


Schedule A

3620 Highland Avenue
Halifax

 Area proposed to be rezoned from R-2 (General Residential) to R-2-T (Townhouse)

Zone

P Park and Institutional
R-2 General Residential

HALIFAX

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

The accuracy of any representation on this plan is not guaranteed.

Halifax Peninsula
Land Use By-Law Area

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| | <p>commercial and service uses (south), as well as higher density residential (north and south).</p> <p>The R-2 zone permits dwellings with up to four units based on the size of the lot. The subject site is one of the largest R-2 zoned lots in the immediate area, and a four-unit apartment building is permitted. Rezoning to R-2T would enable a townhouse building with three units to be constructed but would also leave the option of constructing any R-2 permitted use.</p> <p>Rezoning will not enable the construction of additional residential units due to its size and configuration but would enable an additional residential form to the list of permitted uses.</p> <p>A minor increase in intensity of use could occur through the size of the building (footprint and floor area). The maximum lot coverage in the R-2 zone is 35 percent and in the R-2T zone it is 40 percent. There is a cap on the gross floor area for any dwelling constructed on an R-2 zoned lot, but there is no limit to the floor area for lots zoned R-2T. Height and setback requirements, minimum vehicular parking requirements, and a water easement that cannot be built on will constrain the size of the building, and produce a built form compatible with the existing neighbourhood.</p> <p>Policy 3.1 – Repealed June 6, 1990 Policy 3.2 – N/A</p> |
| <p><i>Policy 2.4</i> <i>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.</i></p> | <p>The subject site is in an older, well-established low-density neighbourhood where the houses are primarily single- and two-units and one- to two-storeys in height. Many of the two-unit dwellings have the appearance of a single-unit dwelling. Most of the lots are rectangular, with houses placed on the front half of the lot, leaving room for a rear yard. Side yards provide enough space for a driveway the width of one vehicle.</p> <p>Because of the size of most lots in the neighbourhood, as-of-right redevelopment is limited to single, and in some cases, two-unit</p> |

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| | <p>dwelling. The subject site is larger, located at the intersection of Normandy Drive and Highland Avenue. As such, a four-unit apartment building is permitted.</p> <p>Rezoning to R-2T would not enable any additional residential units because the number of townhouse units is dependent upon lot size. Each unit in a townhouse building is required to have a front and rear yard – like the surrounding dwellings – and two private entrances. The side-by-side placement of individual units, where each is accessed separately, and occupants can have their own front and rear yard compliments the existing residential character of the neighbourhood.</p> <p>The rezoning would enable the option to construct a different type of housing, while retaining the character of the low-rise, low-density residential neighbourhood.</p> |
| <p><i>Policy 2.7 The City should permit the redevelopment of portions of existing neighbourhoods only at a scale compatible with those neighbourhoods. The City should attempt to preclude massive redevelopment of neighbourhood housing stock and dislocations of residents by encouraging infill housing and rehabilitation. The City should prevent large and socially unjustifiable neighbourhood dislocations and should ensure change processes that are manageable and acceptable to the residents. The intent of this policy, including the manageability and acceptability of change processes, shall be accomplished by Implementation Policies 3.1 and 3.2 as appropriate.</i></p> | <p>Rezoning the subject site would not create an opportunity for large scale redevelopment, nor enable more dwelling units than what the current zone allows. Like in the R-2 zone, the R-2T zone limits the number of units in a new residential building to the size of the lot. The zone provisions control the density and scale of new development. New residential buildings constructed under the current zoning or the R-2T zoning have to fit within similar parameters; the maximum permitted height would remain 35 feet, lot coverage can be five percent more, and setbacks from lot lines are the same or greater. Rezoning the site to enable redevelopment of the lot to townhouses, would generate development that is at a scale compatible with the neighbourhood.</p> <p>The single unit dwelling on the site would have to be demolished prior to redevelopment of the site. This policy refers to large scale dislocation, which this application would not cause.</p> <p>Policy 3.1 – Repealed June 6, 1990 Policy 3.2 – N/A</p> |

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| <p><i>Policy 2.8</i> <i>The City shall foster the provision of housing for people with different income levels in all neighbourhoods, in ways which are compatible with these neighbourhoods. In so doing, the City will pay particular attention to those groups which have special needs (for example, those groups which require subsidized housing, senior citizens, and the handicapped).</i></p> | <p>The rezoning would enable an alternative form of low-rise housing to be built in a neighbourhood predominately comprised of detached single- and two-unit dwellings. While the rezoning does not enable more units to be constructed than what is permitted under the R-2 zone, it does enable another residential built form that is compatible with the low-density neighbourhood.</p> <p>Through a rezoning application, there is no mechanism to require the developer provide housing to meet these needs of a specific population.</p> |
| <p><i>Policy 2.10</i> <i>For low and medium density residential uses, controls for landscaping, parking and driveways shall ensure that the front yard is primarily landscaped. The space devoted to a driveway and parking space shall be regulated to ensure that vehicles do not encroach on sidewalks.</i></p> | <p>Parking is regulated through the land use by-law. The land use by-law requires parking be accommodated on the lot, but it does not regulate the percentage of the front yard that can be used for parking or a minimum that has to be landscaped for townhouse buildings. The land use by-law regulates the percentage of the front yard that must be landscaped for R-2 residential uses, which are permitted in the R-2T zone.</p> |

| IMPLEMENTATION POLICIES | |
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| Policy | Staff Comment |
| <p><i>Policy 3.1.1</i> <i>The City shall review all applications to amend the zoning by-laws 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.</i></p> | <p>The application is consistent with Policy 2.4 (see City Wide Policy 2.4 above).</p> |
| <p><i>Policy 4.</i> <i>When considering amendments to the Zoning By-laws and in addition to considering all relevant policies as set out in this Plan, the City shall have regard to the matters defined below.</i></p> | <p>See below 4.1 below.</p> |
| <p><i>Policy 4.1</i> <i>The City shall ensure that the proposal would conform to this Plan and to all other City by-laws and regulations.</i></p> | <p>The rezoning request conforms to this plan and applicable by-laws and regulations.</p> <p>The applicant submitted a concept design for a four-unit townhouse as part of their application. The concept design does not meet the requirements for townhouse development in the R-2T zone of the Halifax Peninsula Land Use By-law. As the application is for a rezoning, the design of the site is dealt with at the permitting stage. Part of the application review process included confirming</p> |

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| | <p>a townhouse building could be built to meet the R-2T zone provisions. Based on the size of the lot, the subject site could accommodate a three-unit townhouse.</p> <p>Development Engineering has advised of the requirements for driveway accesses to the site as per the Streets By-law (S-300). Individual driveways to each unit, as shown on concept design, would only be permitted if each unit was subdivided onto its own lot. The siting of the driveway accesses is dealt with at the permitting stage.</p> <p>While the concept design for the site does not meet all of the municipality's by-laws, it is possible for the site to be developed to meet the by-laws.</p> |
| <p><i>Policy 4.2</i> <i>The City shall review the proposal to determine that it is not premature or inappropriate by reason of:</i></p> | |
| <p><i>i) the fiscal capacity of the City to absorb the costs relating to the development; and</i></p> | <p>There is no anticipated cost to the municipality. Any work associated with the proposal is anticipated to be within the approved municipal budget.</p> |
| <p><i>ii) the adequacy of all services provided by the City to serve the development.</i></p> | <p>The application was circulated and reviewed by relevant departments. The only note regarding provision of services was raised by Halifax Regional Water Commission. Halifax Regional Water Commission has indicated there is no wastewater and stormwater system in Normandy Drive. A systems extension would be required to service the proposed townhouse units if the units are subdivided onto individual lots. The servicing would be dealt with at the permitting stage, and all costs associated with servicing would be to the developer.</p> |

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 22485

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

Thursday, October 17, 2019
7:00 p.m.
Saint Margaret of Scotland Anglican Church Hall

STAFF IN

ATTENDANCE: Meaghan Maund, Planner, HRM Planning and Development
Maggie Holm, Principle Planner, HRM Planning and Development
Holly Kent, Planning Technician, HRM Planning and Development
Cara McFarlane, Planning Controller, HRM Planning and Development

ALSO IN

ATTENDANCE: Doug Hubley, Applicant / Property Owner

REGRETS: Councillor Lindell Smith, District 8

PUBLIC IN

ATTENDANCE: Approximately 22

The meeting commenced at 7:00 p.m.

1. Call to order, purpose of meeting – Meaghan Maund

M. Maund is the Planner and Facilitator for the application and introduced HRM Staff members and the Applicant.

Case 22485 - Application by Doug Hubley requesting to rezone lands at 3620 Highland Avenue, Halifax from R-2 (General Residential) Zone to the R-2T (Townhouse) Zone to allow the construction of a townhouse building.

The purpose of the Public Information Meeting (PIM) is to:

- Identify the proposal site, highlight the proposal and explain the process;
- 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 – Meaghan Maund

M. Maund gave a brief presentation of the proposal for 3620 Highland Avenue, outlining the status of the application, the Applicant's request for a rezoning (R-2 to R-2T Zone), site context of the subject land, the land designation [Residential (RES)] and enabling Planning Policies (Section II, 2.2, 2.4, 2.7 and 2.8; and Implementation 3.1.1) within the Halifax Municipal Planning Strategy (MPS) and the current zoning [R-2 (General Residential) Zone] within the Halifax Peninsula Land

