

Re: Item 10.1.2

**HALIFAX**

# **Public Hearing**

## **PLANAPP-2023-00651**

Rezoning: 2 Marie Avenue, Halifax  
Halifax & West Community Council

January 16, 2024

# Proposed Development

**Applicant: Sunrose Consulting**

**Location: 2 Marie Ave., Halifax**

**Proposal: Shared Housing with  
Special Care (P zone)**

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



# Site Context



**General Site location in Red**



**Site Boundaries in Red**



# Site Context

## 2 Marie Avenue:

- 3.5 hectares (8.75 acres)
- Vacant site (former school)
- Back of site slopes down, includes trees, ponds (wet area)
- Service easement (HW)



# Site Context

View from  
Southwest





# Site Context

Halifax Water

Site Rear View,  
Lower elevation



# Planning Policy Overview

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

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# Planning Policy Overview

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

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

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# Planning Policy Overview

Regional Plan &  
Subdivision By-law

Community Plan

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

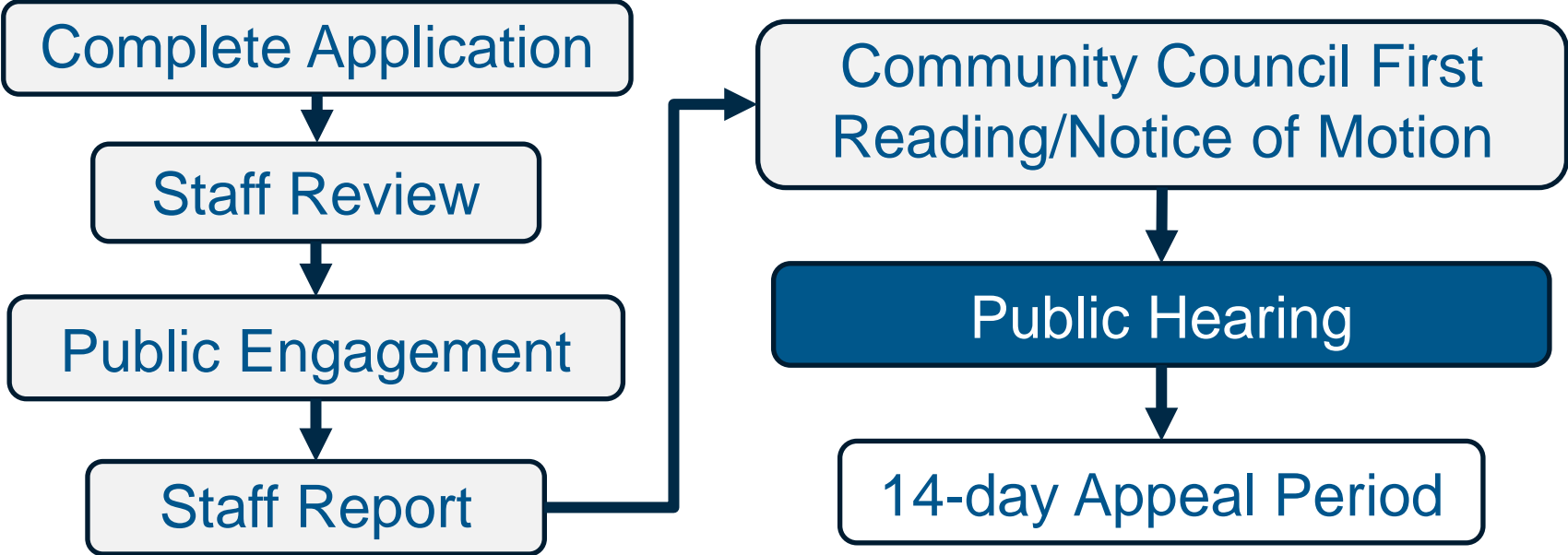
Community Plan

Land Use By-law  
(Zoning)

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

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# Rezoning Process





# Planning Overview



Municipal Sewer and/or Water:



Zone: R-1, R-2, and H (Holding) zones



Designation: Institutional



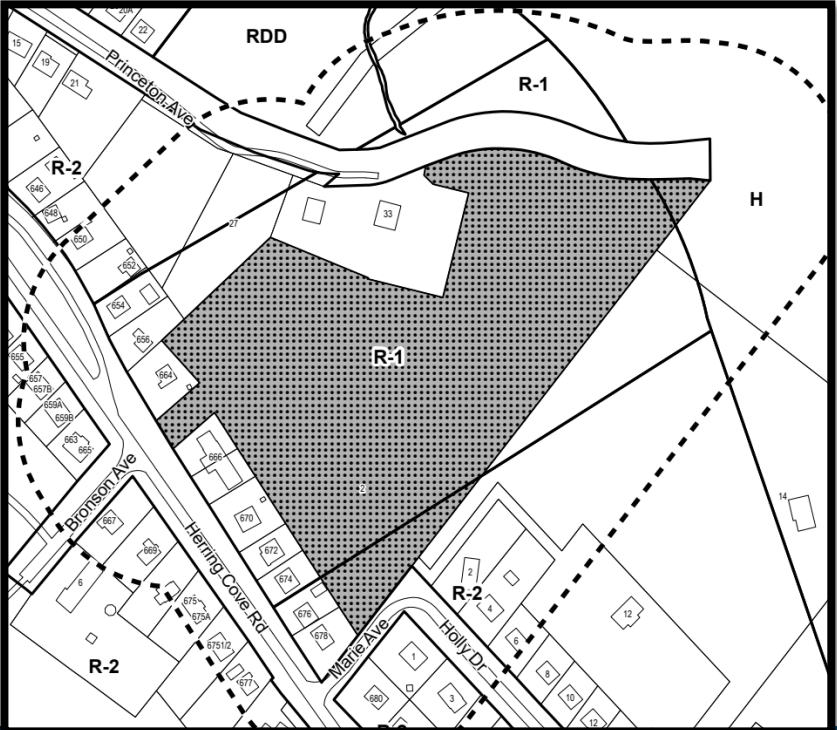
Existing Use: Vacant (former school)



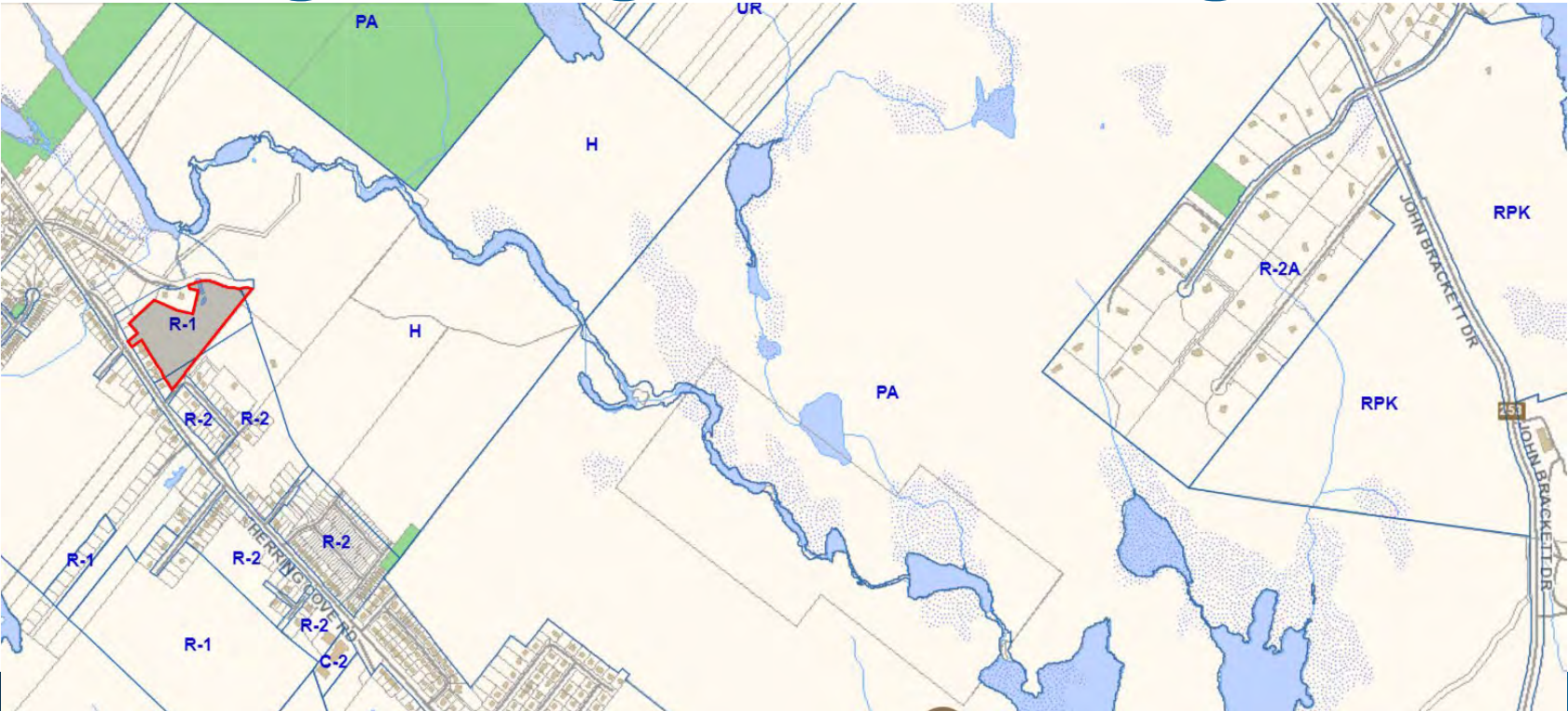
Enabling Policy: 3.1.1, Mainland South SPS

# Existing Zoning: Site

- Mostly R-1 zoning;
- Small portions zoned R-2 & H zone;
- Entire site has Institutional designation in MPS



# Existing Zoning: Surrounding Area





# Policy Consideration

**Enabling Policy 3.1.1: Mainland South:** Enables Council to consider proposals for institutional uses in any designation. In this case, the **Institutional designation, Policy 3.2** and **City-Wide policies** call for retention of institutional use.

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

- Compatibility with area in terms of scale, size, intensity of use, traffic generation, and noise

# Proposal Details

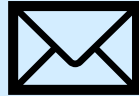
## Site Plan

- 3 levels, 128 beds
- ground level parking,
- landscaped areas,
- 2 driveways (off Herring Cove Rd. & Marie Ave.)



# Public Engagement Feedback

Notifications Mailed



54

Individual Calls/Emails



4

Webpage Views



285

PIM



0

Engagement included a mail out notification (Sept.- Oct. 2023), website info and signage on-site.

\*Note: Notification was expanded to 109 letters in advance of the public hearing, with more info on the P zone, staff report & website information provided.



# Public Engagement Feedback

Feedback included concerns with whether the proposed development will have any impacts on:

- adjacent residential properties; and
- on birds nesting at the lower rear portion of the site.

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# Key Factors: Staff Recommendation

- Institutional designation: these are the primary policies to consider in the MPS. Institutional policies call for the retention and re-use of existing institutional sites;
- Compatibility of Shared Housing w. Special Care use:
  - such facilities typically have less impacts on surroundings than apartments;
  - typically low-rise buildings, with larger floor plates, fewer balconies, etc.;
- No conflict with other MPS policies such as transportation, environmental & recreational policies.

# 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 approve the proposed rezoning.

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# Thank You

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