

HALIFAX

Public Hearing for Case 20395

Development Agreement & Land Use
By-law Amendment for Dartmouth
Crossing, Dartmouth

Harbour East Marine Drive
Community Council
May 3, 2018

Applicant Proposal

Applicant: EDM

Location: Finlay Drive, Dartmouth

Proposal:

Area A:

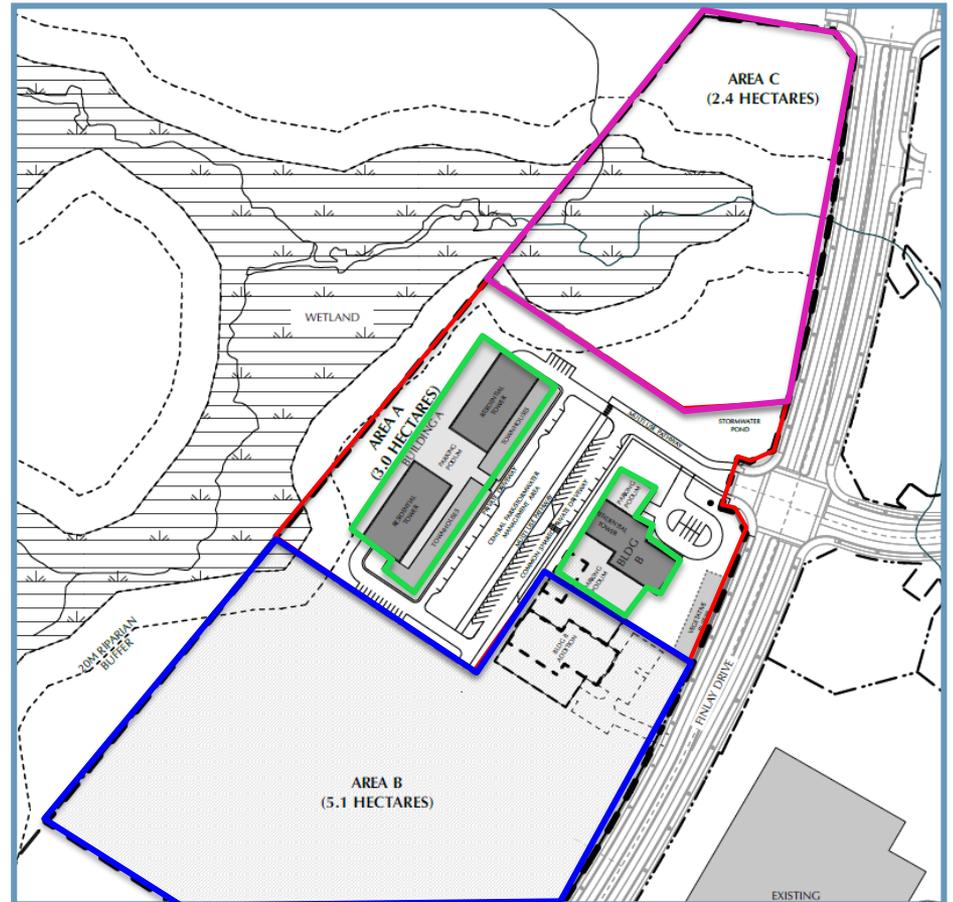
- 2 residential buildings, with a maximum of 325 units
- Building A- 15 storeys
- Building B- 7 storeys

Area B:

- Future Development

Area C:

- Permits commercial retail, office, institutional and park and recreation in accordance with I-2 Zone



Site Context

Finlay Drive, Dartmouth



General Site location



Site Boundaries in Red

Site Context: Vacant



Subject site

Site Context: Surrounding Area



Surrounding Area

Planning Policy– History

Burnside Comprehensive Development District

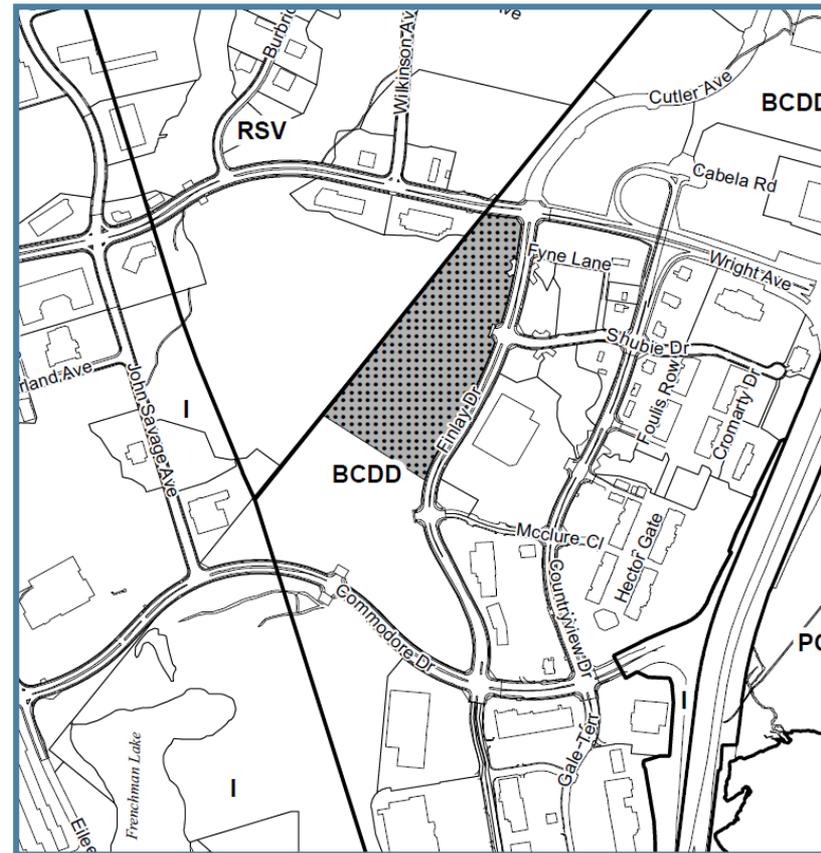
- RMPS (2006)– Burnside Comprehensive Development District (BCDD) policies were adopted to enable residential development
- RP+5 (2014)– BCDD policies were brought forward again and readopted by Regional Council



Planning Policy

Dartmouth Municipal Planning Strategy

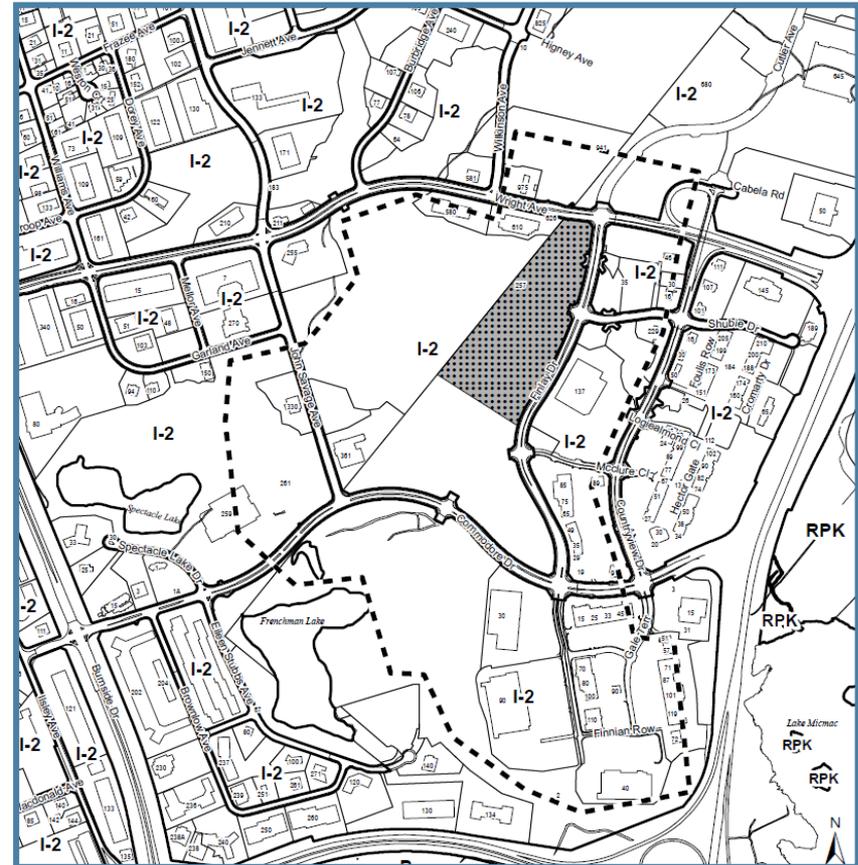
- Designated Burnside Comprehensive Development District (BCDD)
- BC-14 allows lands to be rezoned to BCDD Zone
- BC-15 and BC-16 requires a development agreement for any development in the BCDD Zone



Land Use By-law

Dartmouth LUB

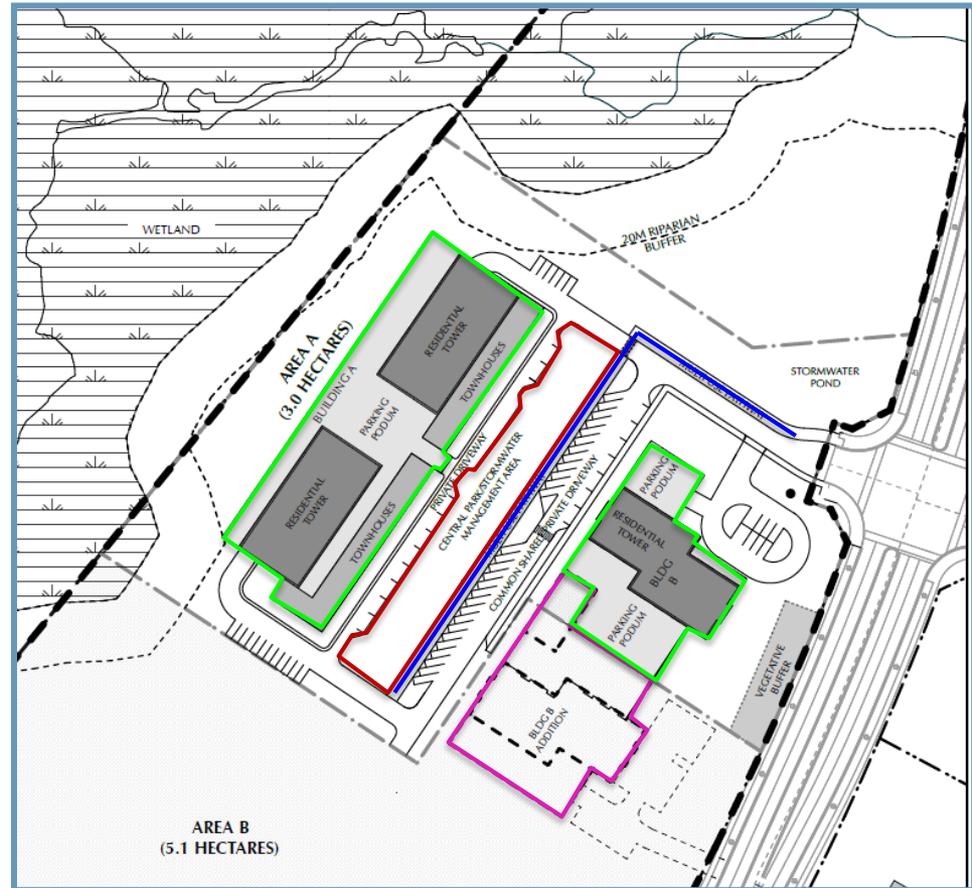
- Site is currently vacant
- Currently zoned I-2 (General Industrial) Zone
 - Allows industrial and commercial uses
- Requesting Burnside Comprehensive Development District (BCDD) Zone
 - BCDD is required for residential use
 - All development by DA in this zone



Proposal

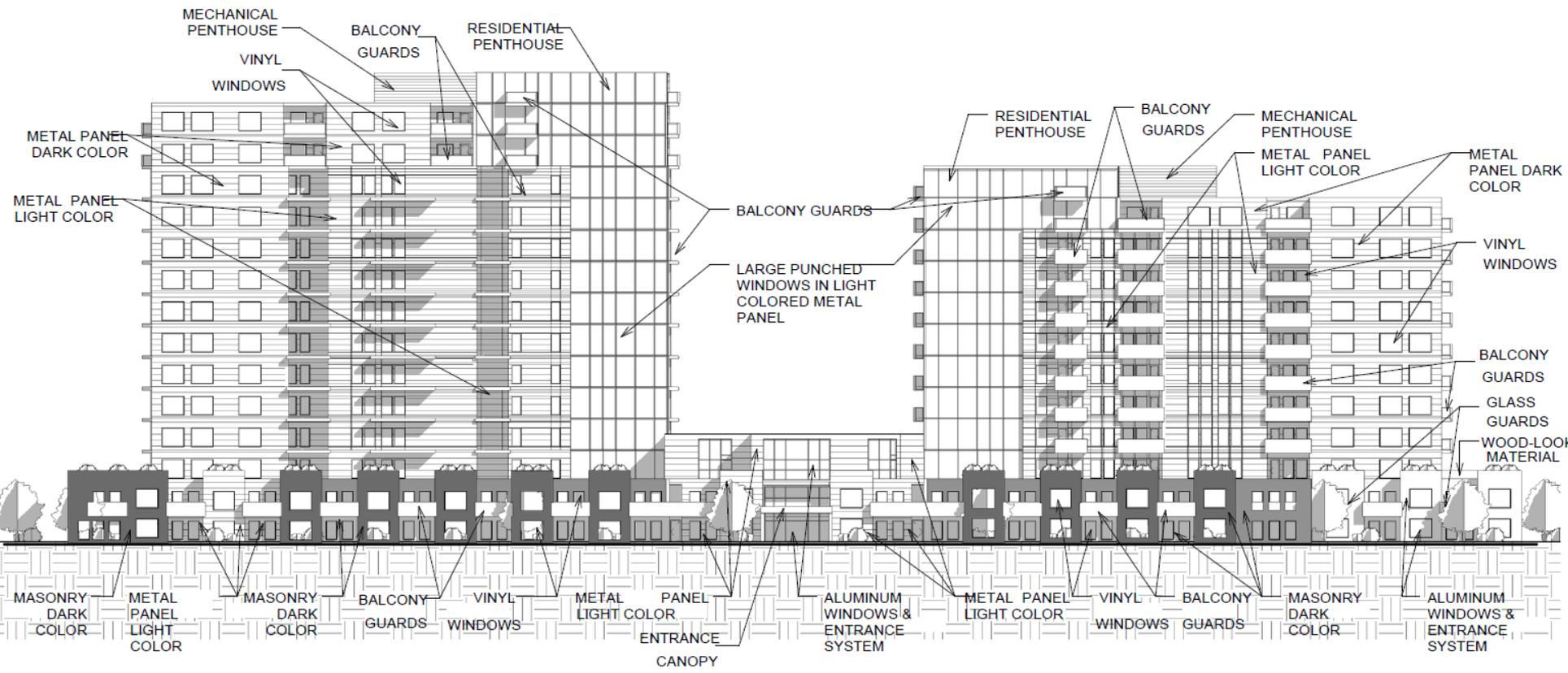
LEGEND

-  SUBJECT PROPERTY BOUNDARY
-  AREA A BOUNDARY
-  REZONING EXTENT REQUEST
-  PROPOSED COMMON SHARED PRIVATE DRIVEWAY ACCESS
-  20 METER RIPARIAN BUFFER
-  DELINEATED WETLAND
-  PROPOSED GROUND SIGN LOCATION
-  BUILDING B ADDITION
-  FUTURE ACCESS

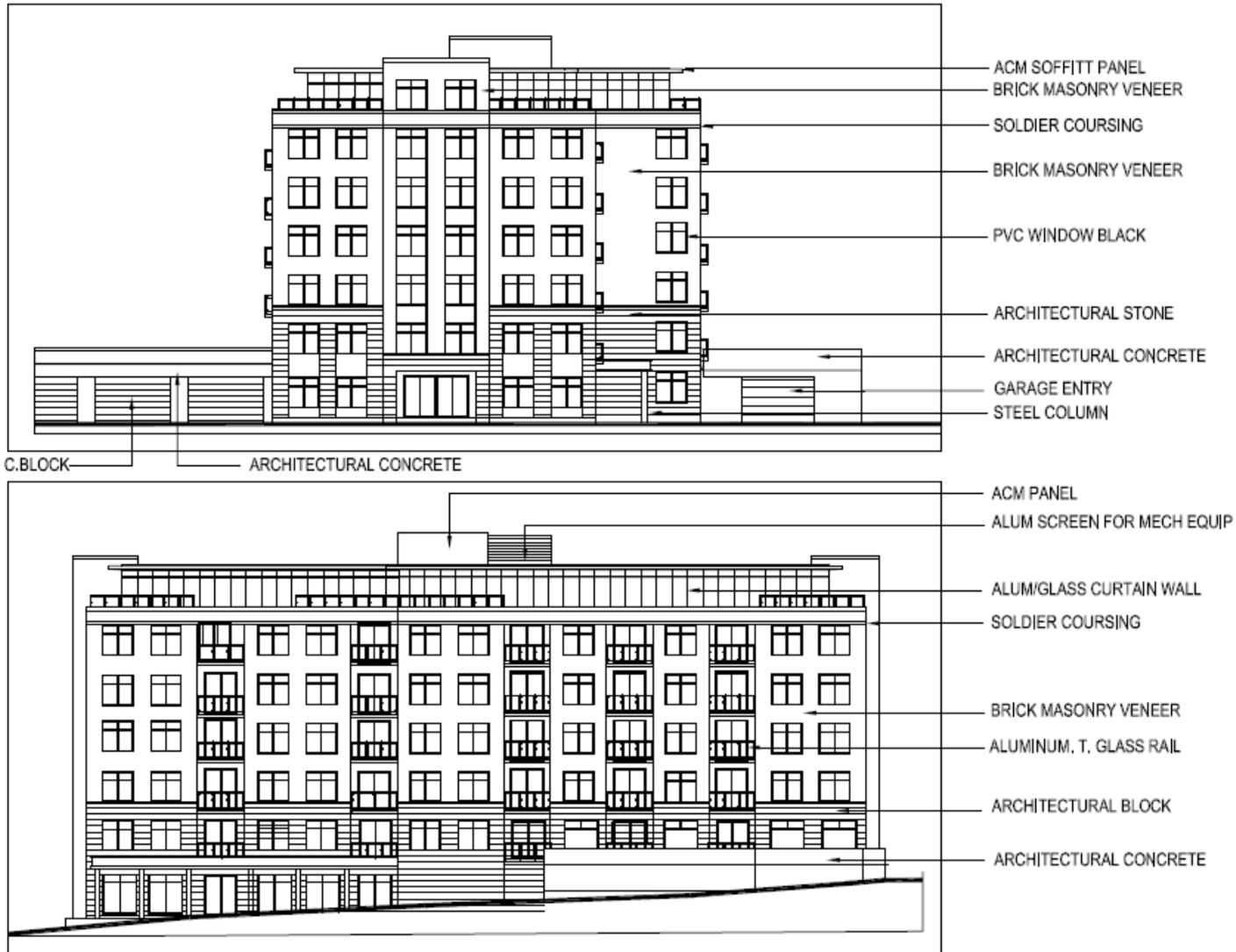


Proposed Site Plan

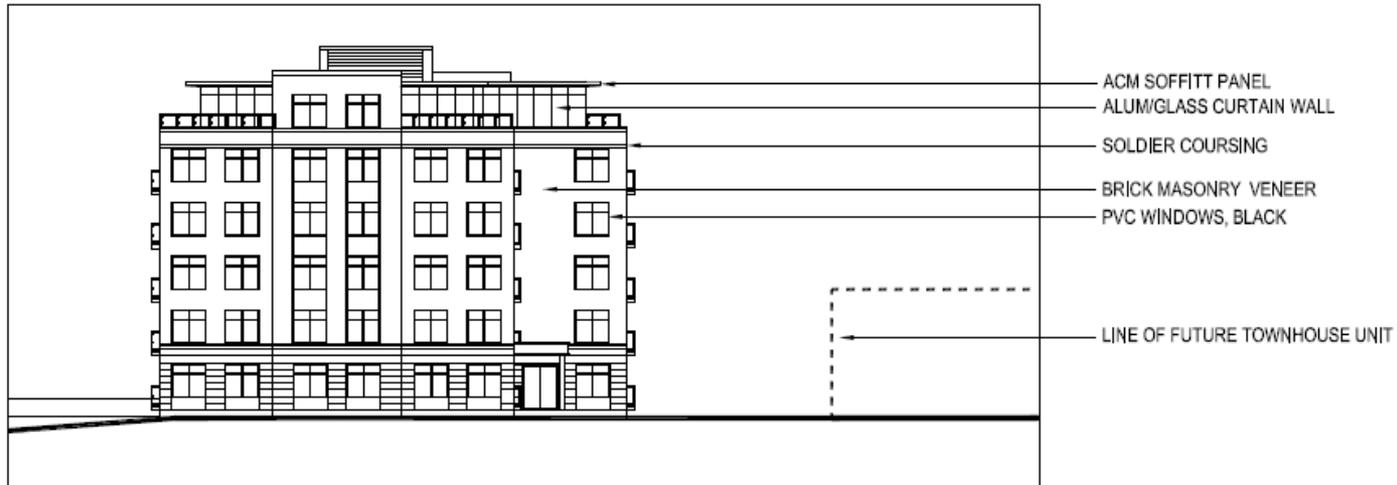
Building A



Building B



Building B



Policy Consideration

Policies BC-14, BC-15 and BC-16

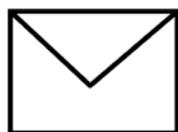
Burnside Comprehensive Development District requires:

- Mix of residential use with varied design;
- Residential density;
- Residential separate from industrial;
- Land uses incorporated with walkways, trails, parks and natural areas;
- Residential within walking distance of transit, services and amenities;
- Human scaled elements and building design; and
- Provide visual interest in the skyline.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and the website
- Feedback from the community generally included the following:
 - Seeking information about the proposal

**Notifications
Mailed**



14

**Letters/Emails
Received**

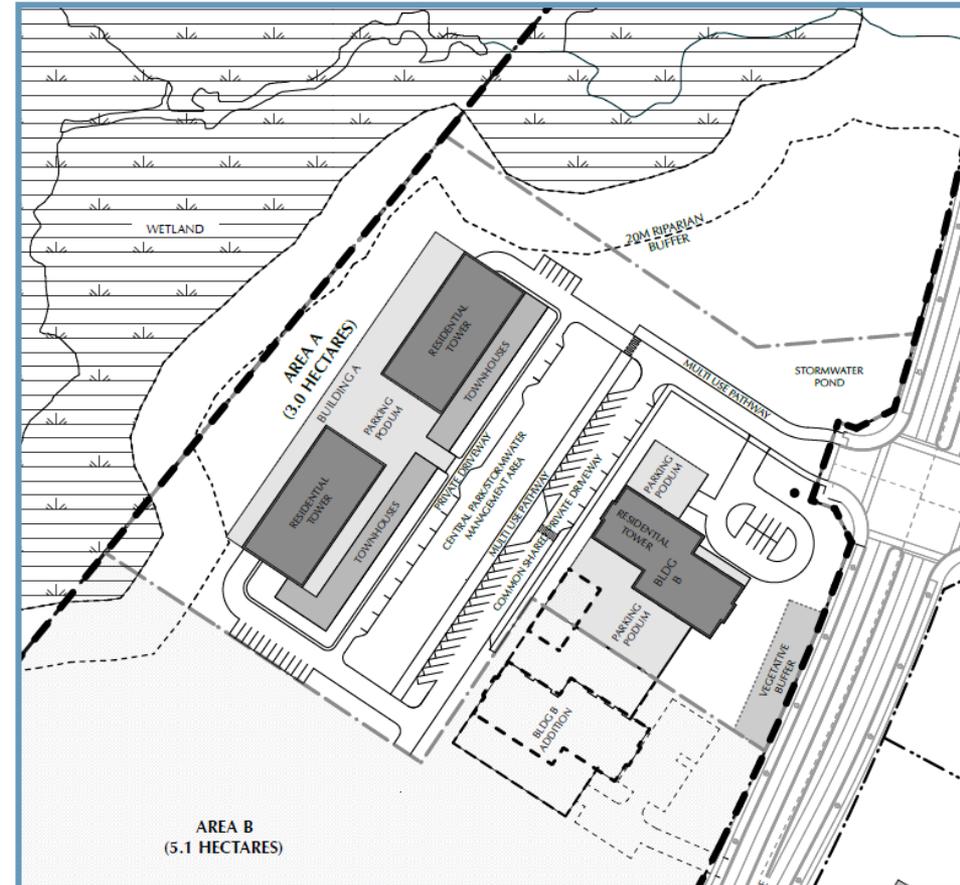


2

Summary: Key Aspects of Proposed Development Agreement

Area A:

- Maximum residential density on the site is 325 dwelling units between 2 buildings;
- Allows for a mix of residential, retail, office, institutional, recreation and park spaces;
- Building A maximum height of 15 storeys and 51 metres (167 ft.);
- Building B maximum height of 7 storeys and 25 metres (82 ft.);
- Access via a private driveway; and
- Central park space with bioswale and trail.



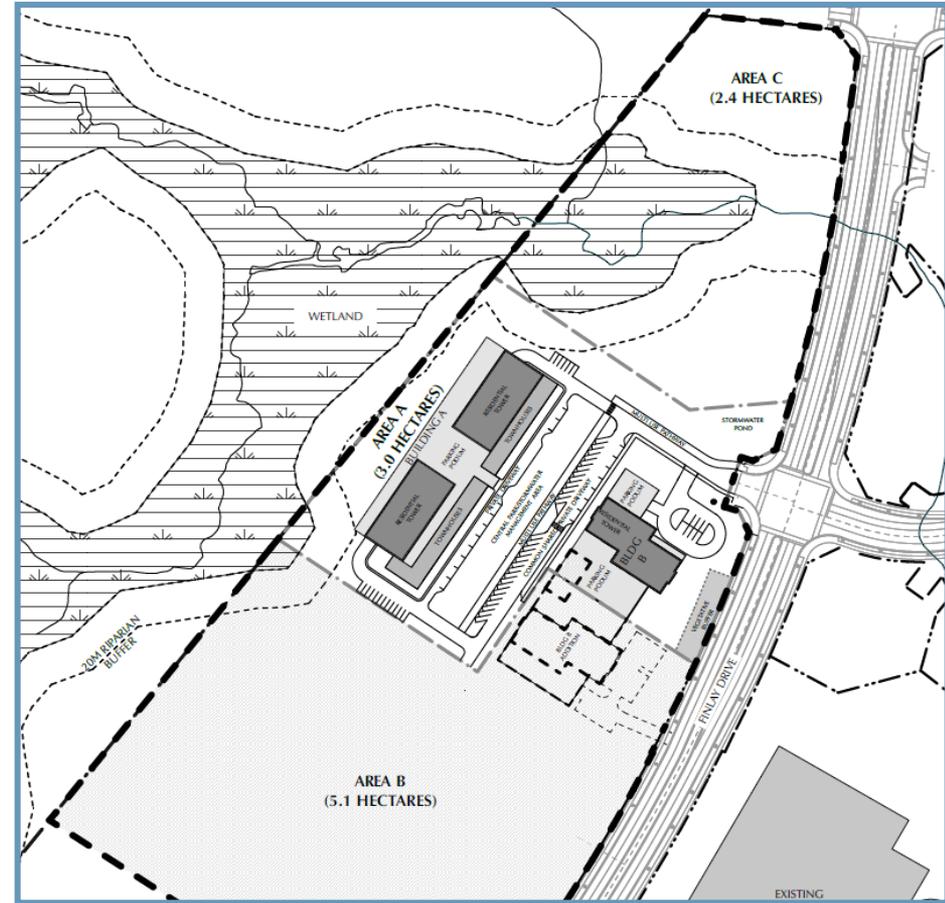
Summary: Key Aspects of Proposed Development Agreement

Area B:

- Phase 2 –substantive amendment to this agreement except for additions to Building B which will be a non-substantive amendment.

Area C:

- Permitted uses are commercial retail, office, institutional, recreation and park spaces in accordance with the I-2 Zone.



Non-Substantive Amendments

Non-substantive amendments within this agreement are:

- The length of time for the completion of the development;
- An extension to the date of commencement;
- Changes to the parking, circulation and access;
- Changes to the landscaping;
- Changes to the signage requirements;
- Changes to the building massing;
- Development of an addition to Building B on Area B; and
- Changes to the hours of operations.

Staff Recommendation

Staff recommend that Harbour East Marine Drive Community Council:

1. Approve the proposed amendments to the Dartmouth LUB as set out in Attachments A of the staff report dated March 14, 2018; and

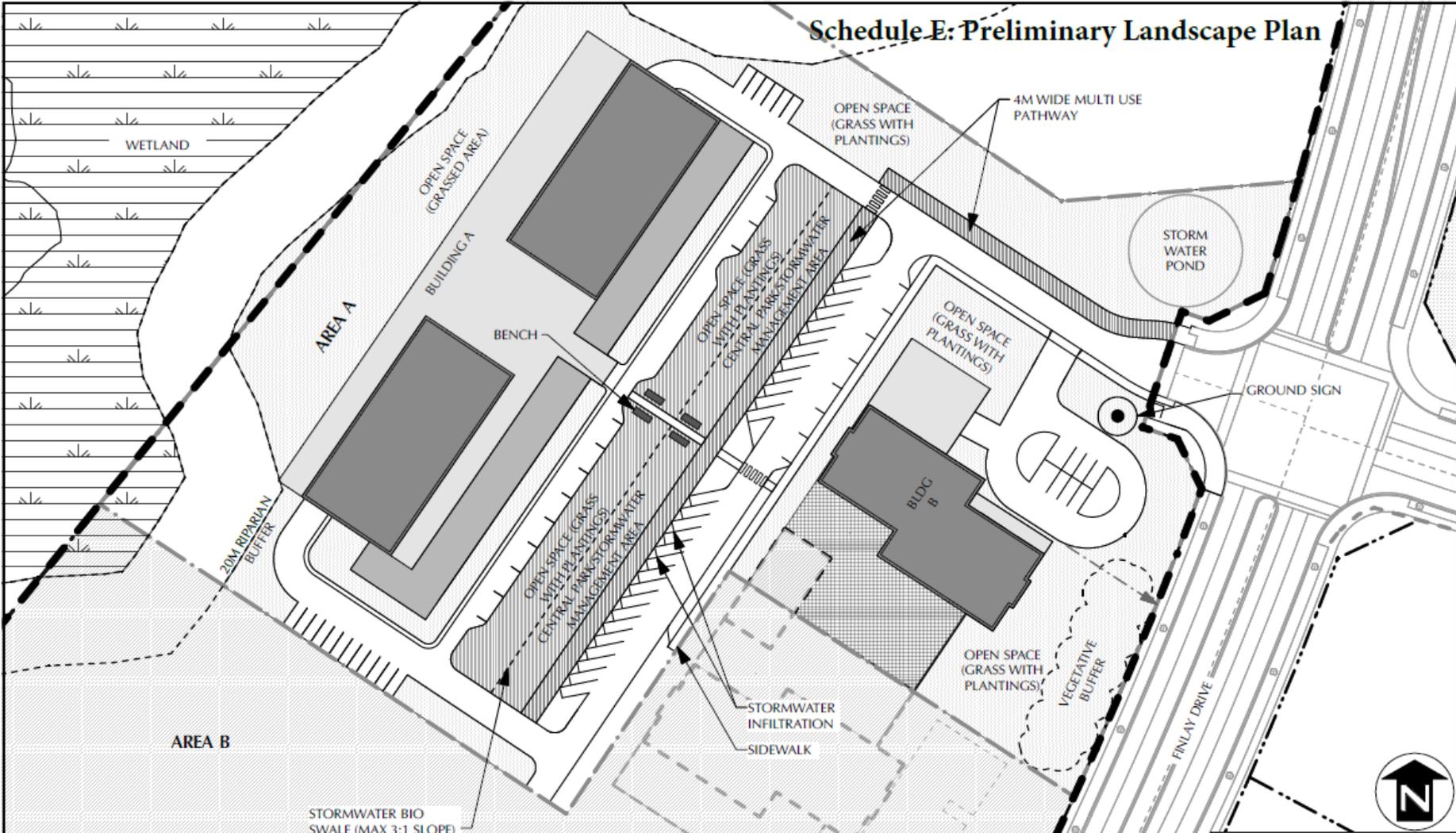
At a future meeting of HEMDCC:

1. Approve the proposed development agreement as set out in Attachment B of the staff report dated March 14, 2018.

HALIFAX

Thank You

Schedule E: Preliminary Landscape Plan



LEGEND	
	SUBJECT PROPERTY BOUNDARY
	AREA A BOUNDARY
	REZONING EXTENT REQUEST
	PROPOSED COMMON SHARED PRIVATE DRIVEWAY ACCESS
	DELINEATED WETLAND
	PROPOSED GROUND SIGN LOCATION
	PROPOSED PRIVATE PARKLAND
	PROPOSED PRIVATE OPEN SPACE (GRASSED AREA)
	PROPOSED PARKING PODUM WITH ACCESSIBLE LANDSCAPED PODUM GARDEN
	20 METER RIPARIAN BUFFER



**DARTMOUTH CROSSING
RESIDENTIAL DEVELOPMENT
SCHEDULE E**

Prepared by:

Date:	17/09/21	Design:	MM
Scale:	1:1200	Drawn:	JIS
Revision Date:	-	Approved:	-
Revision:	A	Project No.:	05-640

Date: 18-1-23
File name: Pad60_DA Schedules.vwx

Bioswale Design

Schedule F: Bioswale Design

