

**HALIFAX**

# **Public Hearing for Case 21982**

Land Use By-law Amendment for 20  
Sea King Drive, Dartmouth

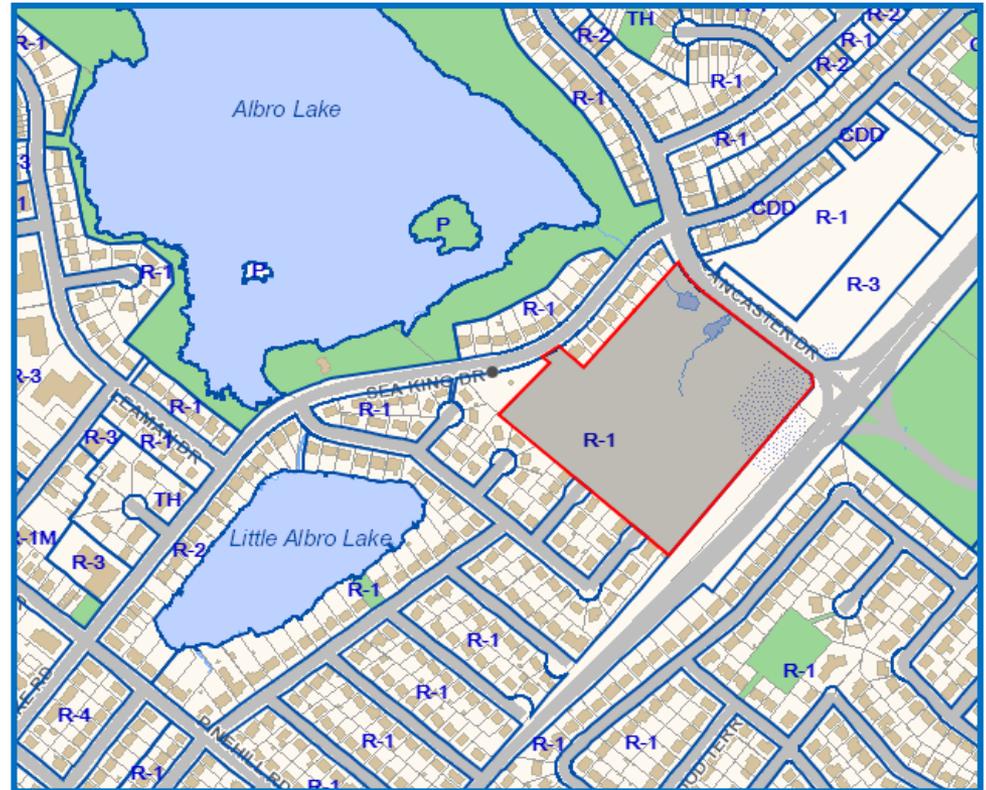
Harbour East Marine Drive  
Community Council  
Dec 5, 2019

# Applicant Proposal

Applicant: WSP Canada Inc

Location: 20 Sea King Drive,  
Dartmouth

Proposal: Rezone the lands to  
TH (Townhouse) Zone and  
amend the TH Zone to  
increase the lot coverage



# Site Context

20 Sea King Drive, Dartmouth



General Site location



Site Boundaries in Red

# Site Context

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Subject site seen from the northeast on Lancaster Drive

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# Site Context

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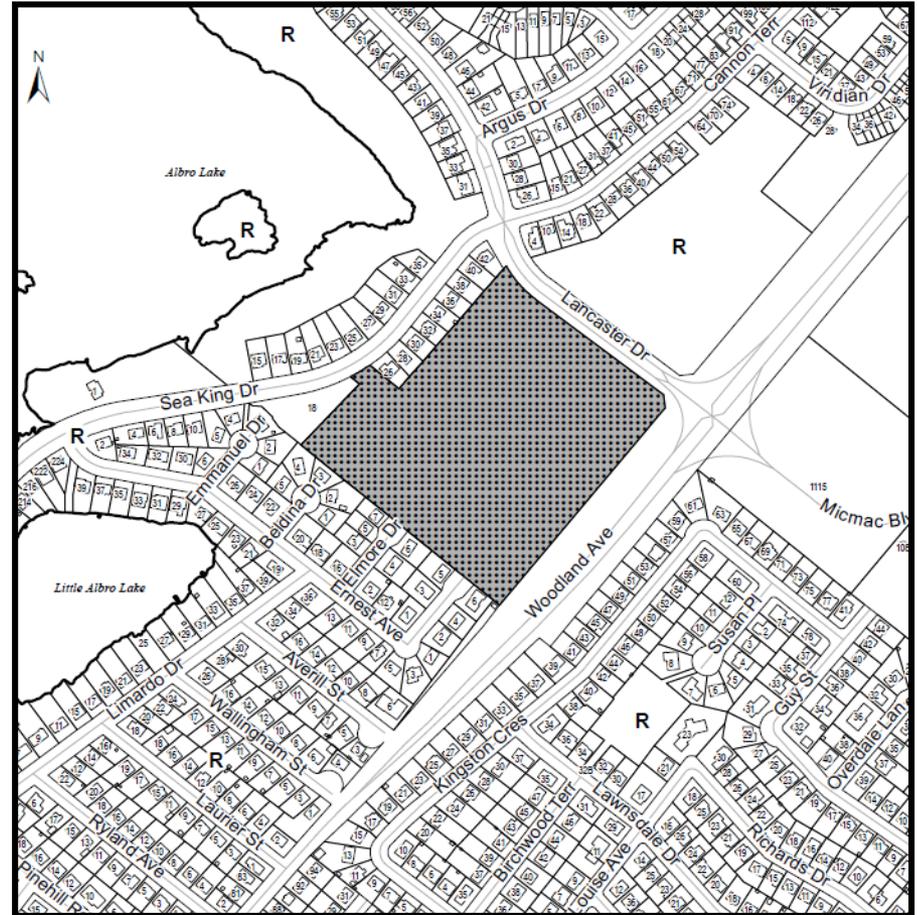


Subject site seen from the Sea King Drive

# Planning Policy

## Dartmouth Municipal Planning Strategy

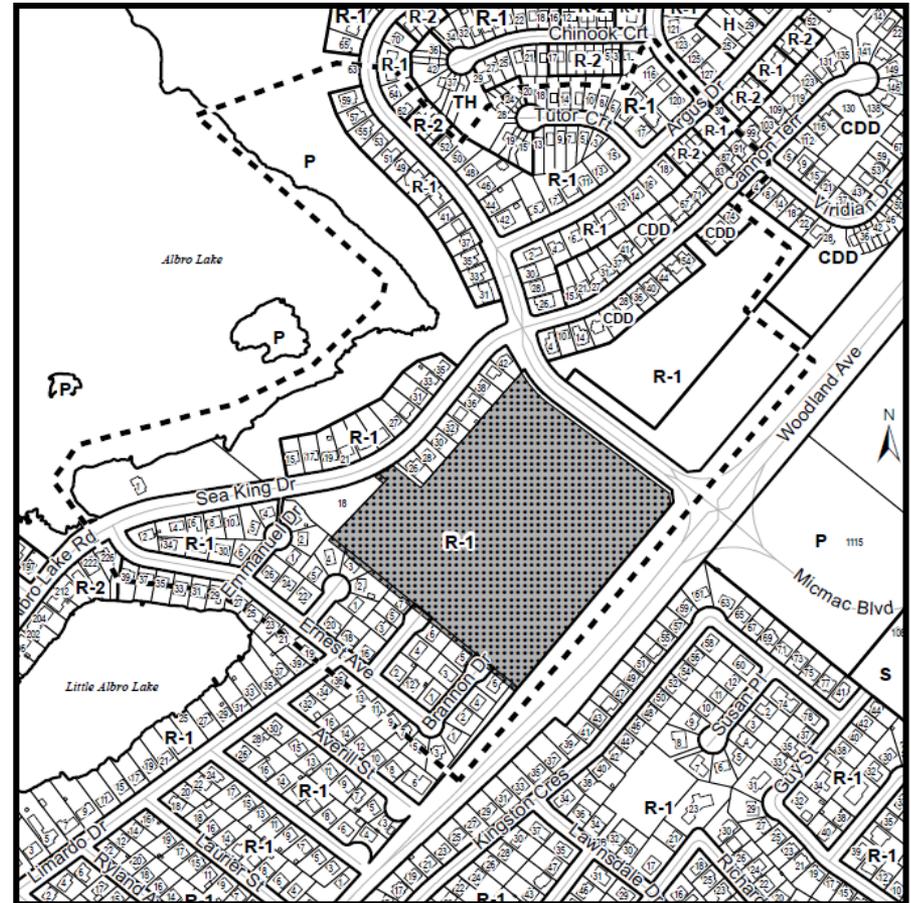
- Residential Designation
  - Townhouses are permitted within the designation
- IP-1(c)
  - Compatibility with surrounding community
  - Adequacy of services
  - Suitability of the site



# Land Use By-law

## Dartmouth LUB

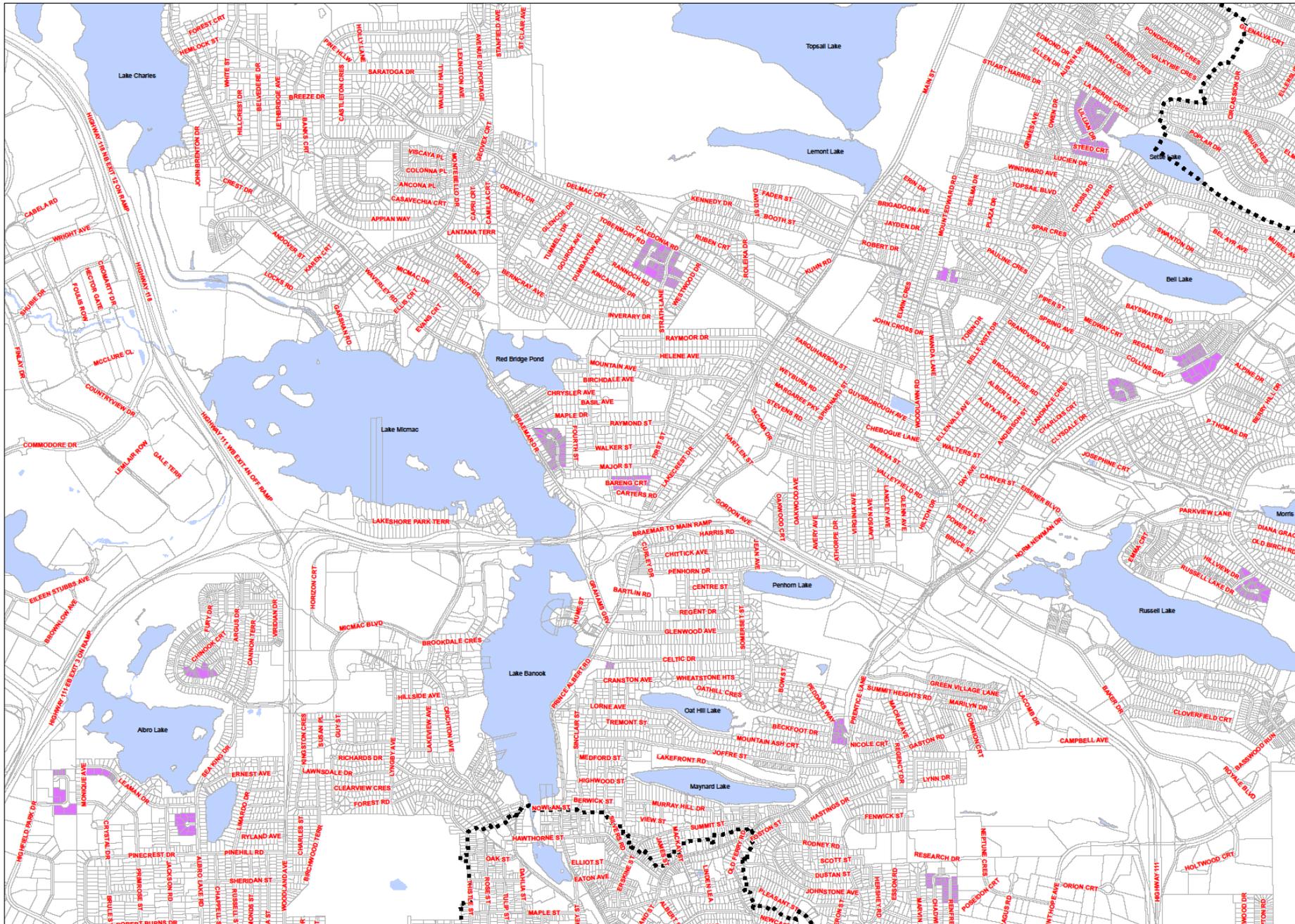
- R-1 zone:
  - Single unit dwelling, places of worship, schools, colleges, universities, libraries, art galleries, museums, public parks, tennis clubs, quoit clubs, lawn bowling clubs, archery clubs, golf clubs and accessory uses
- Currently vacant



# Proposed By-law Amendments

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- Rezone the subject lands to TH (Town Housing) Zone;
- Amend the lot coverage requirement in the Town Housing Zone throughout the Dartmouth Land Use By-law area from 35% to 45%; and
- Amend the lot coverage requirements in the Town Housing Zone throughout the Dartmouth Land Use By-law area to 50% for townhouses not exceeding one storey above grade.



# Zone Comparison- Land Use

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## **R-1 Zone**

Single unit dwelling, places of worship, schools, colleges, universities, libraries, art galleries, museums, public parks, tennis clubs, quoit clubs, lawn bowling clubs, archery clubs, golf clubs and accessory uses

## **TH Zone**

Townhouses and Schools

# Proposal– Zone Comparison

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Lot Requirements	R-1 Zone	TH Zone
<b>Lot Area</b>	5,000 sq. ft	2,000 sq. ft/ unit
<b>Lot Frontage</b>	50 feet	20 feet
<b>Lot Coverage</b>	35%	35% (45% within Main St. Designation)
<b>Side Yard Setback</b>	8 ft	10 feet for end units
<b>Front Yard Setback</b>	15-30 ft	15 feet
<b>Rear yard Setback</b>	8 ft	NA
<b>Site Density</b>	NA	15 units/ acre

# Public Engagement Feedback

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- Level of engagement completed was consultation achieved through a mail out notification and a public meeting on June 19th, 2019
- Feedback from the community generally included the following:
  - Concerns about traffic;
  - Concerns about infilling of the wetland;
  - Concerns about existing drainage and how the site will manage stormwater; and
  - Concerns about existing water pressure and the potential impacts related to the proposed development.

**Notifications  
Mailed**



**204**

**Meeting  
Attendees**



**63**

**Letters/Emails  
Received**



**13**

# Amendments Made Responding to Consultation

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- Lot coverage change request was reduced from 55% to 50% for single storey and 45% for all other townhouses

# Staff Recommendation

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Staff recommend that Harbour East Marine Drive Community Council:

1. Approve the proposed amendments to the Dartmouth LUB as set out in Attachments A and B of the staff report dated September 18th, 2019

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**Thank You**

