

HALIFAX

Public Hearing for Case 21076

**Rezoning for 3834 Robie Street
Halifax Peninsula**

Halifax and West
Community Council
May 15, 2018

Applicant Proposal

Applicant:

Shelley Dickey Land Use
Planning on behalf of Pang
Investments

Location:

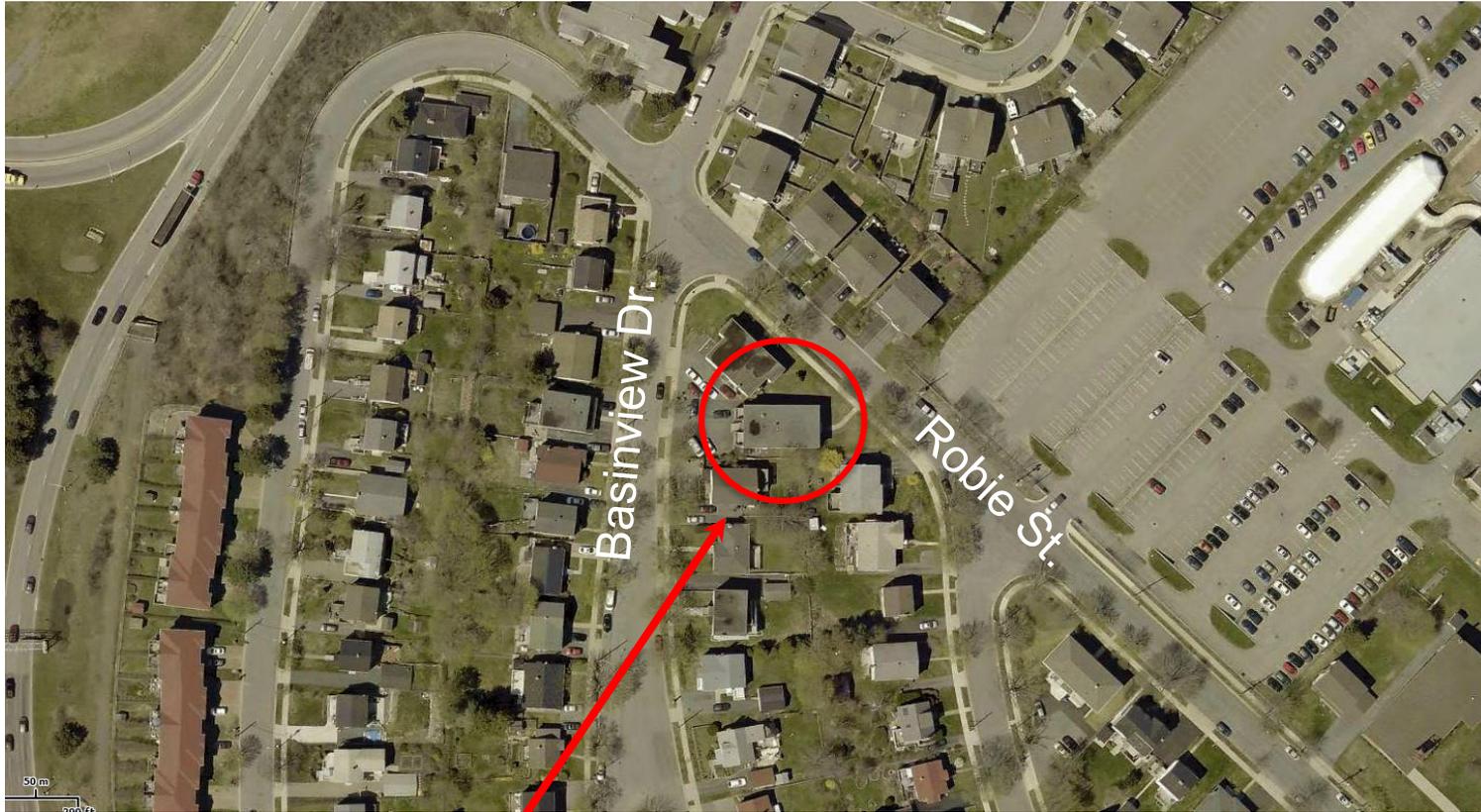
3834 Robie Street
Halifax Peninsula

Proposal:

Rezone from R-2 to R-2A



Subject Site



3834 Robie St.

HALIFAX

Subject Site





3834 Robie Street

HALLEKA REALTY INC.
Residential Real Estate
3834 Robie Street
Chicago, IL 60641
Phone: (773) 338-8888
www.halleka.com

From Robie St.



From Robie St.



From Basinview Dr.

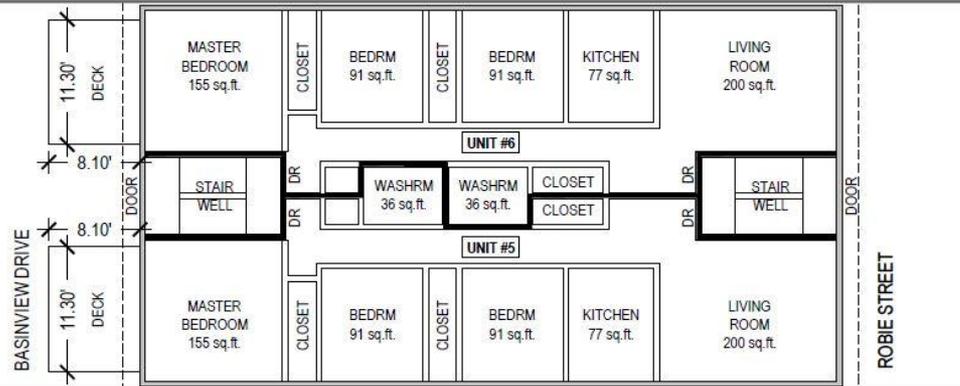


NORTH

2nd FLOOR INFORMATION:
BUILDING FOOTPRINT = 2147.87 sq.ft.
(without decks)

UNIT #6: 3 BEDROOM
INTERIOR AREA = 914.91 sq.ft.

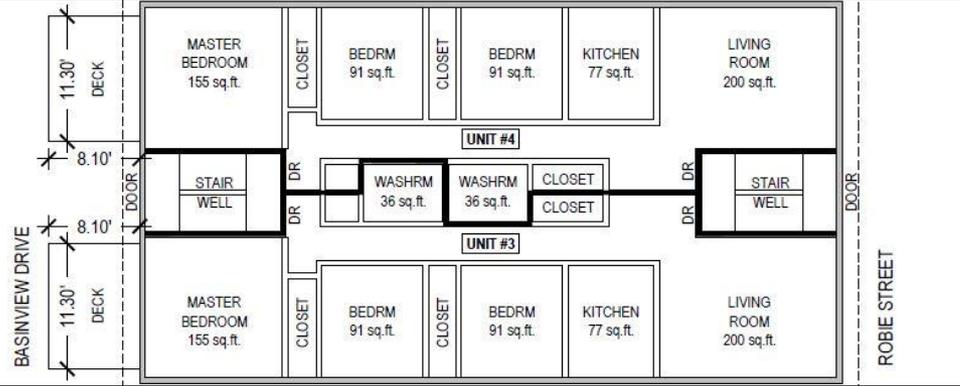
UNIT #5: 3 BEDROOM
INTERIOR AREA = 914.91 sq.ft.



1st FLOOR INFORMATION:
BUILDING FOOTPRINT = 2147.87 sq.ft.
(without decks)

UNIT #4: 3 BEDROOM
INTERIOR AREA = 914.91 sq.ft.

UNIT #3: 3 BEDROOM
INTERIOR AREA = 914.91 sq.ft.

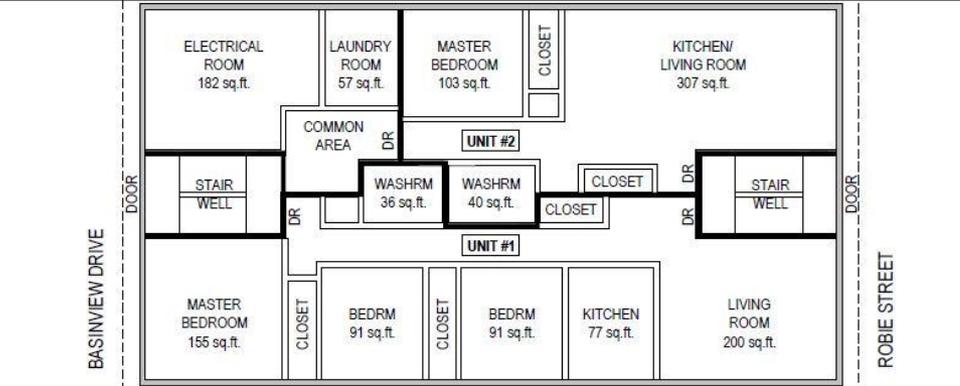


BASEMENT LEVEL INFORMATION:
BUILDING FOOTPRINT = 2147.87 sq.ft.

UNIT #2: 1 BEDROOM
INTERIOR AREA = 605.31 sq.ft.

UNIT #1: 3 BEDROOM
INTERIOR AREA = 909.95 sq.ft.

COMMON AREA:
STAIRS AND UTILITY
AREA = 347.74 sq.ft.



NOTE: NO BUILDING DRAWINGS WERE PROVIDED FOR THE PREPARATION OF THIS DOCUMENT. ALL DIMENSIONS AND AREAS WERE VERIFIED ON SITE.

Policy Consideration

Halifax Municipal Planning Strategy and Peninsula LUB

- The MPS supports the application (2.7, 2.8 of the citywide *Residential Environments*):
 - proposed scale of the proposal does not displace existing residents
 - preserves neighbourhood context
 - provides for housing for people with different income levels and tenure types (affordable rentals)
- Parking onsite meets both the R-2A and all zone requirements

Policy Consideration

Halifax Municipal Planning Strategy and Peninsula LUB

- R-2A is a General Residential Conversion Zone with the following built form uses:
 - (a) R-1, R-2 and R-2T uses;
 - (b) converted multiple dwelling house;**
 - (c) uses accessory to any of the foregoing uses
- “Converted Multiple Dwelling House” means a building located on a lot, both of which existed on September 17, 1987 and to which additions or conversions have occurred, resulting in a building containing a minimum of 5 and a maximum of 14 self contained dwelling units. (*LUB Definitions*)

Zoning Consideration

Halifax Peninsula Land Use By-law

R-2	R-2A
General Residential Zone 4-unit applied	General Residential Conversion Zone (pre-1987 building/lot)
Up to 4 units	5-14 apartment units
50% of units 800+ sf.	50% of units 800+ sf.
8,000 sf. lot area minimum	4,000 sf. lot area minimum
80 ft. frontage	40 ft. frontage
35% coverage	40% coverage
35 ft. height max.	35 ft. height max.
6 ft. side yard	6 ft. side yard
3 units = 8 or fewer BR 4 units = 10 or fewer BR	Max. 5 habitable rooms per unit Max. 45 habitable rooms per lot

Policy Consideration

Halifax Municipal Planning Strategy and Peninsula LUB

Internal Conversion 43A1 Halifax Pen LUB

- A building which was in existence on September 17, 1987 may be converted to R-1, R-2, or R-2A uses provided:
 - i) there is no increase in building volume; and
 - ii) in the case of R-2A uses fifty percent (50%) of the dwelling units contain a minimum of 800 square feet of floor area.
- The current building qualifies as converted, with no volume increase, and meets the LUB specifications

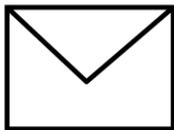
As-of-Right Scenarios

- R-2A allows for up to 14 units via internal conversion:
 - Current building has 6 units with 16 BRs
 - Staff calculate that a max. of 10 units @ 1BR ea. could be created observing the 50% at 800 sf rule
 - Adding more units would therefore lead to a net loss of BRs and likely less intense use (fewer residents)
- Redeveloping entirely or alongside subdivision would lose the pre-1987 converted status and its 14-unit max. defaulting to R-2 building(s) at 4 units max.
- Parking constraints and the proximity to abutting structures severely limit redevelopment options

Public Engagement Feedback

- Halifax PAC had no objections to the rezoning
- A post card mailout was sent to 133 neighbouring addresses on December 13, 2017
- A Public Information Meeting was held January 11, 2018
- Feedback from the community included the following:

**Notifications
Mailed**



133

**Meeting
Attendees**



2

**Comments
Received**



5

Staff Recommendation

Staff recommend that Halifax and West Community Council:

- Amend Map ZM-1, the Zoning Map, by rezoning the property identified as 3834 Robie Street, Halifax, from the R-2 (General Residential Zone) to the R-2A (General Residential Conversion Zone), as shown in the Report of April 17, 2018

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Thank You