Item 10.1.1

HALIFAX

Public Hearing for Case 20983

Rezoning at Dunbrack Street and Wentworth Drive (no civic), Halifax

Halifax and West Community Council
June 5, 2019

Applicant Proposal

Applicant:

KWR Approvals Inc., on behalf of property owner Arnaout Investments Incorporated

Location:

Dunbrack Street and Wentworth Drive (no civic address), Halifax

Proposal:

Rezone from R-2 (Two Family Dwelling) to R-2T (Townhouse) and R-4 (Multiple Dwelling) to construct a 90-unit apartment building and 10 townhouse units.

Concept site plan

— Proposed zone line

Site Context

Dunbrack Street and Wentworth Drive, Halifax

General site location

Site boundaries in red

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Site Context

Subject site seen from Wentworth Drive - looking south
(Photo from August 2018)

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Site Context

Subject site seen from Wentworth Drive - looking west

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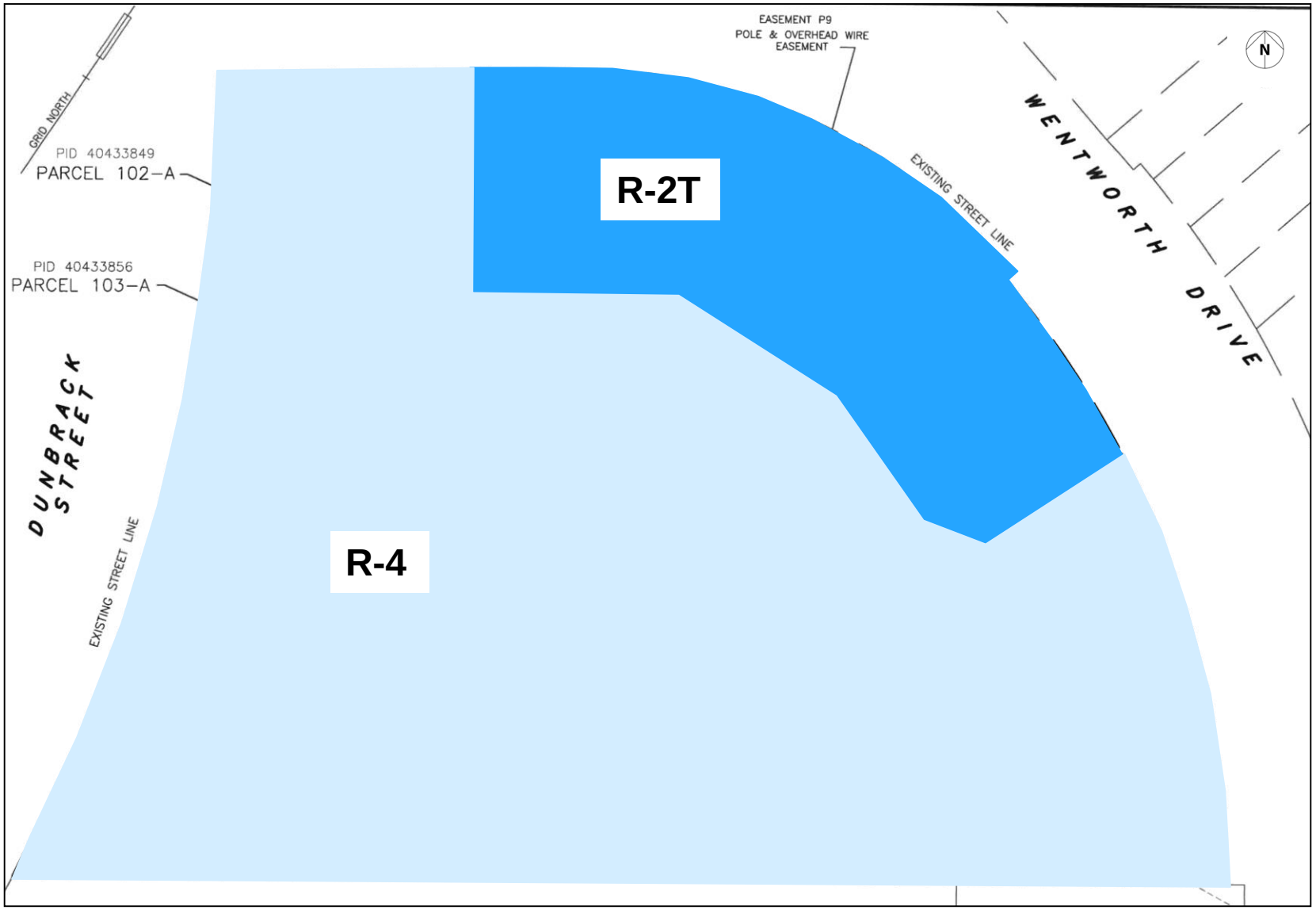
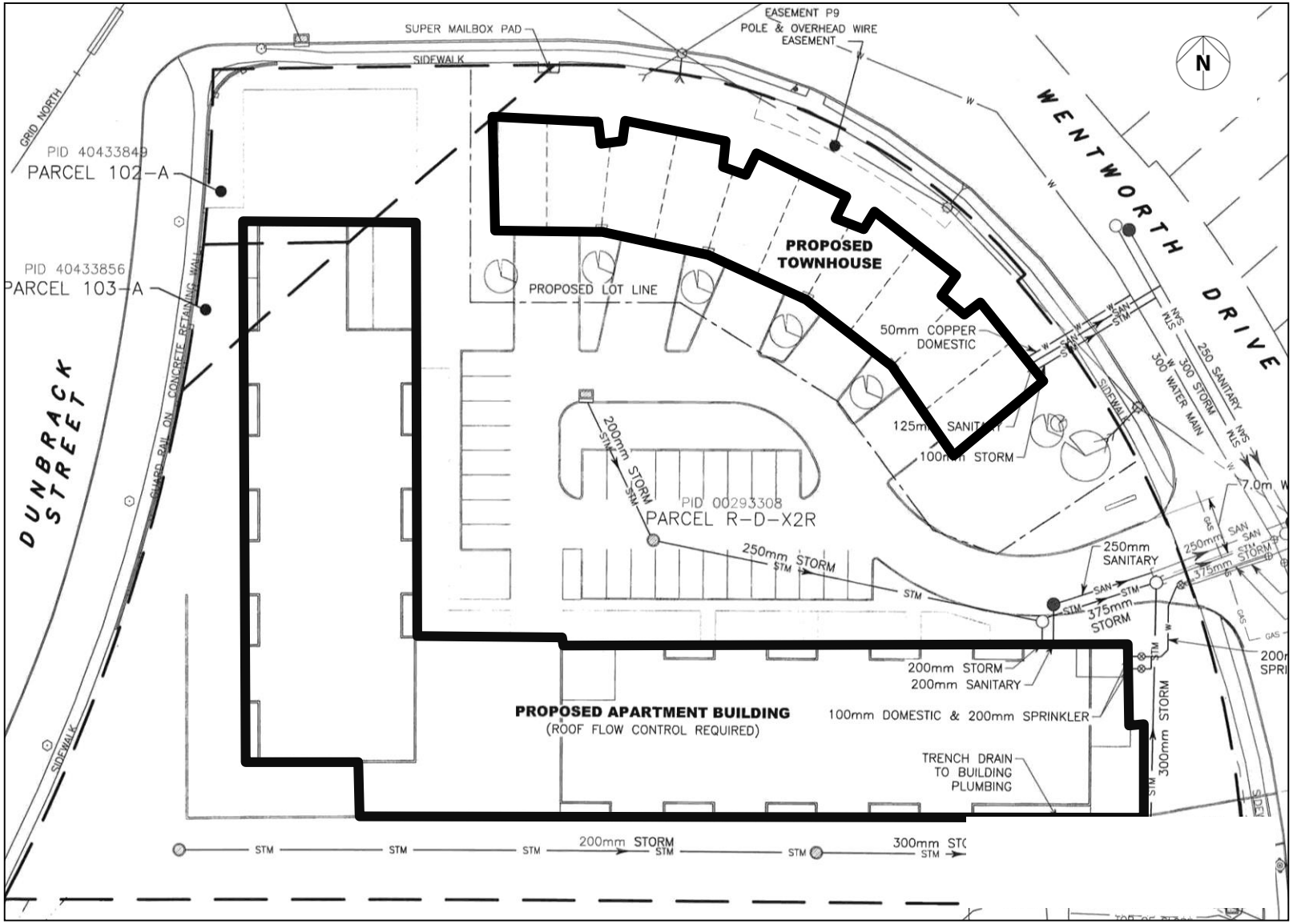


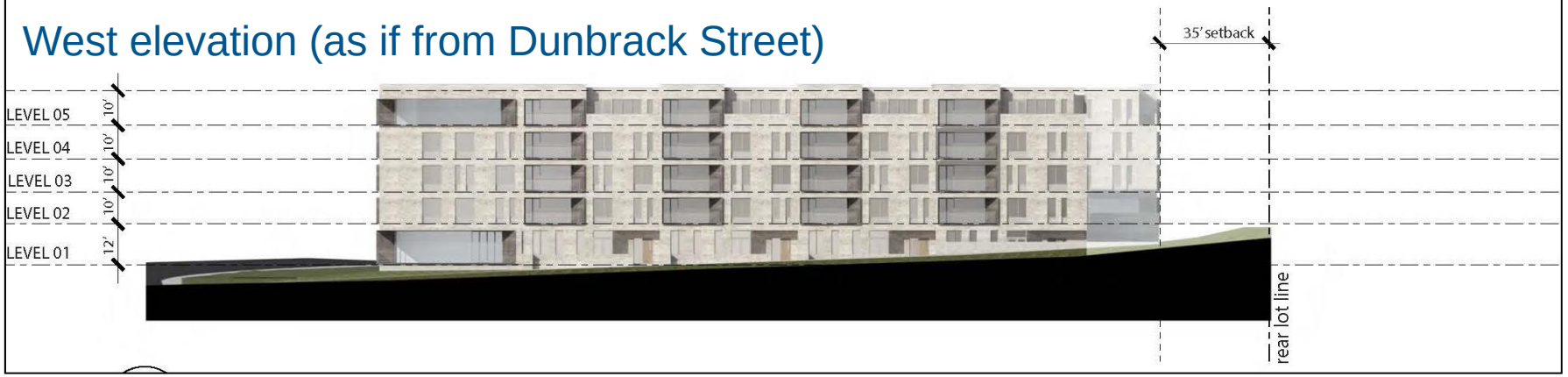
Requested rezoning

Concept Design – Site Plan



Concept Proposal

West elevation (as if from Dunbrack Street)



South elevation

Concept design – multi-unit dwelling only

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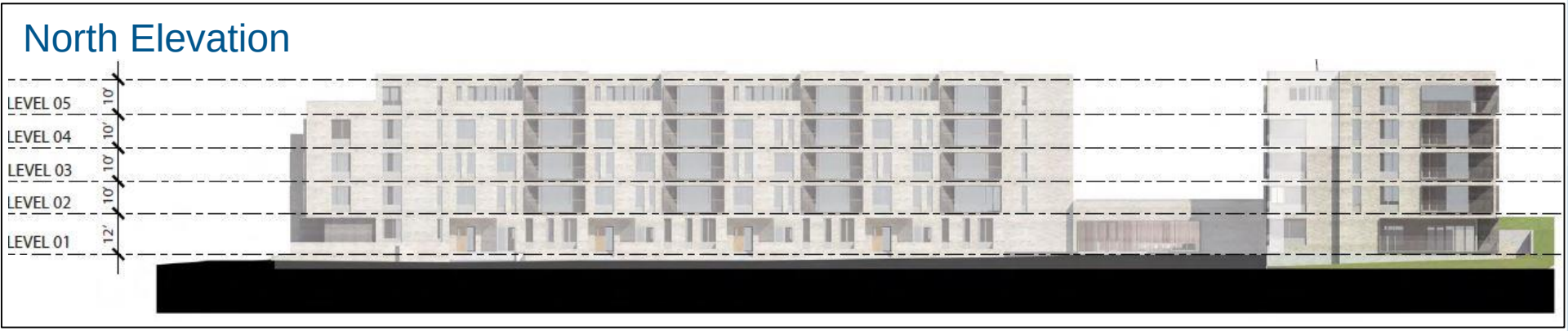
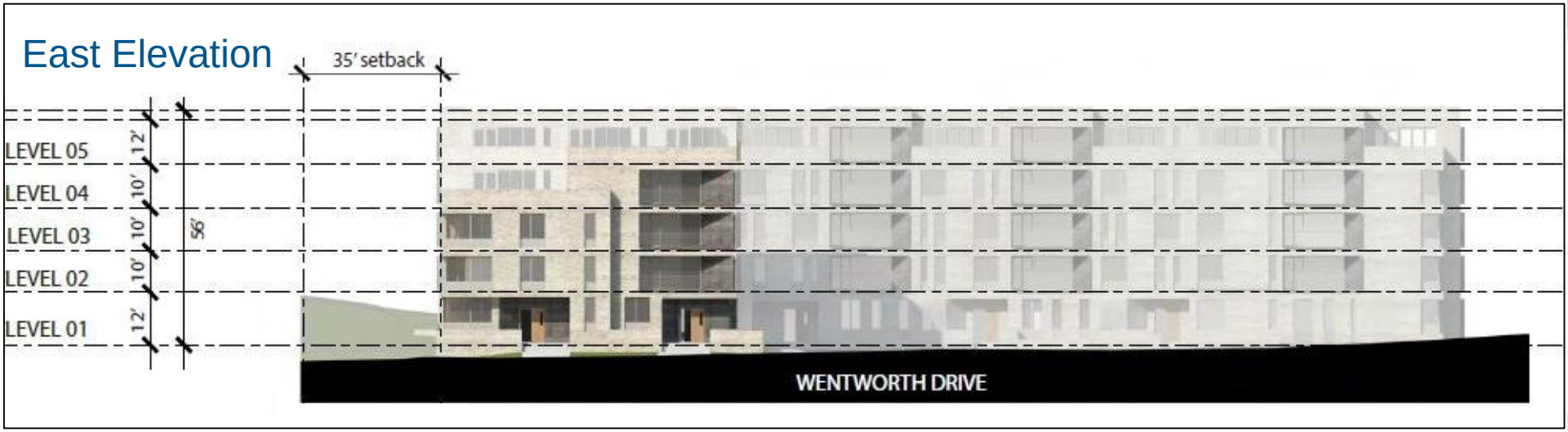
Concept Proposal

North Elevation



East Elevation



Concept design – multi-unit dwelling only

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Concept Proposal

Concept design only – townhouses

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Land Use By-law
Halifax Mainland

Current Zone: R-2 (Two Family Dwelling)

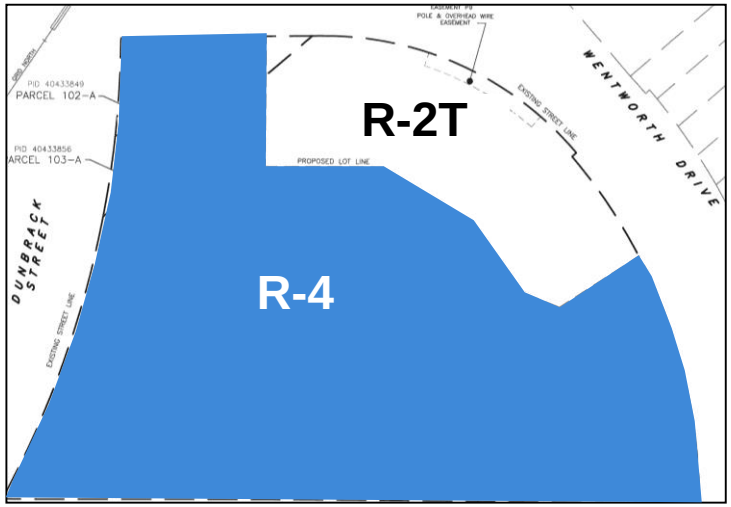
- **Permitted uses:**
  - → R-1 uses;
  - → Two-unit dwellings;
  - → Accessory uses;

Requested Zone #1: R-2T (Townhouse)

- **Permitted uses:**
  - → R-1 and R-2 uses;
  - → Townhouse buildings;
  - → Accessory uses;

Requested Zone #2: R-4 (Multiple Dwelling)

- **Permitted uses:**
  - → R-1, R-2 and R-2T uses;
  - → Boarding, lodging or rooming house;
  - → Apartment house;
  - → Accessory uses;



→ Some non-residential uses:
- One office for professional or personal services;
- Day cares, special care homes, consulates in residences and greenhouses;

→ Additional commercial uses permitted if > 100 dwelling units

Land Use By-law

Halifax Mainland

(R-4 Zone cont'd):

- No defined height limit - angle controls;
  - →60° vertical angle controls height;
  - →80° horizontal angle controls mass/bulk;

- Maximum density based on habitable rooms count – 75 habitable rooms per acre of gross lot area:
  - →2.83 acres for R-4 portion;
  - →Maximum density: 212 habitable rooms;
  - →Maximum height and final number of units calculated by Development Officer at permitting;
  - →No further involvement of Community Council – as-of-right process

Planning Policy

Halifax Municipal Planning Strategy

- **Designation:**

  → Residential Environments;

- **Designation Objective:**

  “The provision and maintenance of diverse and high quality housing in adequate amounts, in safe residential environments, at prices which residents can afford.”

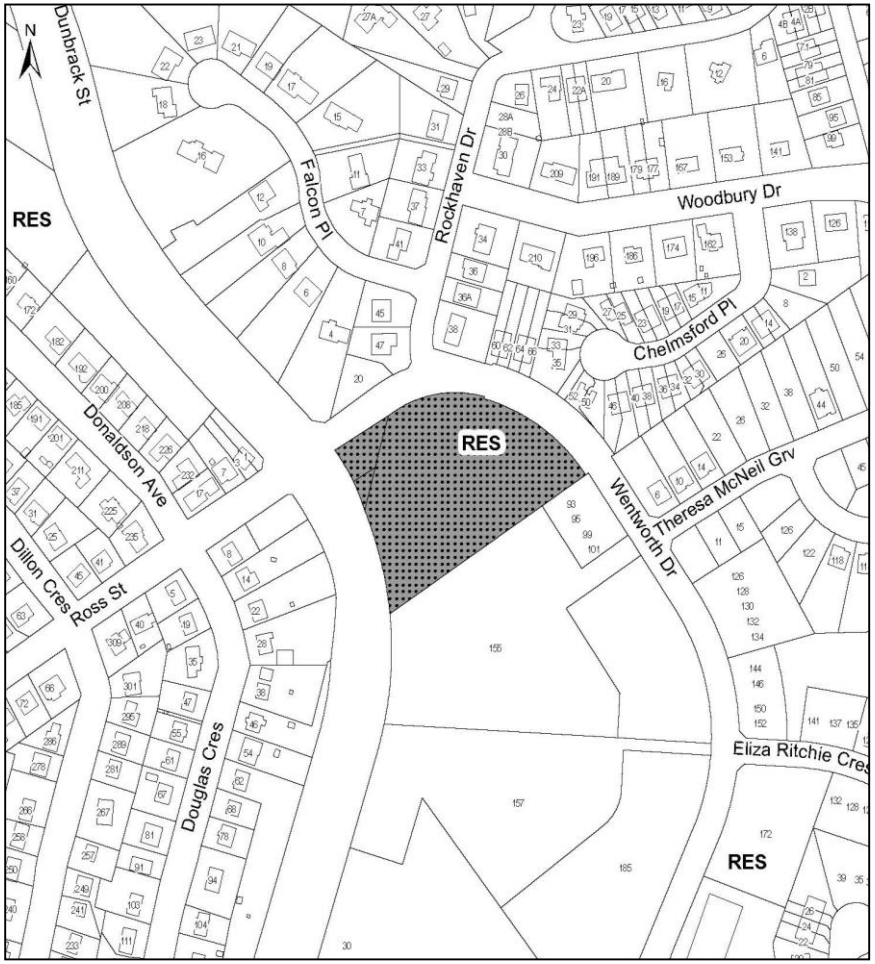
- **Existing Use:**

  → Vacant;

- **Enabling Policy:**

  → Rezoning enabled by Halifax MPS city-wide Policies 2.1, 2.4 and 2.8 and Implementation Polices 3, 4, 4.1 and 4.2;

- **No Secondary Plan Area**



Generalized Future Land Use (MPS Map 9)

Planning Policy

Halifax Municipal Planning Strategy

Halifax Municipal Planning Strategy requires that Council consider the following in rendering their decision on a rezoning application:

- Compatibility with and maintaining the integrity of existing neighbourhoods;
- Encouraging transportation systems to favour pedestrian movement;
- Opportunity to provide infill housing;
- Opportunity to provide housing for households with a range of incomes;
- Capacity of existing services to accommodate the proposed development;

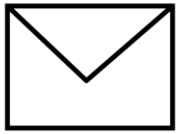
Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and Public Information Meeting held on December 13, 2019;

- Feedback from the community generally included the following:

  → Incompatibility with the existing lower density residential environment;
  → Concern that local schools could not absorb new students;
  → Aggravating existing traffic congestion in the surrounding area;
  → Concern that the development would not provide sufficient parking; and
  → Concern that the rezoning would negatively affect property values;

Notifications Mailed

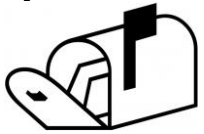


61

Meeting Attendees

13

Letters/Emails Telephone Calls



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Staff Recommendation

Staff recommend that Halifax and West Community Council:

1. Approve the proposed amendments to the Halifax Mainland LUB as set out in Attachment A of the staff report dated April 4, 2019

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Thank You

R-4 Zone - Density

R-4 zone (LUB section 34 (1)): “The population density …shall not exceed 75 persons per acre.”

Excerpts from the Halifax Mainland Land Use By-law:

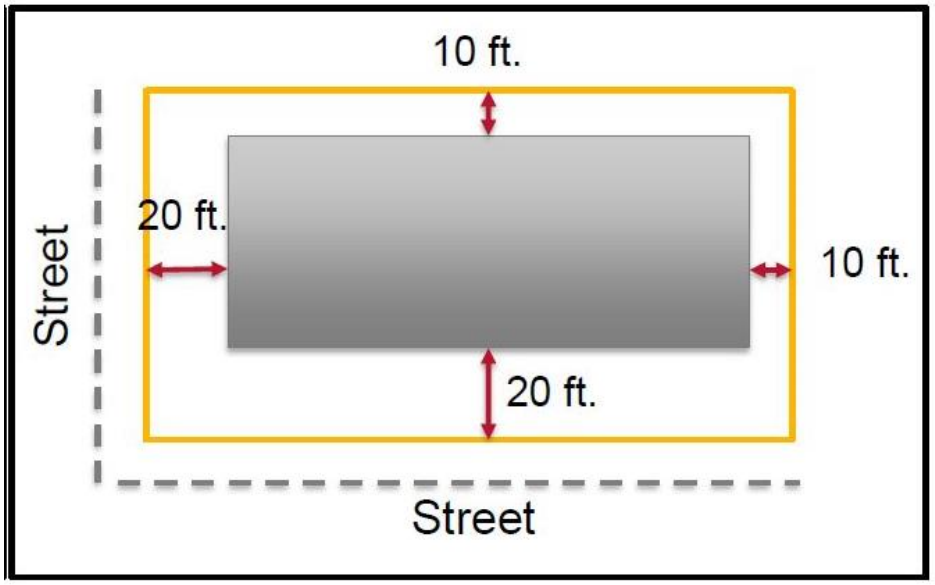
"Habitable Room" means any room in a dwelling house, multiple dwelling, or dwelling unit with the exception of bathrooms, storage spaces with no windows or kitchens with a floor area of less than 100 square feet. Combined or undivided living spaces with floor areas greater than 400 square feet shall be deemed to be two habitable rooms;

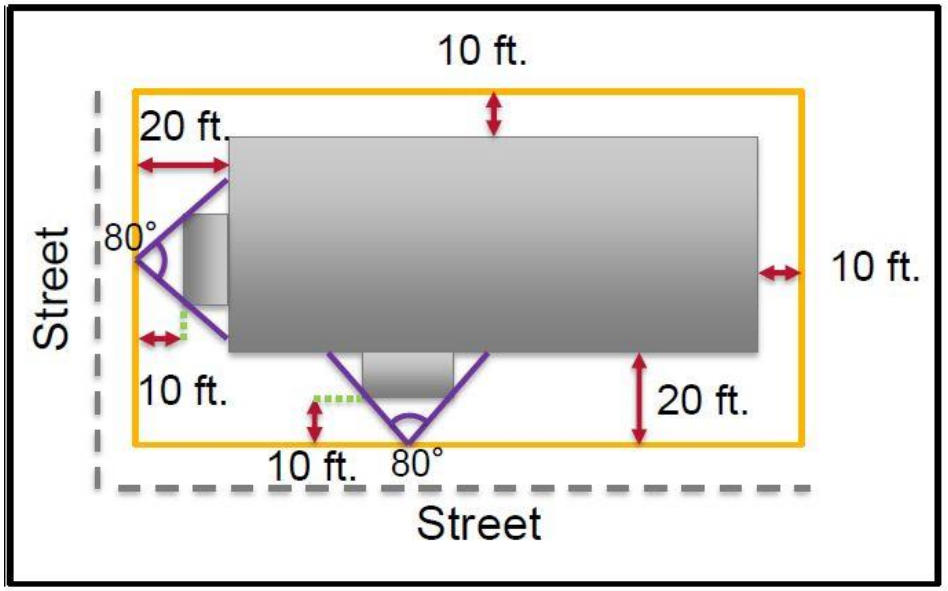
"Population Density" means the number of persons occupying a building(s) on a lot per one acre of gross lot area. In determining population density, the number of persons occupying a building(s) on a lot shall be calculated on the basis of one person for each habitable room contained therein;

"Gross Lot Area" means the area of a lot plus the area of one-half the width of any street or permanent open space abutting upon such lot or 30 feet, whichever is the lesser;

R-4 Setbacks

Source: Presentations prepared by DO Andrew Faulkner, Shilo Gempton and Stephanie Salloum





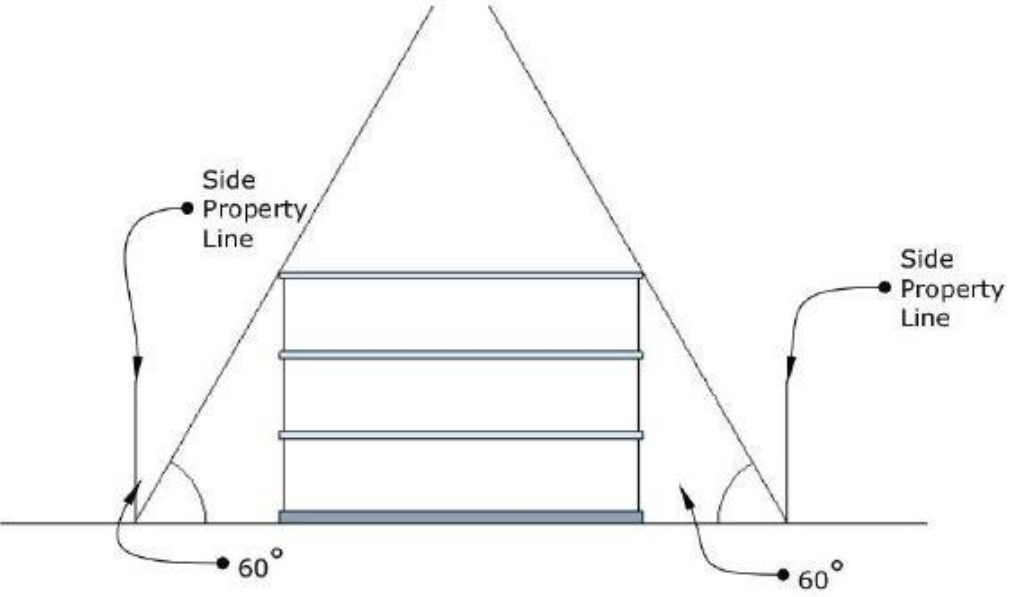
Rule 1: Distance between building and street shall not be less than 20 feet;

Rule 2: Distance between building and other lot line (not a streetline) can not be less than 10 feet;

BUT streetline setback can be as little as 10 feet IF “angle controls” are met
→ 80° horizontal angle

R-4 Maximum Height – Angle Controls

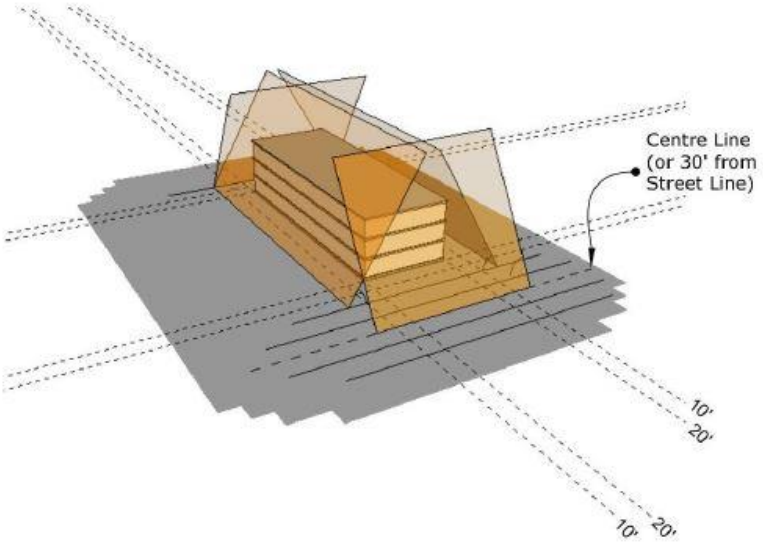
Source: Presentations prepared by DO Andrew Faulkner, Shilo Gempton and Stephanie Salloum



60° vertical angle applied to the elevation from the property line;

Rule 1: Applied to all lot lines;

Rule 2: Applied to the centerline of the street where a lot line abuts a street, provided that the distance between the centerline and the lot line does not exceed 30 ft.



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Wentworth Drive

N
WILSON BLVD
WEDGEWOOD AVE
DUNBRACK ST
FALCON PL
ROCKHAVEN DR
DICKSON AVE
WOODBURY DR
FOUR MILE LANE
TORRINGTON DR
CASCADE DR
WINONA CRES
LYNWOOD DR
CHELMSFORD PL
WENTWORTH DR
THERESA MICHELL GRV
DONALDSON AVE
DILLON CRES
ROSS ST
DOUGLAS CRES
NORMAN

N
CHELMSFORD PL
DUNBRACK ST
DONALDSON AVE
ROSS ST
WENTWORTH DR
THERESA AGNEW GRV
LYNWOOD
TORRINGTON DR
DOUGLAS CRES
NORMAN CRES
OAKLEY AVE
REMINGTON CRT
ELIZA RITCHIE CRES
TREMONT DR
FOREST HILL DR
RUTH GOLDBLOOM DR
KNIGHTSBRIDGE DR
TRAILWOOD PL
ATTENBOROUGH CRT
ROBIN

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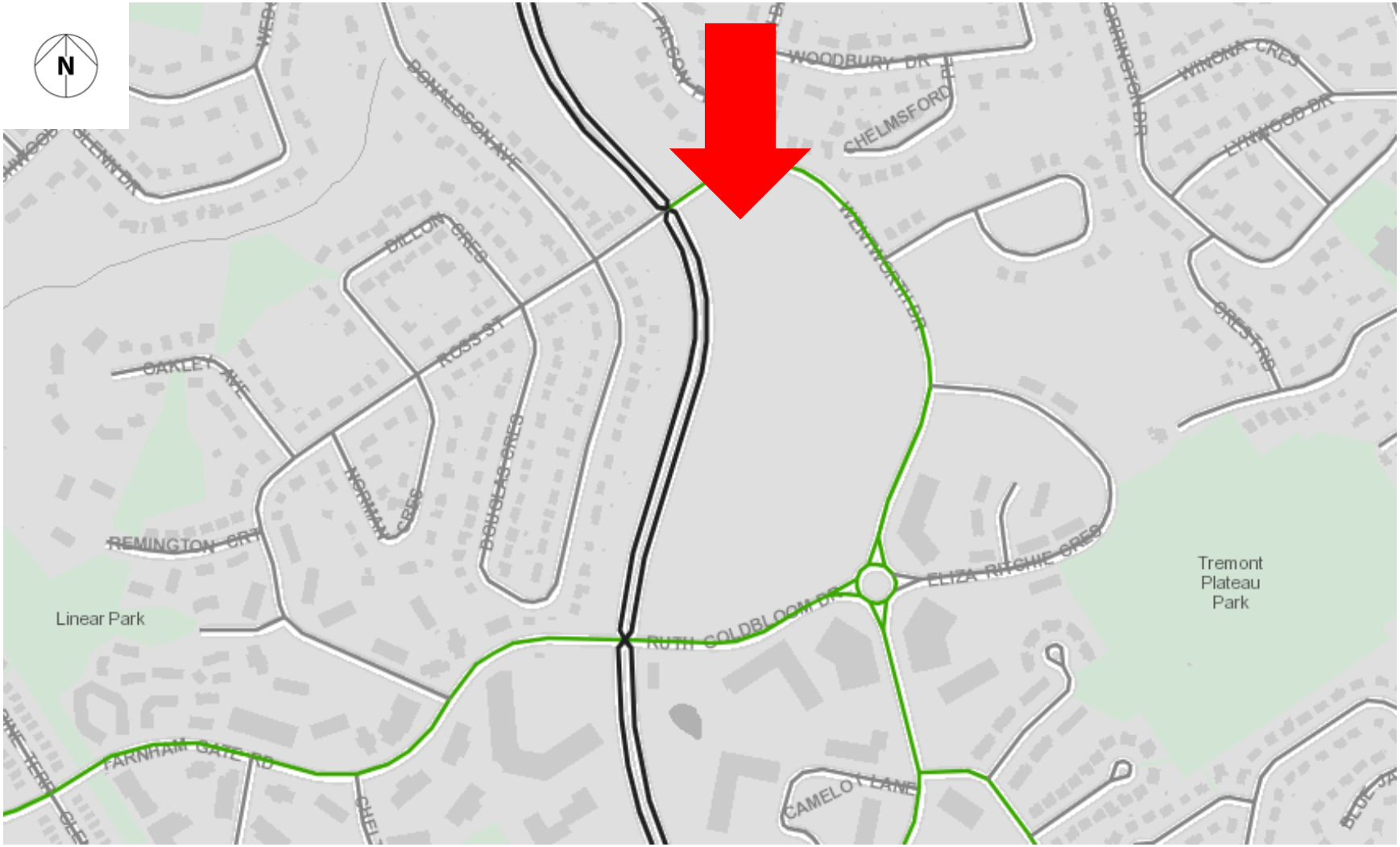

Street classification:

Arterial

Local

Minor Collector

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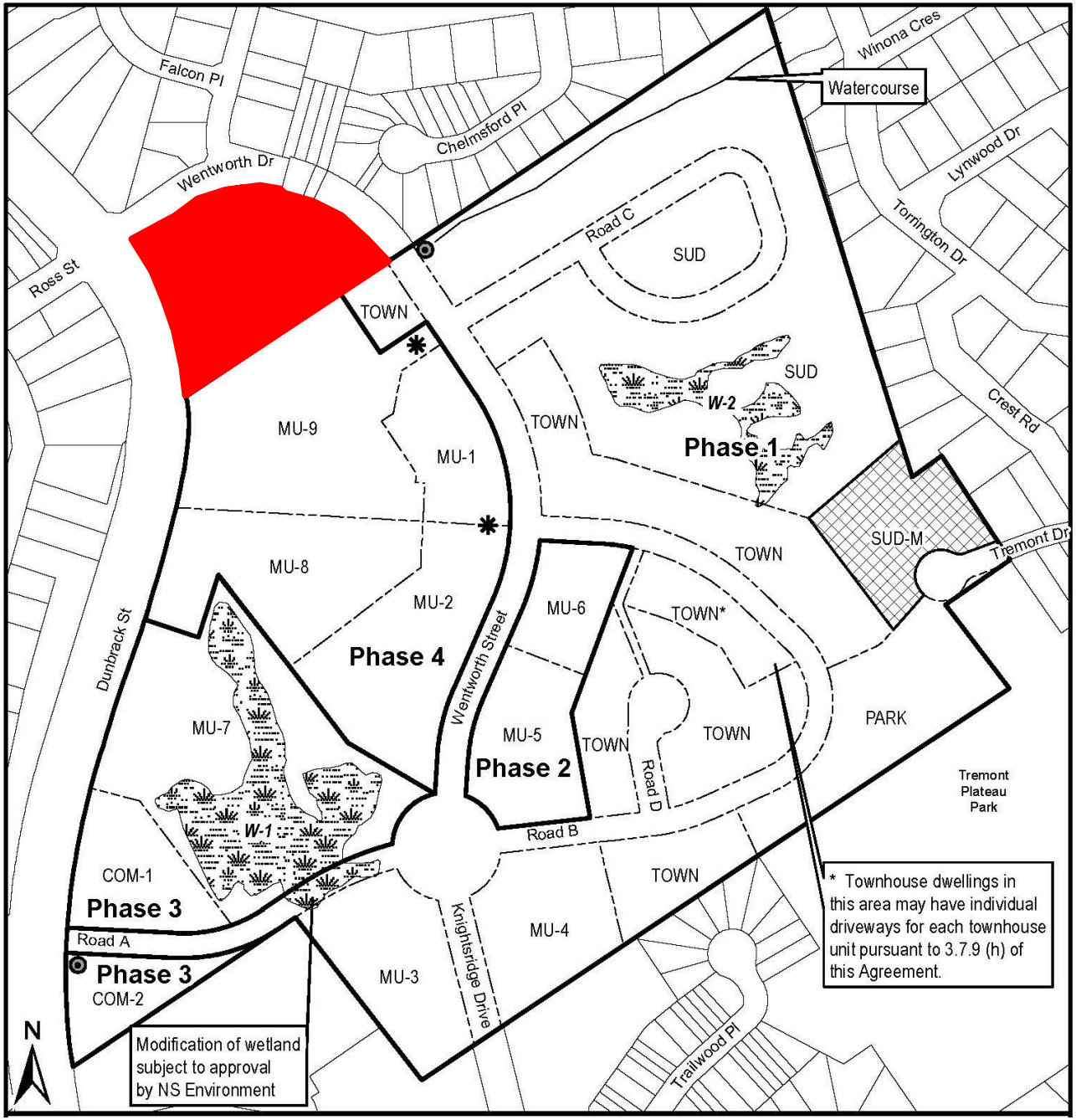
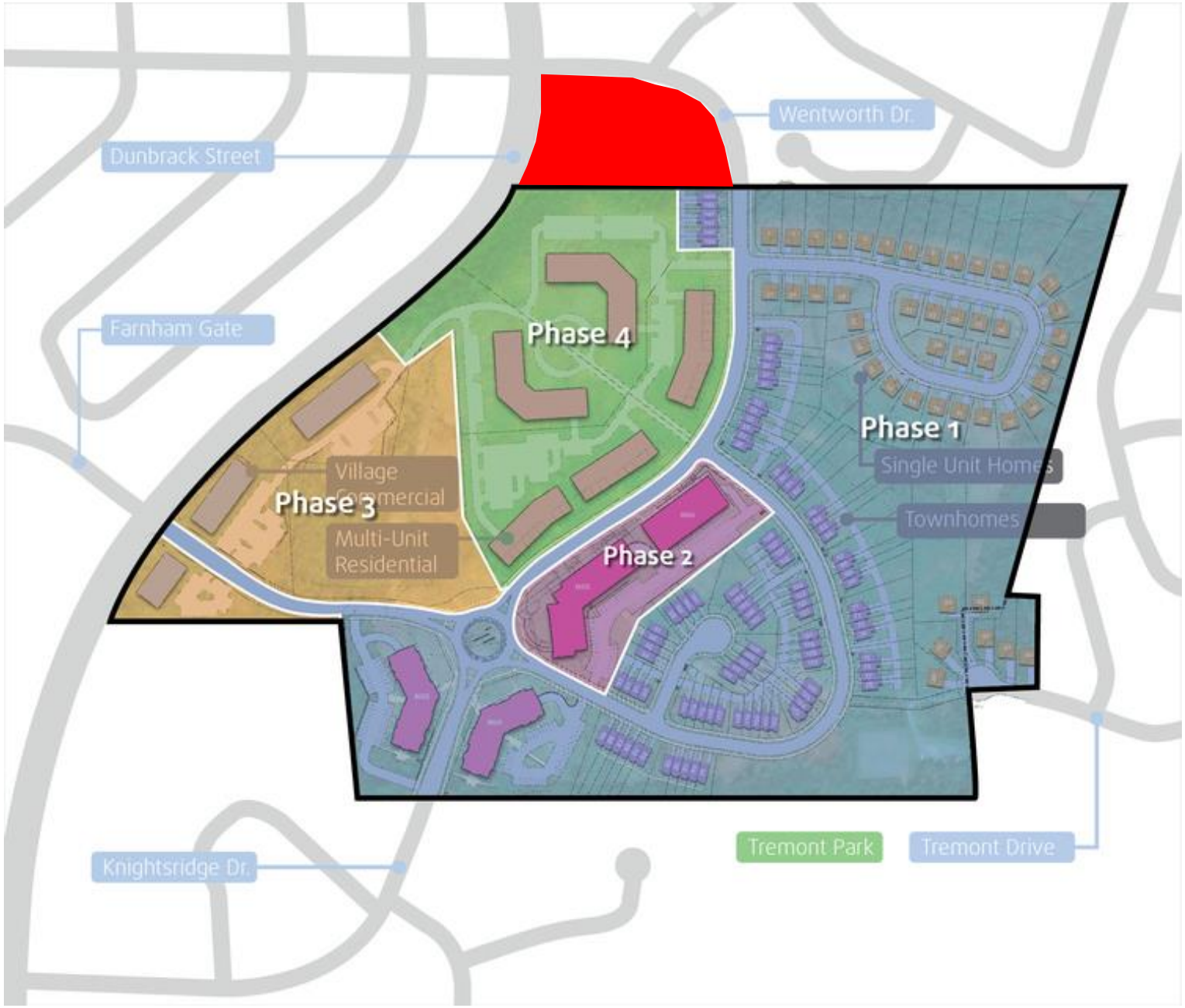
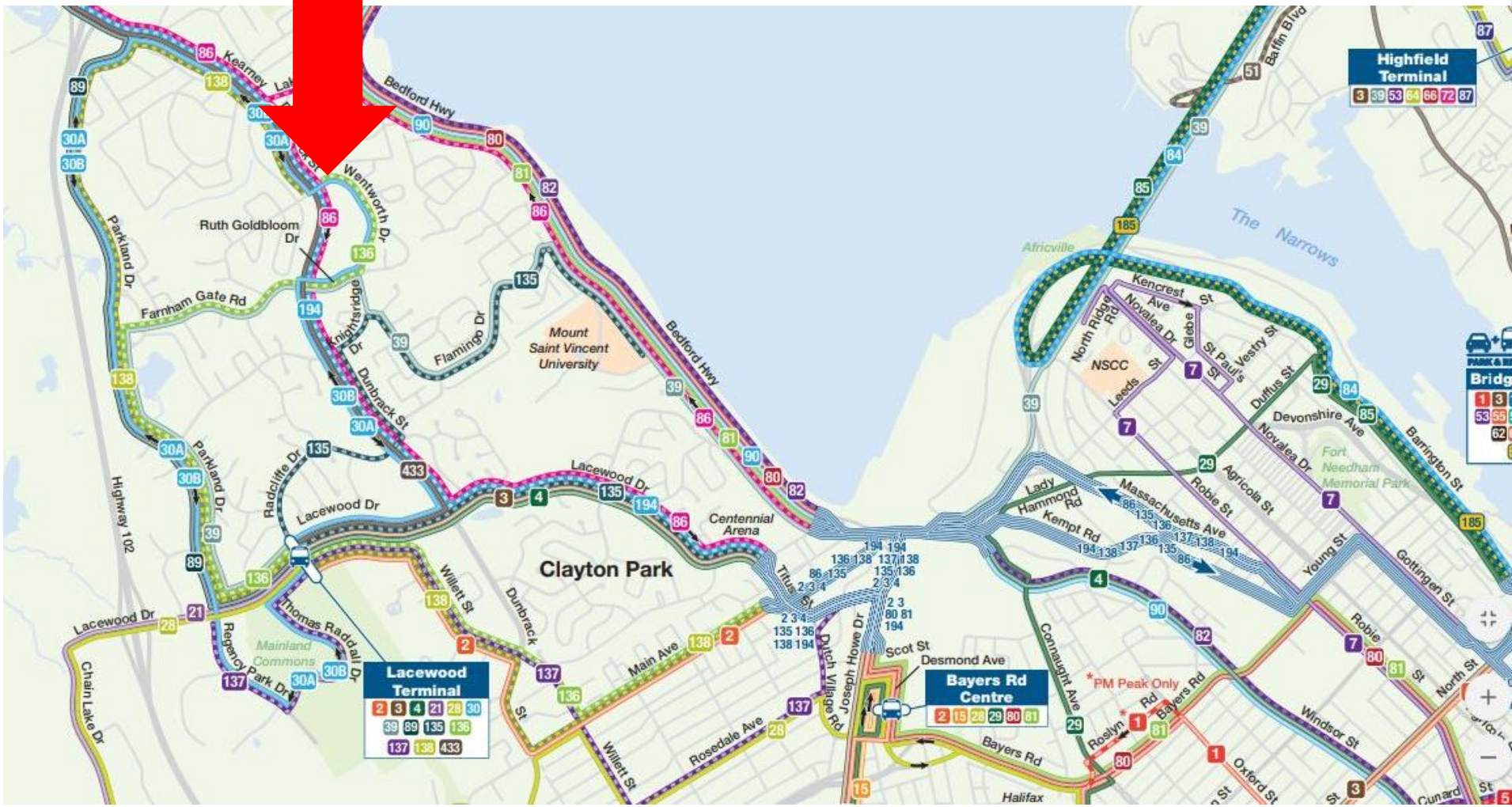
Outside DA Area
Wentworth Drive
Rots Street
Oakhill Drive
Crest Street
Tremont Drive
Wetland
Pond
Wetland
Land dedicated for Park Dedication
Dunbrack Street
Wetland
Farnham Gate Road
MU3
MU4
Knightsbridge Drive


Falcon Pl
Chelmsford Pl
Wentworth Dr
Winona Cres
Watercourse
Lynwood Dr
Torrington Dr
Crest Rd
Ross St
Road C
SUD
TOWN
SUD
W-2
Phase 1
MU-9
MU-1
TOWN
SUD-M
Tremont Dr
MU-8
MU-2
Phase 4
MU-6
TOWN*
TOWN
Dunbrack St
Wentworth Street
MU-7
MU-5
Phase 2
TOWN
TOWN
PARK
Road D
Tremont Plateau Park
W-1
Road B
COM-1
Phase 3
TOWN
Road A
Phase 3
COM-2
MU-4
Knightsridge Drive
MU-3
Trailwood Pl
N
Modification of wetland subject to approval by NS Environment
* Townhouse dwellings in this area may have individual driveways for each townhouse unit pursuant to 3.7.9 (h) of this Agreement.


Wentworth Dr.
Dunbrack Street
Farnham Gate
Phase 4
Phase 1
Single Unit Homes
Townhomes
Village
Commercial
Phase 3
Multi-Unit
Residential
Phase 2
Tremont Park
Tremont Drive
Knightsridge Dr.



Highfield Terminal
Lacewood Terminal
Bayers Rd Centre
Clayton Park
Mount Saint Vincent University
Centennial Arena
Mainland Commons
Fort Needham Memorial Park
Africville
The Narrows
NSCC
Bedford Hwy
Lacewood Dr
Parkland Dr
Highway 102
Chain Lake Dr
Farnham Gate Rd
Ruth Goldbloom Dr
Wentworth Dr
Knightsridge Dr
Flamingo Dr
Dunbrack St
Radcliffe Dr
Thomas Raddall Dr
Regency Park Dr
Willett St
Main Ave
Rosedale Ave
Titus St
Dutch Village Rd
Joseph Howe Dr
Scot St
Desmond Ave
Bayers Rd
Halifax
Connaught Ave
Roslyn Rd
Kempt Rd
Lady Hammond Rd
Massachusetts Ave
Robie St
Agricola St
Novalea Dr
Devonshire Ave
Barrington St
Young St
Gottingen St
Windsor St
Oxford St
North St
Cunard St
Kencrest Ave
Glebe St
St Paul's
Vestry St
Duffus St
Leeds St
North Ridge Rd
Baffin Blvd
*PM Peak Only