

HALIFAX

Public Hearing for Case 21385

Land Use By-law Amendment for lands
located off Herring Cove Road and
Mansion Avenue, Halifax

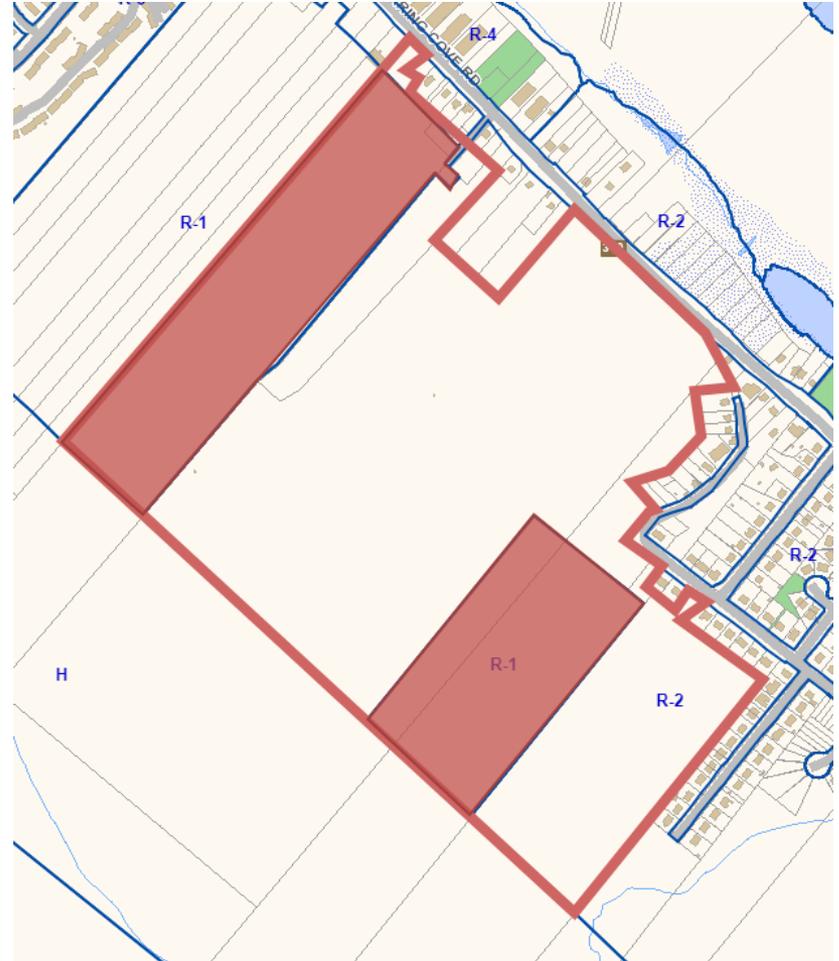
Halifax and West Community Council
July 30, 2018

Applicant Proposal

Applicant: Armco Capital Inc.

Location: Lands off of Herring Cove Road and Mansion Avenue, Halifax, also known as Green Acres subdivision.

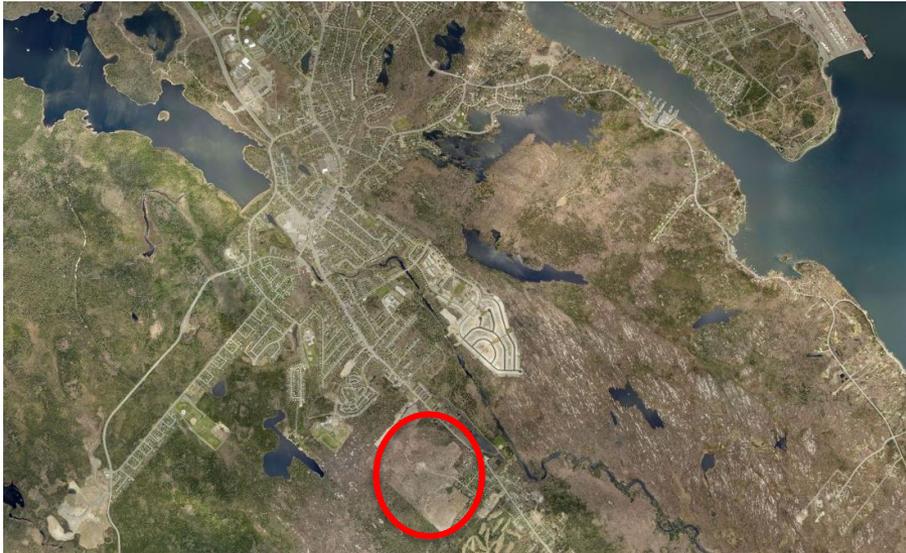
Proposal: Rezone a portion of lands from the R-1 zone to the R-2 zone.



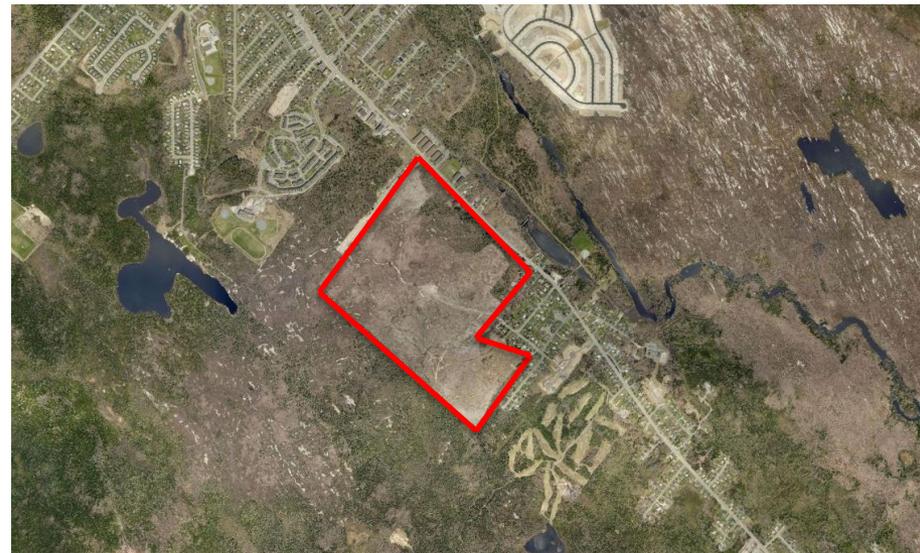
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Site Context

Green Acres, Herring Cove Road, Halifax



General Site location



Site Boundaries in Red

Site Context

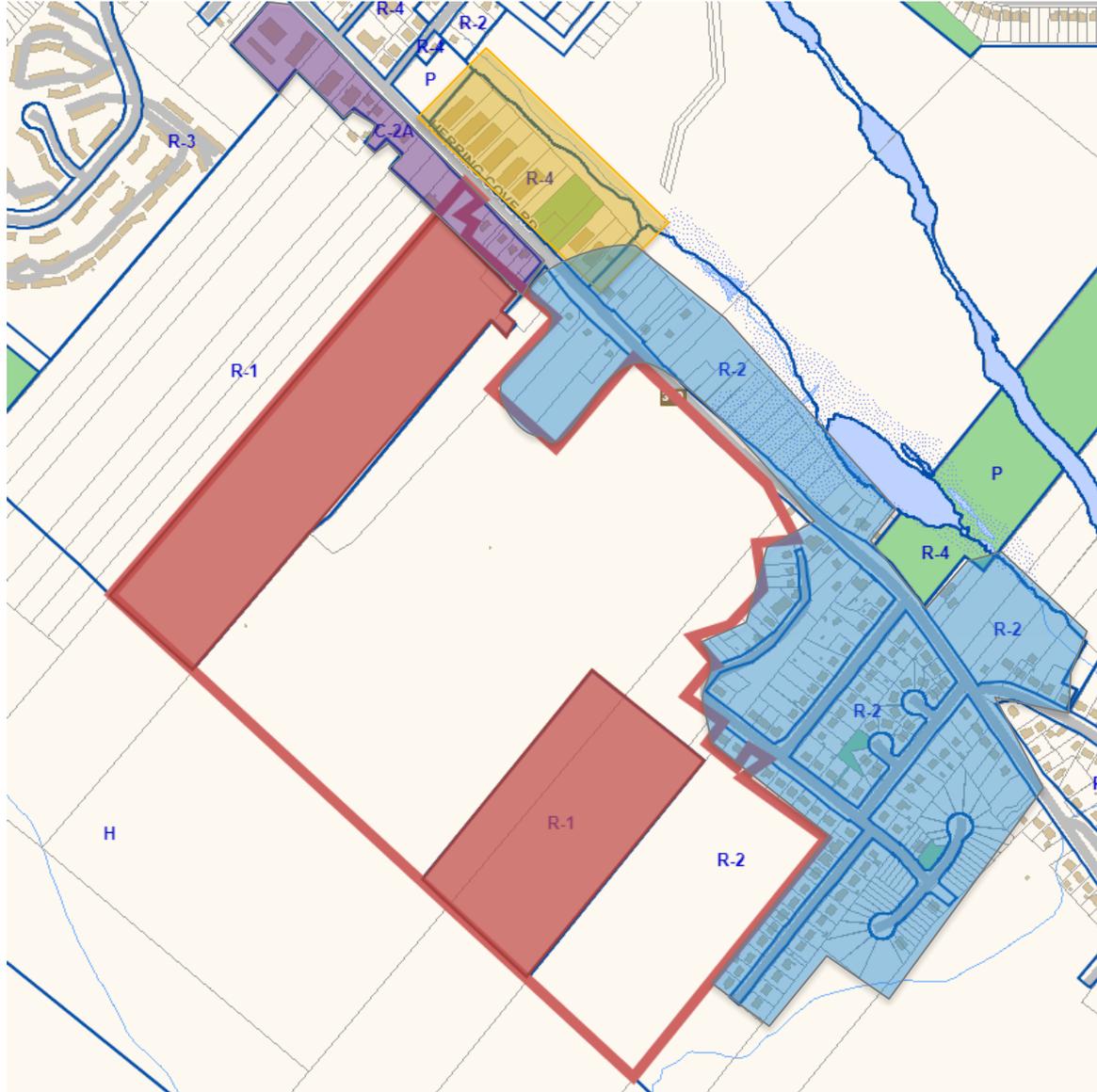


Site Context



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Surrounding Land Uses



R-4 Zone – Multi-unit buildings



R-2 Zone - Mix of single unit, two unit, and multi-unit buildings

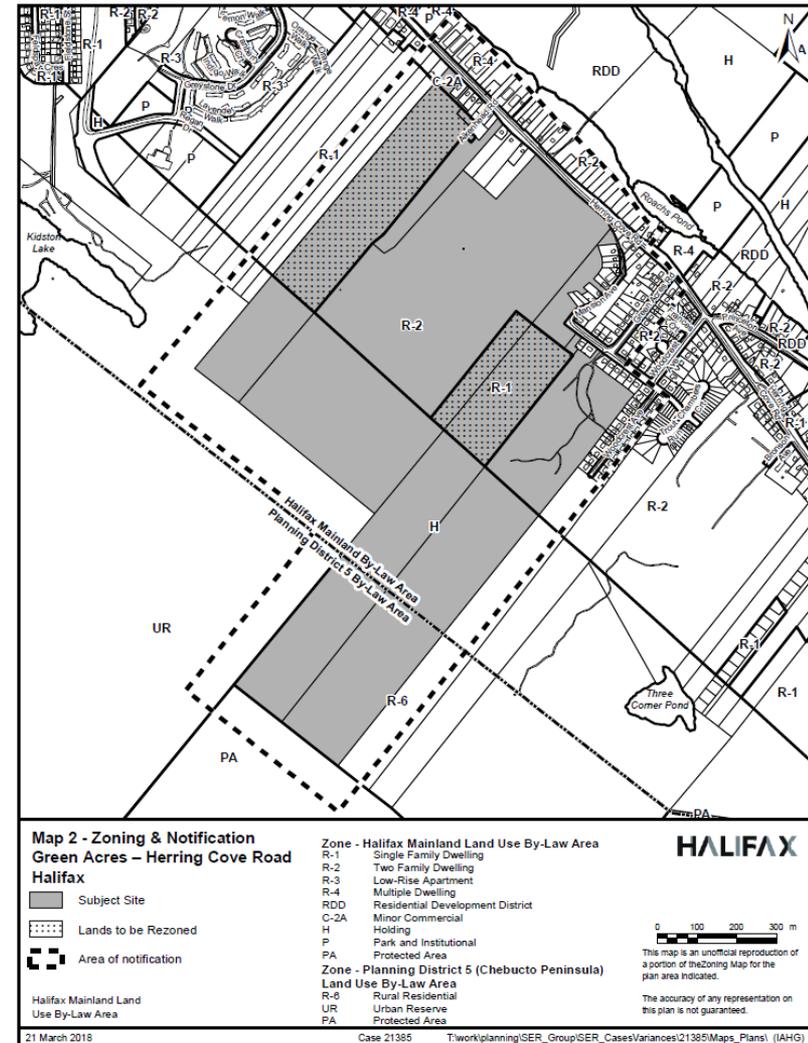


C-2A Zone – mix of commercial and residential buildings

Land Use By-law

Halifax Mainland LUB

R-1	R-2
One Family Dwelling Zone	Two-Family Dwelling Zone
Single detached dwelling	Duplex (upper/lower) Semi-detached (side-by-side) R-1 Uses
5,000 sf. lot area minimum	5,000 sf. lot area minimum
50 ft. frontage	50 ft. frontage
35% coverage	35% coverage
35 ft. height max.	35 ft. height max.
8 ft. and 20 ft. setbacks	8 ft. and 20 ft. setbacks
950 sf. living area	900 sf. living area/unit



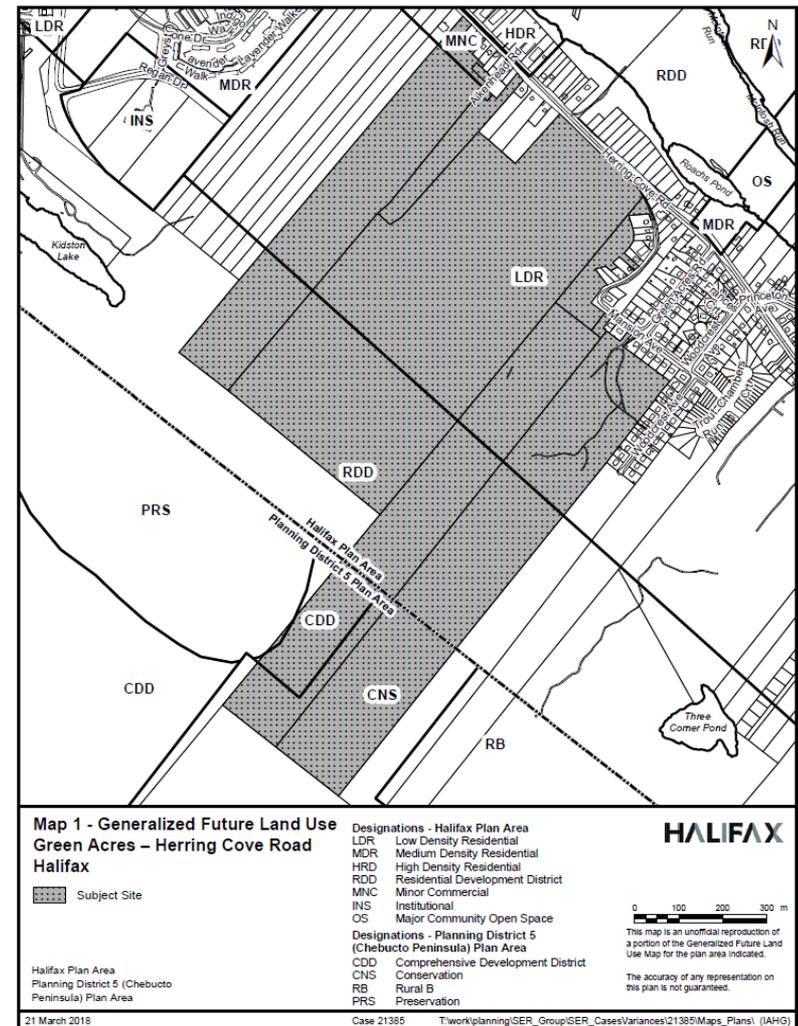
Planning Policy

Halifax Municipal Planning Strategy – Mainland South Secondary Plan

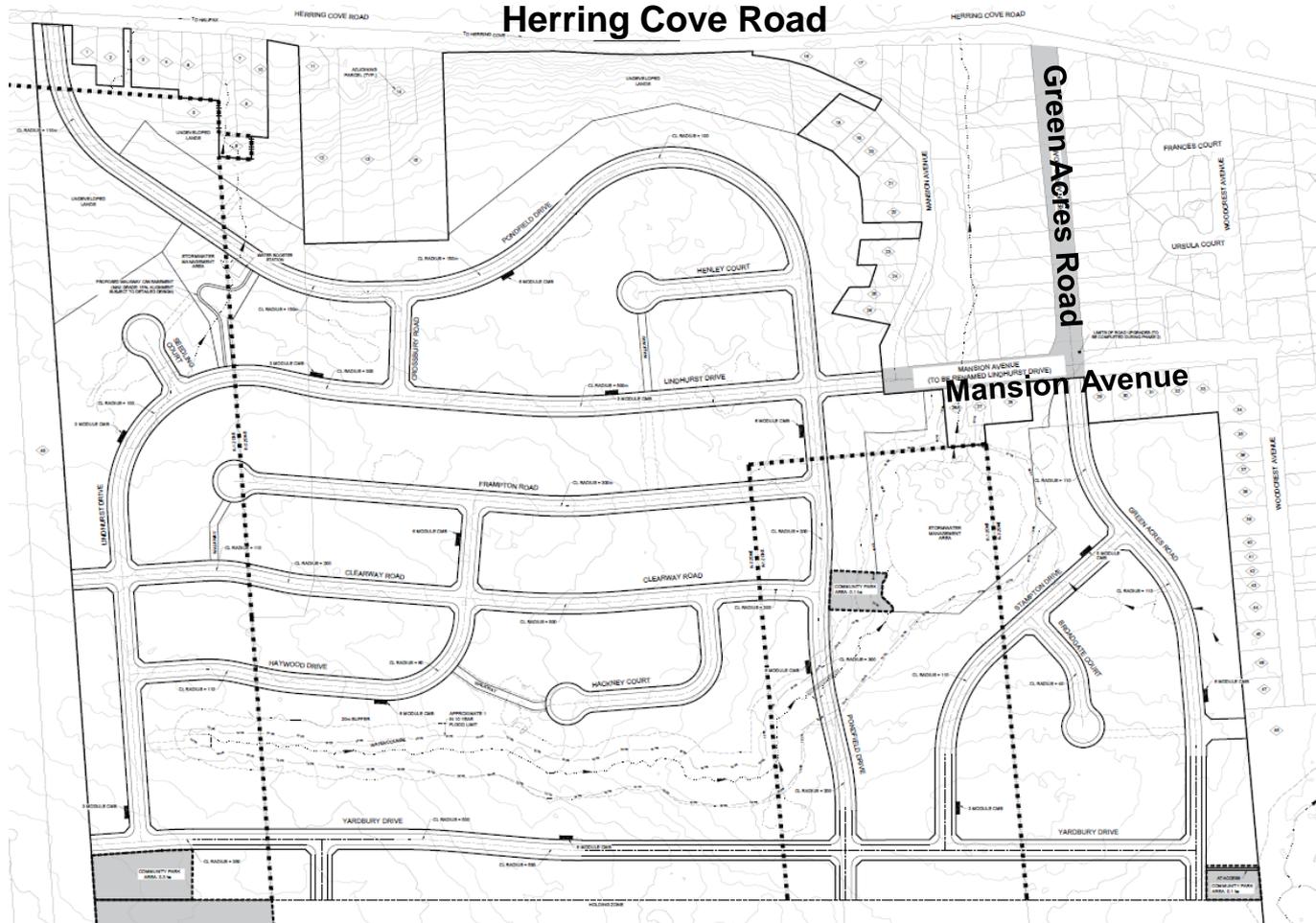
- MPS policy designation is low density residential enabling R-2 use, and the Mainland South Secondary Planning Strategy states (1.2 and 1.2.1):

In areas designated Low Density Residential (LDR), residential development consisting of single unit dwellings and duplexes shall be permitted

- Given the R-2 regulations (height, coverage, setbacks) in the Mainland LUB and the existing surrounding land uses, the proposed rezoning would be in keeping with the MPS as the character of the neighbourhood would not change.

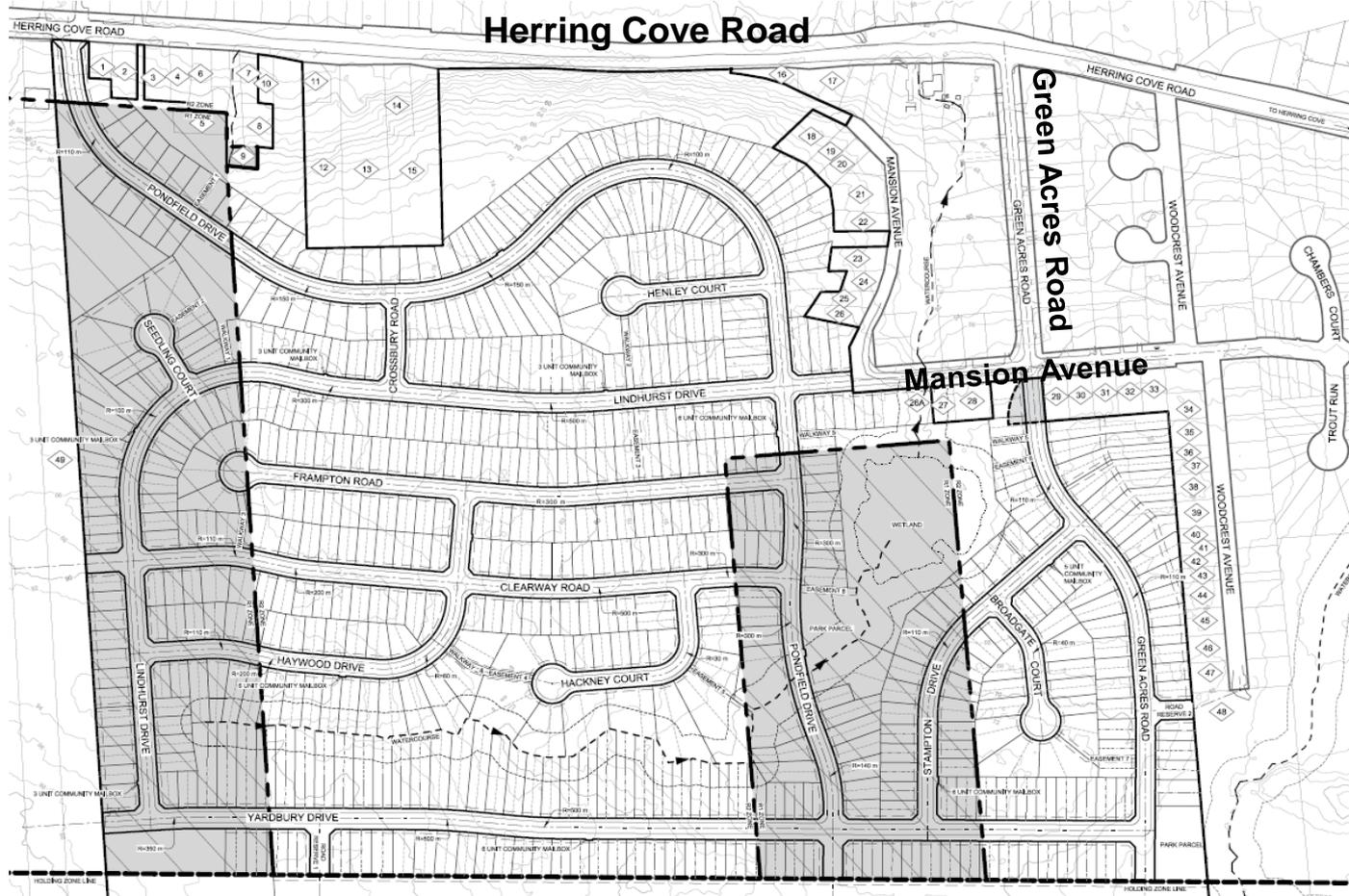


As-of-Right Development



- Active Subdivision Application
- ~879 Units
- New streets and sidewalks
- Several new parks
- Upgrades to infrastructure

Proposal

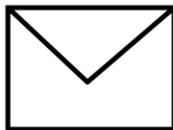


-  Lands proposed to be rezoned from R-1 to R2.
- Potential for additional 241 units

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and signage posted at the site.
- Only 2 comments were received from the 343 notifications and as such a Public Information Meeting was not held
- Feedback from the community generally included the following:
 - Increased traffic on Green Acres Road; and
 - The state of existing infrastructure (roads, curbs, sidewalks)

**Notifications
Mailed**



343

**Meeting
Attendees**



N/A

**Letters/Emails
Received**



2

Staff Recommendation

Staff recommend that Halifax and West Community Council:

1. Approve the proposed rezoning amendment as set out in Attachment A of the staff report dated May 25, 2018

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Thank You