



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No.
Halifax and West Community Council
December 14, 2016

TO: Chair and Members of Halifax and West Community Council

SUBMITTED BY: Original signed
Bob Bjerke, Chief Planner and Director, Planning and Development

DATE: December 2, 2016

SUBJECT: **Case 20499: Appeal of Variance Refusal – 5677 Stanley Street, Halifax**

ORIGIN

Appeal of the Development Officer's decision to **refuse** a request for variances.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality (HRM) Charter; Part VIII, Planning and Development:

- s. 250, a development officer may grant variances in specified land use by-law or development agreement requirements but under 250(3) a variance may not be granted if:
 - (a) the variance violates the intent of the development agreement or land use by-law;
 - (b) the difficulty experienced is general to properties in the area;
 - (c) the difficulty experienced results from an intentional disregard for the requirements of the development agreement or land use by-law.
- s. 251, regarding variance requirements for notice, appeals and associated timeframes
- s. 252, regarding requirements for appeal decisions and provisions for variance notice cost recovery

RECOMMENDATION

The question before Halifax and West Community Council is whether to allow or deny the appeal before them.

It is recommended that Halifax and West Community Council deny the appeal, and in so doing, uphold the decision of the Development Officer to refuse the request for variances.

BACKGROUND

A variance request has been submitted for 5677 Stanley Street, Halifax, to construct a semi-detached (two unit) dwelling on the property which is presently vacant. (Maps 1 and 2). Variances have been requested to reduce the lot area, lot frontage, lot coverage and the front, rear and side yard setback requirements established by the land use by-law.

Site Details

Zoning: R-2 (General Residential) Zone
Halifax Peninsula Land Use By-law (LUB)

	Zone Requirement	Variance Requested
Min. Lot Area	2,500 square feet / unit	1,650 square feet / unit
Min. Lot Frontage	25 feet / unit	16.5 feet / unit
Max. Lot Coverage	35 %	39 %
Min. Front Yard Setback	15 Feet	6.5 feet
Min. Rear Yard	20 feet (mean)	12 feet (mean)
Min. Left Side Setback	5 feet	4 feet
Min. Right Side Setback	5 feet	4 feet

For the reasons detailed in the Discussion section of this report, the Development Officer denied the requested variances (Attachment A¹). The applicant subsequently filed an appeal of the refusal (Attachment B) and the matter is now before Halifax and West Community Council for decision.

Process for Hearing an Appeal

Administrative Order Number One, the *Procedures of the Council Administrative Order* requires that Council, in hearing any appeal, must place a motion to “allow the appeal” on the floor, even if such motion is in opposition to the recommendation contained in the staff report. As such, this report contains within the Recommendation section, the wording of the appeal motion for consideration as well as a staff recommendation. For the reasons outlined in this report, staff recommend that Community Council deny the appeal and uphold the decision of the Development Officer to refuse the request for variances.

DISCUSSION

Development Officer’s Assessment of Variance Request

In hearing a variance appeal, Council may make any decision that the Development Officer could have made, meaning their decision is limited to the criteria provided in the *Halifax Regional Municipality Charter*. The *HRM Charter* sets out the following criteria by which variances to requirements of the land use by-law may not be granted:

“250(3) A variance may not be granted if:

- (a) the variance violates the intent of the development agreement or land use by-law;
- (b) the difficulty experienced is general to properties in the area;
- (c) the difficulty experienced results from an intentional disregard for the requirements of the development agreement or land use by-law.”

In order to be approved, any proposed variance must not conflict with any of the above criteria. The Development Officer’s assessment of the proposal relative to each criterion is as follows:

¹ Note that the variance refusal letter states a slightly different representation of the lot frontage, area and rear yard than are noted here, however, those requirements as stated in this report are meant to more clearly state the actual requirements.

1. Does the proposed variance violate the intent of the land use by-law?

The Land Use By-law intends that lot sizes and building setbacks should increase based on number of residential units to be established on a property and throughout the By-law, site density is directly or indirectly controlled by lot area requirements. The intent of the By-law is to require larger lots for developments containing larger numbers of dwelling units. For example, the standard minimum lot area requirements of the R-2 Zone are 4,000 square feet for single unit dwellings, 5,000 square feet for duplexes and 8,000 square feet for three and four unit buildings. Side yard setbacks are also increased as the number of units is increased, ranging from 4 feet to 6 feet. For low density residential development, the By-law intends to restrict higher numbers of dwelling units to lots with comparatively larger lot areas and greater open space between buildings and side yard lot lines.

The R-2 Zone sets out development requirements for two types of two unit dwellings; 1) a duplex dwelling, which is a dwelling house that is divided horizontally into two units and 2) a semi-detached dwelling, a dwelling house that is divided vertically into two units. The proposed development is designed as a semi-detached dwelling and as such, is subject to the requirements stated above. By applying a lot frontage and lot area requirement for each unit, the intent of the by-law is that semi-detached dwellings be arranged in a side-by-side form such that they may be able to be subdivided along a common wall to place each unit on its own lot.

The proposed building configuration, with the two units being arranged front to back and attached by a narrow, one storey enclosure, is not consistent with the intent of the by-law relative to the development of semi-detached dwellings. While the proposed building configuration meets the technical requirements of the LUB as it relates to the definition of a semi-detached dwelling, the resulting building arrangement on this small lot effectively represents a housing form that was not contemplated by the By-law. It may be possible that the proposed arrangement could be accommodated on a larger lot in keeping with by-law requirements, however, that is not the case for this current proposal. As such, the Development Officer determined that the requested variances violate the intent of the By-law.

2. Is the difficulty experienced general to the properties in the area?

In considering variance requests, the characteristics of the surrounding neighbourhood must be considered to determine whether the subject property is unique in its challenges in meeting the requirements of the Land Use By-Law. If it is unique, then due consideration must be given to the requested variance; if the difficulty is general to properties in the area, then the variance must be denied.

While the surrounding properties are developed with a variety of land uses including single and duplex dwellings, multiple unit dwellings and commercial enterprises, the lot fabric is similar with respect to lot frontage and lot area. The majority of lots which are zoned R-2 have a lot area of 3,300 or 3,400 square feet with approximately 33 feet of lot frontage.

The applicant has also advised that there are three adjacent lots which are the same size and configuration as the subject property. The intention is to also develop these lots with similarly designed semi-detached dwellings which would have the same general difficulty in meeting the requirements of the land use by-law.

On this basis, the difficulty experienced relative to the requested variances is general to properties in the area.

3. Is the difficulty experienced the result of intentional disregard for the requirements of the land use By-law?

In reviewing a proposal for intentional disregard for the requirements of the Land Use By-law, there must be evidence that the applicant had knowledge of the requirements of the By-law relative to their proposal

and then took deliberate action which was contrary to those requirements. That is not the case in this request.

The applicant has applied for a Development Permit in good faith and requested the variance prior to commencing any work on the property. Intentional disregard of By-law requirements was not a consideration in this variance request.

Appellant's Appeal:

While the criteria of *the HRM Charter* limits Council to making any decision that the Development Officer could have made, the appellant has raised certain points in the letter of appeal (Attachment A) for Council's consideration. The applicant makes a number of statements supporting the proposal, however, these following key points are summarized and staff's comments on each are provided in the following table:

Appellant's Appeal Comments	Staff Response
<i>The application is identical to a neighboring property at 5677 Columbus St. which has two small detached houses on a similar sized lot.</i>	The LUB does not permit more than one main building on a lot in the R-2 Zone. Staff will refer this matter for investigation to determine the presence of any zoning and occupancy violations.
<i>Several multi-unit residential and commercial buildings are located in the immediate area.</i>	Other land uses on other properties in the area are subject to meeting the requirements of the LUB and their existence has no effect on the request to relax development requirements for this site.
<i>No residences currently exist on this section of Stanley Street and therefore no existing front yard is established.</i>	The required front yard setback is not related to the presence of any established front yard condition. The LUB front yard requirement of 15 feet is intended to set a uniform standard.
<i>The creation of the condominium corporation will remove all middle setbacks between the four adjoining lots and will result in one lot with 132 ft. of frontage and 13,200 sq.ft area.</i>	The appeal before Council relates only to the subject property and any future similar development on the adjacent lots will require approval of variances for each property. The LUB does not allow more than one main building to be constructed on a lot and the establishment of a condominium does not supersede this requirement.

Conclusion

Staff has reviewed all the relevant information in this variance proposal. As a result of that review, it was determined that the proposal conflicts with the statutory criteria provided by the *Charter*. The matter is now before Council to hear the appeal and render a decision.

FINANCIAL IMPLICATIONS

There are no financial implications related to this variance request.

RISK CONSIDERATION

There are no significant risks associated with the recommendation expressed in this report.

COMMUNITY ENGAGEMENT

Community Engagement, as described by the Community Engagement Strategy, is not applicable to this process. The procedure for public notification is mandated by the *HRM Charter*. Where a variance approval is appealed, a hearing is held by Council to provide the opportunity for the applicant, all assessed owners within 30 metres of the variance and anyone who can demonstrate that they are specifically affected by the matter, to speak.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

ALTERNATIVES

1. Council may allow the appeal and overturn the decision of the Development Officer and approve the variances.
2. Council may deny the appeal and uphold the decision of the Development Officer to refuse the variances.

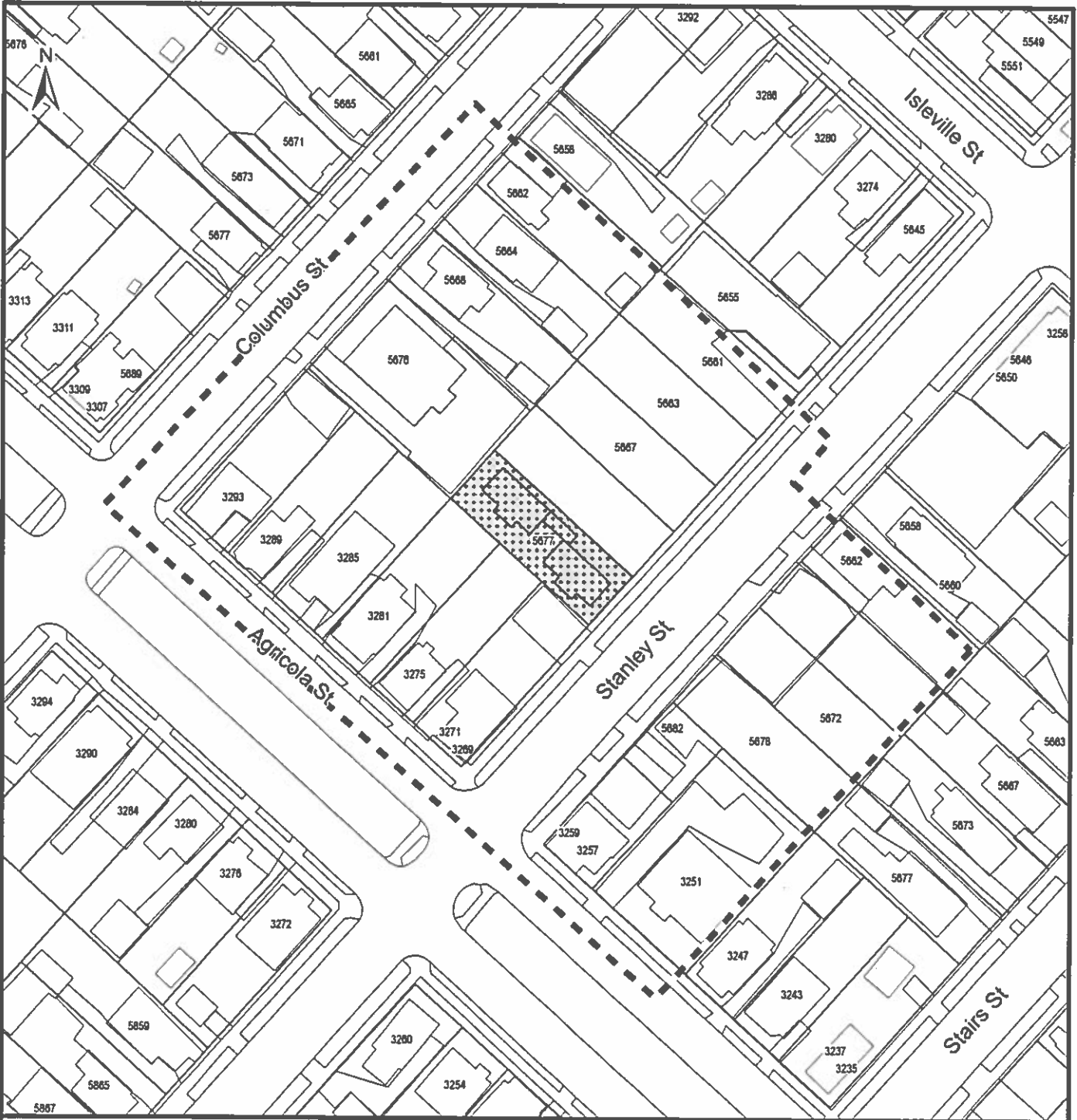
ATTACHMENTS

Map 1	Notification Area
Map 2	Site Plan
Attachment A	Variance Refusal Letter
Attachment B	Letter of Appeal

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.



Report Prepared by: Karen Godwin, Planner I, 902.490.4409
Sean Audas, Principal Planner - Development Officer, 902.490.4402

Report Approved by: Original Signed
Kelly Denty, Manager, Current Planning, 902.490.4800



Map 1 - Notification Area

5677 Stanley Street
Halifax

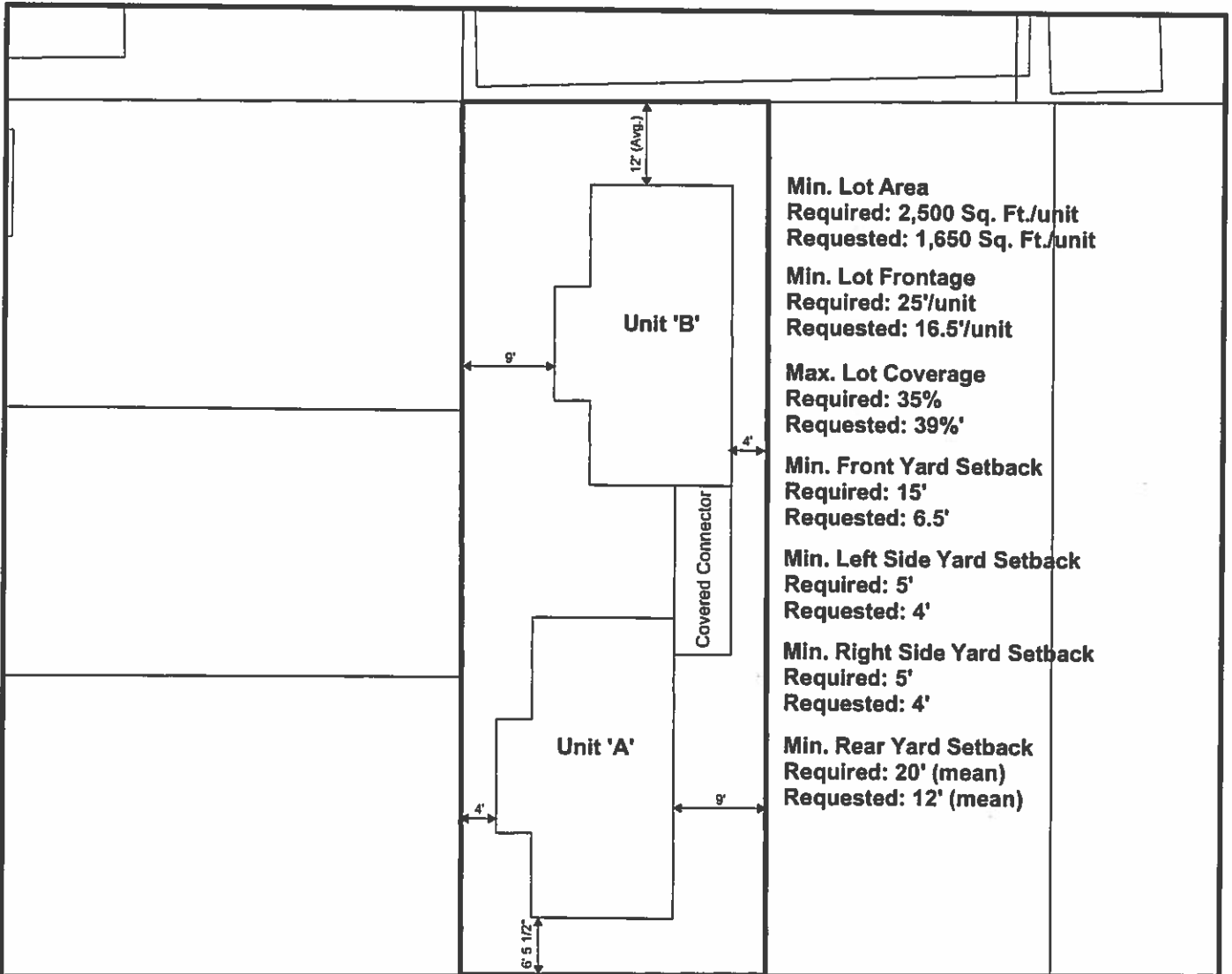
-  Subject Property
-  Area of notification

Halifax
Plan Area

HALIFAX



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



Min. Lot Area
 Required: 2,500 Sq. Ft./unit
 Requested: 1,650 Sq. Ft./unit

Min. Lot Frontage
 Required: 25'/unit
 Requested: 16.5'/unit

Max. Lot Coverage
 Required: 35%
 Requested: 39%

Min. Front Yard Setback
 Required: 15'
 Requested: 6.5'

Min. Left Side Yard Setback
 Required: 5'
 Requested: 4'

Min. Right Side Yard Setback
 Required: 5'
 Requested: 4'

Min. Rear Yard Setback
 Required: 20' (mean)
 Requested: 12' (mean)

33' Frontage



Stanley St

Map 2 - Site Plan

5677 Stanley Street
 Halifax

HALIFAX



Halifax
 Plan Area

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

Attachment A
Variance Refusal Letter

FILE
COPY

June 2, 2016

Dear [REDACTED]

RE: Variance Application #20499 – 5677 Stanley Street, Halifax, PID 40475444

This letter is to advise that the Development Officer for the Halifax Regional Municipality has refused your request for variance from the requirements of the Land Use Bylaw for Halifax Peninsula as follows:

Location: 5677 Stanley Street, Halifax, PID 40475444
Property Owner: Charter Developments Limited
Project Proposal: Construct Two Unit Dwelling
Variance Requested: Variances to required lot area, lot frontage, increase in lot coverage and reductions in front, rear and side setback requirements

	Requirements of Zone – Two Unit	Requested and Refused
Minimum Lot Area	6,000 square feet	3300 square feet
Minimum Lot Frontage	50 feet	33 feet
Maximum Lot Coverage	35 percent	39 percent
Minimum Front Yard Setback	15 feet	6 feet 5.5 inches
Minimum Rear Yard Setback	20 feet (average)	12 feet (average)
Minimum Left Side Yard Setback	5 feet	4 feet
Minimum Right Side Yard Setback	5 feet	4 feet

Section 250(3) of the *Halifax Regional Charter* states that:

No variance shall be granted if:

- (a) the variance violates the intent of the development agreement or land use bylaw;
- (b) the difficulty experienced is general to properties in the area; or
- (c) the difficulty experienced results from the intentional disregard for the requirements of the development agreement or land use bylaw

It is the opinion of the Development Officer that this variance application does not merit approval because:

.../2

HALIFAX

Halifax Regional Municipality
PO Box 1749, Halifax, Nova Scotia
Canada B3J 3A5

halifax.ca

**PAGE 2
5677 STANLEY STREET
#20499**

- (a) the variance violates the intent of the land use bylaw; and
- (b) the difficulty experienced is general to properties in the area.

Pursuant to Section 251(5) of the *Halifax Regional Charter* you have the right to appeal the decision of the Development Officer to the Municipal Council. The appeal must be in writing, stating the grounds of the appeal, and be directed to:

**Municipal Clerk
c/o Sean Audas, Principal Planner/Development Officer
Halifax Regional Municipality
Development Services- Western Region
P.O. Box 1749
Halifax, NS
B3J 3A5**

Your appeal must be filed on or before June 13, 2016.

Sincerely, 

**Sean Audas
Principal Planner/Development Officer**

cc. **Kevin Arjoon, Municipal Clerk
Councillor Jennifer Watts**



Attachment B
Letter of Appeal

HALIFAX REGIONAL
MUNICIPALITY
JUN 13 2016
8-6-
MUNICIPAL CLERK

April 6, 2016

Sean Audas, Development Officer
Halifax Regional Municipality
P.O. Box 1749
Halifax, NS
B3J 3A5

RE: APPLICATION FOR VARIANCE - 5677 STANLEY STREET

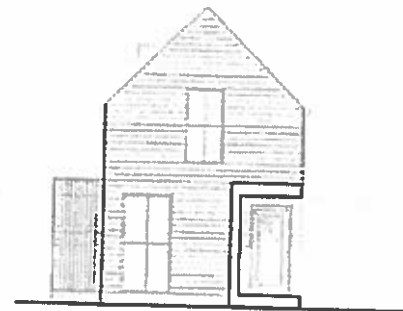
Dear Sean,

Please accept this letter of appeal in response to the refusal of our request for variance of the Halifax Land Use Bylaws for 5677 Stanley Street. The application submitted by Andy and Kerry Lynch is for a variance of the required lot area, lot frontage, lot coverage and set backs for the construction of a two unit dwelling on a vacant lot.

We are proposing to build a mixed income development on four adjacent lots in Halifax's Hydrostone Market area. This variance application represents phase one. The proposed duplex will contain two 1200 square foot living spaces. A condominium corporation will be created and construction will take place in four phases. We plan to introduce an affordable component to the development in later phases.

A mixed income development will create a diverse micro-community that will help fulfill the core housing need for peninsular Halifax that was identified in the Halifax Housing Needs Assessment (Appendix A). Specifically: appropriate housing options for seniors (accessible, single level living), smaller housing for smaller families, affordable housing for families with moderate incomes and the need for non-market housing in the regional centre.

The need to densify the peninsula has been widely adopted. Our concern is that density is now being solved through development approvals process with height. No consideration is being given to what impact the variance process can have on density. This form of density is a gentler approach that can maintain street scapes and the fabric of vibrant neighborhoods.



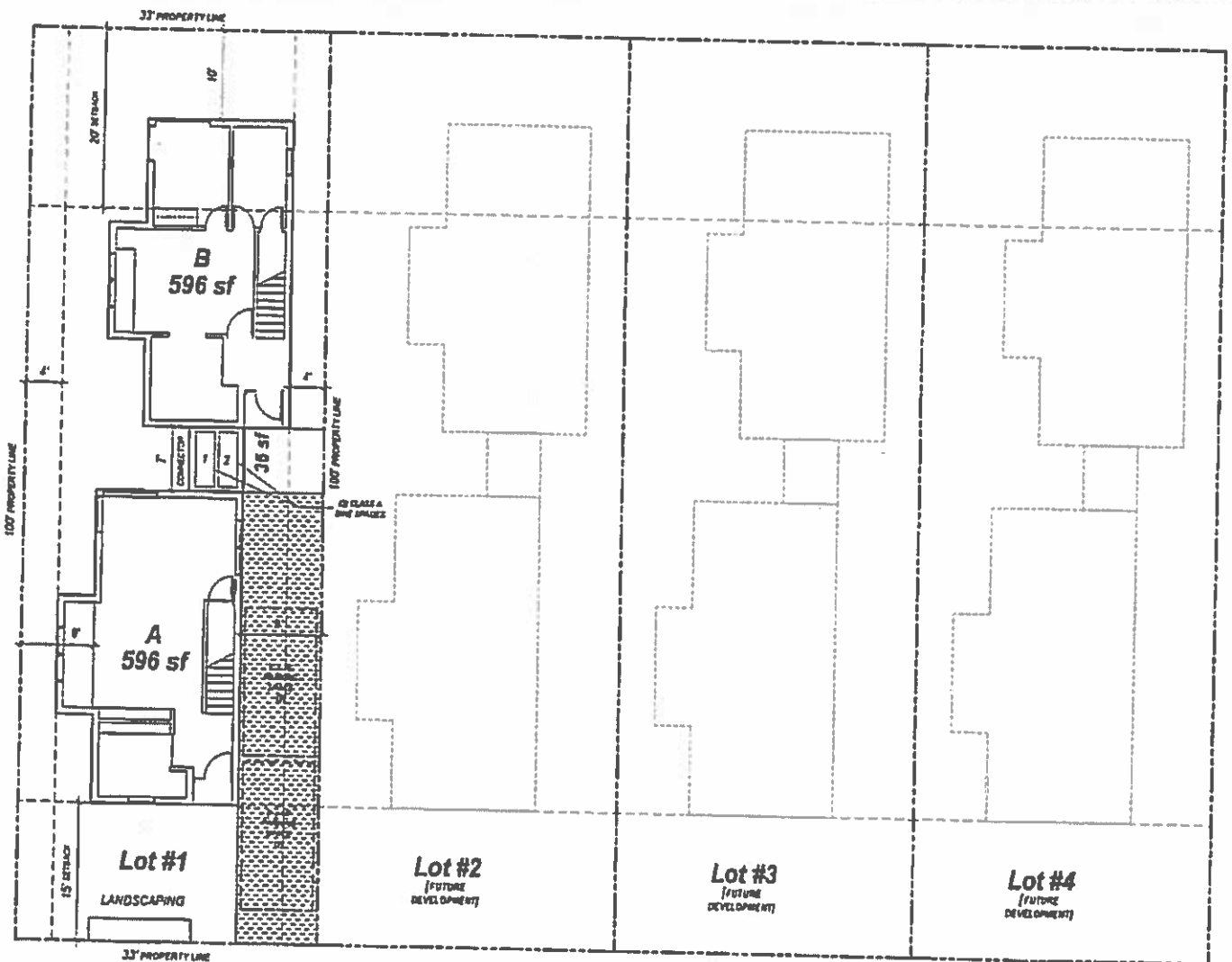
VARIANCE REQUESTS

Duplex	Req.	Request
Size of yards	15, 12 (avg.)	15, 10 (avg.)
Side yards	5	4
Lot coverage	35%	37%
Lot frontage	50	33
Lot area	5000	3300

This application exemplifies *minor variance*. The application requires minor variances for the construction of a duplex on the vacant lot. No residences currently exist on this section of Stanley. Once the condo corporation is established to include all four lots, the frontage will be 132' and total 13,200 sq. ft.

STANLEY STREET MIXED INCOME

Pilot project for mixed income housing on the Halifax peninsula



DEVELOPMENT AGREEMENT VS VARIANCE

We have submitted a Variance application, versus a Development Agreement application for several reasons;

- ▶ The scale of our proposal is modest and may not require the level of scrutiny the Development Agreement process entails;
- ▶ When placed next to large scale residential developments, this small project we are proposing may unnecessarily consume resources in the planning department;
- ▶ The planning process requires a significant time and financial investment, both of which make the proposal unfeasible;
- ▶ We feel this proposal could be dealt with at staff level by minor variance.

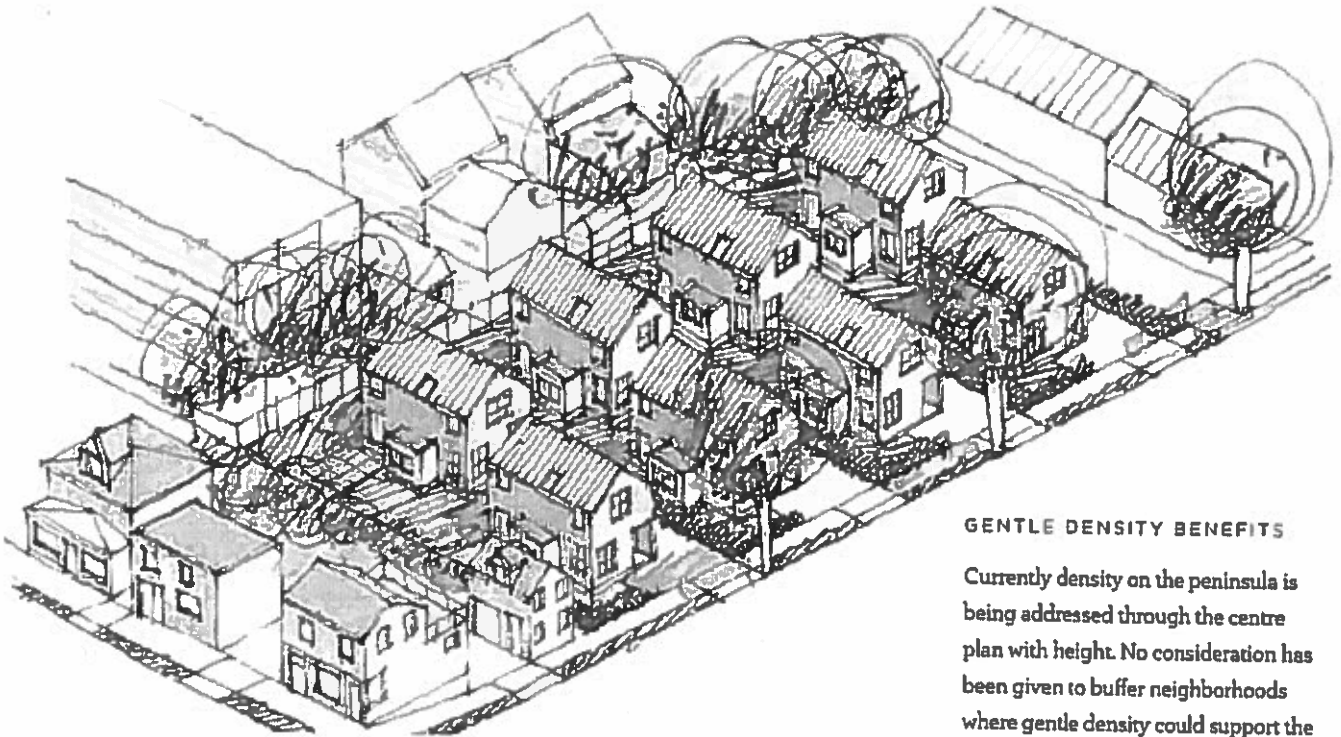
CONDOMINIUM

The creation of the condominium corporation will remove all middle setbacks between lots as well as the frontage of lot size requirements. All four lots will become one lot with 132 ft of frontage and 13,200 sq ft when consolidated. Condominiums are primarily used through development agreement but are used more frequently recently in Nova Scotia to share ownership of built environments.

PENINSULA NORTH

Duplex	Requirement	Request
Size of yards	15, 12	15, 10
Side yards	4	4
Lot coverage	35%	37%
Lot frontage	30	33
Lot area	3000	3300
GFAR	2475	2280

The application meets most requirements in Peninsula North Area which is a few blocks away.



GENTLE DENSITY BENEFITS

Currently density on the peninsula is being addressed through the centre plan with height. No consideration has been given to buffer neighborhoods where gentle density could support the main corridors. Forcing single family homes to be constructed on vacant R2 lots on the peninsula would have an inverse effect to the goals outlined in the MPS.

RESIDENTIAL ENVIRONMENTS

The majority of the Hydrostone, recognized as one of Canada's best developments in the last 100 years, is located one block away. It consists of semi-detached, 2 bedroom houses on lots under 1500 square feet. Our proposal is less dense, calling for one duplex on a 3300 square foot lot.

- » Our application is identical to the neighboring property at 5677 Columbus Street which has 2 small detached houses on a similar sized lot.
- » Several multi-unit residential and commercial buildings are located in the immediate area.
- » There are currently no residential homes on this block of Stanley, no existing front yard set back established.
- » On three sides of the lot are commercial business, a barbershop, hardware store (Armitage Hardware) and event company (Advanced Systems). The fourth side is residential 3 storey with 24 units.
- » We have received only positive feedback when speaking with neighbors in the 30M radius.

See appendix B

OBJECTIVES

- » Establish home ownership for first time home buyers on the peninsula; getting people on the property ladder
- » Designed to be in keeping with the local architecture and scale
- » Sustainable operating systems and construction materials
- » Low maintenance materials
- » Low impact to the area, fabricated with modular construction techniques

CURRENT RESIDENTIAL CONSTRUCTION ON THE NORTH END OF HALIFAX

Address	Dwelling Units	Height (stories)	Lot Area	Dwelling:Sq Ft	Distance from Stanley (M)
3065 Robie Street	135	18	38,278	1283	65
2776-2778 Gottingen St.	70	8	22,205	1317	950
2814 Isleville Street	42	7	14,025	1333	800
6100 Young Street	321	17	37,577	1117	800
5455 Russell Street	83	9	35,802	1431	700
5530-5532 Bilby St.	32	8	8,890	1277	800
5534 Bilby Street	56	7	17,600	1314	800
2857 Isleville Street	37	8	10,000	1270	700
5677 Stanley Street	8	1.5	13,200	11650	

See appendix C

Encouraging growth and density in the Regional Centre is the main goal of HRM's Regional Plan. With many of the new jobs located in the urban core, HRM can make bigger strides in achieving or even exceeding the Regional Plan goal of 25% growth in the Regional Centre.

A recent study on future growth patterns in HRM indicate that meeting the Regional Plan growth targets would achieve \$700 million in savings over 20 years. Growing the Regional Centre allows us to tap into existing infrastructure of roads, utilities, stores, services and schools, rather than building communities on the outskirts which require new services and infrastructure.

STANLEY STREET MIXED INCOME

Pilot project for mixed income housing on the Halifax peninsula

HRM By Design and historically low interest rates have resulted in a development explosion on the peninsula. R2 zoned lots can play a key role in the cities density goals, however, to date all focus has revolved around high density, height based solutions located on main transportation arteries. Focusing solely on one form of development creates an environment where there is potential to overbuild. A massive demographic shift resulting in a change in market demand now requires gentle density in buffer neighborhoods where R2 lots exist: the missing middle.

Our goal is for this to be used as a pilot project, for which the variance process is ideally suited. An approval does not set a precedent but permits a small scale proposal like ours to test an alternate form of populating the peninsula. If successful, the pilot may become the model for similar infill projects.

Sincerely,



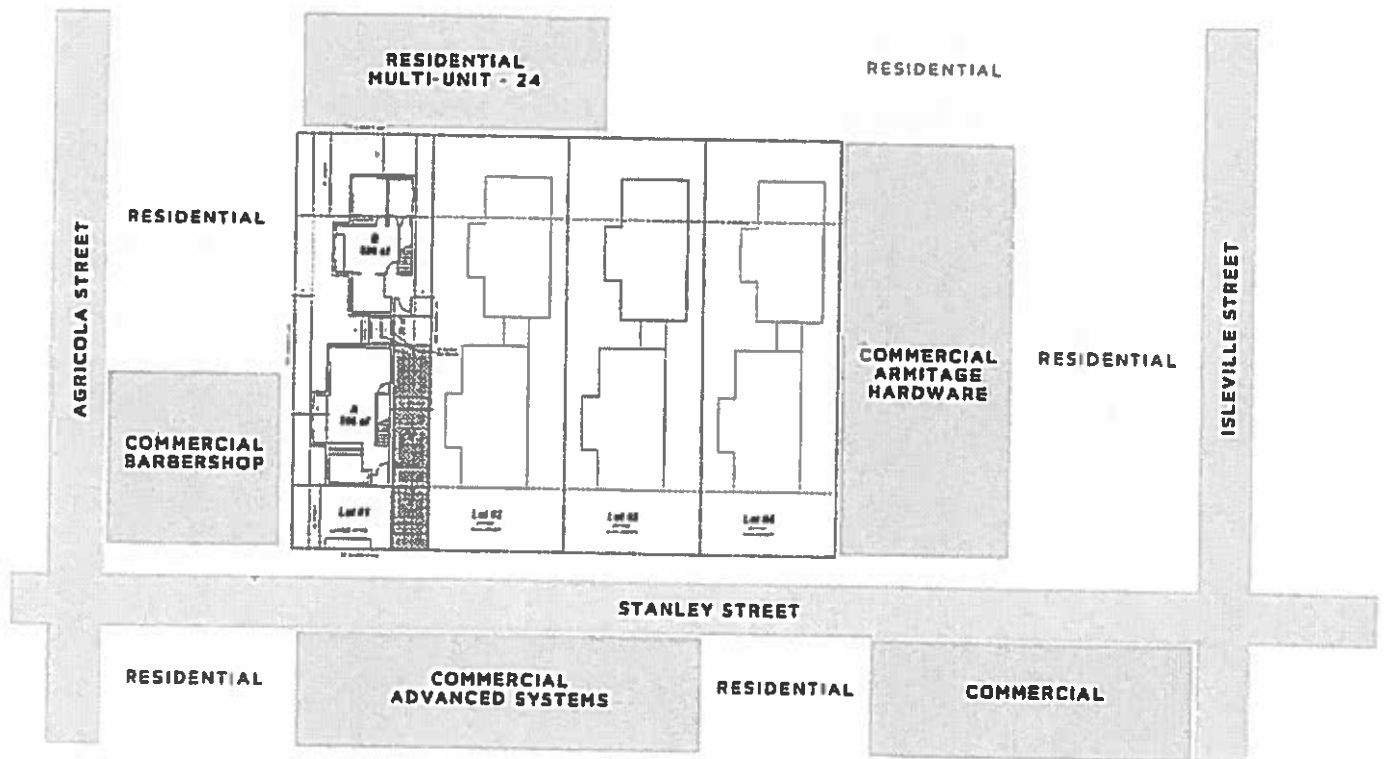
APPENDIX A

HALIFAX HOUSING NEEDS OVER THE NEXT TEN YEARS

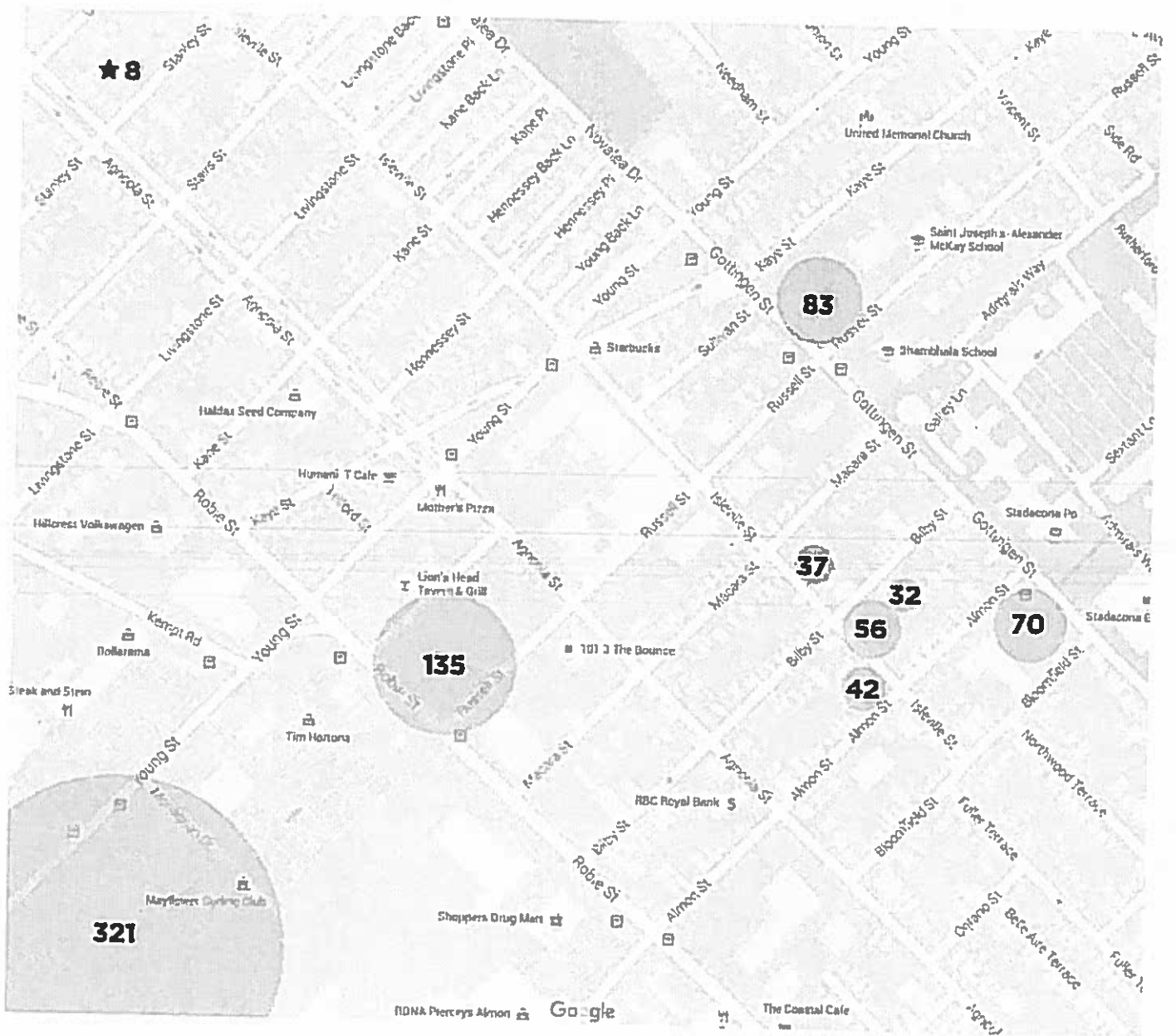
- » There is a need for diverse housing options in all areas of the Municipality, but areas of higher need such as the Regional Centre should be prioritized
- » The aging population will require appropriate housing options
- » Smaller households will require smaller units (both in bedroom count and floor-size)
- » There is a need for additional rental housing to accommodate growth but areas with higher vacancies should be monitored for future need
- » Demographic trends indicate that demand for ownership housing will continue at a lower rate.
- » There is a need for non-market housing options for households with lower incomes, particularly in certain areas of the Municipality such as the Regional Centre
- » There are population groups that are more likely to be facing housing affordability challenges

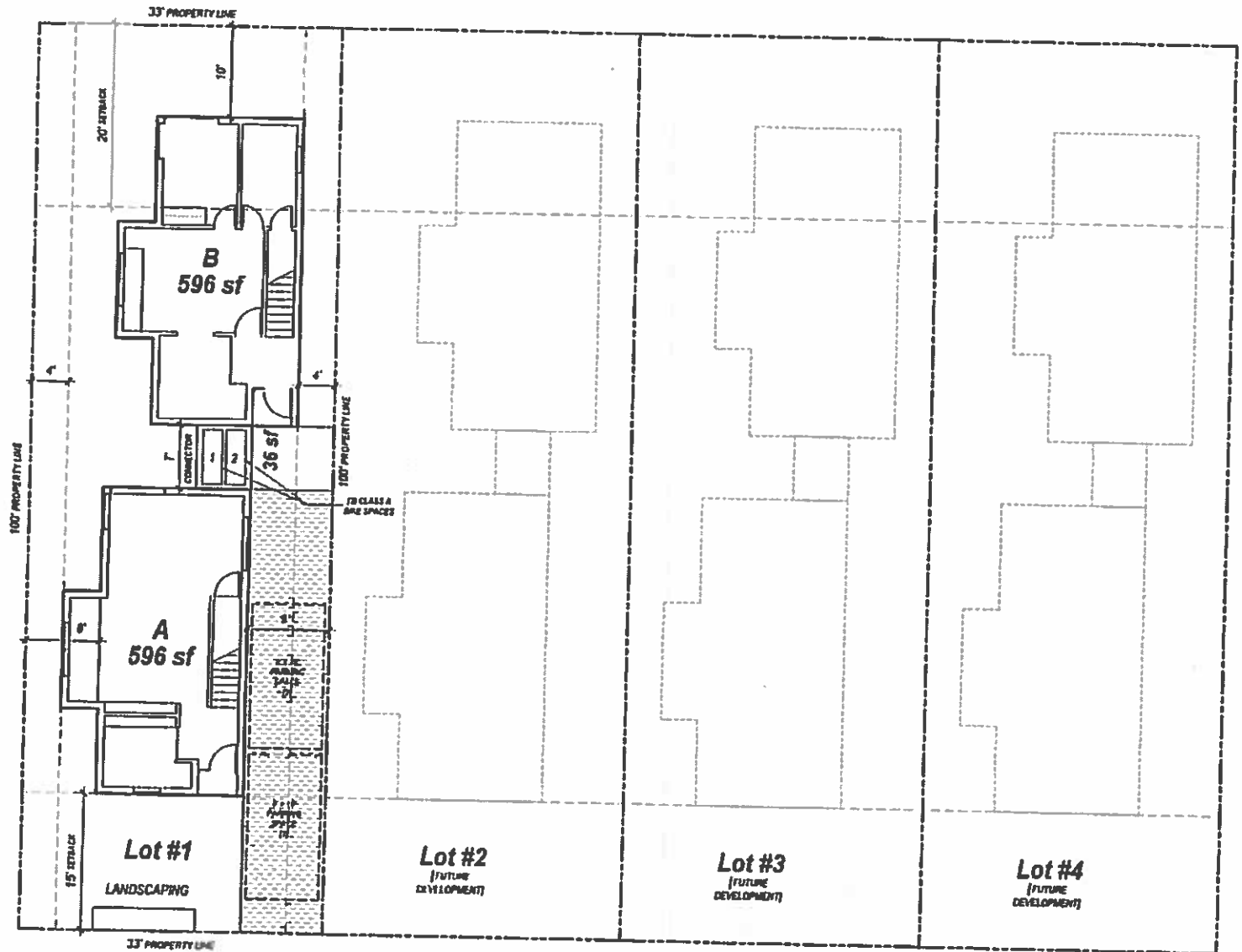
Halifax Housing Needs Assessment Study 2015

APPENDIX B

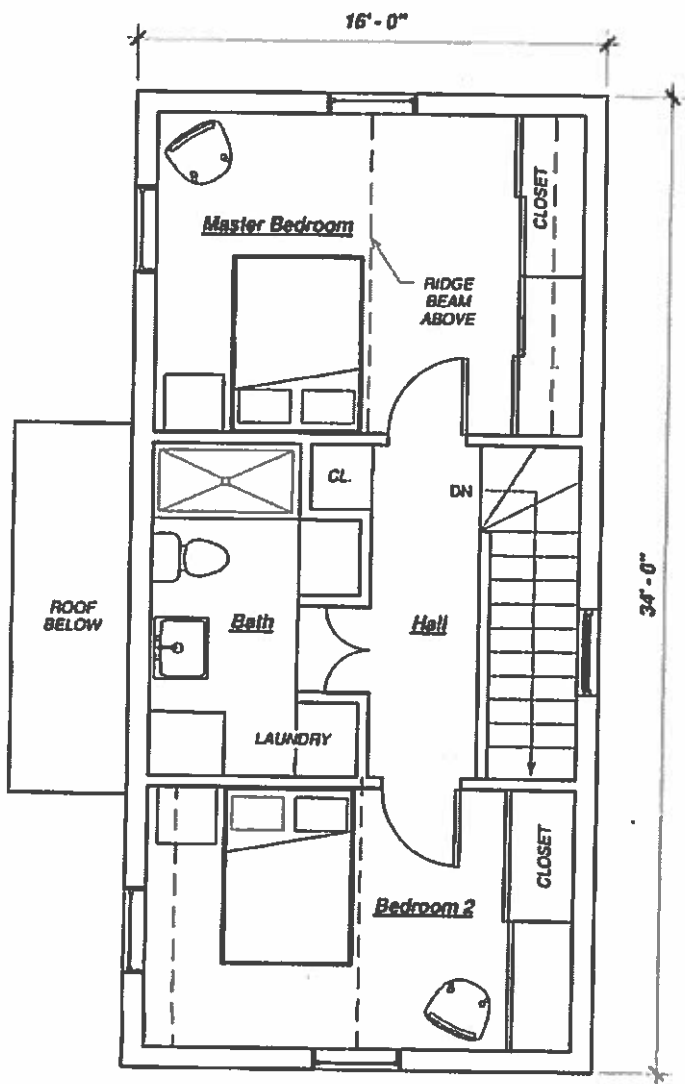


APPENDIX C

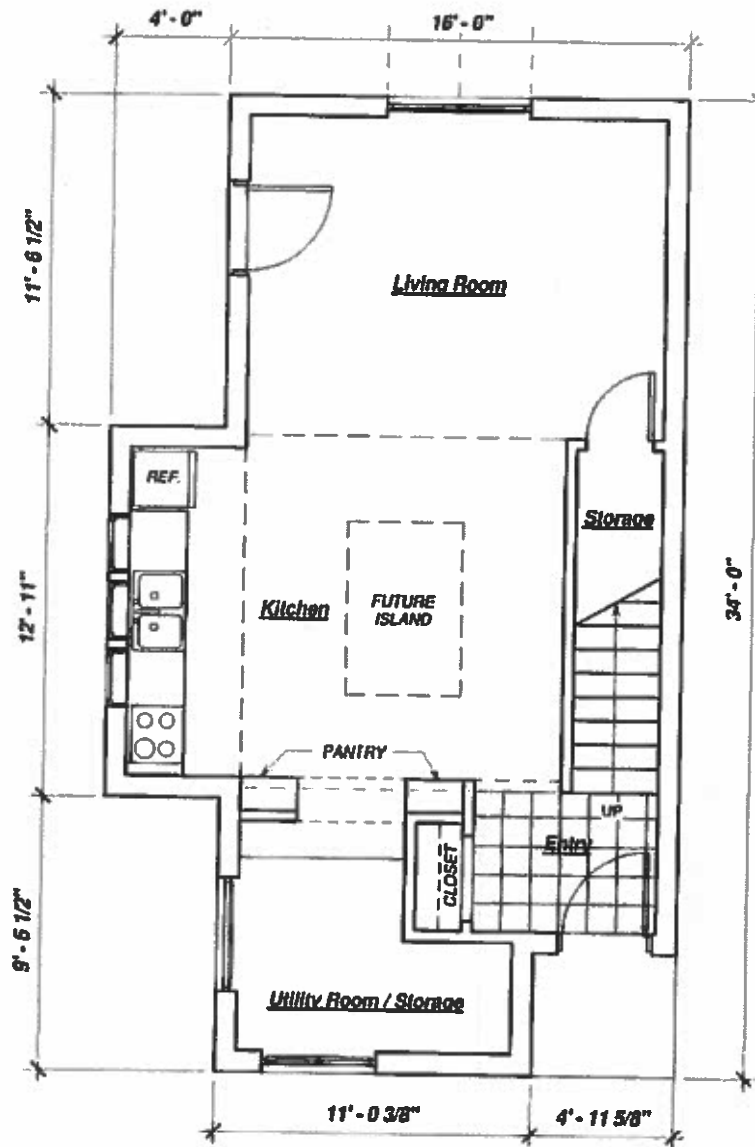




1 PROPOSED SITE PLAN - Phase 1 - REV. 03
 3677 Stanley Street, Halifax
 Scale 3/32" = 1'-0"



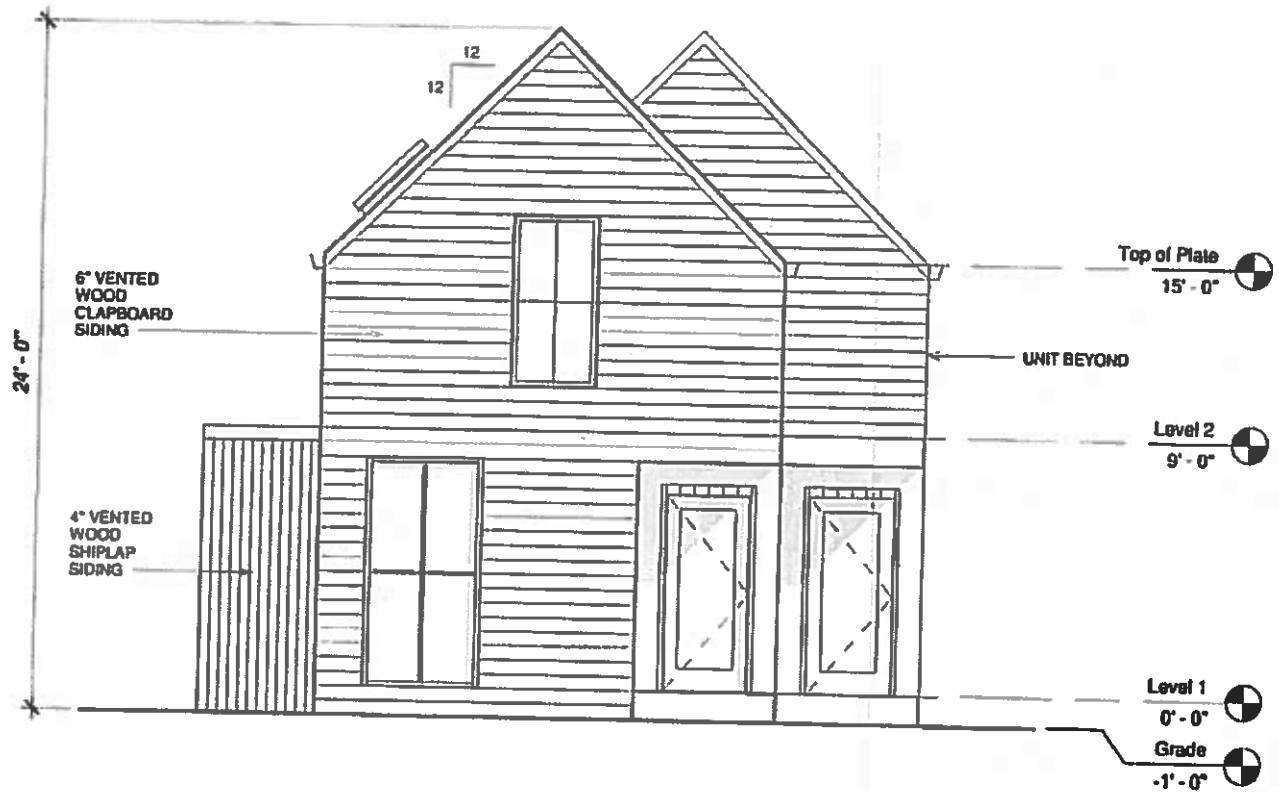
SECOND FLOOR



FIRST FLOOR

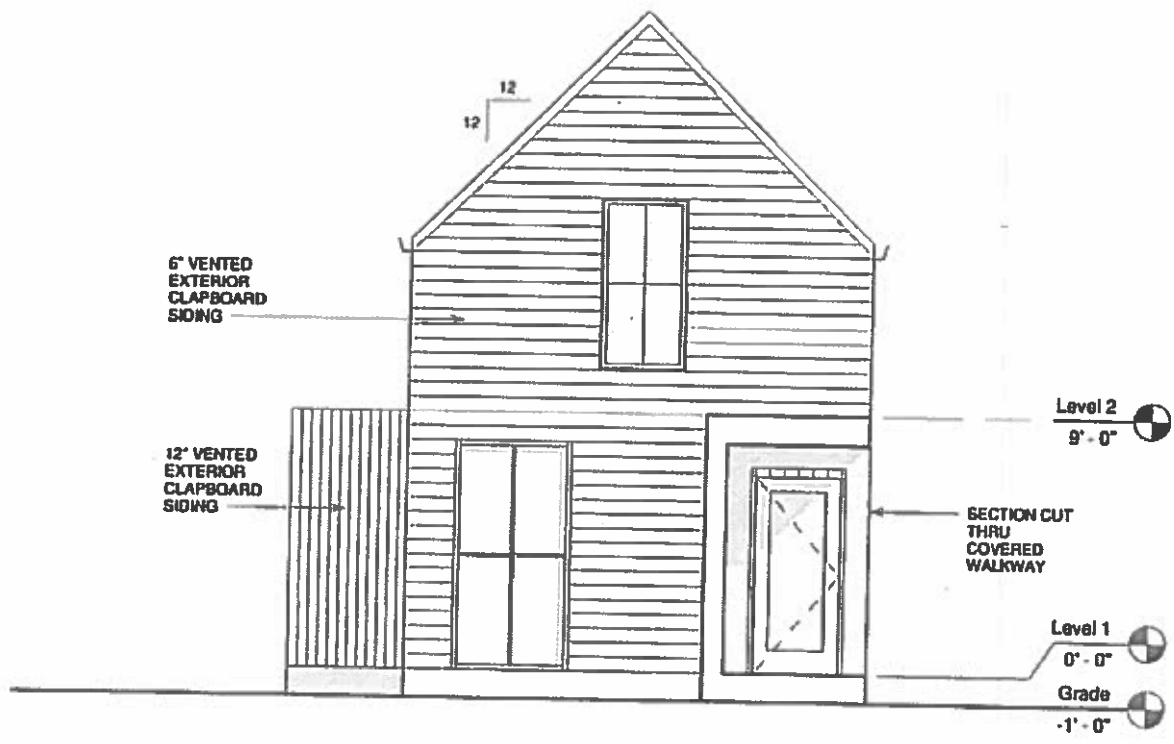
2 FLOOR PLAN - UNIT A & B
 5677 Stanley Street, Halifax
 Scale: 1/4" = 1'-0"

28 APR 2016 - REV. 02



SOUTH ELEVATION

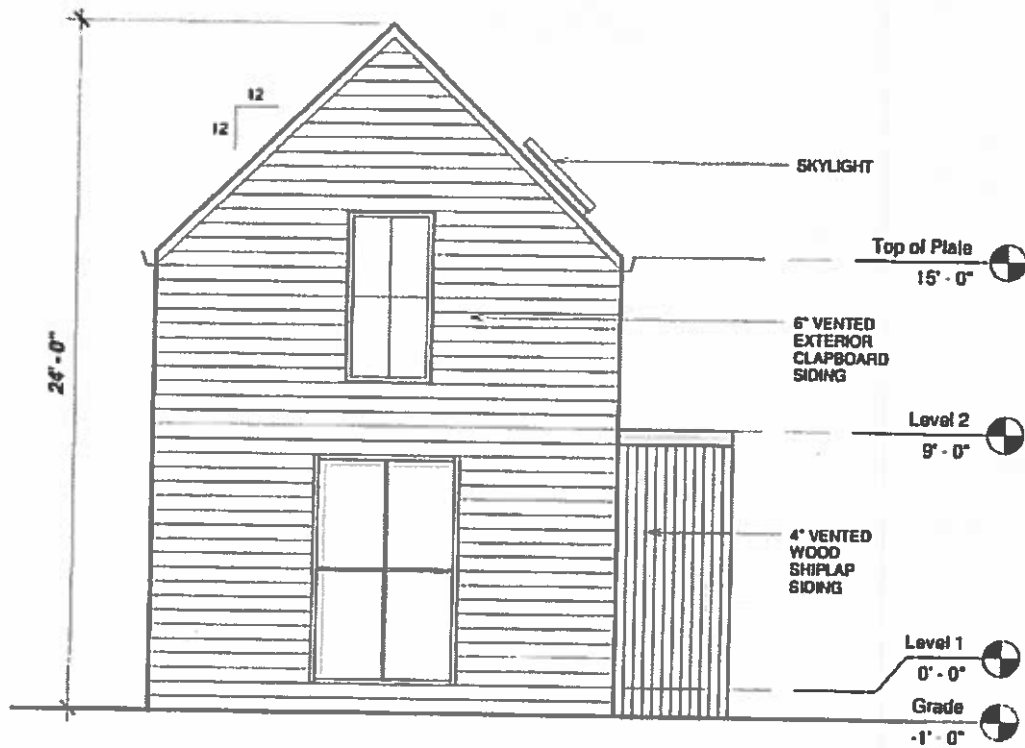
3	ELEVATION - UNIT A 5677 Stanley Street, Halifax Scale: 1/4" = 1'-0"
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SOUTH ELEVATION

4	ELEVATION - UNIT B 5577 Stanley Street, Halifax Scale: 1/4" = 1'-0"
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28 APR 2016 - REV. 02



NORTH ELEVATION

5 **ELEVATION - UNIT A**
 5677 Stanley Street, Halifax
 Scale: 1/4" = 1'-0"

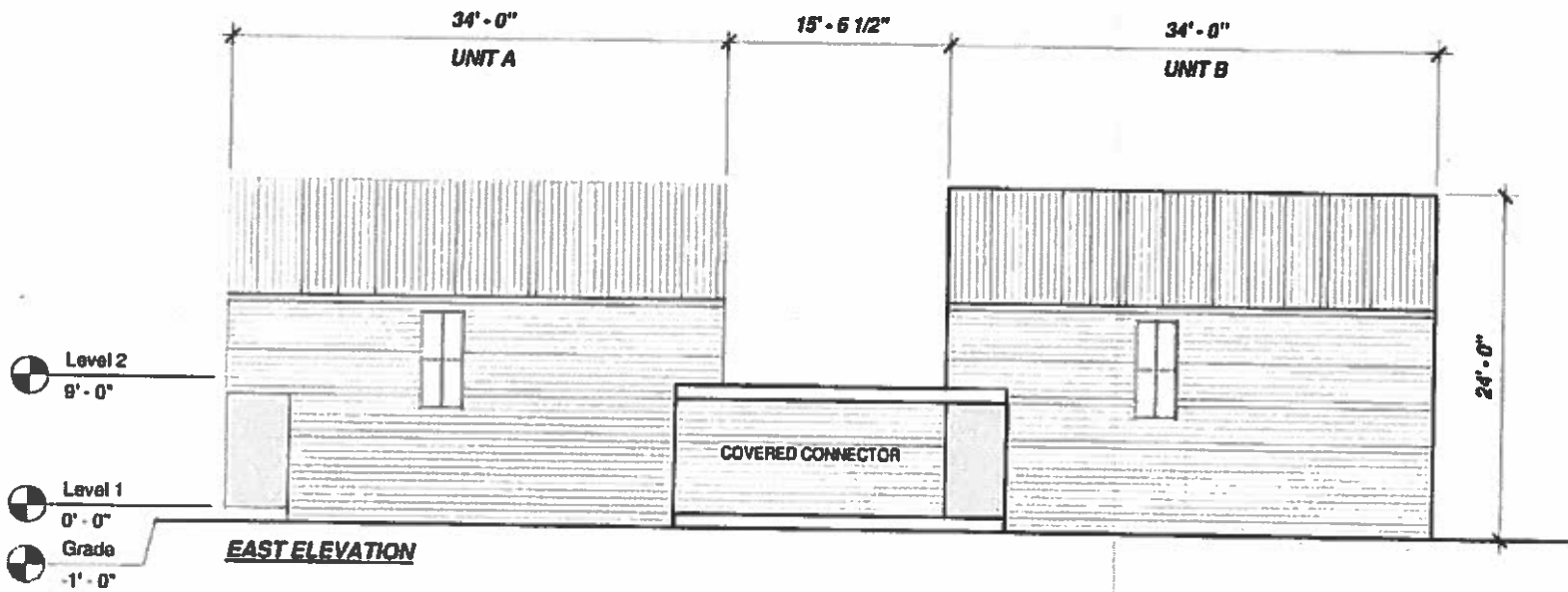
28 APR 2016 - REV. 02



NORTH ELEVATION

6	ELEVATION - UNIT B 5677 Stanley Street, Halifax Scale: 1/4" = 1'-0"
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28 APR 2016 - REV. 02



7 ELEVATIONS
5677 Stanley Street, Halifax
Scale: 1/8" = 1'-0"

28 APR 2016 - REV. 02

Breakhouse®

**Sean Audas, Development Officer
Halifax Regional Municipality
P.O. Box 1749
Halifax NS B3J 3A5**

May 9, 2016

Dear Sean,

I am an architect living at [REDACTED], two detached small houses on one lot. I live with my wife and two children in the front house and my mother-in-law lives in the rear dwelling, a perfect way for a family to cohabitate.

The vacant lots have been an eyesore in the neighborhood and I support the type of structures proposed by [REDACTED]. I had the pleasure of working with [REDACTED] for several years at [REDACTED] and had great respect for his work. This development will add to the character and value of the neighborhood and is in keeping with the style and scale of its surroundings.

**Vincent Van Den Brink / Architect / Partner
Breakhouse**

**[REDACTED]
[REDACTED]**



Sean Audas, Development Officer
Halifax Regional Municipality
P.O. Box 1749
Halifax NS B3J 3A5

May 2, 2016

Re: Stanley Street Housing Proposal

Dear Sean,

I'm writing in support of [REDACTED]'s variance application for the Stanley Street Homes proposed development. The proposal abuts an 8 unit low rise apartment at 5676 Columbus Street, owned by Cocowood Holdings Limited, of which I am President.

5676 Columbus is one of many examples of diverse structures in the area, both residential and commercial. I have witnessed a transformation in the North End with many new large scale developments being built. I welcome additional, compatible residential projects in the neighborhood, especially projects like this that are so well designed.

Louis Wolfson, President
Peppermint Properties
6190 Jubilee Road
Halifax, N.S. B3H 2G1
O: 902-444-3900
F: 902-444-7240
www.peppermintproperties.ca



OURHRM ALLIANCE

2705 Fern Lane Halifax Nova Scotia B3K 4L3
t 902 442-0199 f 902 405-3710 e hrm@ecologyaction.ca
www.ourhrmalliance.ca

May 2, 2016

Sean Audas,
Development Officer
Halifax Regional Municipality
P.O. Box 1749
Halifax, NS
B3J 3A5

Dear Mr. Audas,

I write to express support for [REDACTED] application for variances on his Stanley Street development.

This project establishes an excellent example for the Centre Plan by doubling the amount of density this land can host while maintaining the low-rise, fine-grained nature of the street. As Coordinator for Our HRM Alliance, I have for the past year been engaged in discussions with community groups from across sectors on what they would like to see accomplished in the Centre Plan. Secondary suites have been identified repeatedly as a top priority, because they bring vibrancy and population to residential streets without undermining their visual character.

Growth in the Hydro Stone neighbourhood will support local business and transit service. It will cost less to service than development elsewhere since it is on existing streets and infrastructure. It is also in an area with a high walk score, meaning growth here encourages health, reduces traffic, and lowers Halifax's carbon footprint.

As a resident of [REDACTED], I walk by [REDACTED] Secondary Suite project every day, and I find it makes an excellent contribution to the urban fabric. This kind of innovative development—that is both efficient with land and attractive from the street—is exactly what we should incentivize with flexible planning policy.

Sincerely,

Tristan Cleveland



Atlantic Business Centre

**Barrington Tower
1894 Barrington Street, 9th Floor
Halifax, Nova Scotia B3J 2A8**

**Mailing address: P.O. Box 9315, Station A
Halifax, Nova Scotia B3K 5W9**

Centre d'affaires de l'Atlantique

**Tour Barrington
1894, rue Barrington, 9^e étage
Halifax (Nouvelle-Écosse) B3J 2A8**

**Adresse postale : C.P. 9315, succursale A
Halifax (Nouvelle-Écosse) B3K 5W9**

April 29, 2016

[REDACTED]
[REDACTED]
[REDACTED]

Re: Stanley Street Mixed Income Housing Proposal

Dear [REDACTED]

CMHC is pleased to provide financial support to your Stanley Street housing proposal via the Seed Funding program. The funding is available to help determine the viability of your mixed income development on Stanley Street. The proposed project attempts to address a need that was clearly identified in the 2015 Halifax Housing Needs Assessment. The micro-community concept is well aligned with CMHC's affordability criteria, which encourages units to be modest in size, design and amenities.

Your application was selected as we believe it contains the foundations for eventually increasing the numbers of affordable housing units in your community. We highly encourage you to move forward on this project.

We wish you every success in completing the early stages towards making your affordable housing project a success. Your Affordable Housing Consultant, Jeremie LeBlanc, is pleased to continue working with you on your project.

Sincerely yours,

**Bill Kelley
Regional Manager
Atlantic Affordable Housing Centre**

Sean Audas, Development Officer
Halifax Regional Municipality
P.O. Box 1749
Halifax, NS B3J 3A5

Dear Sean,

I'm writing in support of [REDACTED]'s variance application for the Stanley Street Homes proposed development.

I am familiar with the Stanley Street Homes site having previously sold the sites to the current owner (I am a commercial real estate salesperson) and live with my wife and two kids in Halifax's North End. (Note that I have no stake in the current transaction or development plans.)

This section of Stanley Street, which includes commercial uses, is an ideal location for low density residential development. As I'm sure you are aware, there are a number of high-density multi-residential developments currently underway in North End Halifax. This small scale infill proposed for Stanley Street ideally suits the community and the site. The proposed development is of an appropriate neighbourhood scale, matching or better than the existing Hydrostone community.

Halifax Planning has limited resources given current large projects (Centre Plan and a wide range of development agreements current underway) and a variance for the Stanley Street Homes site makes sense. As a community resident and tax payer, I wholeheartedly support this application.

I'm available should you have any questions.

Yours truly,

Andrew Cranmer

[REDACTED]
Halifax, NS [REDACTED]
[REDACTED]

**Sean Audas, Development Officer
Halifax Regional Municipality
P.O. Box 1749
Halifax NS B3J 3A5**

April 29, 2016

Re: Stanley Street Mixed Income Housing Proposal

CarShare Atlantic is pleased to write this letter of support for the variance application for the Stanley Street Homes Project.

The project has all the elements that meet the criteria for a healthy, affordable and delightful city that prioritizes appropriately developed neighbourhood density. It fits with our vision of land use in the HRM that promotes a multi-modal approach to mobility, as people will be able to walk, bike, use transit and take carshare cars when needed.

In fact, this small-scale project is what makes sense on the peninsula and I hope to see more. This is not a new approach in Canada. In Vancouver and other places we have witnessed the infill concept and it has been proven to be creative and innovative and a practical solution to a gentler density.

I look forward to more innovative and beautifully designed projects being approved.

Sincerely,


**Pam Cooley
President of CarShare Atlantic**

Sean Audas, Development Officer
Halifax Regional Municipality
P.O. Box 1749
Halifax NS B3J 3A5

May 9, 2016

Dear Sean,

The vacant lots have been an eyesore in the neighborhood and I support the type of structures proposed by the [REDACTED]. It is a well thought out development which fits into the neighborhood very nicely. I am pleased to share my support for their application.

 Todd Armitage
Armitage Hardware
5655 Stanley Street

Residing at _____

Support of variance application 20499 - 5677 Stanley Street, Halifax.

Residing at _____

Support of variance application 20499 - 5677 Stanley Street, Halifax.
