

HALIFAX

**Case 18388
Plan Amendment
Oxford & North**

District 7 & 8 Planning Advisory Committee

March 21, 2016

Why are we Here?

- Applicant does not intend any further revisions
- Applicant wishes to bring the proposal to Regional Council for consideration
- Staff requests the Committee's recommendation for inclusion in the staff report to Regional Council

Requested Amendments

Purpose

To enable a multi-residential building by Development agreement.

Municipal Planning Strategy - Enabling policy

Land Use By-law - Permitted use

Development Agreement - Terms and conditions

Site Location

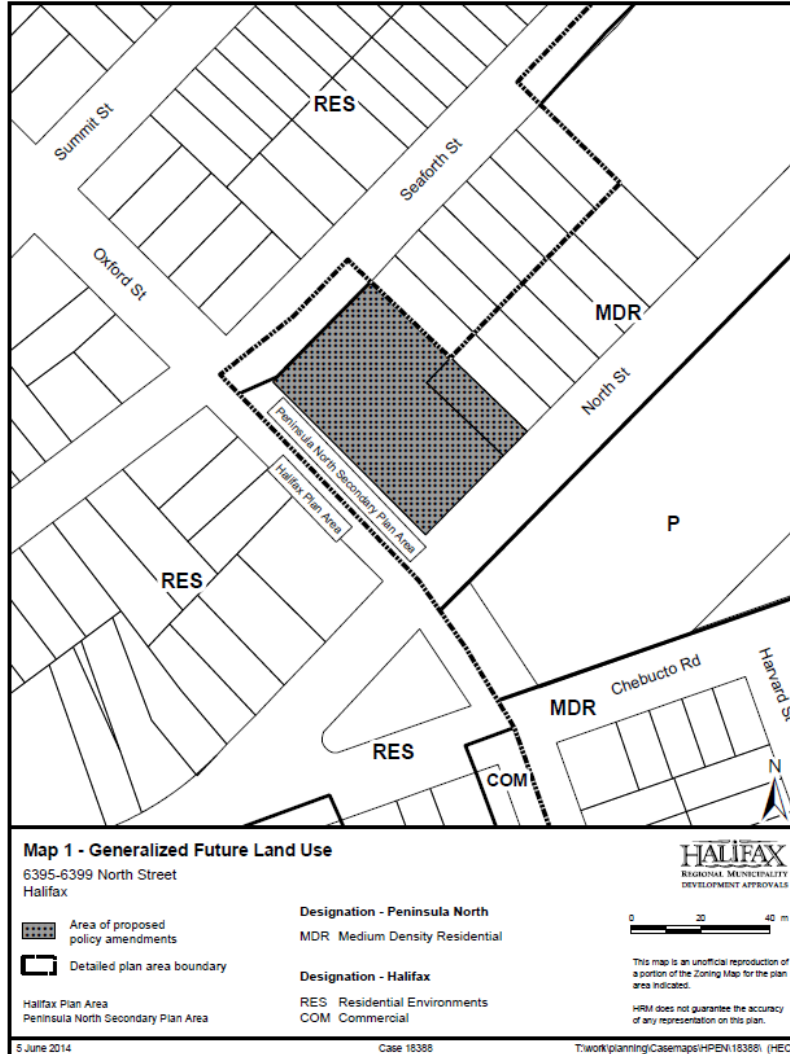


Existing Site

- Three properties
- 2,870 sq. metres
- 47 units

All structures to be removed

Designation

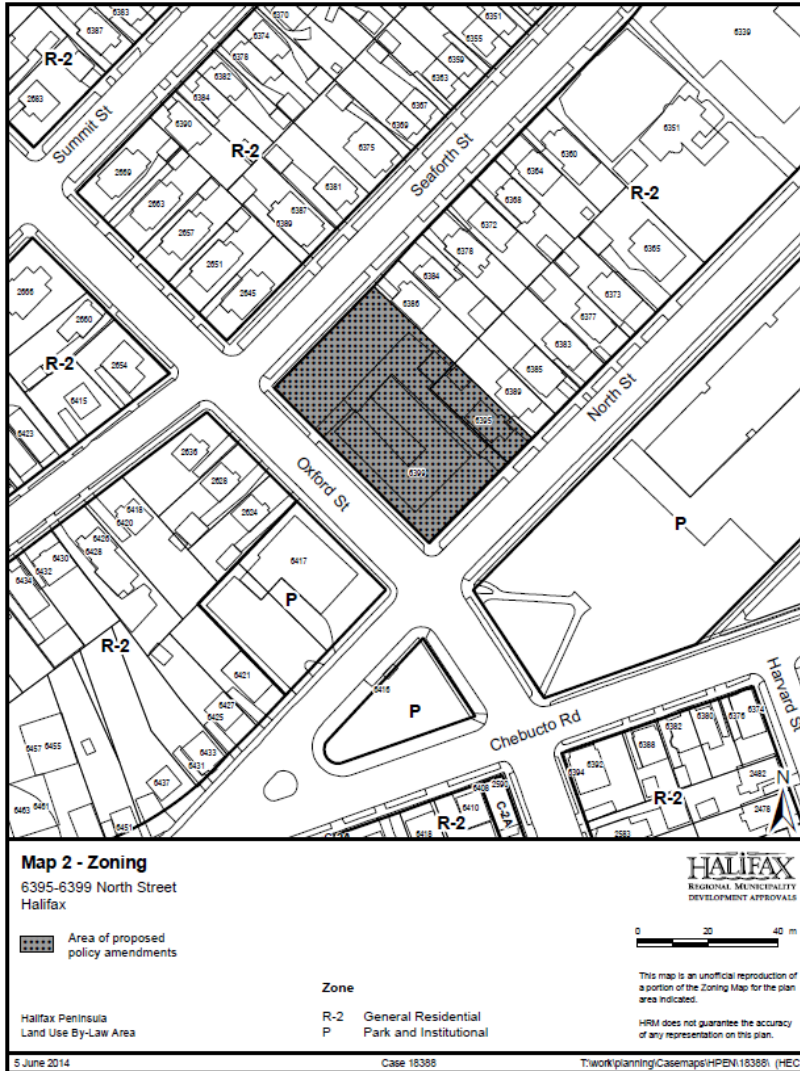


Peninsula North Secondary Planning Strategy

- Medium Density Residential Designation
- Mix of housing types
- Max. 4 units

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Zoning



Halifax Peninsula Land Use By-law

- General Residential Zone (R-2)
- Max. 4 units
- Max. height = 35 feet
- Max. lot coverage = 35%

Existing 44 unit building is a non-conforming use

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Initiation Proposal



South Perspective



East & North Corner



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PIM Proposal



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Current Proposal



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Comparison of Proposals

Initiation



PIM



Current

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Request of Committee

1. **Merits** of amending the Community Plan
2. **Height** and **mass**
3. **Design** and **built form**
4. **Streetscaping**
5. **Transition** to neighbourhood