

HALIFAX

Public Hearing for Case 20369

Rezoning for 635, 651, 661, 669, 677, 685,
693, and 701 St. Margarets Bay Rd., Halifax

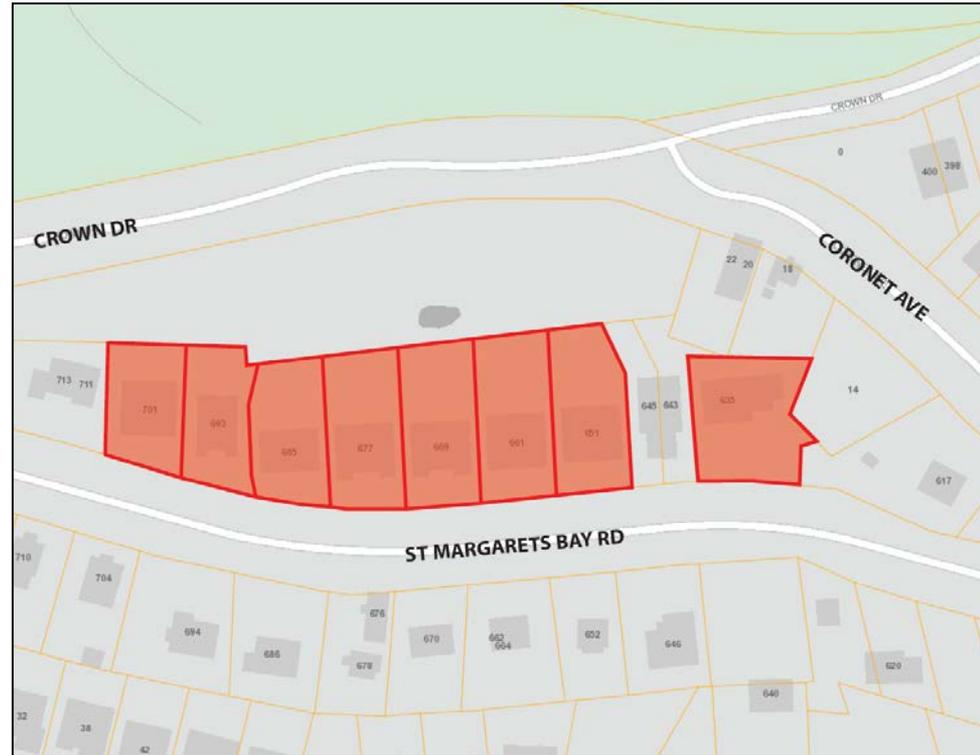
Halifax and West
Community Council
March 7, 2019

Applicant Proposal

Applicant: WM Fares Architects
on behalf of property owners

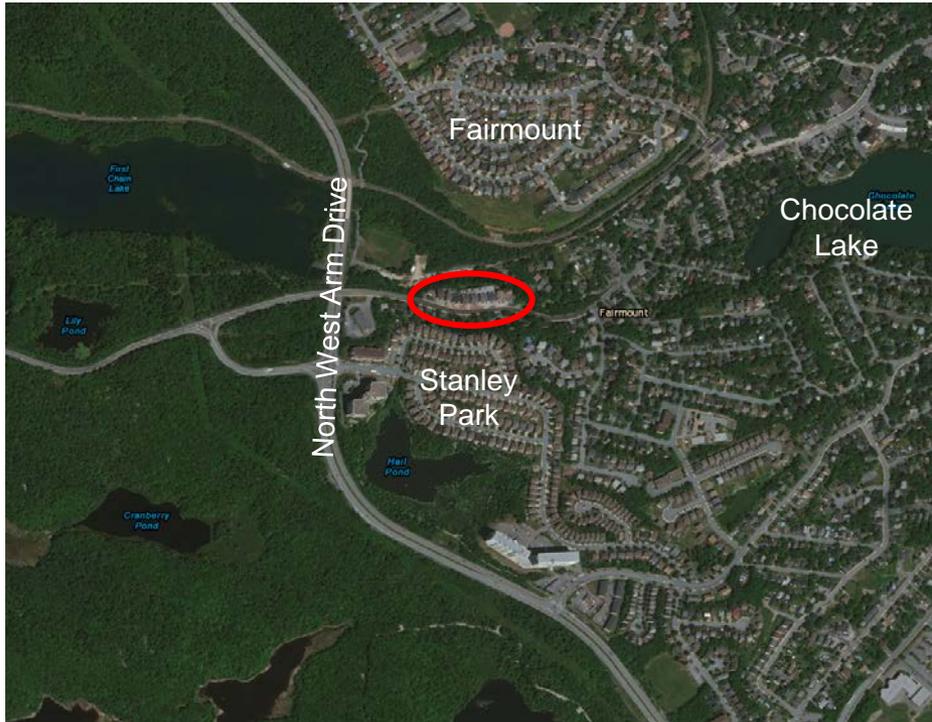
Location: 635, 651, 661, 669,
677, 685, 693 and 701 St.
Margarets Bay Rd, Halifax

Proposal: To rezone the
properties from R-2P and RC-1
to R-3

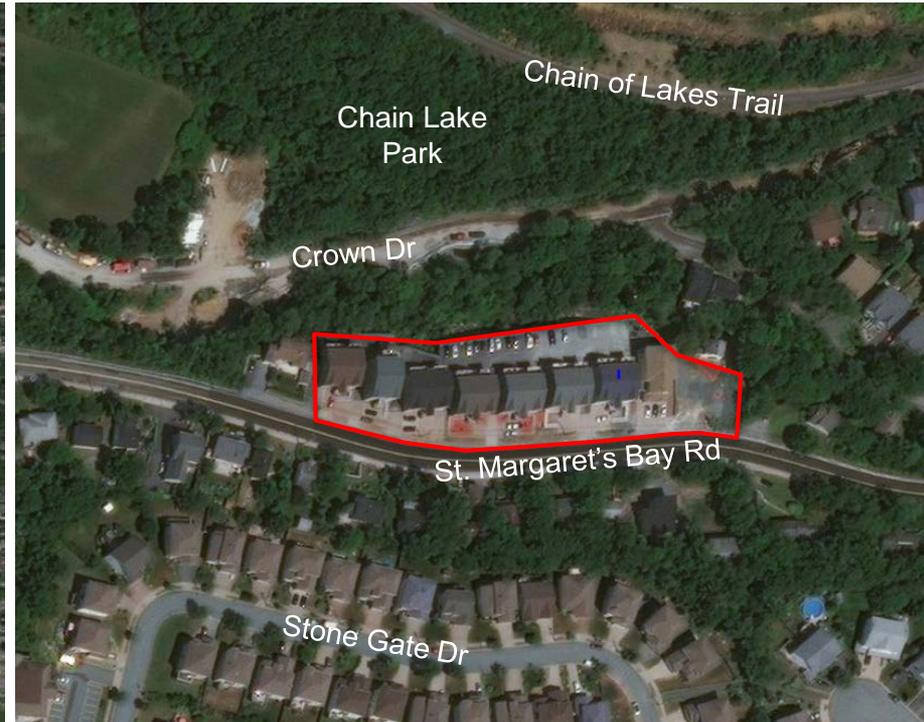


Site Context

635 to 701 St. Margaret's Bay Rd, Halifax



General Site location



Site Boundaries in Red

Site Context



Aerial view looking north

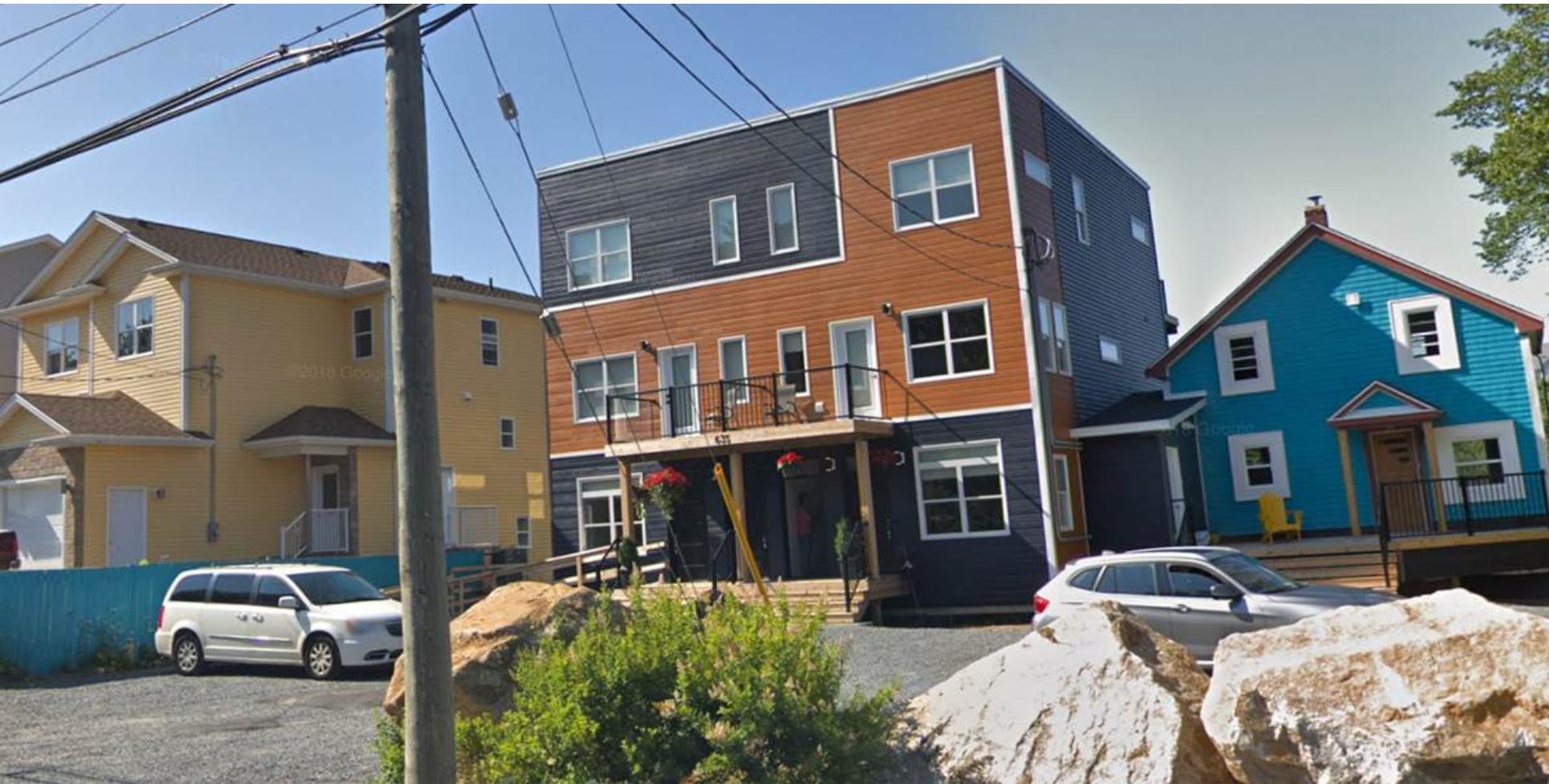
Site Context



Aerial view looking south





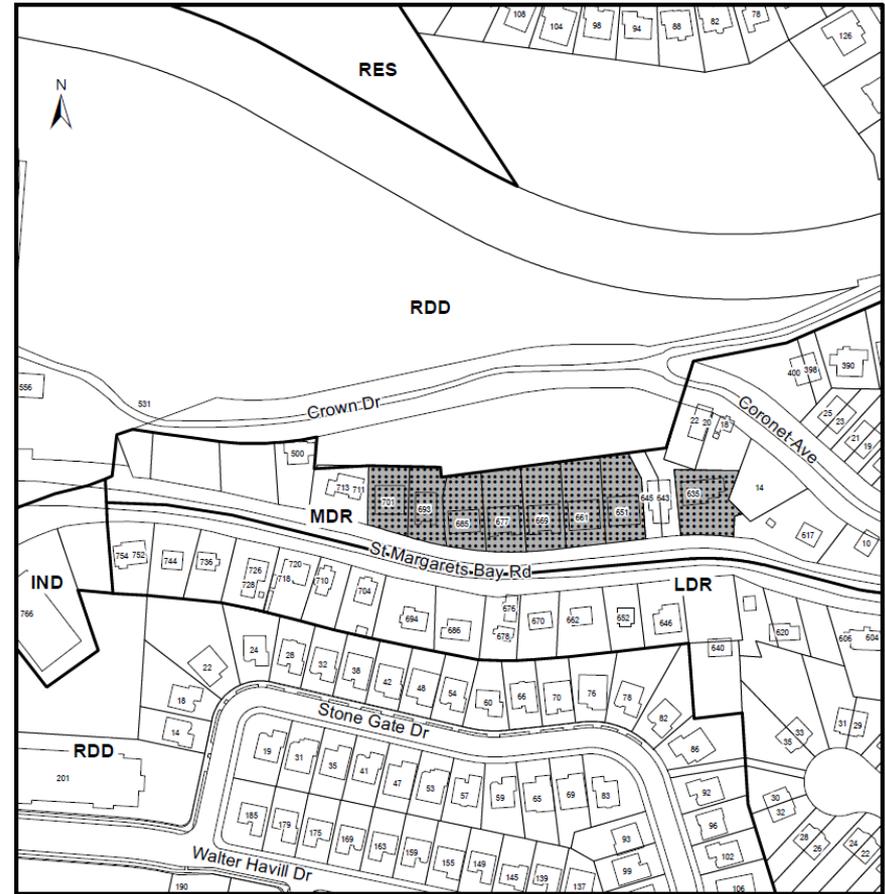




Planning Policy

Halifax Municipal Planning Strategy

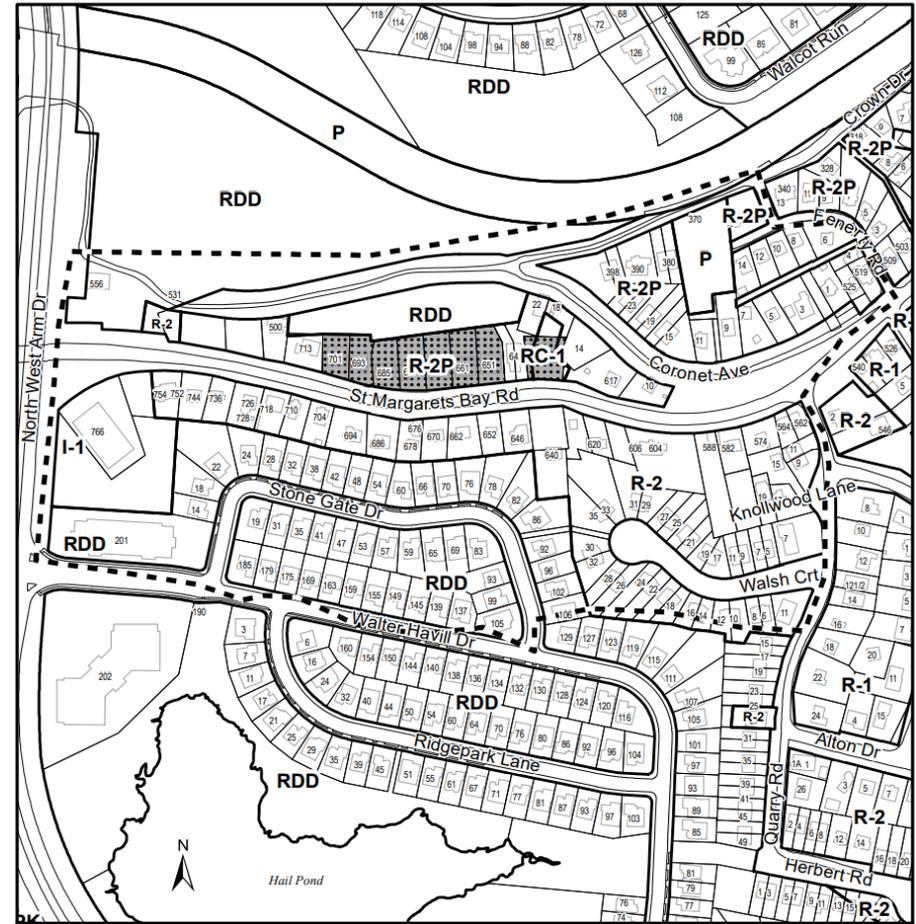
- Designation: Medium Density Residential (MDR) under Mainland South Secondary Plan
- Enabling Policy
 - City Wide, Residential Environments – Policy 2.1, 2.2, 2.4 and 2.4.1
 - Mainland South, Residential Environments – Policy 1.3 and 1.3.1
- Intent
 - To allow higher density development while maintaining the character of the community



Land Use By-law

Halifax Mainland Land Use By-law

- Properties are zoned R-2P with the exception of civic 635 which is zoned RC-1
 - R-2P permits up to four unit dwellings
 - RC-1 permits up to four residential units, grocery or drug store, laundromat, dry cleaners, tailor, dress maker, beauty or barber shop
- Existing Use – 4 unit residential buildings



Proposal – Rezone to R-3

- Request to rezone 8 properties from R-2P and RC-1 to R-3
- Proposed Zone – R-3 (General Residential and Low Rise Apartment)

| | R-2P and RC-1* Zone for 3 to 4 Units | R-3 Zone (Stacked Attached Housing) | R-3 Zone (Apartment House – limited to 4 storeys) |
|------------------------------|--|---|---|
| Minimum Lot Frontage | 60 feet | 60 feet | 60 feet |
| Minimum Lot Area | 6000 sq. ft. | 6000 sq. ft. | 6000 sq. ft. |
| Maximum Lot Coverage | 35% | 50% | Angle Controls |
| Maximum Height | 35 feet | 50 feet | 50 feet |
| Minimum Front Yard | 15 feet | None | Angle Controls |
| Minimum Rear Yard | 20 feet | 20 feet | Angle Controls |
| Minimum Side Yard | 6 feet | 15 feet | Angle Controls |
| Unit Ratio | 1 2BR per 1BR or Bachelor | None | 1 2BR per 3 Bachelor 1 2BR per 1BR |
| Landscaped Open Space | None | 175 sq. ft. / unit | 150 sq. ft. / bachelor 275 sq. ft. / 1BR 575 sq. ft. / 2BR 950 sq. ft / 3BR 1,352 sq. ft / 4+BR |
| Density | None | None | 75 persons per acre |

Policy Consideration

Mainland South Secondary Plan

- Policies 1.3 and 1.3.1
- Limits height to 4 storeys
- Compatibility with existing neighbourhoods
- Adequacy of municipal infrastructure

Section II – City Wide Objectives and Policies - Residential

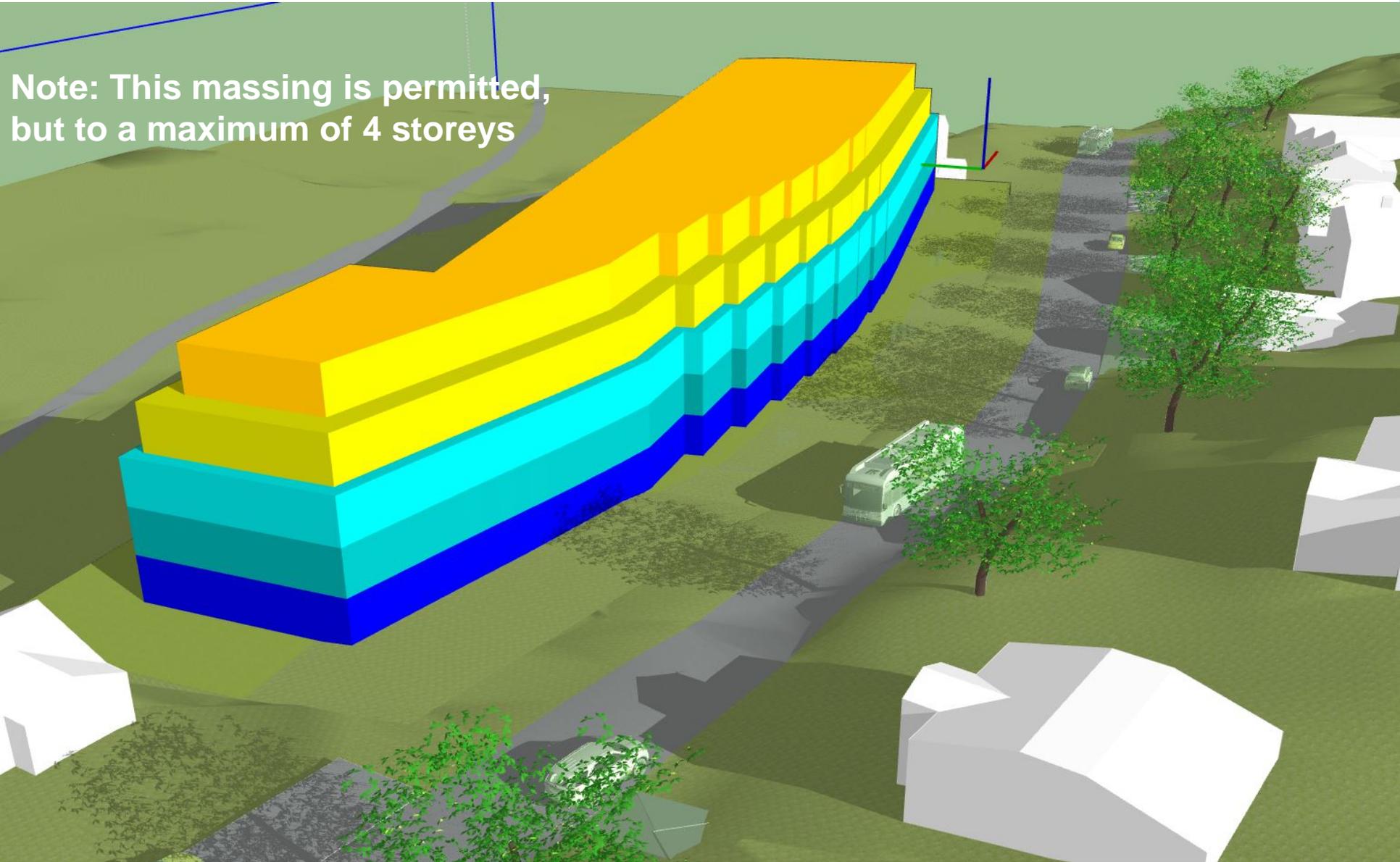
- Policies 2.1, 2.2, 2.4, 2.4.1, 2.7 and 2.8
- Capacity
- Maintain integrity of existing neighborhoods
- Neighborhood stability and compatibility
- Scale
- Variety of housing forms

Potential R-3 Building Envelope



Potential R-3 Building Envelope

Note: This massing is permitted,
but to a maximum of 4 storeys



Looking Northeast

Potential R-3 Building Envelope



**Note: This massing is permitted,
but to a maximum of 4 storeys**

Looking Northwest

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and public information meeting held on July 4, 2018
- Feedback from the community generally included the following:
 - Pedestrian safety due to the lack of sidewalk on north side of the street and lack of crosswalks in the area
 - Compatibility with surrounding neighborhood
 - Concerns regarding parking

**Notifications
Mailed**



279

**Meeting
Attendees**



13

**Letters/Emails
/Phone calls
Received**



5

Staff Recommendation

Staff recommend that Halifax and West Community Council:

1. Refuse the proposed land use by-law amendment as set out in Attachment A.

HALIFAX

Thank You







96

335 St. Margaret's Bay Rd.



429 St. Margaret's Bay Rd.



371 St. Margaret's Bay Rd.



| Measurement | Application to Site |
|--|---|
| Site Size | 4,608 m ² (49,596 ft ² / 1.14 acres) – 7 lots 5,397 m ² (58,092 ft ² / 1.33 acres) – 8 lots |
| Persons allowed @ 75 ppa on 7 lots | 75x1.14 = 85.5 people |
| 7 lot Unit Breakdown of 85.5 people | 43 Bachelors (@ 1 person per unit) 14 Two Bedrooms (@ 3 persons per unit) = 85 people (56 units) 17 One Bedrooms (@ 2 person per unit) 17 two bedroom (@ 3 person per unit) = 85 people (34 units) |
| 7 lot R-2P Density | 4 units per lot x 7 lots = 28 units |
| 8 lot R-2P Density | 4 units per lot x 8 lots = 32 units |
| 7 Lot Proposed amendment to R-3 in current form | 6 units per lot x 7 lots = 42 units |
| 8 Lot Proposed amendment to R-3 in current form | 6 units per lot x 8 lots = 48 units |