



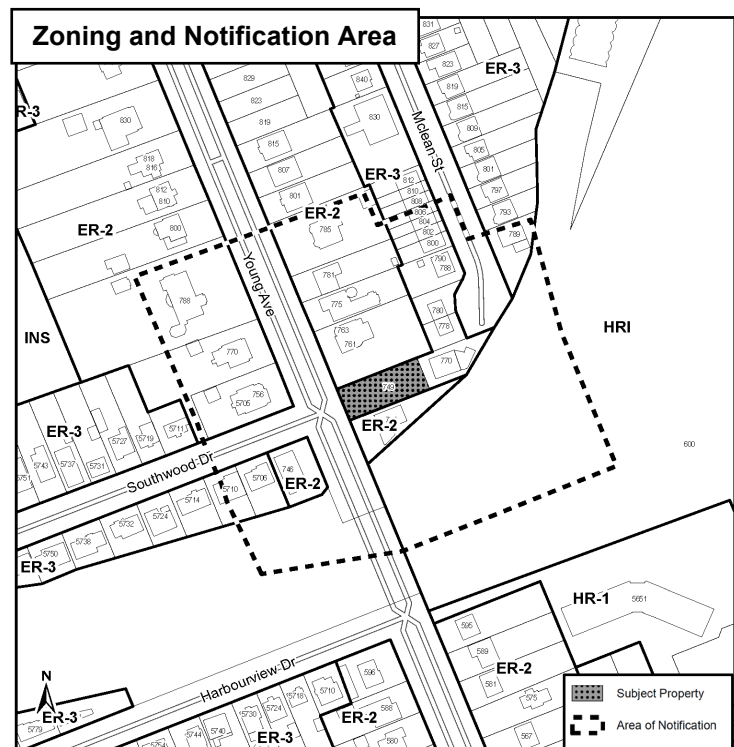
NOTICE OF A PLANNING APPLICATION: CASE 2024-01198 URGENT CHANGES TO PLANNING DOCUMENT FOR HOUSING

HRM initiated request to re-zone 749 Young Avenue, Halifax (PID 40701518) from ER-3 to ER-2 and to amend the Regional Centre Municipal Planning Strategy to incorporate the property into the Young Avenue proposed Heritage Conservation District Study Area.

Planning staff invite you to provide feedback and share any comments you may have about this planning application. Further details about this proposal are on the reverse side of this page and at www.halifax.ca/planning (scroll to Case 01198) and www.halifax.ca/haf.

The application is currently in the **public consultation stage**. We are inviting questions and comments on the proposed sites to be submitted to haf@halifax.ca until Sunday, September 20th, 2024.

Following public consultation, HRM staff will draft the proposed amendments to relevant Municipal Planning Strategies (MPS) and Land Use By-laws (LUB) and write a staff report for review by Regional Council.



Should Council wish to consider the proposal, a public hearing will be scheduled. If you received this letter, you are on the mail list to be notified about the public hearing. The public hearing is an opportunity for you to share your opinion about the proposed amendments to Regional Council.

Please provide your feedback by September 20, 2024 to haf@halifax.ca

Questions?
Project contact:

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PLANNING CASE 2024-01198 – FACT SHEET

You can find more details about this application and the planning application process at www.halifax.ca/planning (scroll down to Case 01198) or at www.halifax.ca/haf.

Background

- In 2021, the Centre Plan established a Young Avenue (YA) Residential Special Area and proposed Heritage Conservation District (HCD). The boundaries were based on an existing Young Avenue Area that was introduced to the Halifax Peninsula Plan in September 2017.
- Although 749 Young Avenue was included in the boundary of the YA Special Area, it was excluded from the boundary of the YA proposed HCD due to a mapping error. It has remained outside of the proposed HCD boundary since the adoption of the Centre Plan.
- The Urgent Changes to Planning Documents for Housing initiative resulted in a broad upzoning of Established Residential (ER) properties in the Regional Centre. All ER-1 zoned properties that were not Registered Heritage Properties or located in a proposed/established HCD were re-zoned to ER-3. Unlike the other properties with frontage along Young Avenue, which received ER-2 zoning, 749 Young Avenue was zoned ER-3.
- Because this property was intended to be part of the YA proposed HCD and re-zoned ER-2, a motion was made in May 2024 to correct the mapping error. The purpose of this notice is to provide an opportunity for public comment on the proposed zoning change.

How would this re-zoning impact my neighbourhood?

- If re-zoned from ER-3 to ER-2, the zoning of the subject site would be consistent with other properties along Young Avenue. These changes would not impact the boundaries of the Young Avenue Established Residential Special Area as the subject site is already within the area.
- If incorporated into the Young Avenue proposed HCD, 749 Young Avenue would be subject to a future assessment of potential cultural and heritage resources and considered for registration under the *Heritage Property Act*.

The table below shows the key differences between the current and proposed zoning:

	ER - 2 (proposed zoning)	ER - 3 (current zoning)
Intended purpose	Supports development that is sensitive to the architectural character and heritage value of a proposed HCD. ER-2 zone regulations are generally more restrictive than the ER-3 zone.	Applied broadly throughout the ER designation due to general walkability and connection to transit. The ER-3 zone permits a range of low-rise residential uses and its regulations are more permissive than the ER-2 zone.
Maximum # of units	2 through new construction; unlimited through internal conversion and rear additions	4 – 8 through new construction (depending on lot size); unlimited through internal conversion and rear additions
Permitted residential uses	Single and two-unit dwellings, backyard suites and other accessory uses	Low-density residential uses (1-4 units), townhouses, low-rise multi-unit buildings up to 8 units depending on a lot size, backyard suites, and other accessory uses



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