Rezoning Application – St. Margarets Bay Road
March 7, 2019
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Kourosh Rad, MCIP, LPP
CONTEXT FOR THE REZONING APPLICATION

POLICY
NEIGHBOURHOOD & ACCESS
COMPATIBILITY & ECONOMICS
AFFORDABILITY
SUSTAINABILITY

DEMOGRAPHICS
Halifax Municipal Planning Strategy recognizes this area for growth and enables rezoning:

1.4.2 Areas shown as **Medium-Density Residential** on the Future Land Use Map of this Plan shall be regarded as residential environments which provide a mix of family and non-family dwelling units in buildings of **not more than four storeys**. For such areas, the City shall amend its Zoning By-law in accordance with Policies 1.4.2 to 1.4.2.3 inclusive. In any building a minimum of 50 percent of the units shall be family-type dwelling units.

1.4.2.1 The forms of infill housing permitted in Medium-Density Residential Areas shall include:

(a) interior conversion; ✓

(b) additions to existing structures; ✓

(c) infilling between existing structures; and

(d) small-scale development on vacant lots.
ACCESSIBILITY

BLT Trail
Chocolate Lake
Community Centre
Long Lake Provincial Park
Several bus stops
Commercial Corridor

BLT Trail
North End/Downtown
Universities/Colleges
Purcells Cove/Pavia
North West Arm
Sir Sandford Fleming Park
Duncan’s Cove

North End
Downtown
Dalhousie University
Grocery Store
Bayers Lake
Hospitals

Bayers Lake
South Shore
Dartmouth
Spryfield
R2P Zone:

Lot Frontage: 60 feet minimum
Lot Area: 6000 square feet minimum
Front Yard: 15 feet minimum
Rear Yard: 20 feet minimum.
Lot Coverage shall be 35% maximum. (similar to R1)
Height shall be 35 feet maximum (similar to R1)
RE-DEVELOPMENT UNDER R3: CIVIC 635

28CF1 The population density of such building shall not exceed 75 persons per acre

<table>
<thead>
<tr>
<th>Current Units</th>
<th>4 Units + Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>If Approved</td>
<td>6 Units</td>
</tr>
<tr>
<td>Calculation of Total Land Area</td>
<td>Lot Area + Frontage</td>
</tr>
<tr>
<td></td>
<td>8,493 + 2,490 = 10,983 Square Feet</td>
</tr>
<tr>
<td>R3 Unit Yield @ 75P/acre</td>
<td>6 units</td>
</tr>
<tr>
<td>Net Gain of Units</td>
<td>0 units</td>
</tr>
<tr>
<td>Current Provincial Assessment</td>
<td>$765,900</td>
</tr>
<tr>
<td>Land value to demolish &amp; redevelop under R3*</td>
<td>$160,000</td>
</tr>
<tr>
<td><strong>Net Loss if building demolished</strong></td>
<td>- $ 605,900</td>
</tr>
</tbody>
</table>

*Based on Land value of $35,000/unit and an allocation of $50,000 for demolition & disposal*
## RE-DEVELOPMENT UNDER R3: CIVICS 651 – 701

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Current Units</td>
<td>28 Units</td>
</tr>
<tr>
<td>If Approved</td>
<td>40 Units</td>
</tr>
<tr>
<td>Calculation of Total Land Area</td>
<td>Lot Area + Frontage</td>
</tr>
<tr>
<td></td>
<td>49618 + 12750 = 62,368</td>
</tr>
<tr>
<td></td>
<td>Square Feet</td>
</tr>
<tr>
<td>R3 Unit Yield @ 75P/acre</td>
<td>35 units</td>
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<tr>
<td>Net Loss of Units</td>
<td>5 units</td>
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<tr>
<td>Current Provincial Assessment</td>
<td>$4,170,300</td>
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<tr>
<td>Land value to demolish &amp; redevelop under R3*</td>
<td>$875,000</td>
</tr>
<tr>
<td><strong>Net Loss if buildings demolished</strong></td>
<td><strong>- $ 3,295,300</strong></td>
</tr>
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</table>

*Based on Land value of $35,000/unit and an allocation of $50,000 for demolition & disposal*
ADDITIONAL DENSITY THROUGH STACKED ATTACHED HOUSING

28CD(4) Each dwelling unit shall have a minimum of 175 square feet of exterior open space accessible directly from the unit.

28CD(5) One separately accessible parking space at least 9 feet by 20 feet shall be provided for each stacked-attached unit, exclusive of the area of the front yard and entrance or driveway leading to such building.

Addition of a floor to the existing would trigger a sprinkler system and an elevator.
## Property Tax Increase

<table>
<thead>
<tr>
<th>Civic Number</th>
<th>Current Tax Base*</th>
<th>Potential Tax Base after Rezoning**</th>
<th>Gained Annual Property Taxes</th>
<th>Percentage of property tax increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>635</td>
<td>$9,267</td>
<td>$12,292.39</td>
<td>$3,025</td>
<td>+25%</td>
</tr>
<tr>
<td>651</td>
<td>$6,755</td>
<td>$9,780.43</td>
<td>$3,025</td>
<td>+31%</td>
</tr>
<tr>
<td>661</td>
<td>$6,755</td>
<td>$9,780.43</td>
<td>$3,025</td>
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<td>$3,025</td>
<td>+31%</td>
</tr>
<tr>
<td>685</td>
<td>$8,342</td>
<td>$11,366.74</td>
<td>$3,025</td>
<td>+27%</td>
</tr>
<tr>
<td>693</td>
<td>$8,342</td>
<td>$11,366.74</td>
<td>$3,025</td>
<td>+27%</td>
</tr>
<tr>
<td>701</td>
<td>$6,755</td>
<td>$9,780.43</td>
<td>$3,025</td>
<td>+31%</td>
</tr>
</tbody>
</table>

Assumptions:
*Current Value by PVSC multiplied by 1.21 mill rate
**Value as per 6 units per lot multiply by 1.21 mill rate
AFFORDABILITY

• The overall vacancy rate in Halifax has declined to 1.6% in October 2018 from 3.4% in 2015.
• Vacancy at current properties since 2016: zero!
• Halifax continues to grow and pressure on affordability increases

Sources: CMHC
AFFORDABILITY

1. Municipal/provincial owned and operated affordable housing

2. Increase supply
   - Increase supply of high end buildings
   - Increase supply of retrofitted high quality, affordable units

<table>
<thead>
<tr>
<th>Type</th>
<th>Existing Average Price</th>
<th>Projected Price for New Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>$1,200</td>
<td>$900</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,450</td>
<td>$1,200</td>
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</tbody>
</table>
SUSTAINABILITY

Various ways of building more sustainable:

- building high performance buildings (LEED, Passive House): Expensive to build, affects affordability
- Retrofitting existing buildings: 60% more efficient and affordable

“The construction phase emissions of residential development is nearly 60% of the overall emissions in a 50-year time horizon…even with [passive house] buildings, the carbon payback time for new construction is over 40 year”
Aalto University, Finland
TENANTS DEMOGRAPHICS

- Family of 4 & 2 pets
- A New Canadian Couple
- A single parent
- Three NSCAD Students
CONCLUSION

1. An approved rezoning would add additional units to existing buildings without any impact to the community (invisible density)

2. Increase HRM tax base using existing infrastructure

3. High quality, sustainable and affordable housing within an established neighbourhood with amenities and services