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Public Hearing for Case 21490

Rezoning for 9 Veterans Avenue

Harbour East Marine Drive
Community Council
March 1, 2018

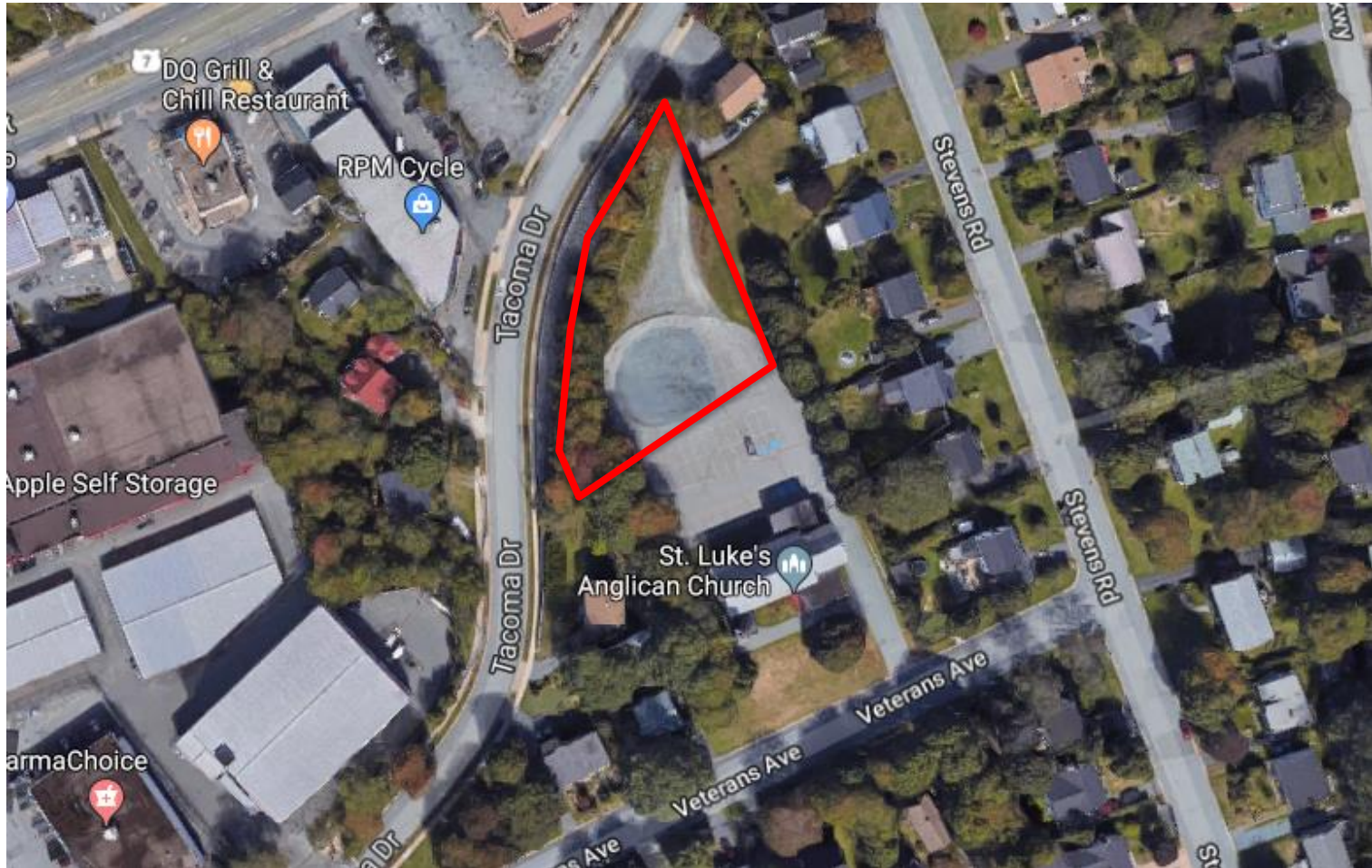
Applicant Proposal

Applicant: TEAL Architects, on behalf of St. Luke's Anglican Church

Location: 9 Veterans Avenue, Dartmouth

Proposal: To rezone portions of 9 Veterans Avenue to allow for a three-story building for emergency accommodations for women and children fleeing intimate partner violence.

Site Context



General Site Location- Aerial

Site Context



Proposed driveway entrance from Tacoma Drive

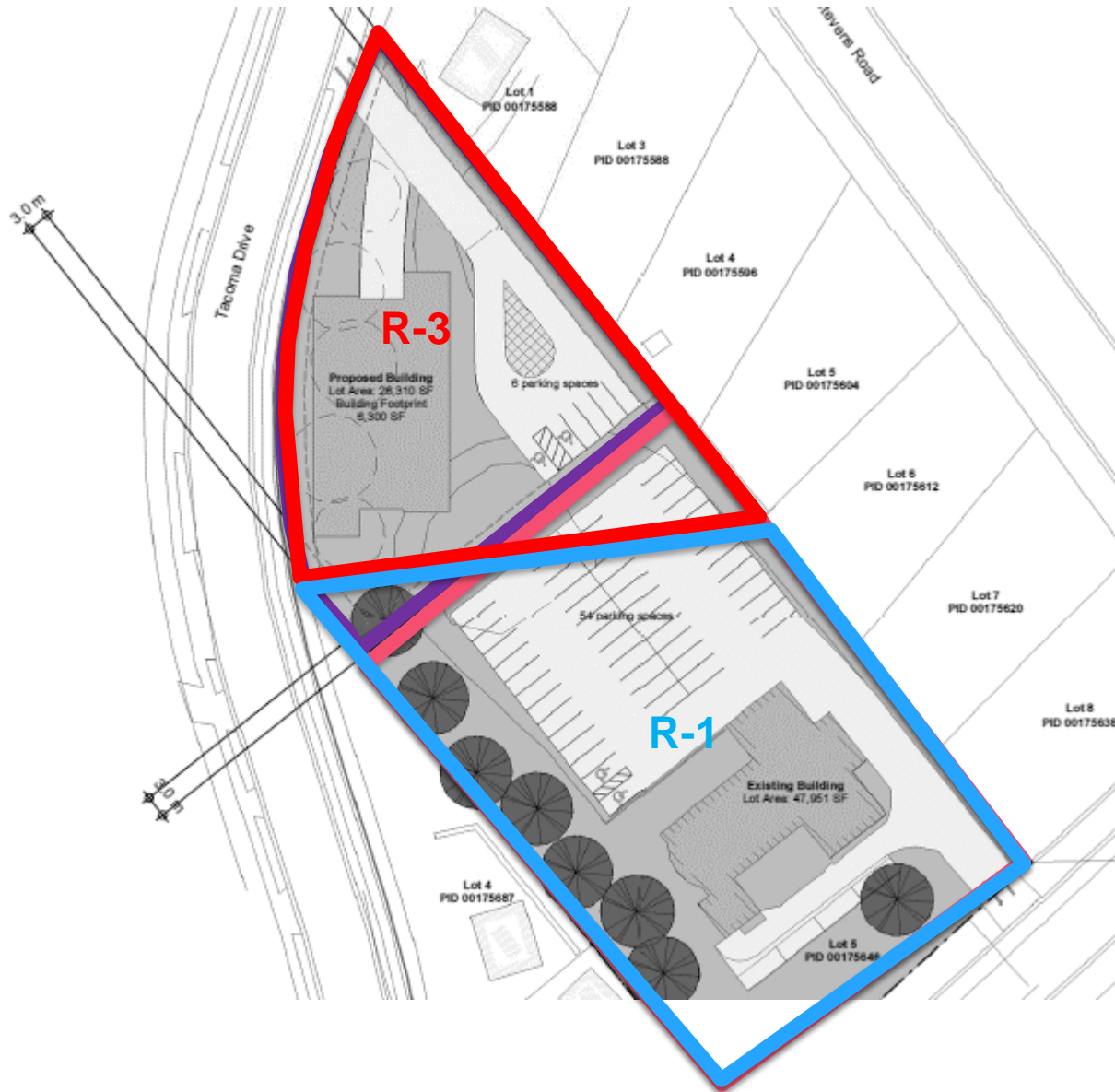
Applicant Proposal



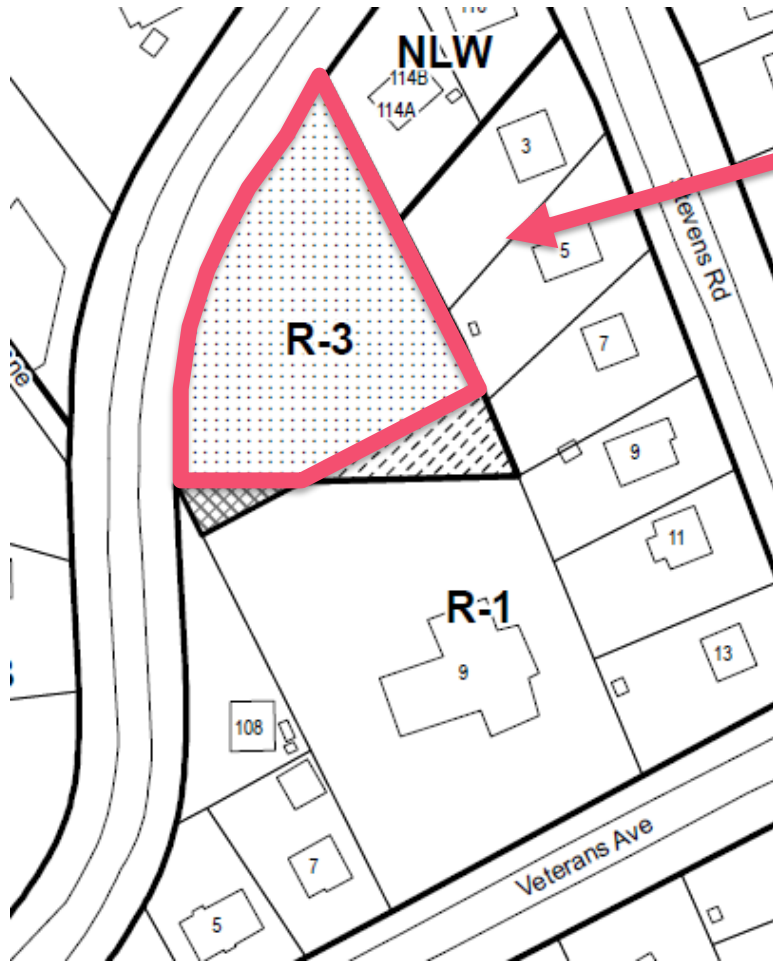
Proposed new lot for institutional building

Proposed existing lot for existing church

Applicant Proposal

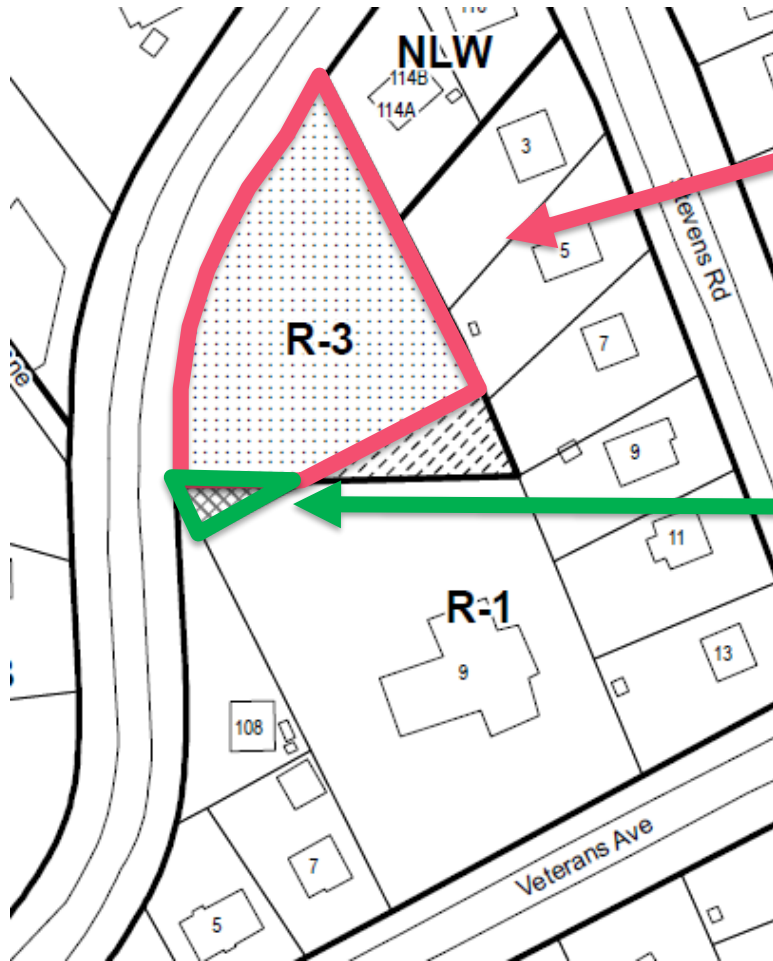


Applicant Proposal



Re-zone from R-3 (Multiple Family Dwelling Zone) to the S (Institutional) Zone

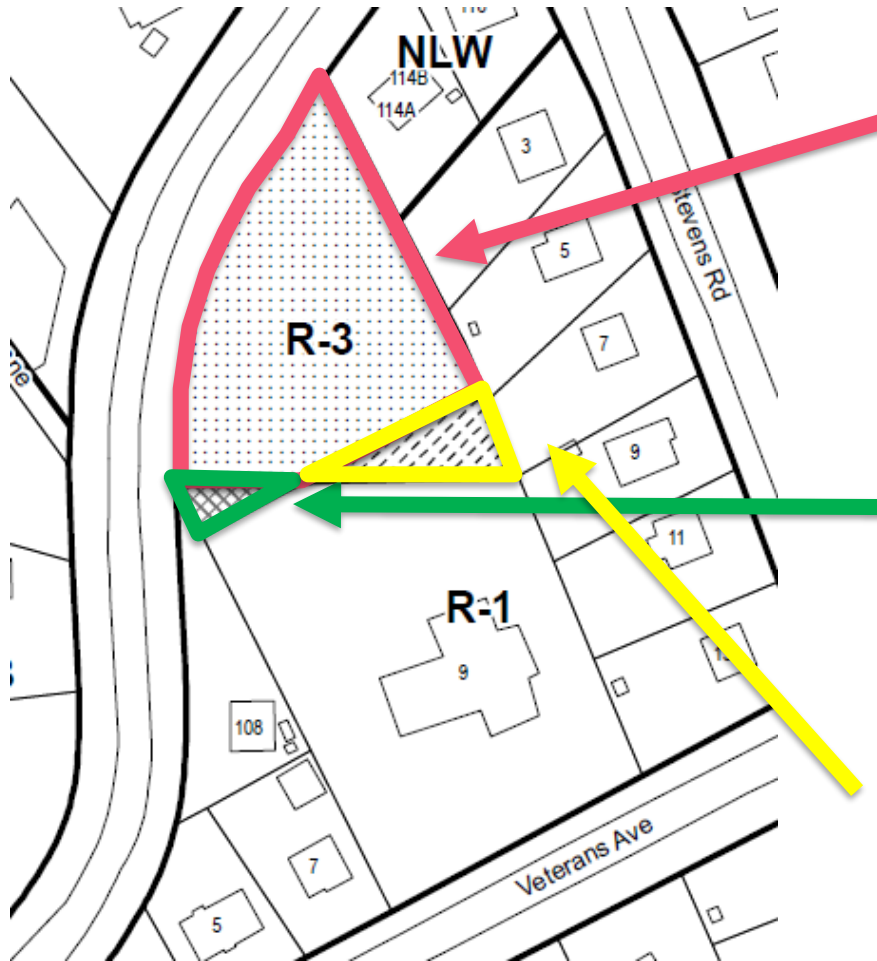
Applicant Proposal



Re-zone from R-3 (Multiple Family Residential Zone) to the S (Institutional) Zone

Re-zone from R-1 (Single Family Residential Zone) to the S (Institutional) Zone

Applicant Proposal



Re-zone from R-3 (Multiple Family Residential Zone) to the S (Institutional) Zone

Re-zone from R-1 (Single Family Residential Zone) to the S (Institutional) Zone

Re-zone from R-3 to R-1

Planning Policy

Dartmouth Municipal Planning Strategy

Designation

- Main Street Designation “Town Residential Sub-Designation”

Enabling Policy

- C-60 allows consideration of uses permitted within the abutting properties sub-designation and zone.
- Policy IP-1 requires Community Council consider:
 - Compatibility with existing neighborhood in terms of use, bulk, and scale.
 - Buffering, landscaping, screening, traffic.

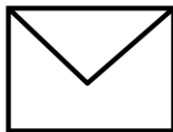
Highlights of Policy Review

- Compatibility
 - Temporary emergency housing provides a community service and serves as an institutional use which is not currently present, but is consistent with other local institutional uses in the existing neighborhood.
 - Building height standards are the same in the R-3 and the S Zone.
 - Landscaping requirements are greater in land area in the R-3 zone, however S Zone provides better quality landscaping.
- Traffic
 - Reviewed by Development Engineering, impact minimal.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a website, signs on the property, and a mailout notification for a public information meeting held on January 15, 2018.
- Feedback from the community generally included the following:
 - Building height and design impacting views from residential property.
 - Amount of landscaping and screening from residential properties.
 - Support for the proposed use by many.
 - Concern regarding safety of residents surrounding the proposed use.

**Notifications
Mailed**



76

**Meeting
Attendees**



43

**Letters/Emails/Calls
Received**



2

Staff Recommendation

Staff recommend that Harbour East Marine Drive Community Council:

- ✓ 1. Give First Reading to consider approval of the proposed amendment to the Dartmouth Land Use By-law, as set out in Attachment A, to rezone a portion of lands at 9 Veterans Avenue from the R-3 (Multiple Family Residential-Medium Density) Zone to the S (Institutional) Zone, a portion of the lands from the R-1 (Single Family Residential) Zone to the S Zone, and a portion of the lands from the R-3 Zone to the R-1 Zone and schedule a public hearing;

- 2. Adopt the amendment to the Dartmouth Land Use By-Law, as set out in Attachment A.

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Thank You

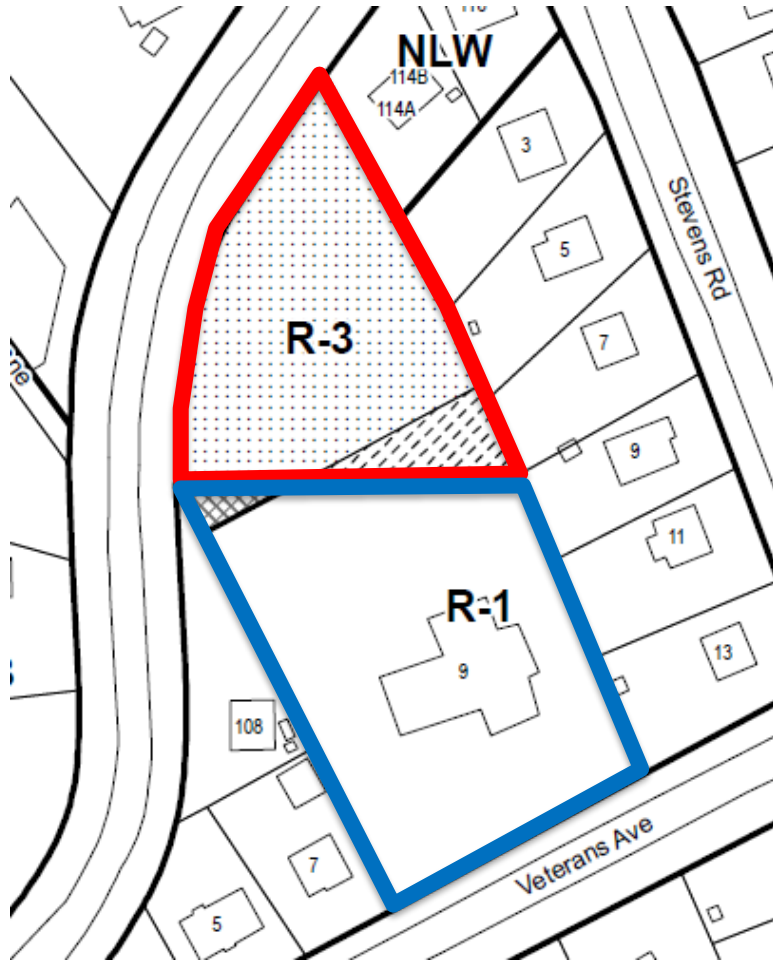
MPS Policy

Main Street Designation Policy C-60:

Council may, within the Main Street Designation, consider the development of similar uses on properties which abut one another, through amendments to the Land Use By-law within any sub-designation except the Neighbourhood Edge Sub-designation, to provide for the development of uses which are permitted by the zone on the abutting property within the abutting sub-designation as shown on Map 9x (Main Street Generalized Future Land Use Map).

**please note "Map 9x" should read "Map 9y"- a text error is in the MPS. Map 9x refers to a Map in Burnside.*

Current Zoning



R-3 (Multiple Family Dwelling Zone)

R-1 (Single Family Residential Zone)