

HALIFAX

Public Hearing

Land Use By-law Amendments to the
C-2C (Dutch Village Road Mixed-Use) Zone

Halifax and West Community Council
January 18, 2021

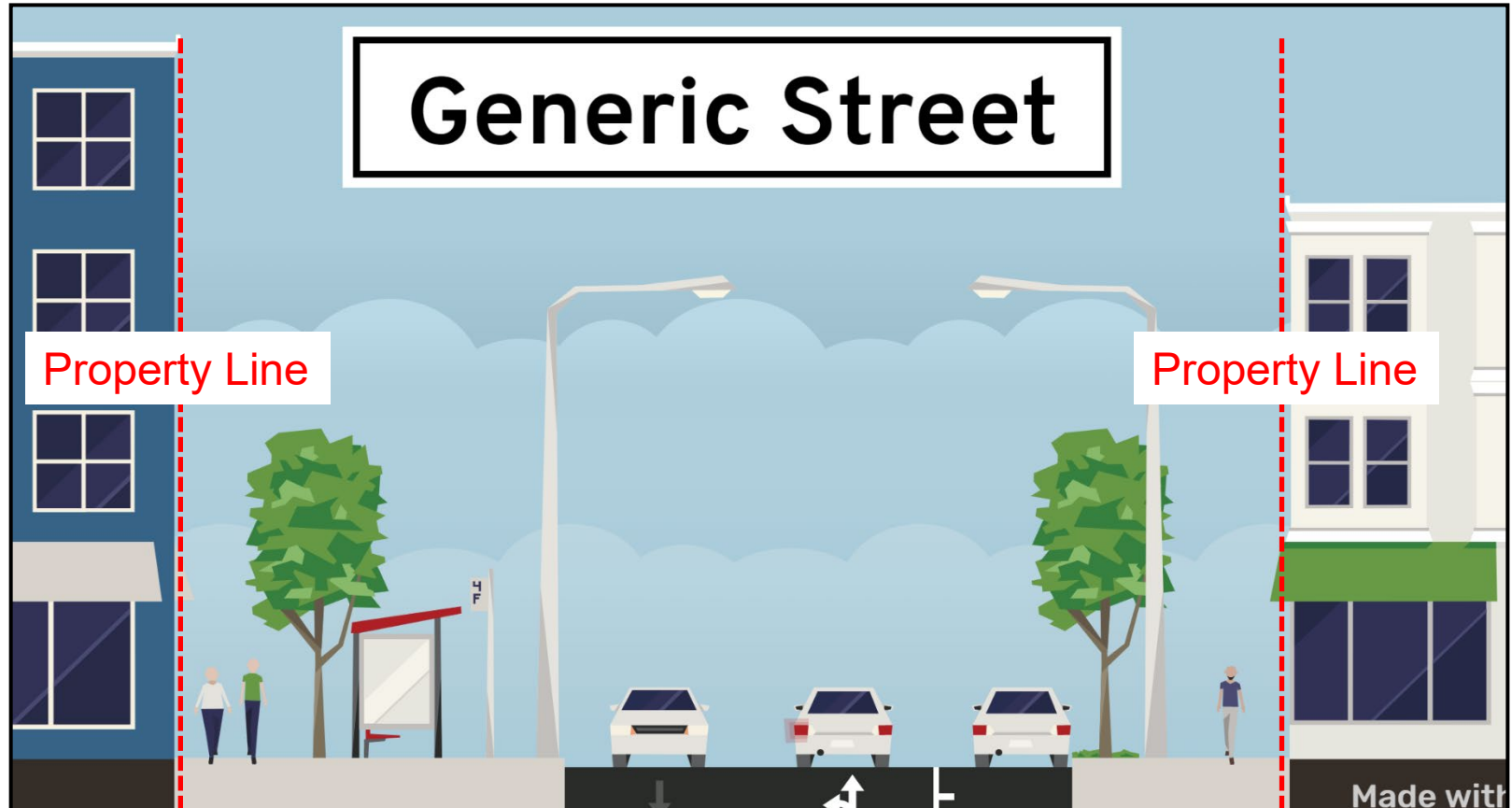
Slide 1

Proposed Amendments

Increase the minimum front and flanking yard setbacks in the C-2C (Dutch Village Road Mixed-Use) Zone from 0 metres to 1.5 metres.

| | Front and Flanking Setbacks | |
|-----------------|------------------------------------|----------|
| | Minimum | Maximum |
| Existing | 0 metres | 3 metres |
| Proposed | 1.5 metres | 3 metres |

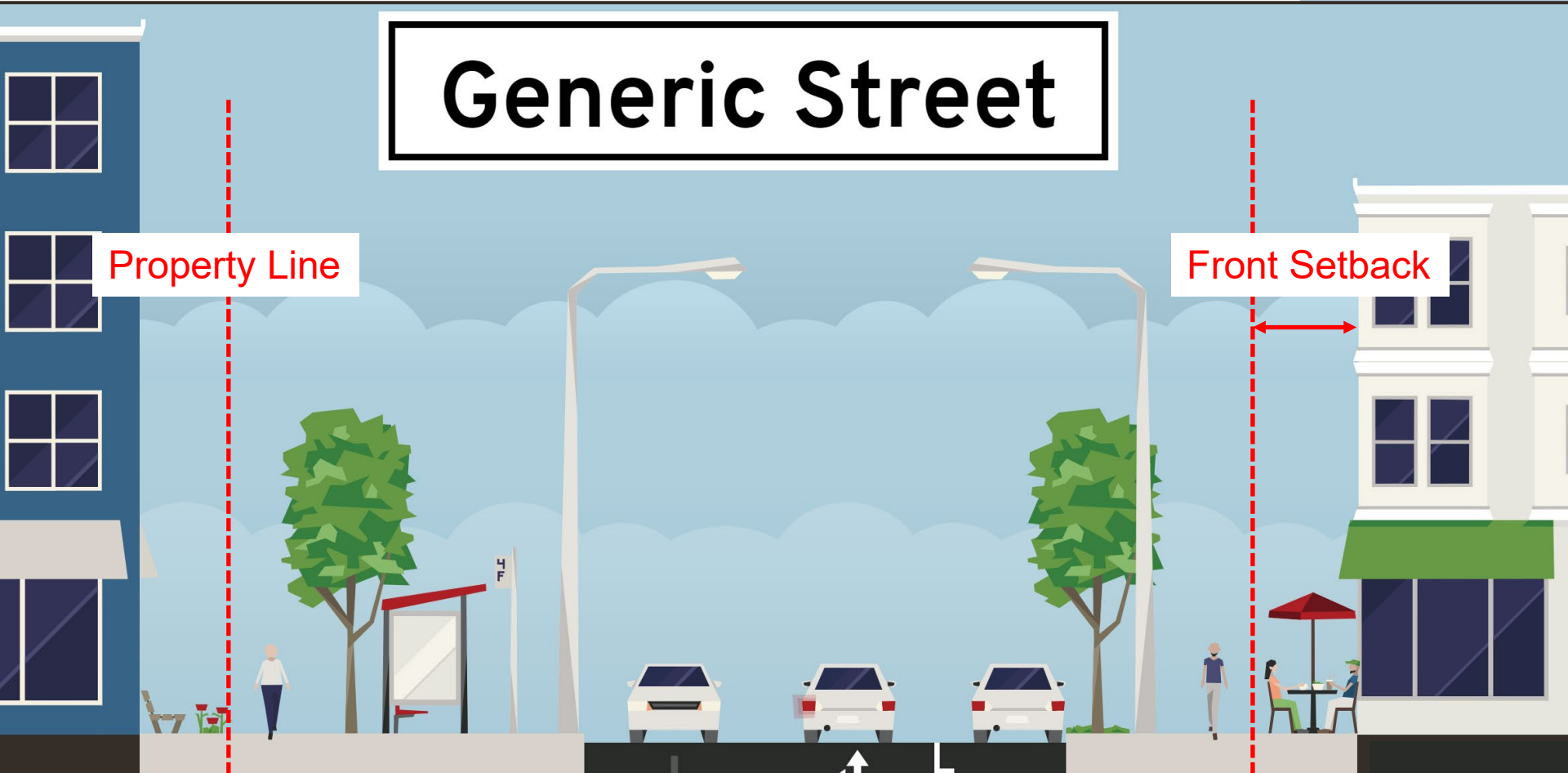
Front Setbacks



Generic Street

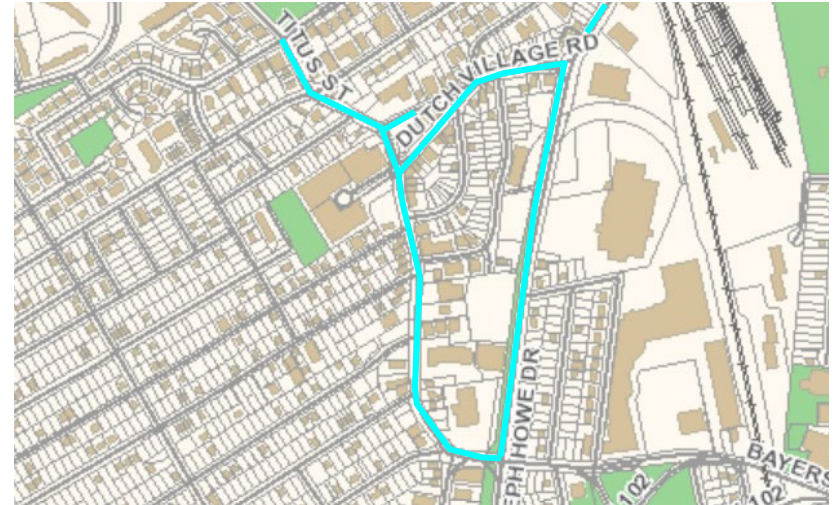
Property Line

Front Setback



C-2C Zone

Fairview, Halifax



C-2C Zone





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3569 WALK APARTMENTS

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3X CLEANER
for more KM per tank



CONSTRUCTION

NO PARKING
ANYTIME
CROSS STREETS



Grill & Chill

WE HAVE THE BEST
HOT OR COLD
GRILL & CHILL
BURGER SANDWICHES &
SANDWICHES
MILKSHAKES & SMOOTHIES
MILKSHAKES & SMOOTHIES
MILKSHAKES & SMOOTHIES

BUY 1 SLICE GET 1 FREE

Must Own 100 Ch Lane
Purchase Only One
Per Household

RED DOLLARS
CANS OF POP



NO PARKING



SUSHI JET

Scotiabank

FEATHERS

STOP

Council Direction

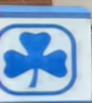
- **March 23, 2021:** Council initiated the amendment process for Case 23245 to expand the C-2C Zone at the corner of Main Avenue and Titus Street. Council initiated a review of the C-2C Zone requirements, including setback requirements.
- **August 17, 2021:** Council directed the CAO to consider changes to the C-2C Zone to improve safety and to create space for landscaping, trees and transportation infrastructure.

Public Engagement Feedback

- Engagement was through surveys for Case 22816 and 23245.
- Community feedback included concerns about the lack of setbacks for new buildings built under the C-2C Zone:
 - Visibility is poor at Rosedale and Dutch Village
 - Balconies are too close to the street
 - Buildings so close to the street are imposing
 - There is no landscaping



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Two people walking on the sidewalk, one pushing a stroller.

3569 VILLE APARTMENTS



Spikey Strachan
McChicken
Big & Bold
McDonald's

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3X
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Staff Recommendation

Staff recommend that Halifax and West Community Council:

Approve the proposed amendments to the Halifax Mainland Land Use By-law to increase the minimum required front and flanking yard setbacks in the C-2C Zone.

HALIFAX

Thank You

Sean Gillis



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