

Re: Item 10.1.1

HALIFAX

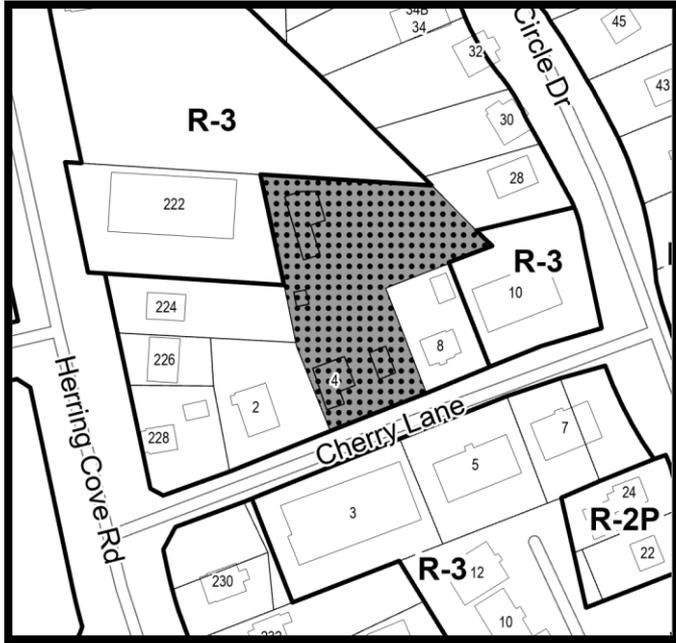
Public Hearing

PLANAPP-2023-00465

Rezoning: 4 Cherry Lane, Halifax
Halifax & West Community Council

December 5, 2023

Proposed Development



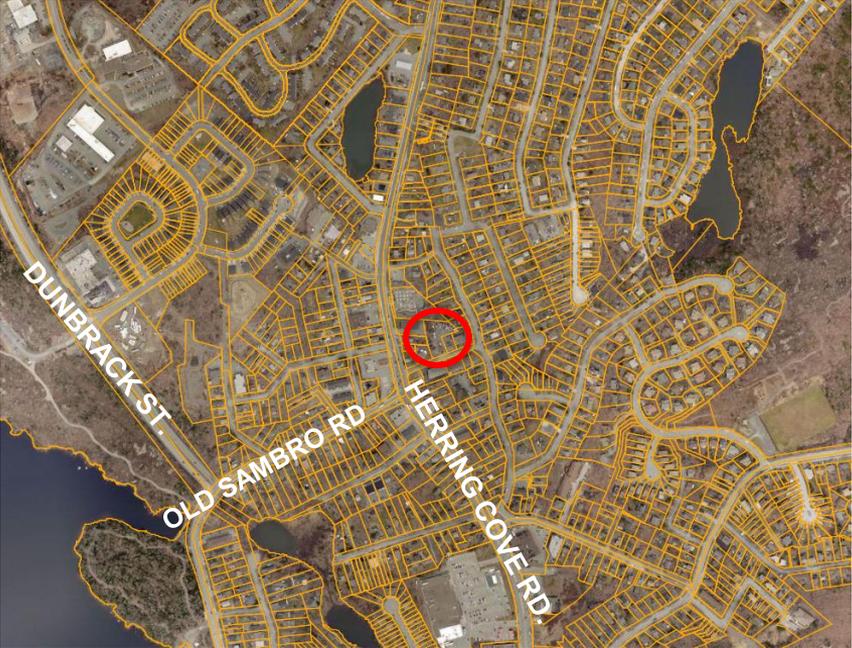
Applicant: KWR Approvals

Location: 4 Cherry Lane, Halifax

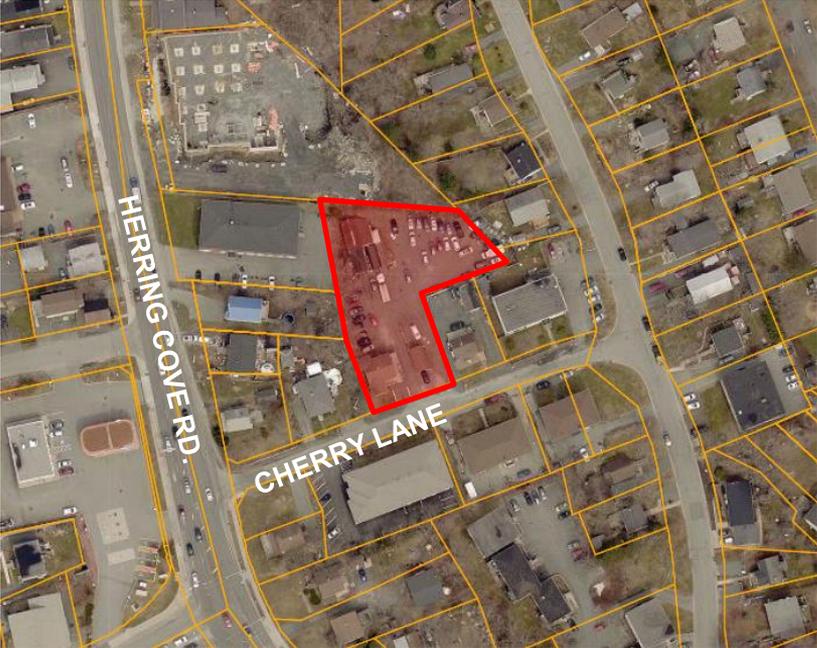
Proposal: 19-unit apartment bldg.

Type of Application: Rezoning
(Land Use By-law amendment)

Site Context



General Site location in Red



Site Boundaries in Red

Site Photos/Neighbourhood Context



View from
South

Site Photos/Neighbourhood Context



View from
East

Site Photos/Neighbourhood Context



4 Cherry Lane

Street View

Site Photos/Neighbourhood Context



Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

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

Planning Policy Overview

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Land Use By-law
(Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

Planning Policy Overview

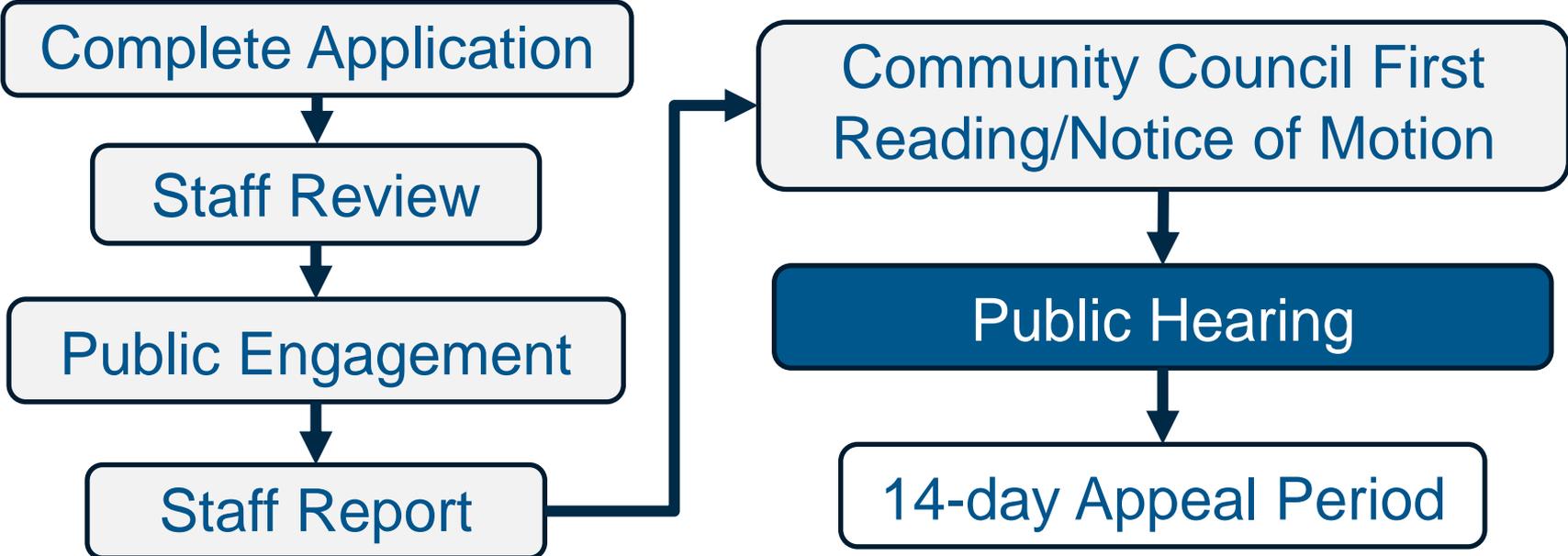
Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

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

Rezoning Process



Planning Overview



Municipal Sewer and/or Water:



Zone: R-2P (General Residential)



Designation: Medium Density Residential



Existing Use: Auto repair, Single-unit dwelling



Enabling Policy: 1.3.1, Mainland South SPS

Policy Consideration

Enabling Policy 1.3.1: Mainland South: This policy enables Council to consider proposals for apartment buildings in the Medium Density Residential Designation that are not otherwise enabled by the applied zone.

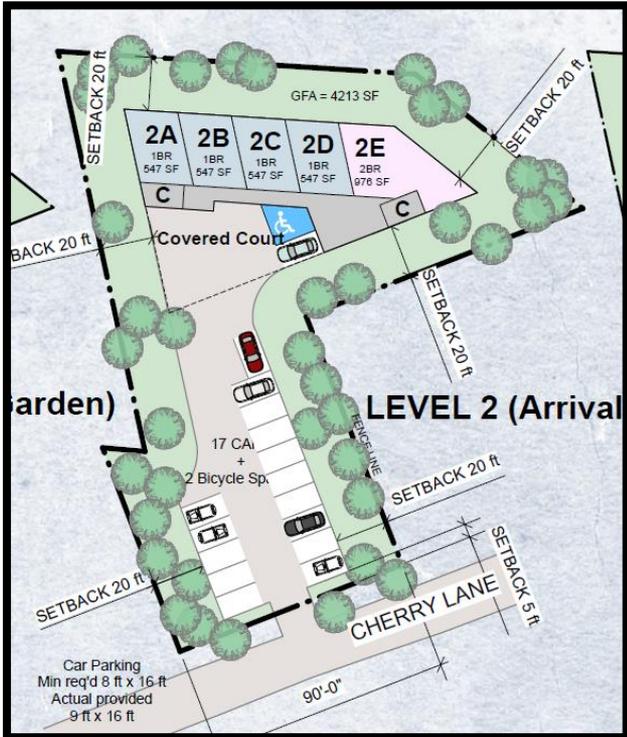
Council must consider the following in rendering their decision on a Rezoning application:

- Max. 4 storey height, compatibility with area; and
- Adequacy of municipal infrastructure.

Proposal Details

Site Plan

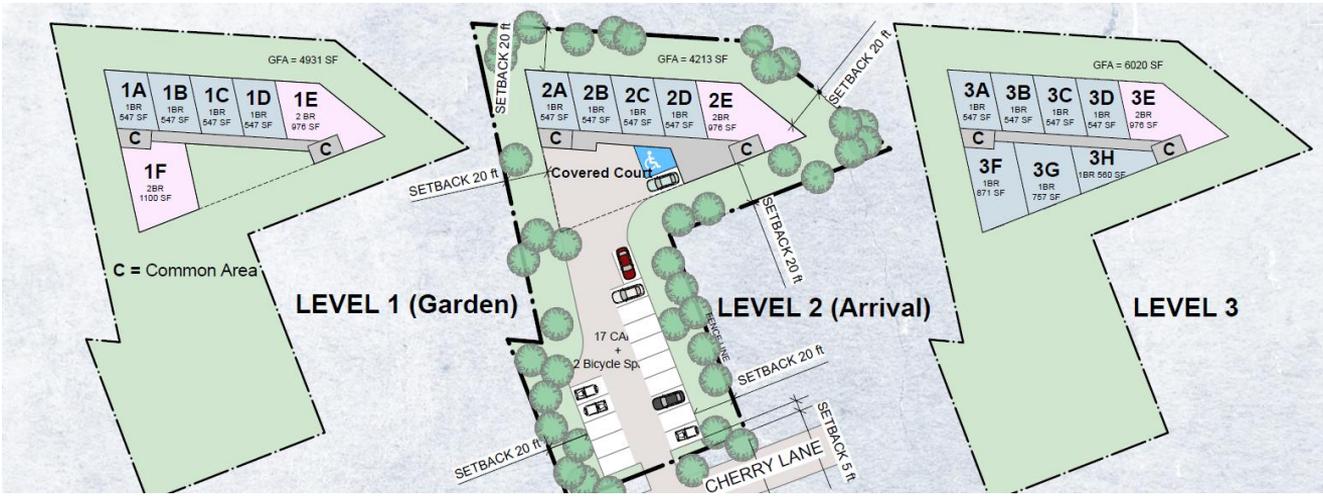
- ground level parking,
- landscaped perimeter



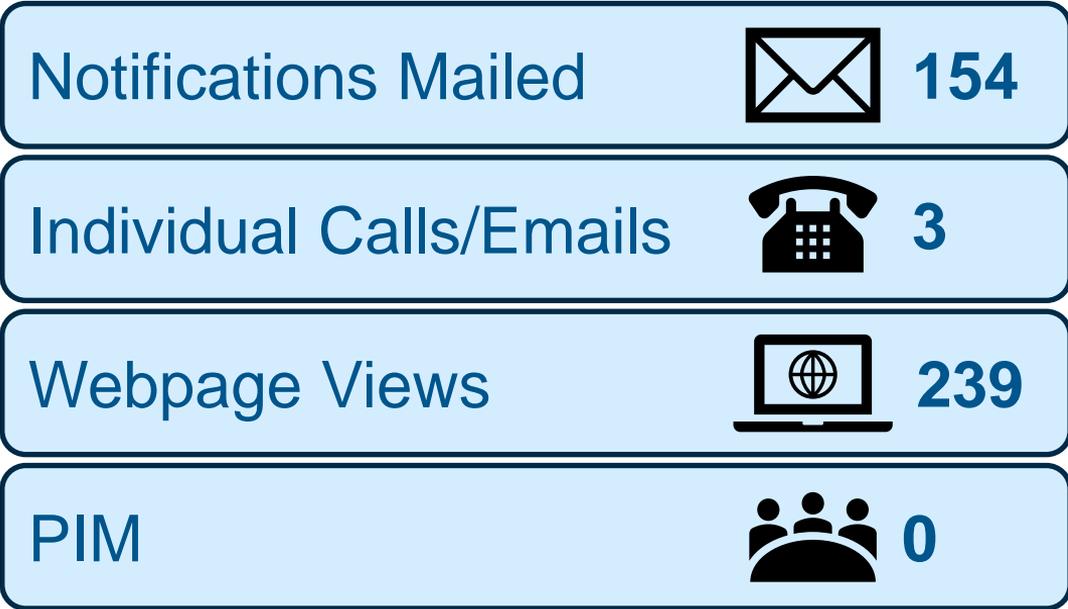
Proposal Details

Proposed Floor Plans

- 3 residential levels, 19-units



Public Engagement Feedback



Level of engagement completed was consultation achieved through a mail out notification (July 2023), website info and signage on-site.

Public Engagement Feedback

Feedback included :

- Concern that the area is already too congested, with new buildings already under construction; and
- Concern with adding more traffic on Cherry Lane

Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend that Council adopt the proposed rezoning.

Thank You

Paul Sampson, Planner II



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