

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

HRM initiated request to re-zone 2485 to 2497 and 2569 to 2581 Brunswick Street, Halifax (PIDs 40264533, 40264541, 40261349, 40261356, and 41158411) from ER-2 to HR-1 and to amend the Regional Centre Municipal Planning Strategy to incorporate the proposed changes.

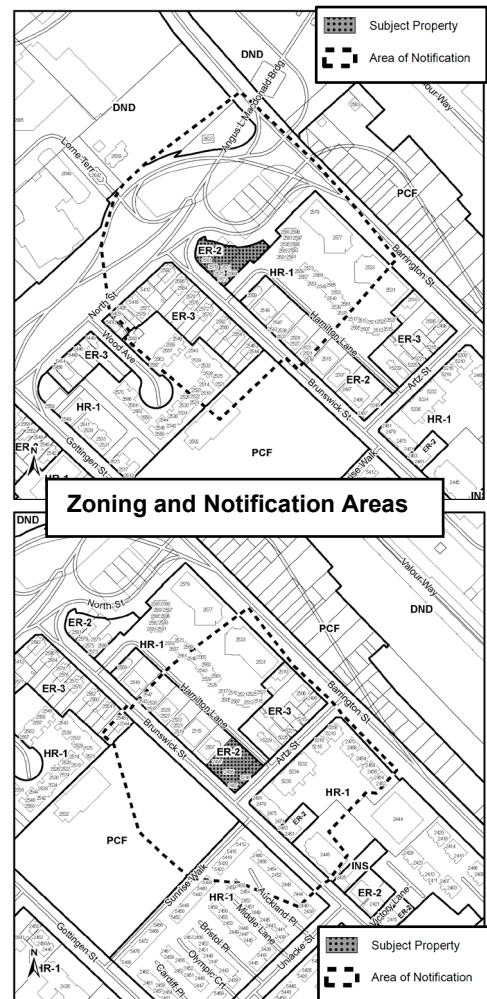
Planning staff invite you to provide feedback and share any comments you may have about this planning application. Further details about this proposal are on the reverse side of this page and at www.halifax.ca/planning (scroll to Case 01198) and www.halifax.ca/haf.

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.

What: Request to re-zone five Established Residential (ER-2) properties on Brunswick Street to Higher Order Residential (HR-1) under the Regional Centre Plan.

Where: 2485 - 2497 Brunswick Street (PIDs 40264533 and 40264541) and 2569-2581 Brunswick Street (PIDs 40261349, 40261356, and 41158411).

Who: Request by Harbour City Homes (formerly Halifax Non-Profit Housing Society), a non-profit housing organization that provides rental units at below-market rates.

Why: To enable the development of two new apartment buildings containing affordable housing units. Re-zoning these sites to HR-1 would allow multi-unit dwellings units to be developed as-of-right, which means that the development would comply with all the regulations of the HR-1 zone.

Existing uses:

- 2495 and 2497 Brunswick St (PID 40264541): 14-unit dwelling
- 2485 and 2487 Brunswick St (PID 40264533): vacant
- 2573, 2571, 2569 and 2575 Brunswick St (PID 40261349): four-unit dwelling
- 2579 Brunswick St (PID 40261356): two-unit dwelling
- 2581 Brunswick St (PID 41158411): single-unit dwelling

Zone comparison

	ER - 2 (current zoning)	HR - 1 (requested zoning)
Intended purpose	Supports development that is sensitive to the architectural character and heritage value of a proposed HCD. ER-2 regulations are generally more restrictive than other residential zones.	Provides opportunities for new multi-unit dwelling developments and compatible commercial uses. Typically applied to properties that abut low-rise residential neighbourhoods.
Maximum height	11 metres	11-14 metres (as per policy CHR-11(c))
Maximum # of units	2 (through new construction); unlimited through internal conversion or rear addition	No maximum unit requirements
Permitted uses	Residential; neighbourhood commercial and institutional by Development Agreement	Residential; neighbourhood commercial and institutional
Required setbacks	Front: 2 metres Side: 1.25 (if semi-detached); 3 metres Rear: 6 metres	Front (on average): 1.5 - 2 metres If abutting an ER zone: Side: 3 metres Rear: 6 metres If abutting an HR zone: Side: 2.5 metres Rear: 3 metres
Maximum lot coverage	40% for single unit dwelling use; 50-60% for other residential uses	No maximum lot coverage requirements
Building dimensions	Max. width: 20 metres Max. depth: 30 metres	Max. width: 64 metres Max. depth: 64 metres; 40 metres (if through lot)
Landscaped buffer	Not required	Screen landscaped buffer required if abutting an ER zone

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