

HALIFAX

Public Hearing for Case 20269

Development Agreement for 307 Prince
Albert Road and 5 Glenwood Avenue,
Dartmouth

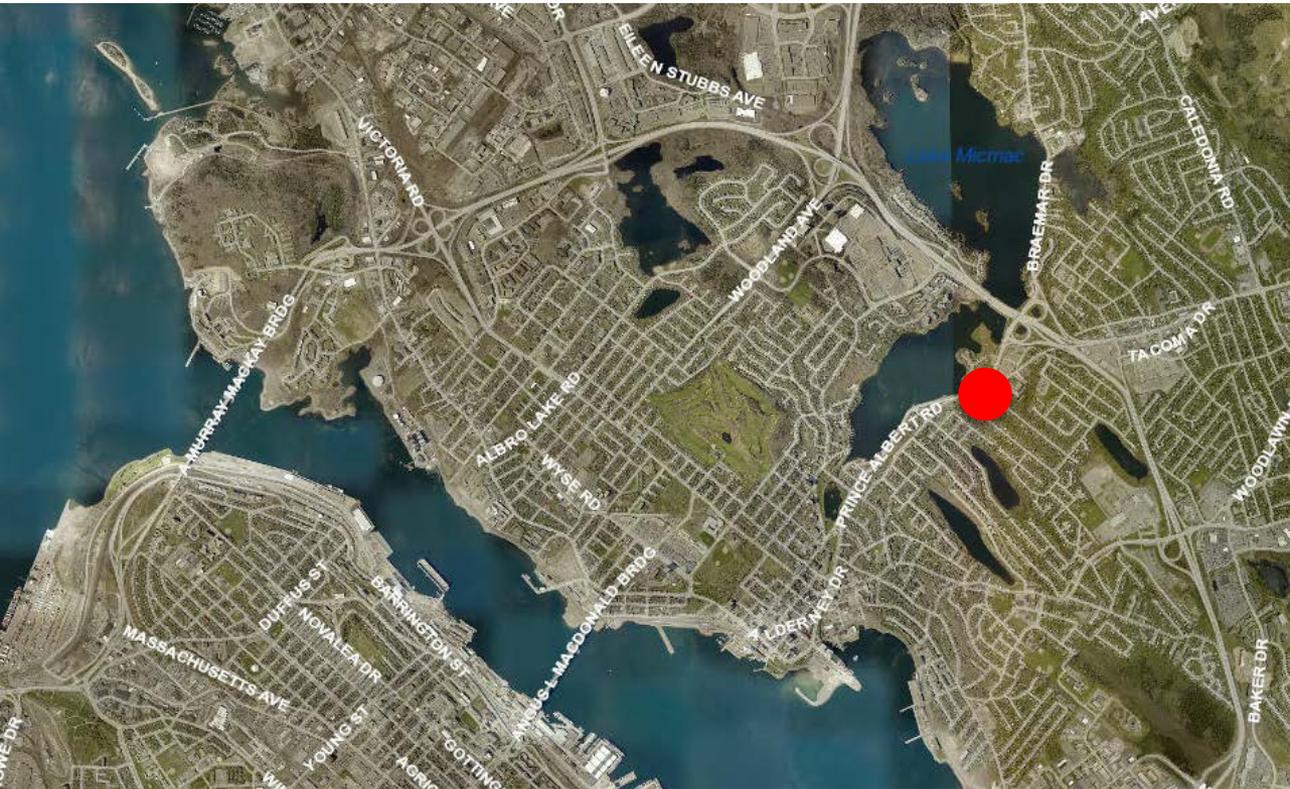
September 6, 2018

Applicant Proposal

Application: Monaco Investments Partnership is requesting to enter into a development agreement with the Municipality to enable an 8-storey multi-unit residential building with ground floor commercial uses.

Site Context

307 Prince Albert Road and 5 Glenwood Avenue, Dartmouth



General Site location

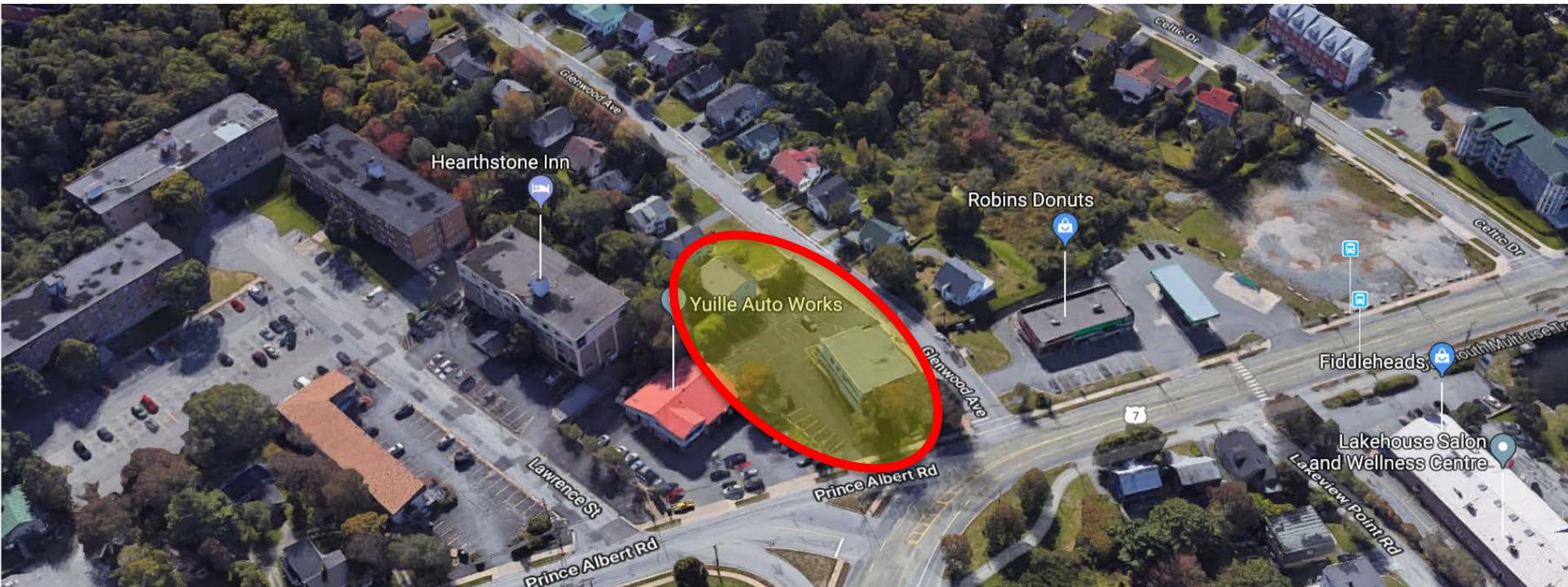
Site Context

307 Prince Albert Road and 5 Glenwood Avenue, Dartmouth



Site boundary in red

Site Context



Aerial view of the subject site as seen from the northeast

Site Context



Aerial view of the subject site as seen from the southwest

Site Context



Subject site as seen from Prince Albert Road

Site Context



Subject site showing 5 Glenwood Avenue

Site Context

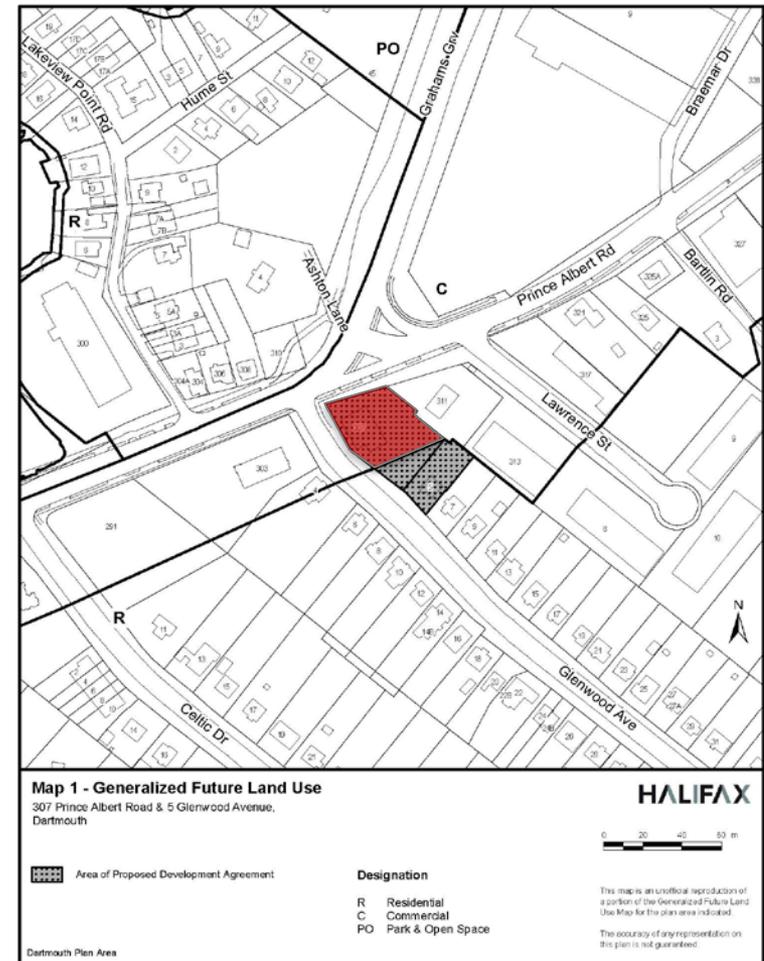


Subject site as seen from Glenwood Avenue

Planning Policy

Dartmouth Municipal Planning Strategy

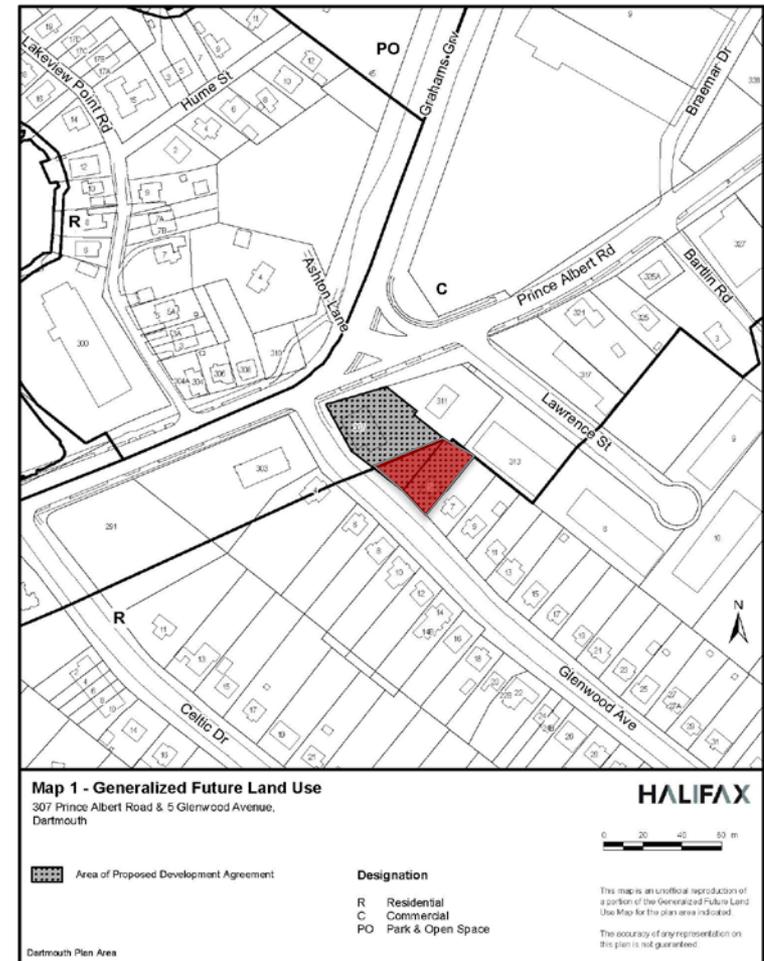
- The Commercial designation, which applies to a large portion of 307 Prince Albert Road, allows for a variety of commercial and residential uses.
- Consequently, this designation supports a range of commercial zones, including the GC (General Commercial) Zone.



Planning Policy

Dartmouth Municipal Planning Strategy

- The Residential designation, which applies to the balance of 307 Prince Albert Road and the entirety of 5 Glenwood Avenue, allows for a variety of residential uses.
- This designation supports a range of residential zones, including the R-4 (Multiple Family Residential – High Density) Zone.

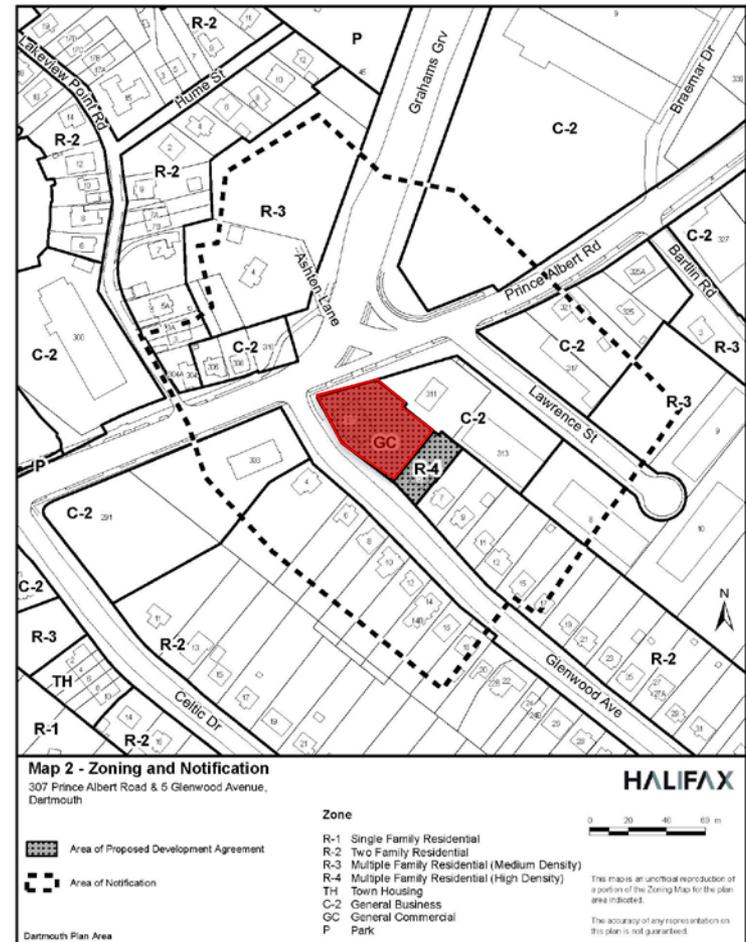


HALIFAX

Land Use By-law

Dartmouth LUB

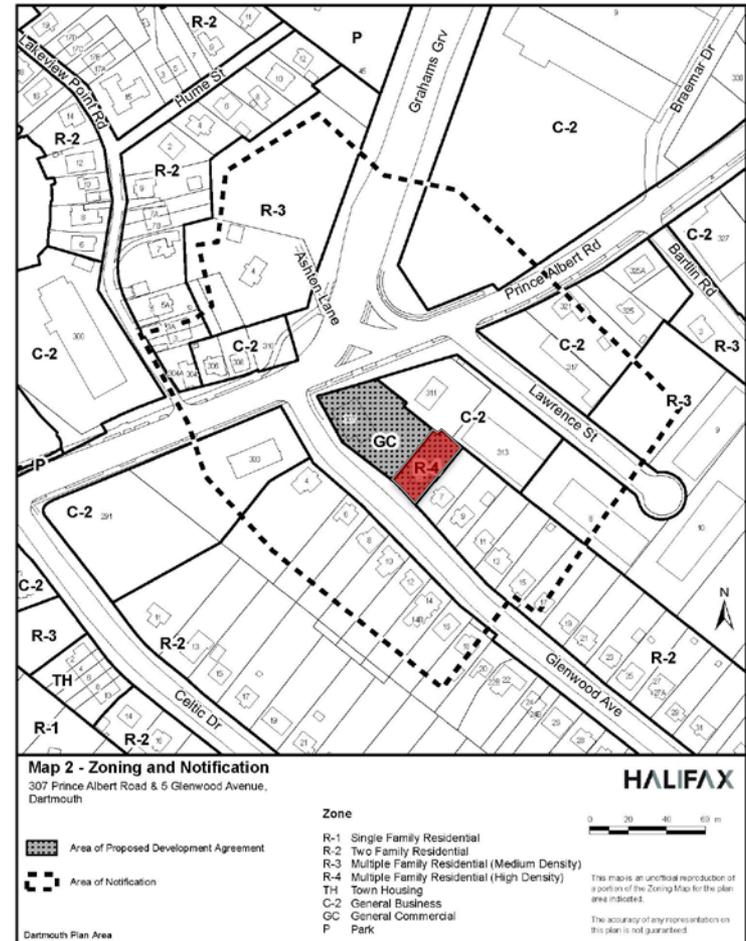
- The GC (General Commercial) Zone, which applies to 307 Prince Albert Road, permits a wide variety of commercial uses.
- The zone permits 100% lot coverage and contains no building height limits.
- R-4 (Multiple Family Residential High Density) uses are permitted by development agreement only.



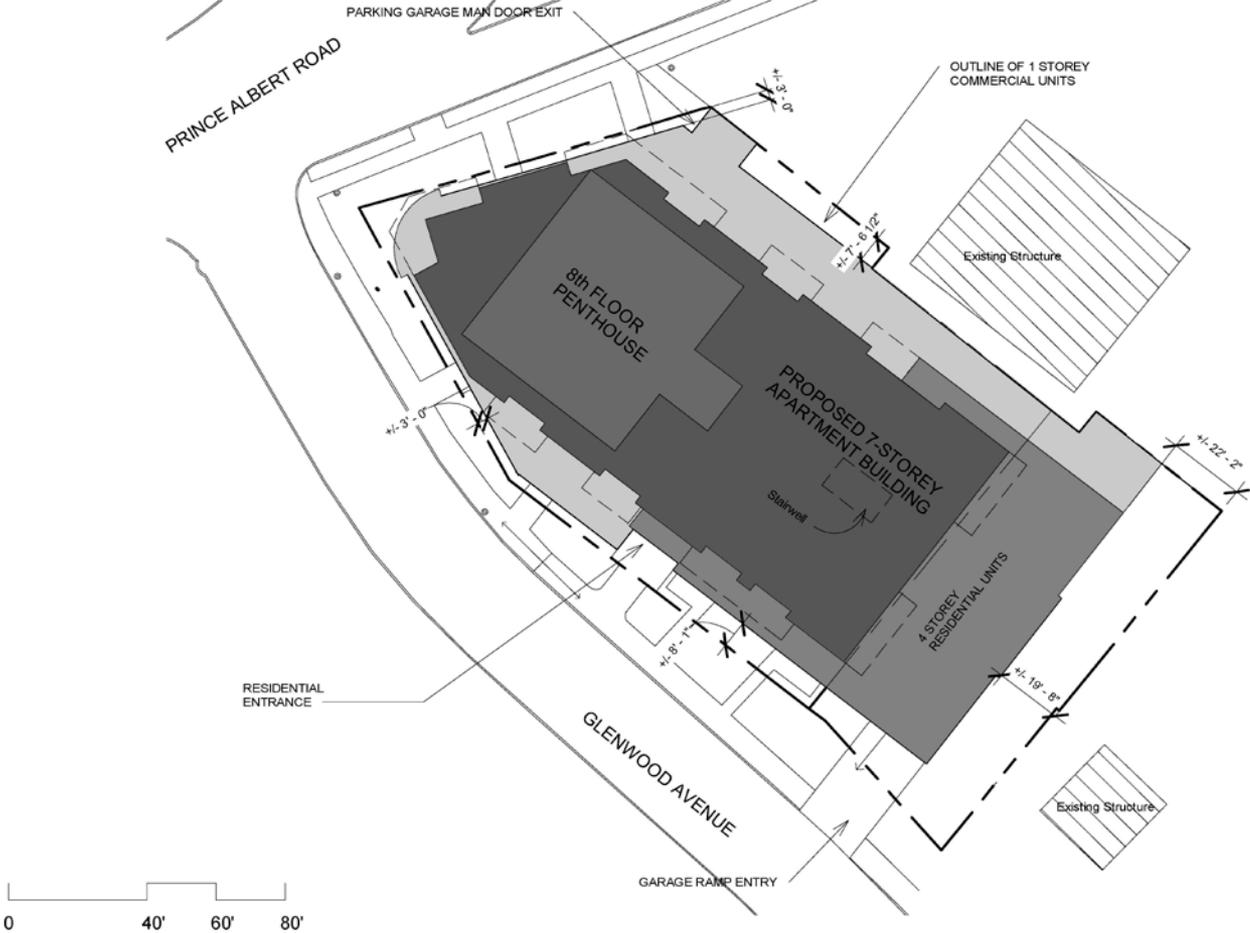
Land Use By-law

Dartmouth LUB

- The R-4 (Multiple Family Residential High Density) Zone, which applies to 5 Glenwood Avenue, permits a variety of residential uses.
- Multi-unit residential (3+ units) is permitted by development agreement only.

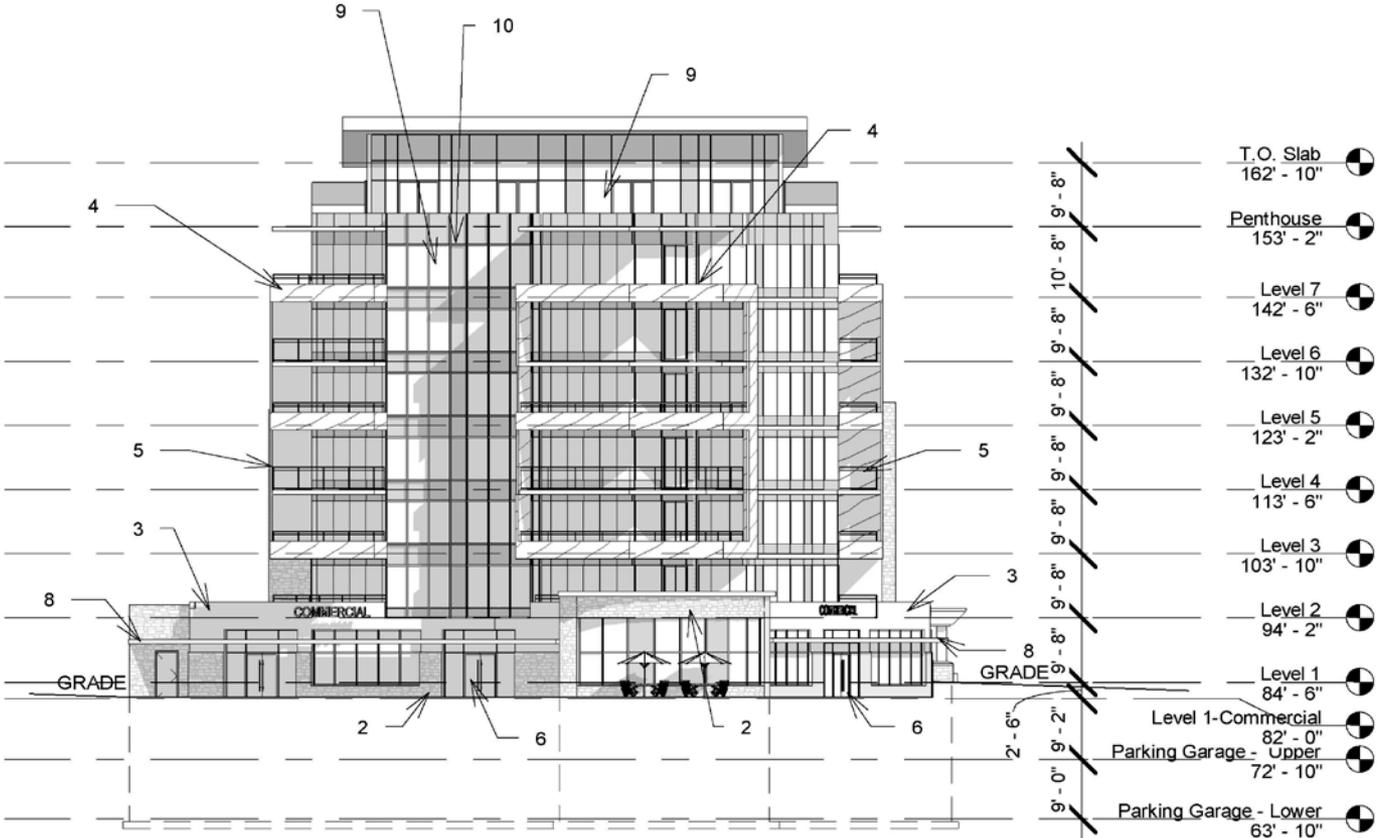


Proposal



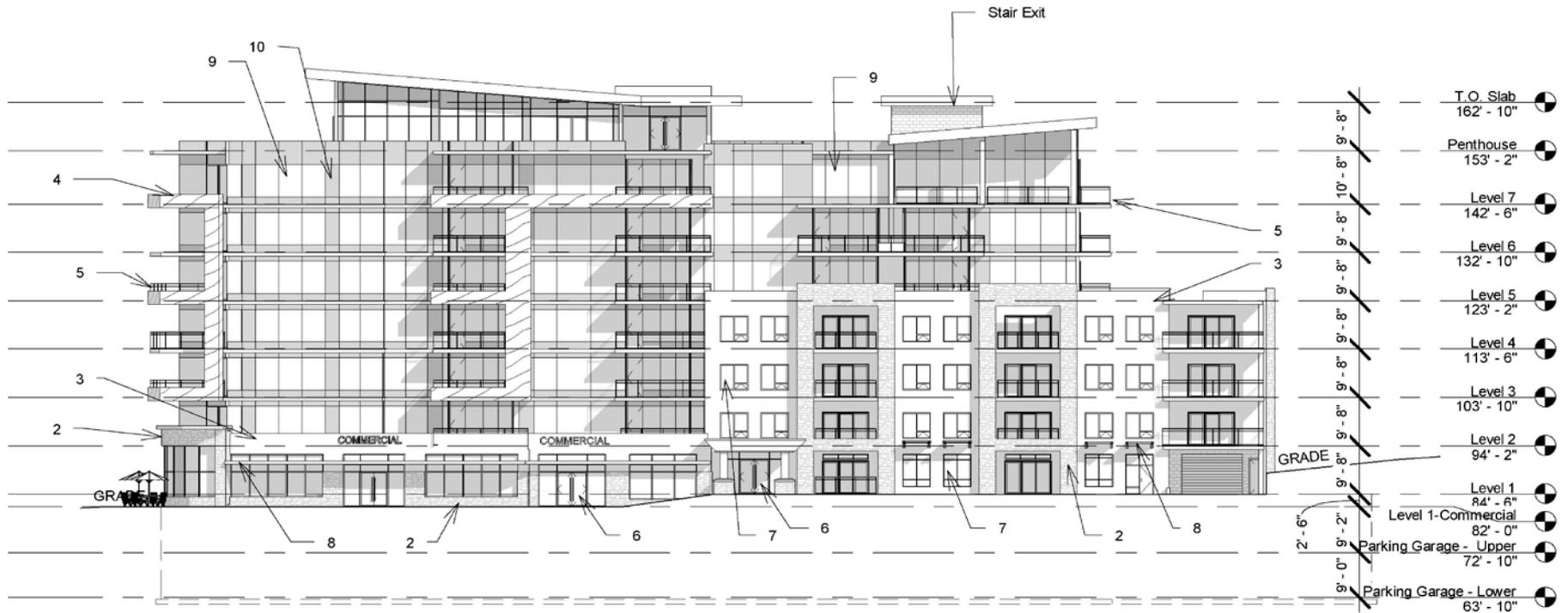
Proposed Site Plan

Proposal



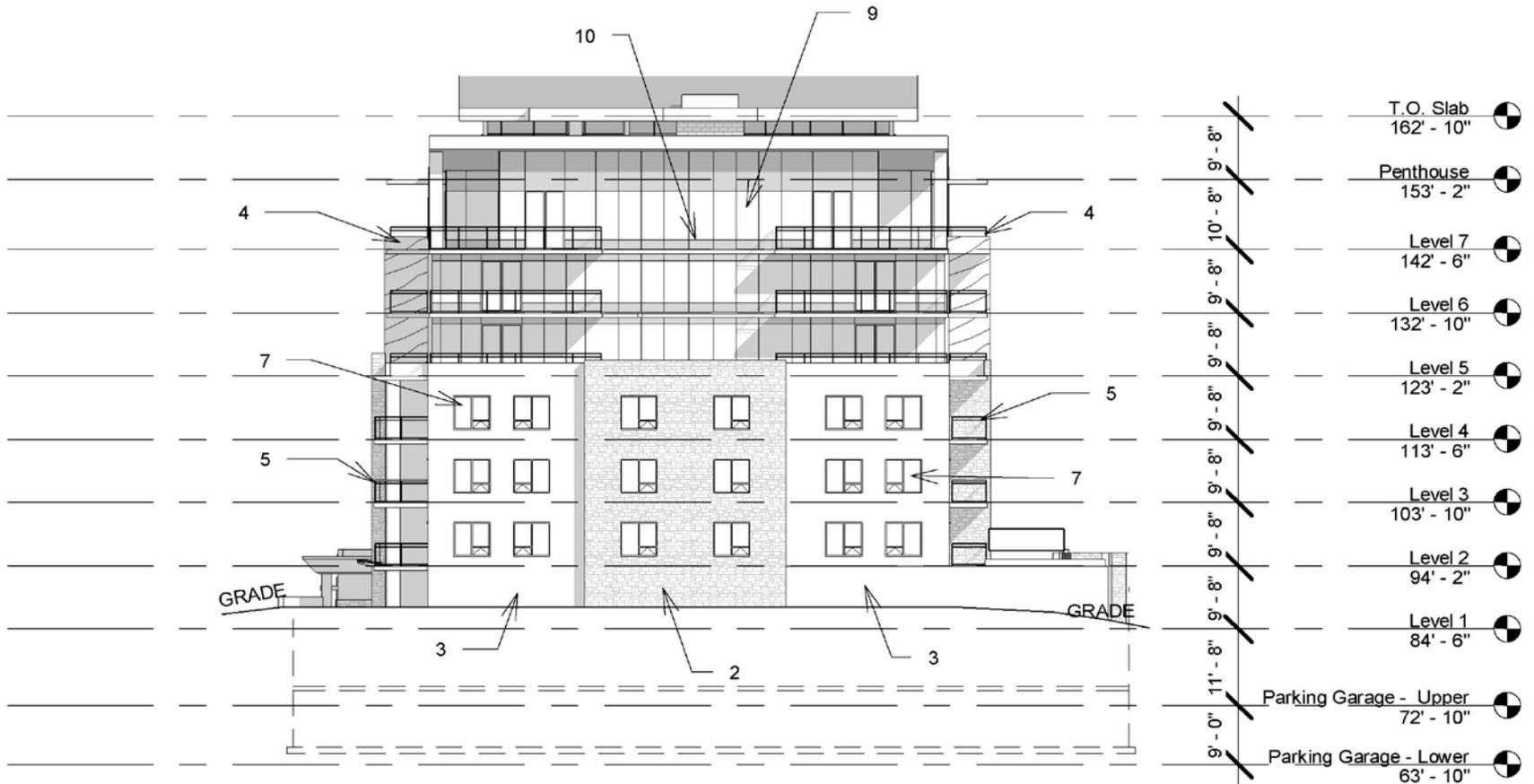
Proposed West Elevation

Proposal



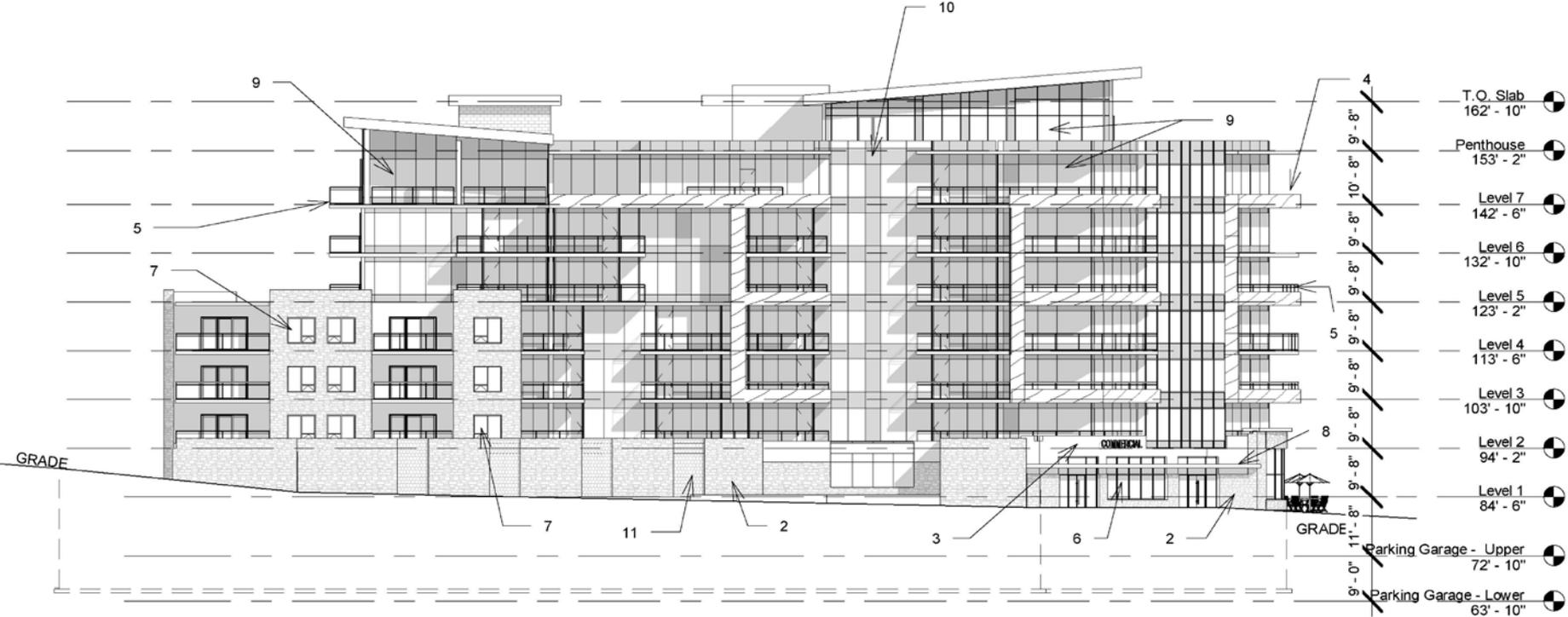
Proposed South Elevation

Proposal



Proposed East Elevation

Proposal



Proposed North Elevation



HALIFAX





Policy & By-law Overview

Dartmouth Municipal Planning Strategy – Dartmouth LUB

○ Zoning

- 307 Prince Albert Road is zoned GC (General Commercial)
- 5 Glenwood Avenue is zoned R-4 (Multiple Family Residential – High Density)

○ Designation

- Commercial (C) for the northern portion of 307 Prince Albert Road
- Residential (R) for the balance of 307 Prince Albert Road and 5 Glenwood Avenue

○ Existing Use

- 307 Prince Albert Road is currently occupied by a funeral home
- 5 Glenwood Avenue is occupied as a two-unit residential building

○ Enabling Policies

- IP-1(c) and IP-5

Policy Consideration

Policy IP-1(c):

General policy set applicable to all zoning amendment and development agreement applications. The policy considerations include:

- The degree of compatibility and consistency with adjacent uses and the existing development form;
- Provisions for buffering, landscaping, screening, and access control to reduce potential incompatibilities;
- That the proposal is not premature or inappropriate;
- That the proposal is not an obnoxious use;
- That proper controls are placed on the proposed development; and
- The suitability of the proposed site.

Policy Consideration

Policy IP-5:

Requires that all proposals for multi-unit residential developments within the R-3, R-4, C-2, MF-1, and GC Zones be considered through the development agreement process.

The policy mandates that Council consider the following before rendering a decision:

- Adequacy of exterior design, height, bulk, and scale;
- Adequacy of controls to reduce conflict with any adjacent or nearby land uses;
- Adequacy or proximity of schools, recreation areas, and other community facilities;

Policy Consideration

Policy IP-5: (continued)

- Adequacy of transportation networks in, adjacent to, and leading to the development;
- Adequacy of useable amenity space and attractive landscaping;
- That mature trees and other natural site features are preserved where possible;
- Adequacy of buffering from abutting land uses; and
- The impacts of altering land levels.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public information meeting held on January 21, 2016.
- A public hearing held on December 7, 2017 for a 9-storey proposal also yielded additional comments.

**Notifications
Mailed**



27

**Meeting
Attendees**



63

**Letters
Received**



56

Public Engagement Feedback

- Feedback from the community generally included the following:
 - Compatibility with surrounding neighbourhood;
 - Commercial development along Glenwood Avenue;
 - Potential impacts on Lake Banook's paddling course;
 - Traffic issues;
 - Safety of intersection;
 - Parking;
 - Lack of sidewalks along Glenwood Avenue; and
 - Privacy concerns.

Amendments Made Responding to Consultation

- First Public Hearing: The number of storeys was reduced from 10 storeys to 9 storeys (8 storeys + penthouse)
- Current Public Hearing: The number of storeys was reduced from 9 storeys to 8 storeys (7 storeys + penthouse)

Key Aspects of Proposed Development Agreement

- Maximum Height
 - Height has been limited to 27 metres
- Maximum Number of Storeys
 - The number of storeys have been limited to 8 storeys (7 storeys + penthouse)
- Maximum Number of Units
 - 90 units; 33% of which shall consist of 2 or more bedrooms
- Unit Density
 - Approximately 377 units per hectare (152 units per acre)

Key Aspects of Proposed Development Agreement

- Ground Floor Commercial Uses
 - Up to 605 square metres of the ground floor of the building may be occupied by commercial uses
- Parking
 - Vehicular parking will be internal to the building
 - 1 parking space per dwelling unit
 - 16 spaces will be reserved for ground floor commercial uses
- Vehicular access will be limited to one access off of Glenwood Avenue

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- the granting of an extension to:
 - the date of commencement of development; and/or
 - the length of time for the completion of the development;
- changes to:
 - the Preliminary Landscape Plan;
 - the exterior architectural appearance of the building;
 - the parking requirements; and
 - the sign requirements.

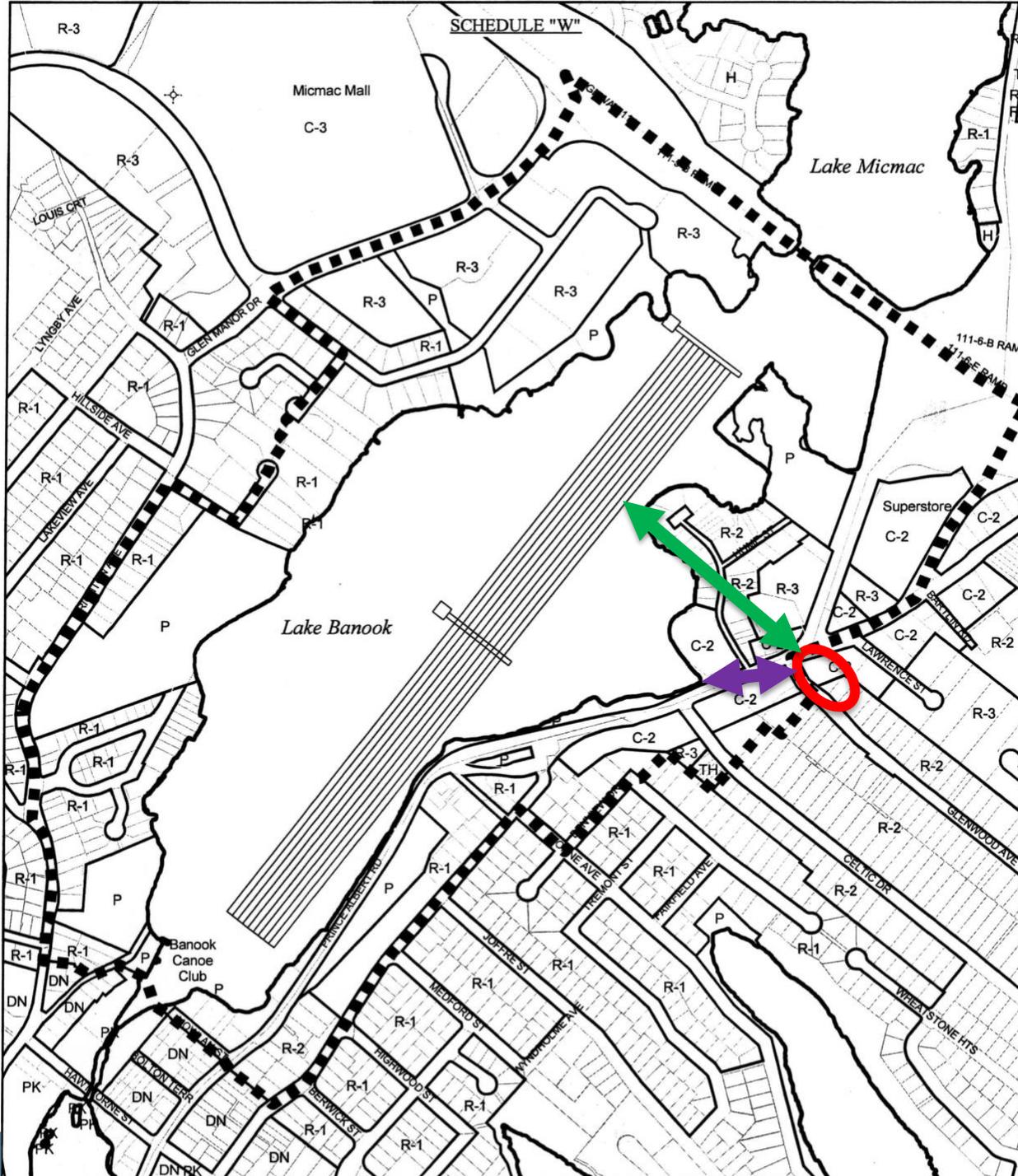
Staff Recommendation

Staff recommend that Harbour East – Marine Drive Community Council:

1. Approve the proposed development agreement, which shall be substantially in the same form as set out in Attachment A of the June 20, 2018 staff report; and
2. Require that the development agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

HALIFAX

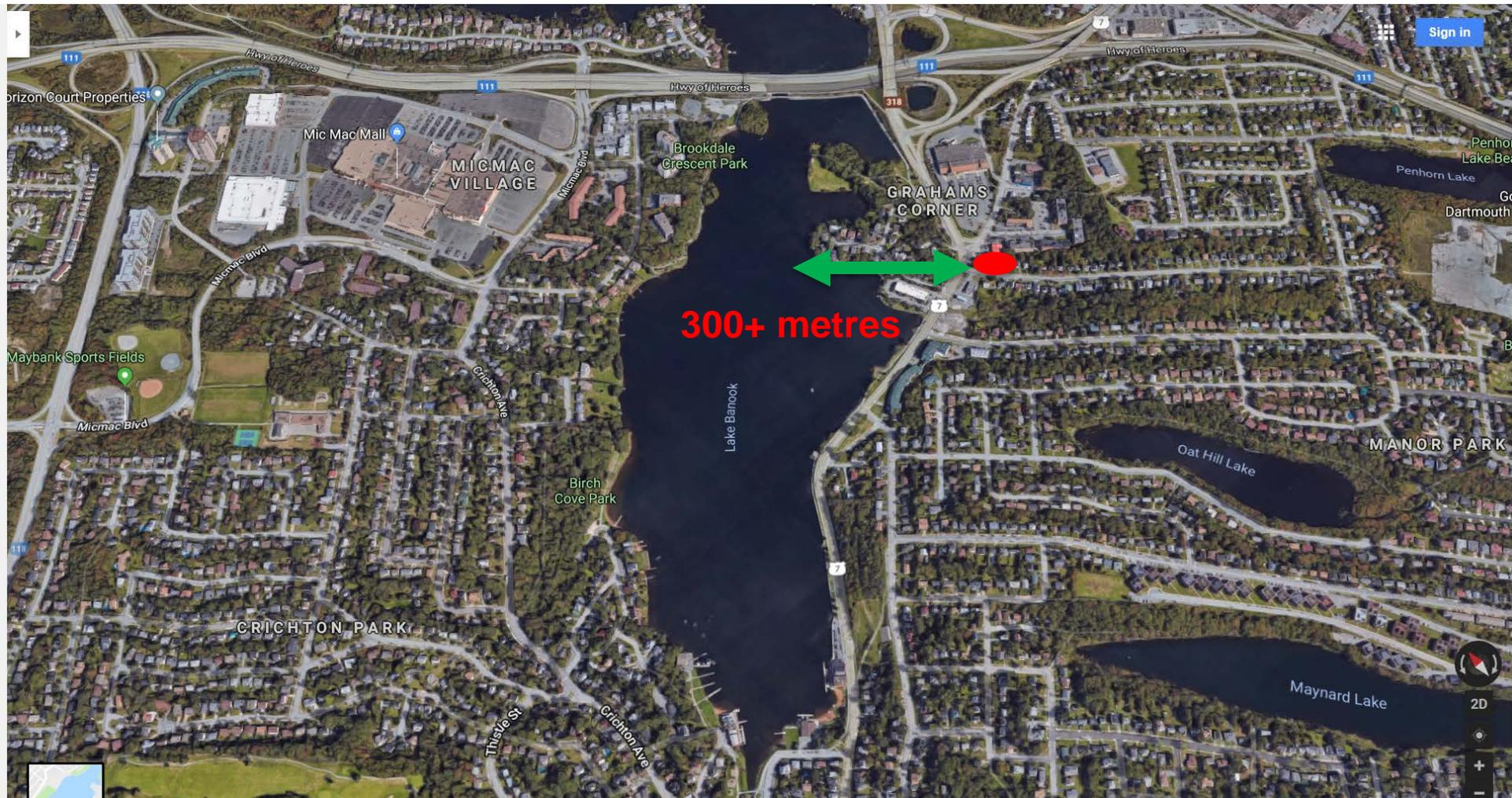
Thank You



Lake Banook Canoe Course Area

Minimum distance to Lake Banook = approximately 135 m

Minimum distance to canoe course = in excess of 300 m



300+ metres

MICMAC VILLAGE

GRAHAMS CORNER

CRICHTON PARK

MANOR PARK

Sign in



2D

+

-

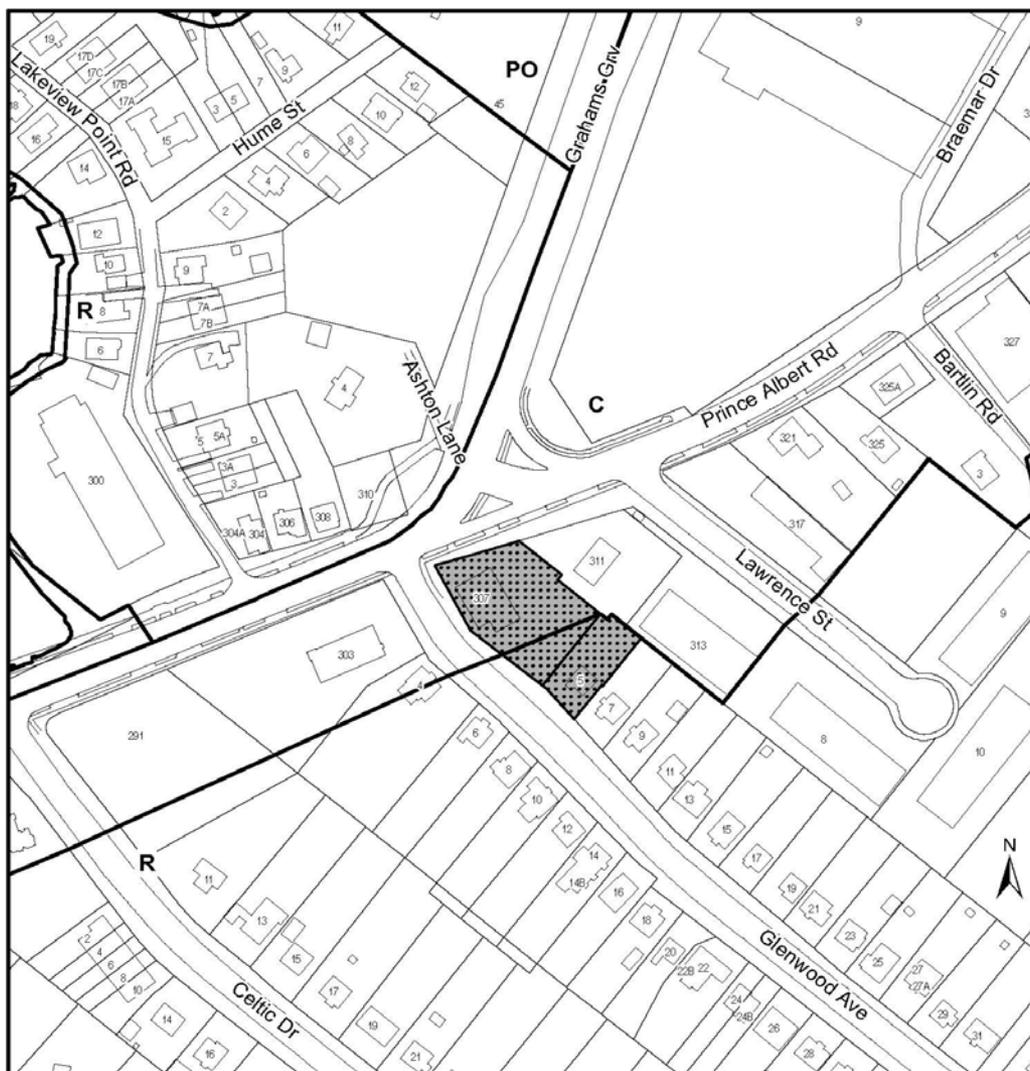
Radii for Wind Tunnel Testing

Recent HRM Examples

- Queen's Marque (10-storey proposal)
= 365 m radius from site
- 22nd Commerce Square (24-storey proposal)
= 340 m radius from site
- Curve/Pavilion on South park (16-storey proposal)
= 340 m radius from site



Google



Map 1 - Generalized Future Land Use

307 Prince Albert Road & 5 Glenwood Avenue,
Dartmouth

HALIFAX



 Area of Proposed Development Agreement

Designation

- R Residential
- C Commercial
- PO Park & Open Space

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

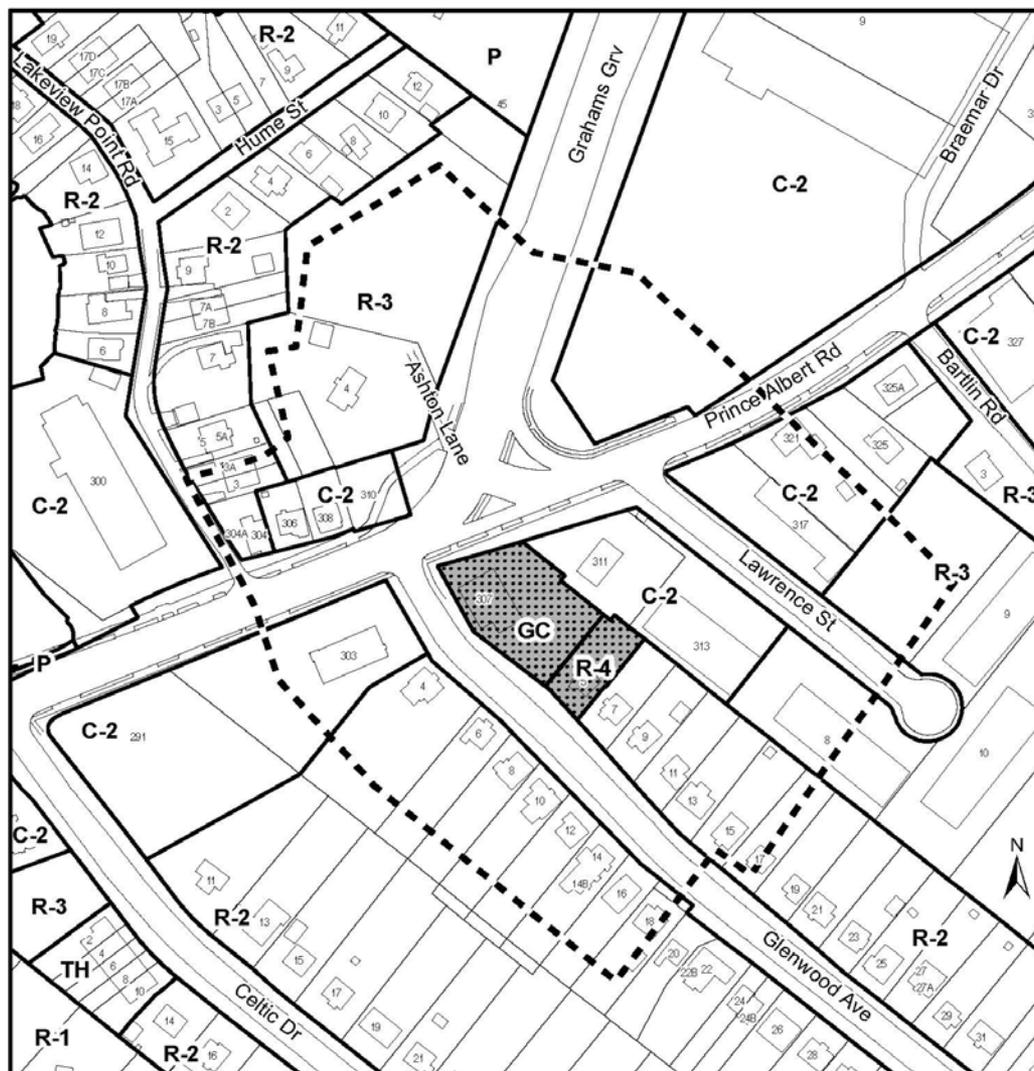
The accuracy of any representation on this plan is not guaranteed.

Dartmouth Plan Area

4 May 2018

Case 20269

T:\work\planning\Casemaps\DART\20269\ (HK)



Map 2 - Zoning and Notification

307 Prince Albert Road & 5 Glenwood Avenue,
Dartmouth

 Area of Proposed Development Agreement

 Area of Notification

Dartmouth Plan Area

Zone

- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 Multiple Family Residential (Medium Density)
- R-4 Multiple Family Residential (High Density)
- TH Town Housing
- C-2 General Business
- GC General Commercial
- P Park

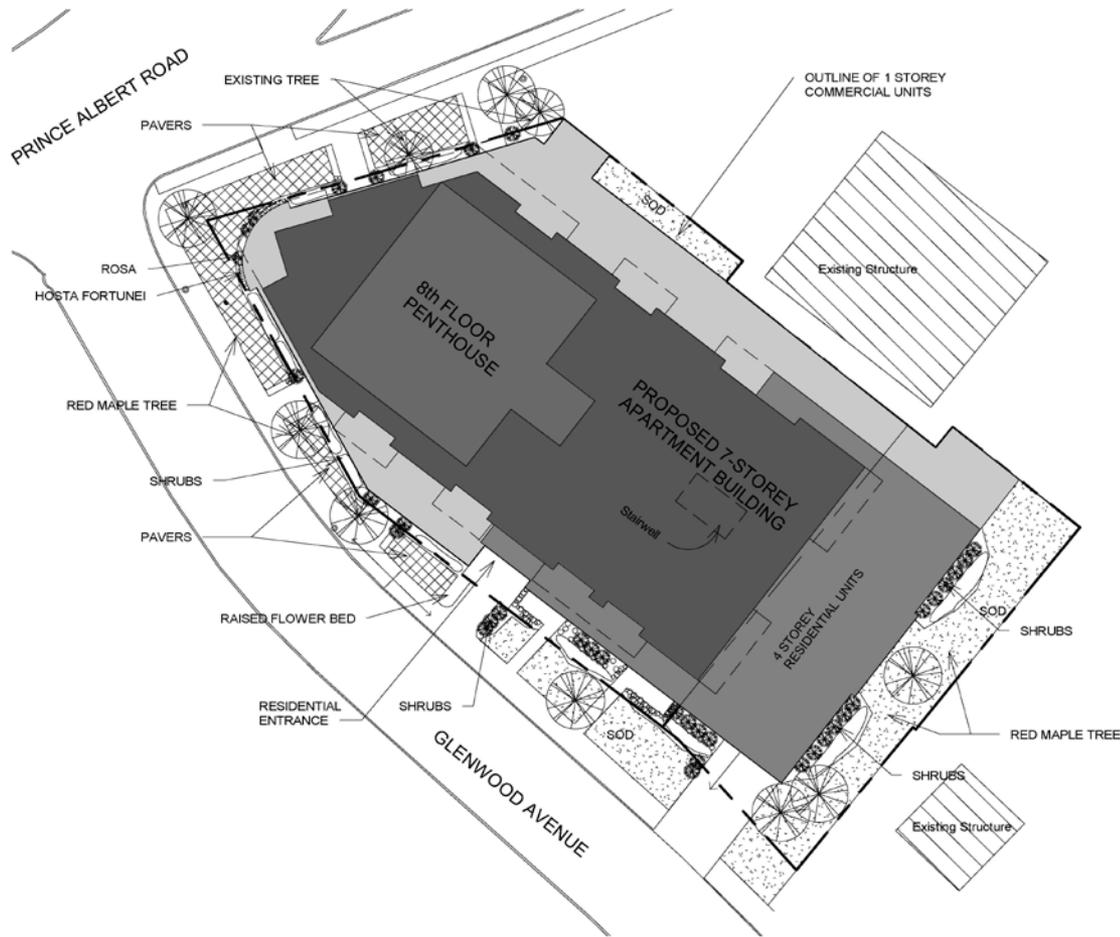
HALIFAX



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Preliminary Landscape Plan





ROBIN'S donuts

Coca-Cola Soft Drinks

FREE BUCKLE

ROUTE 1



INN

Yulle Auto

← SHEARWATER
← EASTERN PASSAGE
← EASTERN SHORE
← WAVERLEY

Yulle Auto Work
PROFESSIONAL TECHNICIANS
Oil Change, Tire Rotation & More

7
EAST

Yellow diamond warning sign

Glass entrance doors





un ne
Cur
865-6874
Certified Geothermal Certified Techni
Heat Pumps Ventilation Air Conditio





ASHTON

superstore

NEW YEARS PAQ
DANCE
ROOM & BUFFET
877-408-5655



