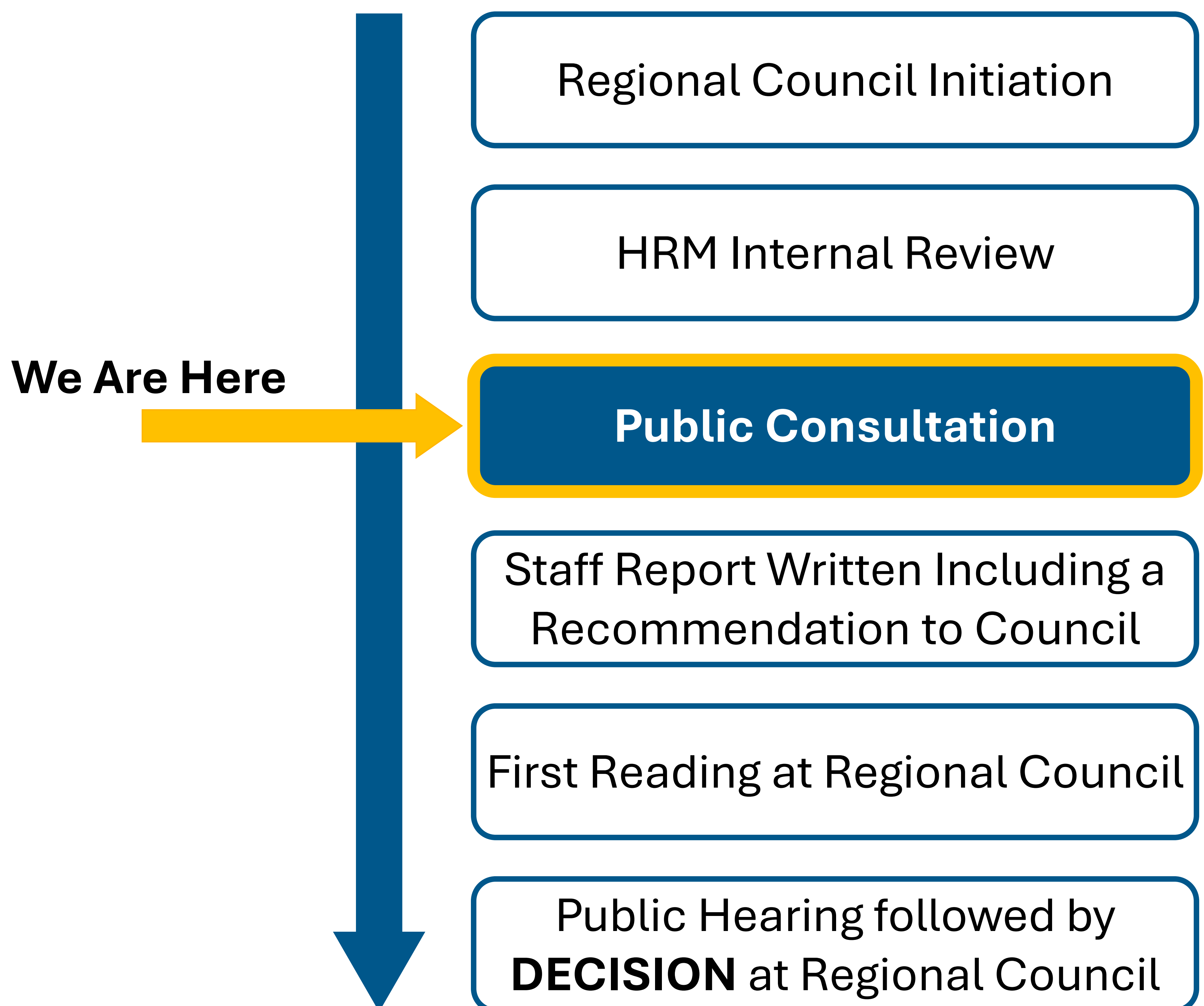


Planning Process

The application will be considered under the Municipal Planning Strategy and Land Use By-law Amendment process.



Purpose of Consultation

The purpose of public consultation is to share information and gather feedback.

Feedback provided will inform the process and will form part of the public record.

No decisions will be made today.

What is Being Considered?

Today, apartment/condo buildings are allowed in this area up to a maximum of 12 units.

A change to zoning rules to allow more than 12 units on **two specific properties** is being considered. If this change is made, it would allow a permit for a building containing more units to be issued.

No other changes to existing zoning rules are being considered as part of this process.



Where is this being considered?

This planning change would only apply to two specific properties. A wider change to the rules for the whole area is not being considered as part of this process. The two properties are:

Site #1

- 1407 Main Rd, Eastern Passage (PID 00374710)
- Being considered for up to 64 units.



Site #2

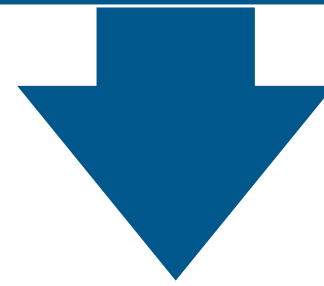
- 1509 Main Rd., Eastern Passage (PIDs 00374728 and 00471698)
- Being considered for up to 22 units.



What would change?

Planning Policy:

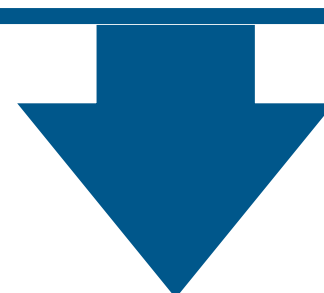
TODAY: Planning policy directs that apartment/condo buildings be limited to 12 units on the oceanfront side of Main Road. The reason for this is to “encourage retention of the traditional character of this area”.



PROPOSED: Introduce an exception for these two properties. This would allow more units to be permitted on the two properties only.

Zoning Rules:

TODAY: Zoning rules allow permits to be issued to a maximum of 12 units. Buildings must meet a number of size, location, and design requirements.



PROPOSED: Keep the maximum of 12 units for the general area, but add a section that allows:

- Site #1 to construct up to 64 units
- Site #2 to construct up to 22 units

The buildings **would still need to meet all other existing requirements**. This includes a maximum building height of 4 storeys and maximum lot coverage of 50% (i.e., area covered by a roof).

What are your thoughts?

Jot your thoughts about this change on a sticky note and share below.

Topics to consider:

- How could an apartment/condo building with more units on the oceanfront side of Main Rd. affect your community? How could it benefit your community?
- Is there anything HRM should be aware of when considering this proposed change?

Developer Proposals

Representatives for the two properties are here to share potential buildings plans.

Please note that this process is *not* about approving building designs. Today we're only reviewing **a proposed change to planning rules related to number of units allowed.**

If these changes are approved, detailed building plans will be reviewed when a building permit is applied for. Municipal employees will check that all other zoning and building code rules are met. The final design could change before construction were to begin.

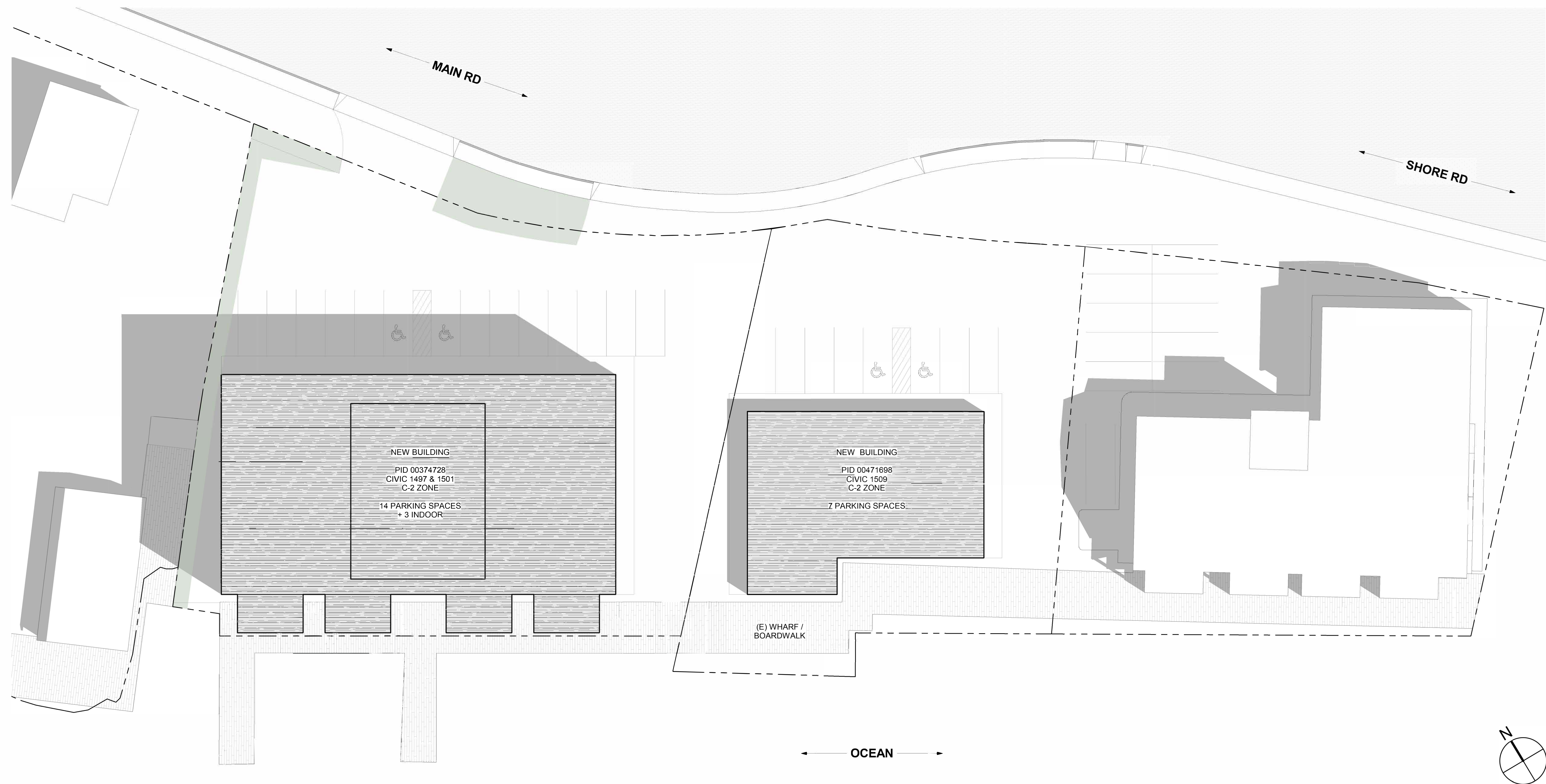
Site #1 - Developer Concept Display Images



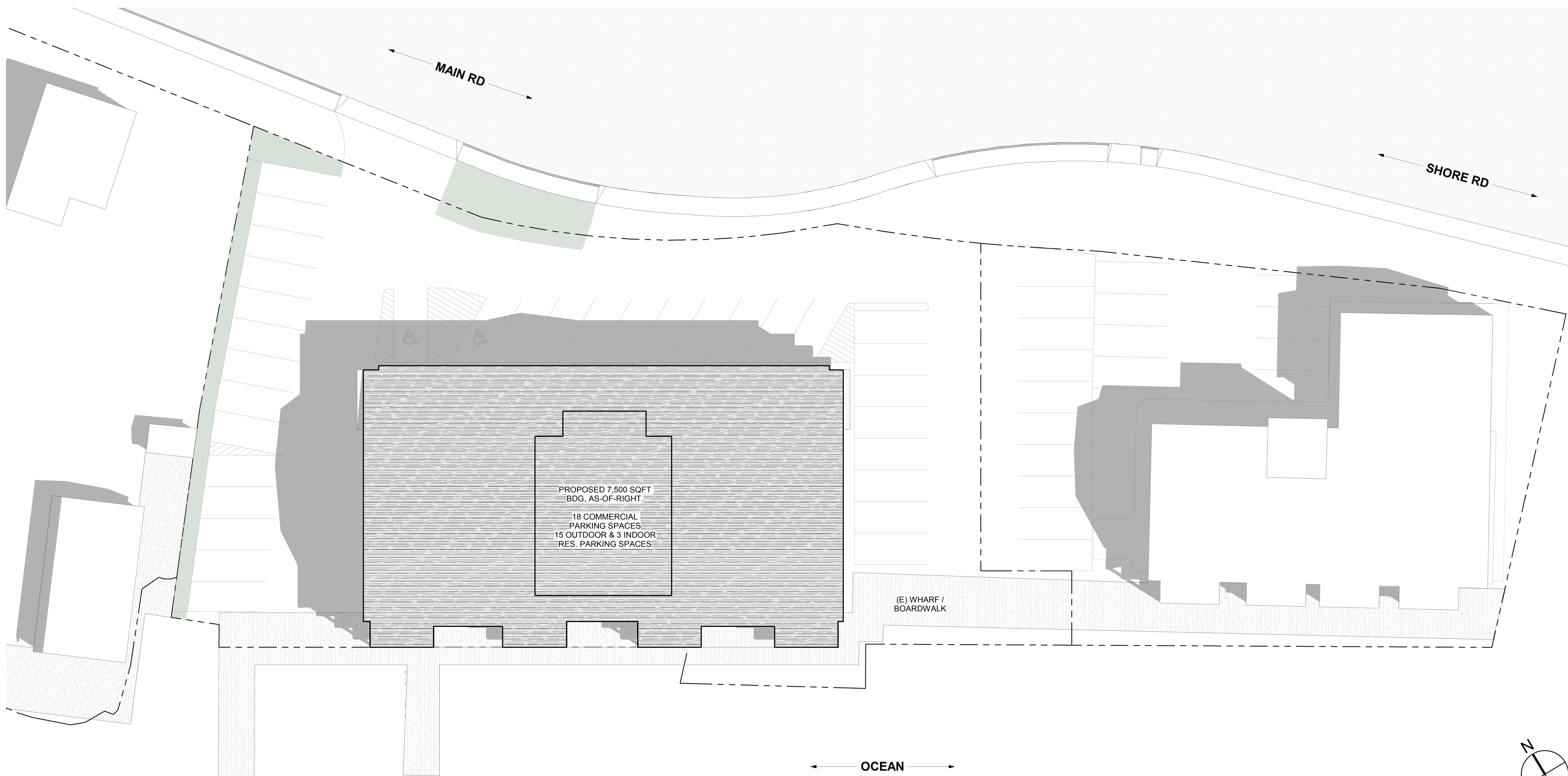




Site #2 - Developer Concept Display Images



2 Buildings As-of-Right with
24 Residential Units



PROPOSED 7,500 SQFT
BDG, AS-OF-RIGHT.
18 COMMERCIAL
PARKING SPACES
15 OUTDOOR & 3 INDOOR
RES. PARKING SPACES

(E) WHARF /
BOARDWALK

OCEAN

SHORE RD

MAIN RD



T.A. SCOTT

Proposed Building with
22 Residential Units +
Public Ground Floor



