

**HALIFAX**

# **Public Hearing for Case 20573**

Development Agreement for  
651 Portland Hills Drive, Dartmouth

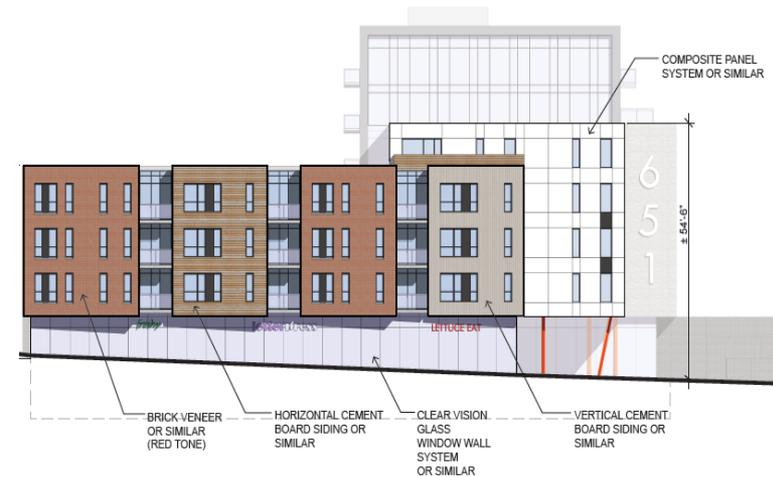
Harbour East Marine Drive Community Council  
October 4, 2018

# Applicant Proposal

Applicant: W M Fares

Location: 651 Portland Hills Drive,  
Dartmouth

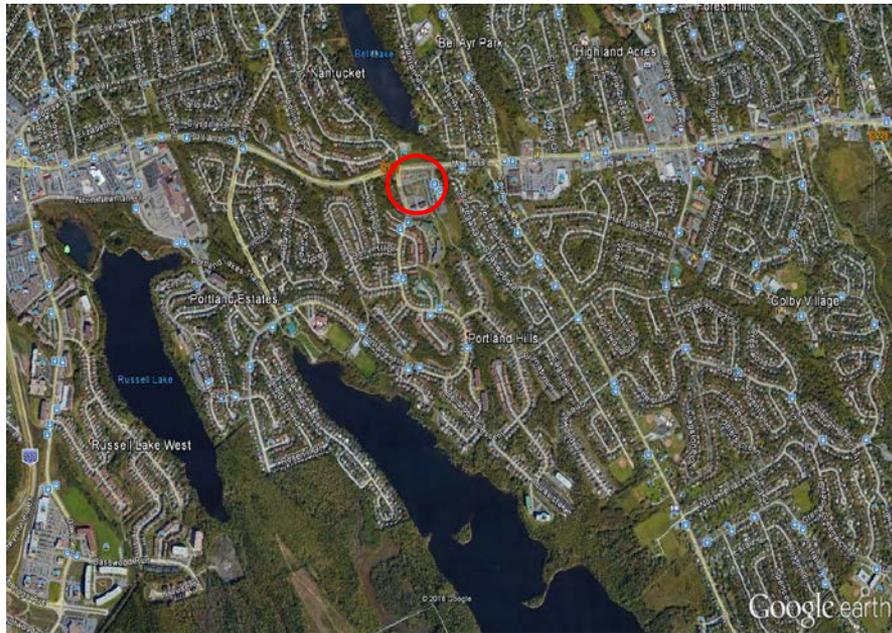
Proposal: 7 storey building; 68 below grade and 55 surface parking spaces; 697 m<sup>2</sup> ground floor commercial space; additional 672 m<sup>2</sup> optional commercial use; max 75 residential units; 95 m<sup>2</sup> indoor amenity space at 5<sup>th</sup> floor level; 55 m<sup>2</sup> outdoor amenity space at 5<sup>th</sup> floor level



HALIFAX

# Site Context

651 Portland Hills Drive, Dartmouth



General Site location



Site Boundaries in Red

# Site Context



Subject site viewed from northwest on Portland Hills Drive

**HALIFAX**

# Site Context - optional

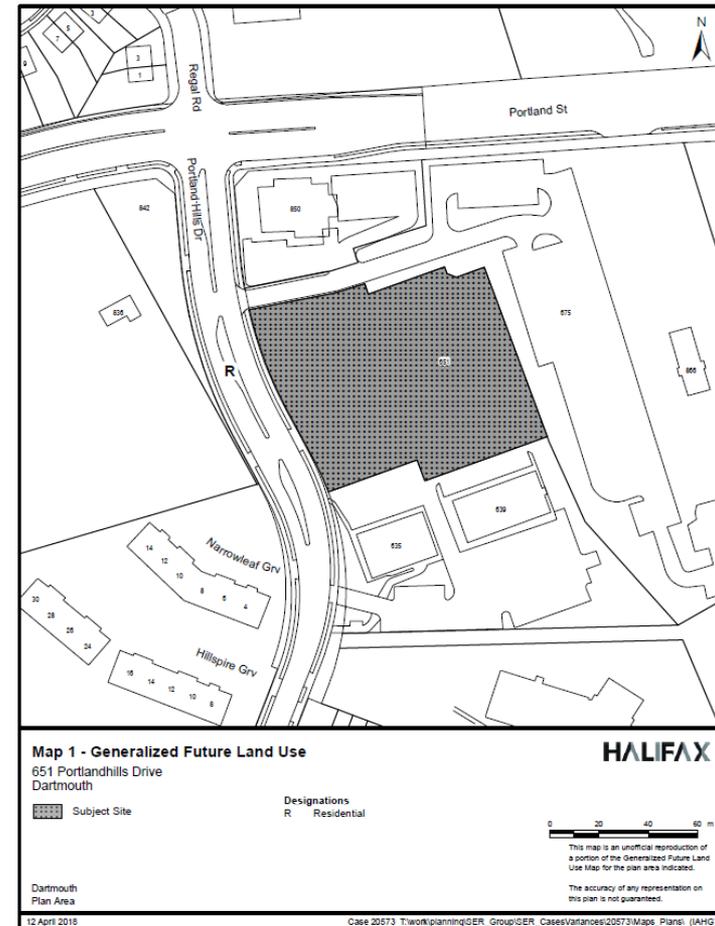


Subject site seen from Portland Hills Drive

# Planning Policy

## Dartmouth Municipal Planning Strategy

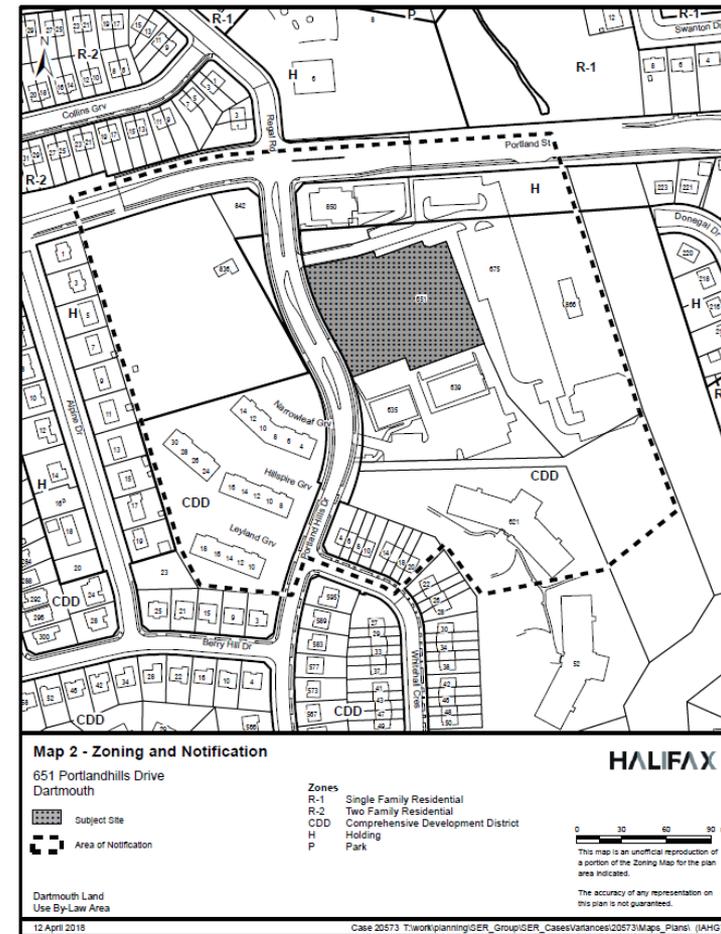
- lands are designated Residential;
- Policies H-3(AA), H-3B(b) and (d) under the CDD section of the MPS and ML-18(p), ML-19(e) under the Morris-Russell Lake Secondary Plan enable Council to consider the development proposal; and
- enabling policies subject to Implementation Policies IP-1(c), for consideration of any development agreement, and IP-5, for development of multiple unit buildings under the Dartmouth MPS.



# Land Use By-law

## Dartmouth LUB

- lands are zoned CDD;
- permits residential, commercial, institutional, recreational uses, buildings and equipment to extract water from Morris Lake for the former oil refinery use;
- none of the above uses may be permitted except in conformity with a development agreement; and
- lands are currently undeveloped except for access, retaining wall and ground sign.





# Policy Consideration

---

Enabling Policies H-3(AA), H-3B(b) and (d) and Implementation Policies IP-1(c) and IP-5 of the Dartmouth MPS and ML-18(p), ML-19(e) under the Morris-Russell Lake Secondary Plan requires Council consider the following and others in rendering their decision on a Development Agreement:

- Height (no height limit-staff referred back to earlier polices of ML-18)
- Density (8 units per gross acre (excluding commercial)/apartment units not to exceed 40% of total actual number of dwelling units in CDD)
- Parcels (developed with uses consistent with established pattern throughout Portland Hills)
- Proposal not premature or inappropriate due financial capability of HRM to absorb costs, adequacy of services (including transportation networks), potential contamination of watercourses, creating sprawl
- Open storage and Landscaping

# Policy Consideration (continued)

---

- Proximity of schools, recreation areas;
- Adequacy of transportation networks;
- Adequacy of amenity space; is development aesthetic pleasing;
- Adequacy of buffering from abutting land uses;
- Impacts of altering land levels – is lot grading plan required?;
- Is proposal in conformance with policies of MPS;
- Is proposal compatible with adjacent uses in terms of use, height, bulk, material and scale?

# Public Engagement Feedback

---

- Level of engagement completed was **consultation** achieved through **a mail out notification** and **a public information meeting on November 29, 2017**
- Feedback from the community generally included the following:
  - Traffic issues;
  - Pedestrian safety;
  - Proposed commercial area; and
  - Proposed height.

**Notifications  
Mailed**



**138**

**Meeting  
Attendees**



**31**

**Letters/Emails  
Received**



**4**

# HEMDPPC Recommendation

October 17, 2017 and Dec 13, 2017

---

The PPC provided the following feedback:

- Encouragement for a reduction in height to 6 storeys;
- Consider exterior amenities to promote active living for residents;
- Consider revised lot grading and drainage to avoid stormwater runoff and subsequent contamination of nearby watercourses;
- Consider hours of operation for the commercial space;
- Consider improving pedestrian safety at peak traffic times by augmenting sidewalk lighting in the area; and
- Consider the existing ground sign to be sufficient and no additional freestanding signage permitted.

The PPC recommended the application be approved with the condition the building height be reduced to 6 storeys.

# Amendments Made Responding to Consultation

---

- Height
  - Height of overhanging “townhouse” forms facing Portland Hills Drive reduced by removing gable roofs
- Signage
  - DA does not allow new ground sign and requires existing one be retained and may be relocated

# Summary: Key Aspects of Proposed Development Agreement

---

- Exterior design, materials and height;
- Permitted number of residential units;
- Permitted location and area of commercial use;
- Location and area of indoor and outdoor private amenity;
- Required number of parking stalls;
- Signage;
- Requirement for a landscaping plan; and
- Requirement for Lot Grading and Erosion and Sedimentation Control Plans.

# 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:

- Changes to the requirements for exterior materials, signage and functional elements are identified as non-substantive amendments; and
- Changes to extend the time for commencement or completion are also identified as non-substantive amendments.

# Staff Recommendation

---

Staff recommend that Harbour East Marine Drive Community Council:

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

**HALIFAX**

**Thank You**

- Add all available plans following last slide for reference in questions as needed
- Include additional site photos in this section as well