

October 17, 2024

HALIFAX

Item 4.1.2

Public Hearing
PLANAPP 2024-00648

Substantive Amendment : 2 Montebello Dr.

HARBOUR EAST MARINE DRIVE
COMMUNITY COUNCIL

Proposed Development



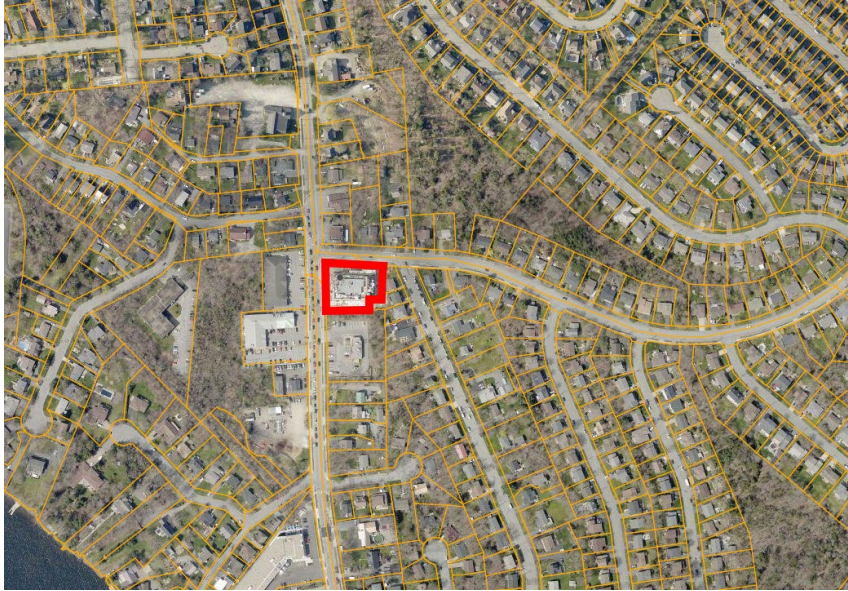
Applicant: Zzap Consulting Inc.

Location: 2 Montebello Drive

Proposal: Addition of two dwelling units to the existing building

Type of Application: Substantive amendment to the existing Development Agreement

Site Context



General Site location in Red



Site Boundaries in Red

Site Photos/Neighbourhood Context



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 &
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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

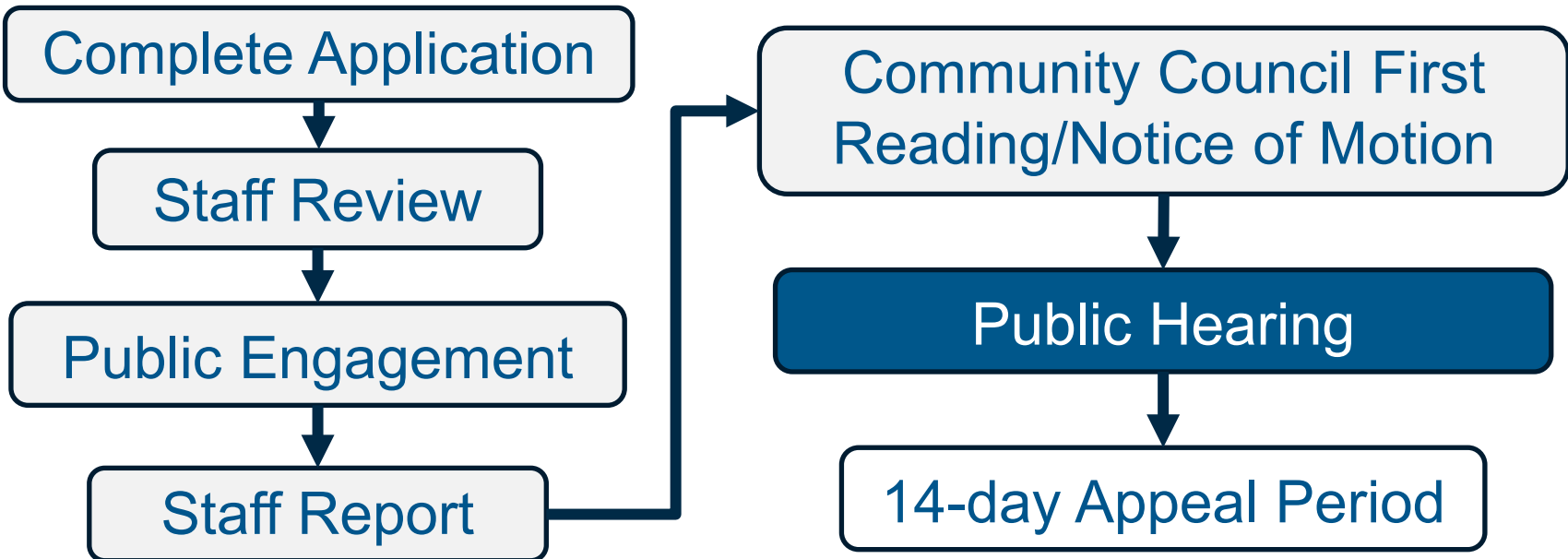
Community Plan

Land Use By-law
(Zoning)

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

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Development Agreement



Planning Overview



Municipal Sewer and Water



Zone: Single Family Residential (R-1)



Designation: Waverley Road designation (WR)



Existing Use: Multi-unit residential



Enabling Policy: C-41, IP-5 and IP-1(c)

Policy Consideration

Policy C-41:

Within the WR Mixed Use sub-designation, Council shall consider multiple unit dwellings and shared housing at a larger scale than would be permitted in the underlying zone (RC-Aug 9/22;E-Sep 15/22) by development agreement in accordance with the provisions of the Halifax Regional Municipality Charter. In considering such an agreement, Council shall have regard for the provisions of Policy IP-5, and should use the land use density standards of the R-3 zone as a guide.

	R-3 Zone Requirement	Proposal
Lot Coverage	25%	70%
Side and Rear Yard Setback	10.4m (34') [4.6m (15') or half the height of the building]	Rear = 0.2m (0.67') Side = 3.3m (10.8')
Front Yard Setback	13.8m (45.3') from Waverley Rd. 7.6m (25') from Montebello Dr.	3m (9.8') from Waverley Rd. (0m after road widening) 3m (9.8) from Montebello Dr.
Amenity Area	817.5m ² (8,800 sq. ft.)	65.03 m ² (700 sq. ft.)

Proposal Details

- The existing Development Agreement (case 23374) permitted a six storey building with 42 units;
- The proposed change would increase the total number of units from 42 to 44 by converting indoor amenity space within the penthouse into two residential units;
- A 65 square meter (700 square foot) amenity space on level three of the building would remain and the 181 square meters (1,950 sq. ft) of penthouse amenity space would be removed and converted to two residential units; and
- No exterior changes proposed at this time.



Public Engagement Feedback



Level of engagement completed was consultation achieved through signage on the subject property and a website.



Elements of Development Agreement

- Policy C-41 allows Council to consider an apartment building on this site by development agreement. To that end, one aspect of the policy directs Council to use the density standards of the R-3 Zone as a guide. The current proposal of 44 units is double that which would be allowed under the zone.

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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 refusal of the proposed amendment to the existing Development Agreement at 2 Montebello Drive.

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Thank You

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