

Application to Rezone from R3 to R4

PID 55266134

Applicant Cogs Development

Request

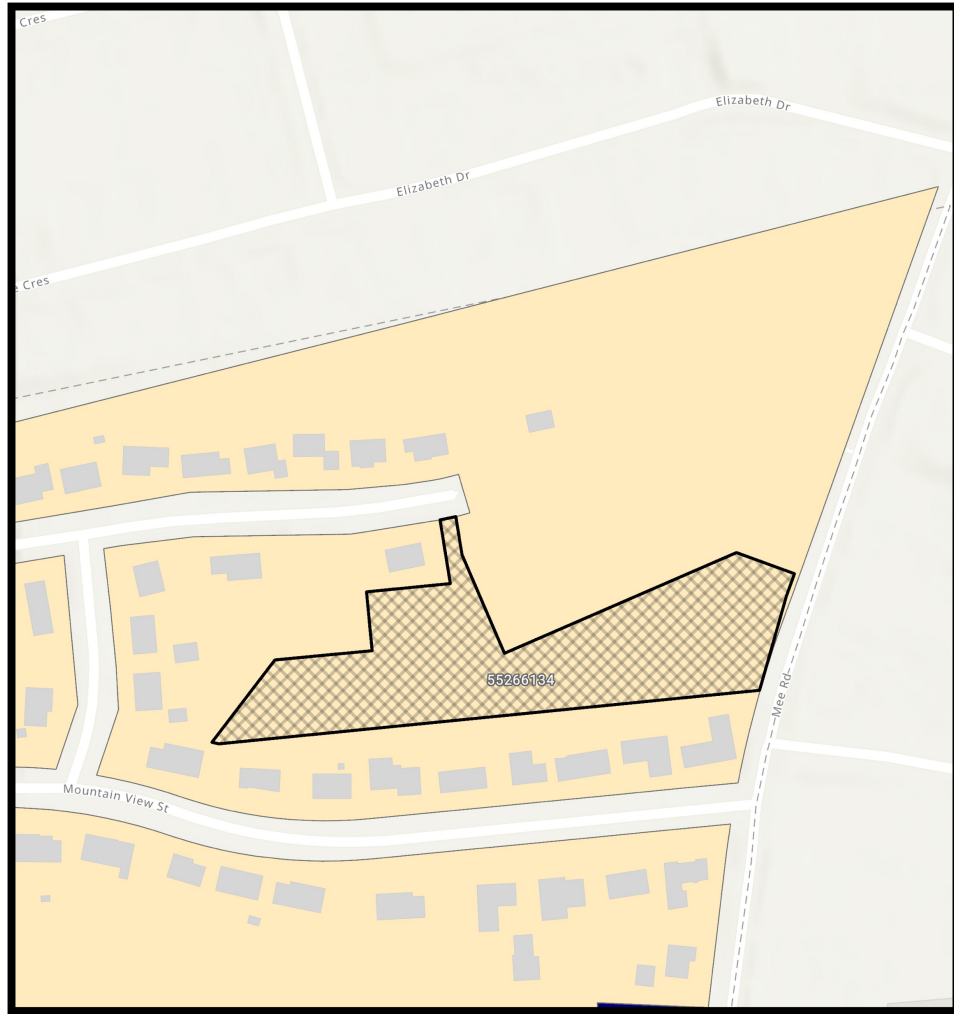
To Rezone PID 55266134 from Medium Density Residential (R3) to High Density (R4) to permit a development of anywhere between 30 and 60 units on the property.





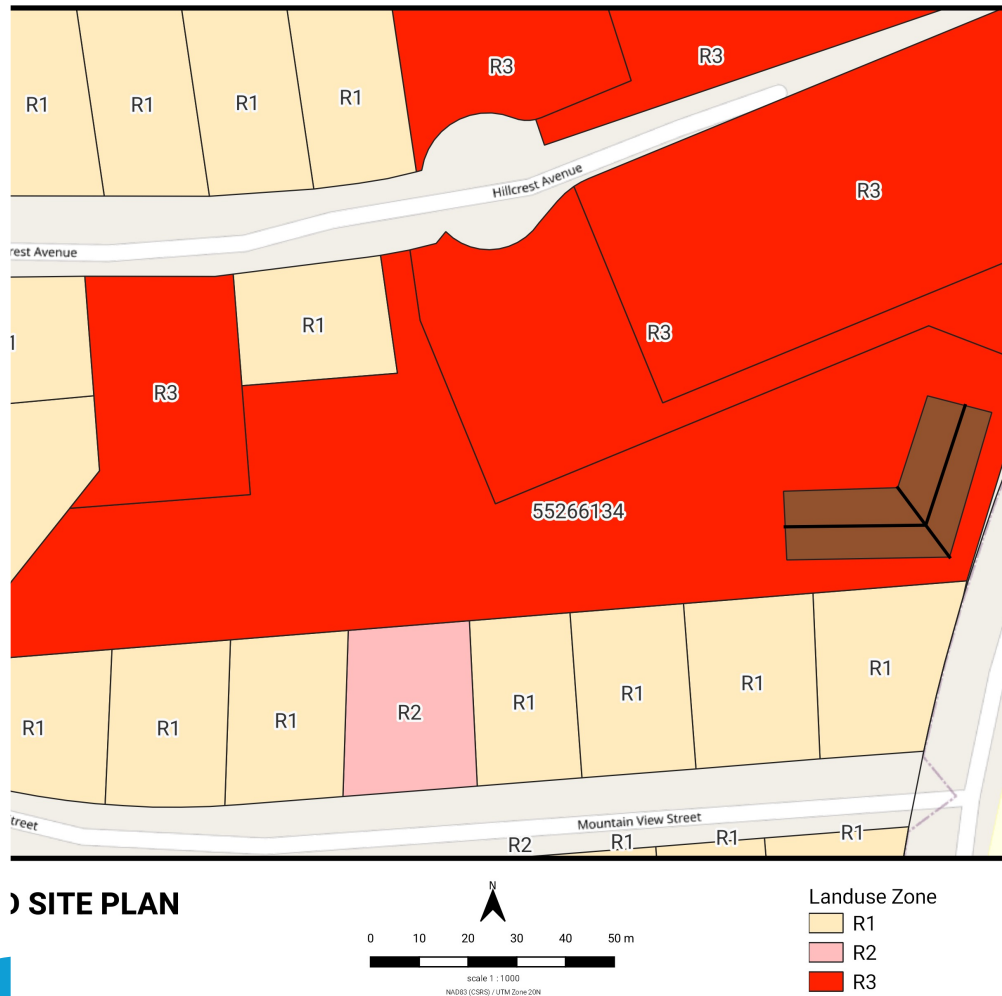
Description

- The property is significant in size and located within a medium-density area.
- The lot itself is positioned well to be considered for infill development, which is a priority of Council.
- The Developer is considering two development strategies, both of which are designed to respond to market demand and feature High-Density Residential Design.



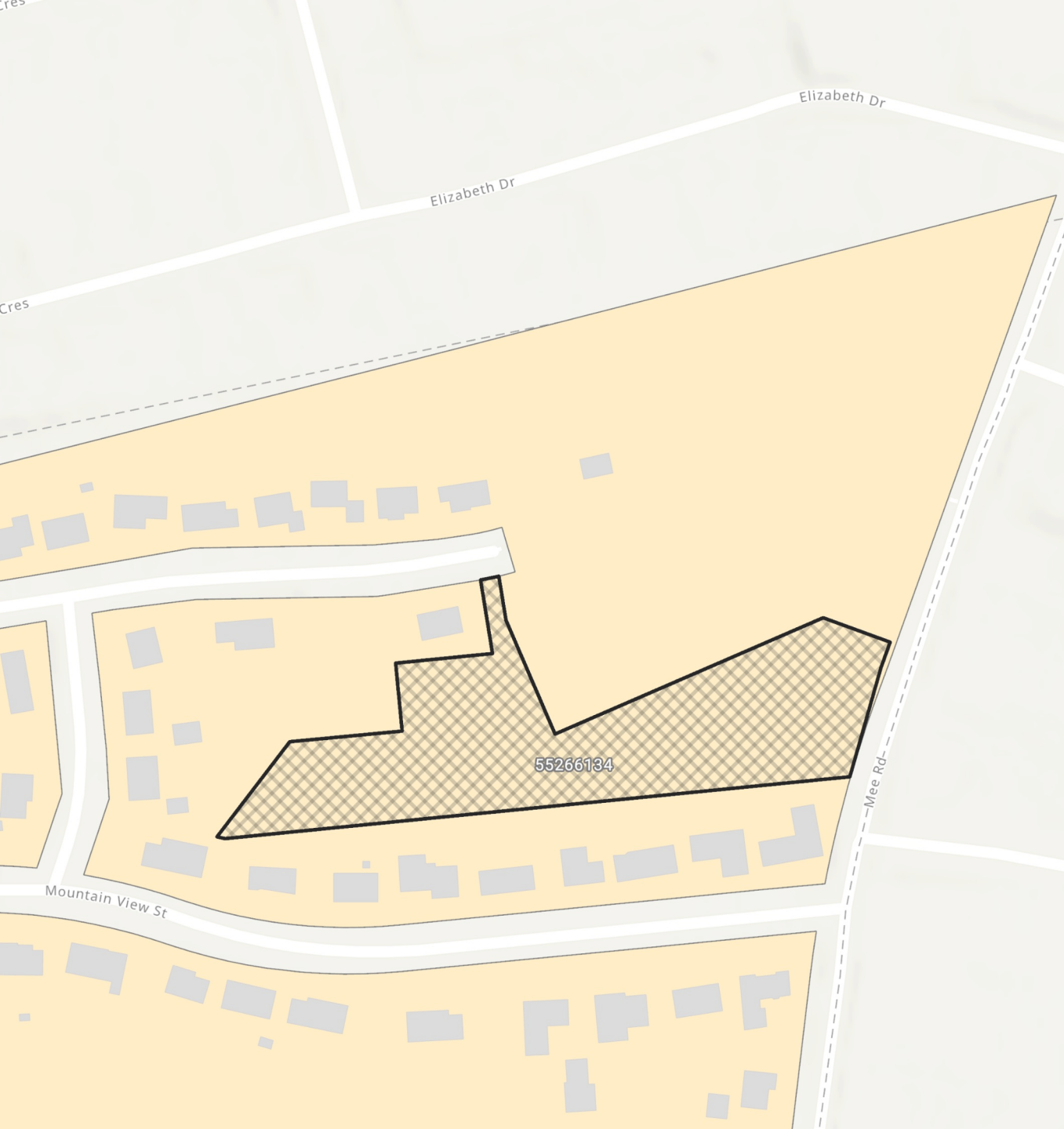
Option 1

- 30-40 Tiny homes on the same lot to be offered as rental units to prospective tenants
- Each unit would be a detached individual home
- The entire development would be on a single-property
 - Known as a cluster development



Option 2

- Large L-Shaped Building
 - Approximately 30,000 sq ft
 - 50- 60 units with 1 and 2 bedrooms
 - 3-story walk-up style with a lift & surface parking
- Targeting the student population in the area
- The Developer favours Option 2
 - However, either development may happen with an R4 zoning
 - Two accessory buildings shall be permitted
 - Amenity Space will be required
 - Will follow a Site Plan Approval Process



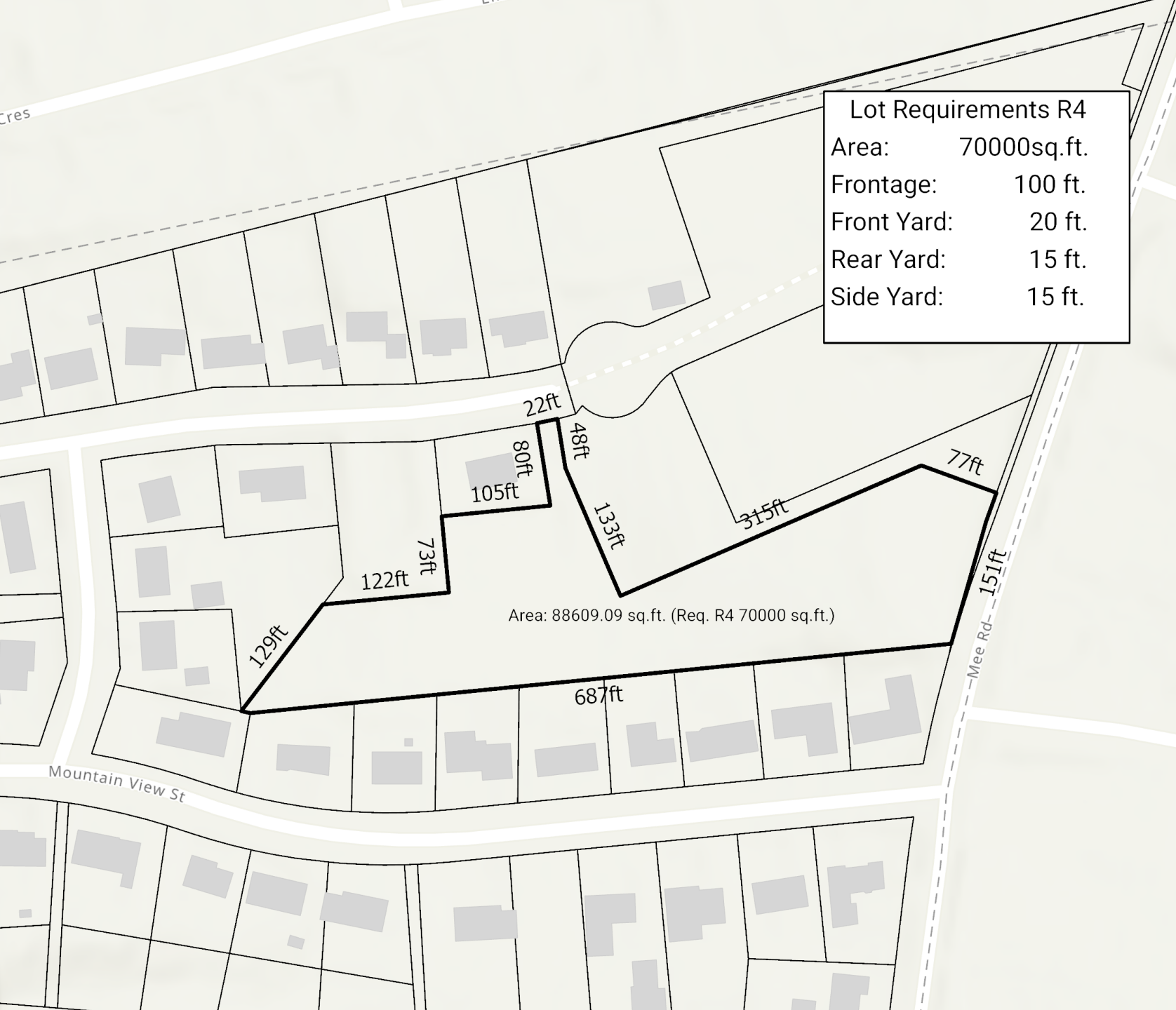
Municipal Planning Strategy

- Property is Designated Residential & may be considered for re-zoning
- MPS gives little guidance on when to consider a R3-R4 re-zoning
- Recognize a need for more multi-unit residential development
- Current R3 permits up to 8 units as-of-right

Council desires...

- Infill development
 - Use of existing infrastructure
- Diverse Housing Types
 - Increase overall affordability and meet the needs of all Nova Scotians





Lot Requirements R4	
Area:	70000sq.ft.
Frontage:	100 ft.
Front Yard:	20 ft.
Rear Yard:	15 ft.
Side Yard:	15 ft.

Land Use By-Law

- Due to its size the lot meets all the requirements for a High Density R4 Zoning
- Given the significant size
 - Sufficient space to design appropriate transition and buffers into building design and placement on lot
 - Policy 5.5.4 On-Site Amenity Space
 - Policy 5.5.6 Landscaping Requirements
 - Policy 5.5.7 Refuse Storage



Public Participation Program

1. Sign on property advertising proposed change
2. Newspaper advertisement
3. Post on Town Facebook & share on Council social media
4. A public meeting at the Council Advisory Committee
5. Notification of Adjacent Property Owners





In alignment with [Policies IM-7 and IM-8](#), it is recommended that the Council Advisory Committee recommend to Council that they consider approving the rezoning of PID 55266134 from Medium Density Residential (R-3) to High-Density Residential (R-4) following the necessary public participation requirements.

Recommendation