

HALIFAX

Public Hearing for Case 21552

Rezoning application for lands at the corner
of Lancaster Drive and Woodland Avenue
Dartmouth

Harbour East - Marine Drive
Community Council

May 2, 2019

Applicant Proposal

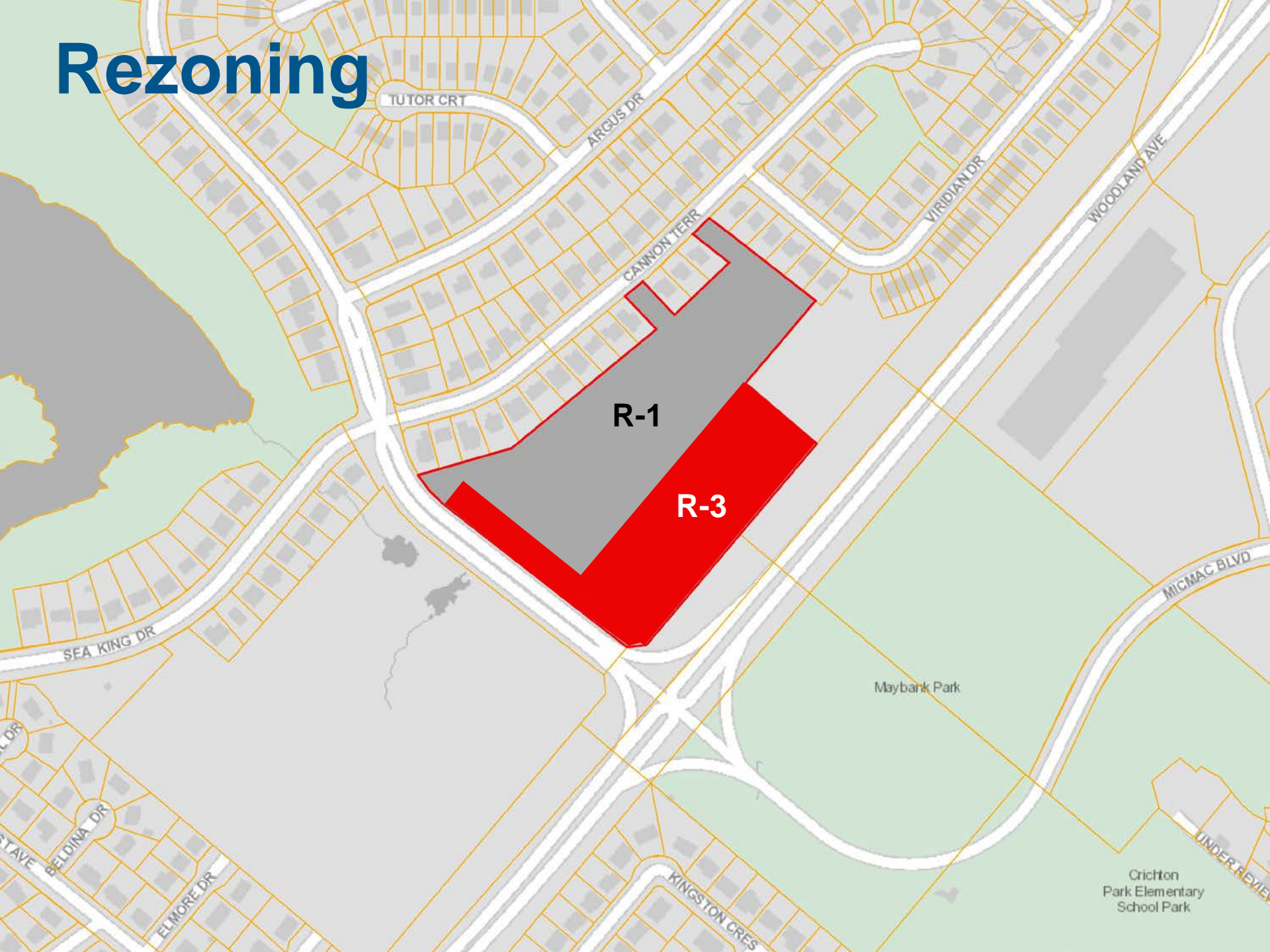
Applicant: Shelley Dickey Land Use Planning, on behalf of the First Baptist Church, Dartmouth

Location: Corner lot at Lancaster Drive and Woodland Avenue

Proposal: To rezone a portion of the property from R-1 (Single Family Residential) Zone to the R-3 (Multiple Family Residential) Zone - Medium Density



Rezoning

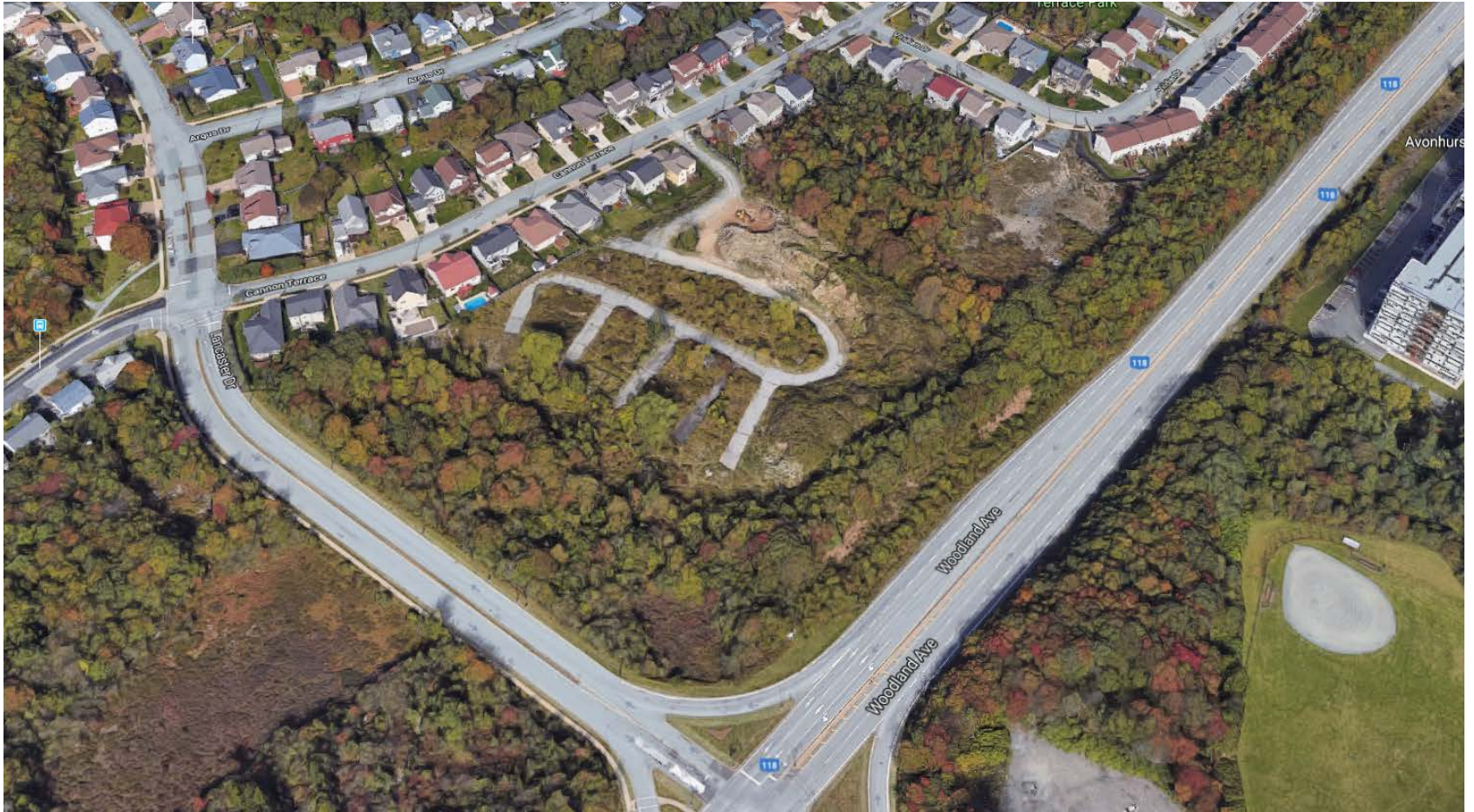


Site Context



General Site Location—Aerial

Site Context



General Site Location—Aerial

Planning Rationale

Landowner: The First Baptist Church wishes to construct a new church building (~30,000 sf) on the property which they have owned for years.

R-1 Zone: A “place of worship” is permitted as-of-right in the Zone.

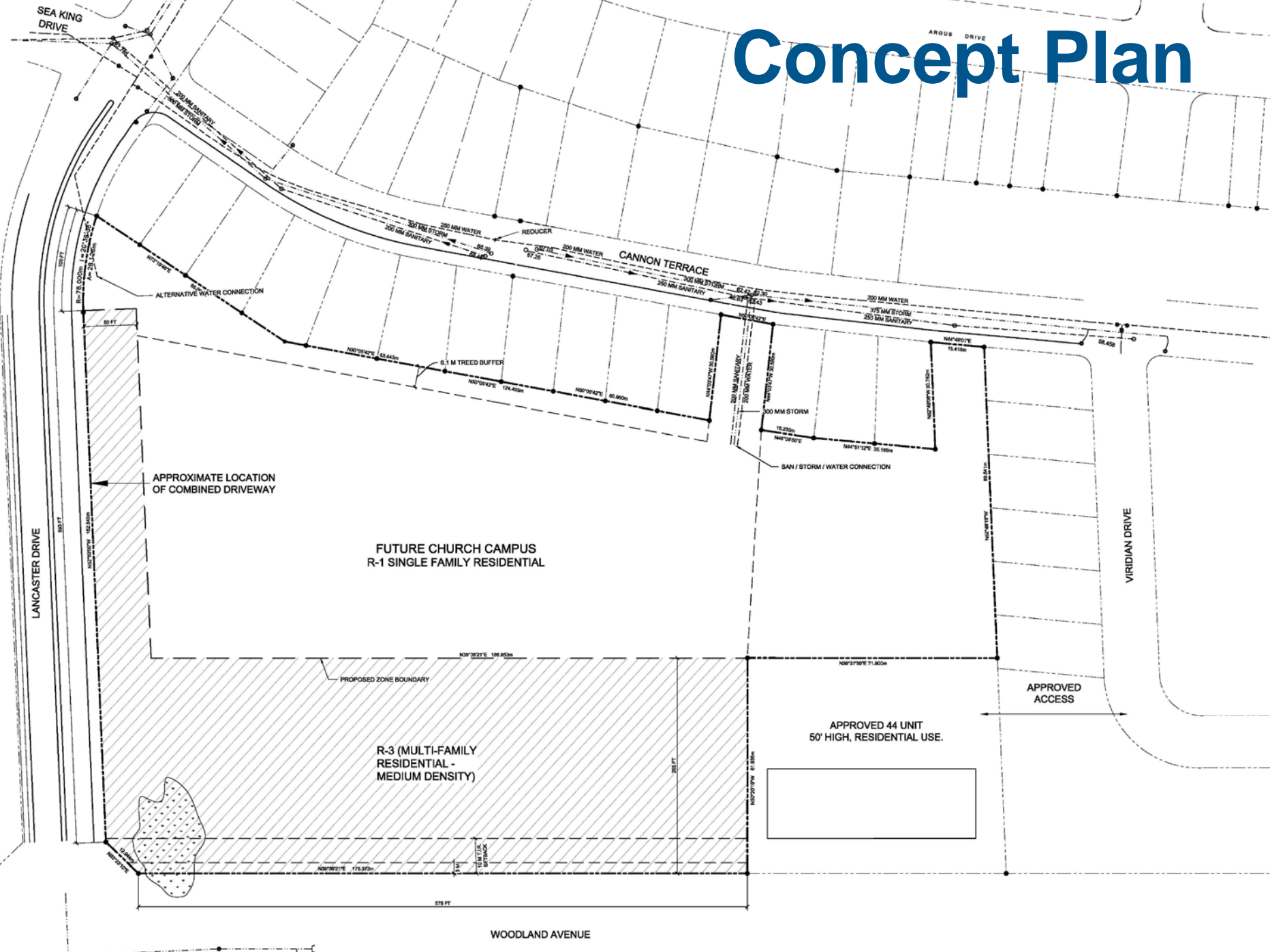
Rezoning: The landowner does not require all of the R-1 Zoned land for the church and sees an opportunity to intensify the portion abutting the road corridors to higher density R-3.

Development Agreement: R-3 rezoning requires a DA for multi-unit residential, conceptualized at 2 buildings of up to 60 units each.

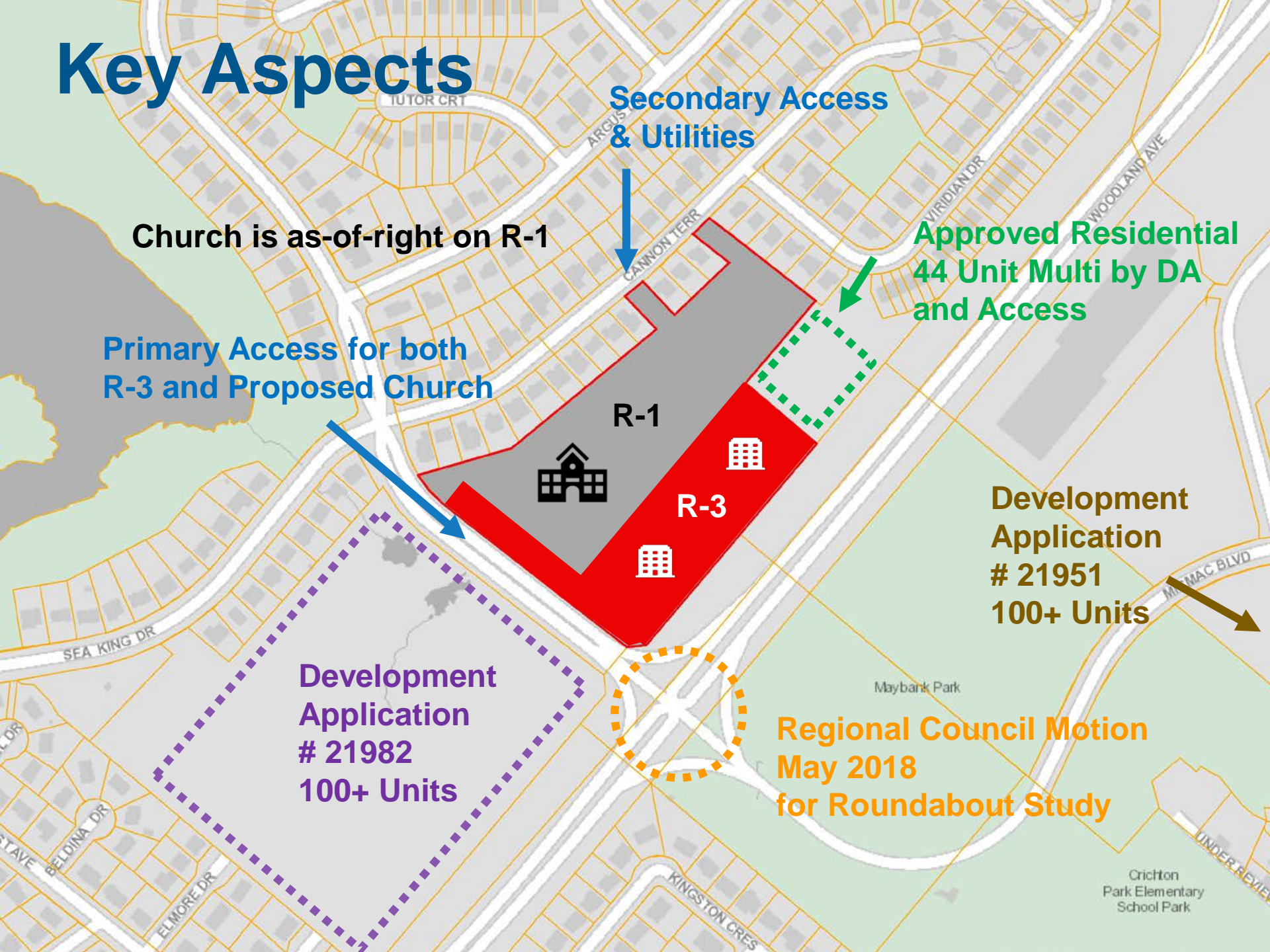
Designation: Lancaster Ridge and Sea King developments are all Residential under the Dartmouth MPS.

Subdivision: Property lines are expected to follow the new zoning boundary.

Concept Plan



Key Aspects



Church is as-of-right on R-1

Secondary Access & Utilities

Approved Residential 44 Unit Multi by DA and Access

Primary Access for both R-3 and Proposed Church

R-1

R-3

Development Application # 21951 100+ Units

Development Application # 21982 100+ Units

Regional Council Motion May 2018 for Roundabout Study

Traffic & Infrastructure

A Traffic Impact Assessment review by the HRM Development Engineer made recommendations incorporated into the rezoning

Primary access for the R-3 lot will be through a single driveway on Lancaster, shared with church

Volume and siting are within standards

Utility Infrastructure possesses the capacity to accommodate both R-1 and R-3 zoning

Existing Land Use & Zones



Land Use By-law Overview

Dartmouth LUB

R-1 Single Family Residential Zone

Single family dwellings, **places of worship**, schools, colleges, universities, libraries, art galleries, museums, public parks, playgrounds, sports clubs

R-3 Multi-Family Residential Zone - Medium Density

R-1 uses, two unit dwellings, townhomes, lodging house, and **apartment buildings by development agreement only**

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Policy Overview

Dartmouth MPS

Designation: Residential

Enabling Policy IP-1: Requires Community Council consider the following in a rezoning decision:

- Compatibility with existing neighborhood in terms of use, bulk, and scale
- Adequacy of buffering, landscaping, screening, access control to reduce potential incompatibilities with adjacent land uses and traffic arteries

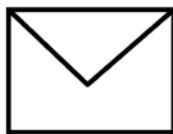
Public Engagement Feedback

Level of engagement completed was **consultation** achieved through **a mail out notification** and **a public information meeting** on **June 18, 2018**

Feedback from the community generally included the following:

- Concerns about traffic on Cannon Terrace and Lancaster
- Intensification abutting existing R-1 Zone and properties

**Notifications
Mailed**



104

**Meeting
Attendees**



63

**Letters/Emails
Received**



10

Staff Recommendation

Staff recommend that Harbour East – Marine Drive Community Council:

1. It is recommended that Harbour East-Marine Drive Community Council adopt the amendment to the Land Use By-law for Dartmouth, as set out in Attachment A, but delete item 2 (Amendment to the Table of Contents) and delete item 3 (Amendment to Section 4).

HALIFAX

Thank You

Site Context



Cannon Terrace Access SW Driveway Cut

Site Context



Cannon Terrace Access NE Driveway Cut