

HALIFAX

Public Hearing for Case 21537

Development Agreement Amendment for
169 Wyse Road, Dartmouth

Harbour East-Marine Drive
Community Council
May 2, 2019

Applicant Proposal

Applicant: Michael Napier
Architecture

Location: 169 Wyse Road,
Dartmouth

Proposal: Amend the existing
development agreement to
permit a six-story 78 unit
residential building with 2,600
square feet of ground floor
commercial space



Site Context

169 Wyse Road, Dartmouth



General Site location



Site Boundaries in Red

Site Context



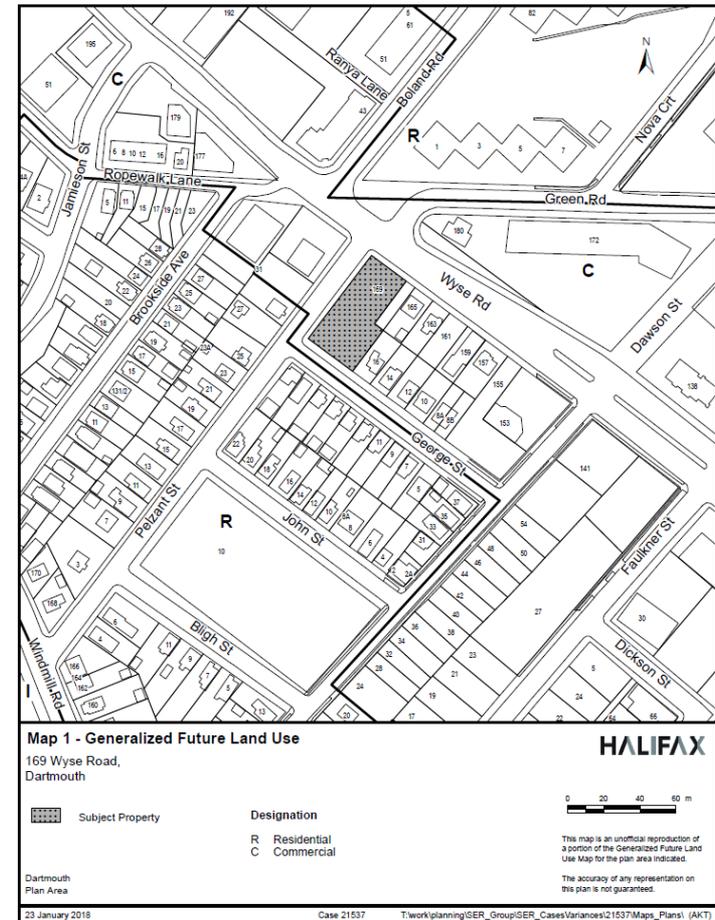
Subject site seen from the corner of Wyse and Pelzant

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Planning Policy

Dartmouth Municipal Planning Strategy

- Designation:
 - Commercial
- Zoning
 - C-2 (Commercial)
- Enabling Policy:
 - IP-5 - Development Agreement
- Intent:
 - To require development agreements for apartment buildings of 3 units or more to ensure adequate design, land use compatibility, landscaping, and servicing.



Existing Development Agreement



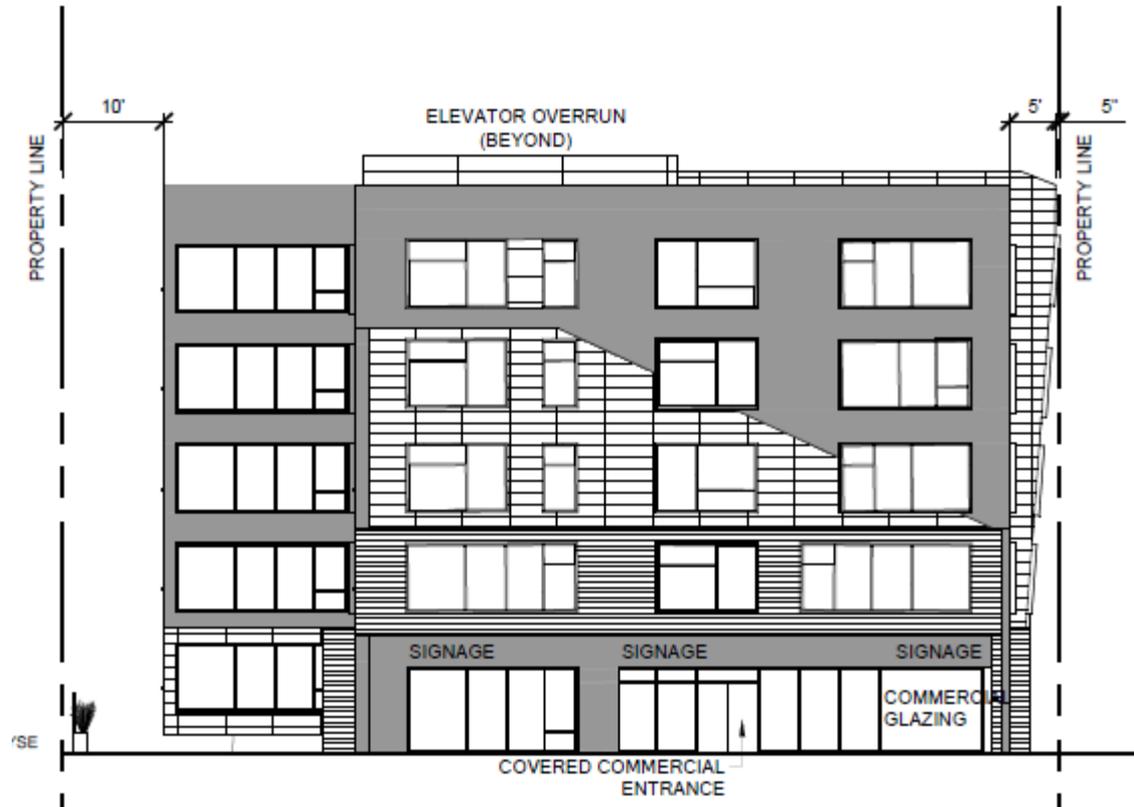
- 2016 Council Approval
- 10 storeys
- 80 Residential Units
- ~1,900 ft² commercial space
- ~1,029 ft² indoor amenity space

Proposal



- 6 storeys (5 on Wyse Road)
- 78 Residential Units
- ~2,600 ft² commercial space
- ~1,390 ft² indoor amenity space

Proposal



East Elevation Plan – Wyse Road

Proposal



North Elevation Plan – Pelzant Street

Proposal



West Elevation Plan – George Street

Policy Consideration

Enabling Policy IP-5: Requires any apartment building with 3 or more units to go through a Development Agreement process. The policy requires Council to consider the following in rendering their decision on a Development Agreement:

- Height, design, and scale with respect to compatibility with neighbourhood;
- Adequacy of controls to reduce potential conflicts;
- Landscaping and amenity space;
- Infrastructure capabilities (sewer, water, roads, transit, etc.)

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public open house held on July 25, 2018
- Feedback from the community generally included the following:
 - Loss of green space between adjacent low density residential buildings;
 - Traffic and parking on the street; and
 - Parking garage entrance on George Street;

**Notifications
Mailed**



72

**Meeting
Attendees**



12

**Letters/Emails
Received**



7

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 materials and roof top mechanical requirements which do not conform with the Schedules
- changes to the landscaping
- changes to the sign and functional elements of the building
- changes to the date of commencement of development

Staff Recommendation

Staff recommend that Harbour East-Marine Drive Community Council:

1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A

Contingent upon the approval of the proposed development agreement, it is further recommended that Harbour East-Marine Drive Community Council:

2. Approve, by resolution, the proposed Discharging Development Agreement, which shall be substantially of the same form as set out in Attachment B of this report;
3. Require the both the Discharging Development Agreement and 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.

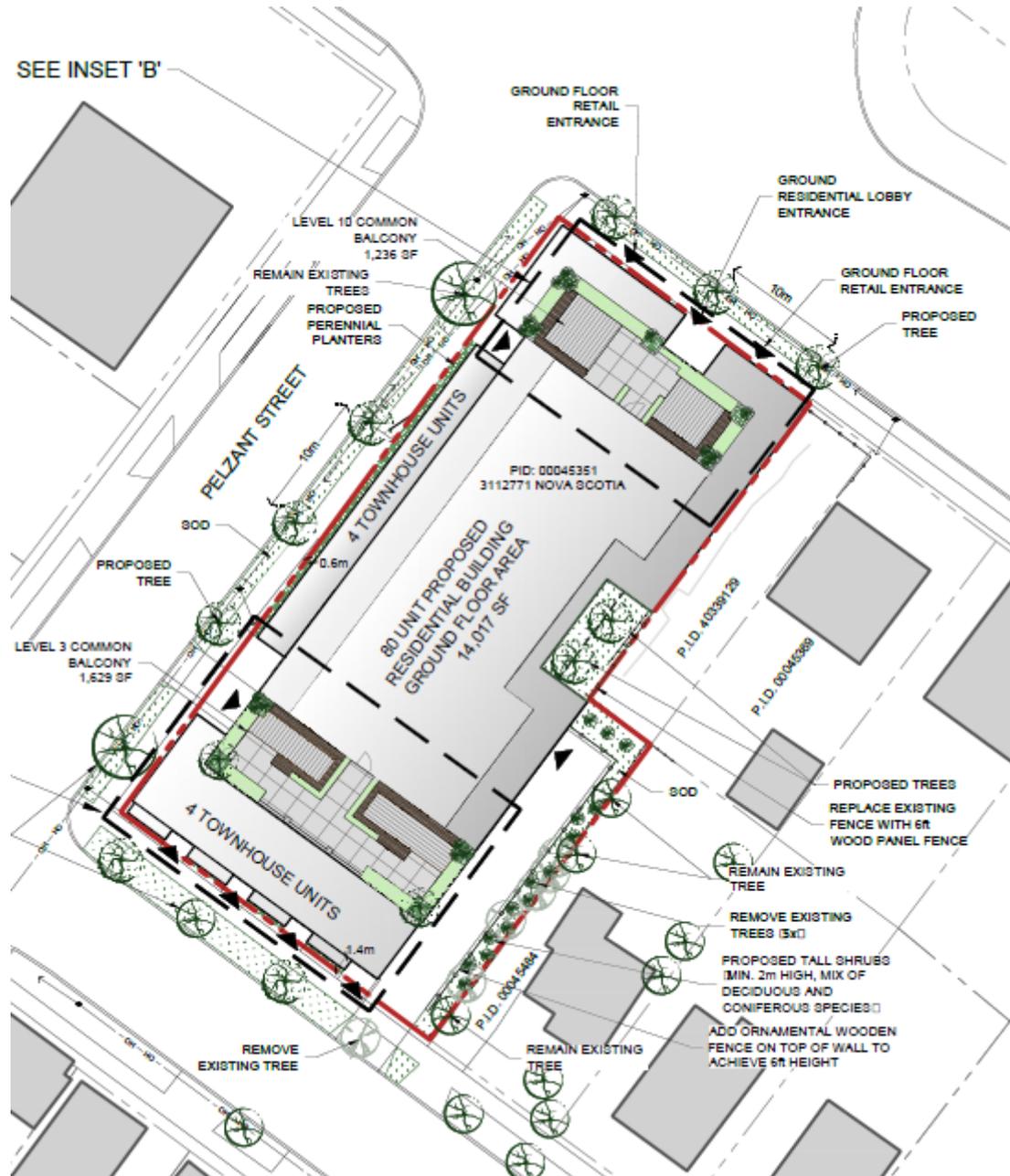
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Thank You

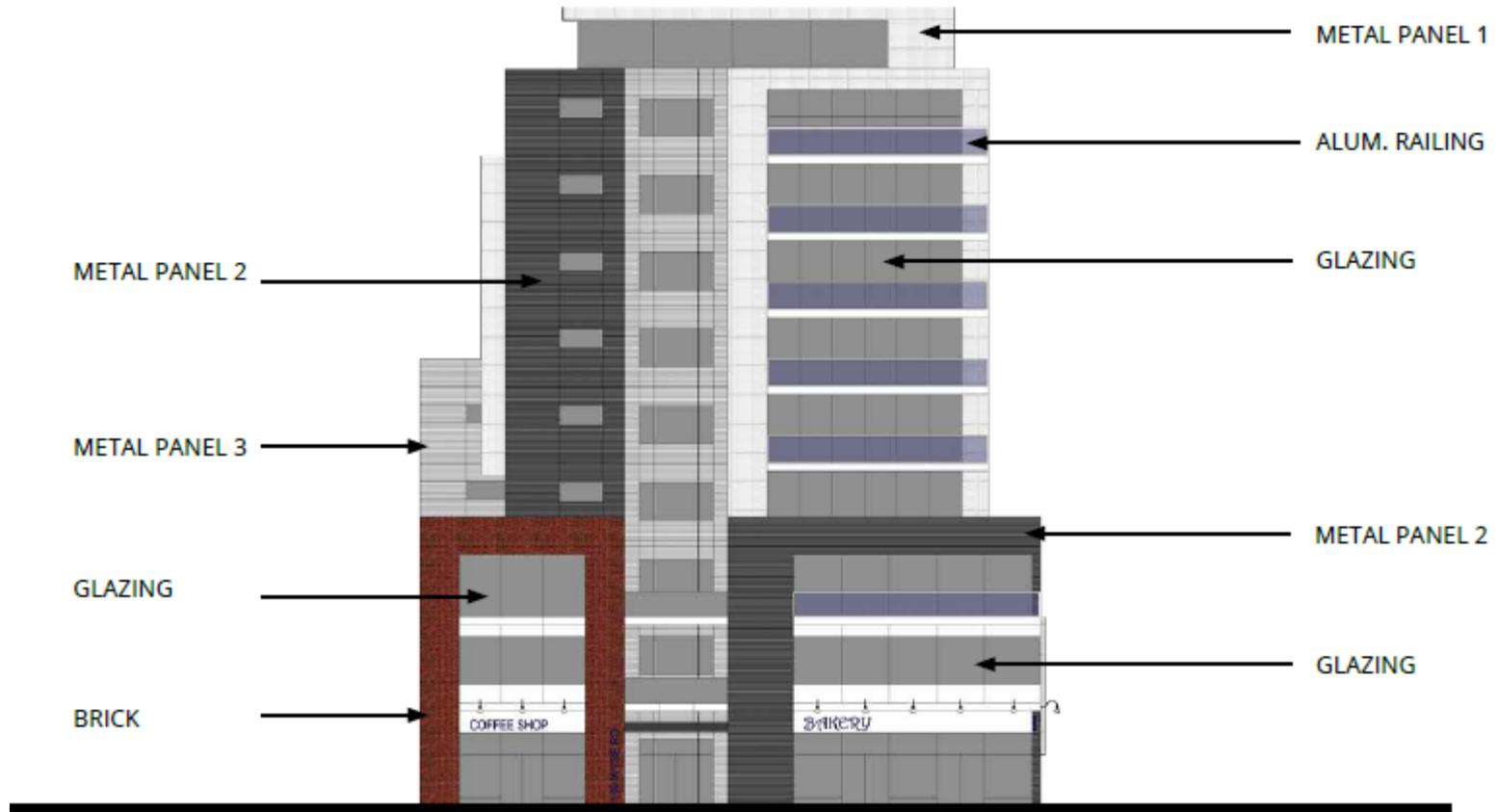




SEE INSET 'B'



10.8' 7.3' 49.3' 4.3' 6.5'





Site Context



Site Context



Subject site seen from the corner of Pelzant and George

Summary: Key Aspects of Proposed Development Agreement

- Height
 - Height has been limited to 6 storeys
- Residential
 - Maximum of 78 units
 - 4 units to have independent access to George St.
- Commercial
 - 2,600 square feet fronting on Wyse Road
- Amenity Space
 - 1,390 square feet of indoor amenity space in addition to private balconies.

Land Use By-law

Dartmouth LUB

- Property is zoned C-2
 - C-2 zones permit a broad spectrum of commercial uses and residential uses.
- C-2 zone permits multi-unit dwellings by Development Agreement

