



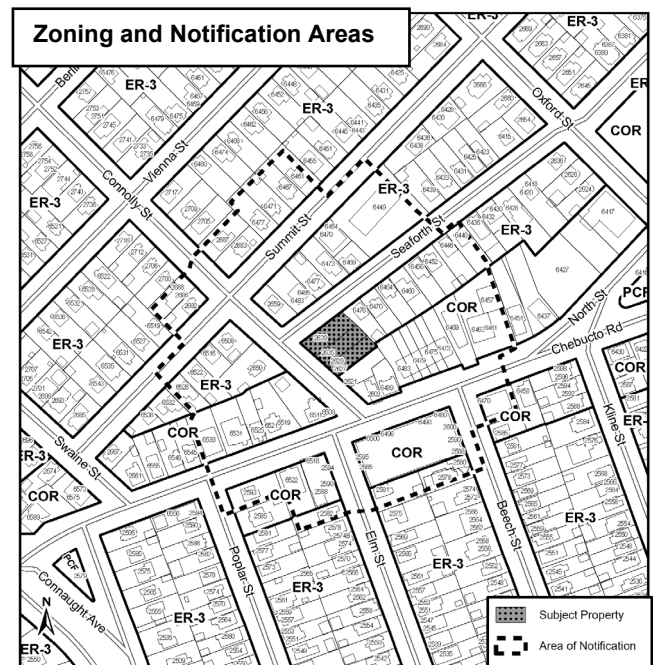
## NOTICE OF A PLANNING APPLICATION: CASE 2024-01198 URGENT CHANGES TO PLANNING DOCUMENT FOR HOUSING

HRM initiated request to re-zone 2627, 2633, and 2639 Connolly Street, Halifax (PIDs 00079731, 00079749, and 00079756) from ER-3 to COR and to amend the Regional Centre Municipal Planning Strategy to incorporate the proposed changes.

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](http://www.halifax.ca/planning) (scroll to Case 01198) and [www.halifax.ca/haf](http://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](mailto:haf@halifax.ca) until Sunday, September 20<sup>th</sup>, 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.

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Please provide your feedback by September 20, 2024 to [haf@halifax.ca](mailto:haf@halifax.ca)

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**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](http://www.halifax.ca/planning) (scroll down to Case 01198) or at [www.halifax.ca/haf](http://www.halifax.ca/haf).

**What:** Request to re-zone three Established Residential (ER-3) properties on Connolly Street to Corridor (COR) under the Regional Centre Plan.

**Where:** 2627, 2629, 2633, 2635 and 2639 Connolly Street, Halifax (PIDs 00079731, 00079749, and 00079756)

**Why:** To add the three ER-3 properties along Connolly Street between Chebucto Road and Seaforth Street to the existing Chebucto Street COR zone.

### Existing uses:

- 2627 and 2629 Connolly St (PID 00079731): two-unit dwelling
- 2633 and 2635 Connolly St (PID 00079749): two-unit dwelling
- 2639 Connolly St (PID 00079756): single-unit dwelling

### Zone comparison

	ER-3 (current zoning)	COR (requested zoning)
<b>Intended purpose</b>	Applied broadly throughout the ER designation due to general walkability and connection to transit. Permits a range of low-rise residential uses, including low-density residential uses, townhouses and low-rise multi-unit dwellings.	Supports the intensification of key transportation links and connects commercial and community nodes. Typically abuts low-rise residential areas in the rear yard but can extend beyond the depth of lots abutting the commercial street to feasibly accommodate development.
<b>Maximum height</b>	11 metres	3 - 9 storeys (streetwall stepbacks required if building height is greater than 5 storeys)
<b>Maximum # of units</b>	4-8 depending on lot size; unlimited through internal conversion or rear addition	No maximum unit requirements
<b>Permitted uses</b>	Residential, neighbourhood-scale commercial and institutional (by Development Agreement)	Residential, commercial, institutional and park and community facility uses
<b>Required setbacks</b>	<b>Front:</b> 3.5 m <b>Side:</b> 1.25 m (if townhouse or semi-detached); 3 m (other residential uses) <b>Rear:</b> 6 m	<b>Front (avg):</b> 1.5 - 2 metres If abutting an <b>ER zone:</b> <b>Side:</b> 3 m (if townhouse or semi-detached); 6 m (other residential uses) <b>Rear:</b> 6 m If abutting a <b>COR zone:</b> <b>Side:</b> 0 m; 3m (if townhouse or semi-detached) <b>Rear:</b> 3 m
<b>Maximum lot coverage</b>	40% for single unit dwelling use; 50-60% for other residential uses	No maximum lot coverage requirements
<b>Building dimensions</b>	<b>Max. width:</b> 20 metres <b>Max. depth:</b> 30 metres	<b>Max. width:</b> 64 metres <b>Max. depth:</b> 64 metres
<b>Minimum parking</b>	Not required	Not required
<b>Landscaped buffer</b>	Not required	Screen landscaped buffer required if abutting an ER zone



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