

**HALIFAX**

# **Public Hearing for Case 21088**

Rezoning for 20 Tremont Drive

Halifax and West  
Community Council  
August 7, 2018

# Applicant Proposal

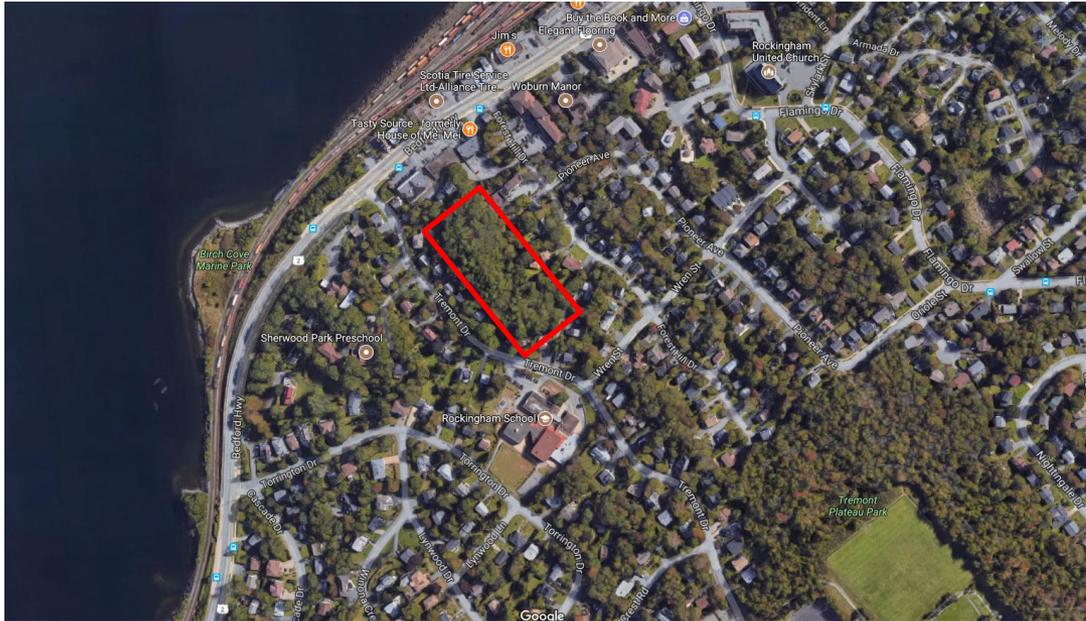
Applicant: WSP on behalf of property owner, JMJ Development Ltd.

Location: 4 PIDs (20 Tremont Drive, Halifax)

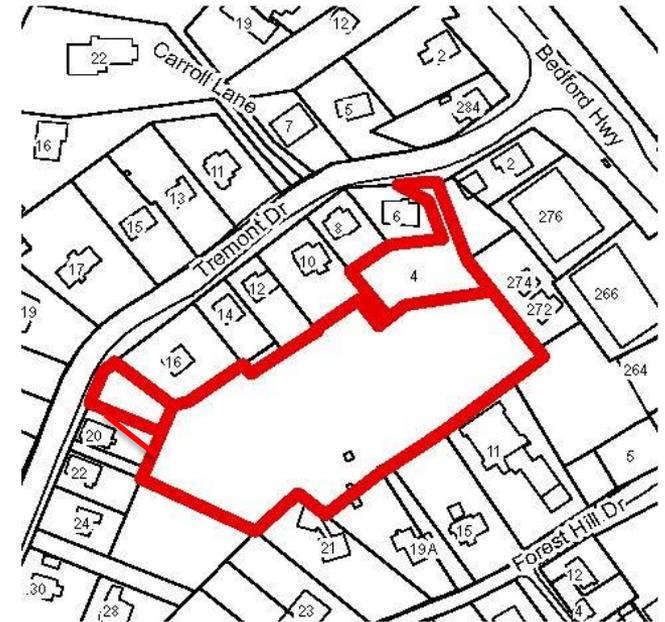
Proposal: To rezone 4 properties from R-1 (Single Family Dwelling Zone) and R-2 (Two Family Dwelling Zone) to R-2T (Townhouse Zone)

# Site Context

## 20 Tremont Drive, Halifax



General Site location

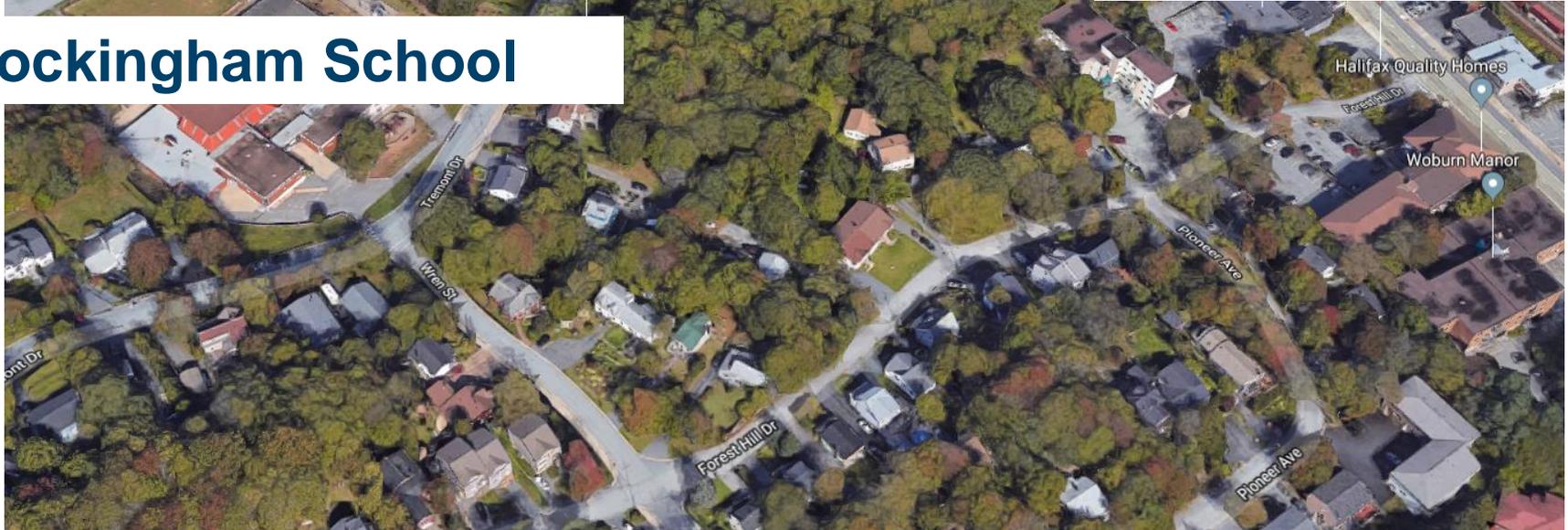


Site Boundaries in Red

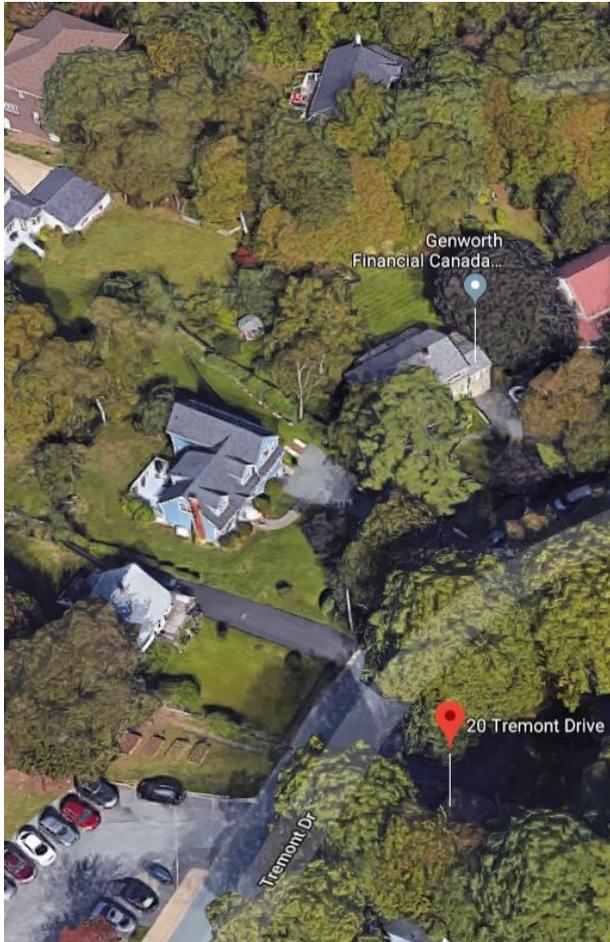
# Site Context



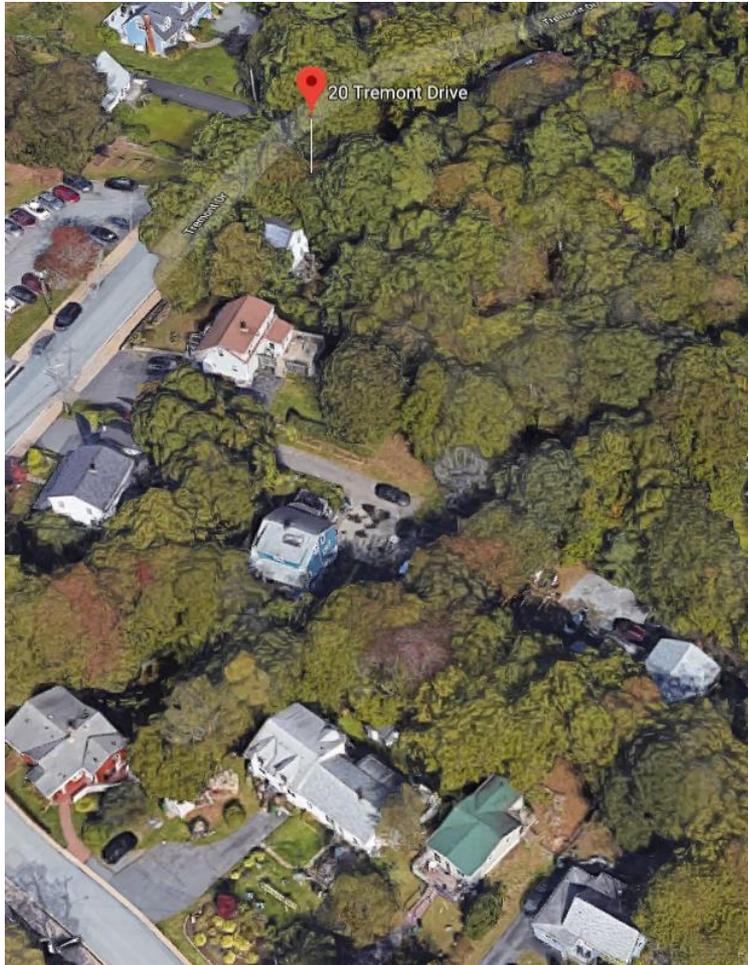
Rockingham School



# Site Context



# Site Context



# Site Context



Subject site seen from Tremont Drive  
(Proposed road entrance)

# Applicant Proposal

Proposal: To rezone 4 properties from R-1 (Single Family Dwelling Zone) and R-2 (Two Family Dwelling Zone) to R-2T (Townhouse Zone)



Maximum  
buildout as of  
right under  
R-2T Zone  
requirements:  
15-17  
townhome  
units

# Policy & By-law Overview

## Halifax Municipal Planning Strategy – Halifax Mainland LUB

- **Zone**

- R-1 (Single Family Dwelling) Zone, R-2 (Two Family Dwelling) Zone

- **Designation**

- Residential

- **Existing Use**

- Vacant Private Land

- **Enabling Policy**

- 2.1, 2.2, 2.4, 2.6, 2.7, 2.8  
( Part 2: Residential)
- 9.4 (Part 9: Transportation)



# Highlights of Policy Review

- Compatibility
  - Site is contained within a mixed residential neighborhood with an emphasis on low-density residential.
  - Townhome form regulations under the R-2T Zone would result in similar characteristics to those in the existing neighborhood including lots with private yards and similar built form.
  - Townhomes at this location would broaden the existing variety of housing types and increase range of affordability within the area.
  - Zone comparison is similar in terms of built form.
  - Increase in density on this site is negligible and considered lower-density building form compatible with the scale of the surrounding neighborhood.

# Policy Review- Zone Comparison

	Current	Current	Proposed
	R-1 Zone	R-2 Zone	R-2T Zone
<b>Maximum Lot Coverage</b>	35%	35%	40%
<b>Maximum Height</b>	35 feet	35 feet	35 feet
<b>Minimum Front Yard</b>	20 feet	20 feet	15 feet
<b>Minimum Rear Yard</b>	8 feet	8 feet	20 feet
<b>Minimum Side Yard</b>	8 feet	8 feet	10 feet

# Highlights of Policy Review

- Traffic and Pedestrian Connection
  - Reviewed by Development Engineering, TIS deemed acceptable.
  - Reviewed by Traffic Services who deemed that congestion was not atypical for local streets abutting a school.
  - Sidewalk and pathway connection proposed which would create an alternative off-street pedestrian route where there is currently no option except the street right-of-way.

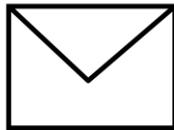
# Highlights of Policy Review



# Public Engagement Feedback

- Level of engagement completed was consultation achieved through a website, signs on the property, and a mailout notification for a public information meeting held on November 29, 2017.

**Notifications  
Mailed**



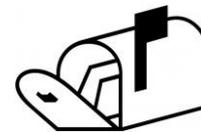
**61**

**Meeting  
Attendees**



**91**

**Letters/Emails/Calls  
Received**



**97**

# Public Engagement Feedback

- Feedback from the community generally included the following:
  - Concern that traffic and on-street parking during Rockingham Elementary School start and end times will be further impacted;
  - Concern over traffic and student safety during construction;
  - Construction and blasting will be disruptive and damaging;
  - Concern for schoolchildren with extra traffic in area as there is no sidewalk along Tremont Drive;
  - Concern that the traffic study does not accurately represent traffic in the area year-round;
  - Concern for flooding downhill in result of excavation of trees;
  - Concern that the proposed road entrance is in a dangerous location;
  - The proposal is not in keeping with the character of the area;
  - Proposed density is too high for such a busy street.

# Staff Recommendation

Staff recommend that Halifax and West Community Council:

- ✓ 1. Give First Reading to consider approval of the proposed amendment to the Land Use By-law for Halifax Mainland, as set out in Attachment A, to rezone lands at 20 Tremont Drive from the R-1 and R-2 zones to the R-2T zone, and schedule a public hearing;
  
- 2. Adopt the amendment to the Land Use By-Law for Halifax Mainland, as set out in Attachment A.

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**Thank You**