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MEMORANDUM

TO: Chair and Members of Halifax & West Community Council

CC: Meaghan Maund, Planner II, Planning and Development

FROM: Sarah MacDonald, Chair, Halifax Peninsula Planning Advisory Committee

DATE: November 29, 2019

SUBJECT: Case 22485: Application by Doug Hubley requesting to rezone lands at 3620 Highland Avenue, Halifax from R-2 (General Residential) zone to the R-2T (Townhouse) zone to allow the construction of a townhouse building.

The Halifax Peninsula Planning Advisory Committee (HPPAC) considered Case 22485 at their November 5, 2019 meeting.

RECOMMENDATION SECTION:

Motion approved that Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council proceed with development agreement as per Case 22485.

DISCUSSION SECTION:

The Committee was generally supportive of the application for rezoning to R-2T. The consensus was that townhouses were appropriate for the area and had a number of advantages such as direct street access and increasing density. The one area the Committee wanted to flag for Council is that the designs provided by the proponent will not be allowed even after the rezoning to R-2T. In particular, the size of the lot will only allow three townhouses versus the proposed four townhouses in the design. As a result, the Committee did not base any of its decision on the proposed design and would expect that Council do the same. The Committee also understood that there may be some issues with street parking.

This information has been provided to HRM planning staff for review and consideration and will be addressed in their staff report to the Halifax and West Community Council.

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