

HALIFAX

Public Hearing Case 24347

Development Agreement
for 8 Birches Drive, Halifax

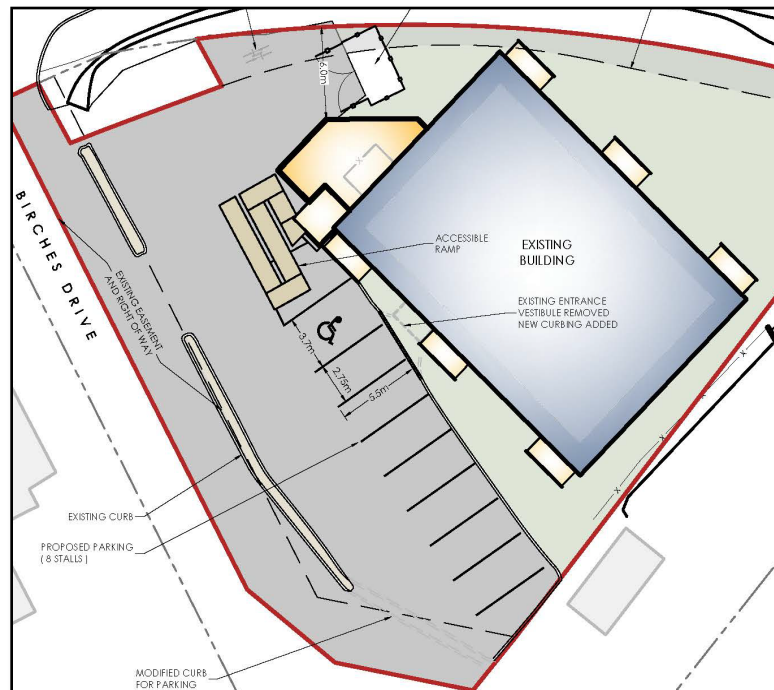
Halifax and West Community Council,
Monday, April 24th, 2023

Applicant Proposal

Applicant: Zzap Consulting Inc.

Location: 8 Birches Drive, Halifax

Proposal: The applicant is proposing to enter into a development agreement to expand and renovate an existing non-conforming multi-unit residential building at 8 Birches Drive.



Site Context



General Site location in Red



Site Boundaries in Red

Site Context/Photos



Planning Policy Outline

Regional Plan & Subdivision Bylaw

Guide where population growth and the investment of services like transit, piped water and sewer should occur

Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public

Policy & Bylaw Overview

Halifax MPS & LUB



Municipal Sewer and Water



Zone

Single Family Dwelling (R-1) Zone



Designation

Low Density Residential Designation (LDR)



Existing Use

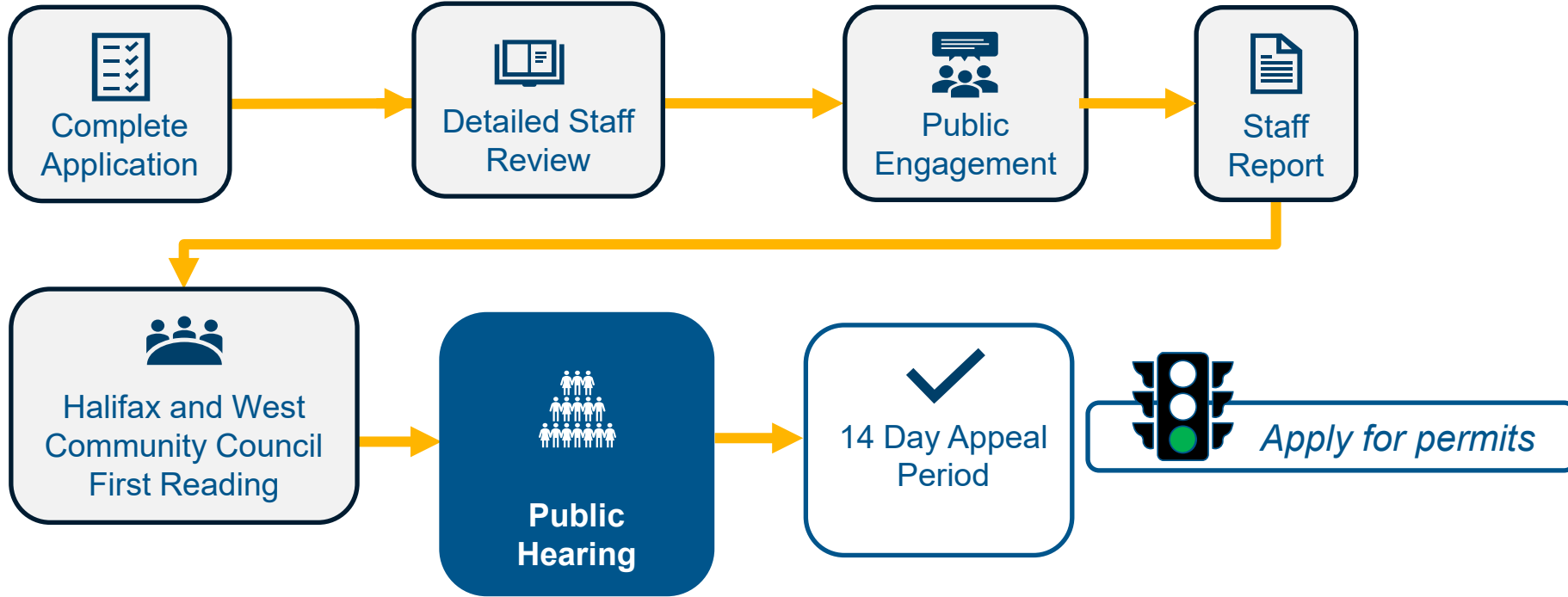
A legal non-conforming 17-unit residential building



Enabling Policy

Policy 3.14

Planning Process



Proposal

The details of the proposal are as follows:

- The addition of one added storey to the existing building;
- A side addition to the building to allow for barrier free access and additional circulation space, including stairs, exits, lobby and elevator;
- Recladding the building with modern materials;
- Adding projecting balconies to each of the units;
- Adding a garbage enclosure; and
- No additional residential units or parking spaces proposed.

Proposal



Policy Consideration

Halifax Municipal Planning Strategy – Halifax LUB

Enabling **Policy 3.14:**

Permitting alteration or expansion of a non-conforming use, requires Council consider the following in rendering their decision on a Development Agreement:

- The layout and design shall be complementary to the fabric of neighbourhood
- Vehicular activity be design to avoid adverse impacts
- Setback of building, off-street parking
- Lot coverage and building height

Public Engagement Feedback

- Feedback from the community generally included the following:
 - Affordability issues/Eviction of current tenants
 - Height concerns/ compatibility issue with the neighboring properties
 - Poor Driveway condition
 - Building safety/ carbon monoxide leaks

Notifications
Mailed



69

Individual Contacts
(Phone Calls & Email)



7

Webpage Views



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Staff Recommendation

Staff recommend that Halifax and West Community Council:

- Approve the proposed development agreement as set out in Attachment A of the staff report dated February 21, 2023.

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Thank You

Taylor MacIntosh

 macintta@halifax.ca

 902-219-0836