

## **Public Hearing for Case 21880**

Application for a Development Agreement and  
Rezoning in the Dartmouth Plan Area

Harbour East – Marine Drive Community Council  
June 30, 2020

Planner: Jamy-Ellen Klenavic, MCIP LPP

# Applicant Proposal

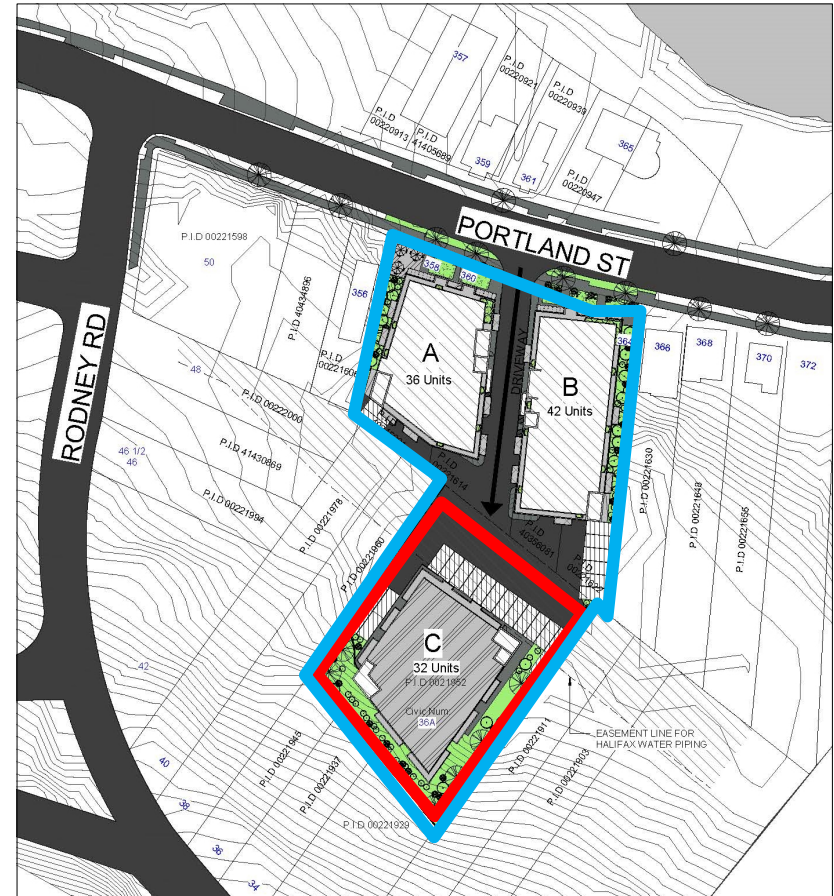
Applicant: T.A. Scott Architecture and Design Limited

Property Owner: LMNO Properties Ltd.

Location: 358-364 Portland St. and PID 00221952 (no civic address)

Proposal:

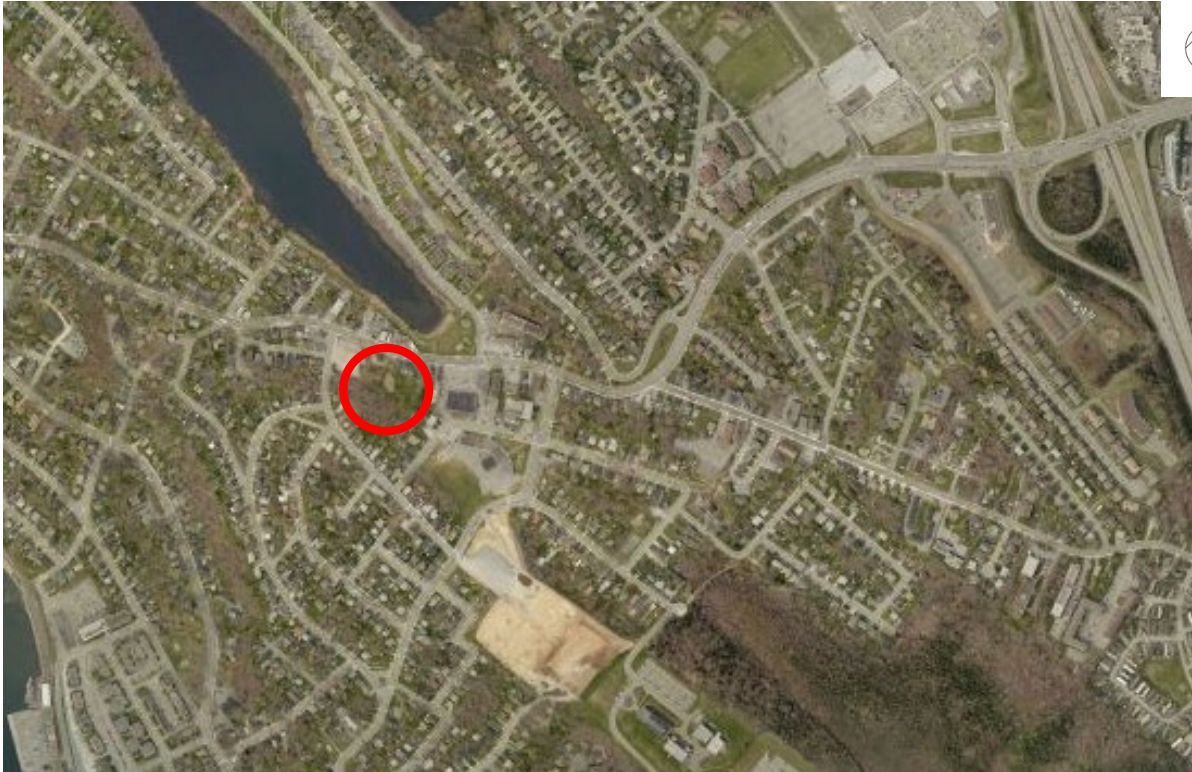
1. A rezoning from R-2 (Two Family Residential) Zone to R-3 (Multiple Family Residential) Zone on property with PID 00221952, Dartmouth; and
2. A development agreement to permit:
  - One four-storey apartment building on property with PID 00221952, Dartmouth; and
  - Two six-storey apartment buildings with ground-floor commercial space at 358-364 Portland Street, Dartmouth



Rezoning only  
Development Agreement

# Site Context

Portland Street and Rodney Road, Dartmouth



General site location

Site boundaries in red



Subject site from Portland Street (north east)



Portland Street (facing west)



Rodney Road (facing east, from the intersection of Rodney Road and Johnstone Avenue)

# Proposal Details

## Building A:

- Fronts Portland Street
- Ground floor commercial uses
- Six floors facing Portland Street plus underground parking

## Building B:

- Fronts Portland Street
- Ground floor commercial uses
- Six floors facing Portland Street plus underground parking

## Building C:

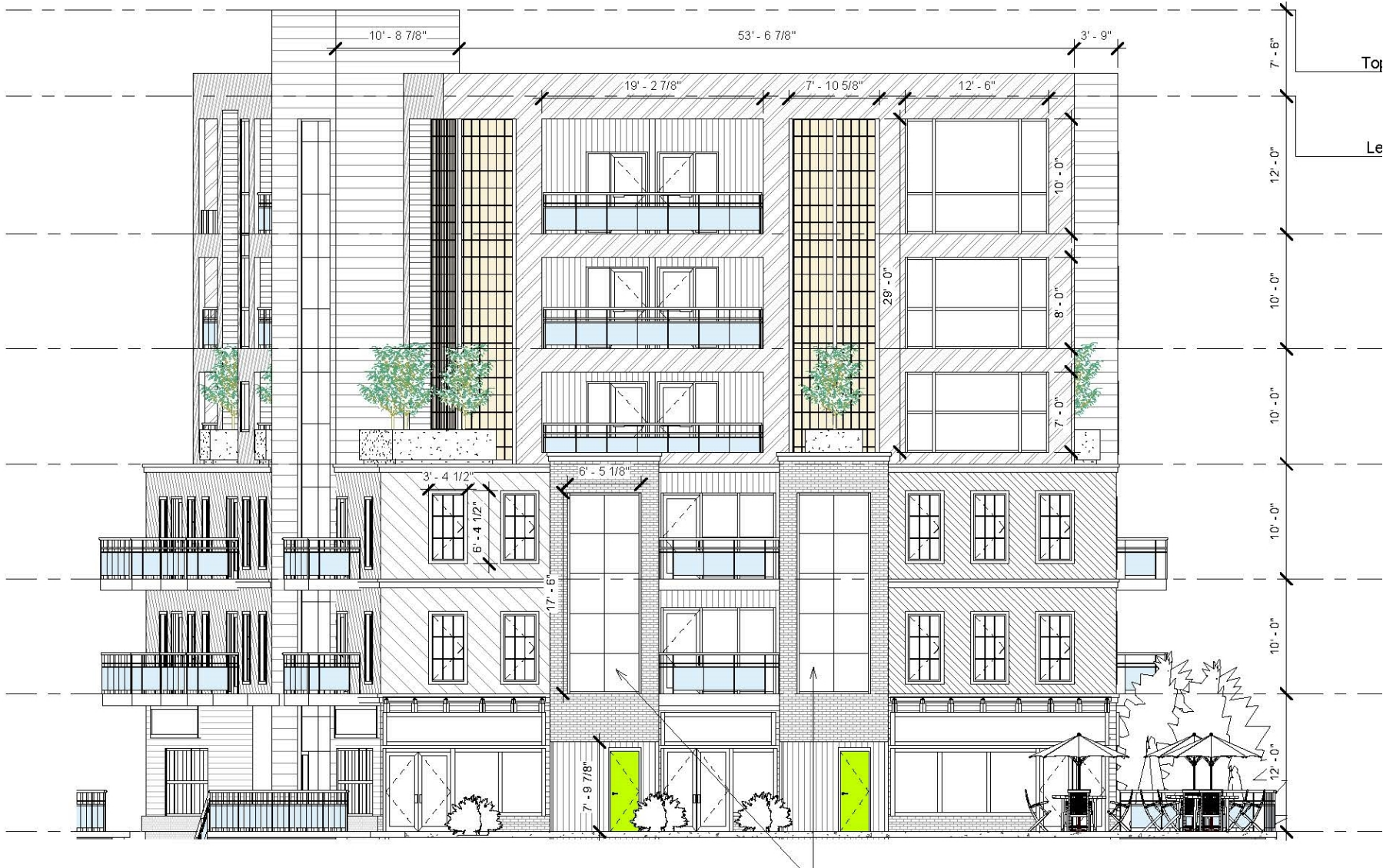
- No existing frontage on a public street
- Access to be from Portland Street
- Four floors plus underground parking
- No commercial uses



**HALIFAX**

# Proposal Details – Building A

## NORTH ELEVATION





# Proposal Details – Building A

## WEST ELEVATION



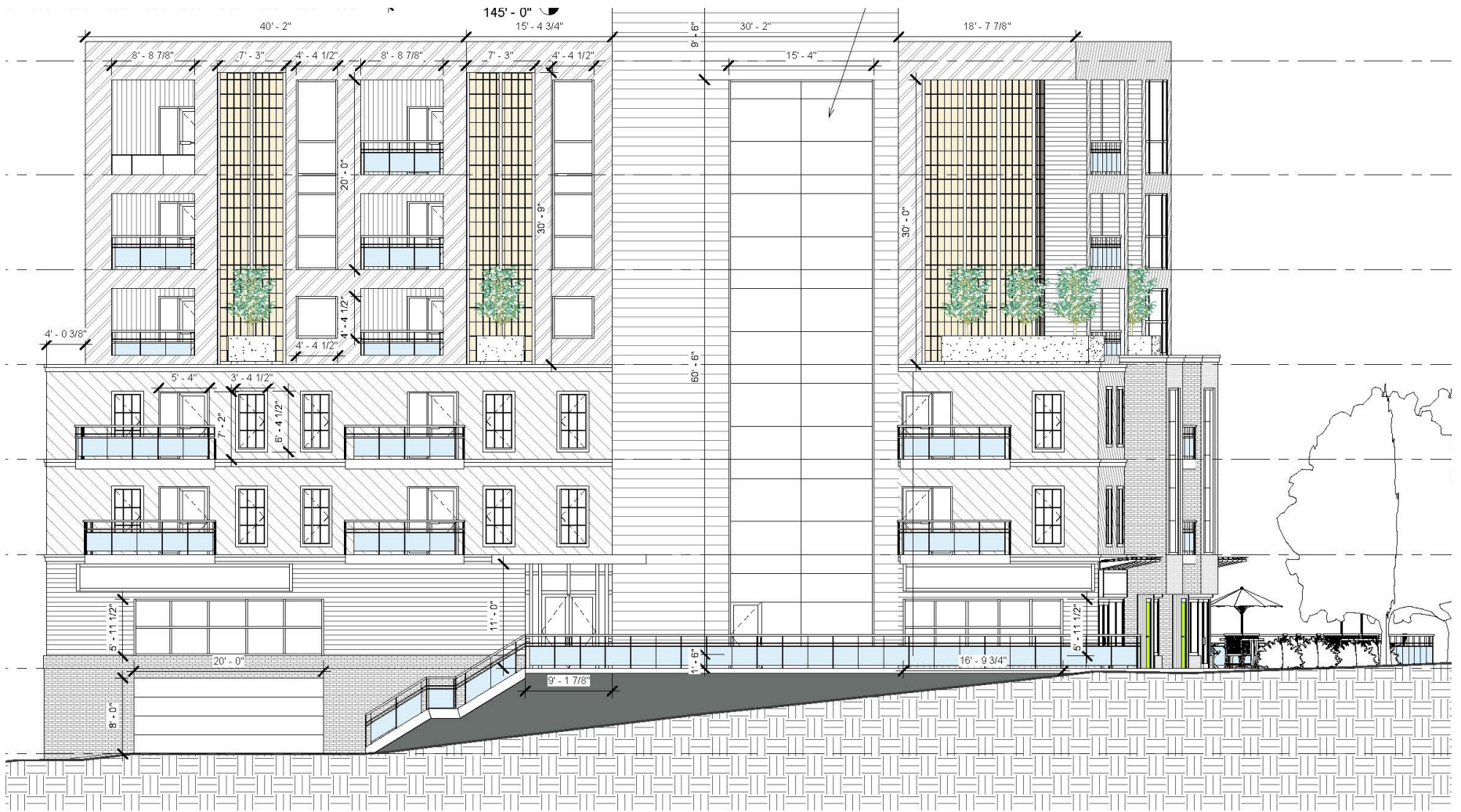
# Proposal Details – Building A

## SOUTH ELEVATION



# Proposal Details – Building A

## EAST ELEVATION



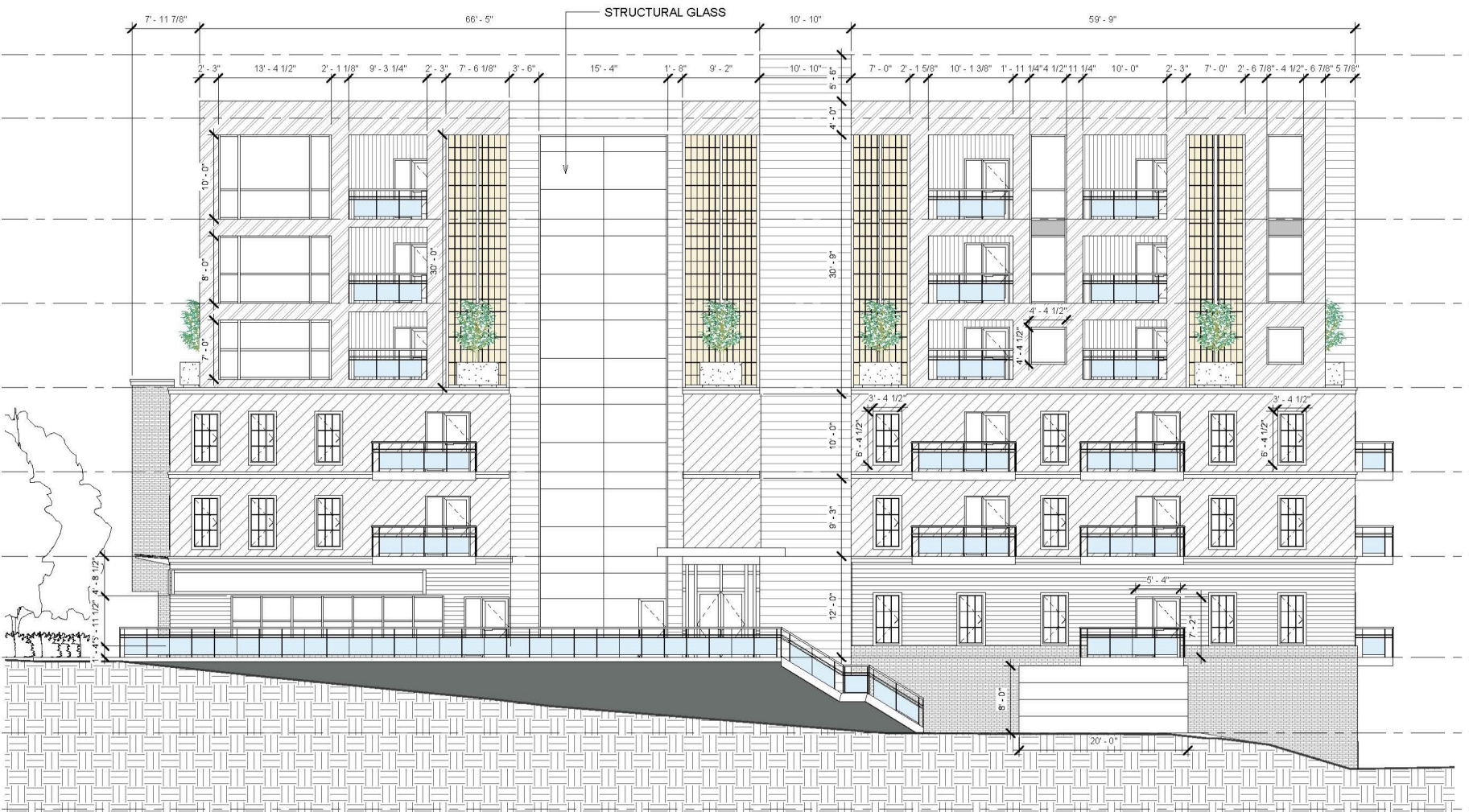
# Proposal Details – Building B

## NORTH ELEVATION



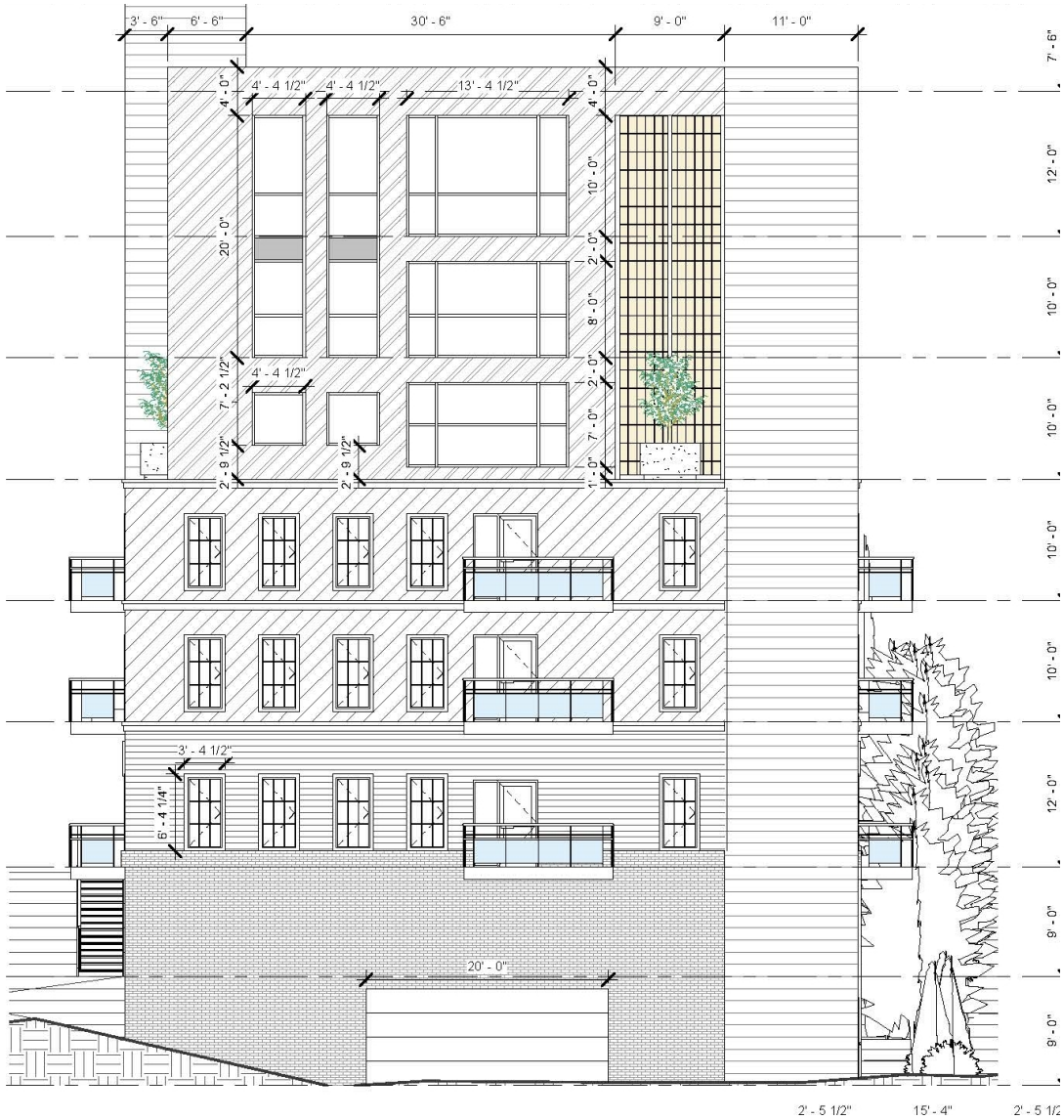
# Proposal Details – Building B

## WEST ELEVATION



# Proposal Details – Building B

## SOUTH ELEVATION



# Proposal Details – Building B

## EAST ELEVATION



# Proposal Details – Building C

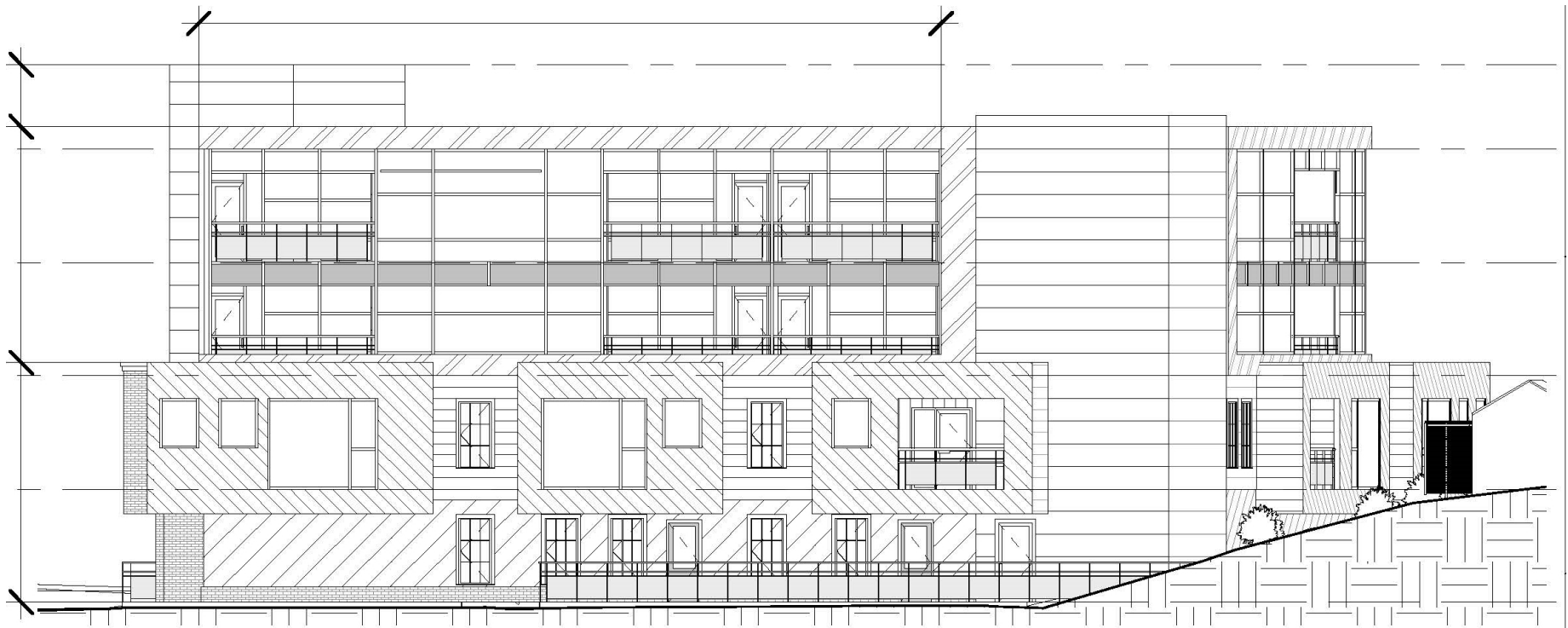
## NORTH ELEVATION





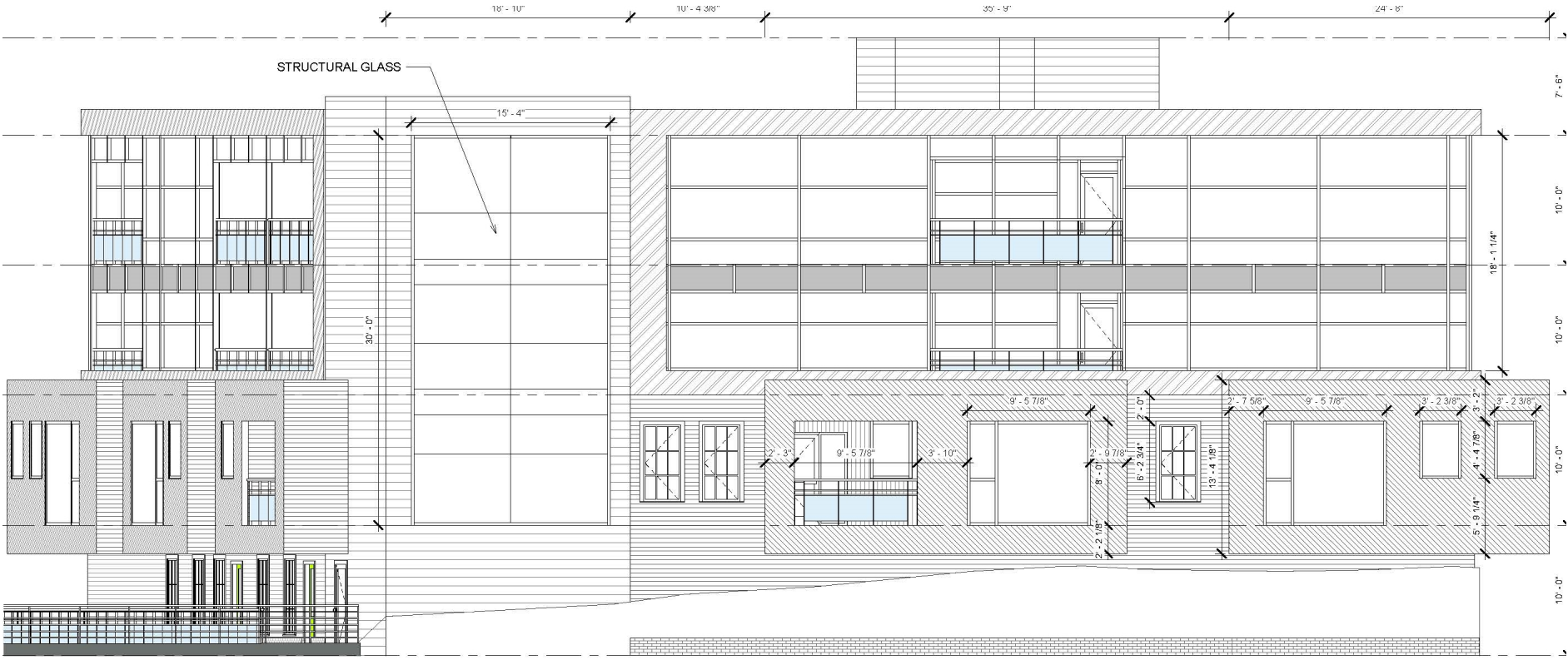
# Proposal Details – Building C

## WEST ELEVATION



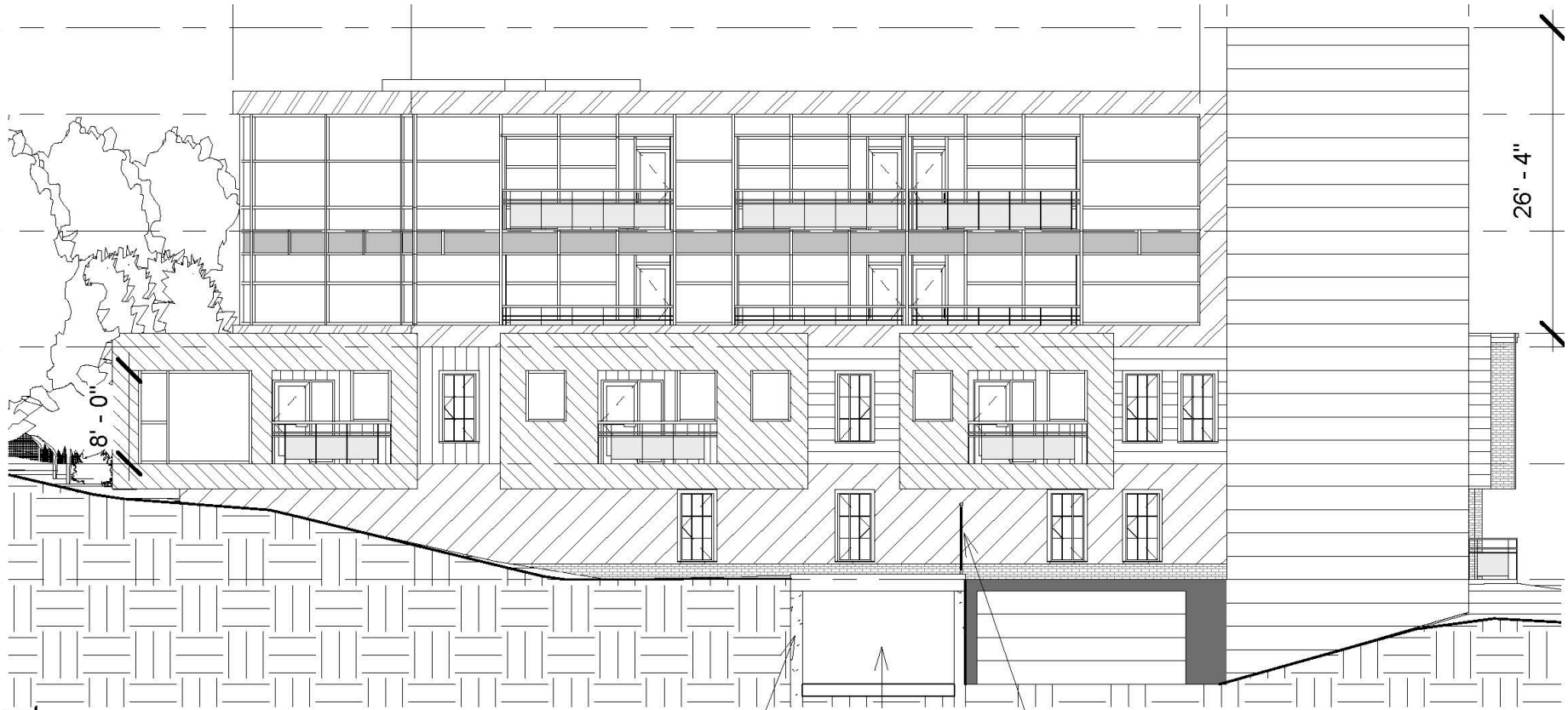
# Proposal Details – Building C

## SOUTH ELEVATION



# Proposal Details – Building C

## EAST ELEVATION



# Policy & By-law Overview

## Dartmouth Municipal Planning Strategy - Dartmouth Land Use By-law

### Zone (Before Rezoning):

- 358-364 Portland Street (Buildings A and B):
  - COR (Corridor)
- PID 00221952 (Building C):
  - R-2 (Two Family Residential)

### Designation:

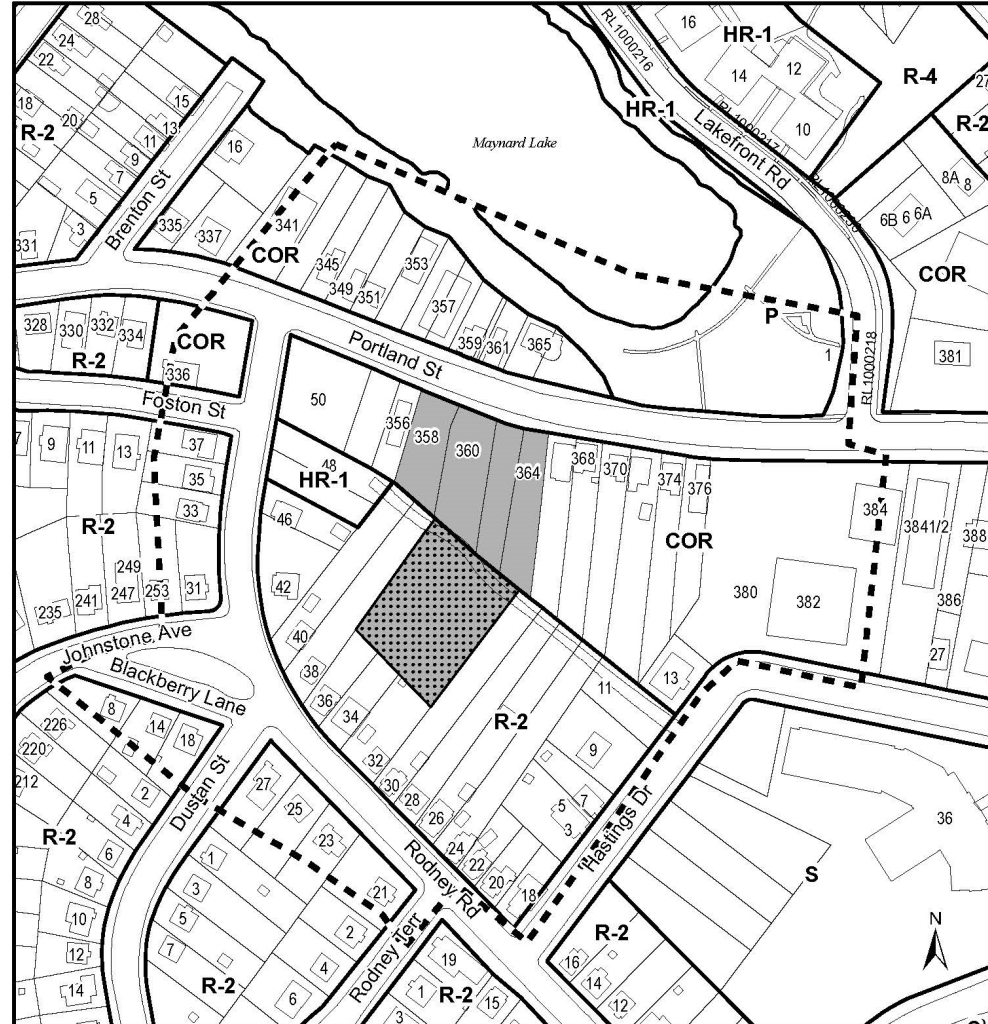
- Corridor (Buildings A and B)
- Residential (Building C)

### Existing Use:

- Vacant

### Enabling Policy:

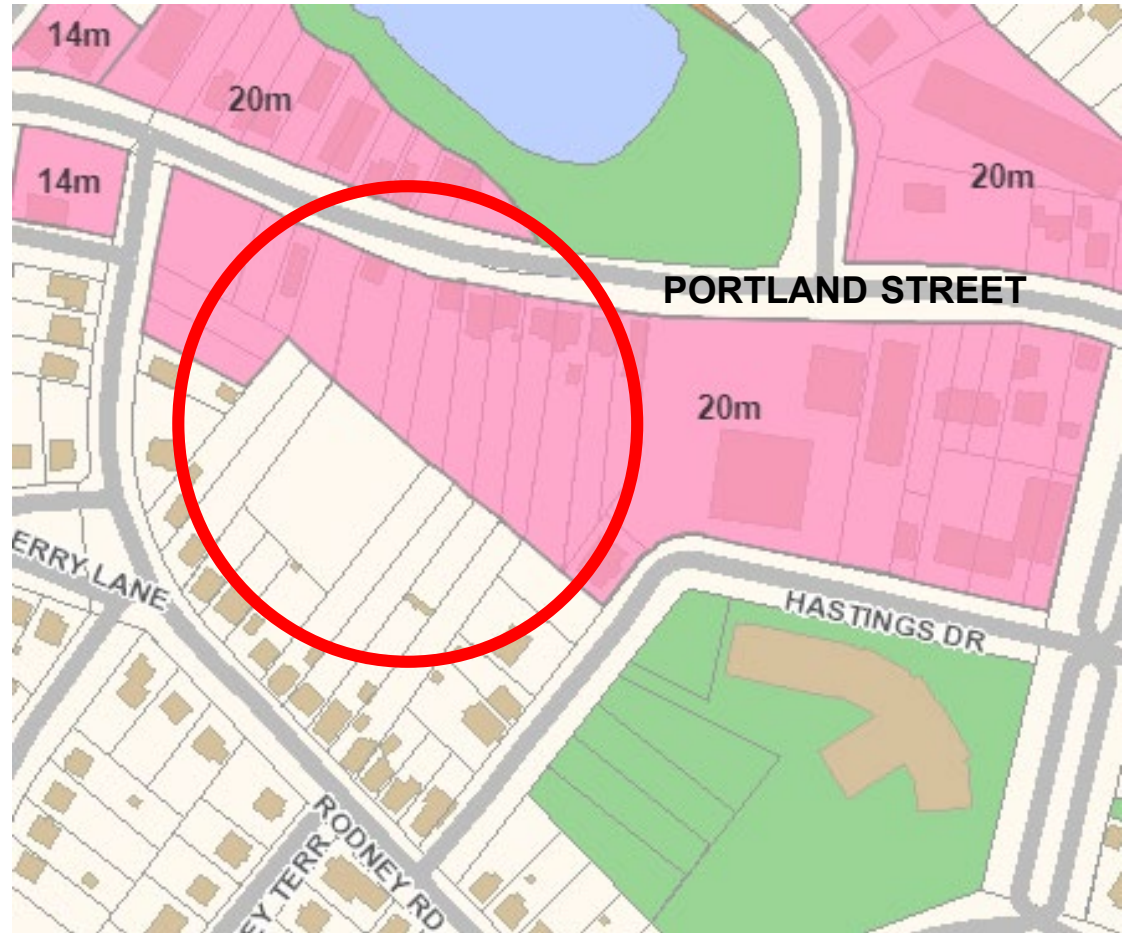
- Dartmouth Municipal Planning Strategy Policy IP-1(b) (Rezoning)
- Dartmouth Municipal Planning Strategy Policy IP-5 (DA)



Current Zoning

# Regional Centre MPS (Centre Plan)

- Centre Plan is not the controlling policy;
- Entire application considered under Dartmouth MPS Policy
- Lots A and B zoned Corridor;
- Lot C will be considered with Package B – if approved, DA would still apply;



 **SUBJECT SITE**

# Policy Considerations

## Dartmouth Municipal Planning Strategy

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- Dartmouth MPS **Policies IP-1(c) and IP-5** enumerate the criteria for evaluating the application;

Relevant criteria include:

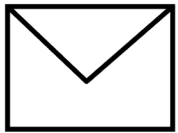
- Compatibility and consistency with adjacent uses and built form;
- Provisions for landscaping, buffering and screening;
- Adequacy of existing traffic and service networks;
- Proximity to schools and recreation amenities;
- Discouraging a scattered development pattern (“sprawl”);
- Safe pedestrian movement within the site;
- Drainage and soil stability;
- Adequacy of parking;
- Useable amenity space;
- Encouraging preservation of mature trees and other natural features;

# Public Engagement Feedback

Level of engagement completed was **consultation** achieved through a mail out notification and a public information meeting on **February 21, 2019**

1. Concern over:
  - Compatibility with uses on Rodney Road;
  - Traffic on Portland Street;
  - Access to informal pathway across subject site;
  - Emergency vehicles access to Building C;
  - Public safety re: vehicle traffic along central driveway; and
  - Sufficiency of parking
  
2. Support for improving walkability and density within the Regional Centre;

**Notifications  
Mailed**



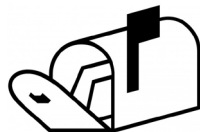
**108**

**Meeting  
Attendees**



**76**

**Emails/  
Phone Calls**



**108**

Total Webpage Views: 1,793  
 Unique Website Views: 1,107  
 Average Time on Website: 3:42 min

(December 1, 2018 - June 28, 2020)

# Summary: Key Aspects of Proposed Development Agreement

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- Two 6-storey multi-unit dwellings with ground floor commercial uses along Portland Street (Buildings A and B) and one 4-storey multi-unit dwelling (Building C);
  - Maximum number of units not defined;
- At least 30% of dwelling units in each building must be 2 or more bedrooms;
- Requires common or private amenity space of 5 m<sup>2</sup> (54 ft<sup>2</sup>) per dwelling unit;
- Requires a barrier-free walkway from a public sidewalk to Building C;
- Permits one main building per lot;
- Requires underground parking for at least 60 vehicles to be shared between the three proposed buildings;



# Non-Substantive Amendments

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A 'Non-Substantive Amendment' is a change to the agreement which could be made without a Public Hearing. Instead, Community Council could authorize this change by resolution. As proposed, Non-Substantive Amendments within this agreement include the following changes:

- Hours of Operations;
- Location of Solid Waste Facilities;
- Landscaping requirements;
- Date required for commencement of construction;
- Length of time for the completion of the development;
- Architectural requirements that do not impact the massing of the building; and
- Sign requirements.

# Staff Recommendation

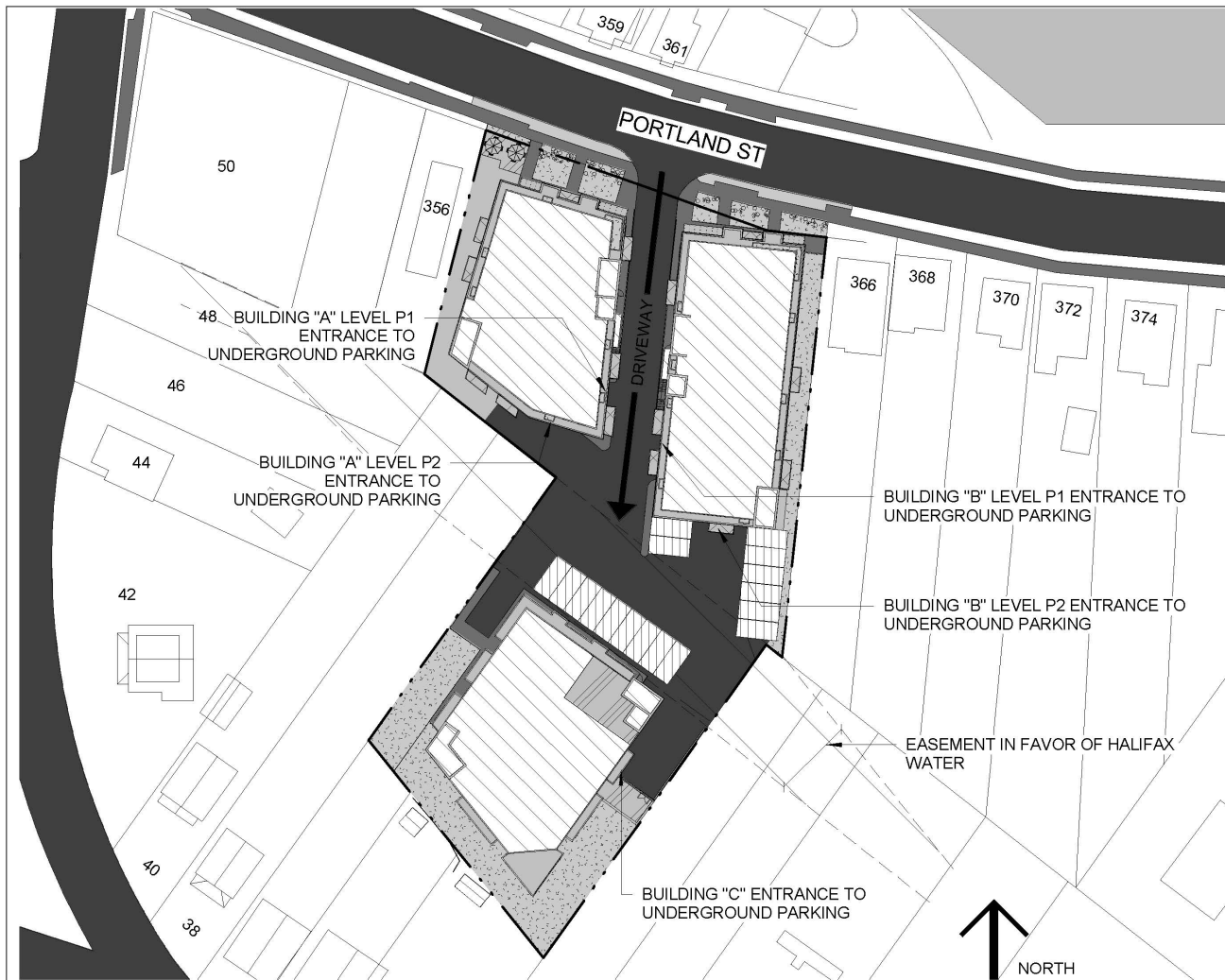
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Staff recommend that Harbour East Marine Drive Community Council:

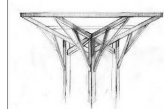
1. Approve the proposed amendments to the Land Use By-law for Dartmouth as set out in Attachment A of the staff report dated March 5, 2020;
2. Adopt the amendment to Schedule 1, Zoning Map, of the Land Use By-law for Dartmouth, as set out in Attachment A of the staff report dated March 5, 2020;
3. Give notice of motion to consider the proposed development agreement for lands at 358 – 364 Portland Street and properties with PIDs 40356081 and 00221952 as set out in Attachment B of the staff report dated March 5, 2020

**HALIFAX**

**Thank You**



1 Site Plan  
1" = 60'-0"



T.A. Scott ARCHITECTURE + DESIGN  
DRAWING INSPIRATION

DA Case No. 21880  
PORTLAND ST - CHANDLER

Schedule B - Site Plan

Project Number	17-073
Date	2019.07.25
Scale	As Indicated
Sheet	1

# Proposal Details

	Height	Streetwall	Right Side Yard	Left Side Yard	Back Yard	Front Yard
<b>Building A:</b>	<b>78' 6"</b> (23.9 m)	<b>32'</b> (9.75 m)	<b>6' 4"</b> (1.9 m)	<b>0 feet</b> (0 m)	<b>11' 6"</b> (3.5 m)	<b>13' 7"</b> (4.1 m)
<b>Building B:</b>	<b>79'</b> (24 m)	<b>32'</b> (9.75 m)	<b>0 feet</b> (0 m)	<b>5' 4"</b> (1.6 m)	<b>13' 11"</b> (4.2 m)	<b>1' 6"</b> (0.45 m)
<b>Building C:</b>	<b>47' 6"</b> (14.5 m)	<b>N/A</b>	<b>18' 10"</b> (5.7 m)	<b>18' 6"</b> (5.6 m)	<b>11' 11"</b> (3.6 m)	Approx. <b>53' 3"</b> (16.2 m)









