

**HALIFAX**

# Public Hearing Case 21336

Municipal Planning Strategy and Land  
Use By-law Amendment

29 McFatridge Road, Halifax

Regional Council: February 12, 2019

# Proposal

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Applicant: WM Fares Architects

Location: 29 McFatridge Road, Halifax

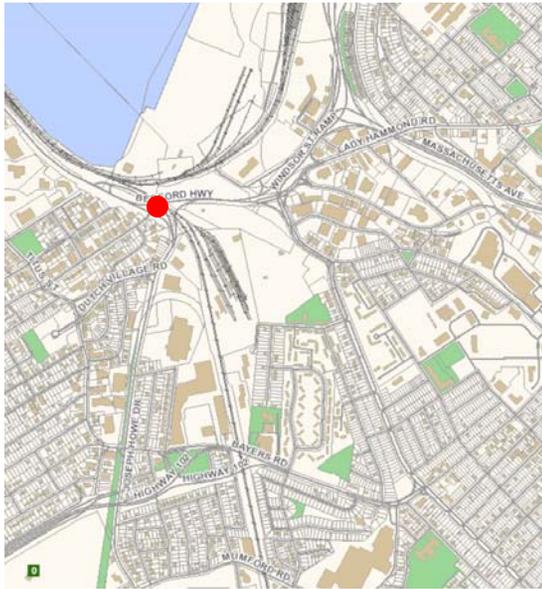
Proposal: Municipal Planning Strategy (MPS) and Land Use By-law (LUB) amendments to permit a multi-unit residential building, and amendments to the C-2C Zone (Dutch Village Road Mixed Use) to reduce parking requirements.

Council Direction: On June 19, 2018, Regional Council initiated the MPS amendment process

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# Site Context

McFatridge Road and Joseph Howe Drive, Halifax



General Site Location



Site Boundaries in Red

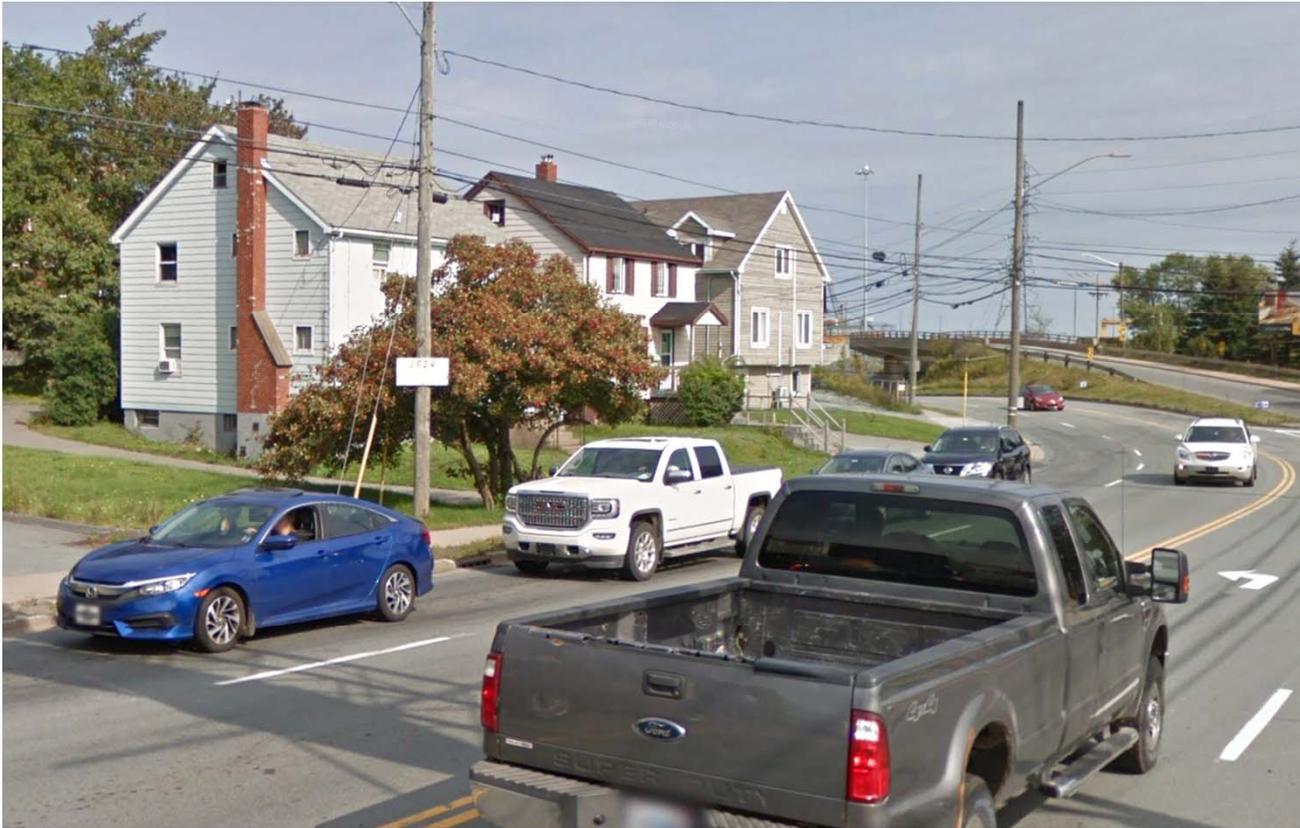
# Site Context

McFatrige Road and Joseph Howe Drive, Halifax



# Site Context

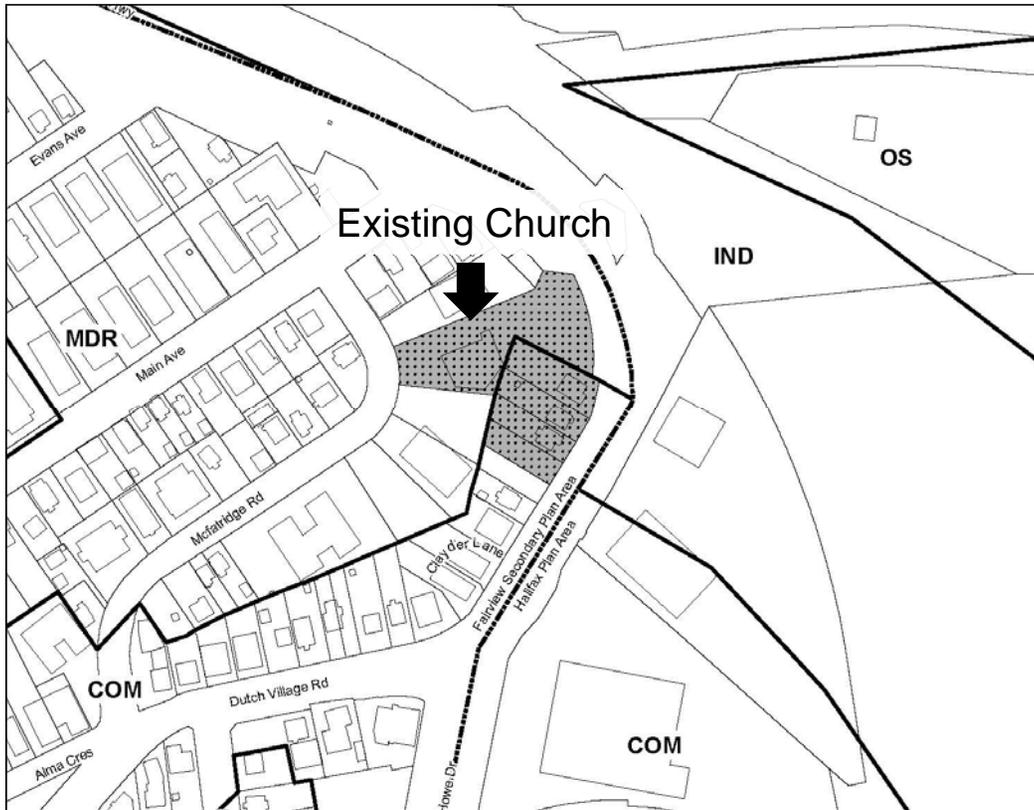
McFatrige Road and Joseph Howe Drive, Halifax



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# Planning Policy

Halifax Municipal Planning Strategy



**MDR:** Medium Density Residential  
**COM:** Commercial  
**IND:** Industrial  
**OS:** Open Space

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# Land Use By-law

Halifax Mainland Land-Use By-law

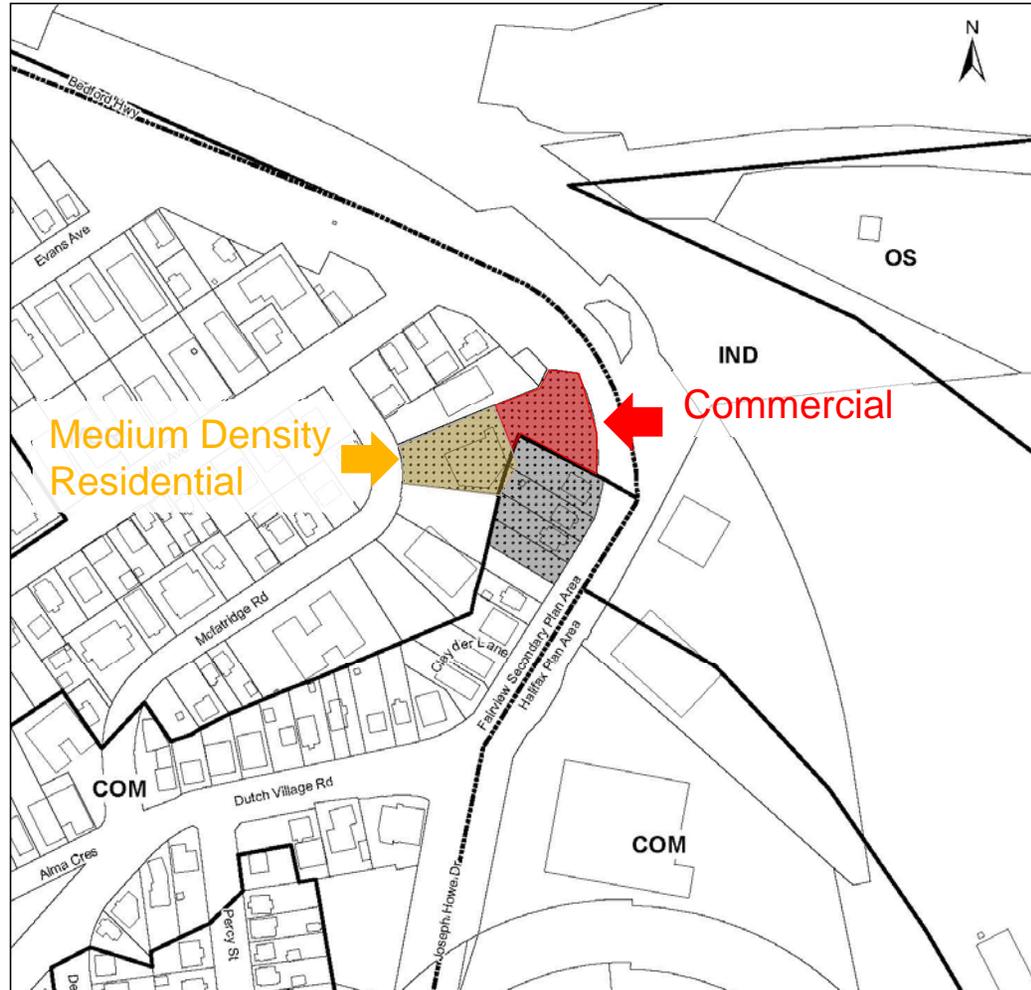


- R-2P:** General Residential
- R-2AM:** General Residential Conversion
- C-2C:** Dutch Village Road Mixed Use
- C-2:** General Business
- C-3:** Industrial
- P:** Park and Institutional

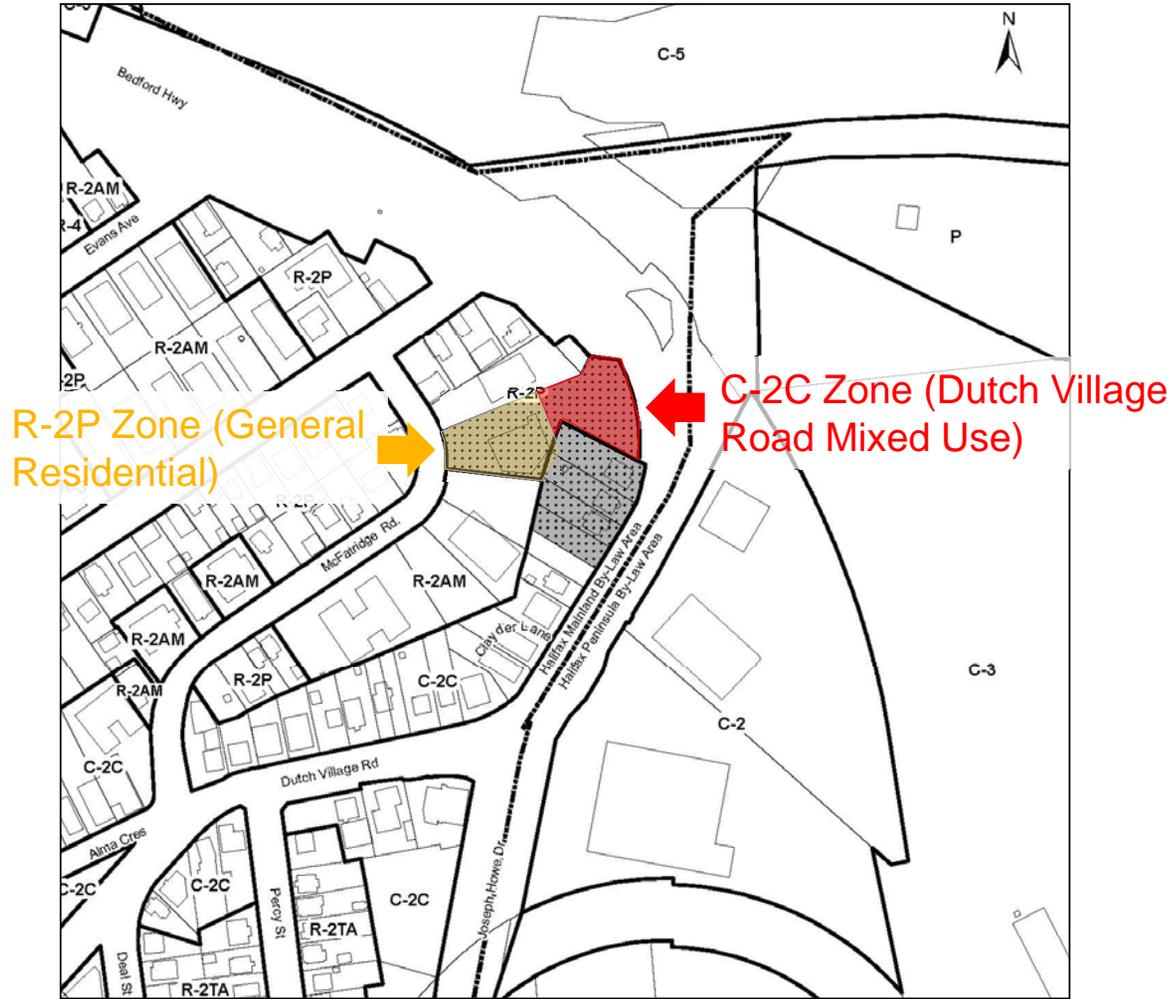
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# Proposed MPS Designation



# Proposed Zoning



## C-2C (Dutch Village Road Mixed Use) Zone

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### C-2C Zone Requirements

	<b>Zone Standard</b>
Building Height	7 storeys (19.5 metres)
Streetwall Height	3 storeys (10.5 metres)
Lot Coverage	Maximum 75%
Stepbacks	3-5 metres above the streetwall height
Unit Mix	At least 30% of units must be 2+ bedroom
Parking	1 space per unit
Permitted Uses	Residential, Commercial, Institutional

# Parking Requirements

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## Recommended Residential Parking Standards for the C-2C Zone

Land Use	Minimum # of Spaces
Bachelor Unit	0.5 per unit
1 Bedroom Unit	0.5 per unit
2+ Bedroom Unit	0.8 per unit
Special Care Home	0.2 per unit

## Public Engagement Feedback

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- Level of engagement completed was consultation, achieved through a mail out notification and public information meeting (July 25, 2018)
- Feedback from the community generally included concerns about:
  - Current and future traffic volume
  - Visibility of the driveway on Joseph Howe Drive
  - Ability to enforce any turning restrictions at the driveway

## Staff Recommendation

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Staff recommend that Regional Council:

Approve amendments to re-designate and rezone lands at 29 McFatridge Road to allow for multi-unit residential development and to reduce residential parking requirements in the C-2C (Dutch Village Road Mixed-Use) Zone.

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Thank You