

Re: Item No. 8.2

HALIFAX

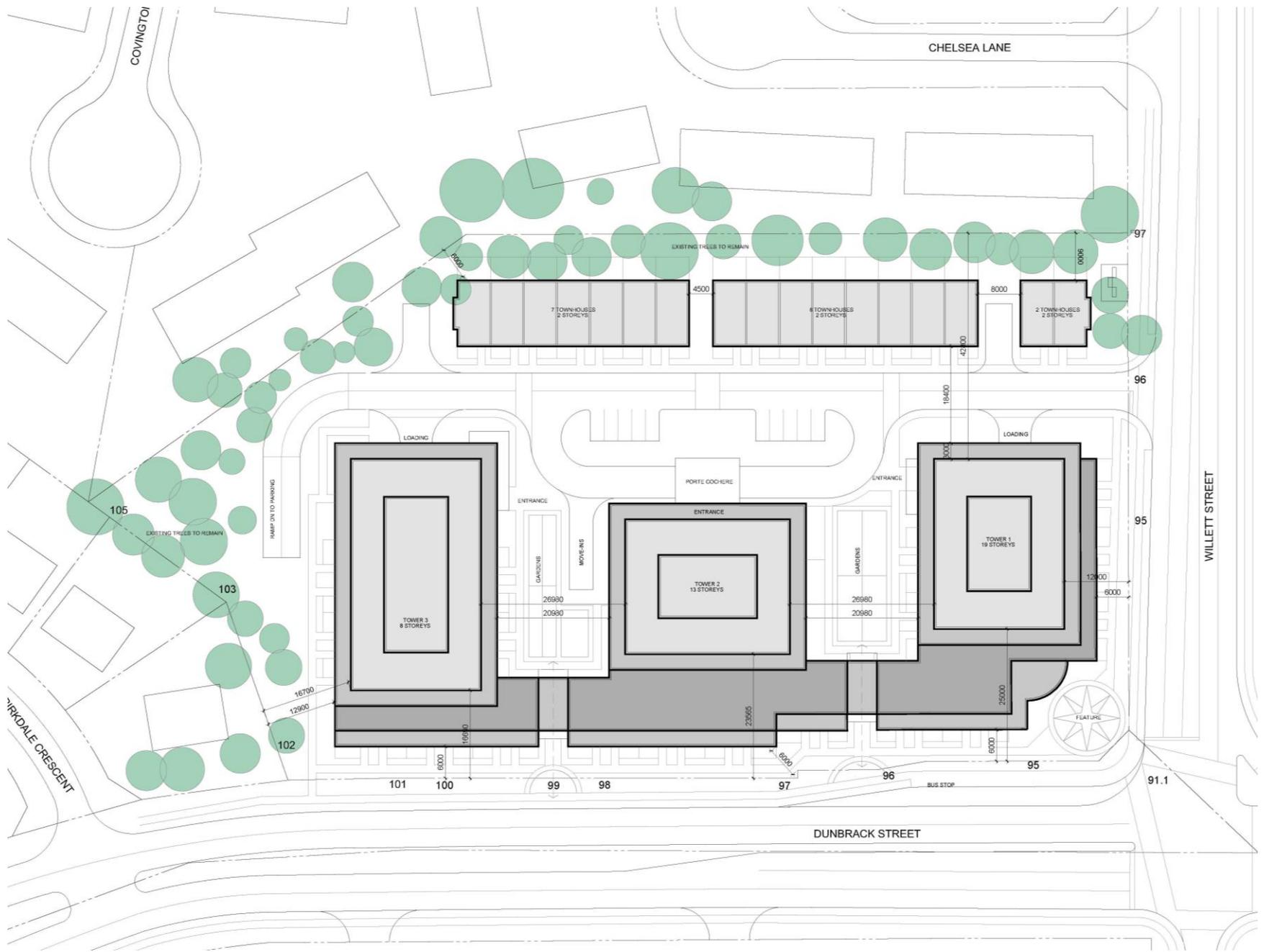
Case 22332

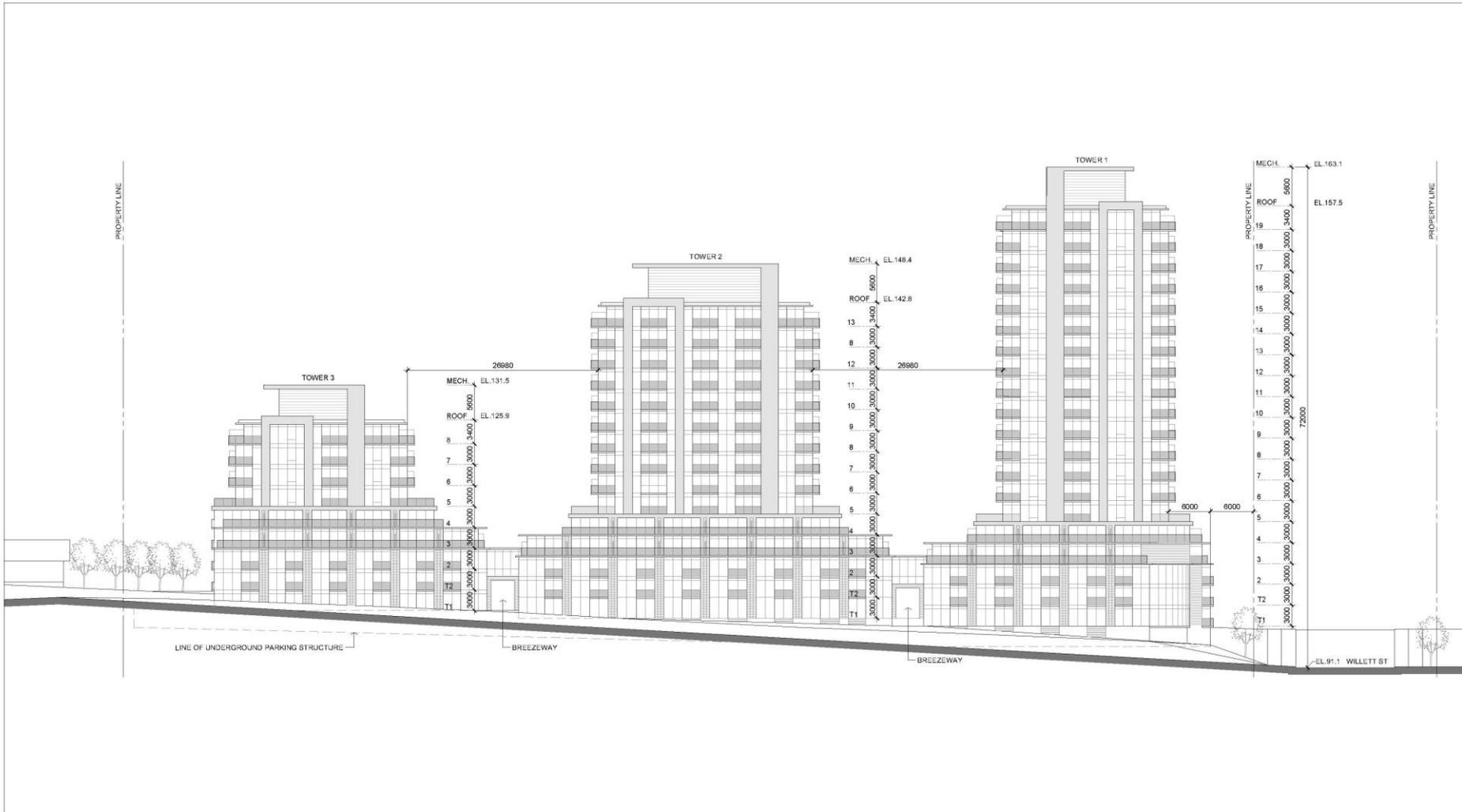
Municipal Planning Strategy Amendments:
R-4 Zone and 210-214 Willet Street

Public Hearing at Regional Council
February 23, 2021

210 – 214 Willett Street - First Proposal



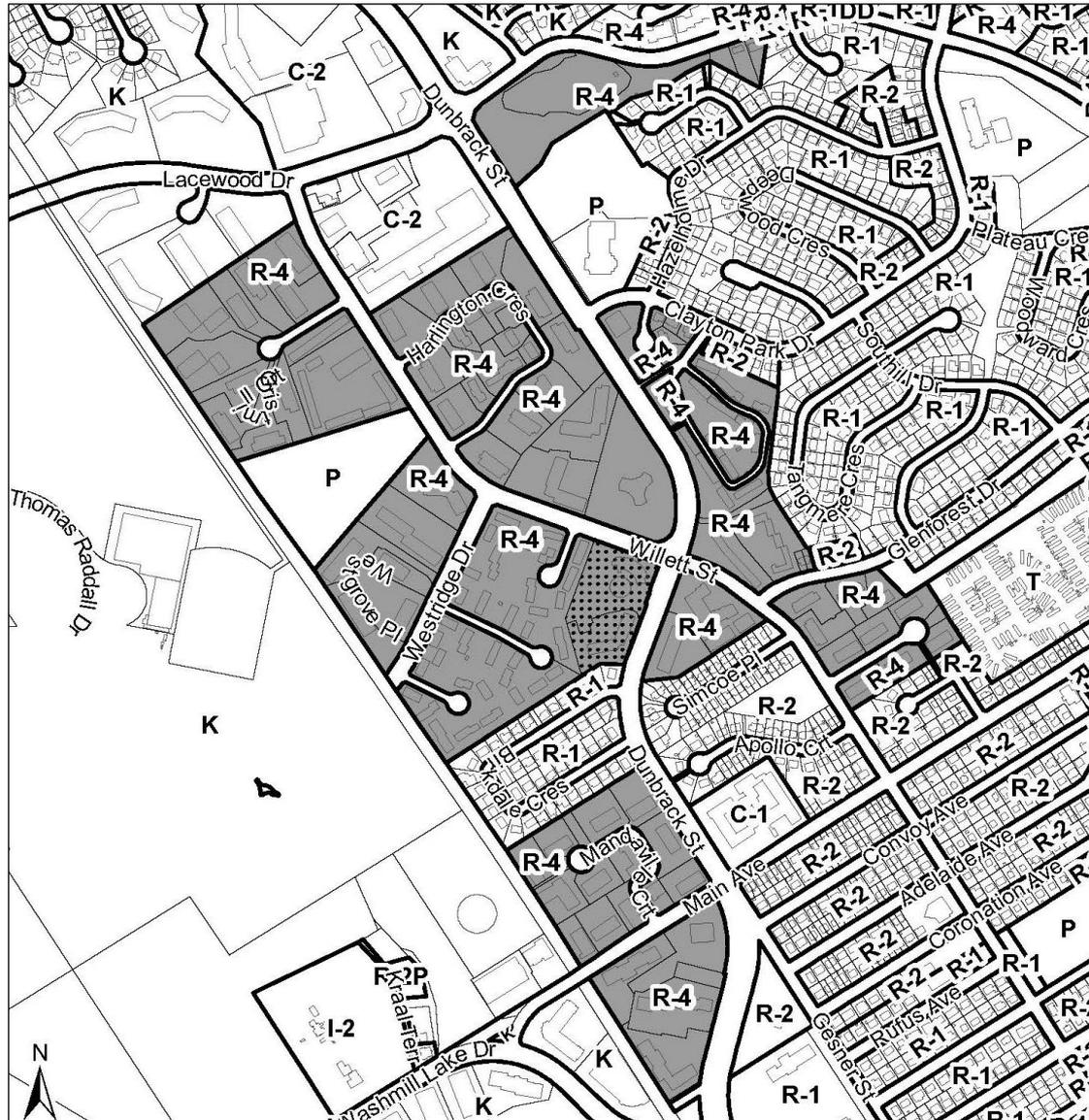




210 & 214 Willett Street – Latest Concept



Study Area: R-4 (Multiple Dwelling) Zone











E-11

13



Study Area - Walkability



Study Area - Transit



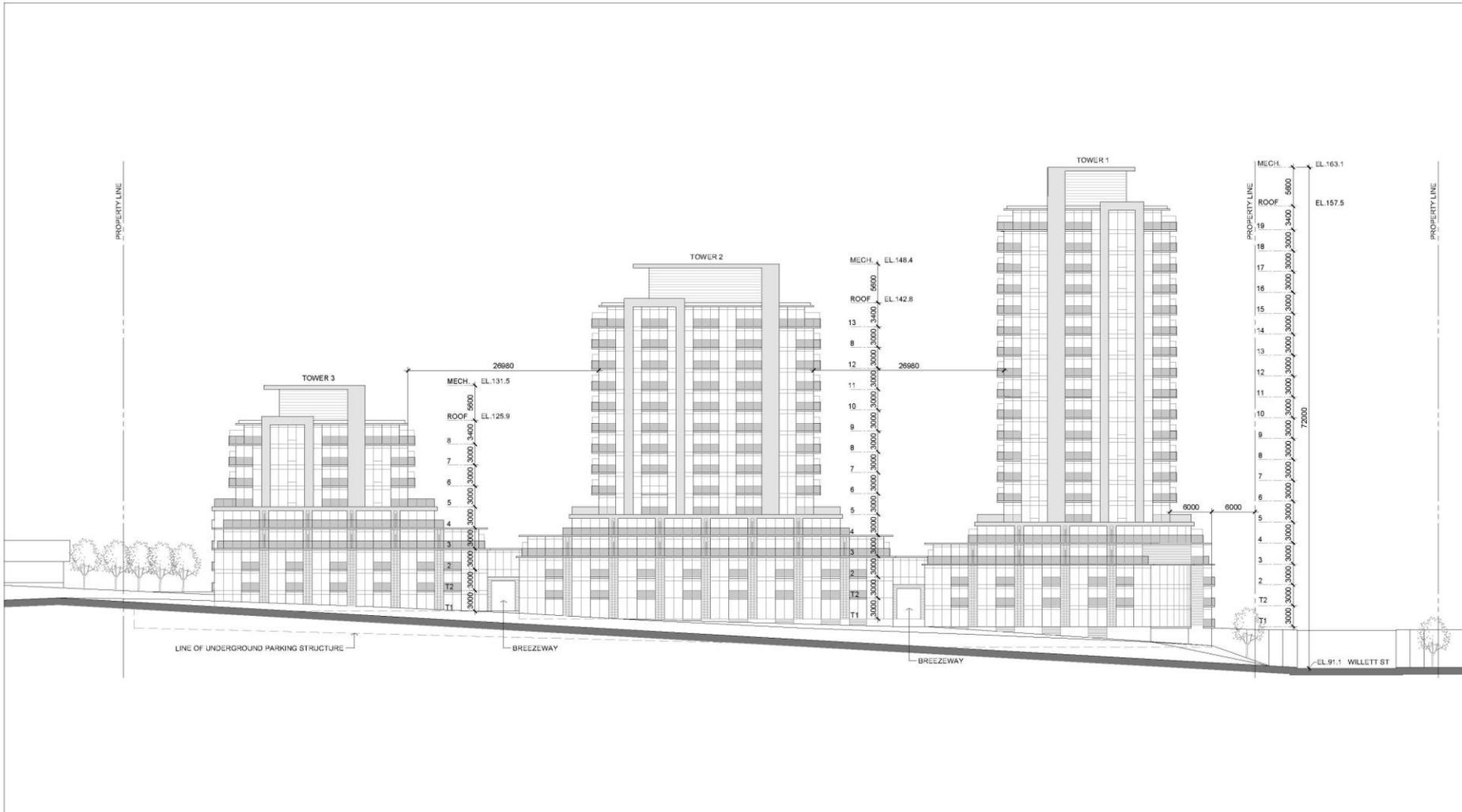
Study Area: Opportunities

- Near services and commercial uses
- Near parks, recreation and schools
- Frequent, all-day transit
- Plans for rapid transit
- Aging housing stock – redevelopment
- Large setbacks – space to build

Study Area: Concerns

- Single-use clusters
- Large blocks
- Wide streets
- Large setbacks – lack of enclosure
- Aging housing stock – displacement
- School capacity

Public Engagement



Public Feedback

Most people were concerned about:

- spill-over parking onto local residential streets, and most people did not support parking requirements below one space per unit;
- current and future traffic volumes at a busy intersection;
- tall buildings casting shadows, especially on private yards and public parks;
- the proposed density, as it was much too high for the area; and
- the potential for similar proposals and more development in the future.

Some people were:

- supportive of redevelopment in the area, but at a more moderate density than what was proposed (517 units were proposed at 210/ 214 Willett Street);
- concerned about development leading to evictions and higher rents;
- supportive of more uses and services in the area;
- concerned about local school capacity; and
- concerned about buffers between larger buildings and low-density housing.

Recommended Approach: New Designation



Recommended Approach: New Zoning



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 P (Park and Institutional)



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 R-1 (Single Family Dwelling)

Recommended Approach: R-4B (Dunbrack Multi Unit) Zone

Permitted Uses

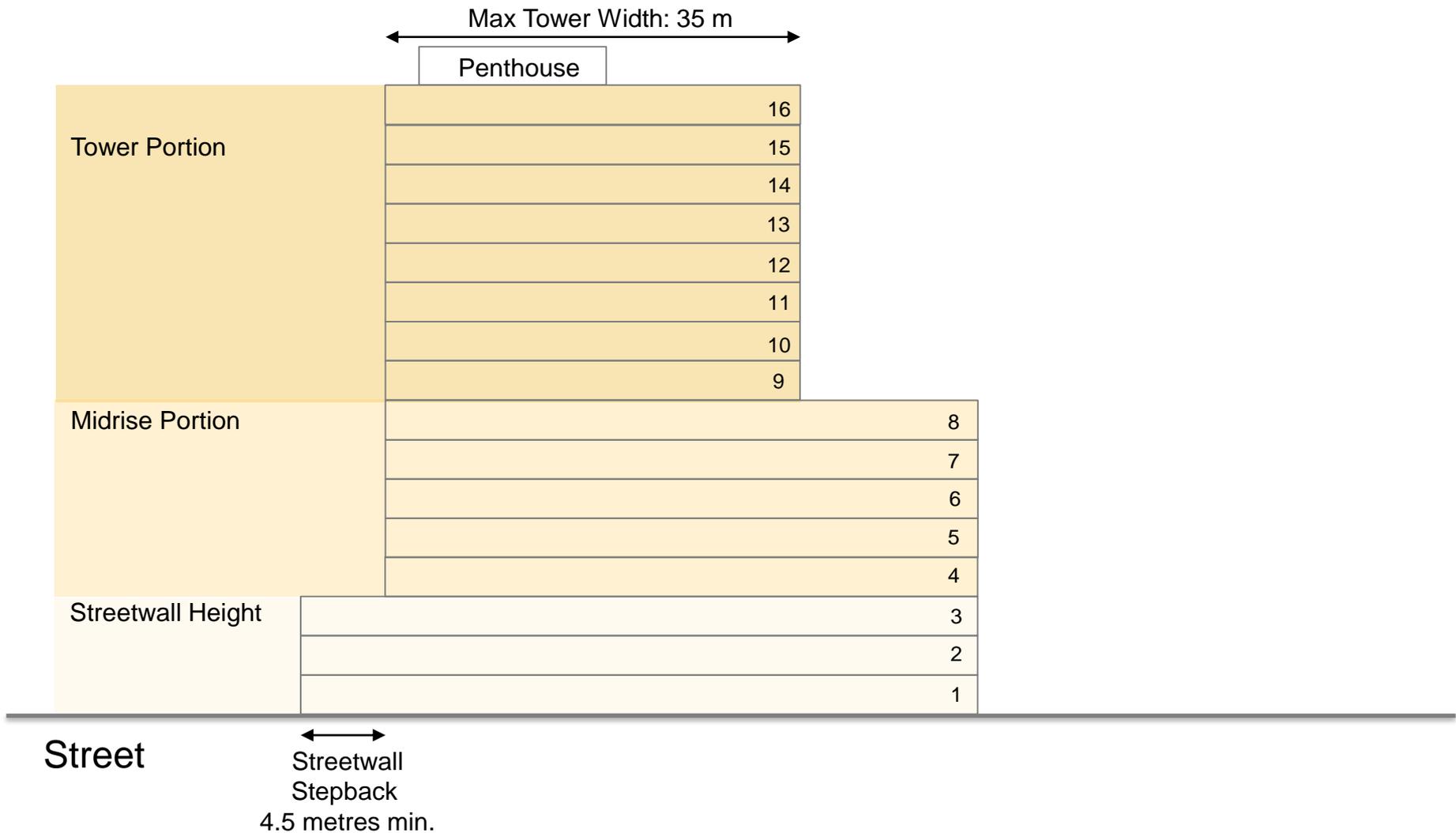
Residential Uses

- Apartment Houses (Multi Unit Dwellings)
- Townhouses
- Home Occupations
- Work-Live Units

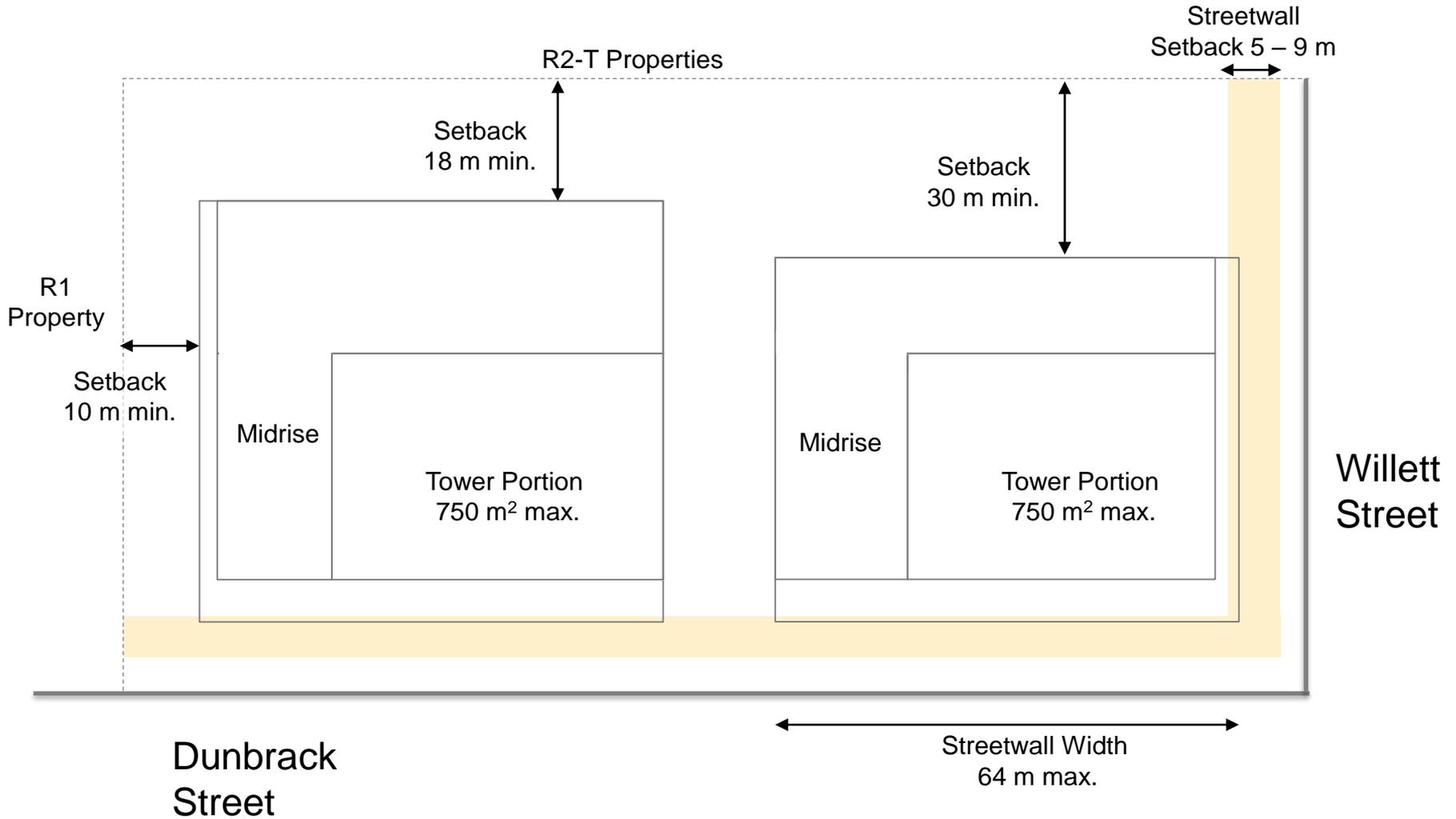
C-2C Zone Uses (up to 4,000 square metres)

- Retail (some exceptions), Rental, Repair
 - Personal Services and Day Cares
 - Health Clinics
 - Banks and Offices
 - Restaurants (excluding drive-through), Pubs, Brewpubs, Micro-breweries, Coffee Roasters
 - Commercial Recreation
 - Government Buildings, Institutions and Community Facilities
-

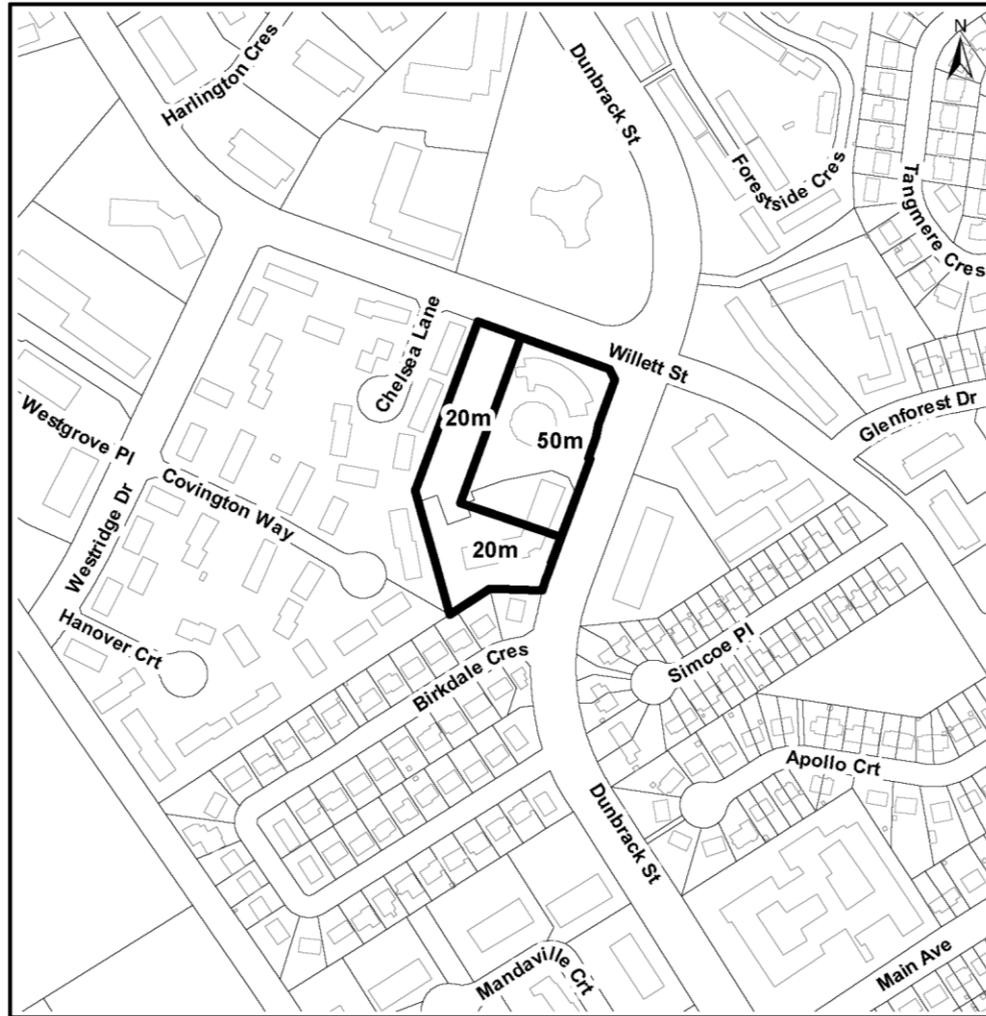
Recommended Approach: R-4B Zone



Recommended Approach: R-4B Zone 210 & 214 Willett Street



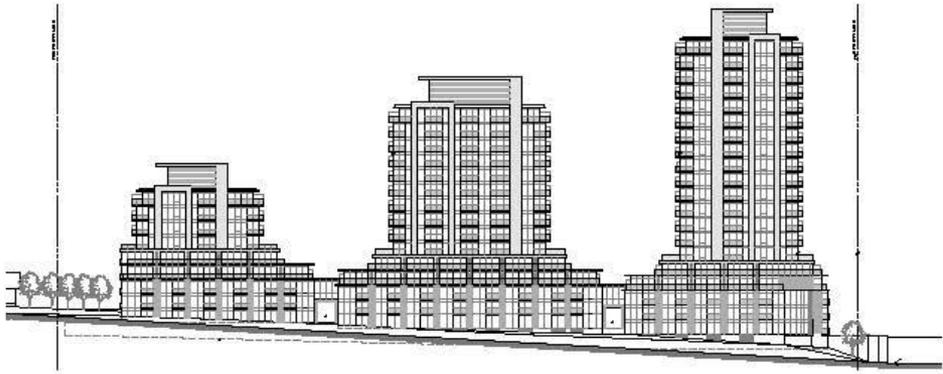
Recommended Approach: R-4B Zone



210 & 214 Willett Street – Latest Concept





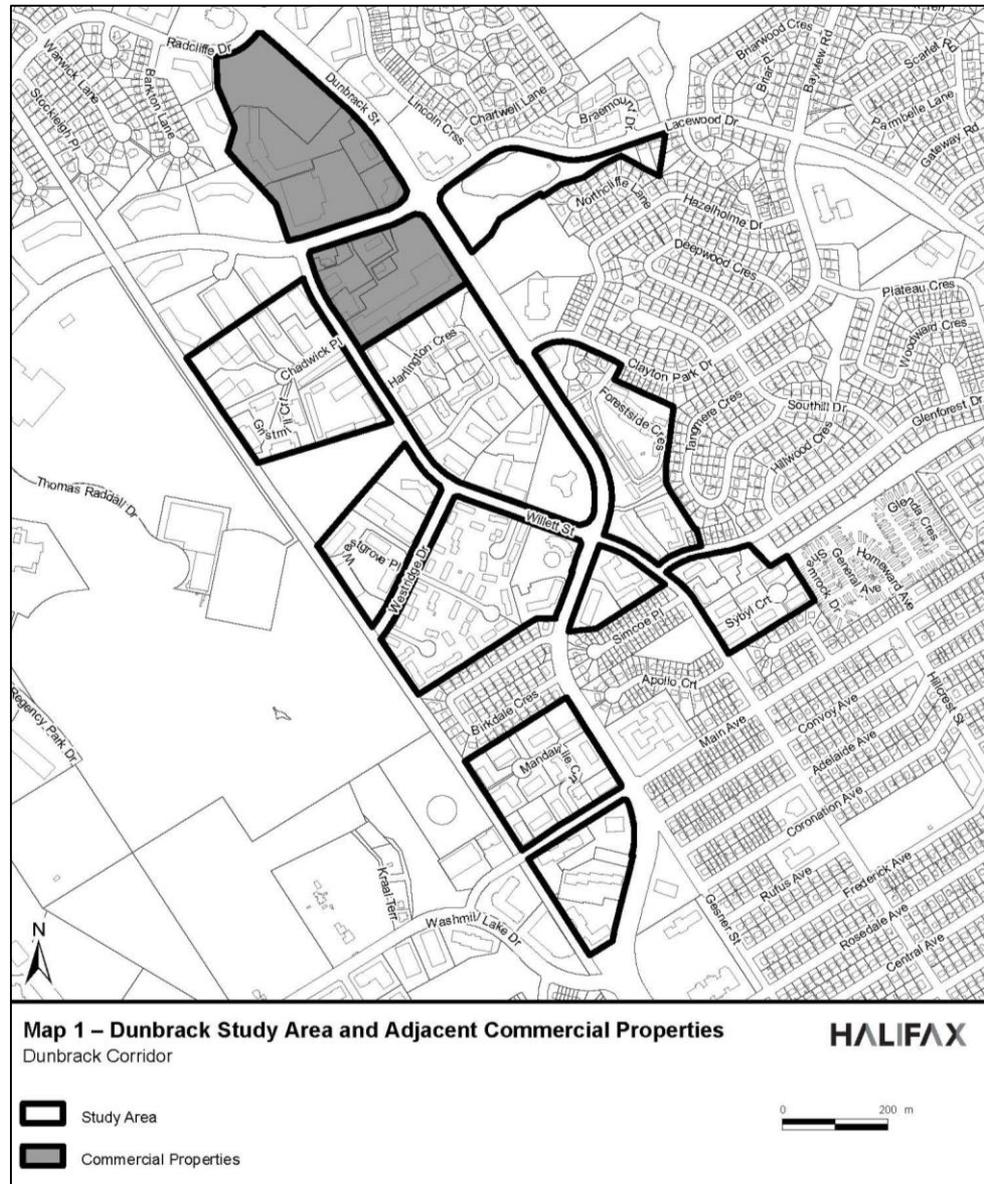




Other Projects

Project	Units	Density (units/ ha)	Description
Boss Plaza	130	68	Three 8-storey buildings
St. Lawrence Place	133	187	13-storey building
Joe Howe - McFatridge	105	210	7-storey building
Willett – Dunbrack	550	323	Two 17-storey buildings
Joe Howe - Scot	324	348	Two 12-storey towers on a podium
Dutch Village - Westerwald	55	433	6-storey building
Horizon Court	214	143	9-storey building
Herring Cove Road - Sussex	60	250	7-storey building
Long Lake Village	55	203	10-storey buildings
MicMac Boulevard	150	340	15-storey building
Rockingham South	974	43	Site Density – Mid-rises
Regency Park	1216	87	Site Density – Mid-rises
Seton Ridge	3000	102	Neighbourhood Density

Study Area and Commercial Properties



Recommendation

That Regional Council:

1. Adopt the proposed amendments to the Halifax MPS and the LUB for Halifax Mainland to create a new designation and zone to permit high density redevelopment at 210 & 214 Willett Street;
2. Amend the zoning for certain low-density residential properties to better match existing development, and to rezone parkland to the Park and Institutional Zone; and
3. Direct the CAO to consider amendments to the study area and commercial properties through a comprehensive review process, such as the Regional Plan or Plan and By-law Simplification Program (Suburban Plan).

HALIFAX

Thank You