

Re: Item No. 8.5

**HALIFAX**

# Public Hearing for Case 22050

MPS & LUB Amendments

PID 00277228, near Parkmoor Avenue, Halifax

Regional Council

Tuesday, September 29, 2020

# Applicant Proposal

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**Applicant:** RMP Development Consulting Ltd., on behalf of FH Development Group Inc.

**Location:** PID 00277228, near Parkmoor Avenue, Hayes Street and Charlton Avenue, Halifax

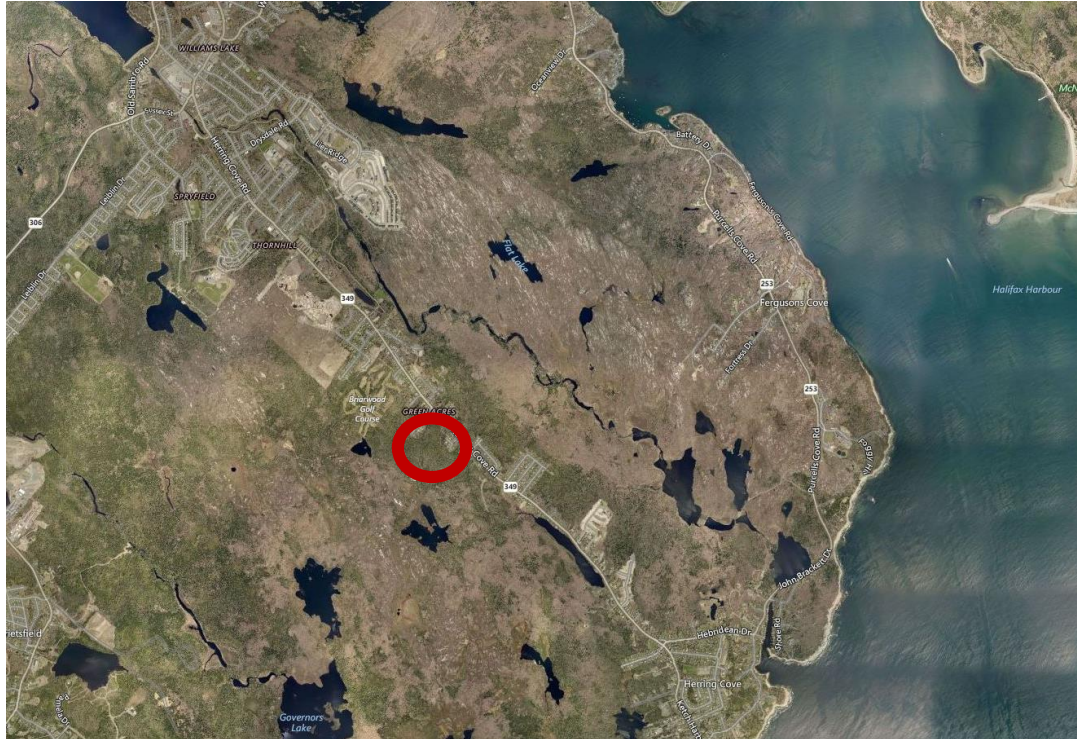
**Proposal:** MPS and LUB amendments to develop a residential subdivision on a portion of the subject site, which includes:

- Single-detached dwellings in accordance with modified lot requirements (e.g. lot frontage, lot area, setbacks, lot coverage, etc.); and
- Five townhouse buildings

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# Site Context

PID 00277228, Halifax



General Location



Site Boundaries in Red

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# Site Context

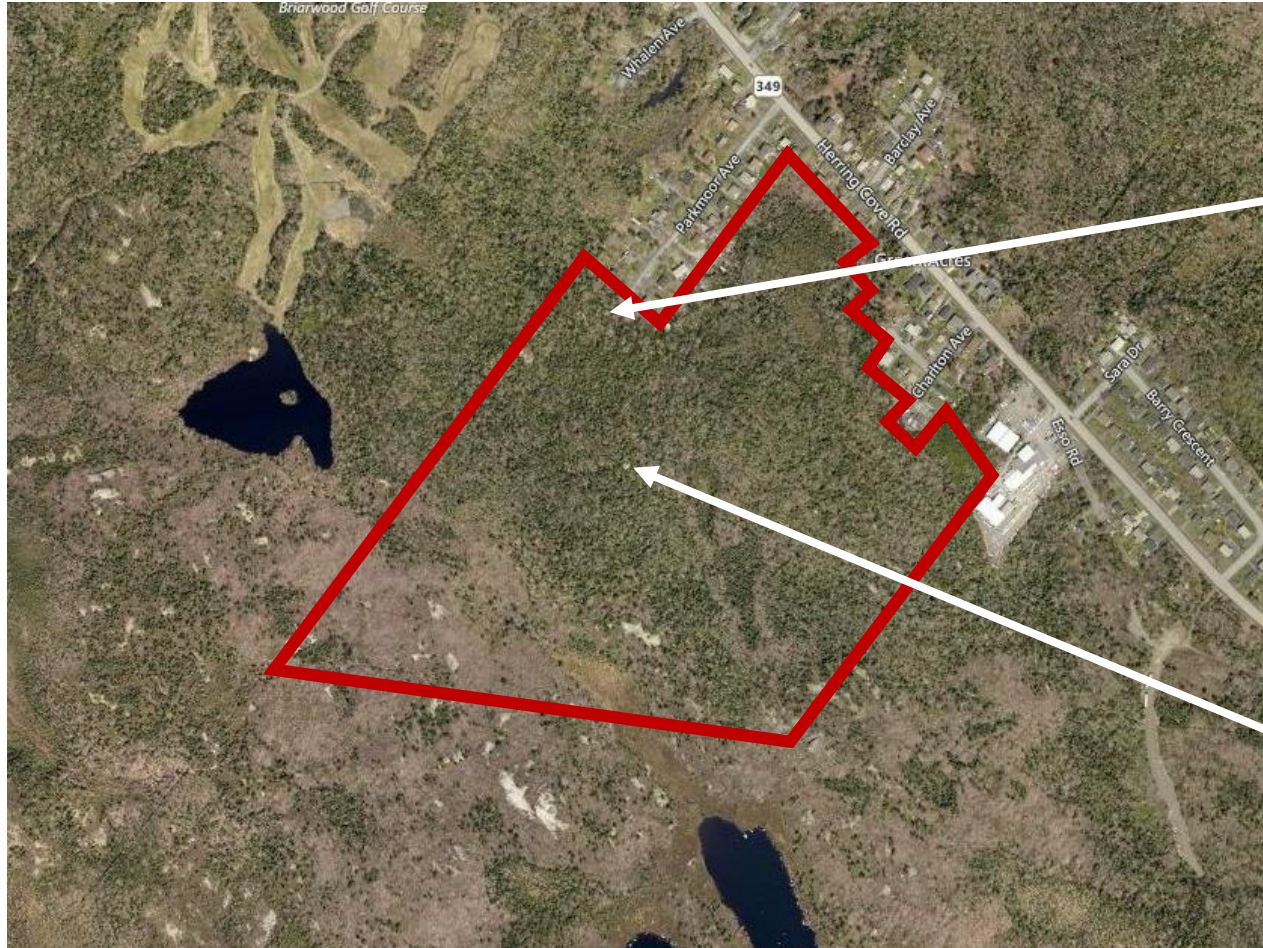
PID 00277228, Halifax



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# Site Context

PID 00277228, Halifax



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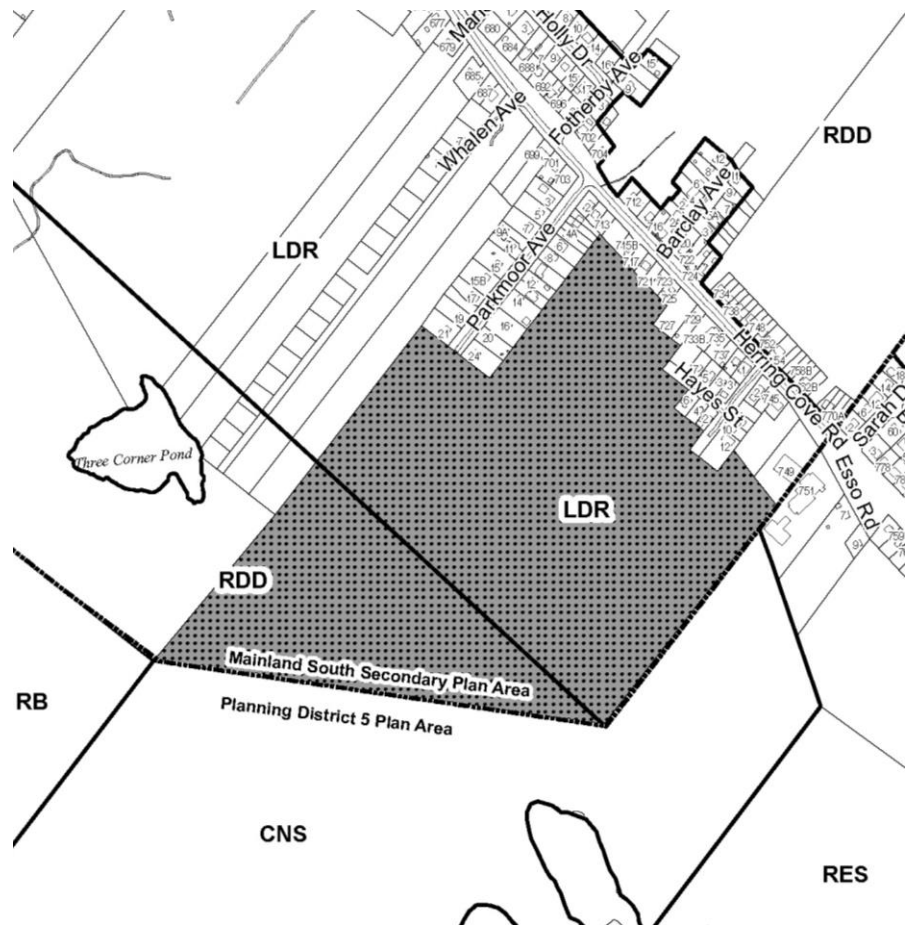
PID 00277228, Halifax



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# Planning Policy

## Halifax Municipal Planning Strategy

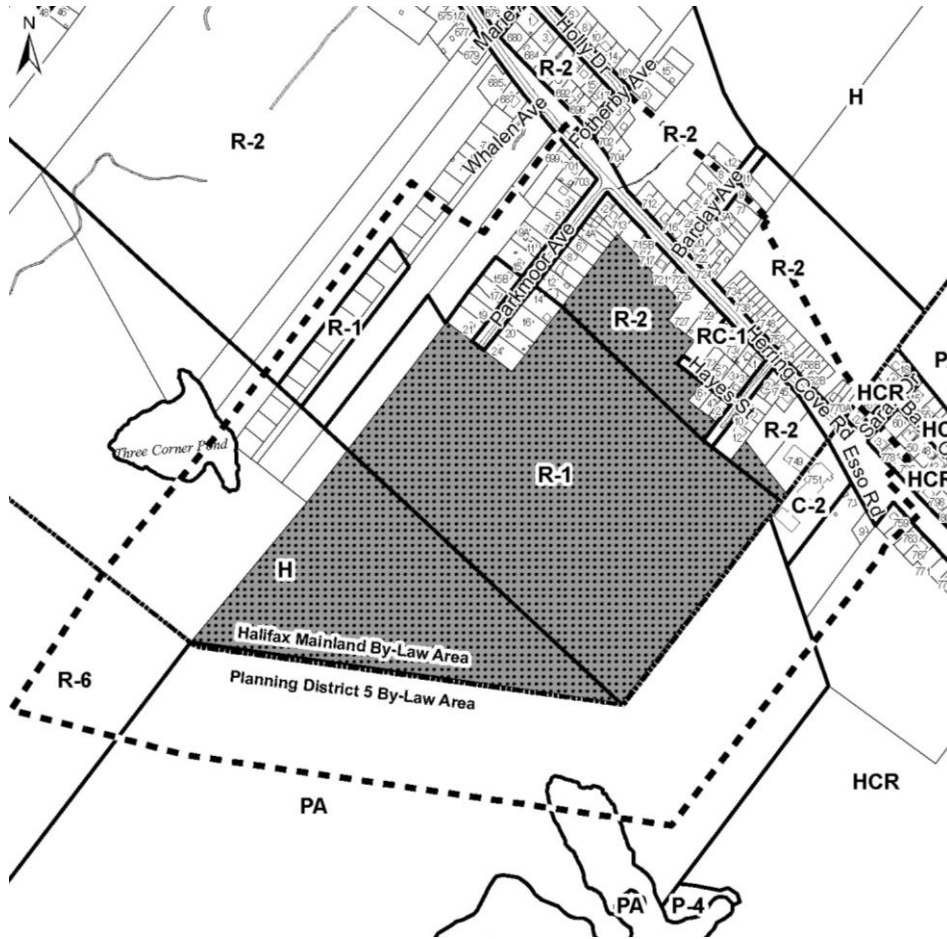


- Mainland South Secondary Planning Strategy (SPS)
- Low-Density Residential Designation
  - Single and two-unit dwellings
- Residential Development District Designation
  - Supports residential area
  - Developed under a unified plan
- No Enabling Policy within LDR Designation

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# Land Use By-law

## Halifax Mainland LUB

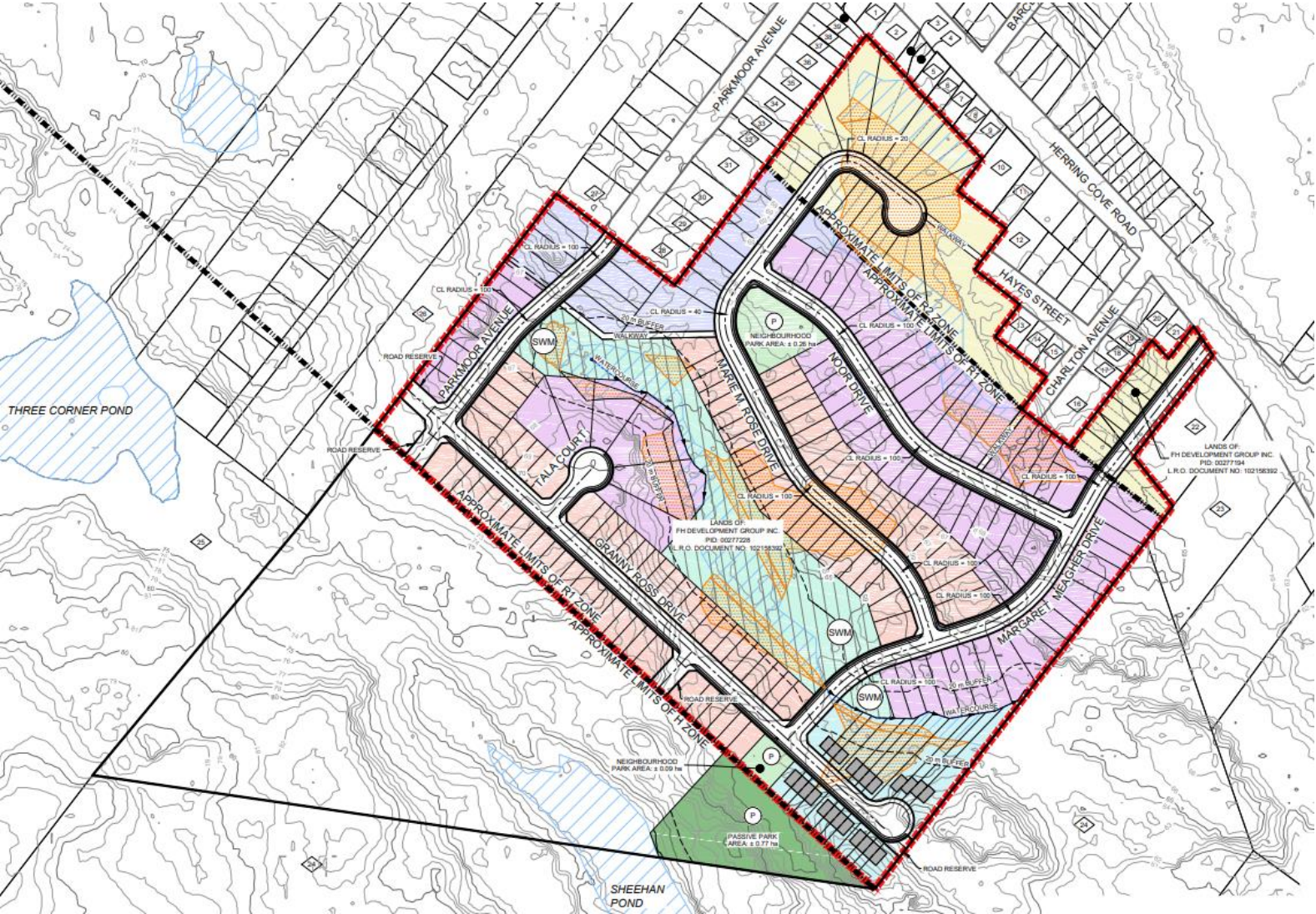










- Single Family Dwelling (R-1) Zone
  - Detached dwellings, small daycares, churches, and limited commercial uses
- Two-Family Dwelling (R-2) Zone
  - R-1 uses and two-unit dwellings
- Holding (H) Zone
  - Detached dwellings (*with on-site services*)
  - Parks and limited recreation uses

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# Proposal



LOT TYPE	COLOUR	APPROXIMATE LOT YIELD
34' FRONTAGE		104
40' FRONTAGE		76
50' FRONTAGE		17
50' FRONTAGE SEMI		21 (42 Units)
TOWNHOUSE		23
NEIGHBOURHOOD PARK LAND		TOTAL APPROXIMATE LOT YIELD 241 (262 Units)
PASSIVE PARK LAND		
CONSERVATION		

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# Proposal

Meet Current Requirements					
Lots	Existing Zone	Min. Lot Frontage	Min. Lot Area	Min. Side Yard	Max. Lot Coverage
17	Single Family Dwellings (R-1)	15.2m (50ft)	464.5m <sup>2</sup> (5,000ft <sup>2</sup> )	2.43m (8ft)	35%
16	Two-Family Dwelling (R-2)	15.2m (50ft)	464.5m <sup>2</sup> (5,000ft <sup>2</sup> )	2.43m (8ft)	35%
0	Townhouse Units (R-2T)	5.5m (18ft) per interior unit; 8.5m (28ft) for both exterior units	167.2m <sup>2</sup> (1,800ft <sup>2</sup> ) per unit, plus 185.8m <sup>2</sup> (2,000ft <sup>2</sup> )	3.05m (10ft)	40%

Require Modified Requirements					
Lots	Residential Use	Min. Lot Frontage	Min. Lot Area	Min. Side Yard	Max. Lot Coverage
104	Single-Detached Dwellings	10.36m (34ft)	315.9m <sup>2</sup> (3,400ft <sup>2</sup> )	1.22m (4ft)	40%
76	Single-Detached Dwellings	12.19m (40ft)	371.6m <sup>2</sup> (4,000ft <sup>2</sup> )	1.22m (4ft)	40%
23	Townhouse Units	6.1m (20ft) per unit	150m <sup>2</sup> (1,615ft <sup>2</sup> ) per unit	3.05m (10ft)	40%

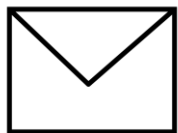
- 236 lots (252 units) are wholly enclosed on the site
- Only 33 are permitted as-of-right without an amendment



# Public Engagement Feedback

- Level of engagement completed was consultation achieved through a webpage, mail out notification, and a public information meeting (*December 2, 2019*)
- Feedback from the community generally included the following:
  - Minimal demand for new housing units;
  - Concerns about drainage, traffic, and the quality of proposed units;
  - Need to protect existing plants and forest cover

**Notifications  
Mailed**



143

**Meeting  
Attendees**



10

**Letters/Emails  
Received**



0

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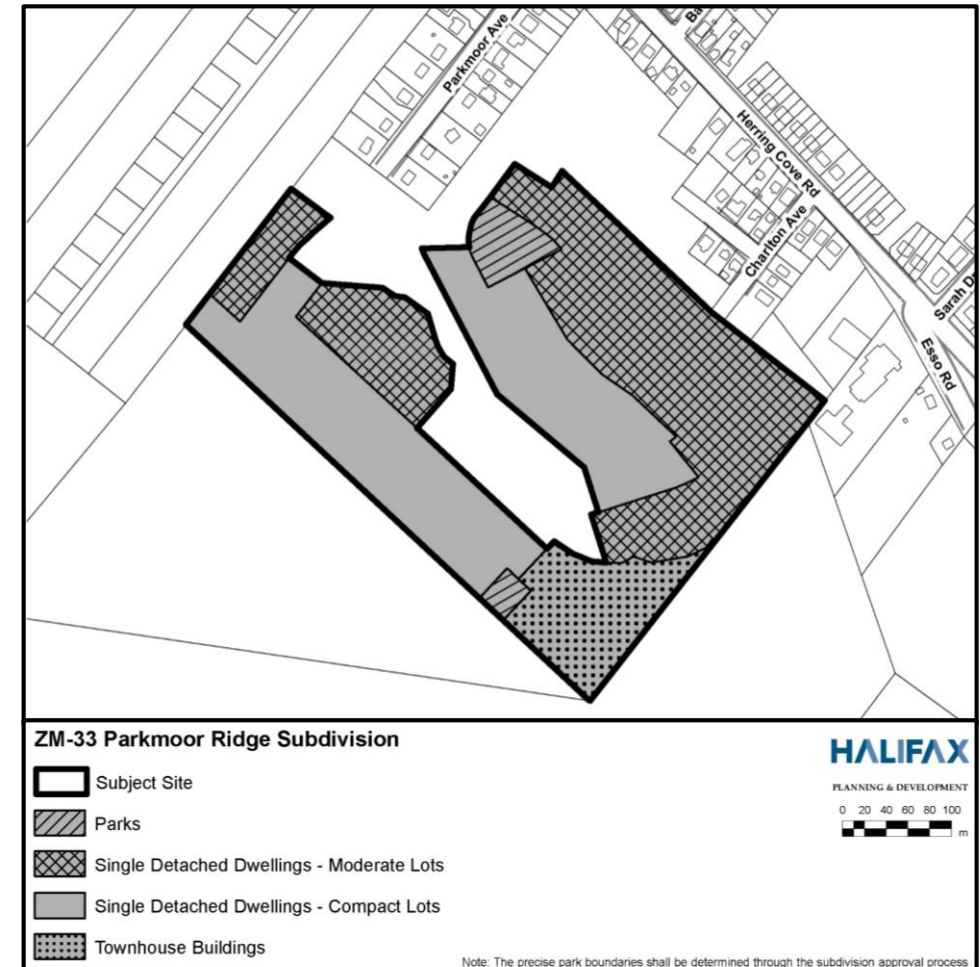
# Proposed Amendments

## MPS Amendment (Attachment A)

- New policy to consider single-detached dwellings on compact lots and townhouses
- New map (Map 5) to identify the site boundaries

## LUB Amendment (Attachment B)

- New map, ZM-33, to show the precise location of single-detached dwellings, townhouses, and parks on the subject site
- New R-1 regulations for the subject site



# Rationale for Proposed Amendments

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- **Provincial Statement of Interest Regarding Housing**
  - Proposal would support single-detached dwellings on compact lots
- **Regional Municipal Planning Strategy (RMPS) Policy**
  - Generally consistent with the intent of the RMPS
- **Mainland South Secondary Planning Strategy (SPS) Policy**
  - Generally consistent with policies for Low-Density Residential Designation
- **Halifax Municipal Planning Strategy (MPS) Policy**
  - Generally consistent with Policies for Residential Environments, specifically Policy 2.4
    - *Single-detached dwellings will not create adverse impacts*
    - *Compact lots buffered by standard lots*
    - *Townhouses 300m away from established dwellings*

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# Staff Recommendation

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That Halifax Regional Council adopt the proposed amendments to the Municipal Planning Strategy (MPS) for Halifax and Land Use By-law (LUB) for Halifax Mainland, as set out in Attachments A and B of the staff report dated August 5, 2020, to permit single detached dwellings with modified lot requirements and five townhouse buildings on a portion of the lands identified as PID 00277228, near Parkmoor Avenue, Hayes Street and Charlton Avenue, Halifax.

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**Thank You**