

Re: Item No. 8.2

HALIFAX

Public Hearing

Plan Amendment & Rezoning
18 Scotia Drive
Former Sunnyside Elementary School Site
(Waverley Road Site)

August 31, 2021

Timeline

- Sunnyside Elementary School (Waverley Road Site) was constructed in 1952
- Closed by the former Halifax Regional School Board in 2012



HRM Ownership

- Conveyed to HRM in 2014
- Declared Surplus July 2016
- Demolished in the summer of 2017



HALIFAX

Administrative Order 50

- Administrative Order 50 – Respecting the Disposal of Surplus Real Property
- February 16, 2016 Regional Council approved:
 - *Retain approximately 8,500 square feet of land at the southern end of the former Waverley School property PID# 00428961 for a future pocket park;*
 - *Declare the balance of PID# 00428961 as surplus*



Similar Former School Site Rezoning

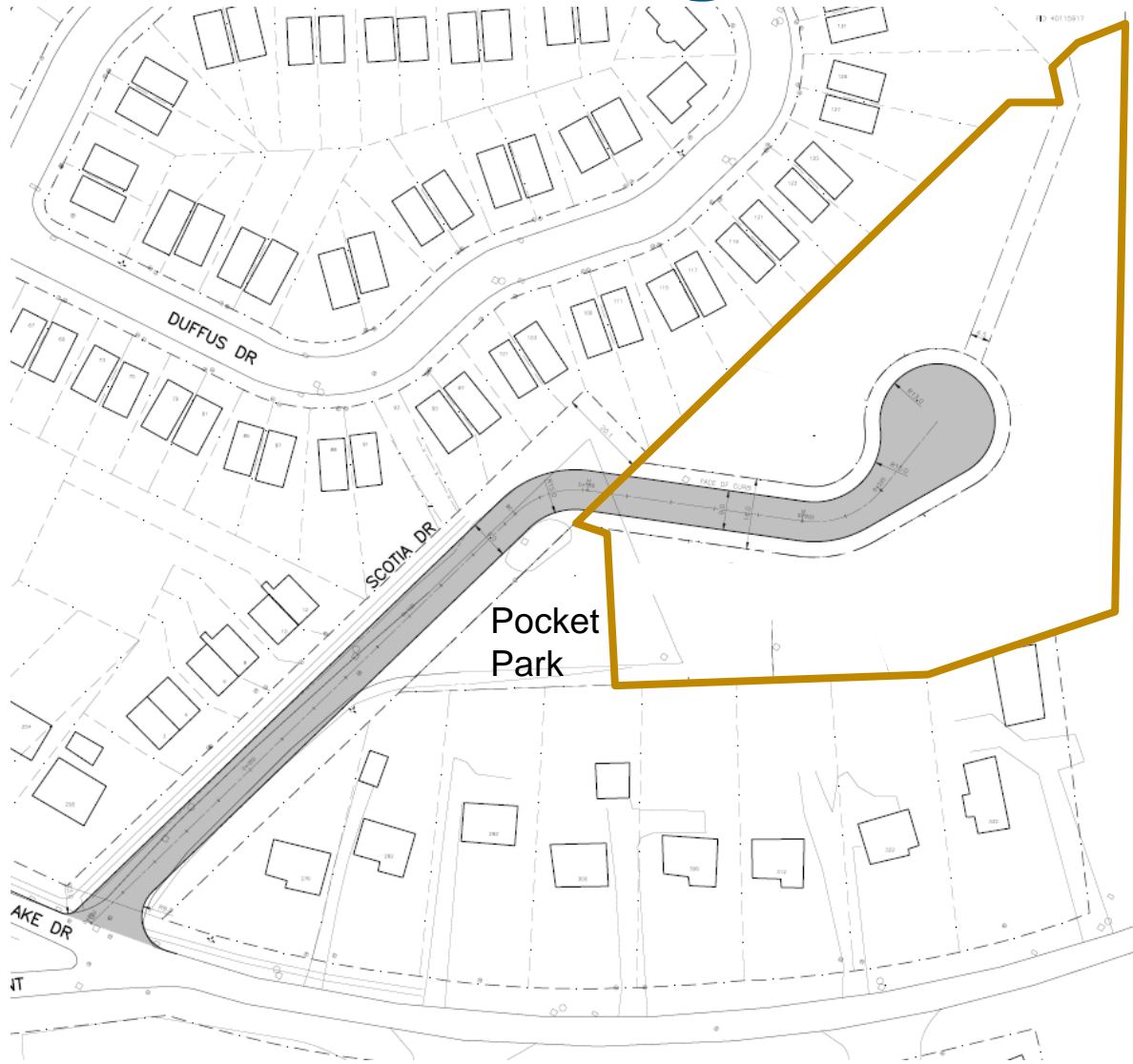
- Glen Moir School, Doyle Street Bedford
 - Rezoned from Institutional to Low Density Residential



Existing Zone vs Proposed zone

- Institutional Zone
 - schools
 - public buildings
 - churches
 - special care facilities
 - private recreational facilities and clubs
 - day care facilities
 - recycling depot
- Two Unit Dwelling Zone
 - single unit dwelling
 - semi-detached dwelling
 - duplex dwelling
 - special care facilities for up to 10 residents
 - neighbourhood park

Possible Design Concept



HALIFAX

Plan Policy

- Existing
 - Secondary MPS Designation: I - Institutional (Bedford)
 - Zone: SI - Institutional
- Proposed
 - Secondary MPS Designation: R - Residential
 - Zone: RTU - Residential Two Dwelling Unit