

HALIFAX

Public Hearing Case 21765

Substantive Amendments to the Harbour Isle
Development Agreement
Marketplace Drive, Dartmouth

Harbour East – Marine Drive Community Council
July 5, 2018

Applicant Proposal

Applicant

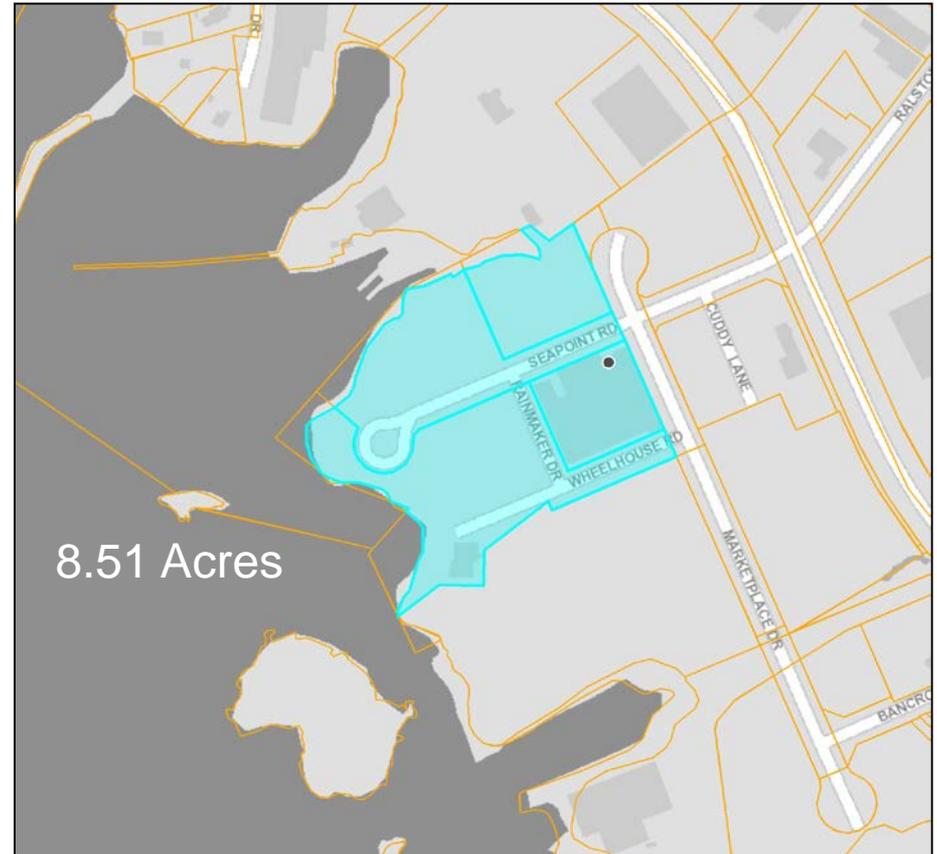
WSP Canada Inc. on behalf of
Harbour Isle Halifax Inc. and
Harbour Isle Hazelton Ltd.

Location

Marketplace Drive, Dartmouth.

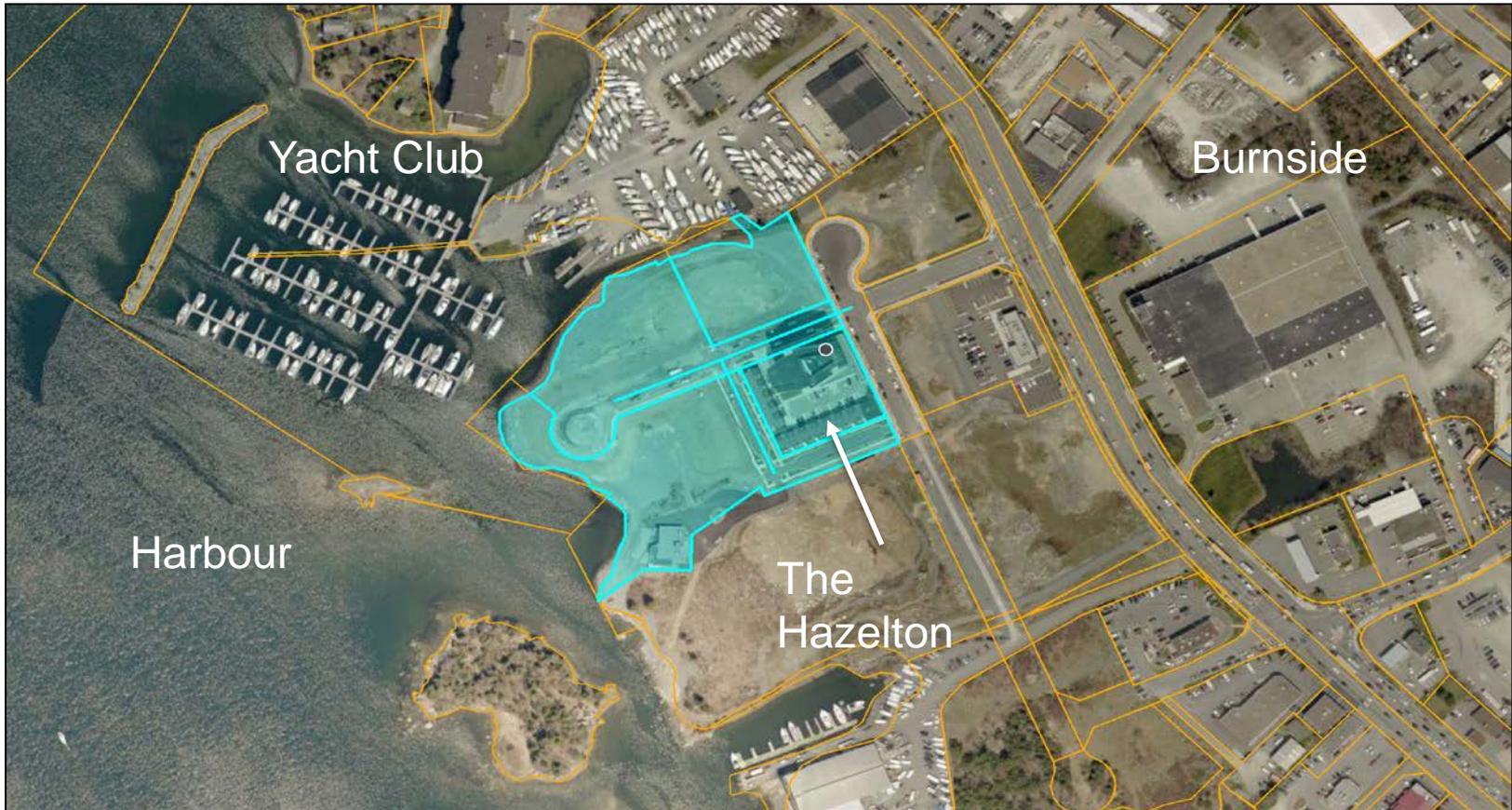
Proposal

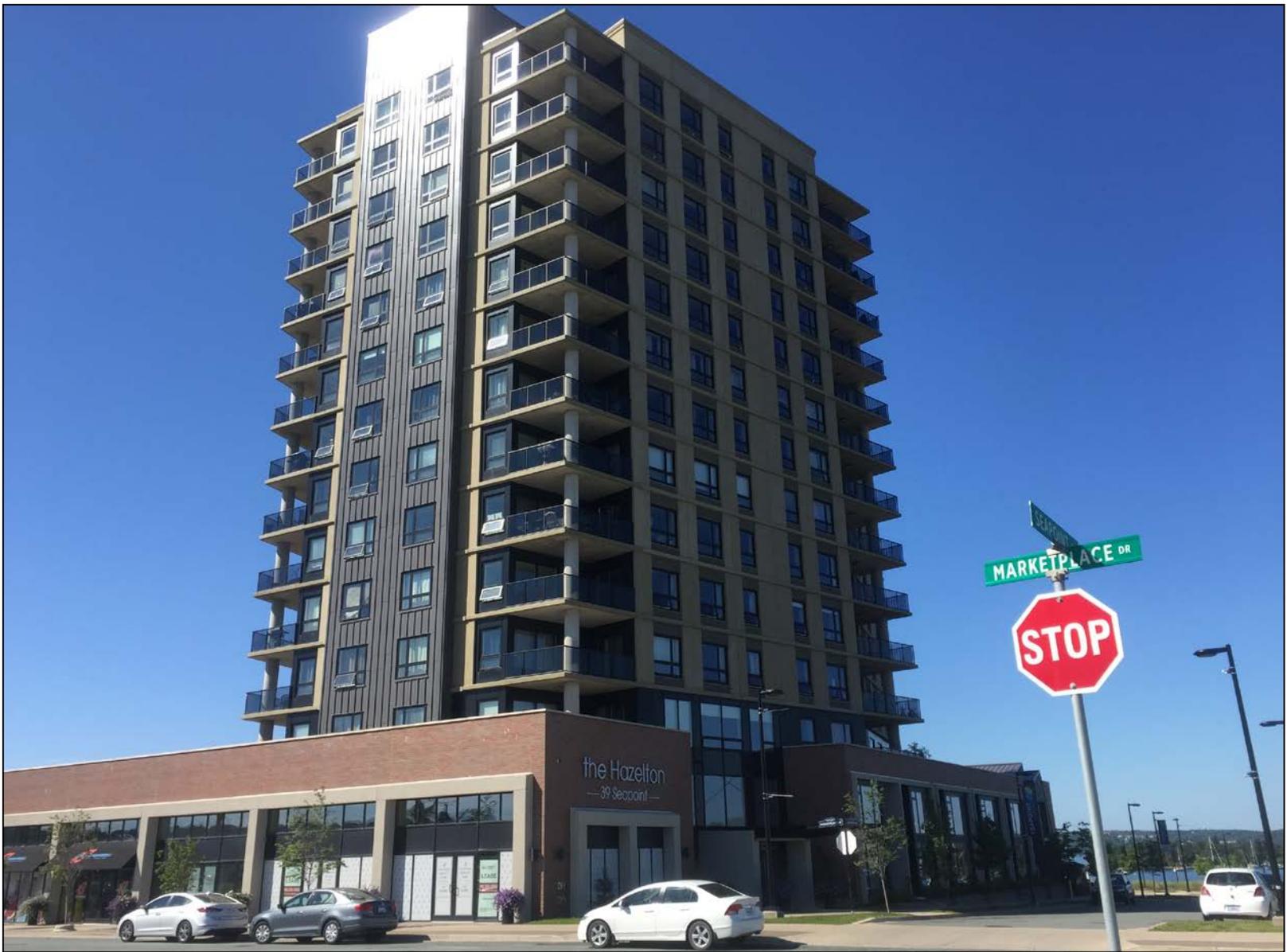
Amend the existing development
agreement to extend the
commencement and completion
dates.



Site Context

Marketplace Drive, Dartmouth





HALIFAX



HALIFAX

Request

- An extension of the dates of commencement and completion in the existing development agreement for an additional 2 years.
- The time extension would allow the applicant to apply for building and development permits for Phase 2.

Timeline

Date	Event
September 2014	Case 18809 - Current Harbour Isle Development Agreement approved by HEMDCC
January 2017	Commencement dates for Phase 2 expired
April 2017	Case 20540 - Amending Agreement to permit subdivision of the lands approved by HEMDCC
July 2018	Case 21765 - Public Hearing for Substantive Amendment (time extension)
January 2020	Requested new commencement date
January 2022	Requested new completion date

The proposed amendment adds 2 years from 2018 to the DA

Planning Policy

Subject Site	PIDs 41350497, 41443284, 41443300, and 41443292
Regional Plan	Halifax Harbour Designation (HARB)
Plan Area	Dartmouth Municipal Planning Strategy (MPS)
Community Plans	Wright's Cove Secondary Planning Strategy (WCSPS) - Harbour Related Commercial Residential Designation (HRCD)
Zone	R-3 (Multi-Family Residential – Medium Density)

- Policy WC-4 allows for a variety of commercial, institutional, office, hotel and residential uses to be considered by development agreement in the HRCD designation;
- Implementation Policies IP-1(c), IP-1(o), and IP-5 specify the criteria to be considered when negotiating development agreements.

Public Engagement Feedback

- Public consultation for Case 20541 was undertaken June 2017 (outlined below);
- A website for Case 21576;
- Notification sign on the property for Case 21576
- Additional consultation will be achieved through the mailout and advertising for this Public Hearing;

**Notifications
Mailed**



198

**Meeting
Attendees**



2

**Letters/Emails
Received**



1

Recommendation

Staff recommend that Harbour East – Marine Drive Community Council:

Approve the proposed amendments to the existing development agreement as set out in Attachment A of the staff report dated May 18, 2018.

HALIFAX

Thank You