

Joint Public Hearing:
Halifax Regional Council &
Harbour East-Marine Drive Community
Council
Case 19258

Application to amend the Downtown Dartmouth SPS to designate
an opportunity site and enable a 4 storey, 41 unit multiple unit
building by development agreement at 8 Linden Lea, Dartmouth

August 9, 2016

Request

- W. M. Fares Group is requesting to amend the Downtown Dartmouth SPS to allow a 41 unit apartment building at 8 Linden Lea, Dartmouth.
- Current policies do not allow consideration of the proposal by either rezoning or development agreement.
- Site specific amendment to the SPS to enable designation as an Opportunity Site.
- Designation of the site would allow the proposal by development agreement.

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Subject Site

Plan Area:

- Downtown Dartmouth SPS

Designation:

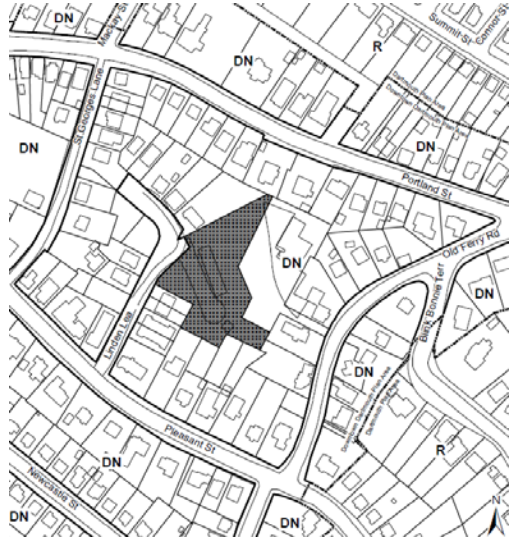
- Downtown Neighbourhood

Zone:

- Downtown Neighbourhood
(permits single, two unit and townhousing)

Current Land Use:

- Apartment building
- Lot area of 1.16 acres



Subject Site



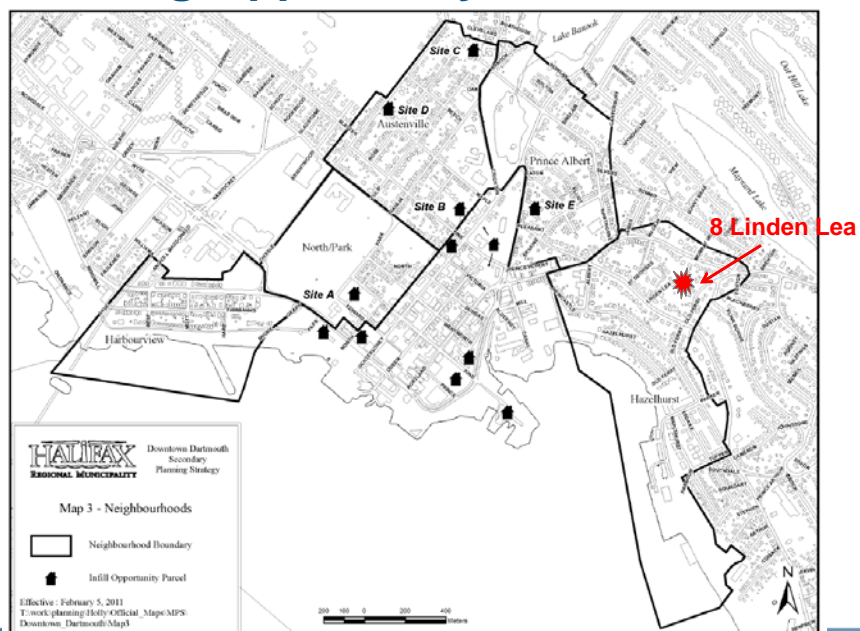
Opportunity Site Policy

Policy N-5 enables the development agreement process on designated 'Opportunity Sites'

- ...strengthening the neighbourhoods;
- ...bringing more people to live downtown;
- ...providing a variety of housing options;
- ...additional housing opportunities;
- ...development of medium density housing including townhousing and low-rise apartment buildings.

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Existing Opportunity Sites



Evaluation of Proposed SPS Amendment

The site is appropriate for designation as an Opportunity Site for the following reasons:

- Similar size and context as other designated Opportunity Sites;
- Surrounded by a mix of residential types that are near to employment and transit nodes;
- Is of a substantial size and is underutilized, making it appropriate for residential redevelopment and urban intensification;
- The requirements in Policy N-5 regarding building siting, scale and massing, ensure compatibility with the neighbourhood; and
- A development agreement provides a mechanism to ensure a higher quality building design, varying materials and extensive vegetation retention.

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Development Agreement Proposal

- Demolish existing 13 unit building.
- Construct a 4 storey, 41 unit building.
- Underground resident parking with 5 surface spaces
- Extensive landscaping and private amenity space.



Site Plan



Evaluation of Proposed Development Agreement

Building Design, Height and Massing

- The proposal is a quality building that utilizes a difficult site configuration and conserves the vegetated steep slope within a non-disturbance area;
- The façade is designed as a mix of architectural forms, materials and windows, to reduce the massing and to reflect form of nearby houses and multiple unit buildings;
- The overall articulation of the façade and the transition of the building reduce the perception of the building mass.

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Evaluation of Proposed Development Agreement

Compatibility

- Parking is provided underground (41 spaces) along with minimal surface parking and increased landscaping above what currently exists;
- Proposed building has a street setback greater than existing surrounding buildings that visually minimizes the additional 2 storeys in height beyond what is typical in the area;
- The proposed building, setbacks between it and adjacent buildings, transitions in height at the north and south elevations to the existing 2 storey buildings represents an appropriate development in relation to its surroundings.

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Evaluation of Proposed Development Agreement

Housing Type Mix

The proposed residential building includes 41 dwelling units, with an appropriate mix of 15 one-bedroom units, 20 two-bedroom units, and 6 3-bedroom units.

Landscaping and Amenity Space

Extensive retention of mature trees,

All areas not needed for driveway or building are to be landscaped.

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Recommendation

It is recommended that Regional Council approve the proposed amendments to the Downtown Dartmouth SPS and LUB as set out in Attachments A and B of the staff report, which will designate 8 Linden Lea as a new Opportunity Site;

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