

Re: Item No. 7.2

**HALIFAX**

# Case 22332

Municipal Planning Strategy Amendments for  
the R-4 Zone along Dunbrack and Willett  
Streets

Regional Council  
January 26, 2021



# Application: 210 & 214 Willett Street





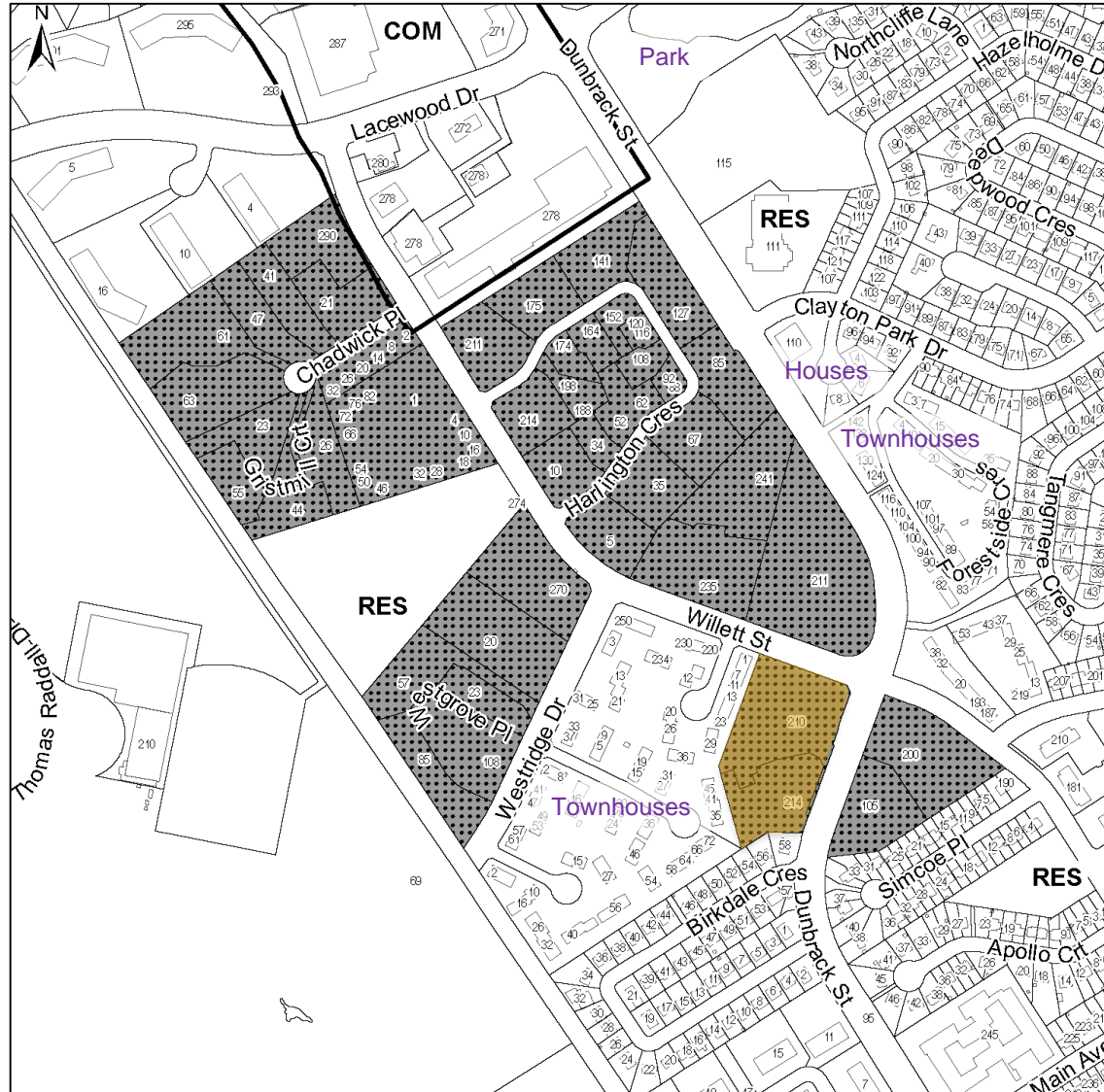
# Council Initiation: Dunbrack Study Area









# Staff Recommendation:

Creation of: Dunbrack Multi Unit Designation (New)  
R-4B (Dunbrack Multi Unit) Zone (New)



# Staff Recommendation: Rezonings



-  Area proposed to be rezoned from R-4 (Multiple Dwelling) to R-2T (Townhouse)
-  Area proposed to be rezoned from R-4 (Multiple Dwelling) to Proposed Zone R-4B (Dunbrack Multi-Unit)
-  Area proposed to be rezoned from R-4 (Multiple Dwelling) to R-1 (Single Family Dwelling)
-  Area proposed to be rezoned from R-4 (Multiple Dwelling) to P (Park and Institutional)

# HWCC Recommendation: New Designation



## Designation

- COM Commercial
- RES Residential Environments







Area proposed to be redesignated from Residential Environments to Dunbrack Multi Unit Residential



# HWCC Recommendation: Rezonings



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# HWCC Recommendation: Future MPS Amendments

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- Future MPS Amendments in this area should be done through a Comprehensive policy review process such as:
  - Regional Plan review; and/or
  - Plan and By-law Simplification process (Suburban Plan)
- No site-specific MPS amendments



# First Reading: Two Options

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- Proceed with staff recommendations

**OR**

- Proceed with Halifax & West Community Council recommendations
- A supplementary report is required before Regional Council can approve First Reading of the Halifax & West Community Council recommendations

**HALIFAX**

**Thank You**