

HALIFAX

Public Hearing for Case 20269

Land Use By-law Amendment & Development
Agreement for 307 Prince Albert Road and 5
Glenwood Avenue, Dartmouth

December 7, 2017

Applicant Proposal

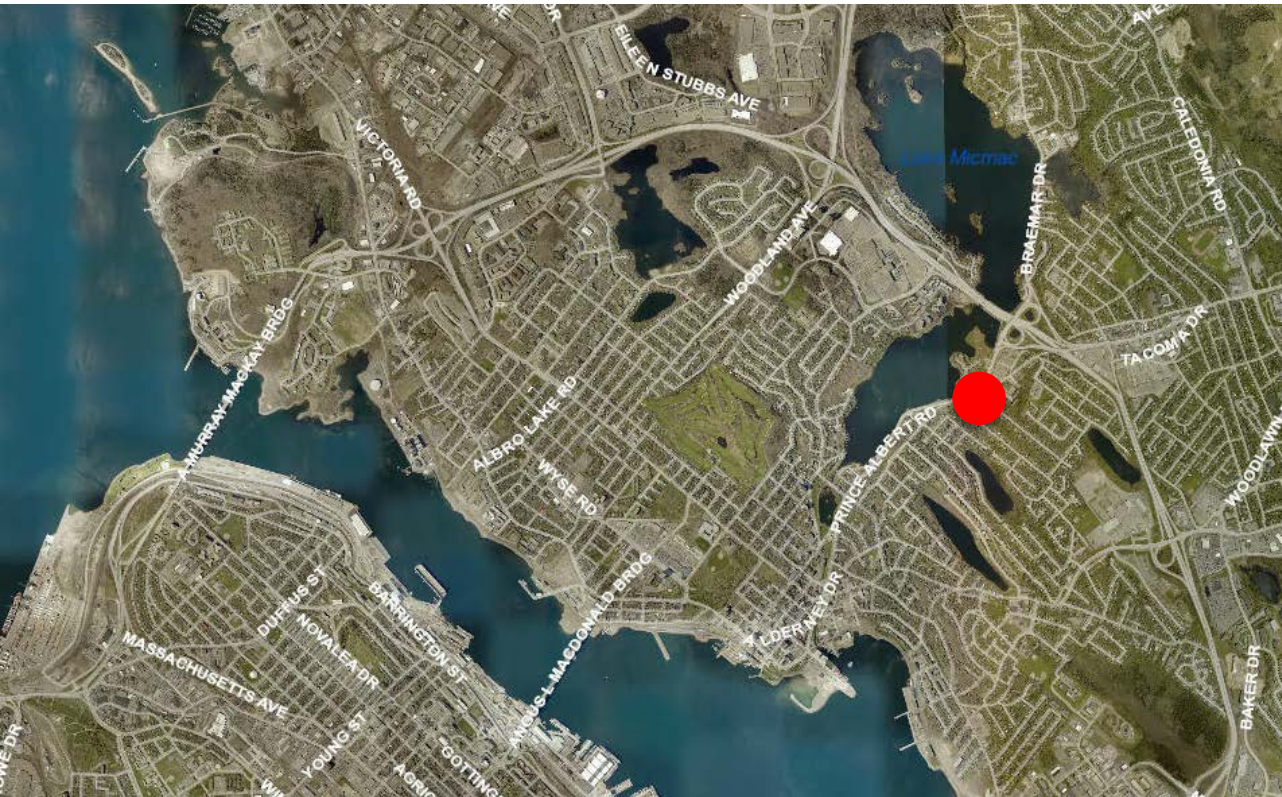
Application: Monaco Investments Partnership is requesting the following:

- (1) A rezoning of 307 Prince Albert Road from C-2 (General Business) to GC (General Commercial);
- (2) A rezoning of 5 Glenwood Avenue from R-2 (Two Family Residential) to R-4 (Multiple Family Residential – High Density);
and
- (3) Entering into a development agreement with the Municipality for a 9-storey multi-unit residential building with ground floor commercial uses.

The public hearing covers all 3 requests, but Council will only be making a decision on the two rezonings tonight.

Site Context

307 Prince Albert Road and 5 Glenwood Avenue, Dartmouth



General Site location

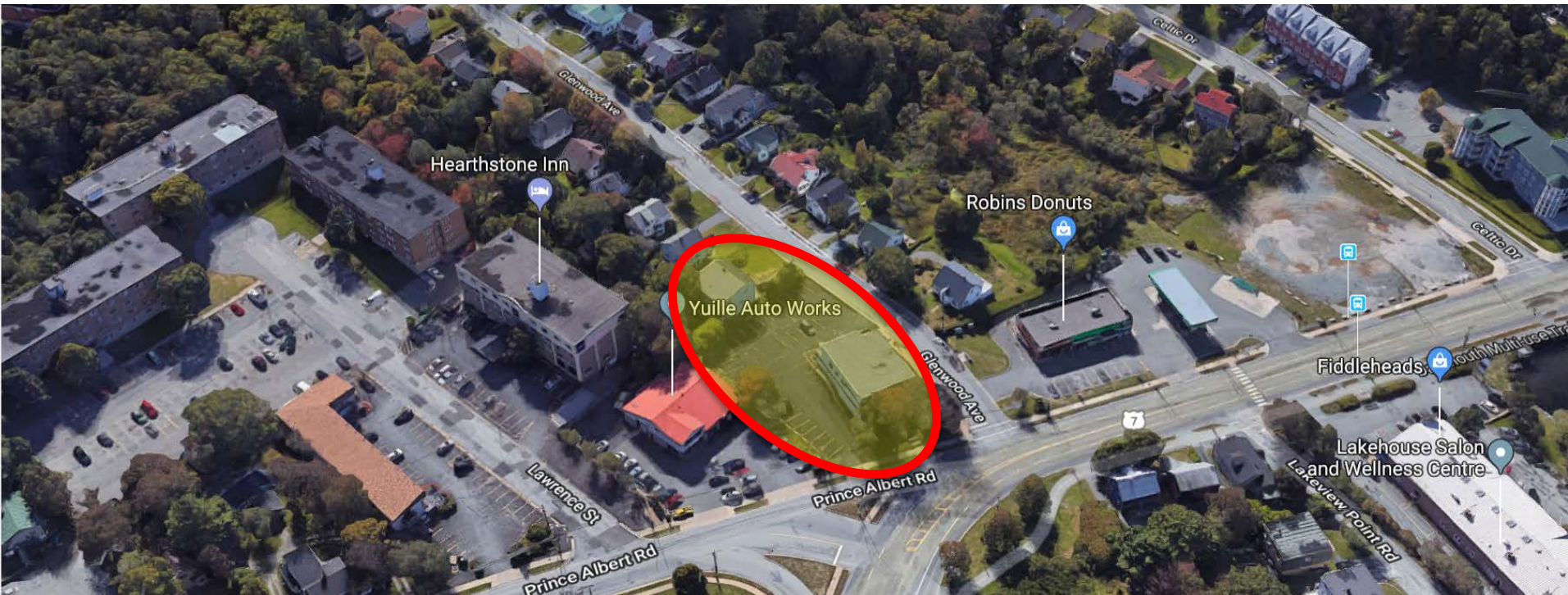
Site Context

307 Prince Albert Road and 5 Glenwood Avenue, Dartmouth



Site boundary in red

Site Context



Aerial view of the subject site as seen from the northeast

Site Context



Aerial view of the subject site as seen from the southwest

Site Context



Subject site as seen from Prince Albert Road

Site Context



Subject site showing 5 Glenwood Avenue

Site Context

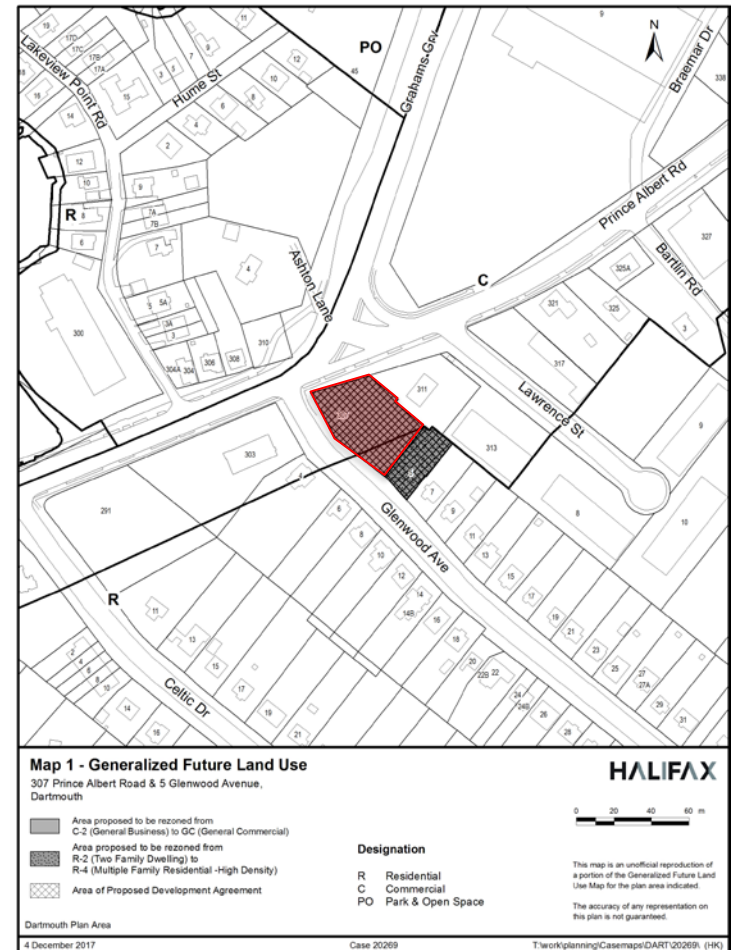


Subject site as seen from Glenwood Avenue

Planning Policy

Dartmouth Municipal Planning Strategy

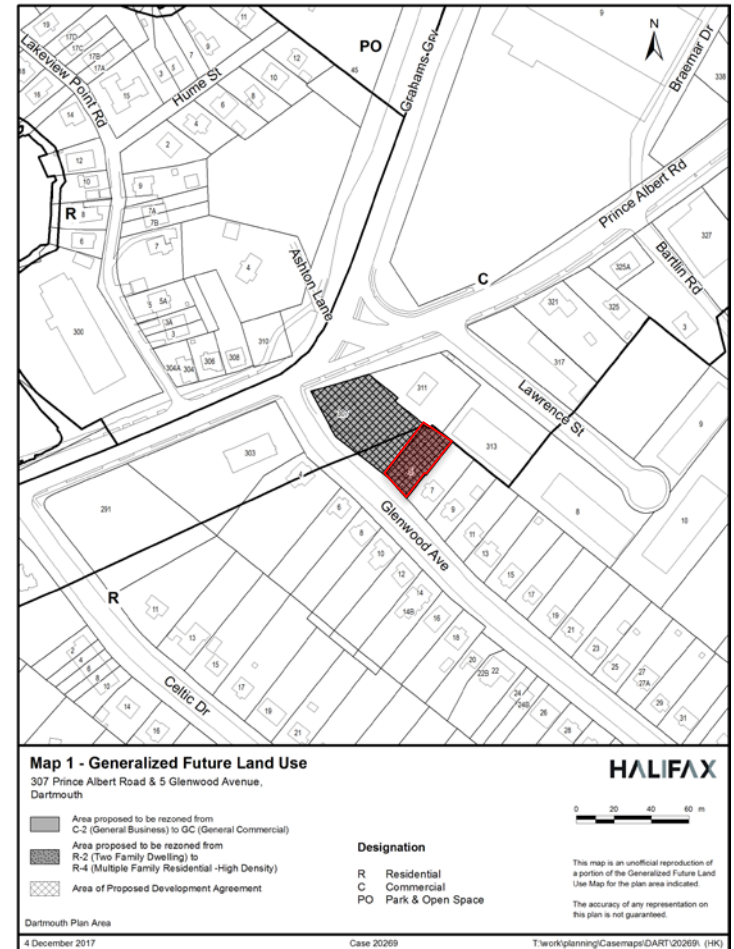
- The Commercial designation, which applies to a large portion of 307 Prince Albert Road, allows for a variety of commercial and residential uses.
- Consequently, this designation supports a range of commercial zones, including the GC (General Commercial) Zone.



Planning Policy

Dartmouth Municipal Planning Strategy

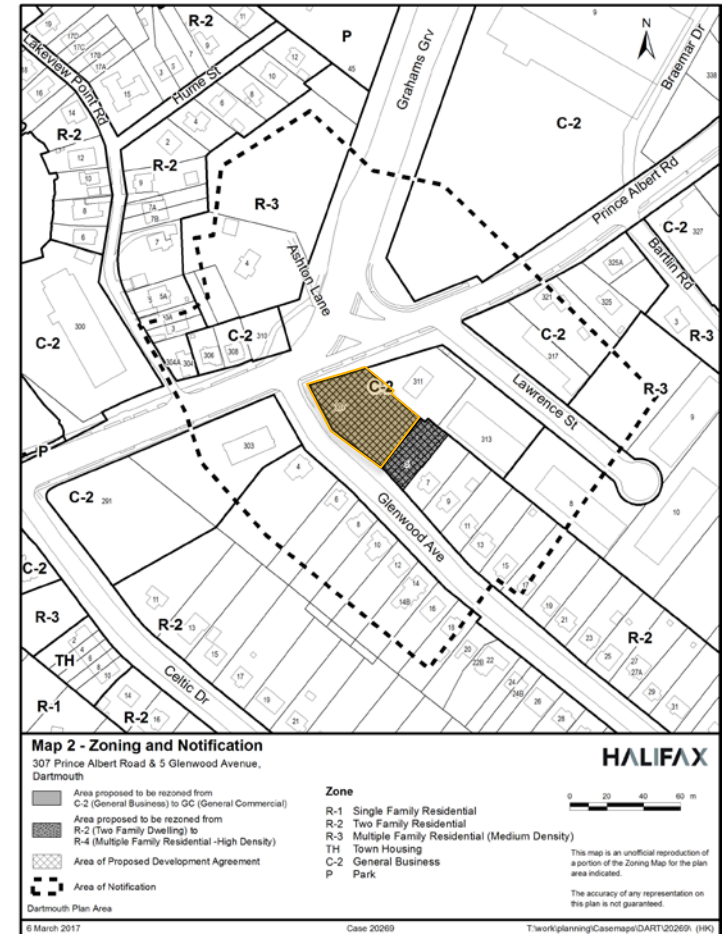
- The Residential designation, which applies to the balance of 307 Prince Albert Road and the entirety of 5 Glenwood Avenue, allows for a variety of residential uses.
- This designation supports a range of residential zones, including the R-4 (Multiple Family Residential – High Density) Zone.



Land Use By-law

Dartmouth LUB

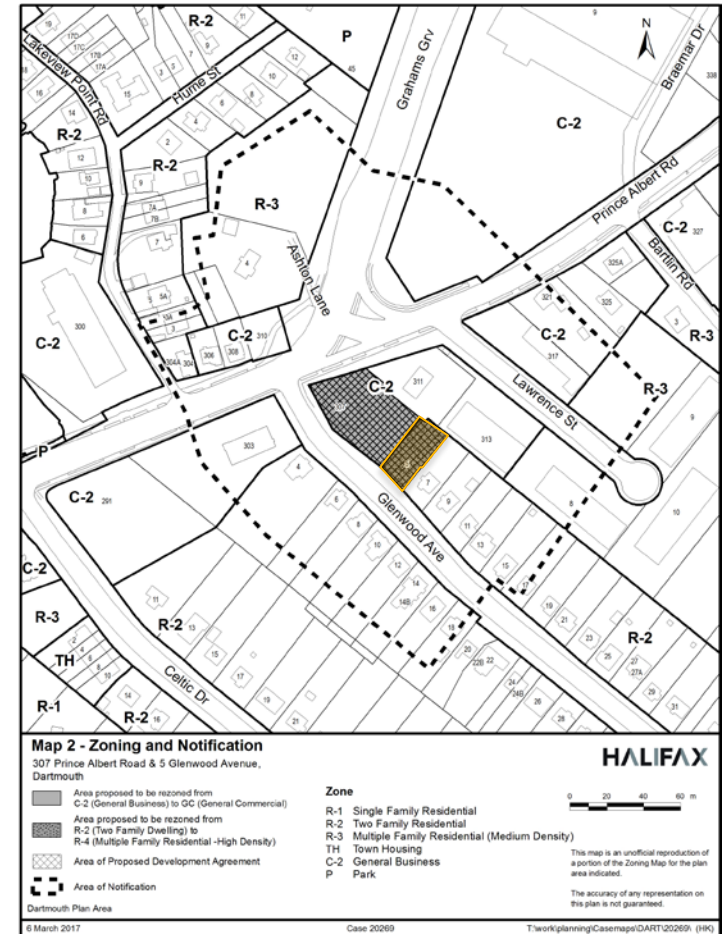
- The C-2 (General Business) Zone, which applies to 307 Prince Albert Road, permits a wide variety of commercial uses.
- It is applied along several collector roads throughout Dartmouth.
- The zone permits 100% lot coverage, except for motels, and contains no building height limits, except for office buildings which are limited to 3 storeys in height.



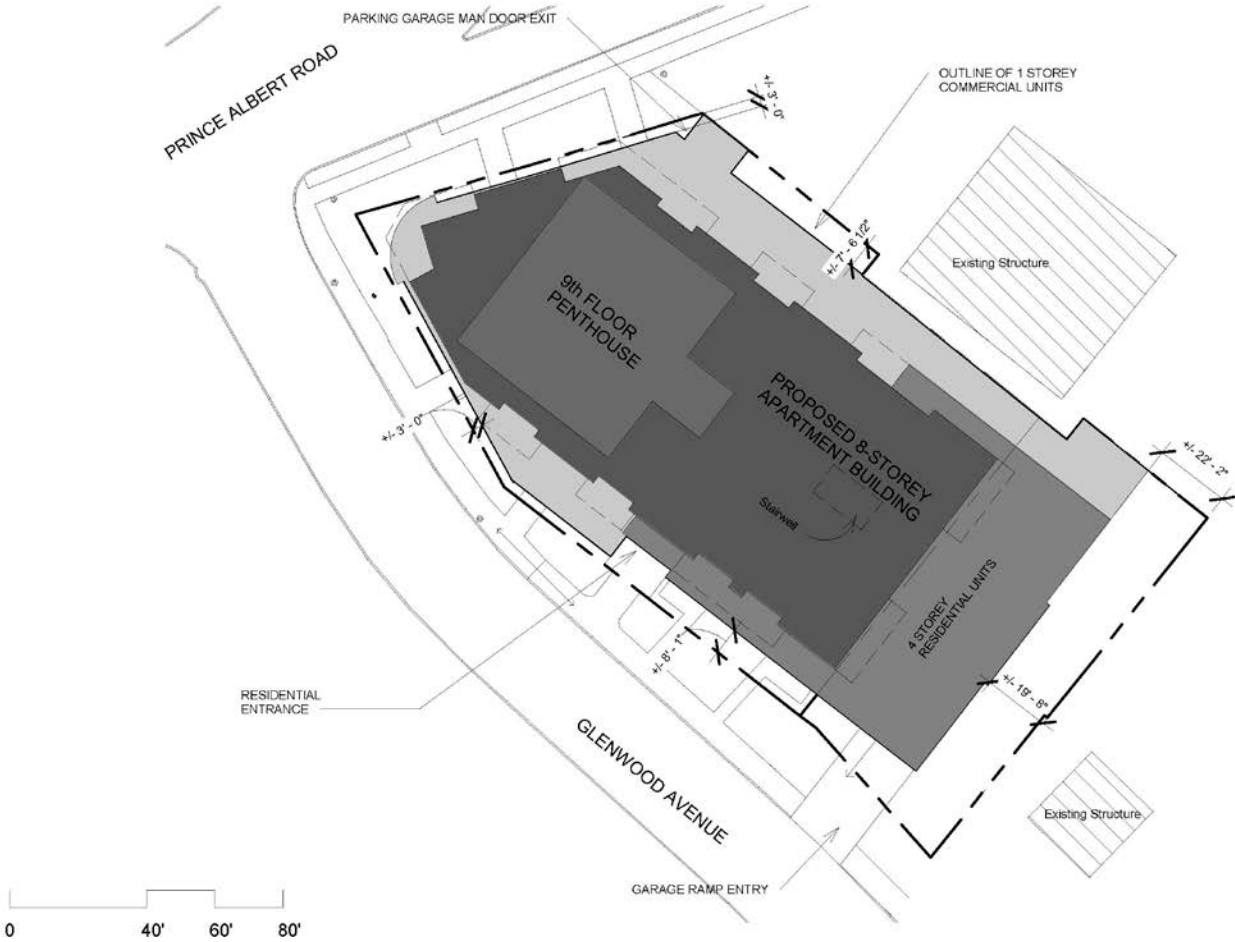
Land Use By-law

Dartmouth LUB

- The R-2 (Two Family Residential) Zone, which applies to 5 Glenwood Avenue, permits one and two unit dwellings.
- It is applied to many neighbourhoods in Dartmouth.
- The zone permits up to 35% lot coverage and does not specify a height limit.



Proposal



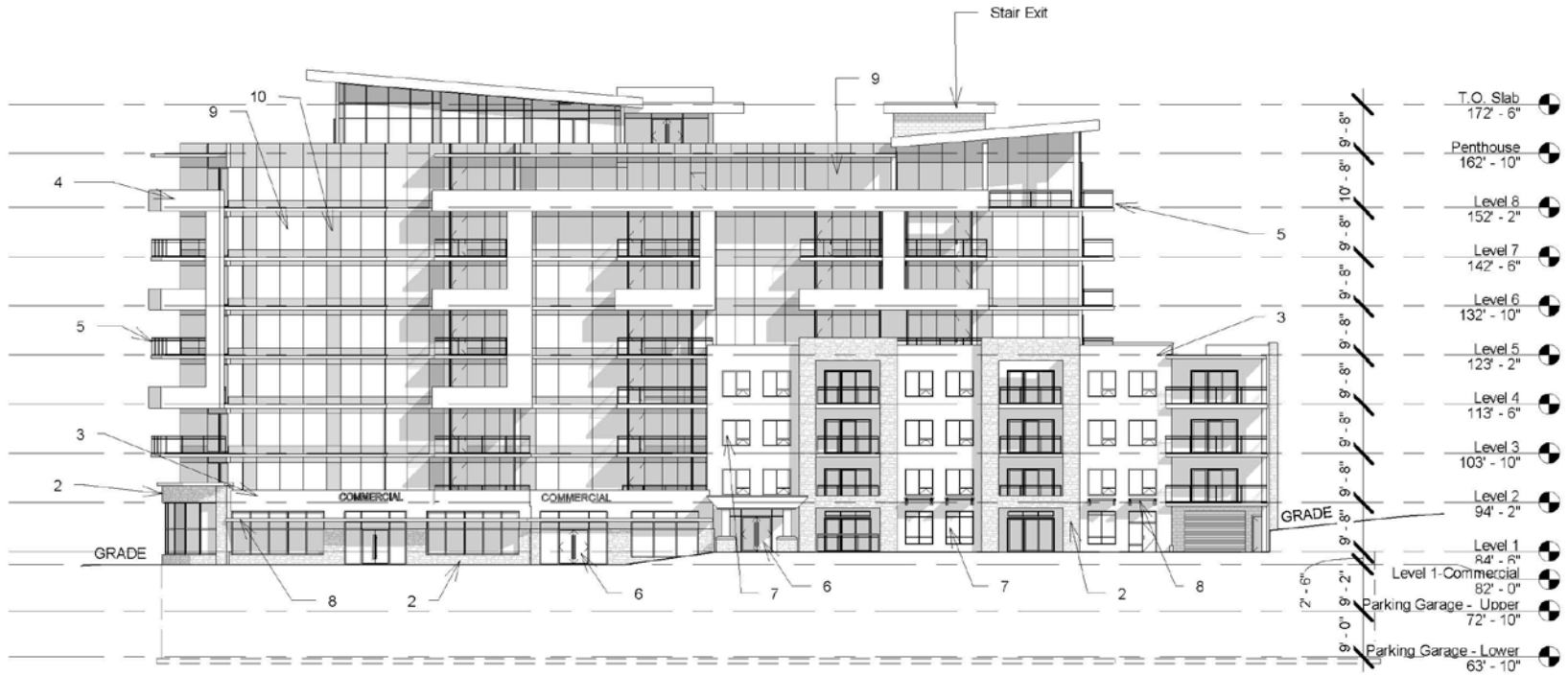
Proposed Site Plan

Proposal



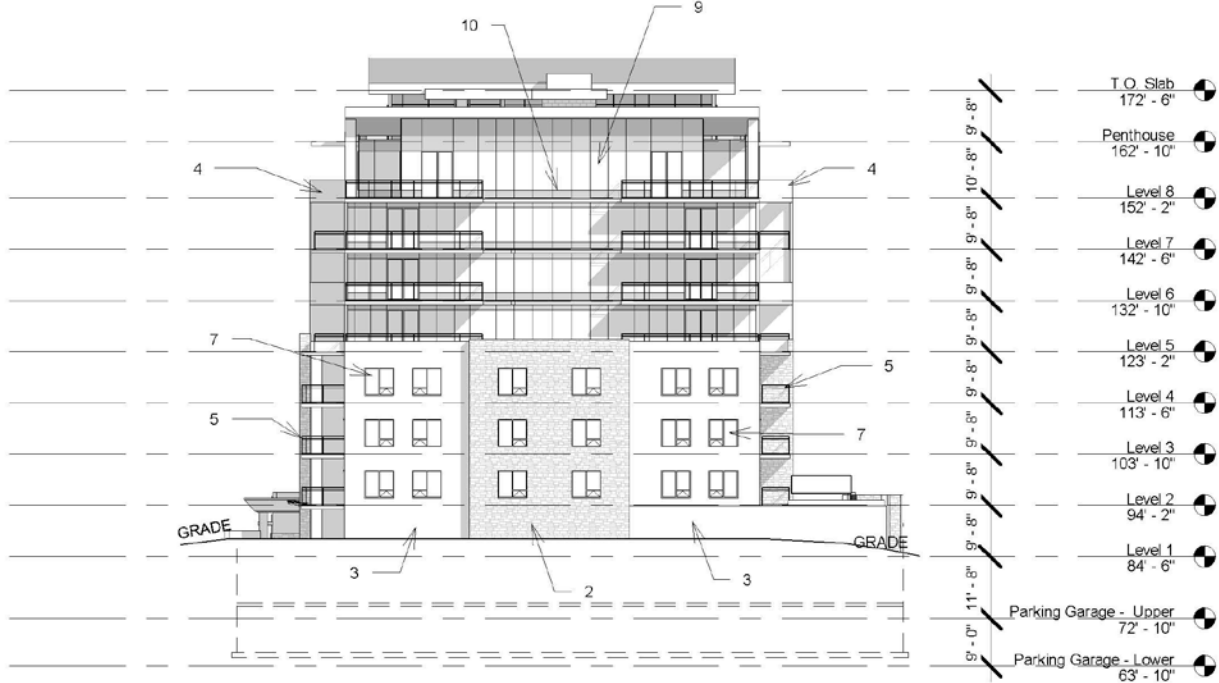
Proposed West Elevation

Proposal



Proposed South Elevation

Proposal



Proposed East Elevation

Proposal



Proposed North Elevation

Proposed By-law Amendments

As the proposal cannot be enabled through the existing zoning applied to the lands, the applicant has requested the following amendments:

- 1) A rezoning of 307 Prince Albert Road from C-2 (General Business) to GC (General Commercial).
- 2) A rezoning of 5 Glenwood Avenue from R-2 (Two Family Residential) to R-4 (Multiple Family Residential – High Density).

Policy & By-law Overview

Dartmouth Municipal Planning Strategy – Dartmouth LUB

○ Zoning

- 307 Prince Albert Road is zoned C-2 (General Business)
- 5 Glenwood Avenue is zoned R-2 (Two Family Residential)

○ Designation

- Commercial (C) for the northern portion of 307 Prince Albert Road
- Residential (R) for the balance of 307 Prince Albert Road and 5 Glenwood Avenue

○ Existing Use

- 307 Prince Albert Road is currently occupied by a funeral home
- 5 Glenwood Avenue is occupied as a two-unit residential building

○ Enabling Policies

- IP-1(c) and IP-5

Policy Consideration

Policy IP-1(c):

General policy set applicable to all zoning amendment and development agreement applications. The policy considerations include:

- The degree of compatibility and consistency with adjacent uses and the existing development form;
- Provisions for buffering, landscaping, screening, and access control to reduce potential incompatibilities;
- That the proposal is not premature or inappropriate;
- That the proposal is not an obnoxious use;
- That proper controls are placed on the proposed development; and
- The suitability of the proposed site.

Policy Consideration

Policy IP-5:

Requires that all proposals for multi-unit residential developments within the R-3, R-4, C-2, MF-1, and CG Zones to be considered through the development agreement process.

The policy mandates that Council consider the following before rendering a decision:

- Adequacy of exterior design, height, bulk, and scale;
- Adequacy of controls to reduce conflict with any adjacent or nearby land uses;
- Adequacy or proximity of schools, recreation areas, and other community facilities;

Policy Consideration

Policy IP-5: (continued)

- Adequacy of transportation networks in, adjacent to, and leading to the development;
- Adequacy of useable amenity space and attractive landscaping;
- That mature trees and other natural site features are preserved where possible;
- Adequacy of buffering from abutting land uses; and
- The impacts of altering land levels.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public information meeting held on January 21, 2016.

**Notifications
Mailed**



27

**Meeting
Attendees**



63

**Letters
Received**



56

Public Engagement Feedback

- Feedback from the community generally included the following:
 - Compatibility with surrounding neighbourhood;
 - Commercial development along Glenwood Avenue;
 - Traffic issues;
 - Safety of intersection;
 - Parking;
 - Lack of sidewalks along Glenwood Avenue; and
 - Privacy concerns.

Amendments Made Responding to Consultation

- The number of storeys was reduced from 10 storeys to 9 storeys (8 storeys + penthouse)

Key Aspects of Proposed Development Agreement

- Maximum Height
 - Height has been limited to 30 metres
- Maximum Number of Storeys
 - The number of storeys have been limited to 9 storeys (8 storeys + penthouse)
- Maximum Number of Units
 - 90 units; 33% of which shall consist of 2 or more bedrooms
- Unit Density
 - Approximately 377 units per hectare (152 units per acre)

Key Aspects of Proposed Development Agreement

- Ground Floor Commercial Uses
 - Up to 605 square metres of the ground floor of the building may be occupied by commercial uses
- Parking
 - Vehicular parking will be internal to the building;
 - Minimum of 106 parking spaces
 - 16 spaces will be reserved for ground floor commercial uses
- Vehicular access will be limited to one access off of Glenwood Avenue

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:

- the granting of an extension to:
 - the date of commencement of development; and/or
 - the length of time for the completion of the development;
- changes to:
 - the Preliminary Landscape Plan;
 - the exterior architectural appearance of the building;
 - the parking requirements; and
 - the sign requirements.

Staff Recommendation

Staff recommend that Harbour East – Marine Drive Community Council:

1. Adopt the amendments to Schedule A of the Dartmouth Land Use By-law, as set out in Attachment A of the September 29, 2017 staff report.




HALIFAX

Thank You



Map 1 - Generalized Future Land Use

307 Prince Albert Road & 5 Glenwood Avenue,
Dartmouth

-  Area proposed to be rezoned from C-2 (General Business) to GC (General Commercial)
-  Area proposed to be rezoned from R-2 (Two Family Dwelling) to R-4 (Multiple Family Residential -High Density)
-  Area of Proposed Development Agreement

Designation

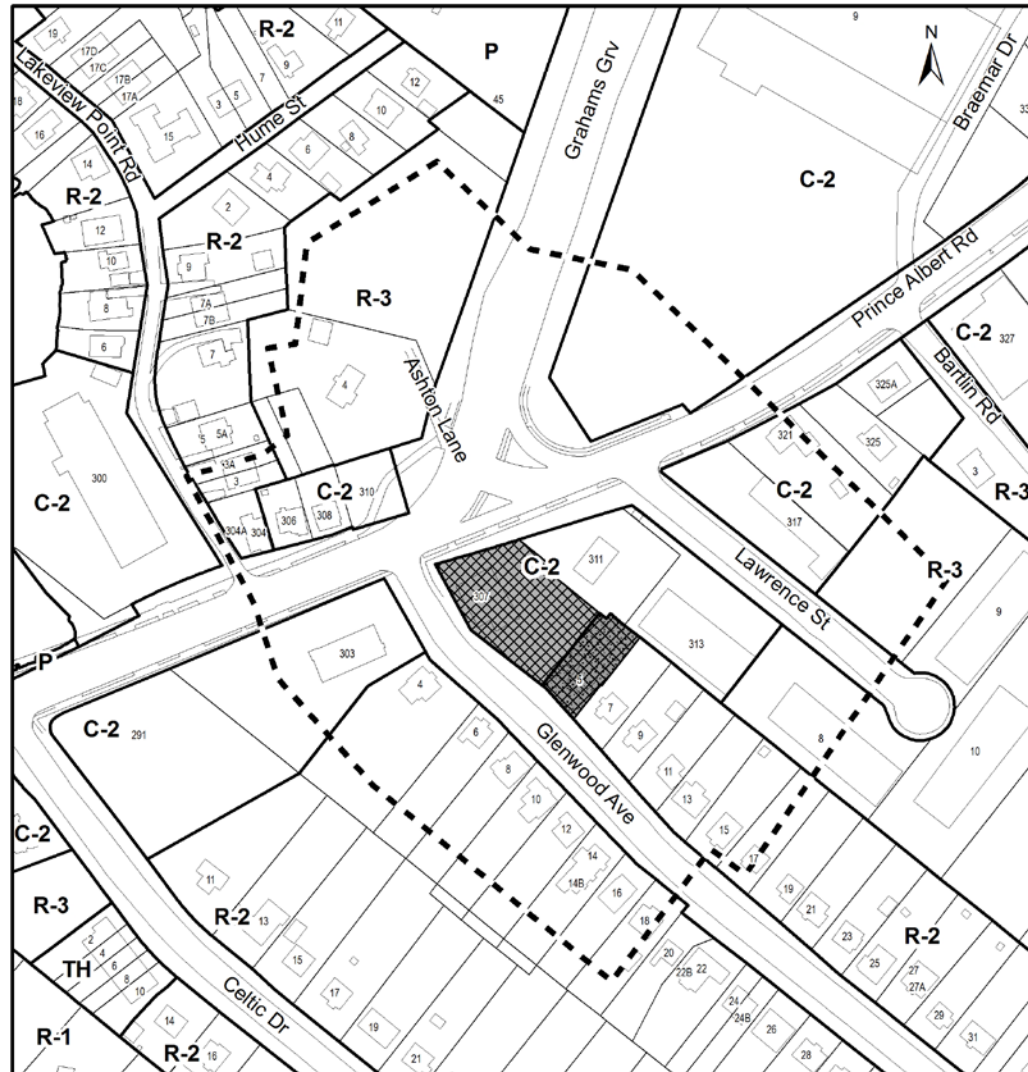
- R Residential
- C Commercial
- PO Park & Open Space

HALIFAX







This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.



Map 2 - Zoning and Notification

307 Prince Albert Road & 5 Glenwood Avenue,
Dartmouth

-  Area proposed to be rezoned from C-2 (General Business) to GC (General Commercial)
-  Area proposed to be rezoned from R-2 (Two Family Dwelling) to R-4 (Multiple Family Residential -High Density)
-  Area of Proposed Development Agreement
-  Area of Notification

Dartmouth Plan Area

Zone

- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 Multiple Family Residential (Medium Density)
- TH Town Housing
- C-2 General Business
- P Park

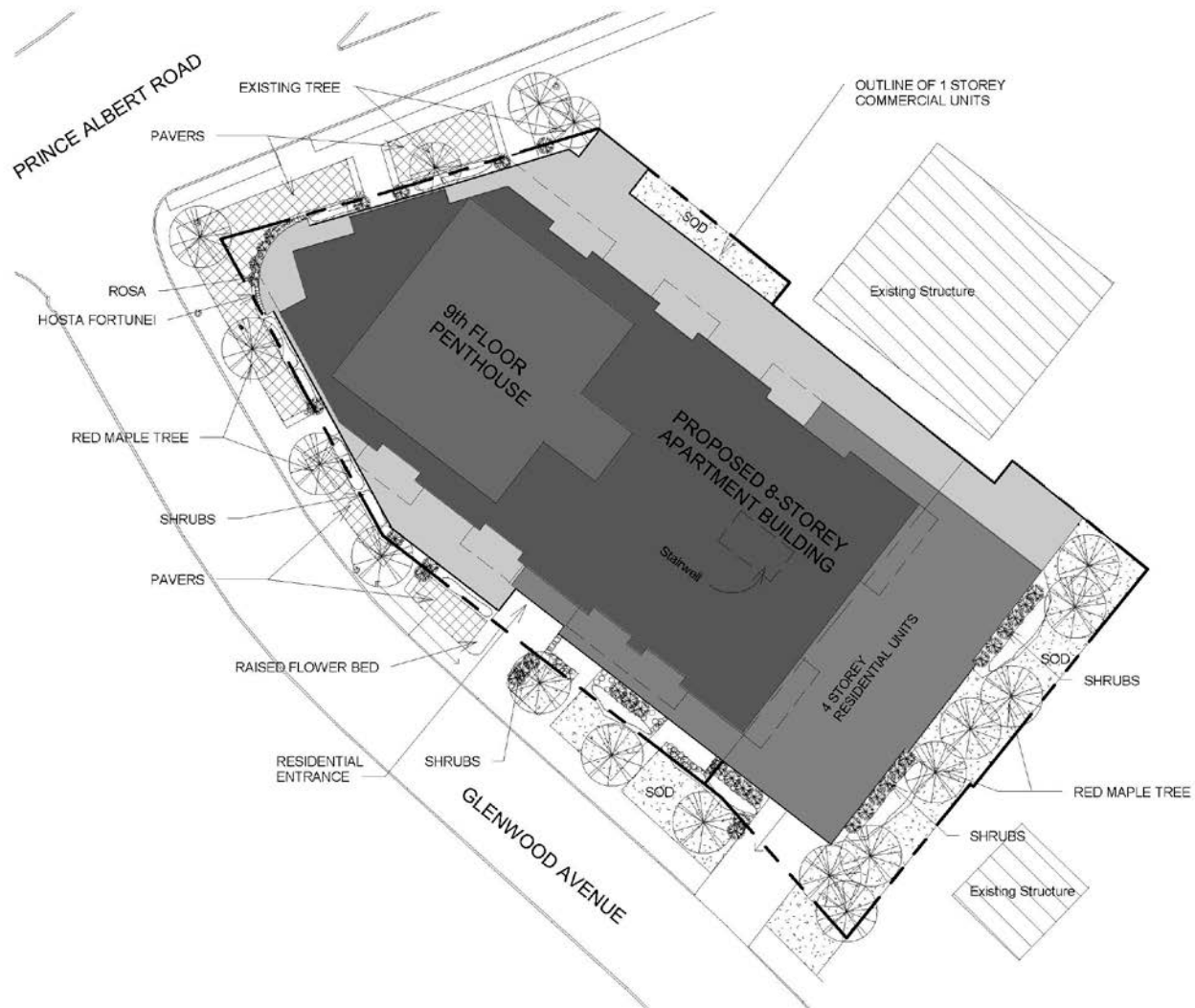
HALIFAX



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Preliminary Landscape Plan





ROBIN'S donuts

Casey's Soft Pretzels

FREE
BAGGIES

REBEL



INN

Yulle Auto

← SHEARWATER
← EASTERN PASSAGE
← EASTERN SHORE
← WAVERLEY

Yulle Auto Work
PROFESSIONAL TECHNICIANS
Oil Change • Tire Rotation • Car Wash

7
EAST

Yellow diamond warning sign

White sign on tree









ASHTON

superstore

NEW YEARS PAQ
DANCE
ROOM & BUFFET
802-438-5655





11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

NO PARKING

30