

HALIFAX

Public Hearing Case 21081

Land Use By-law Amendment
59 Kearney Lake Road, Halifax

Halifax and West Community Council
February 5, 2019

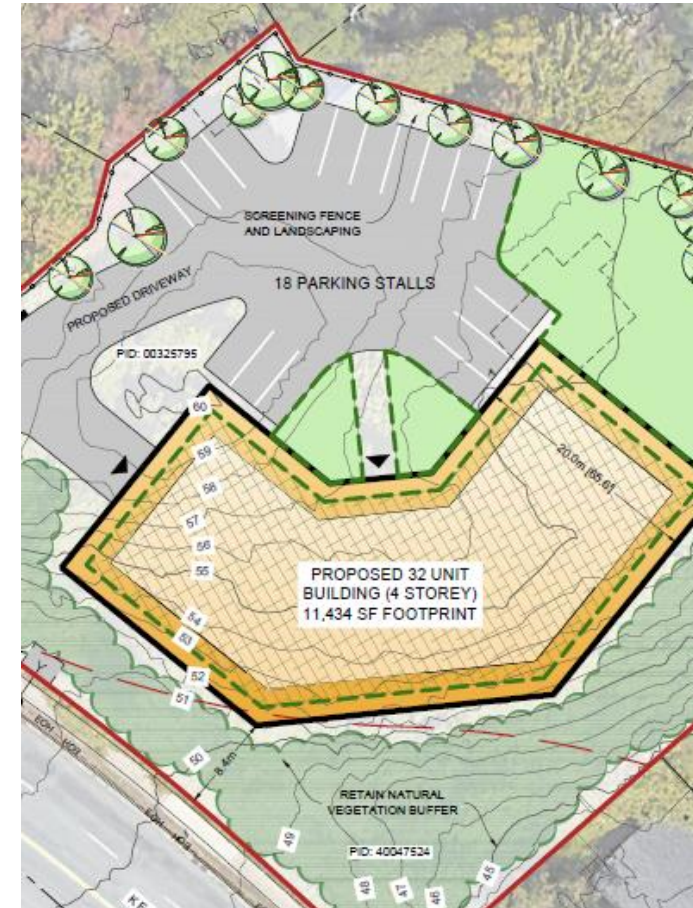
Applicant Proposal

Applicant: WSP Canada Inc.

Location: 59 Kearney Lake Road, Halifax

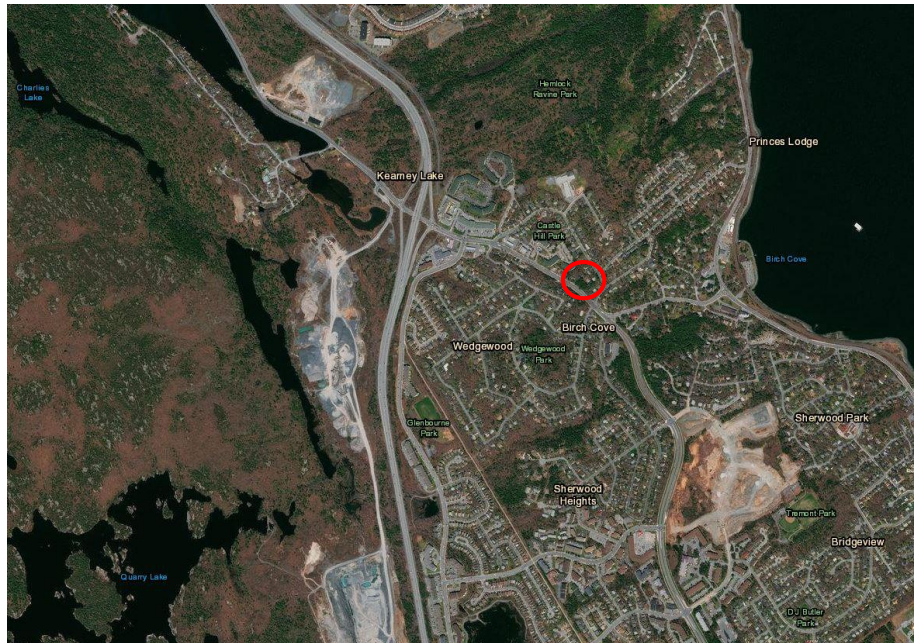
Proposal: If Council approves the proposed rezoning, all development on the site would be considered within an 'as-of-right' process and evaluated against the rules of the R-3 Zone. This flexibility notwithstanding, the applicant has provided details around their development proposal which would meet the standards of the R-3 Zone:

- 4 storey apartment building;
- 32 dwelling units;
- Below grade and surface parking; and
- Outdoor amenity space.



Site Context

59 Kearney Lake Road, Halifax



General Site location



Site Boundaries in Red

Site Context



Subject site seen from the crosswalk below Grosvenor

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Site Context



Subject site seen from Kearney Lake Road near mid-point of site

Site Context

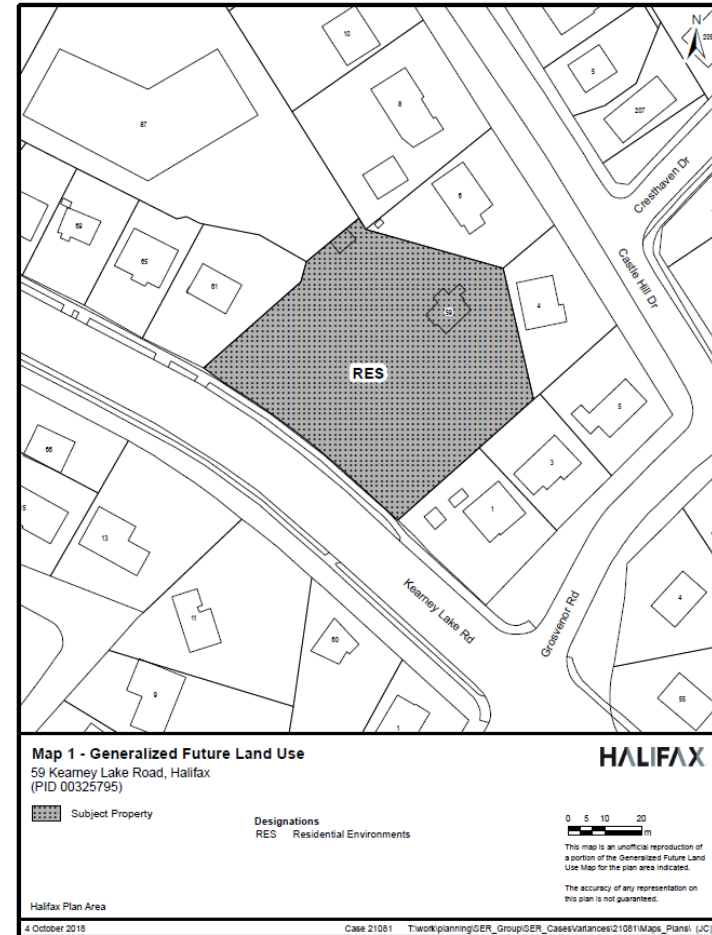


Subject site seen from street from opposite
Kearney Lake Road

Planning Policy

Halifax Municipal Planning Strategy

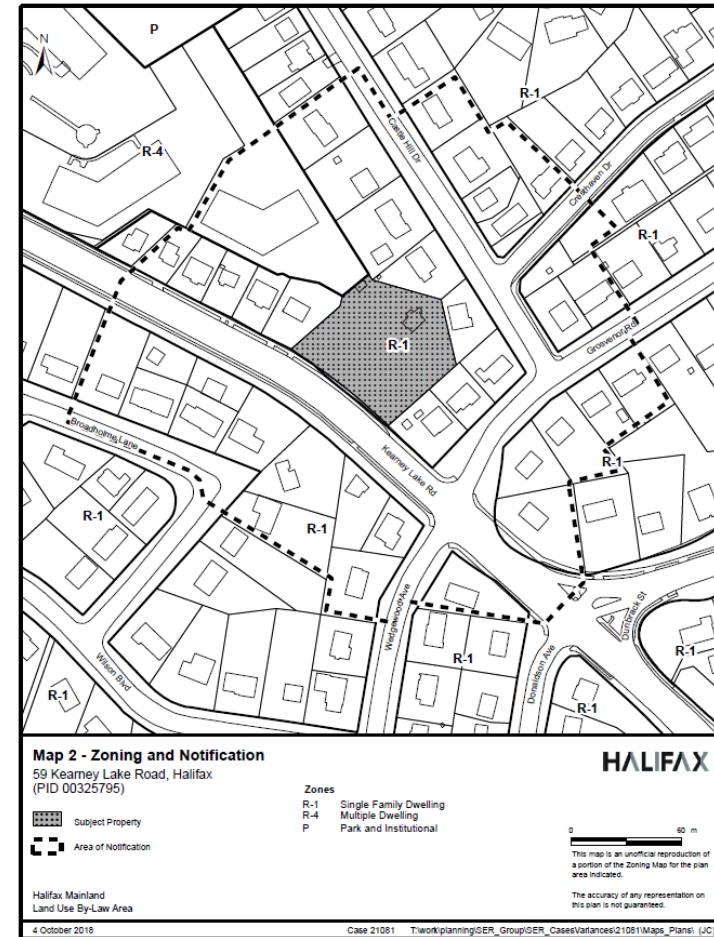
- The subject property is designated Residential Environments under the Halifax Municipal Planning Strategy (MPS)
- The Residential Environments designation is an all encompassing residential designation that allows Council to consider any rezoning application to another residential zone
- The goal of this designation is to generate a variety of residential unit types provided that applicable policy criteria is met to carry out the intent of the MPS.



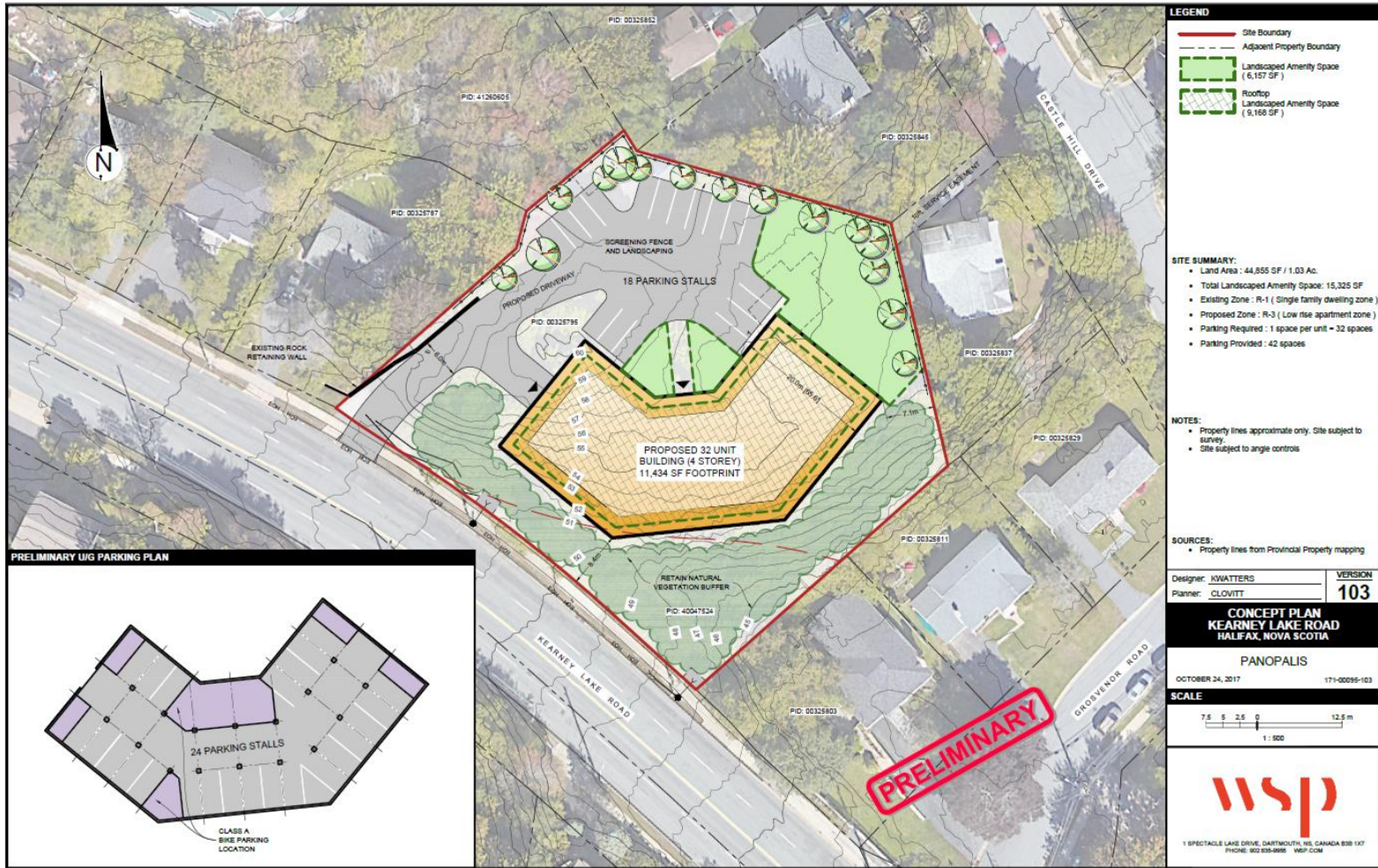
Land Use By-law

Halifax Mainland LUB

- The subject lands are zoned R-1 (Single Family Dwelling) Zone under the Halifax Mainland Land Use By-law (LUB)
- The R-1 Zone permits single unit dwellings, home occupations and various institutional and recreational uses.
- Existing use of land is single unit dwelling.



Proposal



Proposed Site Plan

Policy Consideration

Enabling Policies under Residential Environments, requires Council consider the following in rendering their decision on a rezoning:

- Adequacy of services;
- Integrity of existing residential neighbourhoods;
- Restrict ribbon development;
- Minimize access points;
- Compatibility;
- Scale;
- Encourage infill and intensification;
- Housing for different income levels; and
- Controls for landscaping, parking and driveways.

Public Engagement Feedback

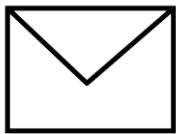
- Level of engagement completed was **consultation** achieved through **a mail out notification** and **a public information meeting on December 4, 2017** and continued on **February 1, 2018**.
- Feedback from the community generally included the following:
 - Kearney Lake Road cannot accommodate extra traffic volume creating dangerous existing conditions;
 - Accessing Halifax Transit stops is hazardous;
 - Residential intensification will significantly alter community character and reduce quality of life for existing residents;
 - Lack of school capacity in the area;

Public Engagement Feedback

(continued from previous slide)

- Feedback from the community generally included the following:
 - Construction hazards to abutting and nearby properties;
 - Height, shadows and lack of solar access;
 - Acoustic and visual privacy were of concern;
 - Ongoing management of site and building maintenance; and
 - Lowered property values.

Notifications Mailed



80/127

Meeting Attendees



89/66

Letters/Emails Received



26 (includes multiple submissions)

Staff Recommendation

Staff recommend that Halifax and West Community Council:

Approve the proposed amendment to Map ZM-1 of the Halifax Mainland Land Use By-law, as set out in Attachment A of the November 7, 2018 staff report, to rezone lands at 59 Kearney Lake Road from R-1 (Single Family Dwelling) Zone to R-3 (General Residential and Low Rise Apartment) Zone

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Thank You

- Add all available plans following last slide for reference in questions as needed
- Include additional site photos in this section as well