

**HALIFAX**

# **Public Hearing for Case 21472**

**Rezoning for Edgehill Rd.**

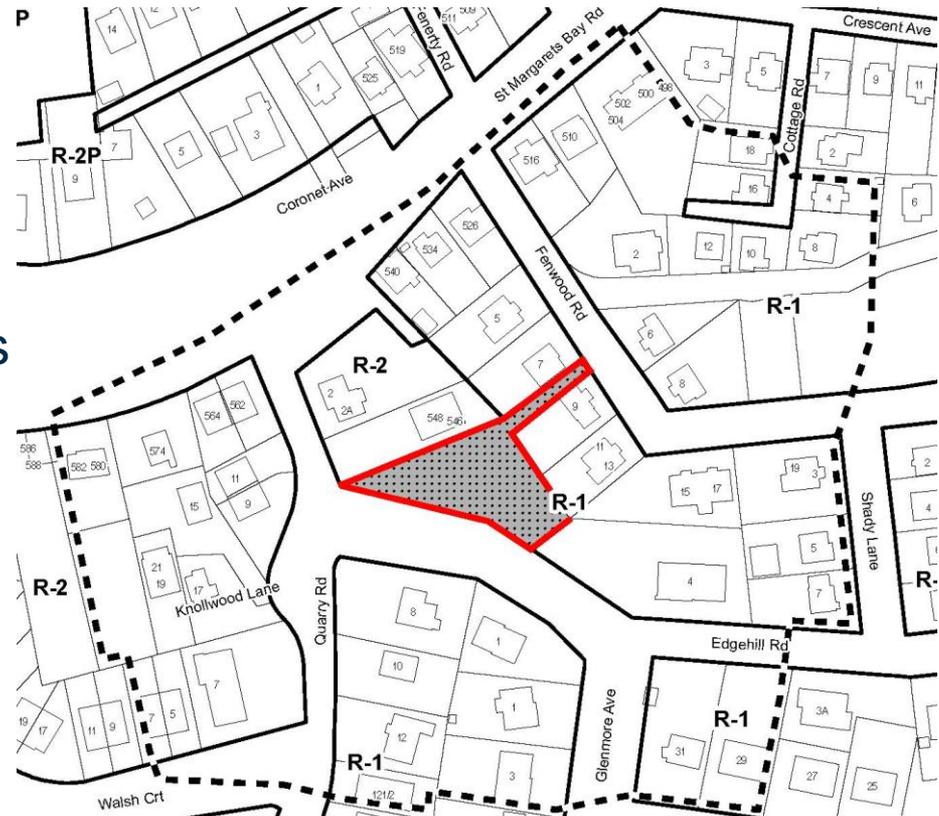
Halifax and West  
Community Council  
November 14, 2018

# Applicant Proposal

Applicant:  
Troy Johnston

Location:  
PID 00299768  
Edgehill and Fenwood Roads  
Halifax, Mainland  
Undeveloped  
No civic address  
13,000 sf. total area

Proposal:  
Rezone from R-1 to R-2



# Subject Site



# Policy Consideration

## Halifax Municipal Planning Strategy

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

*In areas designated "Low-Density Residential" on the Generalized Future Land Use Map, which are predominantly two-family dwellings in character, residential development consisting of detached (single-family) dwellings, semi-detached dwellings and duplex dwellings shall be permitted*

- The scale of any development would be in keeping with the MPS given R-2 criteria (height, coverage, setbacks) in the Halifax Mainland LUB

# Zoning Consideration

## Halifax Mainland Land Use By-law

R-1	R-2
One Family Dwelling Zone	Two-Family Dwelling Zone
Single detached dwelling	Duplex (upper/lower) Semi-detached (side-by-side)
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.
12,8, and 20 ft. setbacks	12,8, and 20 ft. setbacks
950 sf. living area min.	900 sf. living area/unit min.

# At Grade View



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# Site Context & Conditions

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- The proposed density for a 13,000 sf lot is in keeping with the neighbourhood profile and lot fabric
- The subject site is a steep hillside and will present special consideration for any development relating to lot grading (By-law L-400) and driveway street access (By-law S-300)
- Subdivision is possible but the challenging topography and the need for a second driveway access point is a substantial engineering obstacle

# Fenwood Frontage

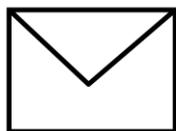


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# Public Engagement Feedback

- A post card mailout was sent to 49 neighbouring addresses on March 5, 2018
- A Public Information Meeting was deemed unnecessary
- Feedback from the community included the following:

**Notifications  
Mailed**



**49**

**Meeting  
Attendees**



**N/A**

**Comments  
Received**



**4**

# Staff Recommendation

Staff recommend that Halifax and West Community Council:

1. Amend Map ZM-1, the Zoning Map, by rezoning the property identified as PID 00299768, Halifax, from the R-1 (Single Family Dwelling) Zone to the R-2 (Two-Family Dwelling) Zone, as shown on the attached Schedule A

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**Thank You**