

HALIFAX

Public Hearing for Case 22005

Land Use Bylaw Amendment for Peninsula
West Area 1 Schedule
Halifax

Halifax and West
Community Council
July 9, 2019

Proposal

Origin: Motion of Halifax and West Community Council

Location: Peninsula West Area 1 Schedule in the Halifax Peninsula Land Use By-law area

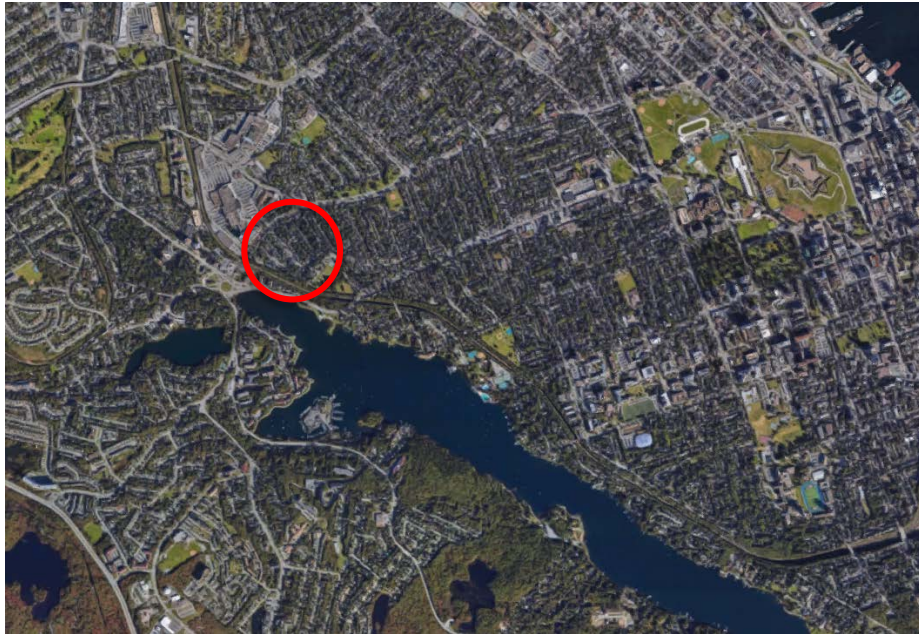
Proposal: Text only amendments to Halifax Peninsula LUB to allow, within the Peninsula West Area 1 Schedule, the internal conversion of residential buildings to a maximum of 6 units.



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Area Context

Peninsula West Area 1, Halifax



General Site location



Area Boundaries in Red

Area Context

Peninsula West Area 1, Halifax

Boundaries:

- Chebucto Road
- Roosevelt Drive
- Flinn Street
- MacDonald Street

Creation of Schedule:

Boundaries determined by neighborhood in 2003 when area specific LUB amendments were completed that resulted in the Peninsula West Area 1 Schedule



Area Boundaries in Red

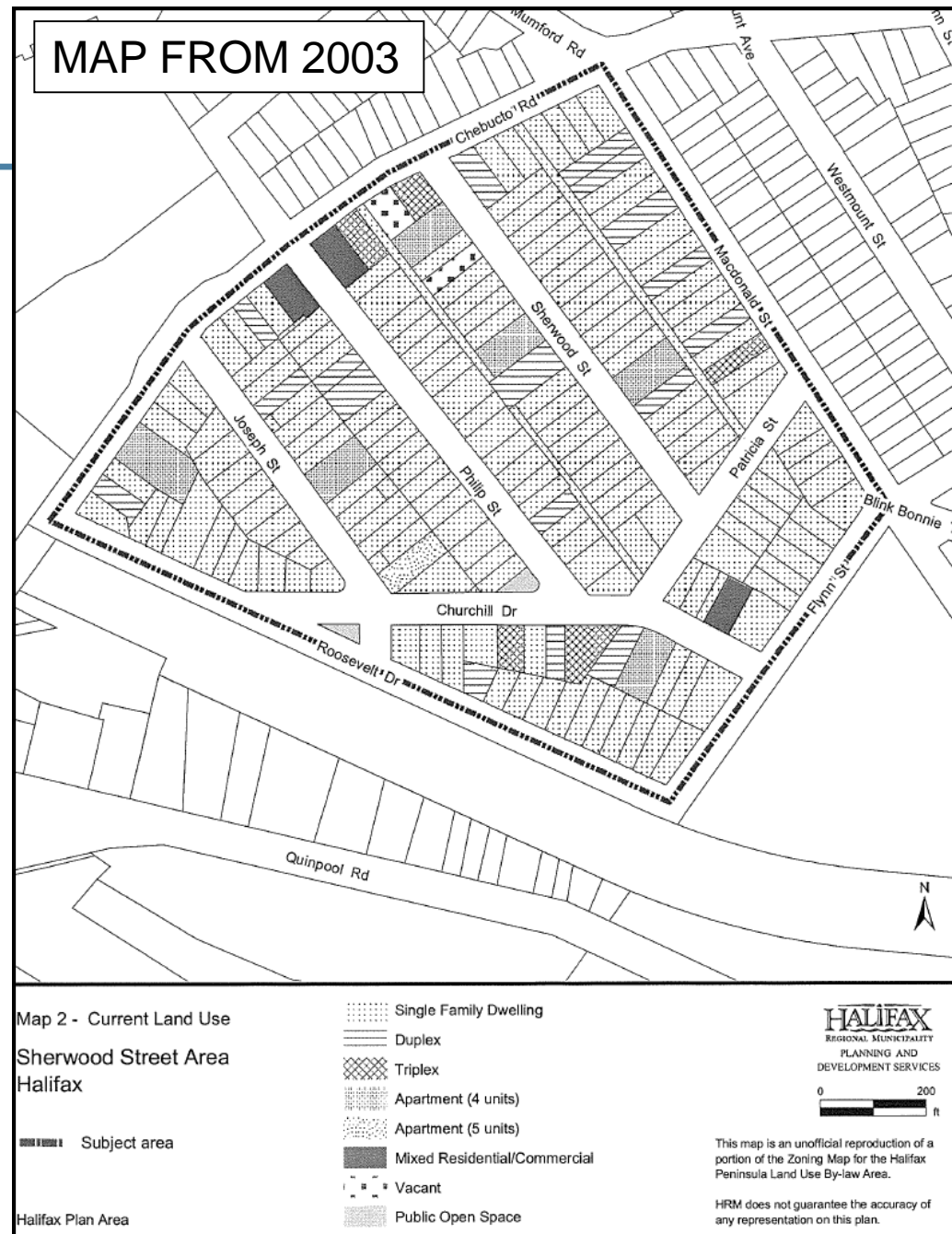
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Area Context

Before 2003 the area was zoned R-2 and under those regulations 2, 3, and 4 unit residential buildings were permitted.

Several properties were developed as “mini” multi-units before the rezoning to R-1 in 2003.

These properties are now considered “non-conforming” and cannot expand in size or unit count.



Area Context



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Area Context

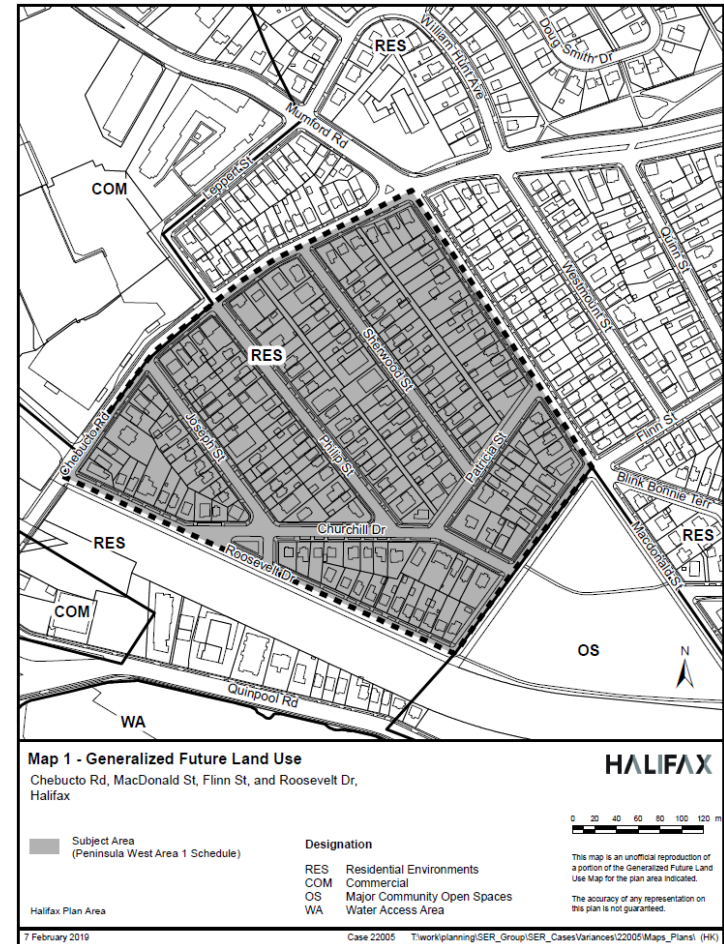


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Planning Policy

Halifax Municipal Planning Strategy

- Designation:
 - Residential Environments
- Enabling Policy:
 - City Wide, Residential Environments – Policy 2.2, 2.4, 2.7 and 2.8
- Intent:
 - To allow modest redevelopment by encouraging infill housing and rehabilitation of existing housing stock and fostering the provision of housing for different income levels, while maintaining the character and development pattern of the community.



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Land Use By-law

Halifax Peninsula LUB

R-1 Zone Permitted Uses

Single Unit Dwelling

Office of a Professional Person

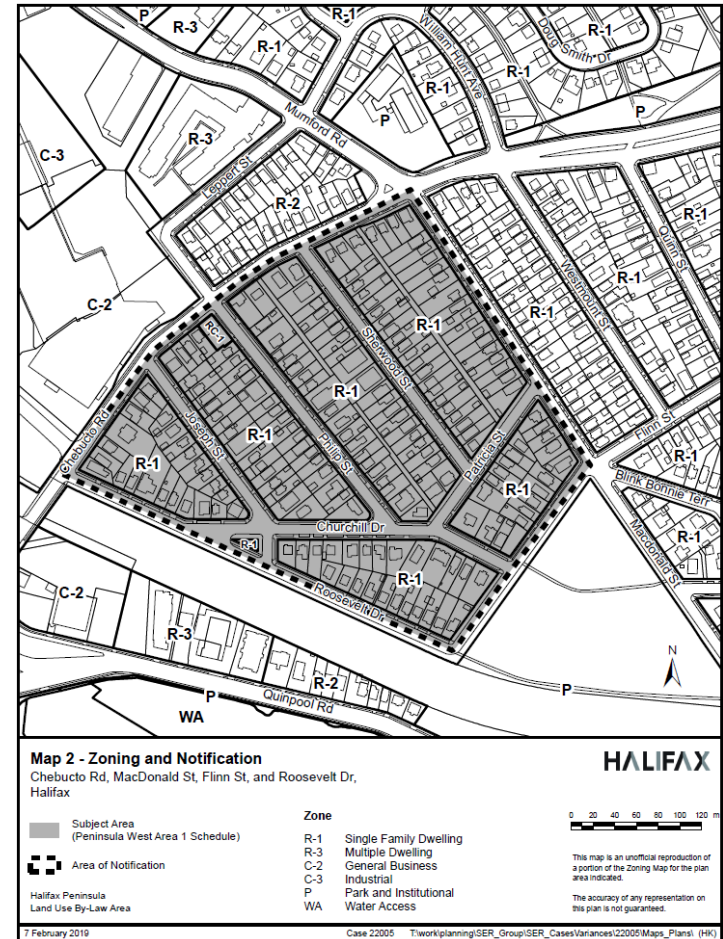
Home Occupation

Public Park/Playground

Church/Church Hall

Day Care Facility

Special Care Home



Internal Residential Conversion

What is a residential conversion?

→ The internal alteration of an existing residential building to increase the number of principal dwelling units.



- Allows modest increases to residential density.
- Exclusively interior alterations.
- New construction (including additions) are prohibited.
- Current residential conversion clauses are largely focused on Secondary Plan Areas of the Peninsula (South End, Peninsula Centre, North End)

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Policy Consideration

Enabling Policies under the Residential Designation requires Council to consider the following in rendering their decision:

- Encourage infill, intensification, and rehabilitation;
- Provide for a variety of housing forms;
- Compatibility with existing neighbourhood, in terms of use, scale, and development pattern;
- Controls for landscaping, parking and driveways.

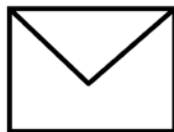
Summary: Key Aspects of Proposed LUB Amendment

- **Lot Area Requirement**
 - Minimum 6,000 sq. ft.
- **Age of Structure/Lot**
 - Both the building and lot have to be in existence. No alterations permitted (additions/expansion)
- **Unit Size Requirement**
 - Two bedroom and minimum 690 sq.ft. unit(s) are required as part of conversion
- **Parking/Landscaping Requirements**
 - Parking required for each required 690 sq.ft. unit
 - Landscaping required for new parking areas

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad, and a public information meeting (November 21, 2018)
- Feedback from the community generally included the following:
 - Proposal will lead to greater change of the neighbourhood
 - Area is dense enough
 - Increase in transient population
 - Increase in parking and refuse problems
 - Provide more housing options/increase affordability

**Notifications
Mailed**



272

**Meeting
Attendees**



61

**Letters
Received**



35

Halifax Peninsula PAC Recommendation

January 28 and February 25, 2019

The Halifax Peninsula Planning Advisory Committee (PAC) recommended that Halifax and West Community Council request a supplementary staff report regarding the intent of Council's motion and timing of the motion in relation to Centre Plan.

No comments were provided on the proposed regulations.

Staff Recommendation

Staff recommend that Halifax and West Community Council:

- Adopt the amendments to the Land Use By-law for Halifax Peninsula, as set out in Attachment A, to allow for the internal conversion of existing residential dwellings to a maximum of 6 units in Peninsula West Area 1

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Thank You