

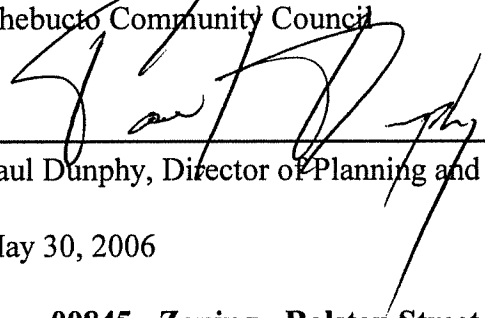


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Chebucto Community Council
June 12, 2006

TO: Chebucto Community Council

SUBMITTED BY: 
Paul Dunphy, Director of Planning and Development Services

DATE: May 30, 2006

SUBJECT: Case 00845 - Zoning - Ralston Street Area

SUPPLEMENTARY REPORT

ORIGIN

- Residents' Petition requesting the rezoning of the "Ralston Street Area" (bounded by the Bi-Centennial Highway, Mumford Road, Joseph Howe Drive, and Pennington Street) from R-2 to R-1, tabled with Chebucto Community Council on February 7, 2005;
- Information Report dated May 24, 2005, tabled with Chebucto Community Council on June 6, 2005;
- June 6, 2005 request by Chebucto Community Council that staff move forward with the rezoning to the R-1 (Single Family Dwelling Zone) without additional considerations.
- Report dated October 26, 2005, tabled with Chebucto Community Council on November 7, 2005.
- November 7, 2006 request by Chebucto Community Council to schedule a Public Information Meeting and proceed with the rezoning to the R-1 (Single Family Dwelling Zone).

RECOMMENDATION

It is recommended that Chebucto Community Council:

1. Give First Reading to consider the proposed rezoning of the subject lands, identified on Map 1, from the R-2 General Residential Zone to the R-1 Single Family Zone, and schedule a public hearing; and
2. Approve the proposed rezoning of the subject lands, identified on Map 1, from the R-2 General Residential Zone to the R-1 Single Family Zone.

BACKGROUND

Chebucto Community Council has directed that the area identified on Map 1 be rezoned from the R-2 to the R-1 Zone. This originated from a petition signed by 207 residents requesting that:

“Halifax Regional Municipality rezone the area of Ralston Avenue/Pearson Avenue from the present R2 General Residential to R1 Single Family Dwelling designation. The request for R1 Single Family Dwelling designation is in order to stabilize and retain the character of the neighbourhood.”

Staff understand that the catalyst of this petition was a sizable addition to a house and its conversion from a single family detached dwelling to a duplex.

Public Input

A public information meeting was held on January 25, 2006, with approximately 80 attendees. There was widespread support expressed for the proposed rezoning (see Attachment A). Staff also received 19 written submissions, summarized as follows:

- 12 indicated support for the change;
- Two expressed that two to four unit dwellings uses, that would be made non-conforming by the change, be recognized so that even if they were to be destroyed beyond 75% of their value they could be re-established; and
- Five did not support the change.

At the public information meeting there were also suggestions that the original (and longstanding) zoning of the area was R-1, rather than the current R-2 zoning. Staff were asked to research and report on this matter.

DISCUSSION

Differences between the R-1 and R-2 Zones

The main difference between the R-1 and R-2 zones are the permitted residential uses, as illustrated below.

<u>R-1 Zone Permitted Residential Uses</u>	<u>R-2 Zone Permitted Residential Uses</u>
<ul style="list-style-type: none">• Single family detached dwellings	<ul style="list-style-type: none">• Single family detached dwellings• Duplexes• Semi-detached dwellings

<u>R-1 Zone Permitted Residential Uses</u>	<u>R-2 Zone Permitted Residential Uses</u>
	<ul style="list-style-type: none">• Three dwelling unit apartment buildings• Four dwelling unit apartment buildings

In general terms, larger sized lots and wider frontages are required to establish higher numbers of dwelling units. For example, only a single family dwelling can be established on an existing lot with 3,000 square feet in area and 30 feet of frontage. A four dwelling unit building requires 8,000 square feet of lot area and 80 feet of frontage.

Based on the lot area and frontage requirements of the R-2 Zone, staff estimate that there are very limited opportunities for additional three or four dwelling units buildings to be established in the area. Most properties only have sufficient frontage and lot area to continue to be used as single family detached dwellings, or in some instances to be converted from single family detached dwellings to duplexes.

Since the residents' petition was submitted, the Chebucto and Peninsula Community Councils have adopted substantial measures to stabilize low density residential neighbourhoods on the Peninsula, including:

- Restrictions on the possible amount of gross floor area within a one to four dwelling unit houses so as to limit houses that may out-of-scale with their surroundings; and
- Restrictions on the number of bedrooms that may be contained within a house, so that:
 - a) A single family house may be contain five or fewer bedrooms;
 - b) The whole of a duplex may contain six or fewer bedrooms;
 - c) The whole of a three unit house may contain eight or fewer bedrooms; and
 - d) The whole of a four unit house may contain ten or fewer bedrooms.

These regulations greatly limit the establishment of relatively large houses containing a high number of bedrooms.

History of the Area's Zoning

The area was largely subdivided and developed following the adoption of the 1950 Halifax Zoning By-Law. It was zoned R-2, which at the time and ever since, has allowed for the same range of residential uses as those which are currently permitted.

Implications of the Rezoning

Some of the more significant implications of the proposed rezoning are as follows:

1. Only single detached family dwellings would be permitted, so that no new two, three, and four dwelling unit buildings, including “in-law suites”, would be allowed;
2. Existing two dwelling unit buildings would be permitted to physically expand, subject to the existing R-2 Zone standards (there is an existing Land Use Bylaw allowance for this);
3. Existing three and four unit buildings would not be permitted to physically expand; and
4. Three and four dwelling unit buildings would not be able to be , “repaired or rebuilt, if destroyed by fire or otherwise to the extent of more than seventy-five percent of the market value of the building above its foundation,...” (Municipal Government Act (MGA), Section 241 (1) (b)).

There have been some submissions from a few property owners requesting that there should be special allowances to allow the reconstruction of three and four dwelling unit buildings. The MGA specifies that this would require amendments to the Municipal Planning Strategy, which is beyond the scope of what has been asked for by the Chebucto Community Council.

Proposed Amendments

The proposed amendment, outlined within the Recommendations Section, fulfills the directive of Chebucto Community Council.

BUDGET IMPLICATIONS

None.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality’s Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

The following alternatives may be considered by Chebucto Community Council:

1. Council may rezone the area identified on Map 1 from R-2 to R-1. This is the recommended alternative.
2. Council may recommend to Regional Council that it initiate amendments to the Halifax Municipal Planning Strategy to establish special allowances to permit the reconstruction of existing three and four unit buildings beyond the allowances of specified by the MGA. This may be more appropriately considered as part of an overall review of this issue and is therefore not recommended.
3. Council may retain the existing R-2 Zone. This would not be keeping with Council's original intent and is therefore not recommended.

ATTACHMENTS

Map 1 - Proposed Area to be Rezoned from R-2 to R-1
Attachment A - Public Information Meeting Minutes


Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Richard Harvey, Senior Planner, 490-3691



Map 1 - Zoning

Ralston Street area
Halifax

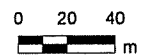
 Area to be rezoned from
R-2 (Two Unit Dwelling) to
R-1 (Single Unit Dwelling)

Halifax Peninsula
Land Use By-Law Area

Zone

- R-1 Single Family Dwelling
- R-2 General Residential
- R-2AM General Residential Conversion
- R-2T Townhouse
- R-3 Low-Rise Apartment
- C-2 General Business
- P Park and Institutional

HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES



This map is an unofficial reproduction of a portion of the Zoning Map for the Halifax Peninsula Land Use By-Law area

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

**Attachment "A" - Public Information Meeting
Case 00845
January 25, 2006**

In attendance: Councillor Walker
Richard Harvey, Senior Planner
Gail Harnish, Planning & Development Services

Mr. Richard Harvey called the public information meeting to order at approximately 7:05 p.m. at St. Agnes School. The purpose is to discuss the proposed rezoning of the area shown on the map from R-2 (Two-Family Dwelling Zone) to R-1 (Single-Family Dwelling Zone).

Mr. Harvey indicated the purpose of his presentation was to provide the public with some information and to receive feedback on a proposal from Chebucto Community Council. Community Council received a petition from the residents and property owners of this particular area, which is bounded by Mumford Road, Joseph Howe Drive, Elliott Street, and the CNR Railway, to rezone the area to R-1. Community Council asked us to initiate a process to consider rezoning that area from R-2 to R-1. The critical consideration is "What will the future land use allowances for this area be?" If the zoning changes, what can happen in the future?

Mr. Harvey noted that when we think about R-2, many of us think of it as two dwelling units but in Halifax R-2 allows for single detached dwellings, two units by way of duplexes (over and under), three unit buildings and in some circumstances as many as four unit buildings. As you go from single family houses up to three or four unit buildings, you have to have a larger property and a larger amount of frontage. This map (displayed) shows you a rough description of the lot sizes. There are very few of the older "gray" ones under 4000 sq.ft. The critical ones are the "yellows", "blues" and "reds". The "yellow" lots have 4000 to 5000 sq.ft. Only a single family home can be established on them as they do not have enough frontage or lot area to establish two to four units. The "blue" represents lots with 5000 to 8000 sq.ft. With that particular size of lot you could establish two dwelling units. The ability in this area to establish three and four unit dwellings is fairly remote and those are shown in "red". There may be some situations where you know of a property with more dwelling units than that. It may have been under previous zoning or specifics we do not know about. There will be exceptions. There is also an ability to apply for a minor variance.

Mr. Harvey pointed out what we are considering is the future. Under the existing zoning if someone had sufficient lot area and frontage they could potentially develop more than a single detached dwelling. With this proposed change from R-2 to R-1, the existing ones are grandfathered and become non-conforming uses. If you have a use now which will be impacted by the rezoning from R-2 to R-1 (more dwelling units than the R-1 zone permits), you will become non-conforming. That allows for some expansion to a building. The R-1 zone only permits single dwelling units. That is what you would be left with if this area was rezoned from R-2 to R-1. Any ability to establish more than one dwelling unit would be extinguished.

Mr. Harvey noted that in terms of the process, we are at the very beginning. Tonight we will receive your comments, following which we will draft a report with a recommendation that will go to Chebucto Community Council. If they wished to proceed, Community Council would schedule a public hearing. We would advertise for the public hearing and send out notification. Members of the public would have the ability to make submissions to Community Council.

Mr. Harvey advised that he received approximately twelve emails that will be made available for the record for Chebucto Community Council. Seven are resoundingly in favour of the proposal and much of the rationale has to do with stability of the neighbourhood. One was against it and felt there should continue to be the ability to establish more than one dwelling within a house. One is in favour but with a request that their property be left zoned R-2 because they are surrounded by other such uses. One submission was from a property owner that had a duplex built and made one dwelling unit out of it but was concerned about the ability at a future time to establish those two units again. If the rezoning was approved, they would lose that ability.

Mr. Bill Bent noted there a number of lots which, because of their lot size, could only build one dwelling unit. However, a person could buy two lots side by side and then they would be eligible, depending on lot sizes, to put up three or four or even sixplexes in the R-2 zone.

Mr. Harvey responded that even though this area is quite built out for the most part, there may be some vacant lots. If someone was to purchase two lots, then the increased amount of frontage and lot area would give them the ability to create a greater number of units. The maximum number would be four. That is a possibility under the current zoning but not under the R-1 zoning.

An individual asked when the area was zoned R-2.

Mr. Harvey responded his review of it shows since the original subdivision had the R-2 zoning applied to it. However, he did not know what the R-2 zone meant in 1950 and how many units it permitted.

The individual asked for confirmation that the zoning has not changed. Mr. Harvey responded no.

The individual asked for confirmation that staff would be making a recommendation. Mr. Harvey responded yes, noting he would prepare a report with a recommendation that would be submitted to Chebucto Community Council.

The individual asked staff to explain what type of reasons the department would have to reject a proposal that has been requested by a substantial majority of the home owners in that area.

Mr. Harvey responded he didn't want to presuppose. One of the issues is whether or not there should be an opportunity for home owners to establish a basement unit. Some of these particular issues are ones we are hoping to get out of this meeting. The housing opportunities would be the main reason.

The individual questioned whether that would be irrespective of what the majority of people prefer.

Mr. Harvey responded we are here to hear from the public. He could not tell them what the staff report would say as he did not know at this time.

The individual referenced the overall regional plan being worked on for the entire city. He questioned whether this would be impacted by the overall plan and, if so, what the likelihood was of it going to other than R-1 zoning. Is it likely to be changed to R-2 as part of the master plan?

Mr. Harvey responded he did not know.

An individual commented basement apartments are not taken care of. Her assessment has been increasing. Her other concern is there are a lot of cars parked around from tenants of the apartments and it is a safety issue. She was in support of changing the zoning to R-1.

Mr. Harvey noted the point was made in support of the proposed rezoning on the basis of owner occupied private properties and parking within the area which seems to be happening more on the street.

Mr. Lorne Romano stated he was opposed to the zoning change. It would impact him because he planned on changing his house to two units. Most of the houses around him have multiple units.

Mr. Robert Milson stated he was in support of the proposal.

An individual stated the neighbourhood was attractive to kids because of its vicinity to schools. Many children play outside. They as parents always have concerns about safety. If the neighbourhood evolves in a direction where the density increases, there is more traffic which is a safety issue. People with young children feel it more acutely. In the summer she worried about her kids and her neighbour's kids because of traffic, particularly because of the Ashburn connector. If they did not control the population density, her anxiety as a parent would increase. She supported the endeavor.

Mr. Paul MacNeil said he opposed the proposal. There are a lot of four unit buildings already on Pennington Street. He could understand on other streets where there are not many multiple units but that is not the case on Pennington Street. On Pennington Street, it is more two and four unit buildings.

Ms. Anita Swamy said she was undecided. She currently had a R-2 lot with a single family home neighbouring a multiple family dwelling. She was looking for the economic advantages and disadvantages. If her property was rezoned, would it affect the economic value of her lot? Has staff seen a case for making an appeal of her assessment if her property was downzoned?

Mr. Harvey responded it was a good question. The best he could do was speculate. It may be background information that we are able to find out as this moves forward.

An individual questioned how this area was arrived at.

Mr. Harvey responded that it represents an area with some major streets bounding it. It has something of a special boundary to it by virtue of the major streets and the railway cut. Also, this was the area considered by way of the petition.

Mr. Brendan Bennett questioned what the population of this district was and also how many people signed the petition.

Mr. Harvey responded he did not know the population.

An individual stated that 207 people signed the petition. There are 220 building units in the area. About 70% are single family dwellings. There are three six-unit buildings in the area. They had an overwhelming response to the petition. When they circulated the petition, they were concentrating on single family dwellings. There are 153 of them in the area. Of that number, 81% of the property owners signed the petition, 7% did not sign the petition, and 11% were undecided. The names on the petition represent over 80% of the single family home owners.

Mr. Harvey commented the only reason for the petition is how we have gotten here.

An individual stated they have lived there for about twenty years. The population has grown immensely. The area is small and there are a lot of families. He liked the area. What he did not like is that the population is growing and the City is doing nothing to control the traffic. It has come to the point where he could not get out of his driveway because of the traffic moving in the area. R-2 will increase the density and nobody will be able to move. He did not mind the traffic but it is people who do not live in the area and they are not polite. He lived beside a business that attracts a lot of parents to that area and they will use his driveway to make turns and sometimes block him from exiting his driveway. It was not that he was against growth. There are certain areas where people want to have families. In those little areas now it is changing. The businesses are ever growing between the Mumford Road area now as well as trucks because they cannot go anywhere. If the population keeps growing, it will be impossible.

Ms. Laura Purtus asked if there were differences in professional businesses permitted on your property if it's R-2 versus R-1.

Mr. Harvey noted the question relates to home occupations. There are allowances in the R-1 zone and the R-2 zone for home occupations. He did not think there are any substantial differences. The zone allows you to have a limited professional service shop or an office - uses that will not be a major detraction to the residential environment. It has to have a residential appearance.

It was questioned whether they would be permitted to have a garage or a workshop for their home occupation.

Mr. Harvey responded he could not recall.

Councillor Walker noted that home occupations are restricted in terms of square footage.

Mr. Torquil Duncan stated he was in favour of R-1 zoning. He referenced the “red” lots on the map which are being targeted for larger dwellings. They had recent water main breaks on Ashburn Avenue. In speaking to the Water Commission, they are the original pipes. Unless somebody completely replaces the services that supply their houses, the more demand they put on them, the more they can expect discontinuance of service.

Mr. Duncan indicated that with respect to property assessments, it is pretty much anybody’s guess. If it is limited to R-1, does it make their property more attractive? There is limited space on the Peninsula and a limited number of lots that could be developed. He did not think they are losing out because they are on the Peninsula. People need to think of the services they don’t necessarily see everyday such as water, power, and phone. He had problems finding a decent Internet connection. It is the original wires until they get out to Mumford Road.

Mr. MacDonald said they own an over/under unit and was thinking about maybe expanding it. He questioned whether that would be precluded if the zoning is changed from R-2 to R-1.

Mr. Harvey responded that if they had an existing two unit building, they would have the ability to expand.

Mr. Caleb Fishman referenced Section 27(1) of the R-1 zone which allows a home occupation and a professional person in a private residence. Concern has been expressed about basement apartments. He questioned whether there is a modified R-1 or R-2 zone that allows basement apartments but no extension of the structure.

Mr. Harvey responded no.

Mr. Fishman questioned whether they could invent a zone.

Mr. Harvey responded yes. We have a list of different zones with different requirements.

Mr. Fishman indicated he was looking to address the concerns about a basement apartment or the subdivision of a duplex without building onto the original structure. He thought that would satisfy a number of concerns and would not increase the numbers by the same degree. He questioned how they would do that.

Mr. Harvey responded they would have to invent the zone and apply it. It is more involved and not on the plate at this particular stage but it theoretically could be.

Darren... stated he was in favour of R-1 zoning. He liked the aesthetics of the neighbourhood and wanted to preserve them. He was concerned about the population, density and infrastructure.

Mr. Bill Rye stated he has lived there for 50+ years. He said he was going to raise the notwithstanding clause. The question has been asked about the value of R-1 properties versus R-2 which he thought was an important question. Staff should know historically if a R-1 property would have a better value than R-2. It is a critically important question. He could not vote without knowing that answer.

Ms. Lena Diab commented she has lived in this neighbourhood for a long time. She bought a property there several years ago as a three unit building. The three units have been there for 40+ years. She liked the aesthetics of the neighbourhood. She was concerned the people would like to have a basement apartment for their elderly parents. She knew her three units would be grandfathered but wanted clarification on grandfathering.

Ms. Diab advised she has served on an assessment board for many years and indicated they will not get an answer. They are into a difficult era in terms of assessments and property values. In her opinion, she did not think it would change their values. She thought there would be very limited changes in this particular area from what she saw tonight. She said she would like to get a copy of the map being displayed by staff with the colouring.

Mr. Harvey responded the map is general and is meant to give an idea of what is happening in this particular area. He encouraged that if she had particular concerns about individual properties that it be done one on one.

Mr. Bruce Millar stated he was in favour of the request. He would be concerned about further increases in traffic generated by further development. The apartments on Stanford Street now generate a fair bit of traffic. They also contribute to onstreet parking twenty-four hours a day. That creates a driving hazard and younger apartment dwellers who believe they should be able to speed on main roads.

Mr. Williams said he was in favour of the proposal because of traffic concerns and aesthetics. Somebody asked when the R-2 zoning began. His wife moved back into the neighbourhood and her family lived here for over fifty years. In conversations with his mother-in-law, she thought it was R-1 many years ago. He contacted the office and they could not tell him when the change in zoning happened. His information was that it was R-1 and it was changed to R-2.

Pauline... stated she was in favour of R-1 zoning. She has been there since 1953. She objected to people coming in and having rental units next door. There should only be single dwelling units.

Mr. Harvey indicated that he looked at a map from what he believed was 1950 which shows this area as being R-2 but we would find out more about that.

An individual indicated they have only been there for five years. One of the reasons they bought there was because they liked the neighbourhood. He would like to think the petition was given a lot of weight by the decision-makers.

Mr. Harvey responded the petition carries weight or we would not be here and is why we are having this meeting. We would not rezone a property on the basis of a petition. We would hold a meeting and have a due process.

Helen... stated she lived there for over fifty years and was in favour of R-1 zoning.

Mr. Stephen Jefferson complimented Mr. Harvey in the way he was conducting the meeting. His vote was in favour of going from R-2 to R-1 zoning simply because when he bought in 1964 he was told it was R-1.

Ms. Lillian Grant said she was in favour of rezoning to R-1. For those with apartments, that is fine, and for those who live there, that is fine, but if there is not a home owner in the house, it is a different situation that many of them could talk about.

Mr. Don Grant indicated he has lived there for over forty years. They live in a wonderful neighbourhood. It is quiet. They have good law abiding neighbours. People take great pride in their home and property. In the area where they are requesting R-1 zoning, there is a good mix of single family homes, a few basement apartments, a few duplexes, a few three or four unit buildings, and three sixplexes.

Mr. Grant stated they do not want high density in their area. They do not want people coming in and buying up single family dwellings and turning them into apartments. This can happen and referenced an example that happened on Hemlock Street. What used to be a single family dwelling has four levels but is classified as duplexes. There used to be two people. Now there is a business being run out of the basement, two people on the first floor, and people in the upper two floors. There used to be one driveway and now there are two driveways. Instead of one car, there are three or four cars. Is this what they want to happen in the neighbourhood? No. The only way to stop it is to change the zoning from R-2 to R-1. It has been stated that the regional plan should originate from community visioning or feedback from the community. They have a vision and that vision is to change their zoning from R-2 to R-1. They would like to stabilize and maintain the character and integrity of their neighbourhood. He was very much in favour of changing the zoning.

Mr. Jim Earle indicated he lived in the area off and on for fifty years. He supported the proposal and questioned whether it would add further weight to have a show of hands.

Mr. Harvey responded no, indicating we try not to have straw polls. The format of the meeting is for people to absorb the content of the meeting.

Councillor Walker indicated the speakers have given us a flavour for the mood of the meeting. He could come back to Community Council and say the flavour was that they are in favour of the next step which is the public hearing.

Mr. Harvey noted there would be no decision made this evening. There is an opportunity for a much more formal type of meeting which is the public hearing.

An individual stated that in absence of voting, she would like to record that she was in favour of R-1 zoning.

Ms. Mary Ann Crowley said she supported the change in zoning from R-2 to R-1. She questioned whether the petition was included.

Mr. Harvey responded that if there was a mixed opinion in the room, what has happened in many circumstances is we have undertaken surveys with direct mailings to individual property owners. Given the flavour of the meeting, there are some people against it but the resounding feeling is that the R-1 zone is more attractive to the people in the room.

An individual commented she came here because she was given a letter saying it was an information meeting. She was not here to vote; she was here to get information.

An individual questioned the timeline to the public hearing. Mr. Harvey responded probably within a couple of months.

An individual questioned the overall timeline from now to a public hearing to a potential decision. They have invested a lot of time to come out.

Mr. Harvey responded that a report could potentially be tabled with Community Council at either their February or March meeting. There will be a notice placed in the newspaper once the public hearing is scheduled. The public hearing is typically one month later from the time the report is tabled with Community Council. A decision could potentially be made in April.

An individual questioned whether there was enough commitment from the meeting to move this forward.

Mr. Harvey responded there will be a report to Community Council regardless.

An individual questioned whether staff would entertain further emails and submissions, to which Mr. Harvey responded yes.

An individual questioned at what point any potential development would be frozen until a decision is made.

Mr. Harvey responded the freeze is when the first ad for the public hearing goes in the newspaper.

An individual said when he purchased his home, the deed defined his house as R-1. He never received any notification that it was changed to R-2.

Mr. Harvey responded that given the questions on the zoning, what we would do in the preparation of the report is include some information on the history. In earlier days, we would not have had a public meeting, nor would there have been direct notification.

Mr. Scott Grant stated he grew up in the neighbourhood. He was definitely in favour of changing the zoning to R-1 because of the safety of their children, and for infrastructure for plumbing and electrical. He wished to emphasize the large expansion and the change of population to the neighbouring neighbourhood by the Bayers Road Shopping Centre. He knew that is being developed more towards office buildings which will increase the younger population which will make this neighbourhood much more popular for developers to purchase and consolidate lots.

Mr. Paul Conrod said he grew up in the neighbourhood. He has been around for forty-eight years and has noticed a lot of changes going up Chebucto Road, Joseph Street, and Quinn Street and they seemed to be similar to their area for years and then it advanced to higher density. He questioned whether there was any correlation to what happened there to here now.

Mr. Harvey responded that in that particular area, there was a property developer doing what many people thought was an inappropriate development. Some of it was multiple unit dwellings.

An individual stated he was not in favour of the change. He questioned how much weight those things would have with Community Council.

Councillor Walker indicated it started with the petition. Chebucto Community Council backed it up. In his opinion, most of the people in the room are in favour of the proposal. In other circumstances, it has not moved forward because the mood was mixed. He felt this could go to the next level and Community Council could hear from everybody at the public hearing.

Elaine... stated she bought a three unit building on Hemlock forty years ago. For the past twenty years she resided in two units. Her family is gone now. If she sold her property, she would want to sell it as a three unit building, although she would like to sell it as a two unit building.

Mr. Harvey indicated that in general terms, if somebody has a three unit building and reincorporated it so that it was two units, the proposed rezoning then limits it to two units and she would not be able

to achieve the third unit again. The same with over and under units where the wall is taken out and they are used for a one unit building. If the zoning changed, they would not be able to go back.

The meeting adjourned at approximately 8:10 p.m.