

**HALIFAX**

# **Public Hearing for Case 22485**

Re-zoning Application for 3620  
Highland Avenue, Halifax

Halifax & West Community Council  
March 11, 2020

# Applicant Proposal

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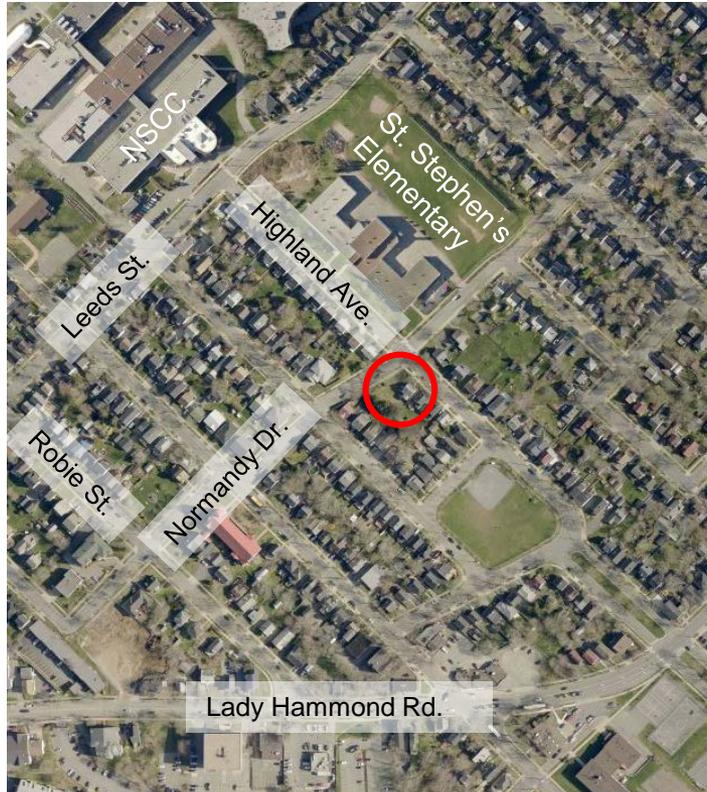
**Applicant:** Doug Hubley

**Location:** 3620 Highland Avenue, Halifax

**Proposal:** Rezone from R-2 (General Residential) to R-2T (Townhouse) to enable the construction of a townhouse building.

# Site Context

3620 Highland Avenue, Halifax



General Site Location



Approximate Site Boundaries in Red

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# Site Context



# Site Context

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Subject site from Highland Avenue (looking South West)

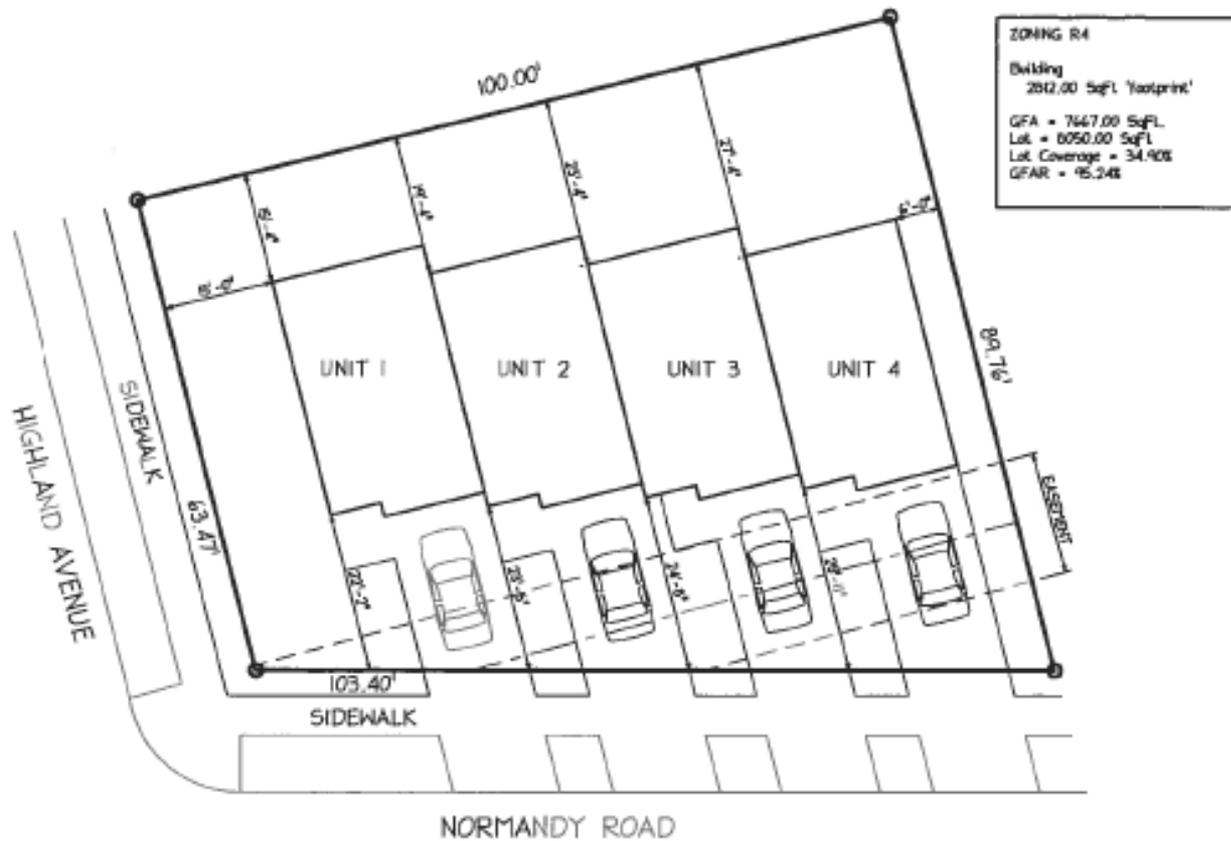
# Site Context

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Looking South toward site

# Proposal



Concept Design – Site Plan

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# Planning Policy

## Halifax Municipal Planning Strategy

- **Designation**
  - Residential (RES)
- **Enabling Policy**
  - Implementation Policy 3.1.1  
“The City shall review [...] for conformity with the policies of this Plan with particular regard in residential areas to Section II, Policy 2.4.”



# Planning Policy

## Halifax Municipal Planning Strategy

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### Section II, City-Wide, Residential Environments Policies:

- **2.4: “Neighbourhoods have different characteristics and these differences contribute to the richness of the City. Therefore, the character of neighbourhoods should be retained and change controlled to be compatible with the neighbourhood.”**
- 2.2: Maintain the integrity of existing neighbourhoods, and new development differing in use or intensity of use be related to needs or characteristics of the neighbourhood.
- 2.7: Permit redevelopment at a scale compatible with the neighbourhood.
- 2.8: Provide housing for varied income levels in a way that is compatible with the neighbourhood.

# Land Use By-law

## Halifax Peninsula Land Use By-law

- **Zone**
  - R-2 (General Residential)
- **Existing Use**
  - Single Unit Dwelling



# Land Use By-law: R-2 vs. R-2T

## Halifax Peninsula Land Use By-law

Requirement	R-2 Zone (4 Unit Apartment Bldg.)	R-2T Zone (Townhouse Bldg.)
Min. Lot Frontage (feet)	80	18 per townhouse, plus 20
Min. Lot Area (sq. ft.)	8000	1800, plus 2000
Min. Front Yard Setback (feet)	15	15
Min. Rear Yard Setback (feet)	20 (mean)	20 (mean)
Min. Side Yard Setback (feet)	6	10
Max. Lot Coverage (%)	35	40
Max. Height (feet)	35	35

# Public Engagement Feedback

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- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad, webpage, sign on the subject lands, and a public information meeting.
- Feedback from the community generally included the following:
  - Clarification about the number of townhouse units permitted
  - Location of driveway access(es)
  - Impacts on traffic and on-street parking
  - Tenure of units (rental versus privately owned)

**Notifications  
Mailed**



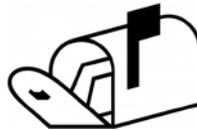
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**Meeting  
Attendees**



Approx. 22

**Letters/Emails  
Received**



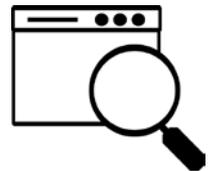
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**Calls  
Received**



2

**Webpage  
Views**



200

# Halifax Peninsula PAC Recommendation

November 5, 2019

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Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council proceed with the application to rezone lands from R-2 (General Residential) zone to the R-2T (Townhouse) zone to allow the construction of a townhouse building as per Case 22485.

# 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 lands at 3620 Highland Avenue from the R-2 (General Residential) Zone to the R-2T (Townhouse) 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.

**Thank You**

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