

# HALIFAX

## **Case 20883**

Amending Development Agreement for  
Richmond Street, Dartmouth

Harbour East-Marine Drive  
Community Council  
October 5, 2017

# Applicant Proposal

Applicant: WSP Canada Inc.

Location: South end of Richmond Street,  
Dartmouth (PID 41368655)

Proposal: Non-substantive amendments to  
an existing Development Agreement to  
enable:

- an extension of the commencement date for the overall development;
- an extension of the commencement date for the second building;
- changes to the unit type & mix;
- changes to the cladding requirements; and
- changes to the landscape plan.



# Site Context

## Richmond Street, Dartmouth



General Site location

Site context in Red

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# Site Context

## Richmond Street, Dartmouth

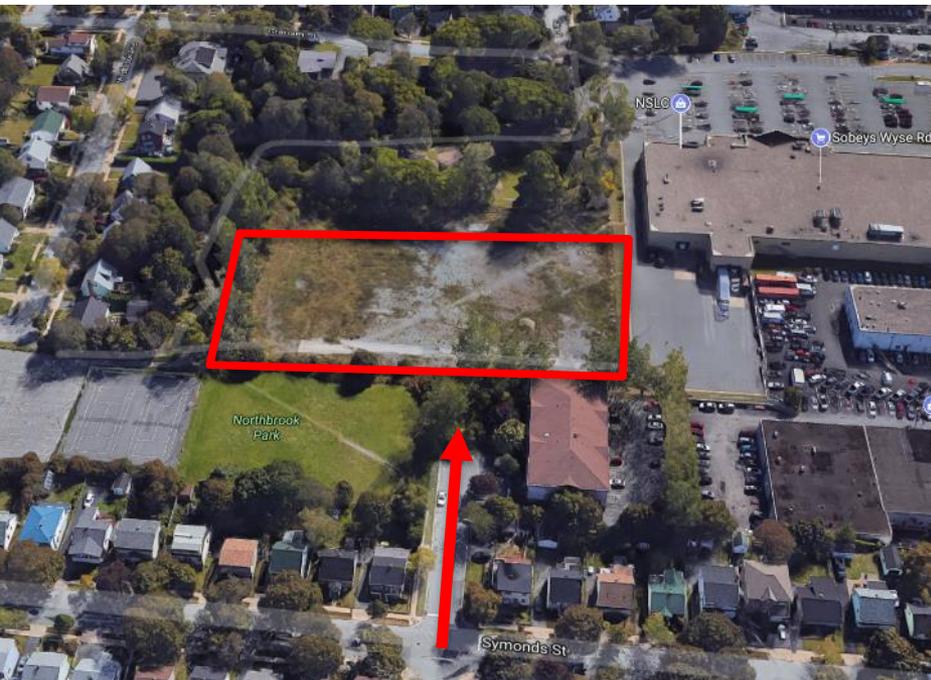


Close up Site location

Site Boundaries in Red



# Site Context

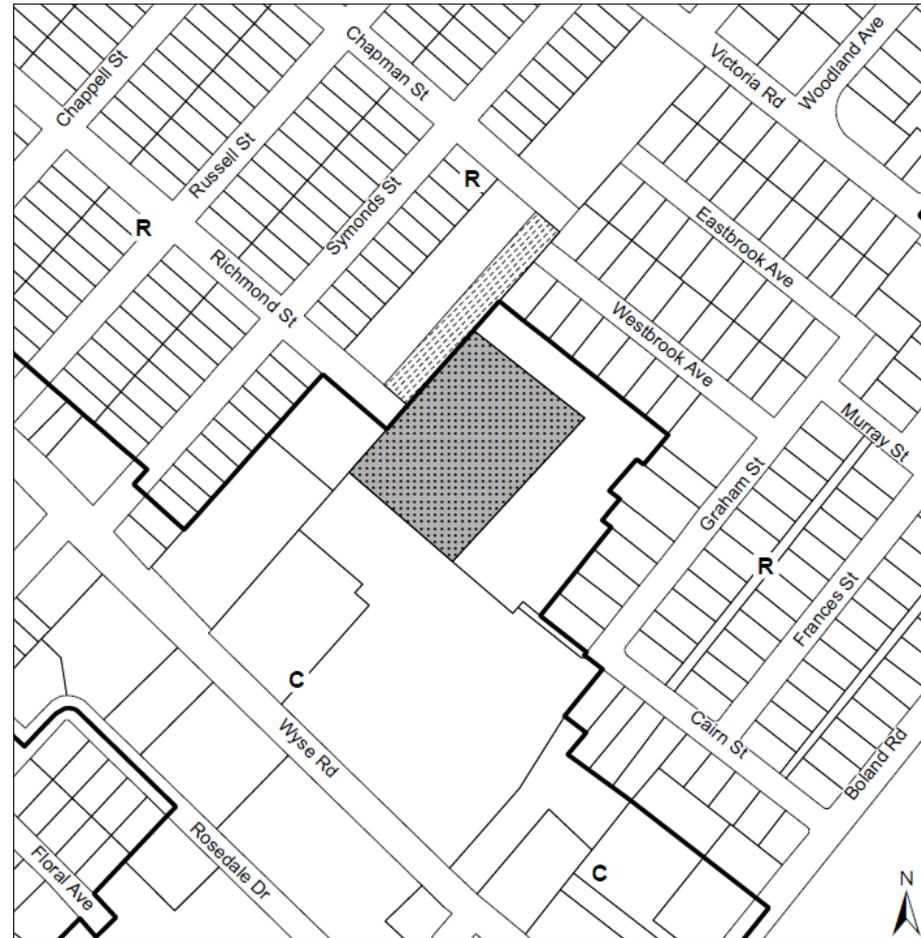


Subject site looking south

# Planning Policy

## Dartmouth Municipal Planning Strategy

- Designation:
  - Commercial within Dartmouth Municipal Planning Strategy (MPS)
- Enabling Policy
  - Policy IP-5, IP-1(c)

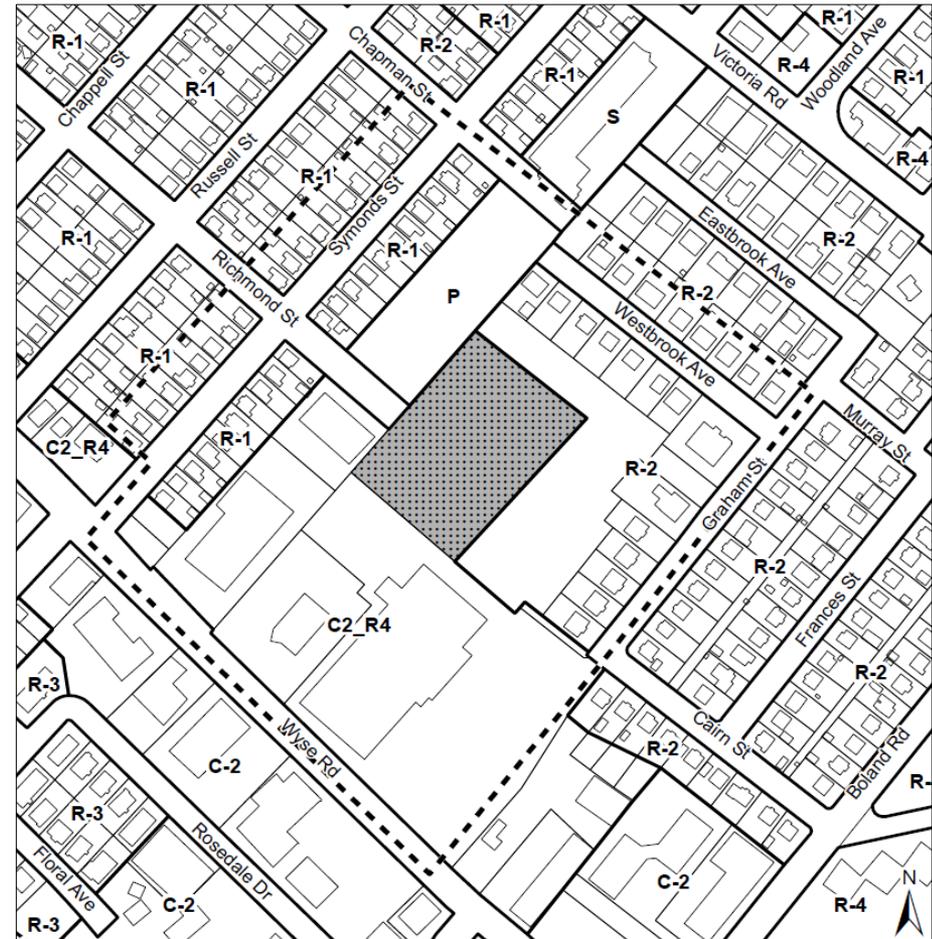


Note: This site was previously designated as part of a regional opportunity sight. This designation was removed with the adoption of the 2014 Regional Plan.

# Land Use By-law

## Dartmouth Land Use By-law

- Zone
  - C-2 (General Business) and R-4 (Multiple Family Residential)



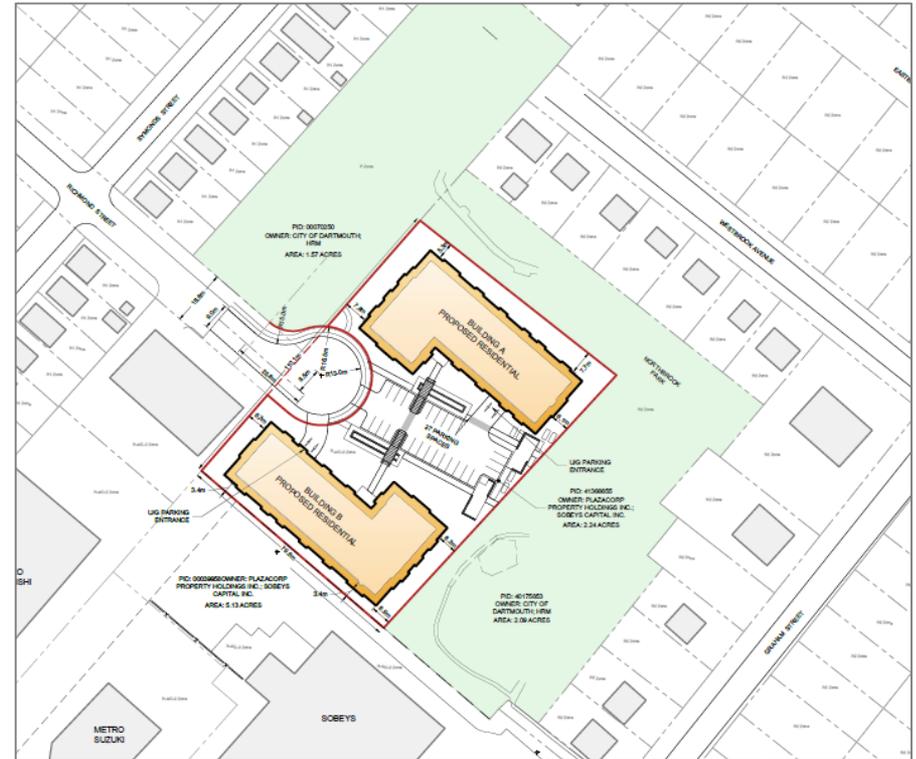
# Existing Agreement

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- Existing Agreement:
  - Approved 2014
  - To enable the construction of two multiple-unit dwellings at the end of Richmond Street, Dartmouth.

# Proposal

- Time extensions;
- Unit type & mix changes;
- Cladding changes; and
- Landscaping changes.



Site Plan

# Proposal

## Cladding changes

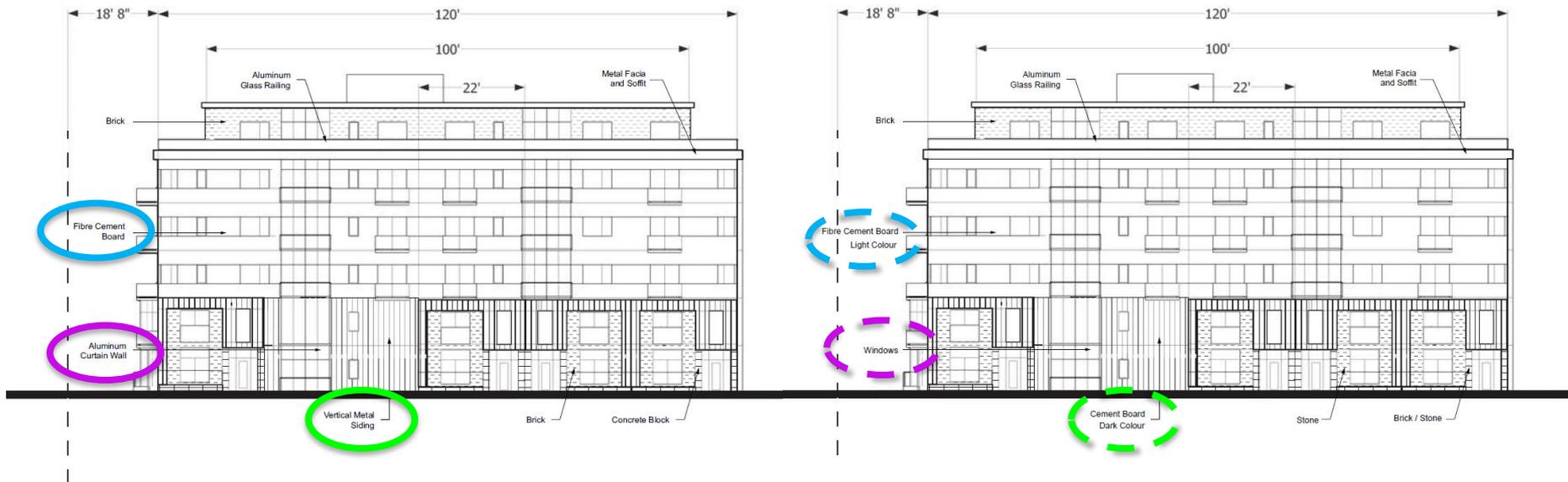
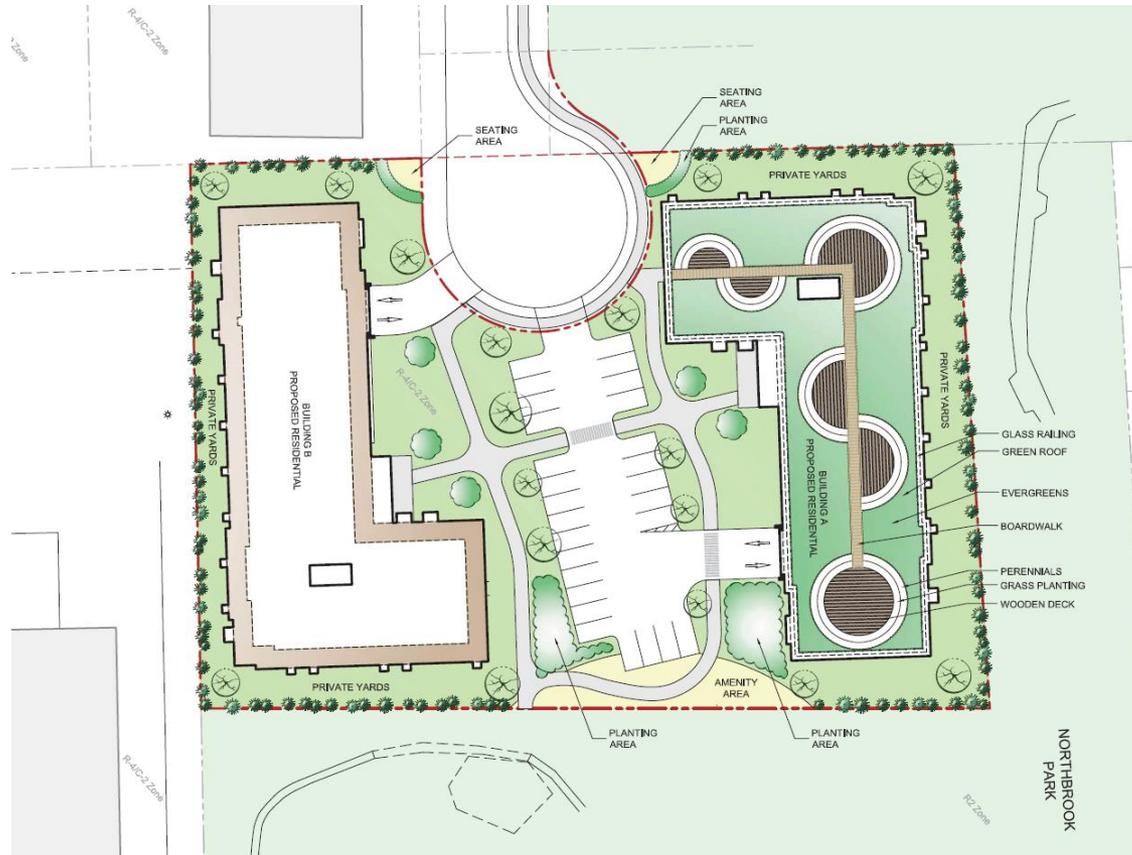


Illustration of proposed changes

# Proposal

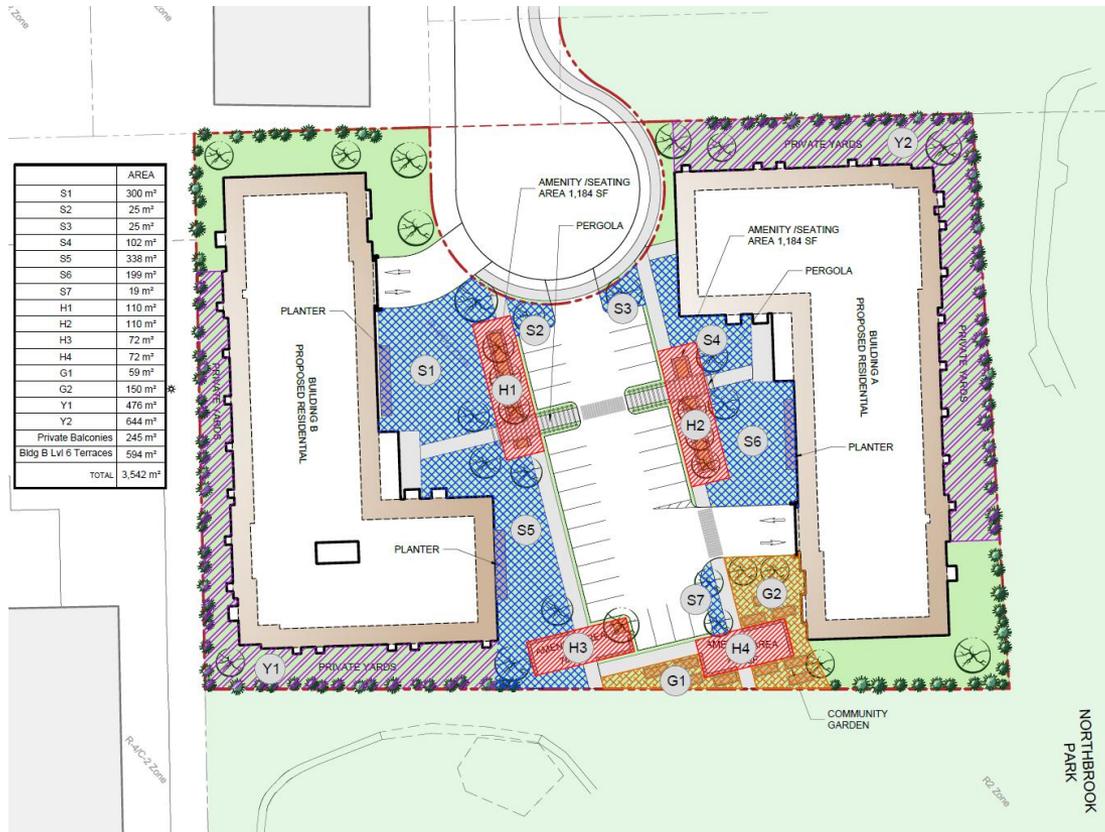
## Landscaping changes



Existing Landscape Plan

# Proposal

## Landscaping Changes



- 29,600 sq ft amenity space required
- 38,126 proposed

Illustration of proposed changes

# Proposal



Proposed Landscape Plan



# Policy Consideration

- Section 6 of the existing Development Agreement identifies the proposed changes as non-substantive; and
- The proposal complies with the intent of the enabling policy in the Dartmouth MPS.

# Public Engagement Feedback

- Level of engagement completed was information sharing achieved through providing information through the HRM website and signage posted on the subject site.

# Staff Recommendation

Staff recommend that Harbour East and Marine Drive Community Council:

1. Approve the draft amending development agreement in Attachment A of the staff report dated September 5, 2017.

**HALIFAX**

**Thank You**