

The word "HALIFAX" is written in a bold, white, sans-serif font against a dark blue background. The background of the entire slide features a large, abstract geometric shape composed of several overlapping triangles in various shades of blue, creating a dynamic, modern look.

HALIFAX

Public Hearing for Case 21951

Development Agreement for 1000
Micmac Blvd., Dartmouth

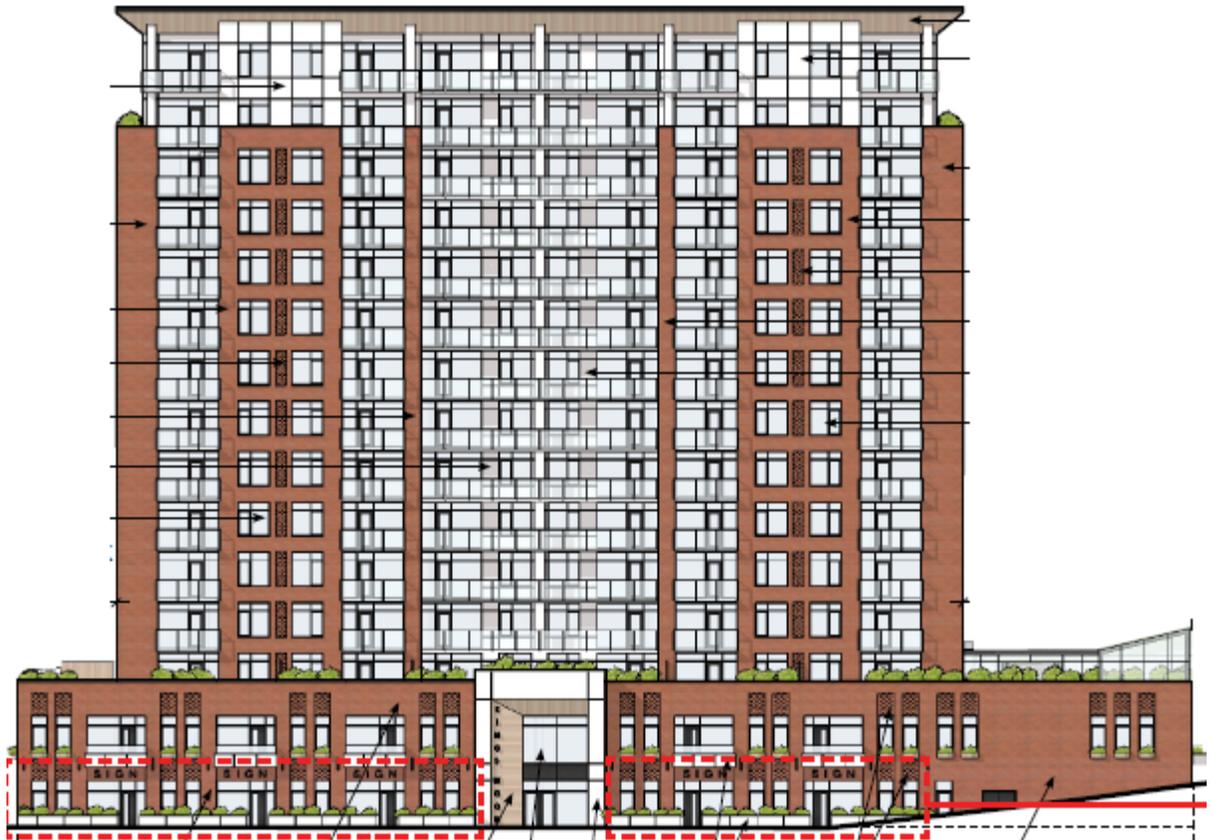
Harbour East – Marine
Drive Community Council
September 10, 2020

Applicant Proposal

Applicant:
Armour Group Ltd.

Location:
1000 Micmac Blvd.,
Dartmouth

Proposal:
15 storey multi-unit
residential building



Site Context

1000 Micmac Blvd., Dartmouth



General Site location



Site Boundaries in Red

Site Context

Slide
4



Subject site seen from Micmac Blvd. coming down from Maybank Park

HALIFAX

Site Context

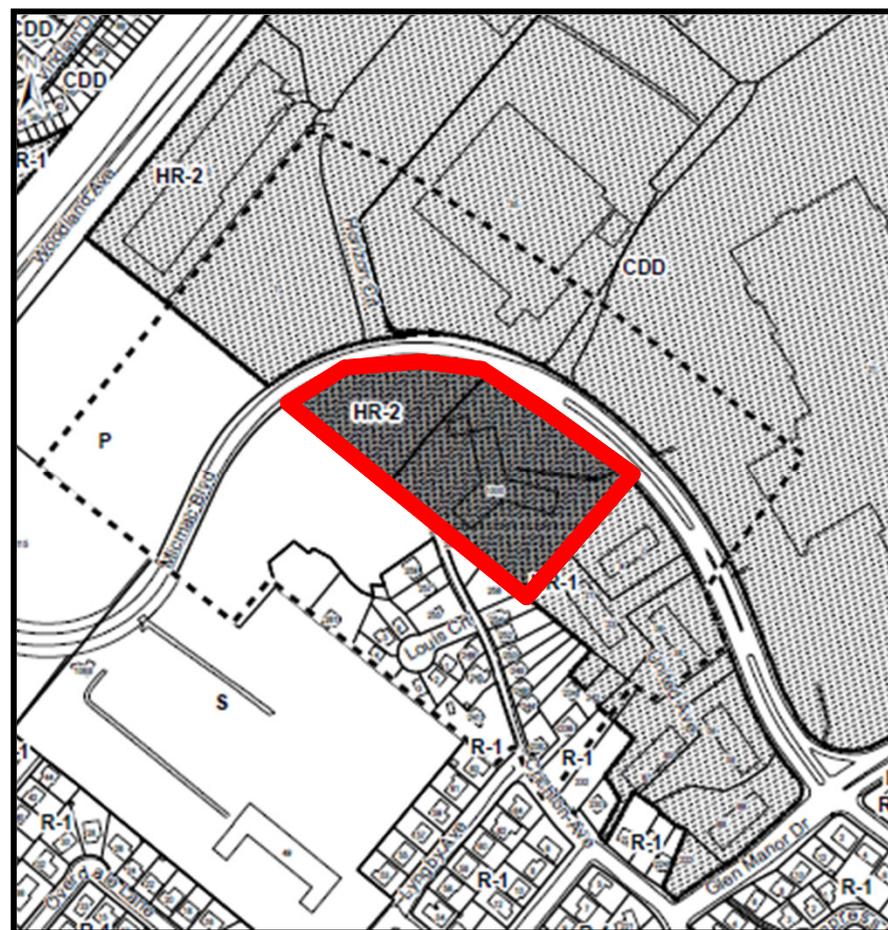


Subject site seen from Horizon Crt. And Micmac Blvd.
Intersection

Planning Policy

Regional Centre Secondary Municipal Planning Strategy

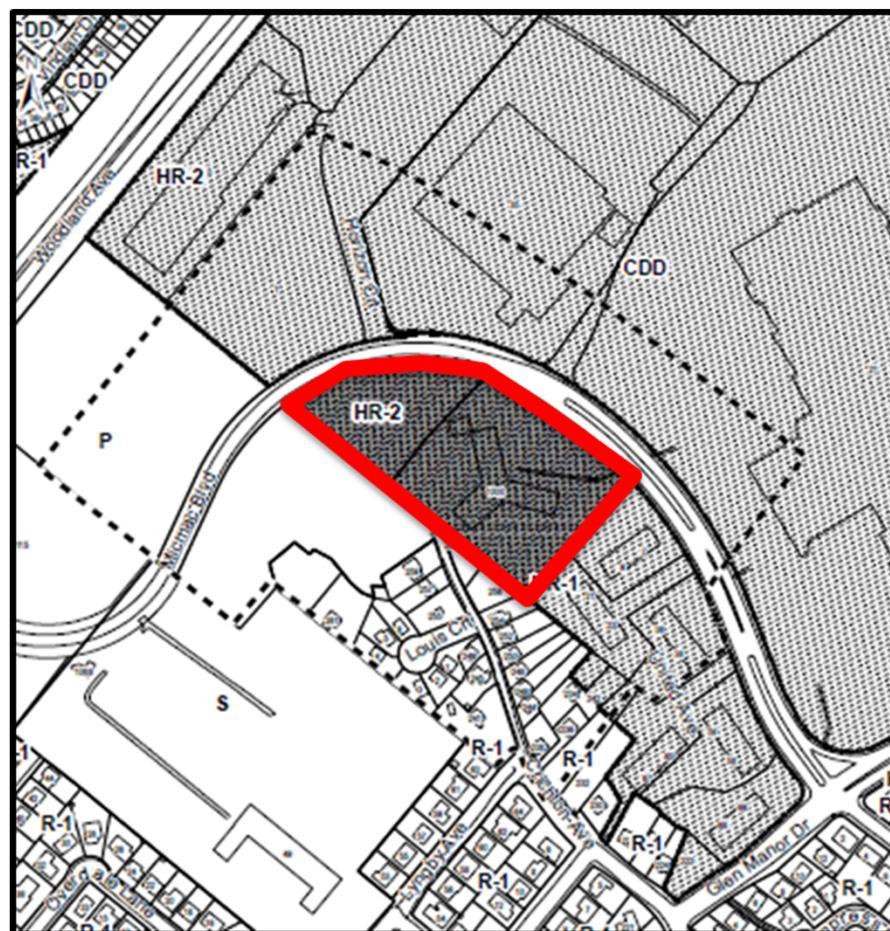
- **Zone**
 - High Order Residential 1 & 2
- **Designation**
 - High Order Residential
- **Existing Use**
 - Multiple Unit Dwelling
- **Enabling Policy**
 - 10.25 of Centre Plan



Planning Policy

Dartmouth Municipal Planning Strategy and Land Use By-law

- The application was submitted under enabling Policy IP-5 of the Dartmouth MPS.
- The intent of this policy is to require development agreements for apartment buildings to ensure adequate design, land use compatibility, landscaping, and servicing.



Policy Consideration

Dartmouth MPS Policy IP-5 requires apartment buildings with 3 or more units to go through a Development Agreement process.

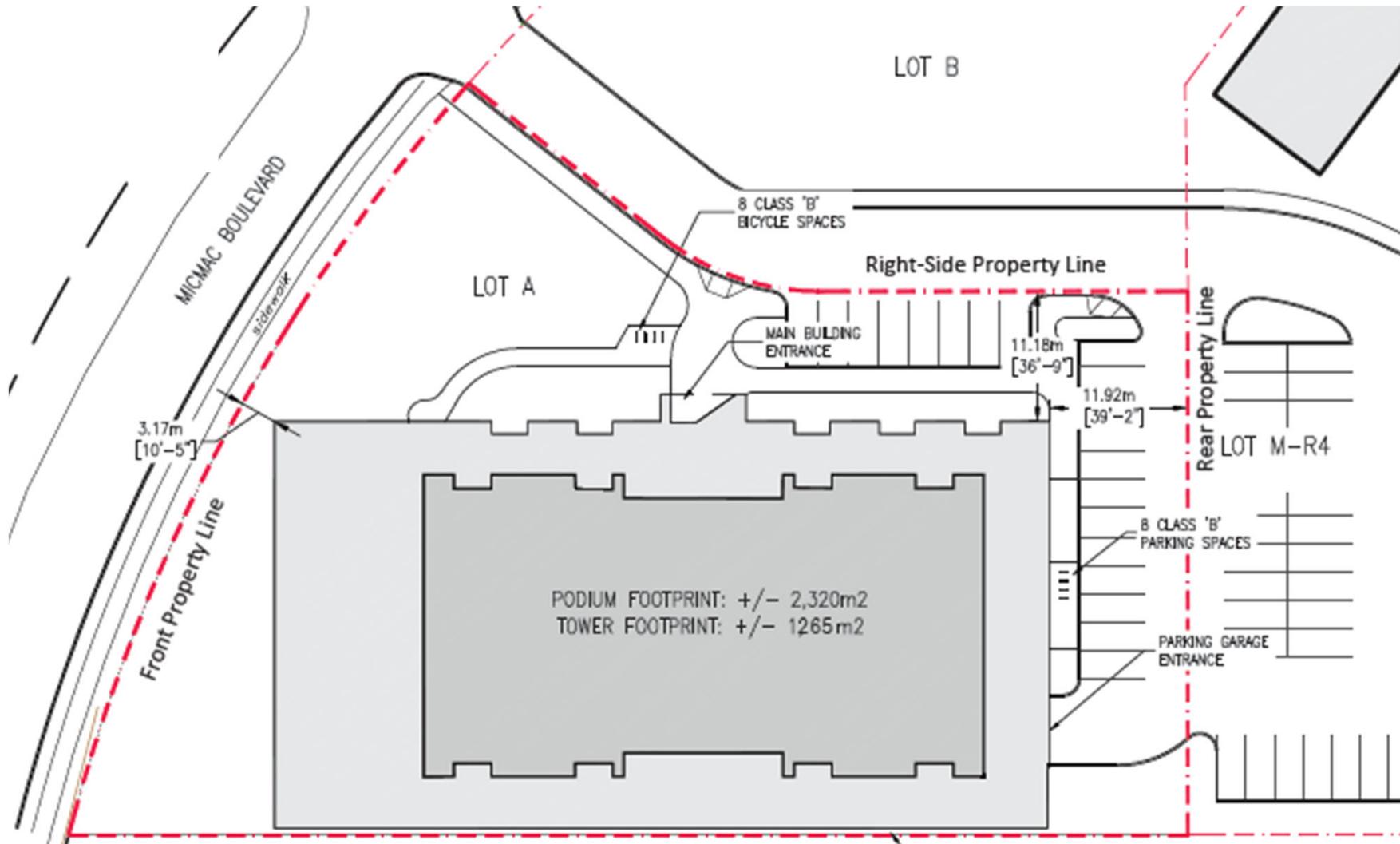
The policy requires Council to consider the following in rendering their decision on a Development Agreement:

- 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.)

Proposal

Proposed Site Plan

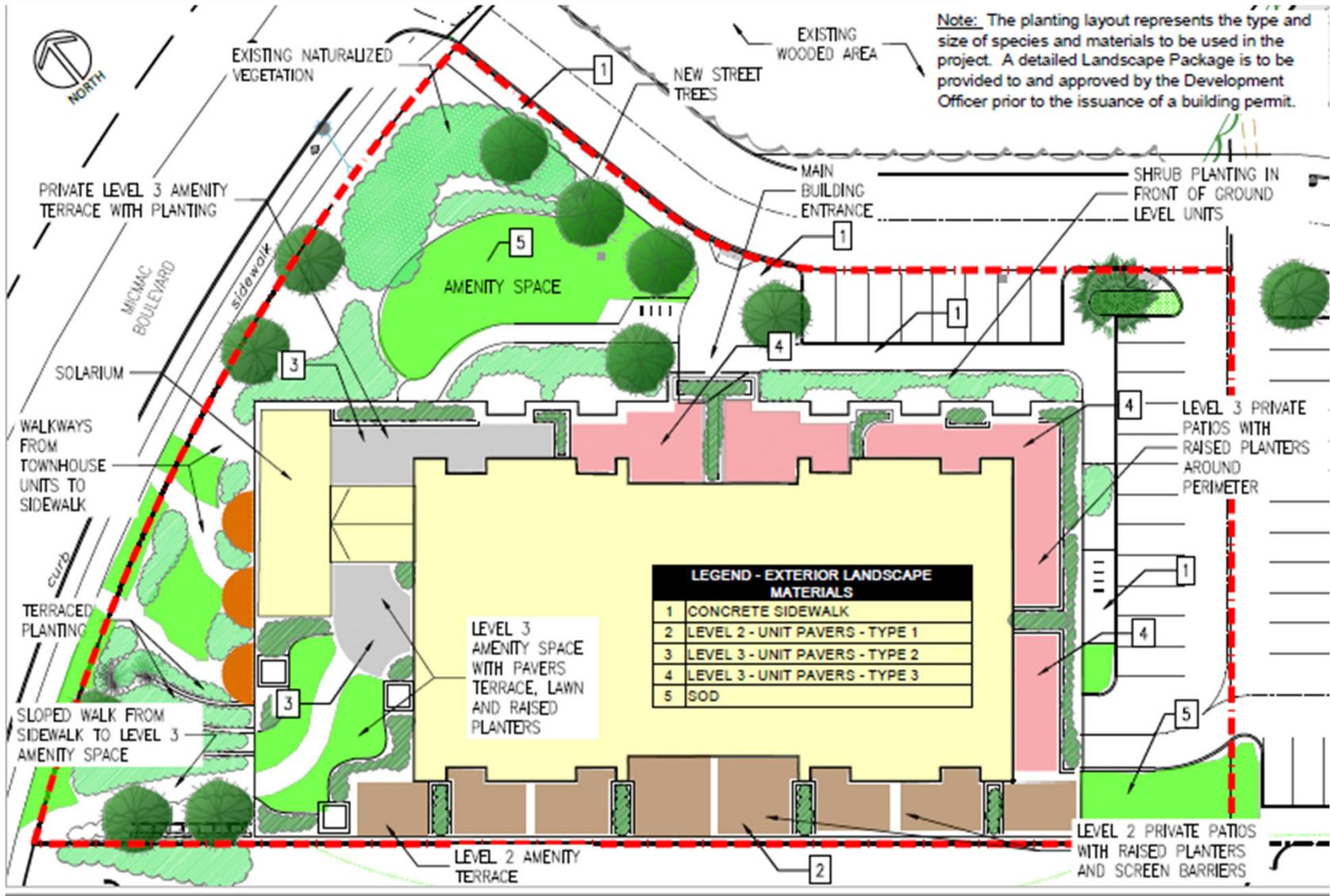
Slide
9



Proposal

Proposed Landscape Plan

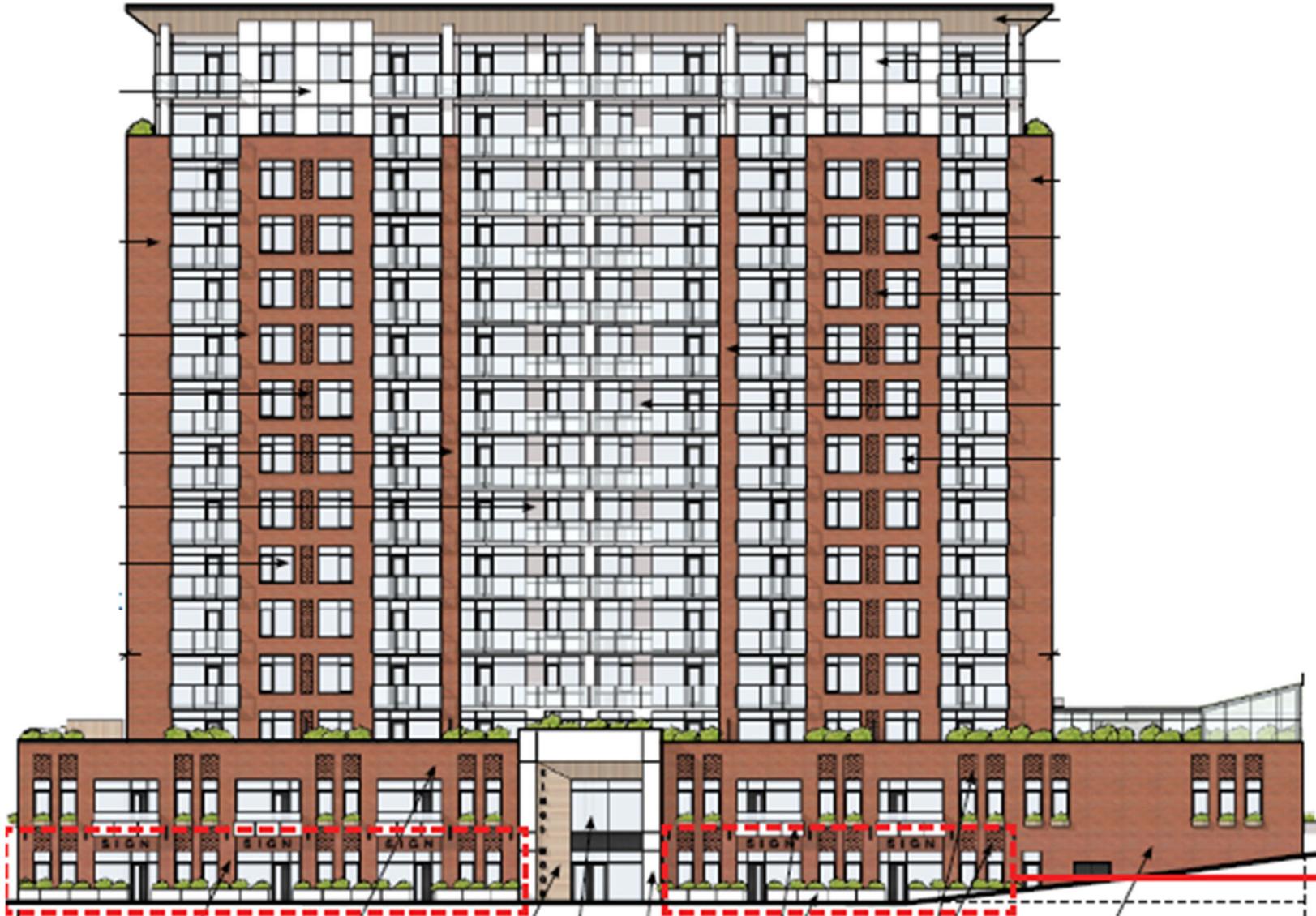
Slide
10



Proposal

East Elevation

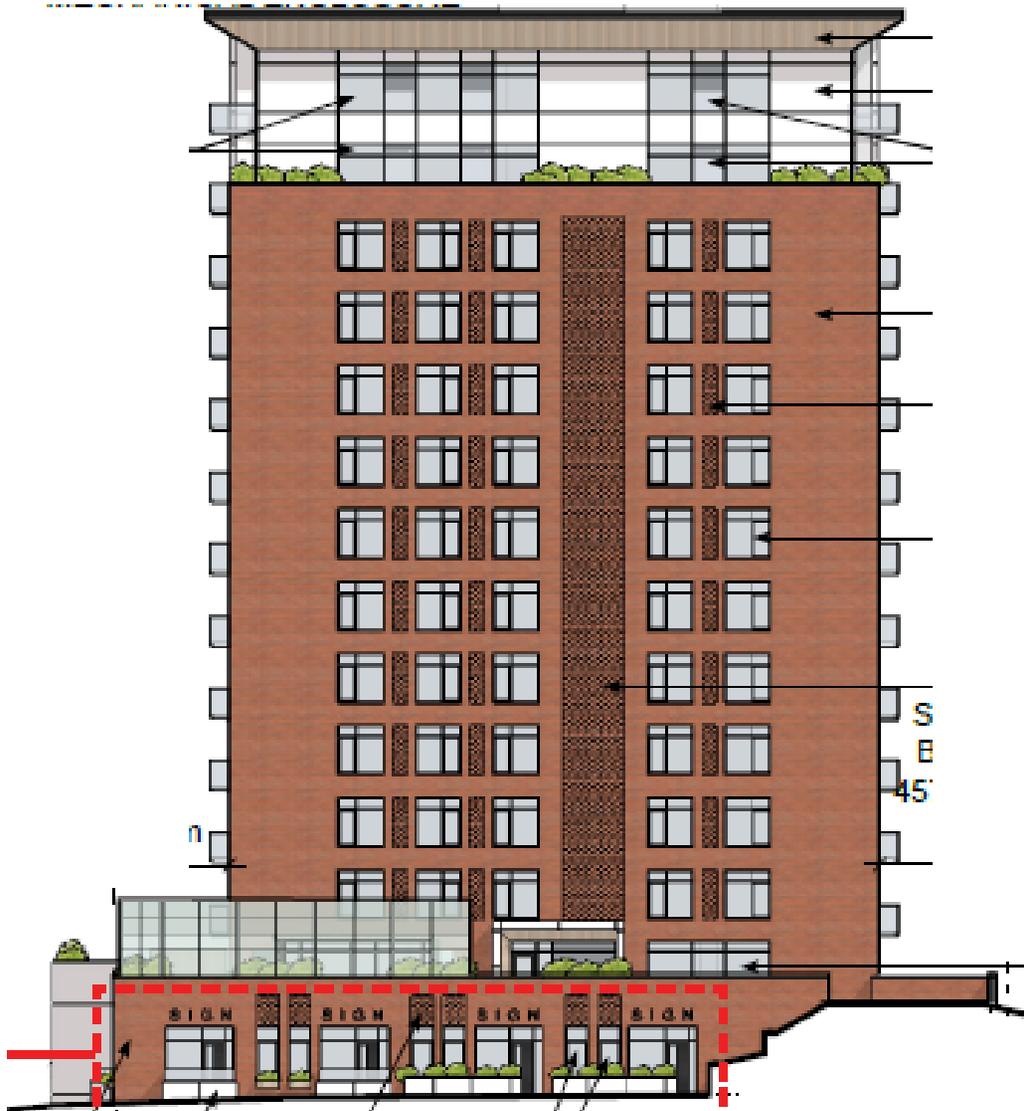
Slide
11



Proposal

North Elevation

Slide
12



HALIFAX

12

Proposal

South Elevation

Slide
13



HALIFAX

Proposal

West Elevation

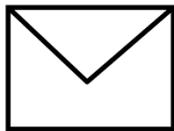
Slide
14



Public Engagement Feedback

- Level of engagement completed was consultation achieved through signage at the site, a website, mail out notification, and a public open house (November 27, 2019)
- Feedback from the community generally included the following:
 - traffic concerns, both on Micmac Blvd. and Crichton Ave.
 - a mix of opinion on the building's compatibility with the neighbourhood – some thought it was compatible while others did not.

Notifications
Mailed



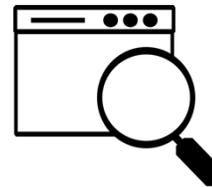
230

Meeting
Attendees



19

Webpage
Views



1282

Letters/Emails
Received



4

Summary: Key Aspects of Proposed Development Agreement

- Max height of 15 storeys (47 m or 155 ft);
- ~148 residential units, 40% of which are to be 2-bedroom units;
- 4 residential units that have direct access to Micmac Blvd.;
- Option to flex ground floor units to commercial space;
- 820 sq. m. (8,826 sq. ft.) of amenity/landscaped space; and
- The existing Kings Wood building is to remain unchanged on the remaining subdivided parcel of land.

Non-Substantive Amendments

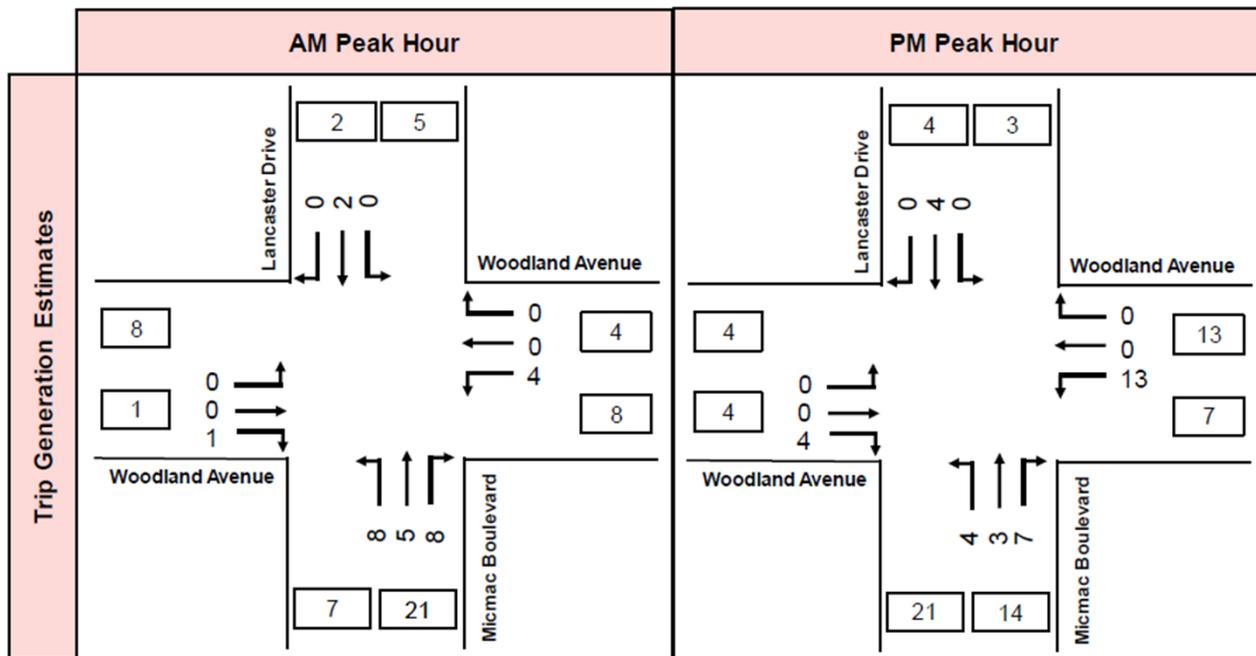
A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Changes to the landscaping;
- Changes to the architectural requirements; and
- Changes to the commencement and completion dates in accordance with the limitations placed on these within the Regional Centre Municipal Planning Strategy.

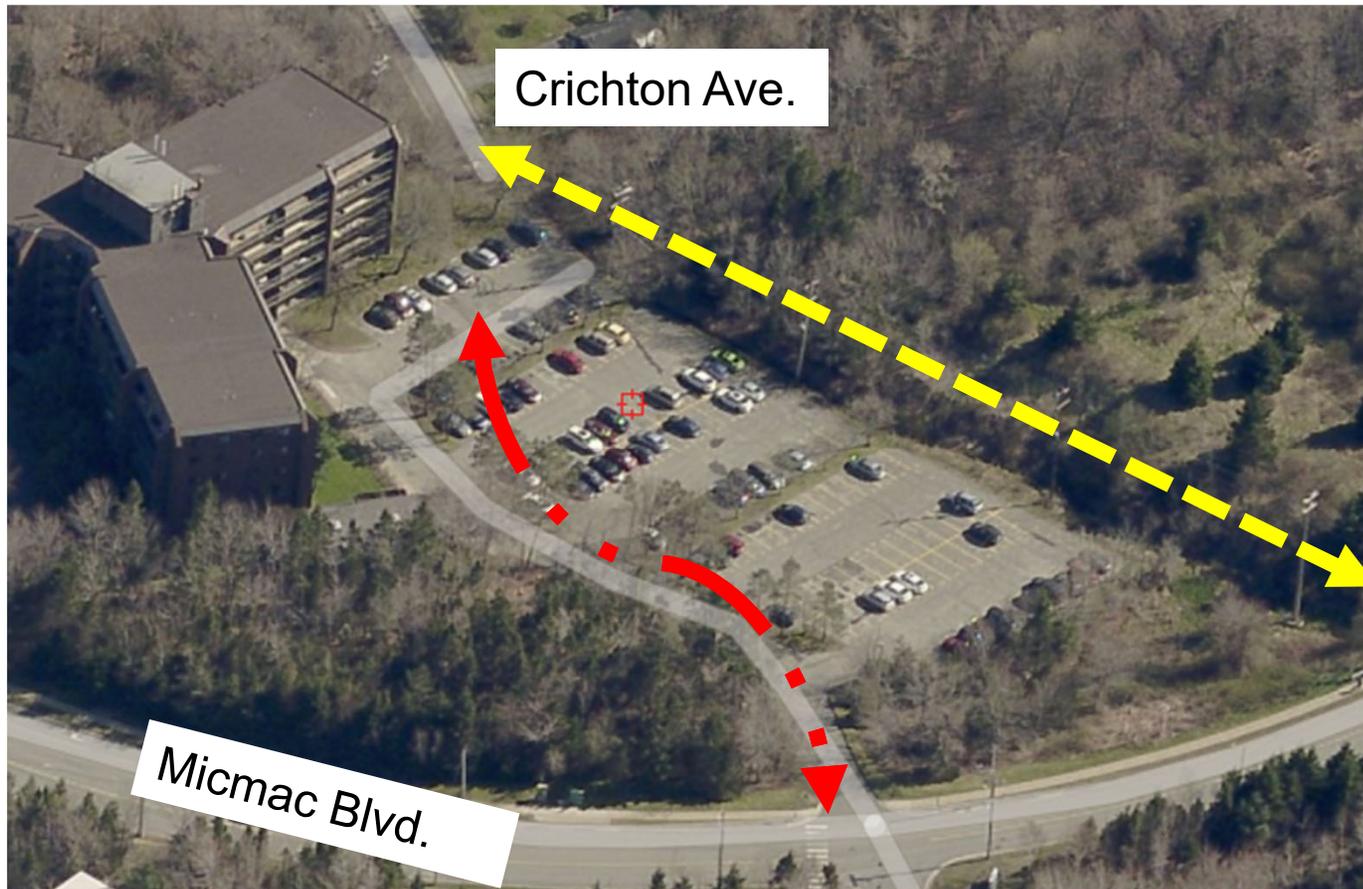
Additional Info

- HRM Engineering have confirmed the applicant's findings that the proposed development will operate within the capacity limits of the Lancaster/Woodlawn/Micmac intersection. Interim improvements are not required because of this application.



Additional Info

- Possible AT Trail Development



Informal Trail

Possible Formal Trail

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 July 31, 2020

The background features a large, stylized graphic of the letter 'H'. The top-left and top-right quadrants of the 'H' are filled with a dark blue color. The bottom-left and bottom-right quadrants are filled with a lighter, medium blue color. The central negative space of the 'H' is white. The word 'HALIFAX' is printed in white, bold, uppercase letters across the top-right quadrant of the dark blue section.

HALIFAX

Thank You

COMMERCIAL	D	CEN-2	CEN-1	COR	HR-2	HR-1
Auto repair use						
Broadcast use	●	●		●		
Cannabis lounge use	●	●				
Cannabis retail sales use	●	●				
Crematorium use						
Cruise ship terminal use	●					
Daycare use	●	●	●	●	③	③
Dealership use						
Drinking establishment use	●	●				
Local drinking establishment use	●	●		●	③	
Financial institution use	●	●		●	③	
Fitness centre use	●	●	①	●	③	
Garden centre use	●	●	●	●		
Grocery store use	●	●		●	③	
Hotel use	●	●		●		
Kennel use						
Local commercial use	●	●	●	●	③	② ③
Micro-brewery use or micro-distillery use	●	●		●	③	
Office use	●	●	①	●	③	
Pawn shop use		●		●		
Personal service use	●	●	●	●	③	③
Pet daycare use	●	●	●	●	③	③
Quick charging station use	●	●		②		
Restaurant use	●	●	●	●	③	② ③
Retail use	●	●	①	●	③	
Self-storage facility use		●		●	●	
Service station use		●				
Service use	●					
Veterinary facility use	●	●		●		
Workshop use	●	●	●	●	③	③
Any other commercial use (if not prohibited above)	●	●				