

**HALIFAX**

# **Public Hearing for Case 22314**

Rezoning Application  
3850 Robie Street  
Halifax Peninsula

December, 2019

# Proposal Case 22314

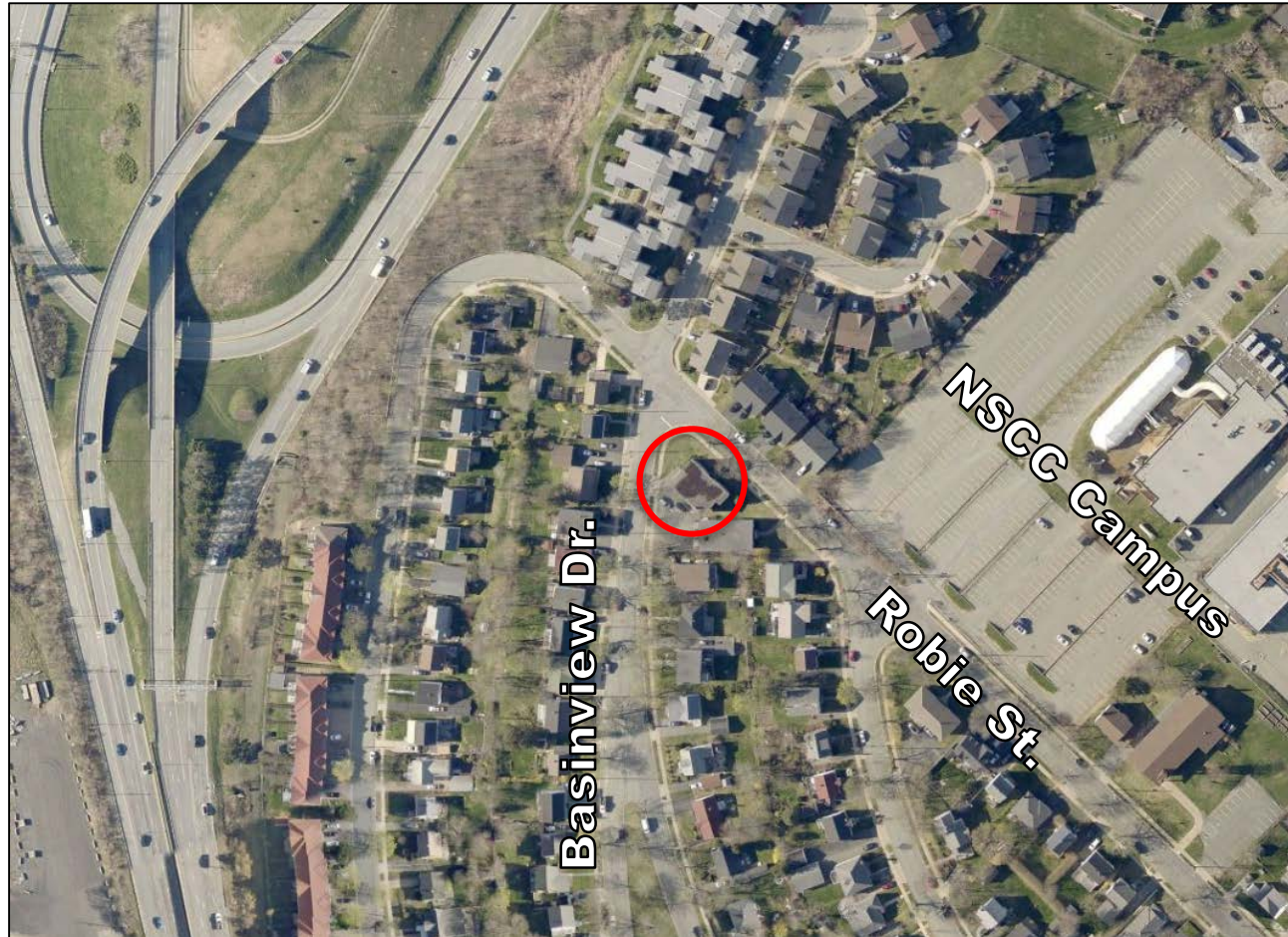
Applicant: Jason Wong

Location: 3850 Robie Street,  
Halifax (Peninsula)

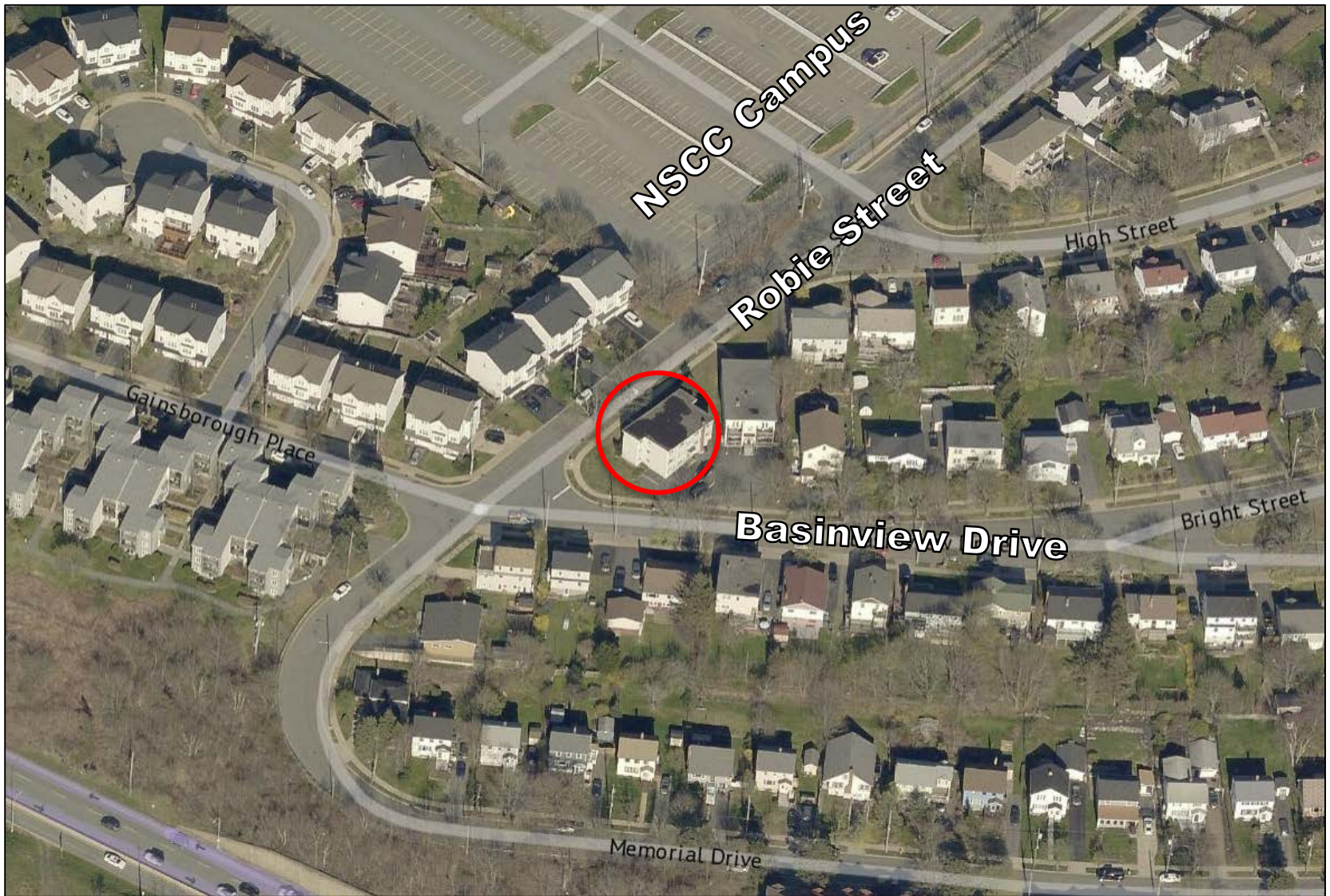
Proposal: Rezone from R-2  
(General Residential) to R-2A  
(General Residential Conversion)

# Site Context

3850 Robie Street, Halifax



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**3850 Robie St.**

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Subject site as seen from across Basinview Drive



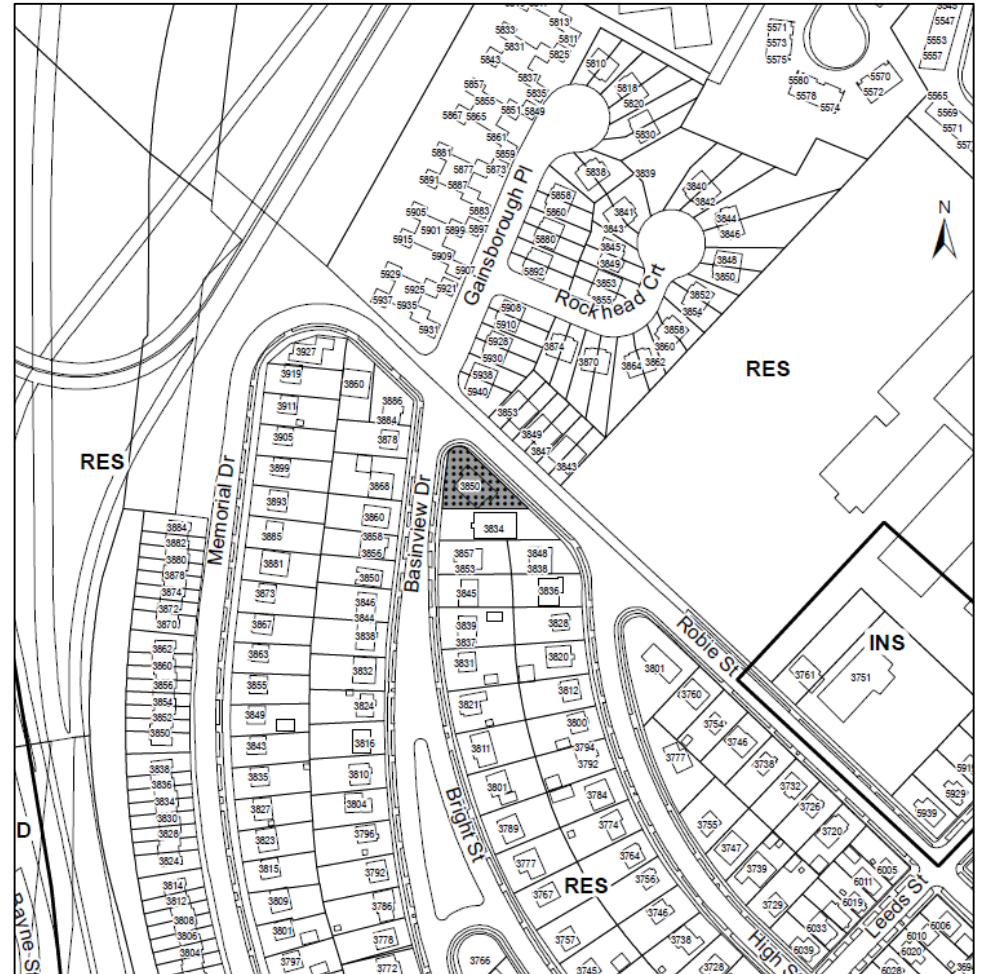
Subject site as seen from across Robie St.

# Planning Policy

## Halifax Municipal Planning Strategy

### Halifax MPS

- Residential (RES)



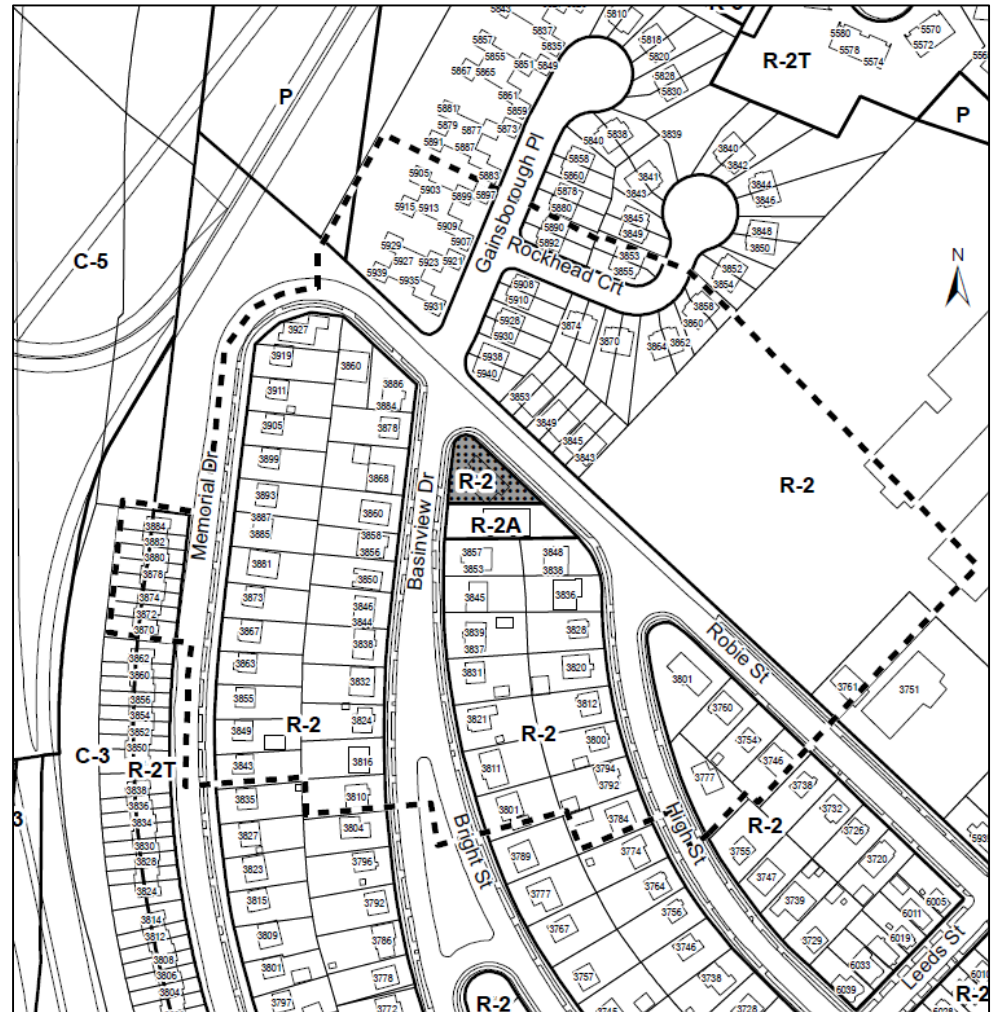
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# Planning Policy

## Halifax Peninsula Land Use By-law

### Halifax Peninsula LUB

- Zoned R-2
- Primarily R-2 Neighbourhood
- Neighbouring R-2A



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# Background

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- Lot dates to Plan of Subdivision from 1949
- Original occupancy permit issued in 1963
- Permitted occupancy of 4 units
- At some point after 1963 2 additional units were added
- Additional units have been rented without permits
- Vacant since December 2015 to comply with R-2 zone

# Current Status

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- R-2 Zone allows for a maximum of 4 units.
- Building has 6 units at this time, 2 per floor.
- The 4 rented units are 805 sqft
- 1 non-rented unit is 805 sqft and 1 is 535 sqft
- Neighbour faced similar issue, 6 unit building
- 2018 Neighbour applied to go from R-2 to R-2A

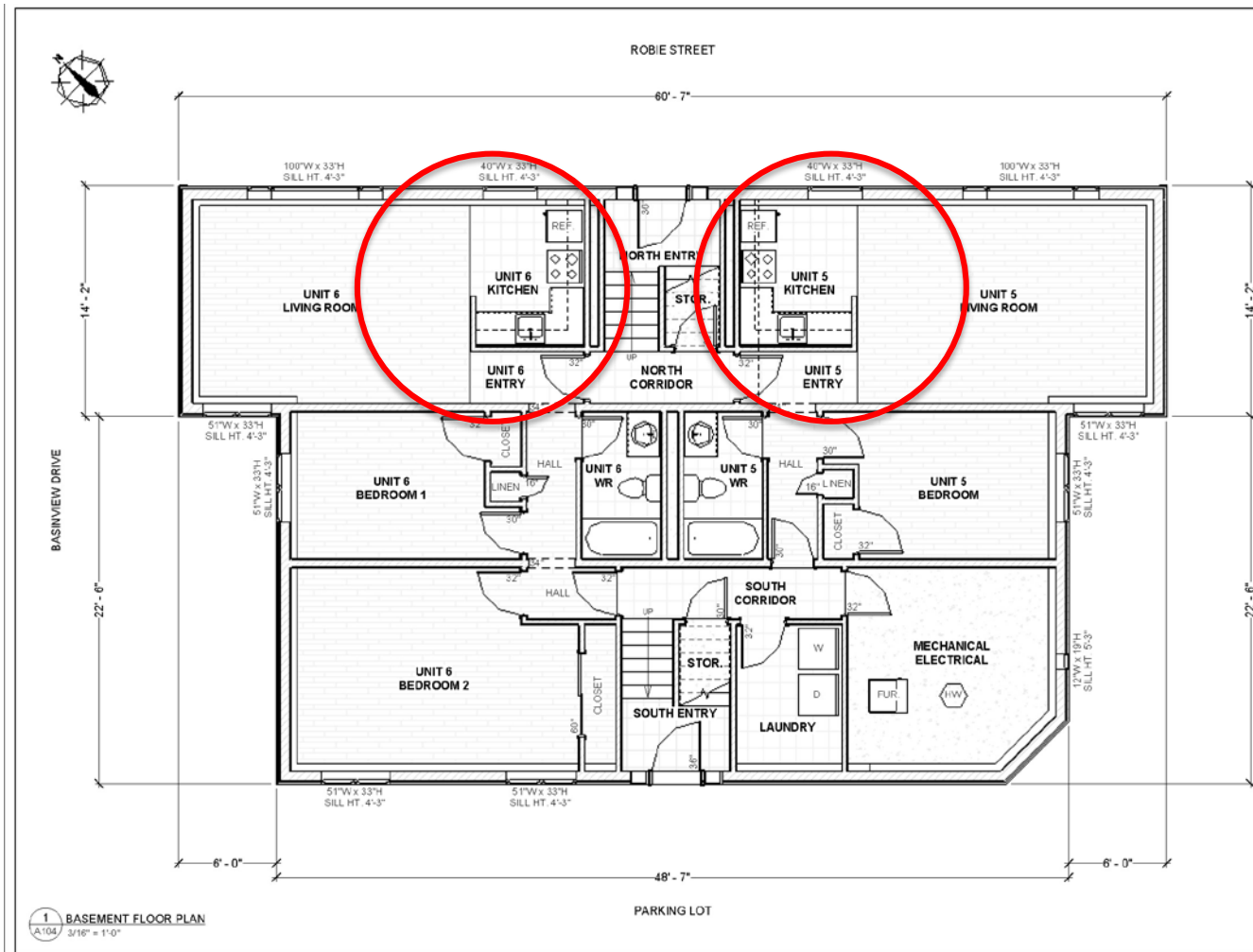
# Proposal

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- Requesting to rezone from R-2 to R-2A
- Rezoning would allow 2 units to be occupied
- R-2A zone has strict standards relative to building envelope, additions, and alterations.
- 50% of units must be at least 800 sqft
- Keep existing configuration 6-units for rent
- Frontage onto both Robie St. and Basinview Dr.



# Proposal



Proposed Site Plan

# Enabling Policy

Halifax Municipal Planning Strategy

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## Halifax MPS

3.1.1 The City shall review all applications to amend the zoning by-laws or the zoning map in such areas for conformity with the policies of this Plan with particular regard in residential areas to Section II, Policy 2.4.

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# Enabling Policy

## Halifax Municipal Planning Strategy

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- (2.1.1) Rehabilitation and retention of two units
- (2.2) Preserves integrity and related to the needs of the of the neighbourhood
- (2.4) Transition point of neighbourhood types with varying characteristics of age, design, type, and scale, no change to building
- (2.8) Provides for housing for varied income levels

# Public Engagement Feedback

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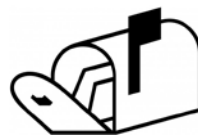
- Level of engagement completed was consultation achieved through a mail out notification, sign on property, and website (July 23, 2019)
- Feedback from the community generally included the following:
  - A call supporting the continuation of use
  - Question regarding the long-term occupation versus Air BnB
  - Question regarding low income housing

**Notifications  
Mailed**



**193**

**Letters/Email  
Received**



**1**

**Calls  
Received**



**1**



# PAC Recommendation

August 26, 2019

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Halifax Peninsula Planning Advisory Committee recommended that the Halifax and West Community Council Community proceed with the approval of the re-zoning from R-2 to R-2A for Case 22314.

# Staff Recommendation

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Staff recommend that Halifax and West Community Council:

1. Give First Reading to consider approval of the proposed amendment to the Halifax Peninsula Land Use By-law, as set out in Attachment A, to rezone the lands at 3850 Robie Street from the R-2 (General Residential) Zone to the R-2A (General Residential Conversion) Zone, and schedule a public hearing;
2. Adopt the amendment to Map ZM-1 of the Halifax Peninsula Land Use By-law, as set out in Attachment A of this report.

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**Thank You**