

HALIFAX

Public Hearing Case 20541

Development Agreement for
Marketplace Drive, Dartmouth

Harbour East-Marine Drive Community Council
October 4, 2018

Applicant Proposal

Applicant: WSP Group Ltd.

Location: Marketplace Drive, Dartmouth

Proposal: A development agreement to permit:

- 6 multi-unit residential buildings (total 614 units)
- 1 office building (100,000 sq. ft.)
- 1 hotel building (175 rooms)
- 1 restaurant building (4,800 sq. ft.)
- Waterfront boardwalk

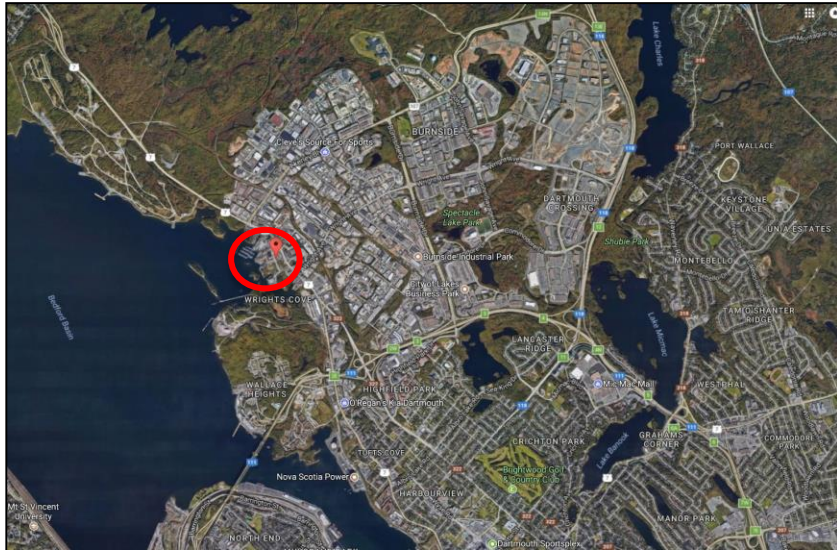


The Hazelton Building (Seapoint Drive)

HALIFAX

Site Context

Marketplace Drive, Dartmouth



General Site location



Approximate Site Boundaries in Red

Site Context



Marketplace Drive and Seapoint Road looking toward the harbour.

Site Context



Marketplace Drive (looking toward Wheelhouse Drive).

Site Context

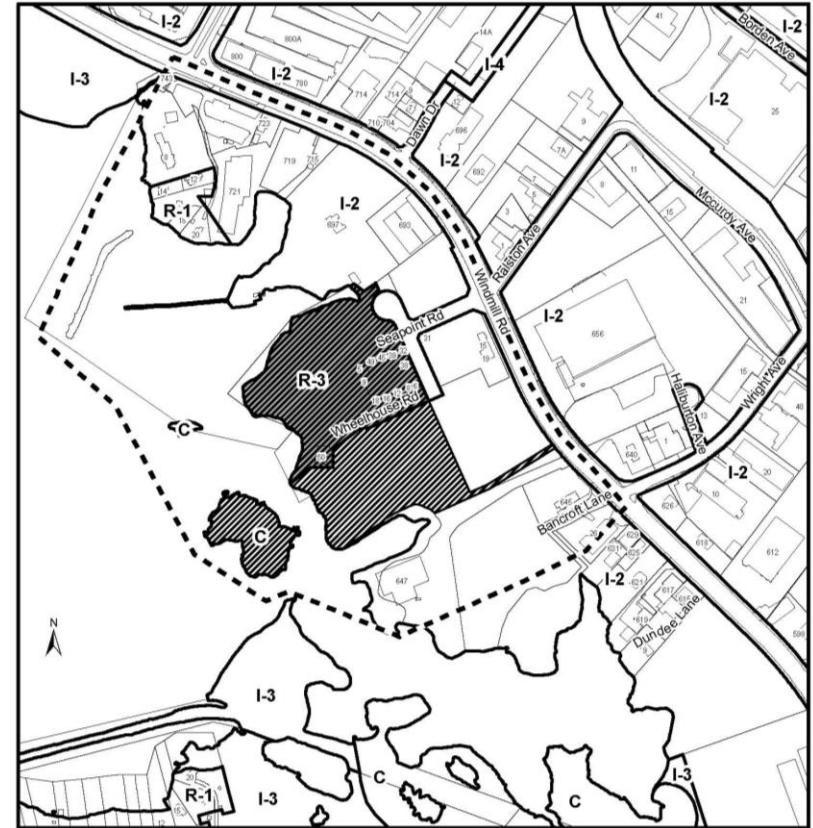


Wheelhouse Road (looking toward the harbour).

Land Use By-law

Dartmouth LUB

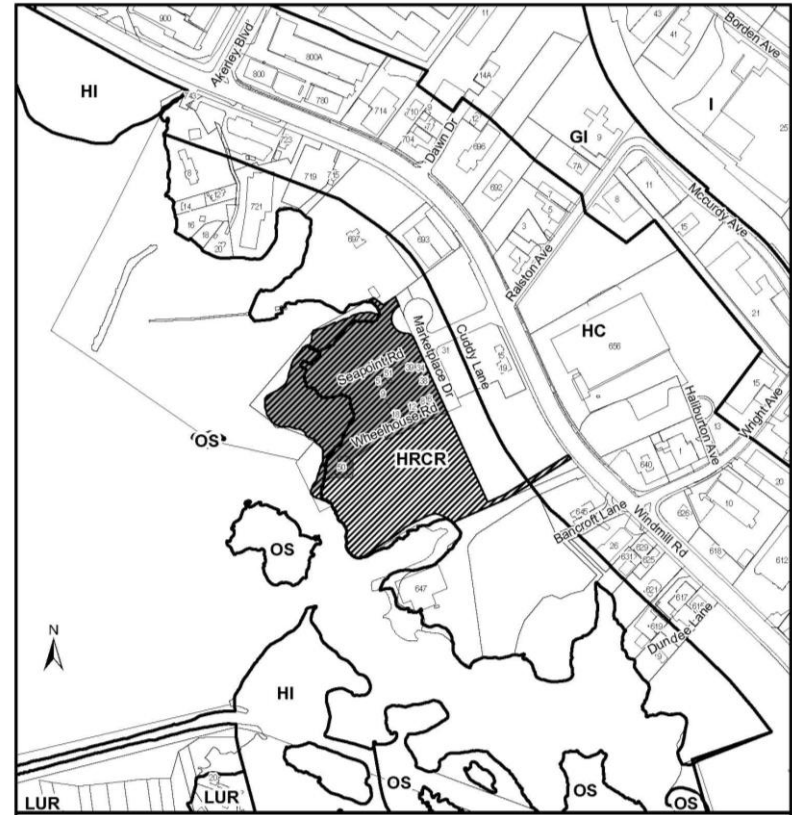
- R-3 (Multiple Family Residential) zone which permits residential uses (single unit, two unit, townhouse, and apartment buildings by development agreement).
- I-2 (General Industrial) zone permits the continuation of existing industrial uses, and C-3 (General Business) zone uses. C-3 uses include business and commercial enterprises, and residential uses (R-3, R-2, R-3, Townhouse).



Planning Policy

Dartmouth Municipal Planning Strategy

- Wright's Cove Secondary Planning Strategy created policy to encourage residential, commercial and harbour related land uses; but also provides controls to protect existing uses.
- Policy WC-4 allows commercial, residential, office uses through an agreement in Harbour Related Commercial and Residential (HRCR) Designation.
- Policy IP-1(c) and IP-5 provide specific criteria for all development agreements.



Policy Consideration

Enabling Policy WC-4 allows for a range of uses: commercial, institutional, offices, hotels, townhouses, apartment buildings, restaurants, public/private recreation uses; and requires Council consider the following in rendering their decision on a Development Agreement:

- Buildings not be located within 300 feet of Windmill Rd;
- Buildings not exceed 16 storeys in height;
- Noise mitigation measures are included for residential, institutional or office uses;
- Inclusion of a publicly accessible waterfront trail;
- Inclusion of coastal flooding and storm-serve mitigation measures; and
- Consideration of policies IP-1(c) and IP-5 for apartment buildings.

Proposal

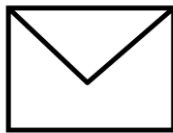


Proposed Site/Phasing Plan

Public Engagement Feedback

- Level of engagement completed was consultation which was achieved through **mail out notification** for a **public information meeting** held on August 10, 2017.
- Feedback from the community generally revolved around the timing for the continuation of the development and clarification on proposed land uses in Phases 7 and 8.

**Notifications
Mailed**



200

**Meeting
Attendees**



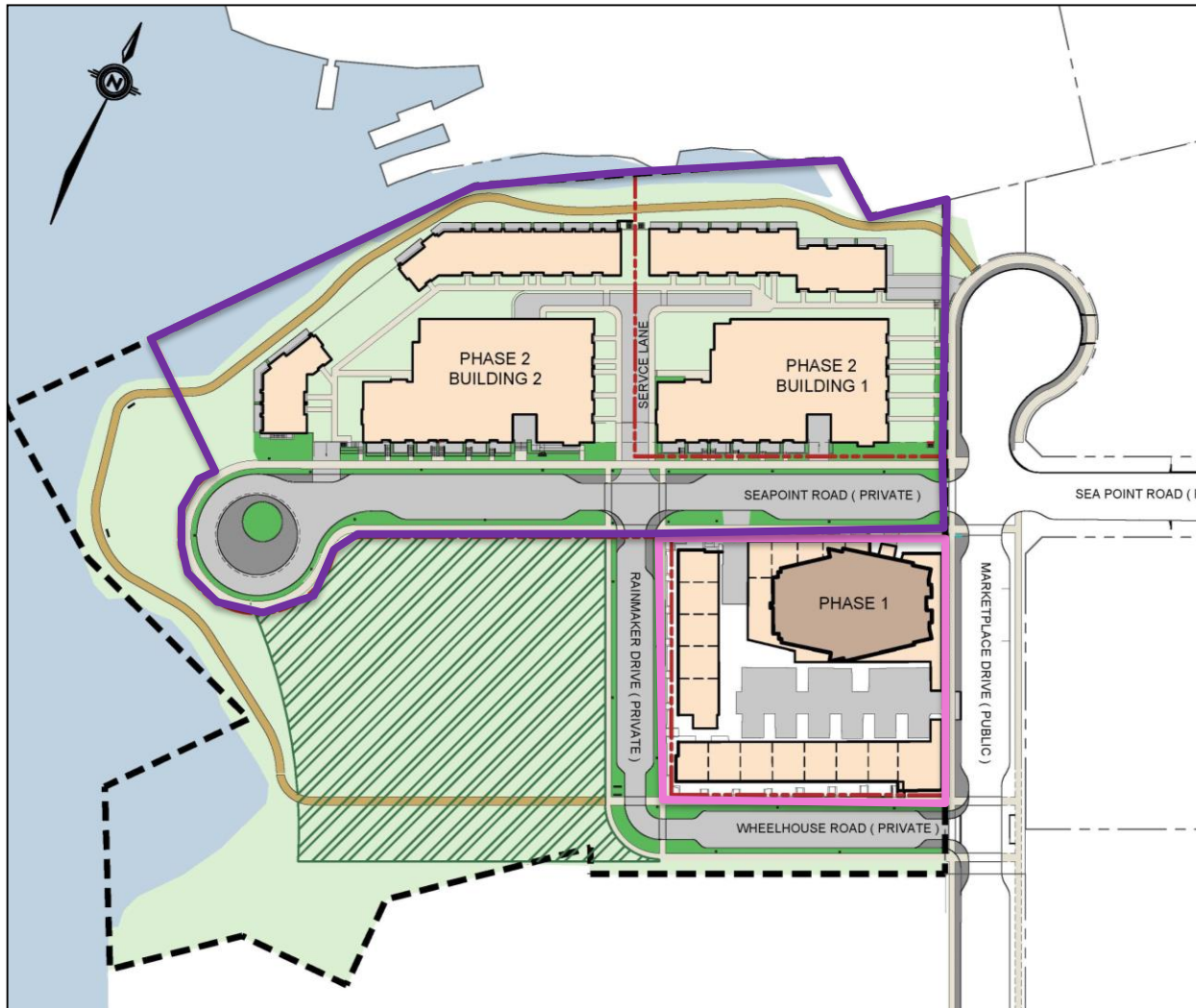
4

**Letters/Emails
Received**



1

Summary: Key Aspects of Proposed Development Agreement – Ph 1 and 2



Summary: Key Aspects of Proposed Development Agreement – Ph 3 to 5



Summary: Key Aspects of Proposed Development Agreement – Ph 6 to 8



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.

The following items have been identified as non-substantive:

- Changes to the building location and building uses;
- Changes to the design of buildings not meeting the Architectural Requirements;
- Changes to the number of units per phase, but not to the overall total number of units;
- Changes to the requirements for the waterfront trail;
- Approval of the site and building design for Phases 6, 7 and 8;
- Extension to the date of commencement of construction.

Staff Recommendation

Staff recommend that Harbour East-Marine Drive Community Council:

1. Approve the proposed development agreement and discharging development agreement, as set out in Attachments A and B of the staff report dated August 20, 2018.

HALIFAX

Thank You