The slide features a blue and white geometric background. The word "HALIFAX" is written in white capital letters on a dark blue background in the upper right. The main title is in bold blue text on the left side. At the bottom left, the date and council name are listed in a smaller font.

HALIFAX

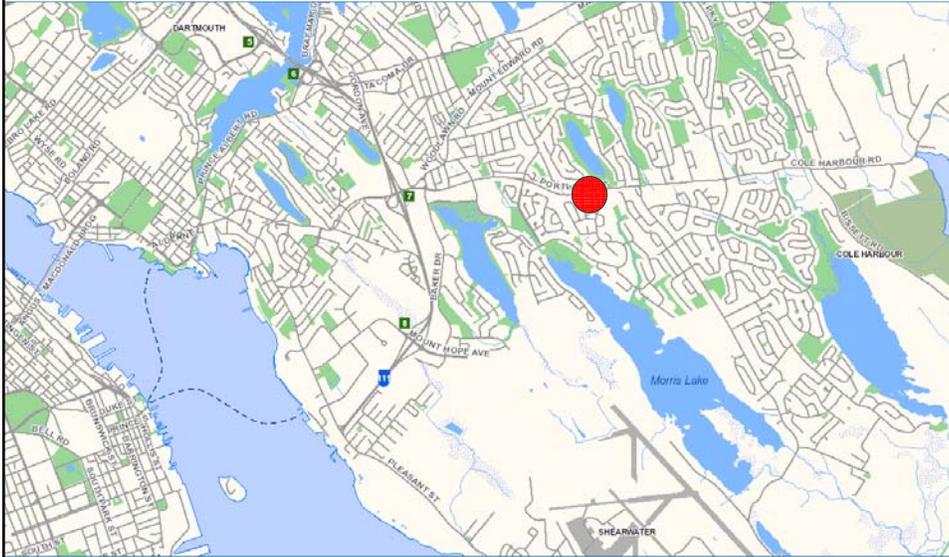
Case 19626
Joint Public Hearing
MPS/LUB Amendments and
Development Agreement
836 & 842 Portland Street

Halifax Regional Council
December 6, 2016

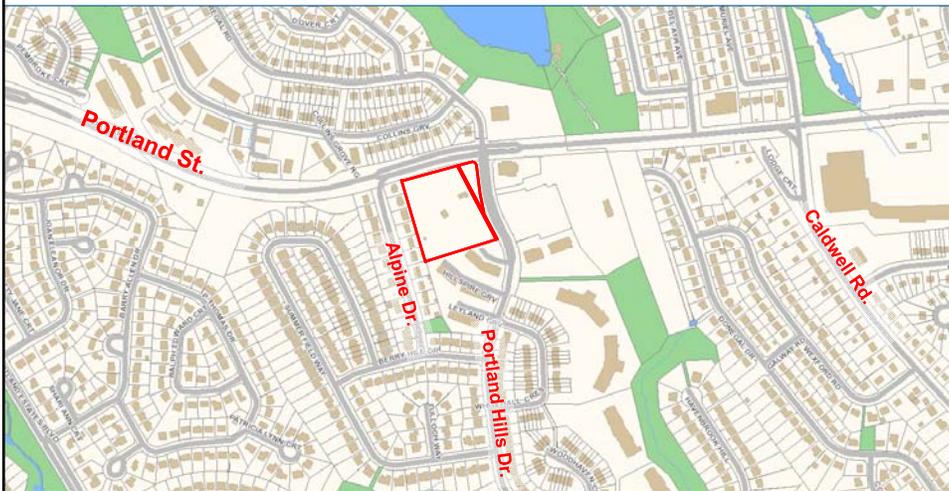
Presentation Overview

1. Location and Planning Context
2. Proposal
3. Proposed Amendments and Rationale
4. Approval Process
5. Recommendation

Location and Planning Context



Location and Planning Context



Location and Planning Context



Location and Planning Context



Location and Planning Context

Plan Area:

- Dartmouth

Regional Plan Designation:

- Urban Settlement
- Urban Local Growth Centre
- Designated Growth Area

Community Plan:

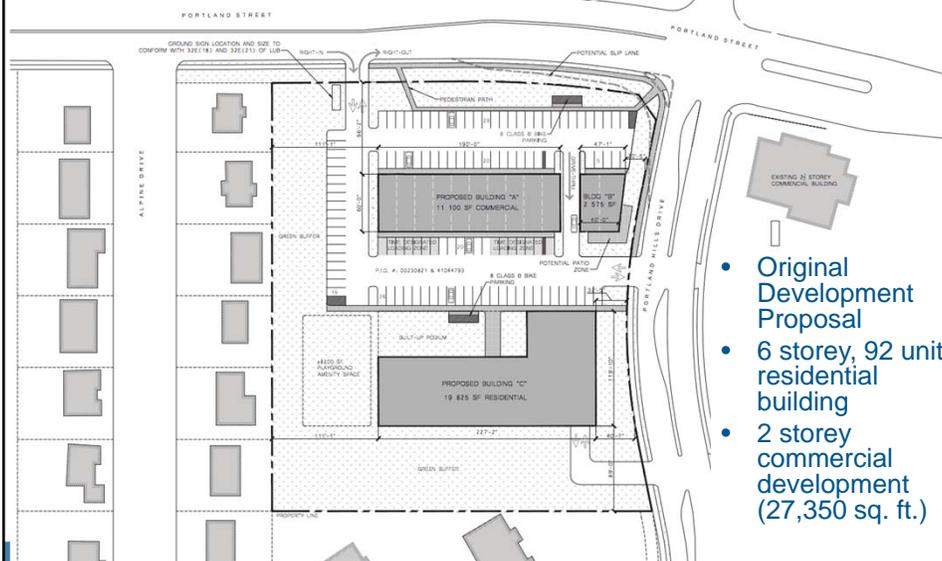
- Residential
- Morris-Russell Lake Master Plan

Zoning:

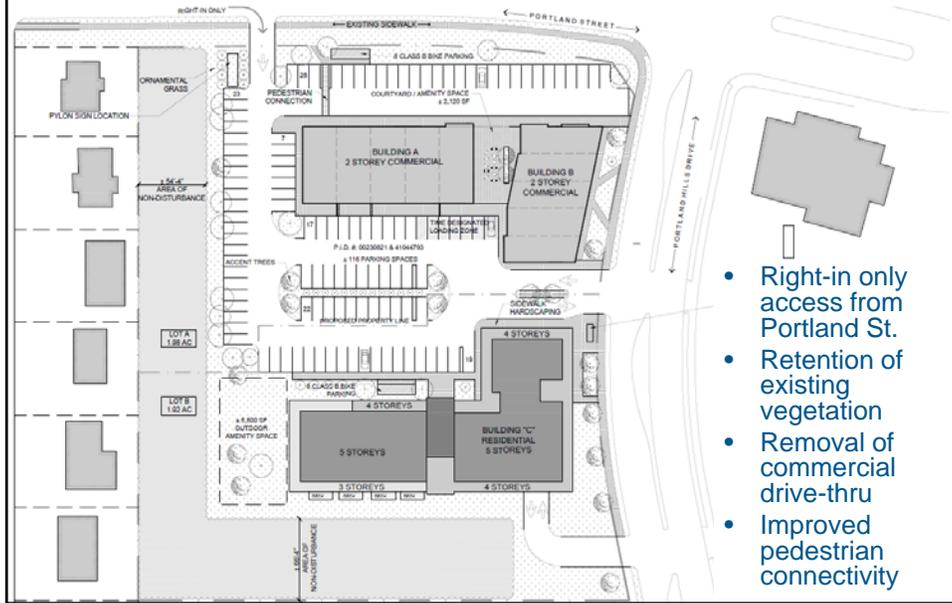
- H (Holding)
- CDD (Comprehensive Development District)



Proposal (Original Proposal)



Proposal *(Current Proposal)*



Proposal



Proposal



Proposal



Proposal



Proposed Amendments and Rationale

Proposed MPS and LUB Amendments:

- Introduction of site specific policy:
 - Policy ML-36: Allows for consideration of a mixed-use commercial residential development by Development Agreement
 - a) Commercial/office buildings are oriented to the street;
 - b) Commercial buildings not exceed a height of three stories;
 - c) Residential buildings not exceed a height of five stories;
 - d) Adequate recreation and amenity space is provided;
 - e) Pedestrian street level activity is encouraged in proximity to the street through the incorporation of commercial ground floor uses;
 - f) Residential buildings include underground parking;
 - g) Development is integrated with and complementary to the surrounding built form, land uses and existing residential development

Proposed Amendments and Rationale

Proposed MPS and LUB Amendments:

- h) Mature tree stands and other natural site features are preserved where possible;
- i) Traffic related matters such as traffic generation and circulation, sighting distances, site access and egress and pedestrian safety are addressed;
- j) Access from the lands to Portland Street shall be restricted to right-in movement;
- k) Lighting is designed to provide security, safety, and visual appeal for both pedestrians and vehicles while ensuring minimal impact on adjacent properties; and
- l) Accordance with provisions of Implementation Policy IP-1(c).

Proposed Amendments and Rationale

Matters addressed by proposed amendments:

- Fostering a pedestrian oriented environment;
- Traffic generation and circulation; and
- Integrating development with surrounding community

Proposed Amendments and Rationale

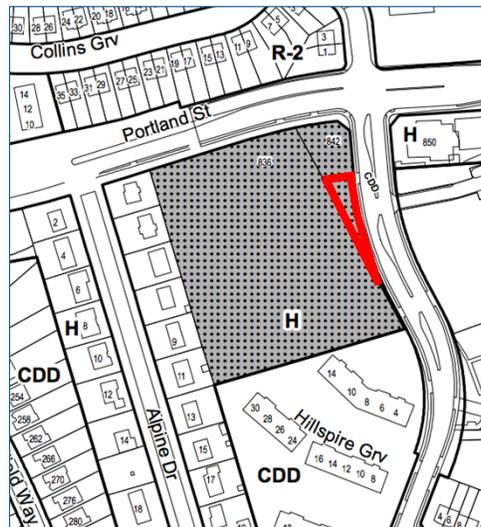
Proposed Development Agreement:

- Consistent with Proposed MPS Policy M-36
- Consistent with applicable policies of Morris-Russell Lake Master Plan:
 - Policy ML-8: Traffic study demonstrates that the level of service on Portland Street and Caldwell Road conforms with the required performance criteria
 - Proposed development agreement contains provisions that ensure the protection of freshwater resources

Proposed Amendments and Rationale

Proposed Discharge of Existing Development Agreement:

- Portion of Lands (842 Portland Street) contains an existing development agreement (Phase 1 of Portland Hills)
- Site served as location for sales trailer during construction of Portland Hills Development
- Site is currently vacant



Approval Process

Three step approval process:

1. Regional Council must consider and, if deemed appropriate approve proposed amendments to the MPS and LUB;
2. Harbour East-Marine Drive Community Council must consider and if deemed appropriate, approve by resolution the proposed discharge agreement; and
3. Harbour East-Marine Drive Community Council must consider and if deemed appropriate, approve the proposed development agreement

Recommendation

That Regional Council:

1. Approve the proposed amendments to the Dartmouth Municipal Planning Strategy and Land Use By-law as set out in Attachments A and B of the staff report dated August 16, 2016.