

The background features a dark blue triangle in the top right corner and two light blue triangles in the bottom right corner, all meeting at a central point. The word "HALIFAX" is written in white, bold, sans-serif capital letters within the dark blue triangle.

HALIFAX

Public Information Meeting for Case 21454

Rezoning for 2407, 2415 and 2421 Old
Sambro Road, Williamswood

November 29, 2017

Agenda for Tonight's Meeting

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

Introductions

Jacqueline Belisle – Planner

Roy Hollett – Deputy Fire Chief

Michael MacDonald – Project Manager, CFDC

Tom Crouse – Acquisition & Disposal Manager

Steve Adams – Councillor

Cara McFarlane – Planning Controller

Alden Thurston – Planning Technician

Purpose of this Meeting

- Provide information to the public on the proposed development
- 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

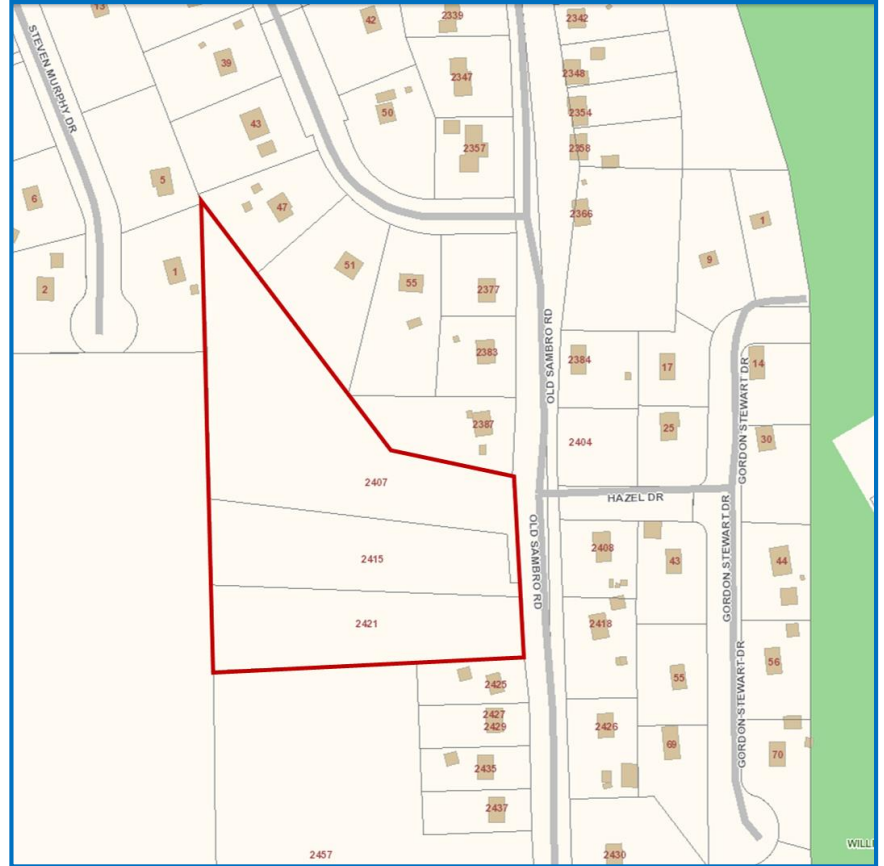
No decisions will be made tonight

Proposal

Applicant: HRM

Location: 2407, 2415 and 2421
Old Sambro Road, Williamswood

Proposal: Rezoning from R-2(Two Unit Dwelling) Zone to the P-2 (Community Facility) Zone of the Land Use By-law for Planning District 5 (Chebucto Peninsula) to permit a Fire Station



Site Context



Subject site seen from the south
Site Boundary is Approximate

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Site Context



Subject site seen from the East
Site Boundary is Approximate

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Policy & By-law Overview

MPS & LUB for Planning District 5 (Chebucto Peninsula)

- **Zone**
 - R-2 (Two Unit Dwelling) Zone
- **Designation**
 - Residential
- **Existing Use**
 - Vacant / Undeveloped
- **Enabling Policy**
 - RES-7

Policy Consideration

Policy RES-7: Council shall establish a community facility zone in the land use by-law which permits a range of community facility uses such as public and private institutional uses, service oriented commercial uses and open space uses, provided that controls are established on parking areas. This zone shall be applied to existing community facility uses. In considering amendments to the schedules of the land use by-law to a community facility zone within the Residential Designation, Council shall have regard to the following:

- (a) the compatibility of the community facility with adjacent and surrounding residential areas;
- (b) the adequacy of the parking area, its separation, landscaping or buffering as related to the protection of adjacent residential properties;
- (c) the effect on local traffic patterns, including ingress and egress, and impact of traffic on a residential area;
- (d) the adequacy of water and sewerage services; and
- (e) the provisions of Policy IM-10.

P-2 (Community Facility) Zone

20.1 P-2 USES PERMITTED

No development permit shall be issued in any P-2 (Community Facility) Zone except for the following:

Institutional Uses

Educational institutions and uses;
Denominational institutions and uses;
Day care facilities;
A single unit dwelling in conjunction with a day care facility;
Fire and police stations;
Government offices and public works;
Hospitals, medical and veterinary clinics;
Senior citizen housing;
Public libraries, museums and galleries;
Fraternal centres and halls;
Community centres and halls;
Recreation uses;
Residential care facilities.

Open Space Uses

Public and private parks and playgrounds;
Cemeteries;
Historic sites and monuments;
Marine related navigational aids.

P-2 (Community Facility) Zone

20.2 P-2 ZONE REQUIREMENTS: COMMUNITY FACILITIES

In any P-2 Zone, where uses are permitted as Institutional Uses, no development permit shall be issued except in conformity with the following:

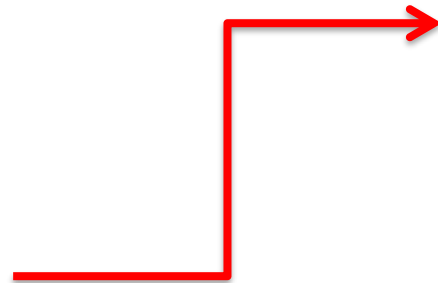
Minimum Lot Area	20,000 square feet (1858 m ²)
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	½ the height of the main building
Maximum Lot Coverage	50 per cent

20.3 OTHER REQUIREMENTS: PARKING AREAS

- (a) No parking areas shall be permitted within any required side or rear yard.
- (b) All parking areas shall be demarcated and paved or otherwise treated with a stable surface which is treated in a manner to prevent the raising of dust and loose particles.

Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation &
Review

Public Information Meeting

Plan Revisions &
Refinement

Staff Report with
Recommendation

Community Council
Meeting

Community Council Public
Hearing & Decision

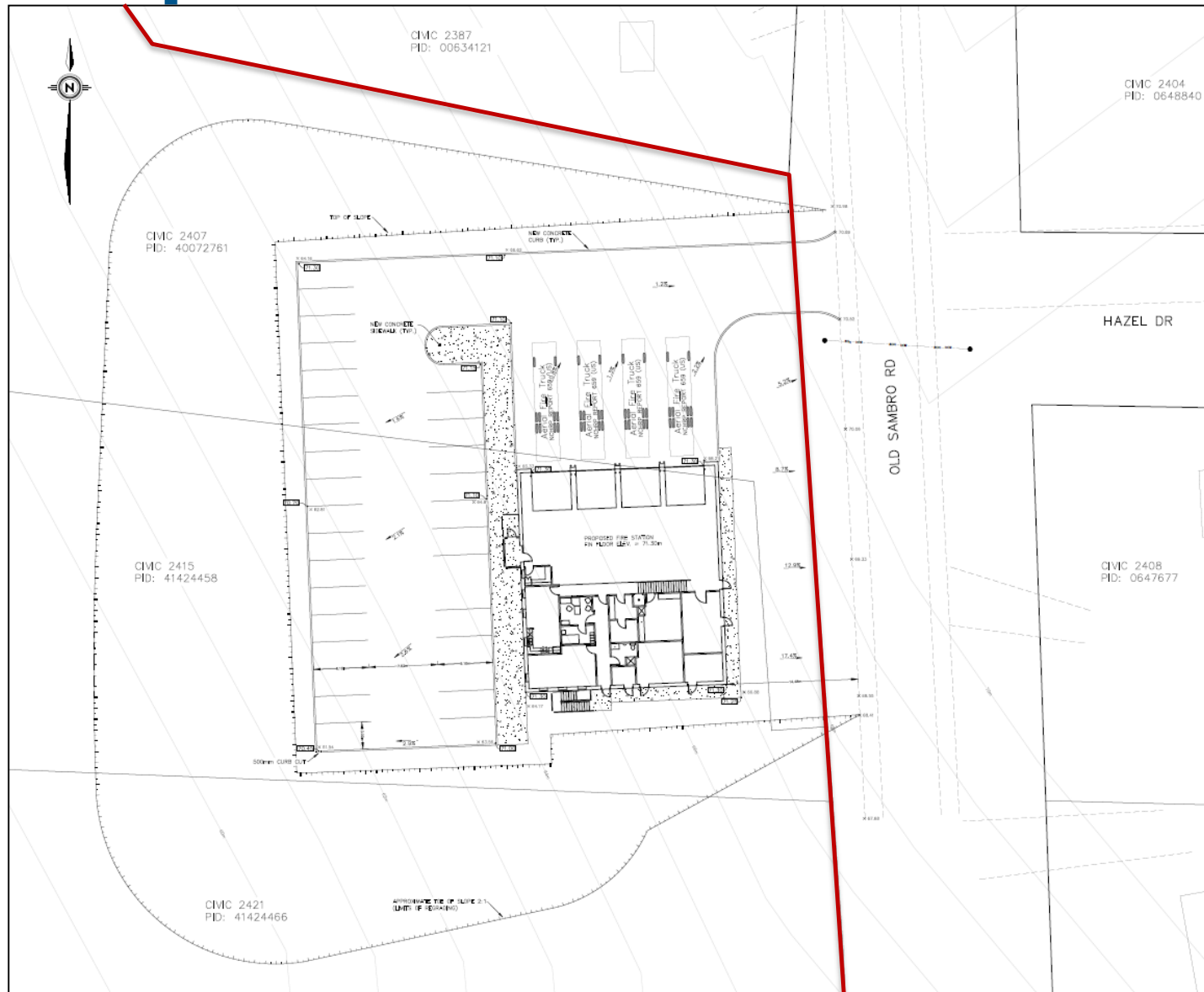
Site Selection Process

- Siting of fire stations differs from other municipal facilities
- HRFE identified possible locations to site a fire station
- Demand, risk and volunteer availability determined a location in Williamswood
- Site organization was based on promoting the highest level of safety and efficiency during emergency operations

Operational Needs

- Design must effective in its ultimate purpose of providing prompt and efficient response
- The fire station should be effective in servicing the needs of its users
- The building should provide safety for its occupants during emergencies
- The building design should be based on a reasonable cost and cost effective life cycle

Proposed Site Plan



Proposed Design - front



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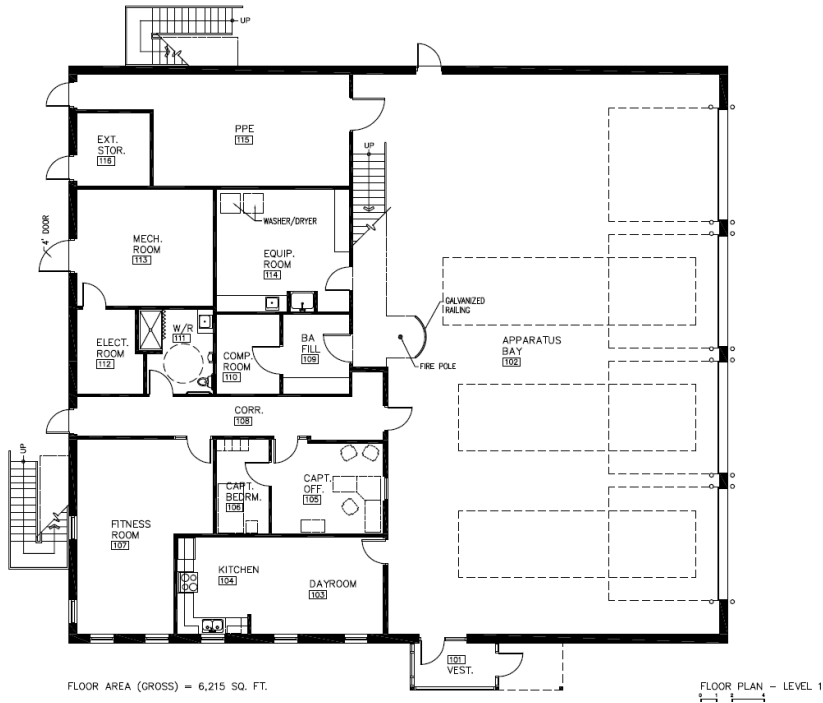
Proposed Design - rear



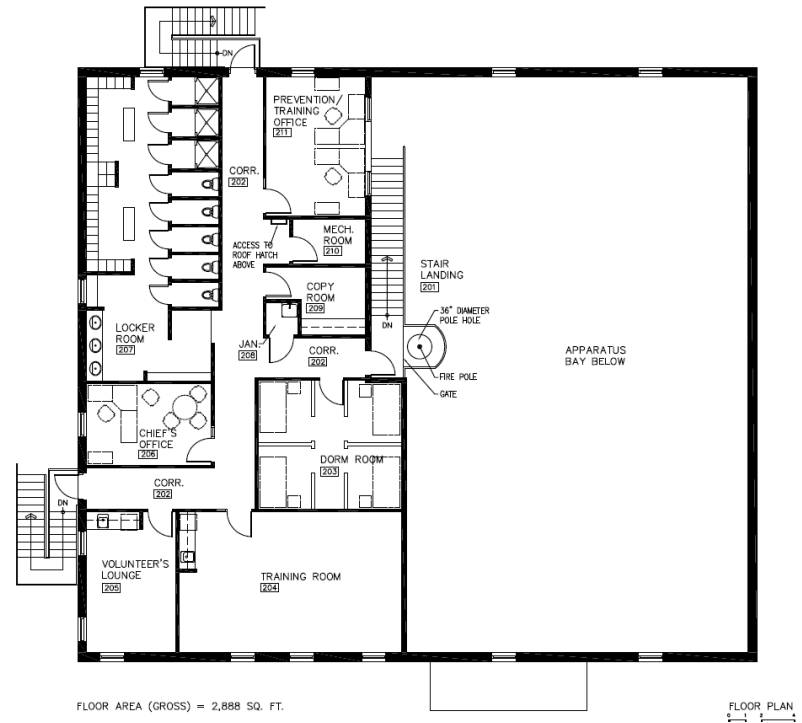
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Floor Plans

Level 1



Level 2



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

The logo for the City of Halifax, featuring the word "HALIFAX" in a bold, blue, sans-serif font.

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