

HALIFAX

Resolution for Case 21247

Amending Development Agreement
(Non-substantive Amendments)
35 MicMac Boulevard

Harbour East Marine Drive
Community Council
March 1, 2018

Applicant Proposal

Applicant: Shelley Dickey Land Use Planning, on behalf of property owner, J.D. Irving LTD.

Location: 35 MicMac Boulevard, Dartmouth.

Proposal: Non-substantive amendments to an existing development agreement to allow for conversion of Kent Home Improvement Centre to office/warehouse use.

Site Context

35 MicMac Boulevard



General Site Location
Site Boundaries in Red



Site Context



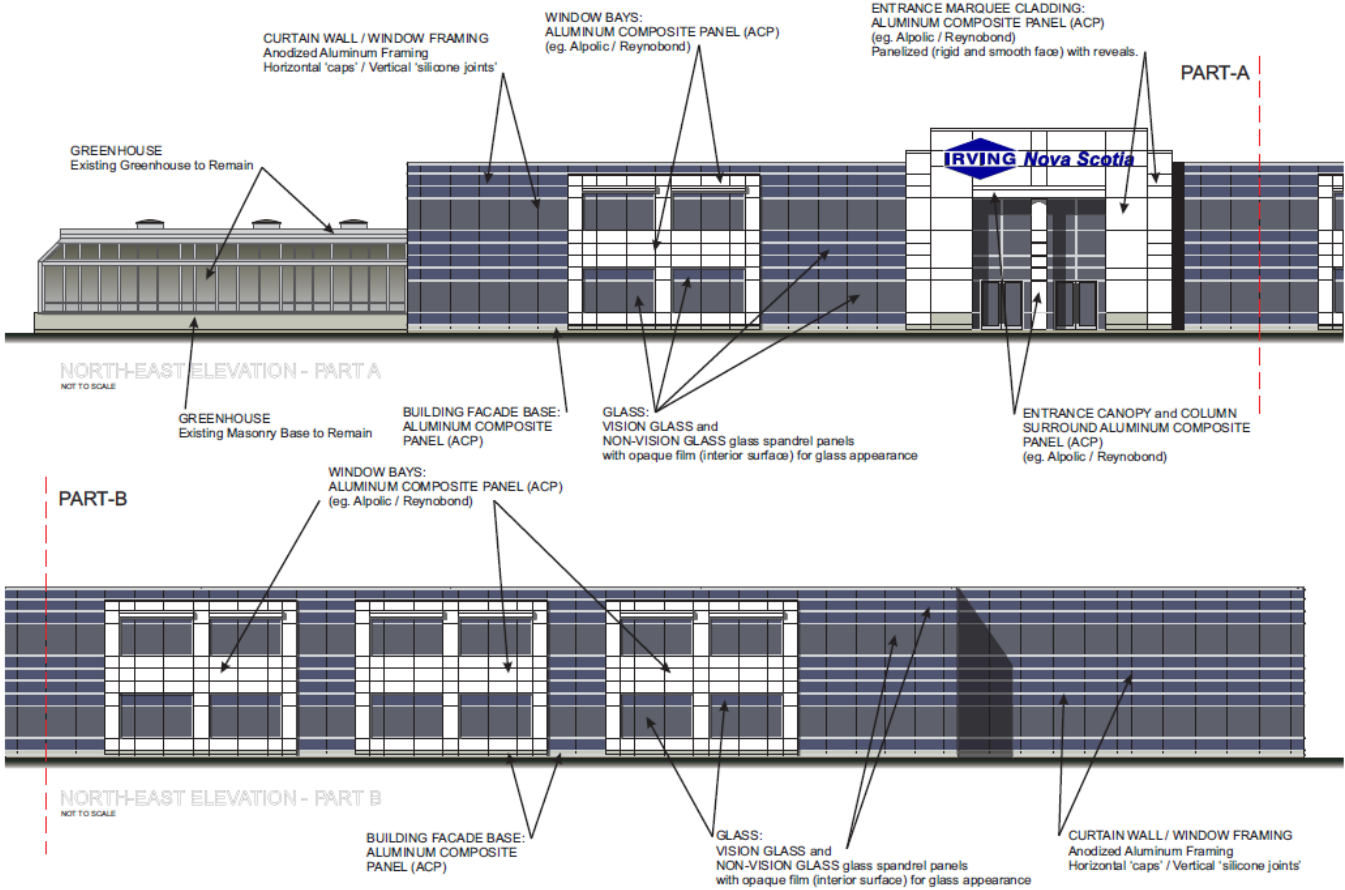
Subject Site from Mic Mac Mall Parking Lot

Proposal



Proposed Site Plan

Proposal



Front Elevation Plan

Planning Policy

Dartmouth Municipal Planning Strategy

- **Designation**

- Commercial

- **Enabling Policy**

- C-18 and C-19 allow consideration of commercial development by development agreement on land designated Commercial.

Policy Consideration

Policies IP-1, C-18 and C-19 require Council consider the following in rendering their decision on a Development Agreement:

- Compatibility with adjacent uses: use, bulk, scale.
- Buffering, landscaping, screening, access control, and hours of operation to reduce potential incompatibilities with adjacent land uses.
- Adequacy of transportation networks.
- Potential danger for water contamination or erosion.
- Limits for open storage.
- Pedestrian movement and safety.

Highlights of Policy Review

- Office/Warehouse use is less intensive than existing use and is a complimentary use to surrounding commercial use.
- Building envelope will remain the same. Changes to the materials are more complimentary.
- Environmental protection clauses in the agreement will remain unchanged.
- Controls for hours of operation, pedestrian walkways, landscaping, truck routes, parking and lot lighting exist in the original agreement and/or have been changed in the amending agreement.

Existing Agreement

- On February 24, 1997, Harbour East Community Council approved a development agreement (Planning Case 90986) to:
 - Permit a commercial building for the retail sale of hardware, housewares, building materials, garden supplies and greenhouse plants;
 - Control parking, driveway circulation, trucking circulation, and walkways;
 - Control exterior building materials and colours;
 - Control landscaping, outdoor storage, signage and hours of operation; and,
 - Control environmental protection on site.

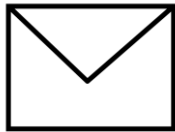
Summary: Key Aspects of Proposed Amending Development Agreement

- Permitted Uses: commercial office/warehouse building at a maximum gross floor area of 240,000 square feet (22,297 sq.m.)
- vehicle parking: no change.
- Introduction of bicycle parking.
- open space buffers, landscaping, and walkways: no change.
- No change to environmental protection measures.
- Changes to building materials, outdoor storage, signs, and hours of operation.

Public Engagement

- The level of engagement for this application was achieved through the creation of a website and signs on the property.

**Notifications
Mailed**



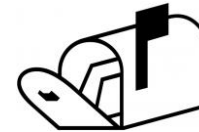
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**Meeting
Attendees**



N/A

**Letters/Emails
Received**



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Staff Recommendation

Staff recommend that Regional Council:

1. Approve, by resolution, the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of this report, to allow for the conversion of the Kent Home Improvement Centre to office and warehouse uses at 35 Mic Mac Boulevard, Dartmouth.

HALIFAX

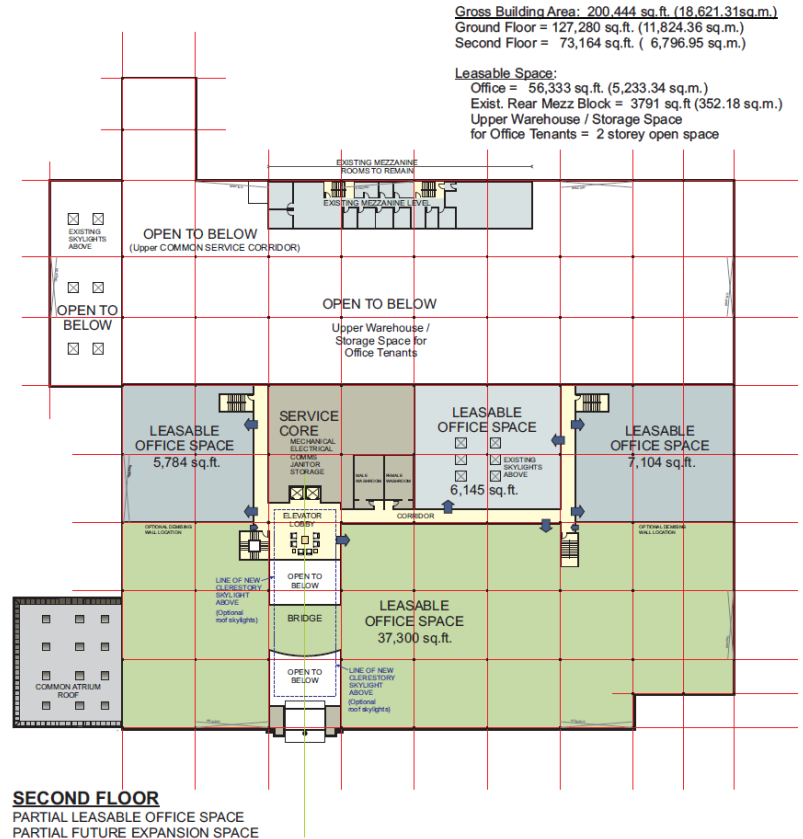
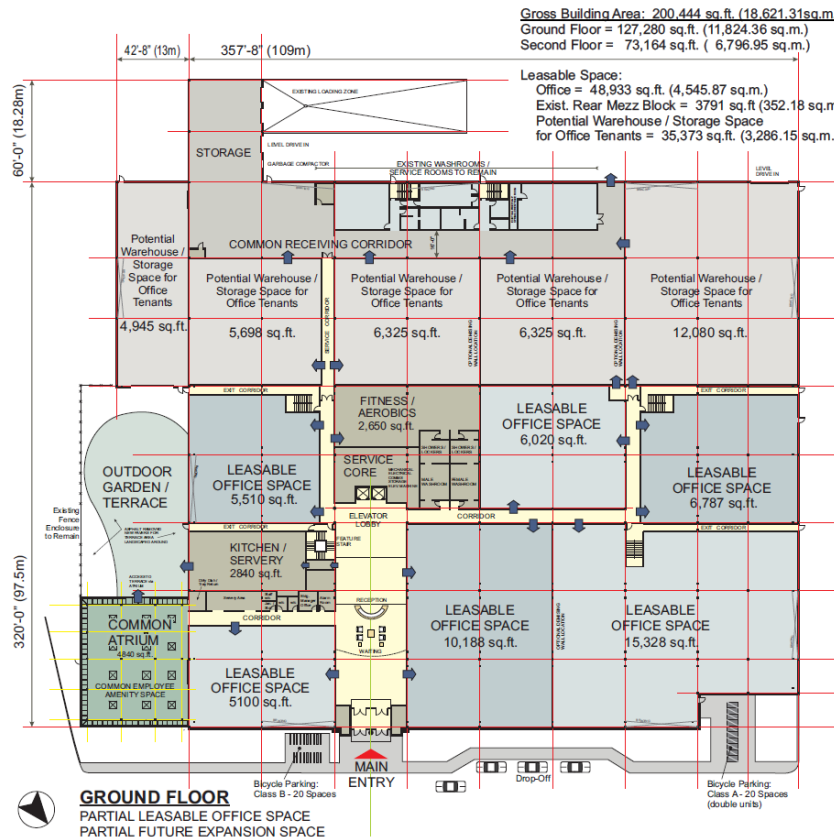
Thank You

Site Context



Aerial View

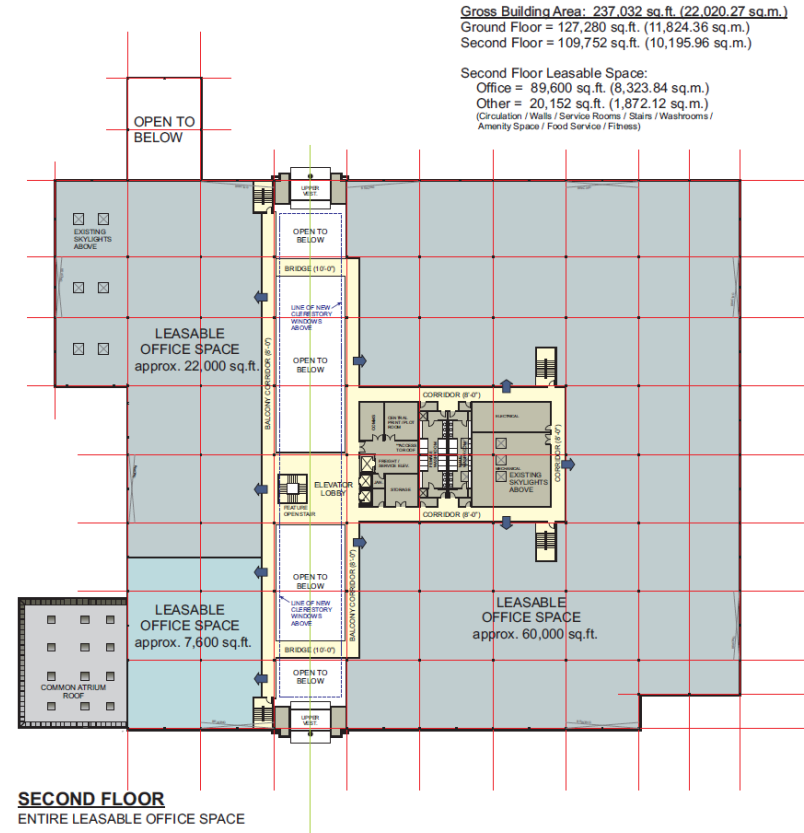
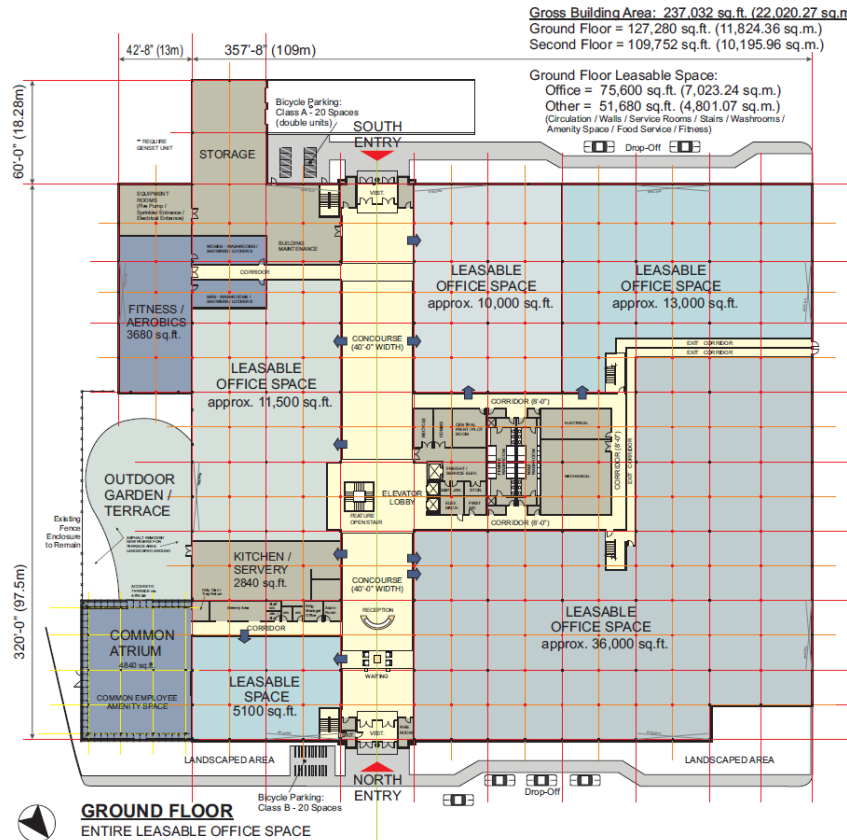
Proposal



Proposed Floor Plan: Option A Includes Warehouse



Proposal



Proposed Floor Plan: Option B Office Space