

**HALIFAX**

# **Public Hearing Case 20406**

Development Agreement for 18 and 20  
Highfield Park Drive, Dartmouth

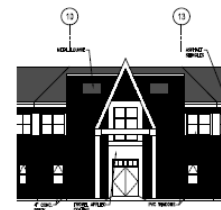
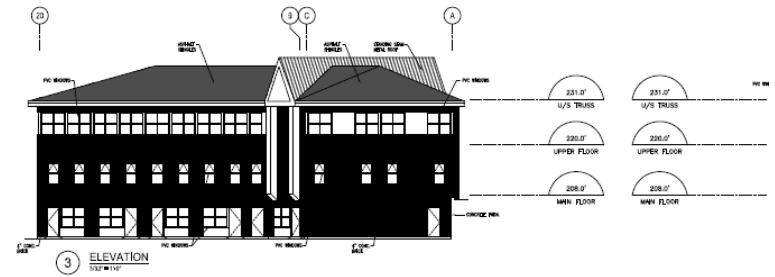
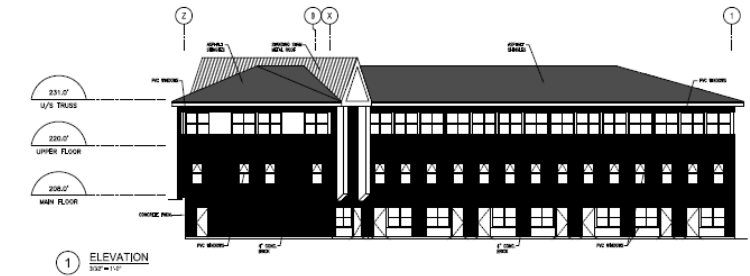
Harbour East Marine Drive Community Council  
November 2, 2017

# Applicant Proposal

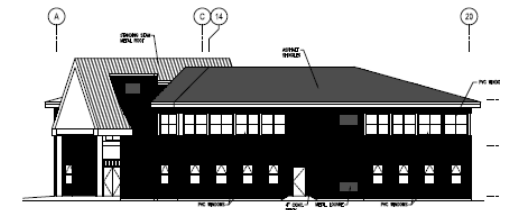
Applicant: Lydon Lynch Architects Limited

Location: 18 and 20 Highfield Park Drive, Dartmouth

Proposal: Conversion of existing hotel buildings to multiple unit dwellings



5 ELEVATION 233' x 110'

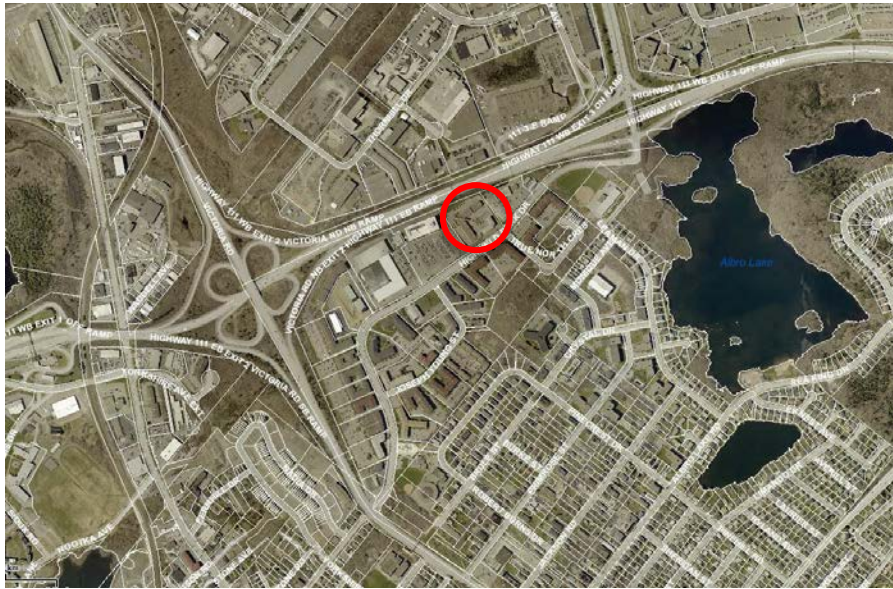


6 ELEVATION 233' x 110'

HALIFAX

# Site Context

18 and 20 Highfield Park Drive, Dartmouth



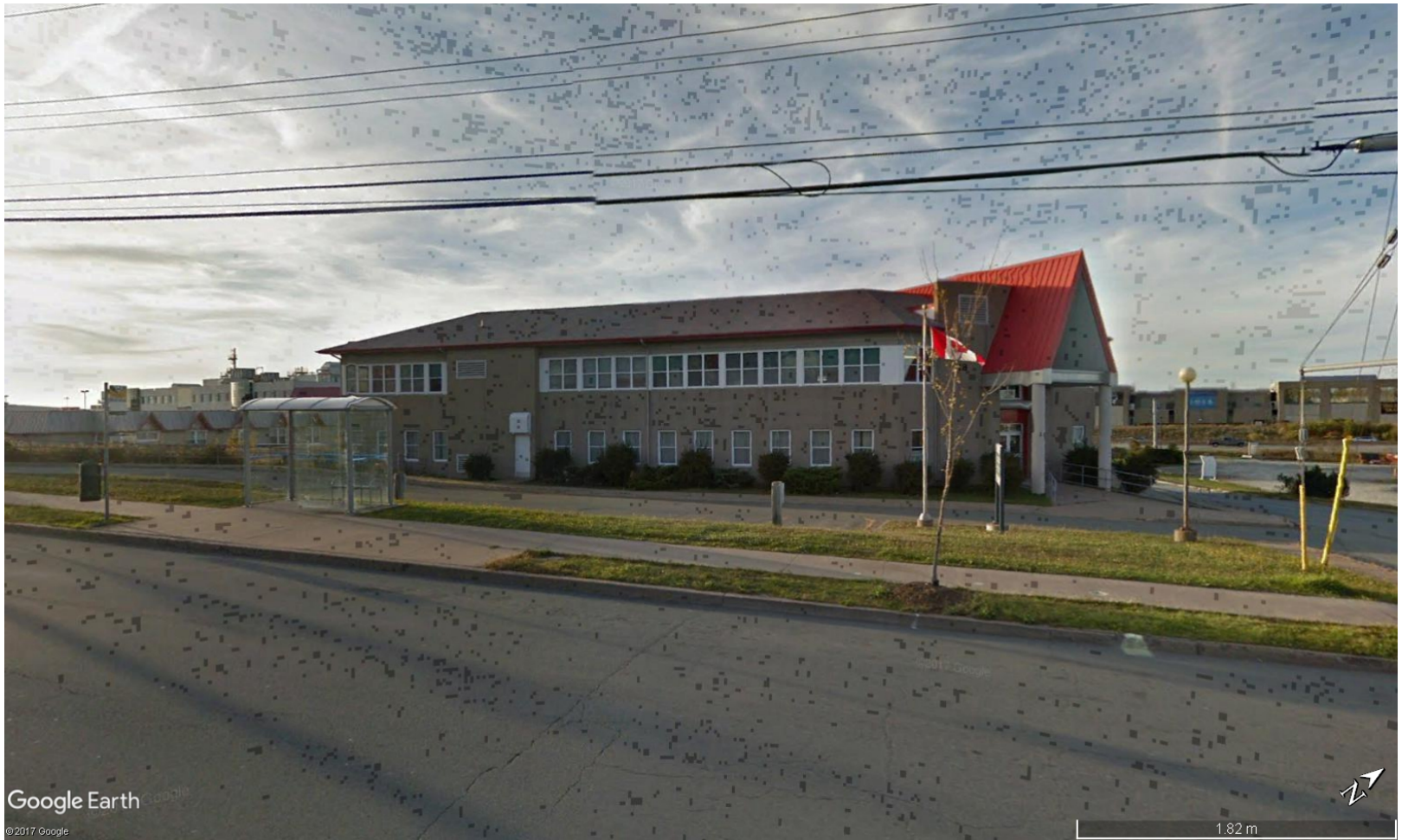
General Site location



Site Boundaries in Red



# Site Context



Subject site seen from Highfield Park Drive

# Site Context



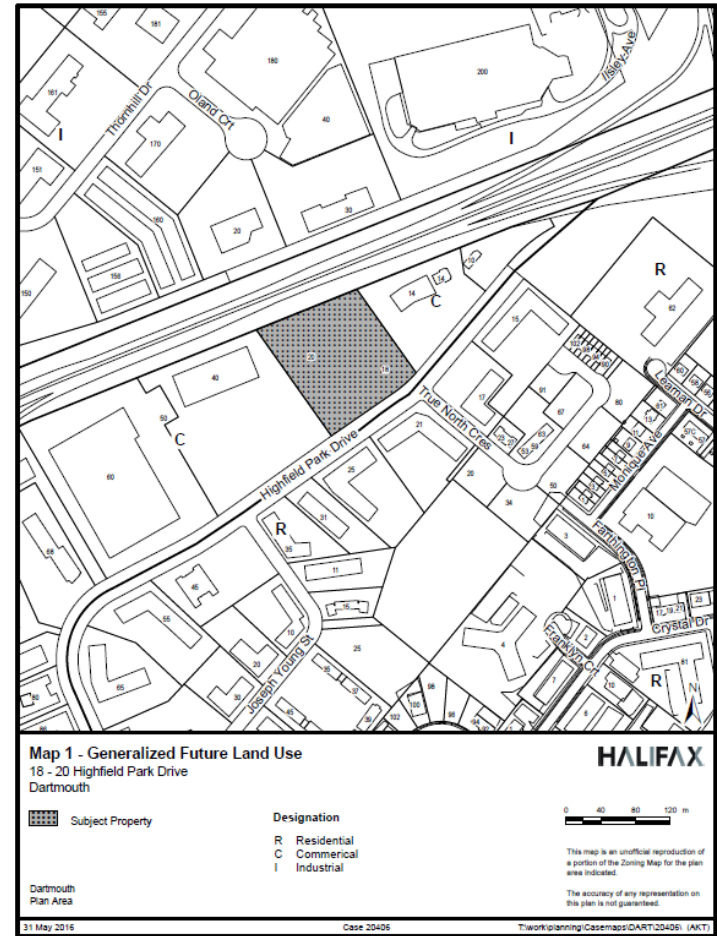
Subject site seen from Highway 111

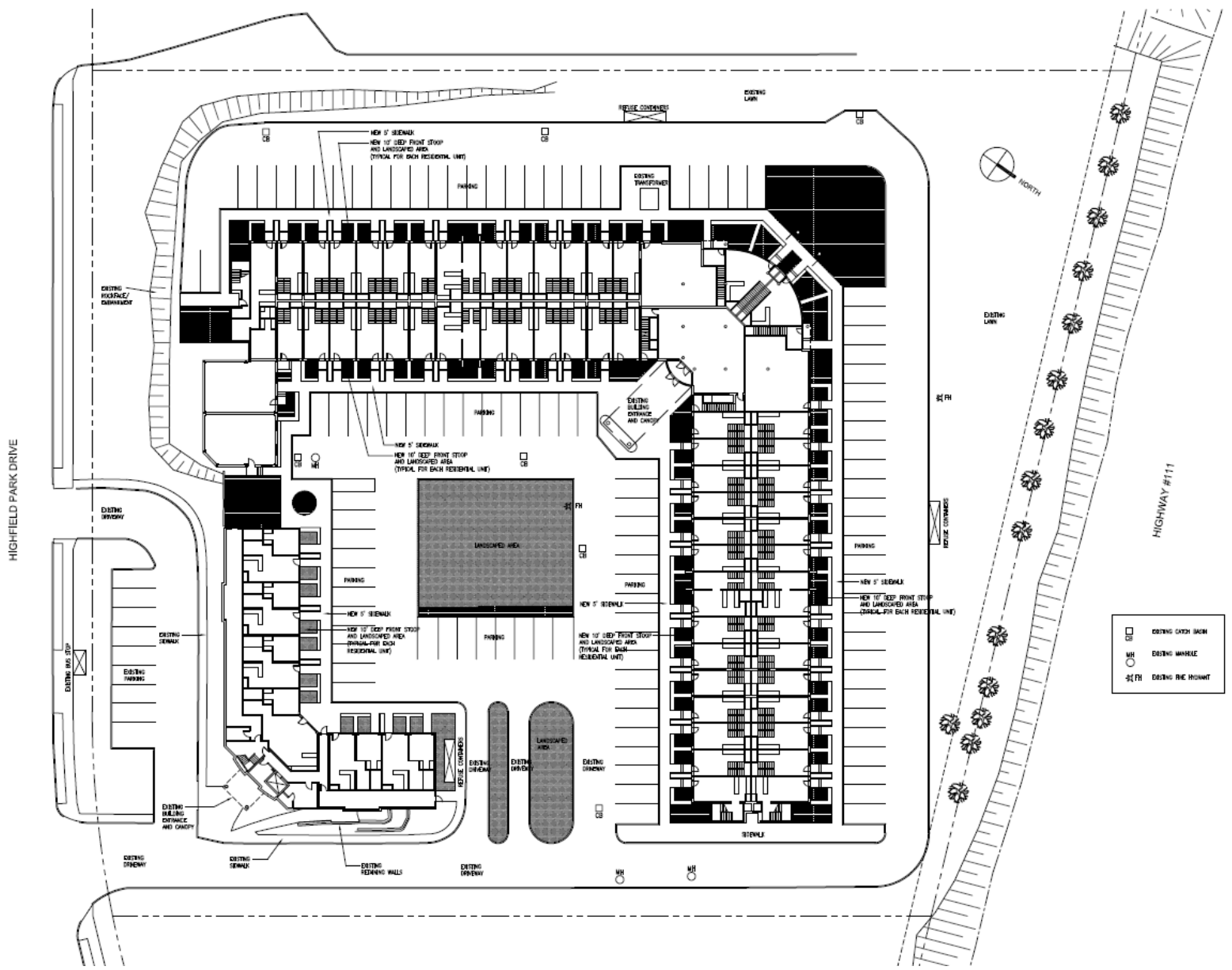


# Planning Policy

## Dartmouth Municipal Planning Strategy

- Policy IP-5, subject to criteria of policy IP-1(c), enables Community Council to consider this proposal
- Subject lands are designated Commercial under the General Land Use Classification that limits permitted land uses to single unit, two unit, and low, medium and high density multiple unit dwellings;
- Policy IP-5 expresses Council's intent to require all apartment buildings proposed in the C-2 (General Business) zone of three dwelling units and beyond to be considered by development agreement.





Proposed Site Plan



# Policy Consideration

## Policy IP-1(c)

In considering DAs, regard shall be given to:

- conforms with policies;
- compatibility of use, bulk, and scale;
- buffering, landscaping, screening provisions, and access control;
- financial capability of City, adequacy of services/public facilities; adequacy of transportation, erosion or sedimentation control; preventing public access to waterfront, natural and historical features, buildings or sites; scattered development pattern implications and detrimental socio-economic effect;
- not an obnoxious use;
- use, density, and phasing; emissions, traffic generation; open storage, pedestrian movement; management/maintenance of open space, parks and walkways; and
- Site suitability.



# Policy Consideration

Policy IP-5

DAs required for apartment building development in C-2 Zone;

Council shall consider the following criteria:

- design, height, bulk and scale of proposal and compatibility with the existing neighbourhood;
- minimise conflict with adjacent land uses by reason of:
  - height, size, bulk, density, lot coverage, lot size and lot frontage;
  - traffic generation, access/egress from the site, parking;
- adequacy or proximity of community facilities;
- adequacy of transportation networks;
- adequacy of useable amenity space and landscaping;
- retention of mature trees and other natural site features where possible;
- buffering from abutting land uses;
- Impacts related to drainage, aesthetics and soil stability and slope treatment

# Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **a mail out notification**

**Notifications  
Mailed**



12

**Letters/Emails  
Received**



0

# Summary: Key Aspects of Proposed Development Agreement

---

- provides for the former motel use to be continued or the proposed conversion to 80 residential units;
- future additional building storey by new pitched roof or 1 new storey;
- up to 30 additional dwelling units in association with new storey;
- up to 2 storeys of the annex building may be commercial;
- access to units on the walls facing away from the interior courtyard;
- landscaping around the building perimeter with dedicated pedestrian sidewalk buffered from parking areas; and
- landscaped areas that are specified by the required landscape plan

# Non-Substantive Amendments

---

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- minor changes to be made to the site, including access points along Highfield Park Drive;
- minor changes to existing exterior elevations, internal driveway and parking configurations, landscaped area locations and configurations; and
- requests for extensions to times of commencement and completion.



# Staff Recommendation

---

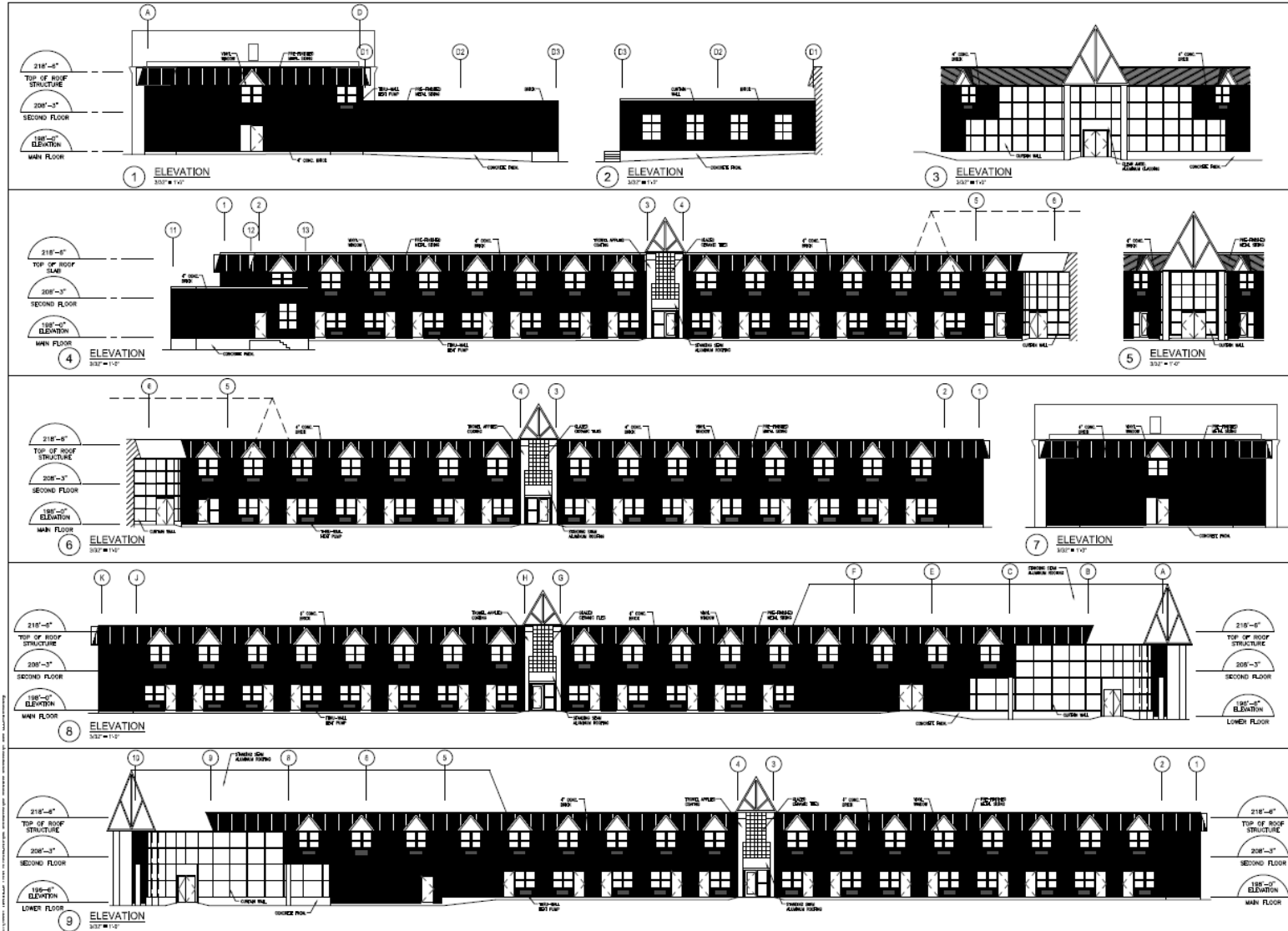
Staff recommend that Harbour East Marine Drive Community Council:

Approve the proposed development agreement as set out in Attachment A of the staff report dated September 1, 2017

**HALIFAX**

**Thank You**

# Elevations



# Elevations

