

Item No. 8.1.1

Halifax and West Community Council
September 23, 2013
October 28, 2013

TO: Chair and Members of Halifax and West Community Council
Original Signed

SUBMITTED BY: _____
Brad Anguish, Director, Community & Recreation Services

DATE: September 5, 2013

SUBJECT: **Case 18230: Rezoning 5 Wren Street, Halifax, from R-1 (Single Family Dwelling) Zone to R-2T (Townhouse) Zone**

ORIGIN

Application by William Holliday and Kathleen Macnab.

LEGISLATIVE AUTHORITY

HRM Charter; Part VIII, Planning & Development

RECOMMENDATION

It is recommended that Halifax and West Community Council:

1. Give First Reading of the proposed rezoning of 5 Wren Street, Halifax, from R-1 (Single Family Dwelling) Zone to R-2T (Townhouse) Zone, as contained in Attachment A of this report, and schedule a Public Hearing; and
2. Approve the proposed rezoning of 5 Wren Street, Halifax, from R-1 (Single Family Dwelling) Zone to R-2T (Townhouse) Zone, as contained in Attachment A of this report.

BACKGROUND

The subject site, 5 Wren Street, Halifax, is located on the eastern side of Wren Street, within a predominantly residential neighbourhood and is occupied by a single unit dwelling. The property owners, William Holliday and Kathleen Macnab, wish to replace the existing dwelling with four townhouse units. As this proposal cannot be enabled under the current zoning of the property, which is the R-1 (Single Family Dwelling) Zone, the applicants have requested that the subject property be rezoned to the R-2T (Townhouse) Zone under the Halifax Mainland Land Use By-law (LUB).

Location, Designation, Zoning and Surrounding Area

The subject property is:

- Approximately 1393.5 square metres (15,000 square feet) in area;
- designated Residential Environment under the Halifax Municipal Planning Strategy (MPS) (Map 1);
- zoned R-1 (Single Family Dwelling) Zone under the Halifax Mainland Land Use By-law (LUB) (Map 2);
- located within close proximity to parklands located on the corner of Pioneer Avenue and Wren Street, and the corner of Pioneer Avenue and Oriole Street (Map 2);
- located in a predominately residential area, abutting a vacant parcel of municipal land (Map 2); and
- surrounded by a wide range of low to medium density residential uses that consist of single unit dwellings, duplexes and semi-detached dwellings, townhouses and multi-unit buildings (Map 2).

Enabling Policy

The Halifax MPS contains criteria that allow the consideration of residential development through the rezoning process. Council may consider rezoning the subject property to the R-2T Zone according to Policies 2.1, 2.1.1, 2.2, 2.4 and 2.4.1 as contained in the Halifax MPS and listed in Attachment B.

Land Use Provisions

Under the Halifax Mainland LUB, the R-2T Zone allows for various residential uses that include single unit dwellings, semi-detached and duplex dwellings, townhouse units and some institutional and recreational uses. Permitted land uses and zone provisions are detailed in Attachment C of this report.

DISCUSSION

Policies within the Residential Environments Designation of the Halifax MPS enable Council to consider rezoning the subject property to permit a variety of residential uses, including the R-2T Zone. Staff have reviewed the proposed rezoning and determined that it is consistent with applicable policies of the Halifax MPS. Attachment B provides an evaluation of the proposed rezoning to the R-2T Zone in relation to the applicable MPS policies. The following issues are being highlighted for more detailed discussion:

Compatibility with Surrounding Neighbourhood

One of the key considerations when reviewing an application for the rezoning of a property from a residential zone to another is the compatibility of the proposed land use with the existing neighbourhood. Policies within the Residential Environments Designation in the MPS are intended to maintain the integrity, stability and character of residential areas by preserving the scale of existing neighbourhoods. Policies also encourage establishing regulations that control the intensity of land uses in order for new proposals to be compatible with existing land uses (Attachment B).

A variety of residential uses are located in this area that include townhouse units to the north and single unit dwellings to the east, south and west. Due to the location of the subject property within a residential neighbourhood and in relation to a residential two-lane local street with low to moderate traffic volumes, applying the R-2T Zone is considered in keeping with the current land use arrangement in the area. Further, the proposal provides an appropriate transition between more intensive uses and the lower density single unit dwelling uses located east of the subject property. Should Community Council choose to consider the proposal, the R-2T Zone will remain consistent in reflecting the low to medium density residential nature of the existing neighbourhood.

Adjacent HRM-Owned Parcel

The subject property is located in a predominately residential area, and abuts a vacant parcel of municipal land. The parcel, shown on Schedule A and identified as PID No. 40326302, is assigned the R-1 Zone (a remnant from the expropriation of Wren Street in the 1960s).

HRM staff, including Development Engineering, Right-of-Way and Traffic Services and Real Estate Services, have reviewed the status of parcel and determined that it is to be retained and utilized for the intent of Right-of-Way purposes, and be considered as street frontage for the subject property for the purposes of this application. Council should note that the parcel is undergoing a subdivision process which will see it consolidated with Wren Street, which would result in the removal of the assigned R-1 Zone as part of the process.

R-1 Zone vs. R-2T Zone

When discussing the compatibility of the proposed zone, it is appropriate to compare the type of development permitted as-of-right under the current R-1 Zone versus the uses permitted under the proposed R-2T Zone. The R-1 Zone requirements limit the development potential of the property to a single unit dwelling, institutional and recreational uses. Under the R-2T Zone requirements, the property could be developed with a four unit townhouse development.

Building placement and massing requirements for both zones is relatively similar. The R-2T Zone allows for slightly larger lot coverage, mainly to address the coverage for interior townhouse units. Setback requirements for the R-2T Zone from adjacent lots are larger than those required by the R-1 Zone to reduce potential land use conflict with neighbouring uses. Although the R-2T Zone would permit double the density than that permitted through keeping the R-1 Zone, staff believe that the potential additional 3 units would not have a negative impact on the stability of the existing neighbourhood.

R-2T Zone Requirements

The R-2T Zone permits a wide range of residential uses such as single unit dwellings, duplexes, townhouses and buildings containing not more than four apartments, and variety of institutional and recreation uses. The proposed townhouse development must comply with the R-2T Zone requirements as outlined in the Halifax Mainland LUB (Attachment C). A review of the proposal to the applicable zone provisions is outlined as follows:

Requirement	Requirements of Zone	Proposed	Complies
Lot Area (min)	1,800 sq.ft. + 2,000 sq. ft per end unit	3,000 sq.ft. + 1,500 sq. ft. per end unit	Yes
Frontage (min)¹	18 ft. per unit + 10 ft. per end unit	20 ft. per unit + 10 ft. per end unit	Yes
Lot Coverage (max)	40%	36%	Yes
Front Yard (min)	15 ft.	21 ft.	Yes
Rear Yard (min)	20 ft.	57.41 ft.	Yes
Left Yard (min)	10 ft.	10 ft.	Yes
Right Yard (min)	10 ft.	10 ft.	Yes
Height (min)	35 ft.	35 ft.	Yes
Parking	1 Space per unit	1 Space per unit	Yes

¹ Street frontage for the proposed re-development is dependent on the consolidation of PID #40326302 with the remainder of the Wren Street right of way.

The proposal meets all of the above noted requirements of the R-2T Zone. Council should note that this proposal is a request for rezoning, not a development agreement; therefore, should Community Council approve the proposed rezoning, the property owner would be permitted to develop the subject property for any use allowed under the R-2T Zone provided that the zone provisions are satisfied. For clarification, should the applicant decide to change the proposal to an alternative use permitted under the requested R-2T Zone, an additional Planning Process would not be required.

Staff is of the opinion that the proposed rezoning to the R-2T Zone is consistent with the relevant policies and the intent of the Halifax MPS as described above and is appropriate and compatible with the surrounding residential neighbourhood.

Conclusion

Staff has reviewed and evaluated the proposed rezoning in relation to applicable MPS policies and advise that, the proposed rezoning is consistent with the intent envisioned by MPS and the Residential Environments Designation as outlined in this report and Attachment B. Therefore, staff recommends that Halifax and West Community Council approve the proposed rezoning.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this planning application can be accommodated within the approved 2013/14 operating budget for C310 Planning & Applications.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing, achieved through notices posted on the HRM website, and mailed to property owners within the notification area as shown on Map 2. Attachment D contains a copy of the written comments submitted by the public.

A Public Hearing has to be held by Halifax and West Community Council before they can consider approval of the proposed rezoning. Should Halifax and West Community Council decide to proceed with a public hearing on this application, in addition to the published newspaper advertisements, property owners within the notification area, as shown on Map 2, will be notified of the hearing by regular mail. The HRM website will also be updated to indicate notice of the public hearing.

The proposed rezoning will potentially impact the following stakeholders: local residents, property owners, and community or neighbourhood organizations.

ENVIRONMENTAL IMPLICATIONS

The proposal meets all applicable environmental policies contained in the Halifax MPS. No additional items have been identified.

ALTERNATIVES

1. Council may choose to approve the proposed rezoning as contained in Attachment A of this report. This is the recommended course of action, for reasons outlined in this report. A decision of Council to approve this Land Use By-law amendment is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. Council may choose to refuse the proposed rezoning and, in doing so, must provide reasons why rezoning does not reasonably carry out the intent of the MPS. This alternative is not recommended, for the reasons outlined in this staff report. A decision of Council to reject this land use by-law amendment, with or without a public hearing, is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.


ATTACHMENTS

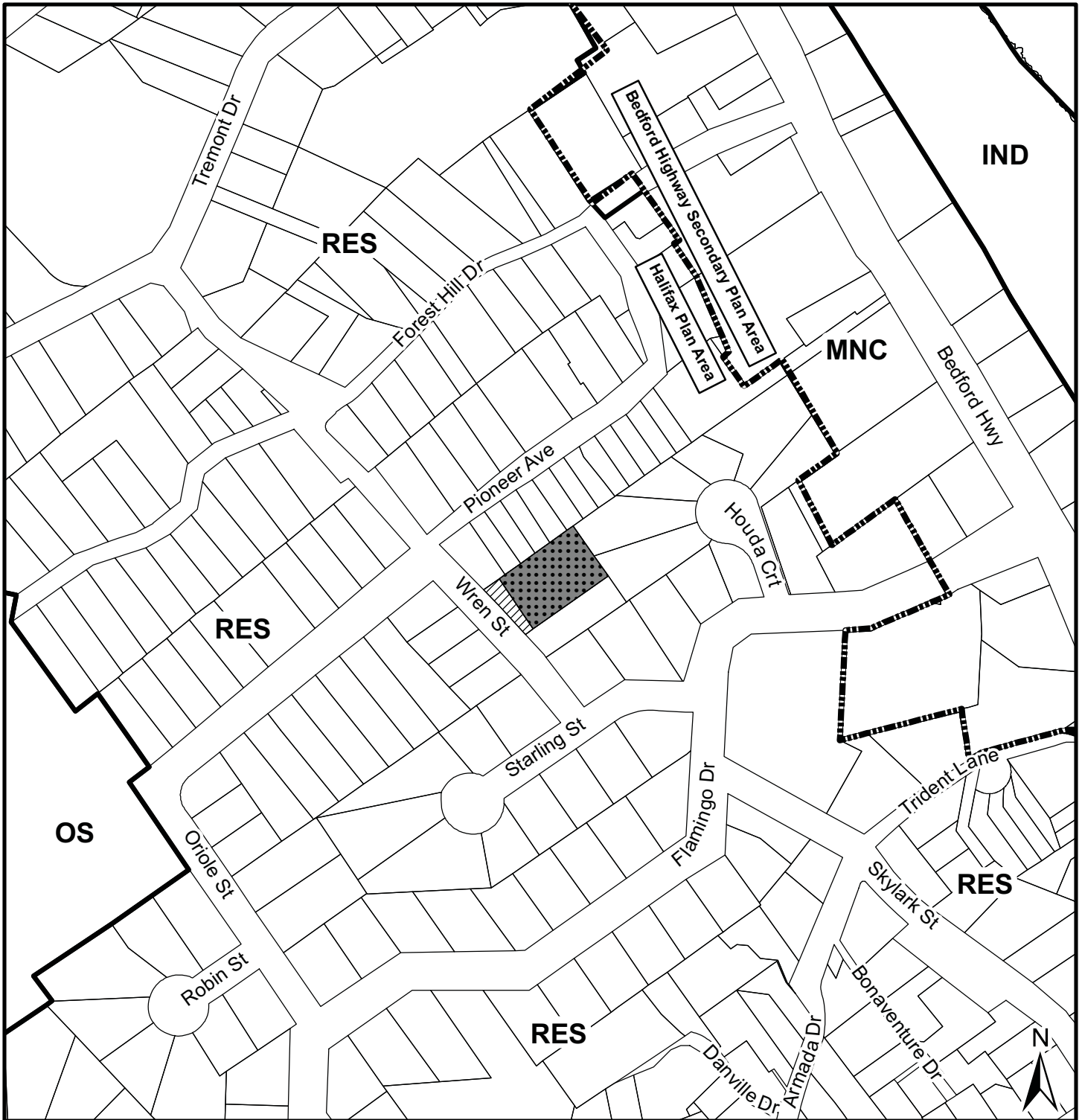
Map 1	Generalized Future Land Use
Map 2	Zoning and Notification

Attachment A	Proposed Amendments to the Halifax Mainland Land Use By-law
Attachment B	Review of Relevant Halifax Municipal Planning Strategy (MPS) Policies
Attachment C	Excerpt from the Halifax Mainland Land Use By-law
Attachment D	Correspondence from Neighbouring Residents

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.


Report Prepared by: Dali H. Salih, Planner, Development Approvals, 490-1948
Original Signed


Report Approved by:  Kelly Denty, Manager of Development Approvals, 490-4800




Map 1 - Generalized Future Land Use

5 Wren Street
Halifax

 Area proposed to be rezoned from R-1 (Single Family Dwelling) to R-2T (Townhouse)

 HRM parcel to be consolidated with street right-of-way (Wren St.)

Halifax Plan Area
Bedford Highway Secondary Plan Area

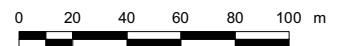
 Detailed plan area boundary

Designation - Halifax

RES Residential Environments
OS Major Community Open Spaces

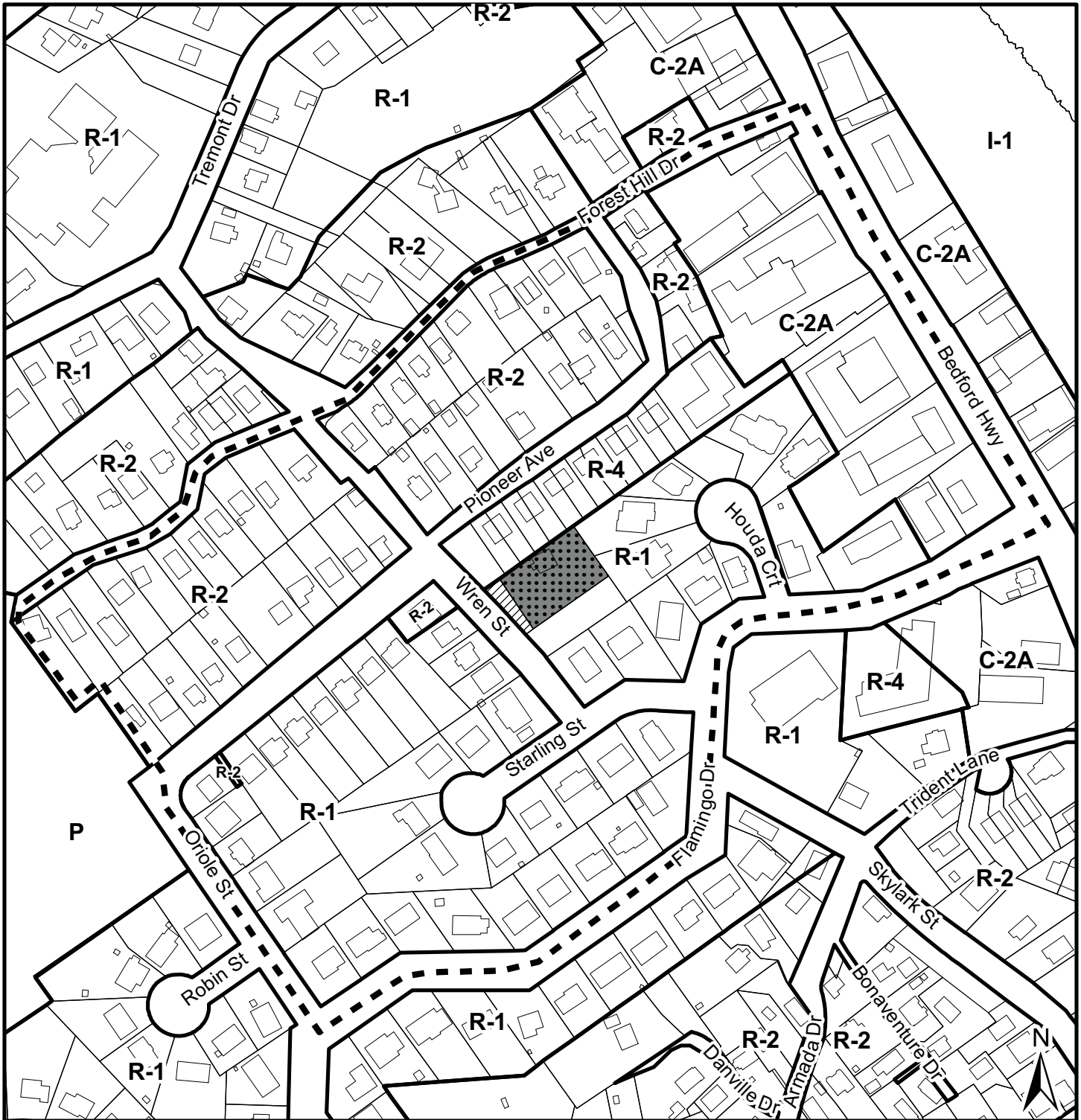
Designation - Bedford Highway

MNC Minor Commercial
IND Industrial




This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.


HRM does not guarantee the accuracy of any representation on this plan.




Map 2 - Zoning and Notification

5 Wren Street
Halifax

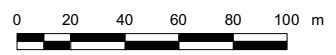
 Area proposed to be rezoned from R-1 (Single Family Dwelling) to R-2T (Townhouse)

 HRM parcel to be consolidated with street right-of-way (Wren St.)

Halifax Mainland
Land Use By-Law Area

 Area of notification

- Zone**
- R-1 Single Family Dwelling
 - R-2 Two Family Dwelling
 - R-4 Multiple Dwelling
 - C-2A Minor Commercial
 - I-1 General Industrial
 - P Park and Institutional



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

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ATTACHMENT A:
Proposed Amendments to the Halifax Mainland Land Use By-law

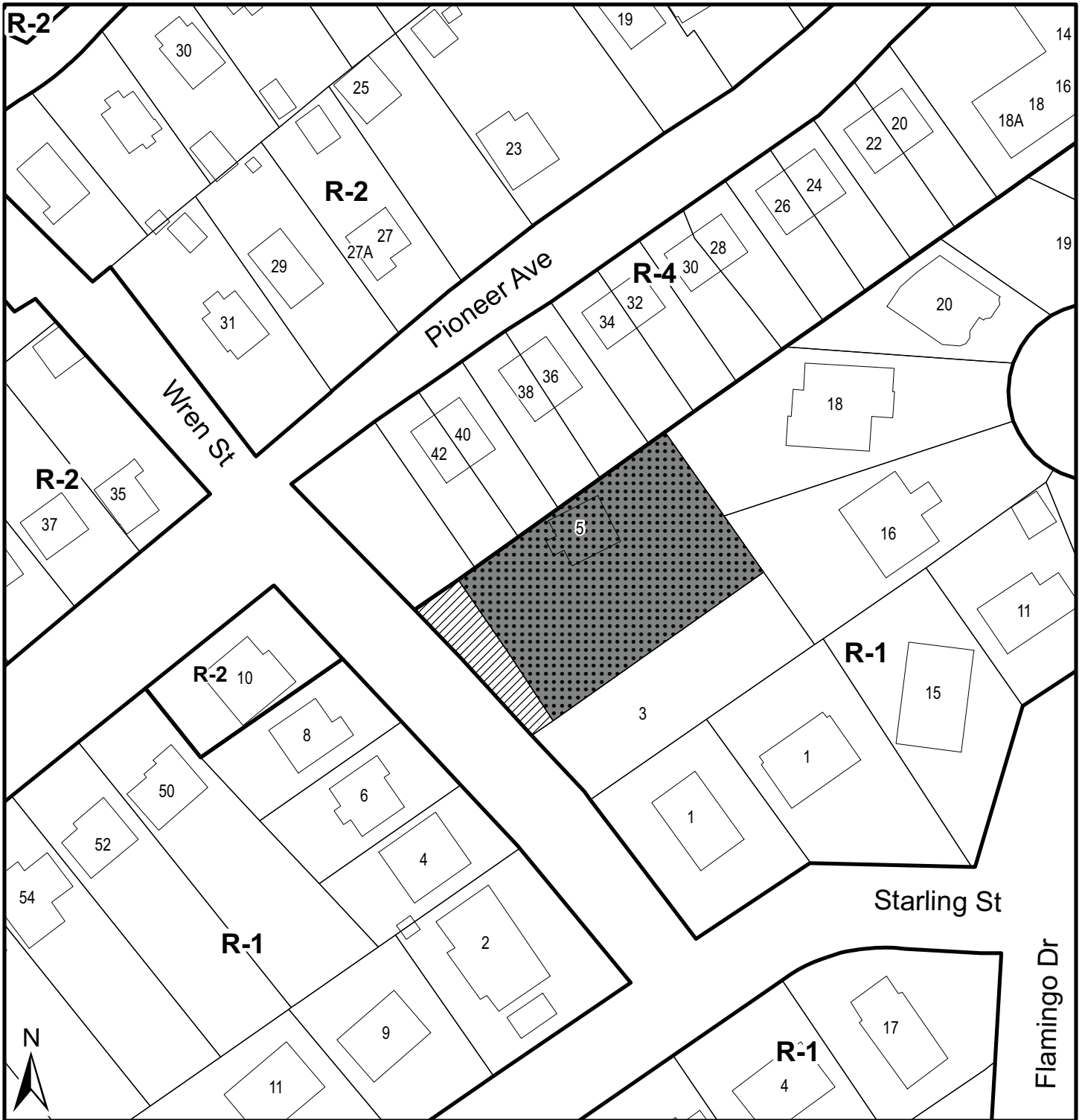
BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Land Use By-law for Halifax Mainland as adopted by Regional Council on the 30th day of March, 1978, and 11th of May, 1978, and approved by the Minister of Municipal Affairs on the 11th day of August, 1978, which includes all amendments thereto which have been adopted by the Halifax Regional Municipality and are in effect as of the [insert date of hearing] is hereby amended as follows:

1. Map ZM-1 (Halifax Zoning Map) is further amended by rezoning the 5 Wren Street, Halifax, from R-1 (Single Family Dwelling) Zone to R-2T (Townhouse) Zone, as shown on Schedule A.

I HEREBY CERTIFY that the amendments to the Land Use By-law for Halifax Mainland, as set out above, were duly passed by a majority vote of the Halifax Regional Municipal Council at a meeting held on the ___ day of _____, 2013.


GIVEN under the hand of the Clerk and the Corporate Seal of the Halifax Regional Municipality this ___ day of _____, 2013.


Municipal Clerk



Schedule A

5 Wren Street
Halifax

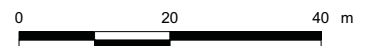
 Area to be rezoned from R-1 (Single Family Dwelling) to R-2T (Townhouse)

 HRM parcel to be consolidated with street right-of-way (Wren St.)

Halifax Mainland
Land Use By-Law Area

Zone

- R-1 Single Family Dwelling
- R-2 Two Family Dwelling
- R-4 Multiple Dwelling



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

HRM does not guarantee the accuracy of any representation on this plan.

ATTACHMENT B:
Review of Relevant Halifax Municipal Planning Strategy (MPS) Policies

The proposal may be considered by Council through the following applicable policies of the Halifax Municipal Planning Strategy:

Section II: City-Wide Objectives and Policies
Residential Environments

Applicable Policies	Staff Comments
<p>Policy 2.1: Residential development to accommodate future growth in the City should occur both on the Peninsula and on the Mainland, and should be related to the adequacy of existing or presently budgeted services.</p>	<p>There are existing services to the subject property which have adequate capacity to service the proposed development and potential uses permitted under the R-2T Zone.</p>
<p>Policy 2.1.2: On the Mainland, residential development should be encouraged to create sound neighbourhoods through the application of a planned unit development process and this shall be accomplished by Implementation Policy 3.3. It is the intention of the City to prepare and adopt a planned unit development zone subsequent to the adoption of this Plan.</p>	<p>N/A – The planned unit development zone “Schedule K” was applied to the areas located in Mainland North.</p>
<p>Policy 2.2: The integrity of existing residential neighbourhoods shall be maintained by requiring that any new development which would differ in use or intensity of use from the present neighbourhood development pattern be related to the needs or characteristics of the neighbourhood and this shall be accomplished by Implementation Policies 3.1 and 3.2 as appropriate.</p>	<p>The neighbouring uses consist of single unit dwellings, duplexes, townhouses and multiple unit dwelling buildings. The proposed development of townhouses would not result in a significant change to intensity of the existing uses as it offers an appropriate land use transition in the Wren Street area.</p> <p>Policy 3.1 was repealed in June 1990; however, Policy 3.1.1 (see below) requires proposed rezonings to conform with the policies of the plan with particular regard to Policy 2.4 of Section II (see below).</p> <p>Policy 3.2 discusses the creation of secondary plans in certain areas of the Halifax Planning Area. The subject property is not included within a secondary plan.</p>

<p>Policy 2.3: The City shall investigate alternative means for encouraging well-planned, integrated development.</p>	<p>N/A</p>
<p>Policy 2.3.1: The City should restrict ribbon development which does not conform to the policies of this document and should seek ways to remove any such development which may become obsolete.</p>	<p>N/A</p>
<p>Policy 2.4: Because the differences between residential areas contribute to the richness of Halifax as a city, and because different neighbourhoods exhibit different characteristics through such things as their location, scale, and housing age and type, and in order to promote neighbourhood stability and to ensure different types of residential areas and a variety of choices for its citizens, the City encourages the retention of the existing residential character of predominantly stable neighbourhoods, and will seek to ensure that any change it can control will be compatible with these neighbourhoods.</p>	<p>The subject property is located at eastern side of Wren Street within a predominantly residential area with a variety of housing types, including single unit dwellings, duplexes, townhouses, 3-4 unit dwellings, and 3-storey multi-unit residential buildings. As a result, The proposed R-2T zone is consistent with existing surrounding residential land uses.</p>
<p>Policy 2.4.1: Stability will be maintained by preserving the scale of the neighbourhood, routing future principal streets around rather than through them, and allowing commercial expansion within definite confines which will not conflict with the character or stability of the neighbourhood, and this shall be accomplished by Implementation Policies 3.1 and 3.2 as appropriate.</p>	<p>The R-2T Zone requirements would ensure that scale of development would be appropriate relative to the existing neighbourhood.</p> <p>No new streets or commercial uses are included as part of this planning application.</p>
<p>Policy 2.4.2: In residential neighbourhoods alternative specialized housing such as special care homes; commercial uses such as daycare centres and home occupations; municipal recreation facilities such as parks; and community facilities such as churches shall be permitted. Regulations may be established in the land use by-law to control the intensity of such uses to ensure compatibility to surrounding residential neighbourhoods.</p>	<p>Both the existing zoning and the proposed zoning would permit the uses listed.</p>

<p>Policy 2.7: The City should permit the redevelopment of portions of existing neighbourhoods only at a scale compatible with those neighbourhoods. The City should attempt to preclude massive redevelopment of neighbourhood housing stock and dislocations of residents by encouraging infill housing and rehabilitation. The City should prevent large and socially unjustifiable neighbourhood dislocations and should ensure change processes that are manageable and acceptable to the residents. The intent of this policy, including the manageability and acceptability of change processes, shall be accomplished by Implementation Policies 3.1 and 3.2 as appropriate.</p>	<p>The proposed application only considers the rezoning of one lot and would not be considered as a redevelopment of a portion of the existing neighbourhood. However, the R-2T Zone includes similar provisions concerning building placement and massing provisions as required in the R-1 Zone. When comparing the building placement and massing provisions between each zone the R-2T Zone:</p> <ul style="list-style-type: none"> - allows for a slightly larger lot coverage; - requires a larger building setback from adjacent; - allows for a smaller front yard building setback from the street; and - requires the same maximum height <p>It is considered that the scale of building that can be built under the R-2T Zone is compatible with the existing neighbourhood.</p>
<p>Policy 2.8: The City shall foster the provision of housing for people with different income levels in all neighbourhoods, in ways which are compatible with these neighbourhoods. In so doing, the City will pay particular attention to those groups which have special needs (for example, those groups which require subsidized housing, senior citizens, and the handicapped).</p>	<p>The ability to develop townhouses will provide further variety to the type of housing in the area, while still providing consistency with the scale of housing in the area.</p>
<p>Policy 2.9: The City shall actively seek to influence the policies and programs of other levels of government in order to implement the City's housing policies and priorities, and shall also actively seek taxation preference as one method of encouraging rehabilitation of existing housing stock.</p>	<p>N/A</p>
<p>Policy 2.10: For low and medium density residential uses, controls for landscaping, parking and driveways shall ensure that the front yard is primarily landscaped. The space devoted to a driveway and parking space shall be regulated to ensure that vehicles do not encroach on sidewalks.</p>	<p>Provisions have already been established in the LUB to control these aspects.</p>

Policy 2.11: For all residential uses the parking and storage of vehicles such as trailers, boats and mobile campers, shall be restricted to locations on the lot which create minimal visual impact from the street.

Provisions have already been established in the LUB to regulate these matters.

Zoning Implementation Policies

	Staff Comments
<p>Policy 3.1.1: The City shall review all applications to amend the zoning by-laws or the zoning map in such areas for conformity with the policies of this Plan with particular regard in residential areas to Section II, Policy 2.4.</p>	<p>Staff are of the opinion that the proposed rezoning is consistent with the applicable policies of the MPS for Halifax.</p> <p>See review of Policy 2.4 in Section II above.</p>
<p>Policy 3.2: For those areas identified in Section II, Policy 2.5.2 of this Plan, the City shall, pursuant to the authority of Section 33(2)(b) of the Planning Act, establish such development control regulations as are necessary to implement the policies of this Plan.</p>	<p>N/A</p>
<p>Policy 4.0: When considering amendments to the Zoning By-laws and in addition to considering all relevant policies as set out in this Plan, the City shall have regard to the matters defined below.</p>	<p>The proposed rezoning complies with the policies of the MPS for Halifax as outlined above.</p>
<p>Policy 4.1: The City shall ensure that the proposal would conform to this Plan and to all other City by-laws and regulations.</p>	
<p>4.2 The City shall review the proposal to determine that it is not premature or inappropriate by reason of:</p> <ul style="list-style-type: none"> i. the fiscal capacity of the City to absorb the costs relating to the development; and ii. the adequacy of all services provided by the City to serve the development. 	<ul style="list-style-type: none"> i. The developer will be responsible for the costs associated with the proposed development; ii. The application was reviewed by various municipal agencies including, HRM Traffic and Right of Way and Halifax Water. There were no concerns regarding the adequacy of services.

ATTACHMENT C:
Excerpt from the Halifax Mainland Land Use By-law

R-2T (Townhouse) Zone

28AJ(1) The following uses shall be permitted in any R-2T zone:

- (a) R-1 and R-2 uses;
- (b) townhouse building;
- (c) uses accessory to any of the foregoing uses.

28AJ(2) No person shall in any R-2T zone, carry out, or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).

28AJ(3) No person shall in any R-2T zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection(1).

SIGNS

28AK No person shall in any R-2T zone erect, place or display any billboard or sign except those permitted in R-1 zones.

REQUIREMENTS

28AL(1) Buildings erected, altered or used for R-1 or R-2 uses in an R-2T zone shall comply with the requirements of the R-1 and R-2 zones respectively.

28AL(2) Buildings erected, altered, or used as a townhouse building shall comply with the following requirements:

- (a) Minimum lot frontage 18 feet per townhouse, plus 20 feet
- (b) Minimum lot area 1,800 sq.ft. per townhouse plus 2,000 sq.ft.
- (c) Maximum height 35 feet
- (d) Maximum lot coverage 40 percent, provided that this regulation shall be applied as if the lot was subdivided into as many lots as townhouses
- (e) Minimum front yard 15 feet
- (f) Mean rear yard 20 feet
- (g) Minimum side yard 10 feet

SUBDIVISION OF TOWNHOUSE BUILDING

28AM (a) A townhouse building may be subdivided so that each townhouse is on its own lot, provided that the minimum requirements of Section 28AL(2) are met. Furthermore, no side yard shall be required along the common lot boundary dividing the townhouse building.

(b) Notwithstanding Section 28AL(2)(a) for townhouse buildings existing on the date of adoption of this provision, the townhouse building may be subdivided so that each townhouse is on its own lot, provided that each lot has at least 10 feet of frontage on a street. Furthermore, no side yard shall be required along the common boundary dividing the townhouse building.

ACCESSORY BUILDINGS

28AN (a) Any accessory building shall not require any side yard or rear yard if such building is located entirely within the rear yard of the lot on which such building is located.

(b) Where an accessory building is situated on a corner lot, it shall be at least 10 feet from the flanking street line abutting such lot.

ATTACHMENT D
Correspondence from Neighbouring Residents

From: McPhee, Wendy
Sent: March 8, 2013 8:31 AM
To: Salih, Dali
Subject: RE: Case 18230 R1 Zone to R-2T Zone

I am a resident of Pioneer Ave. and am very much against the rezoning of our neighbourhood to R-2T Zone.

My concerns are as follows:

- Safety for children walking to and from school. Wren street is a very busy street with little children walking to and from school.
- Increased traffic flow to our area. (already a busy section)
- There is a right of way to property that runs down beside this driveway (will this be compromised)
- Increased property taxes
- Noise and construction
- Decreased value for my property
- This development will be in my back yard and I do not wish to look out and stare at high buildings. I chose this neighbourhood because of single family dwellings. If I wanted to live in an area of townhouses I would have purchased my home in an area that accommodates townhouse dwellings.

I hope that all of these issues will be considered in your proposal for rezoning of our neighbourhood from a single family dwelling R-1 to R-2T zone.

Thank you

Wendy Mcphee

PS: Could you please respond to this email. I would like to know that you have received this email.

From: Wout de Koe
Sent: March 8, 2013 10:46 AM
To: Salih, Dali
Subject: case 18230

I have no objection to the building of the town houses provided that they are of a higher quality that would be in keeping with the existing neighbourhood.

Best Regards
Wout de Koe

From: Doris
Sent: March 18, 2013 3:28 PM
To: Salih, Dali
Subject: Fw: Case 18230 - Application by Kathleen Macnab and William Holliday to rezone 5 Wren Street.
Importance: High

Dear Mr. Salih:
Re: Rezoning of 5 Wren Street [Case 18230]

My name is, James D. Redden. My wife, Doris, and I reside at 38 Forest Hill Drive. I, personally, have lived at this address for sixty-eight [68] years. During this time, we have enjoyed this area very much. Both my wife and I have a good relationship with our neighbours, most of whom have lived here for 30 years.

As you are no doubt aware, Forest Hill Drive is zoned R2, except for the lower part of the street, which is zoned for apartments.

Approximately 10 years ago, a vacant lot was purchased at 20 Forest Hill Drive; an application was made to build a side-by-side duplex. It was obvious to me, upon completion of 20 Forest Hill Drive that this building was not to be a single family dwelling or sold, but was to be used as “an income property”, by an Absentee Landlord. Prior to completion of this “structure”, and since we were aware of the numerous bedrooms in this structure, my wife contacted HRM Planning Department. She asked the Planning Department if the structure in question was going to be a “single family dwelling” or was it to be used for rental purposes. She was informed it was a “single family dwelling”; when she then questioned the many bedrooms [7++], or more, the HRM Planning Department told her, “Well, who knows how many people there are in any one family. Could be several children, several cousins, grandparents, etc. going to live there”. *It could not then, nor can it be now, be determined how many family's or individuals live/have lived at 20 Forest Hill Drive at any one given time.*

The structure at 20 Forest Hill Drive looks like a building that belongs in a “slum” area; i.e, rows of narrow steps/veranda's up the entire front of the structure, and no landscaping. IN NO WAY does it “fit-in” with the rest of the homes on Forest Hill Drive. It is a disgrace to our neighbourhood.

Next-door neighbours to the above-mentioned property have noticed used condoms in the driveway at 20 Forest Hill Drive* – please note: *[Forest Hill Drive is a street “walked”/used by many young children/parents as a means to travel to and from school.]*

*In addition to finding used condoms in the driveway at 20 Forest Hill Drive, please note:

a] a fire was lit in a bathtub in the backyard of said property/the Fire Department had to be called;

b] live ammunition was fired from said property, entering a structure on Pioneer Avenue; [there was a very well-attended meeting held at the Rockingham School regarding this particular incident]. Do not believe the Landlord attended that meeting!!!????

c] landscaping has never been completed on said property;

d] garbage is seldom put out at the proper time and lays around for weeks and weeks; friends of ours, who lived next door, at 18 Forest Hill Drive, sold their home in *disgust!*
Ten plus years ago, a bungalow-type, single family dwelling was demolished at 39 Pioneer Avenue, to make room for two very large homes.

The new building - at 39 Pioneer Avenue - was constructed having three [3] electrical meters installed. The building consists of two full stories and a “finished” basement. It was obvious to all in this area, that the structure was intended for “renting”. There possibly could be three families [one family per floor and basement] OR many students on each floor, plus the basement. From the beginning, everyone in this area also knew this structure was to be a “rental” property [a “rental” property with an Absentee Landlord.

Please note that 39 Pioneer Avenue.:

a] NEVER has lawn mowed;

b] garbage is NEVER properly stored;

.....THUS.....

c] we now have problems with RATS in this area.

d] loud party noises going on beyond the time they should be;

e] looking out the dining room window of one of the houses next to 39 Pioneer, there were/are large mounds of dog excrement – all the time – no one ever picked it up;

f] parking on Pioneer Avenue [both sides] has become a problem, because there are so many “renters” their vehicles simply do not fit into the driveway of the “rental” property.

In conclusion, my wife and I are concerned with the development at 5 Wren Street. We feel that it, too, will become another “income” property – with an Absentee Landlord; RESULTING in all of the above-mentioned problems regarding both 20 Forest Hill Drive and 39 Pioneer Avenue.

The rezoning in question will do absolutely nothing to enhance the community in which we live – it is only going to “degrade” it.

We do not want 5 Wren Street to be rezoned!

Respectfully submitted,

James D. & Doris Redden

From: Brent Goodwin

Sent: March 19, 2013 9:51 AM

To: Salih, Dali

Cc: russellwalker2012@yahoo.ca; Diana Goodwin
Subject: Case 18230 Rezoning Application for 5 Wren Street

Dear Mr. Salih:

My wife and I are opposed to the rezoning application for 5 Wren Street. We live adjacent to 5 Wren Street, at 40 Pioneer Avenue (P.I.D. 40326860).

Sincerely,

Brent Goodwin

From: Maurice & Marion Cameron
Sent: March 24, 2013 6:43 PM
To: Walker, Russell; Salih, Dali
Subject: Case 18230 - 5 Wren St Re-zoning

Dali Salih / Russell Walker,

Please see attached letter.

Maurice & Marion Cameron
4 Wren St. Halifax, NS

March 25 2013

Halifax and West City Council,

With respect to Case 18230 (Application to rezone 5 Wren St Halifax, NS.)

Although we do not have any issues with the proposed structure, we do have concerns with the impact that it will have on pedestrian safety and vehicular traffic on this block of Wren Street.

The proposed development is situated within three blocks of Ecole Rockingham Elementary School. The proximity results in a higher level of elementary aged pedestrians which is not normally seen in a typical residential area. This one block of Wren Street already lacks the basic safety measures of curbs, sidewalks and crosswalks that are essential to the safety of pedestrians, children and adults alike.

Wren St, like most streets in HRM, has its' fair share of school buses, snowplows, salt trucks, garbage trucks and normal traffic. However, along with this normal flow, there is a higher level of both vehicular and pedestrian traffic because of it's proximity to the school, higher yet, because more and more parents are opting to drive or walk their children to school because of the increased risk in this area to their children's safety. This further taxes the street, increasing the likelihood of an accident. In this mix of vehicle and pedestrian traffic a local Daycare group of a dozen or so children walk either to or from the school (via Wren St) to the daycare facility four times daily.

The proposed development of these four townhouses will possibly increase the number of school age children walking to and from the school or to a local bus stop. It will undoubtedly increase the traffic on the street and it will probably increase the number of vehicles parked on the side of the street while decreasing the room available for street parking.

Currently, on this one block of Wren St., the combination of parked cars, stone walls, snowbanks and a narrow street leave no other option for the children, parents and other pedestrians than to walk in the traffic and risk injury. Only the construction of proper curbs, sidewalks and crosswalks will ensure the minimum level of safety that must be maintained so close to an elementary school.

We do not believe that the problem is the proposed development; the problem is the current lack of basic safety measures. If this proposal is not passed, we must live with current sub-standard level of safety, however, passing it will only make the situation worse. We cannot continue to ask children to risk their safety on a daily basis, simply to attend school. Therefore, we hope that a Community Council decision to approve the proposed development is made contingent upon the construction of adequate sidewalks to ensure pedestrian safety.

Respectfully,
Maurice & Marion Cameron
4 Wren St. Hfx. NS