

HALIFAX

Decision for Case 20395

Development Agreement for
Dartmouth Crossing, Dartmouth

Harbour East Marine Drive
Community Council
June 7, 2018

Process

- May 3, 2018, HEMDCC held a public hearing and approved the rezoning to BCDD Zone
- No appeals
- HEMDCC may now consider the development agreement by resolution of council

Planning Policy

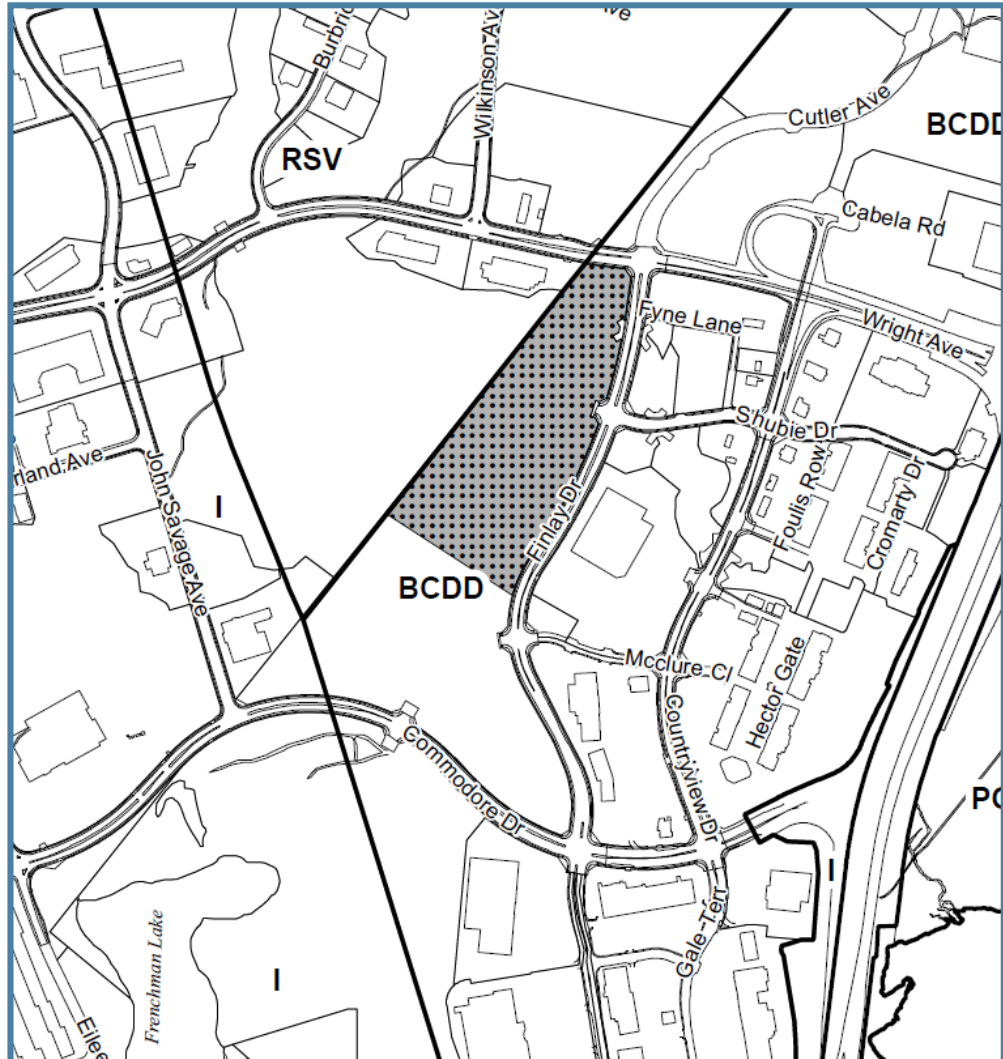
Dartmouth Municipal Planning Strategy

Applicant: EDM, on behalf of Dartmouth Crossing LTD

Location: Finlay Drive, Dartmouth

Policy

- BC-15 and BC-16 requires a development agreement for any development in the BCDD Zone



Policy Consideration

Dartmouth Municipal Planning Strategy

Policies 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.

Applicant Proposal

Proposal:

Area A:

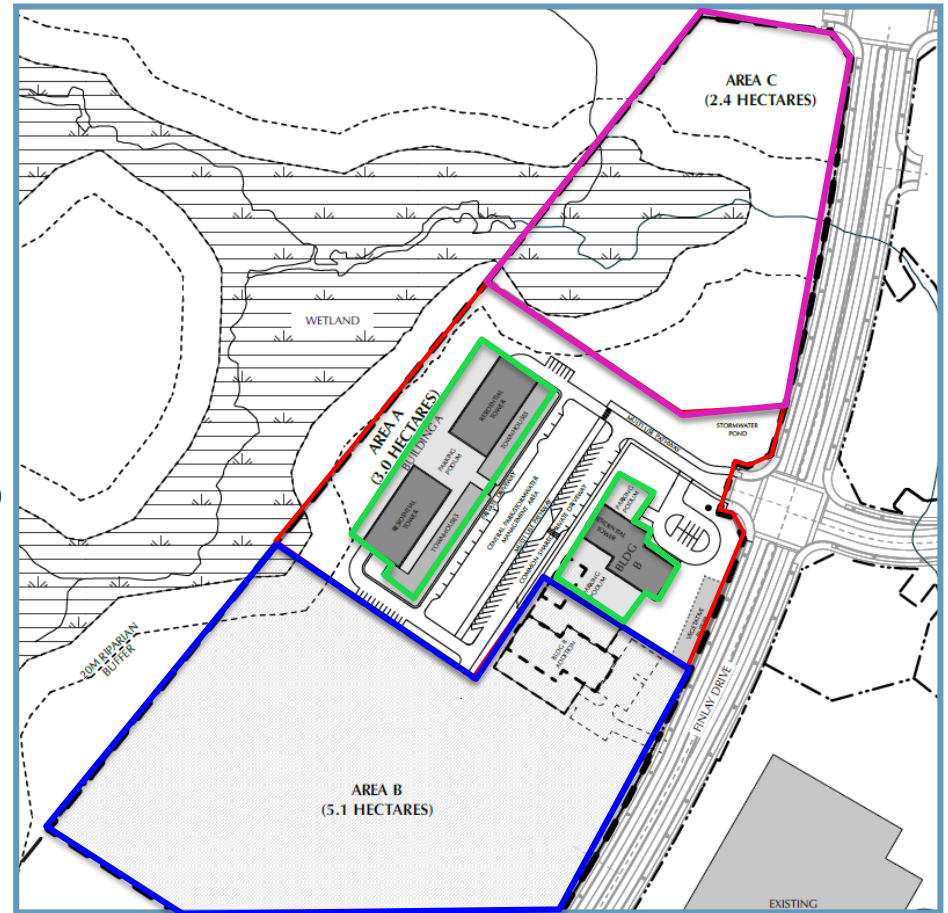
- 2 residential buildings, with a maximum of 325 units
- Building A- 15 storeys
- Building B- 7 storeys

Area B:

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

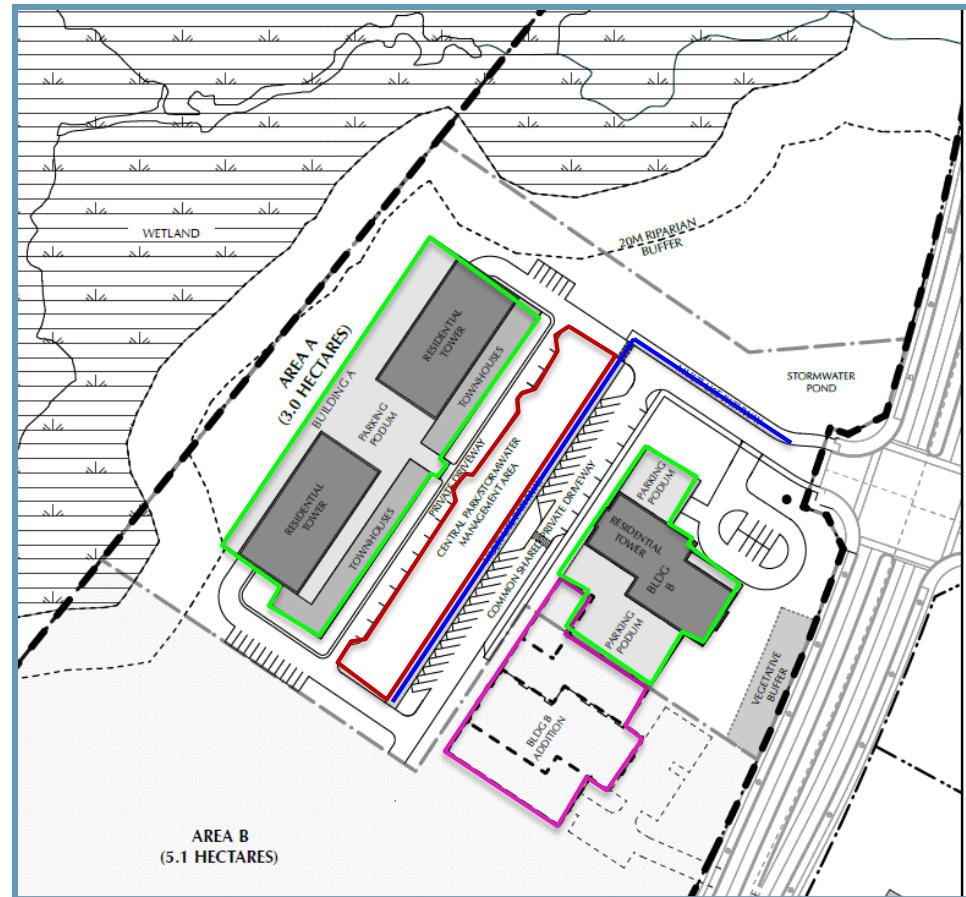
Area C:

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



Area A

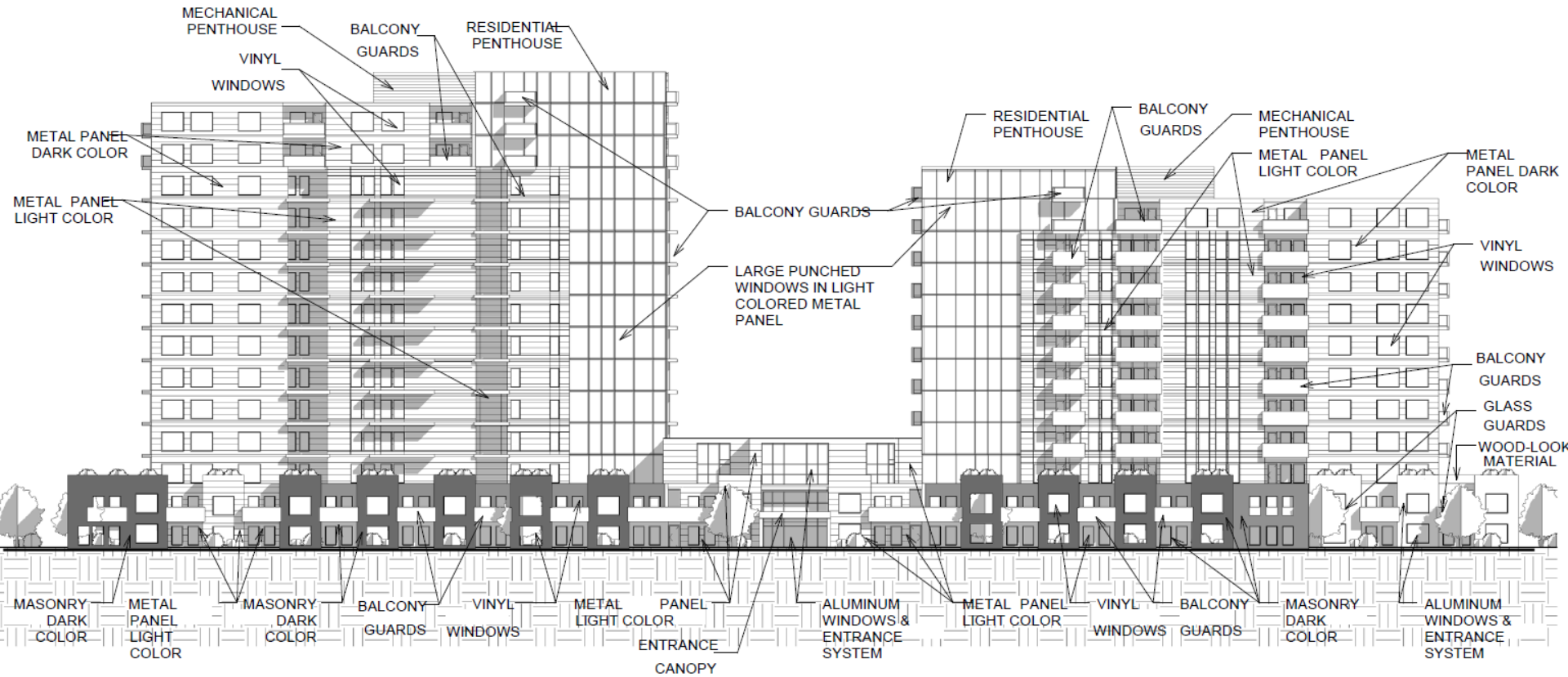
- Maximum residential density on the site is 325 dwelling units between 2 buildings;
- Allows for a mix of residential, retail, office, institutional, recreation and park spaces;
- Building A maximum height of 15 storeys and 51 metres (167 ft.);
- Building B maximum height of 7 storeys and 25 metres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



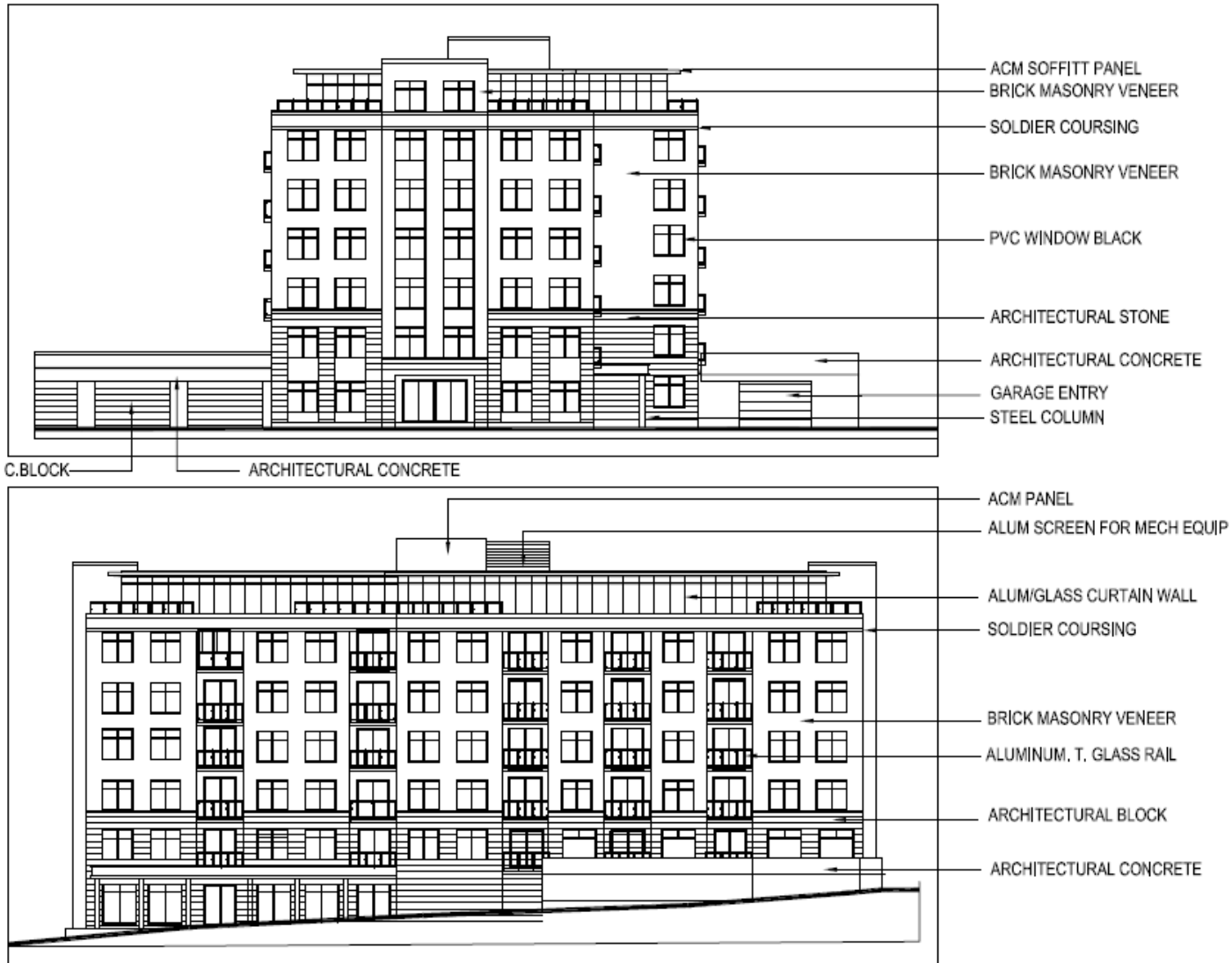
Proposed Site Plan

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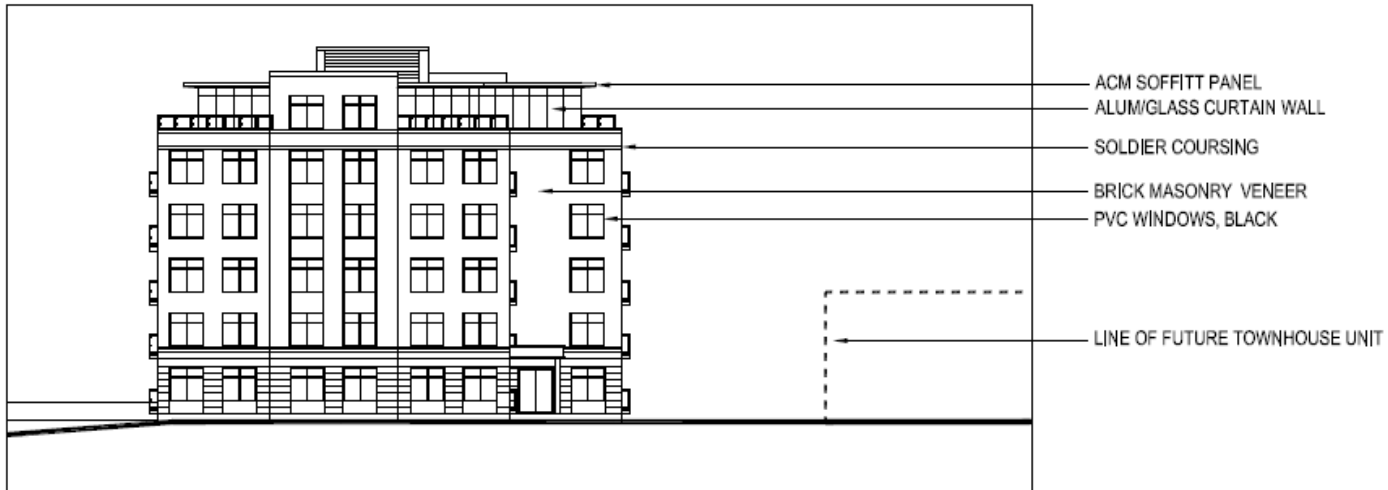
Building A



Building B



Building B



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

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Thank You