Max. Height (feet)	35	35

Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation & Review

Public Information Meeting

Planning Advisory Committee Meeting

Plan Revisions & Refinement

Staff Report with Policy Review & Recommendation

Community Council Hearing & Decision

14 Day Appeal Period

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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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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