

**HALIFAX**

# Public Hearing for Case 20756

Municipal Planning Strategy Amendment for  
246 Waverley Road, 2 and 4 Montebello Drive,  
Dartmouth

Regional Council  
September 22, 2020

# Applicant's Proposal

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Applicant: ZZap Consulting Inc.,  
on behalf of G2J Residential  
Holdings

Location: 246 Waverley Road,  
2 and 4 Montebello Drive,  
Dartmouth

Proposal: Re-designate the site  
to the WR Mixed Use sub-  
designation to enable future  
consideration of a multiple unit  
dwelling by development  
agreement.



**HALIFAX**

# Site Context

246 Waverley Road and 2 and 4 Montebello Drive, Dartmouth



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Looking northeast on Waverley Road



Looking north on Waverley Road

# Site Context

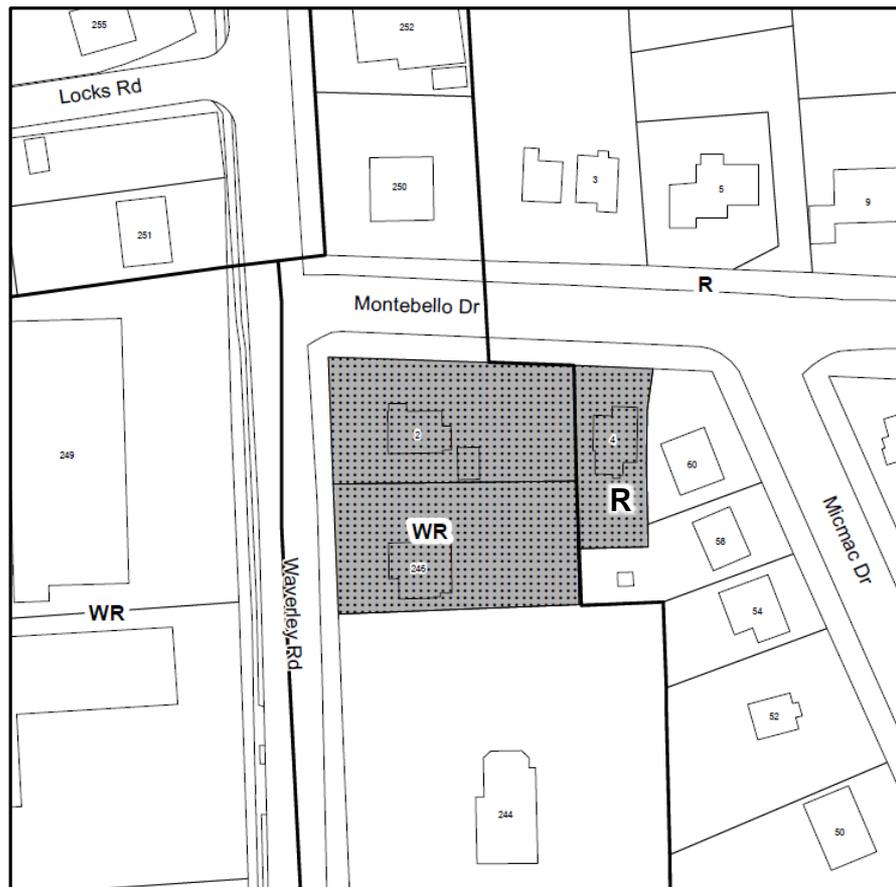
246 Waverley Road and 2 and 4 Montebello Drive, Dartmouth



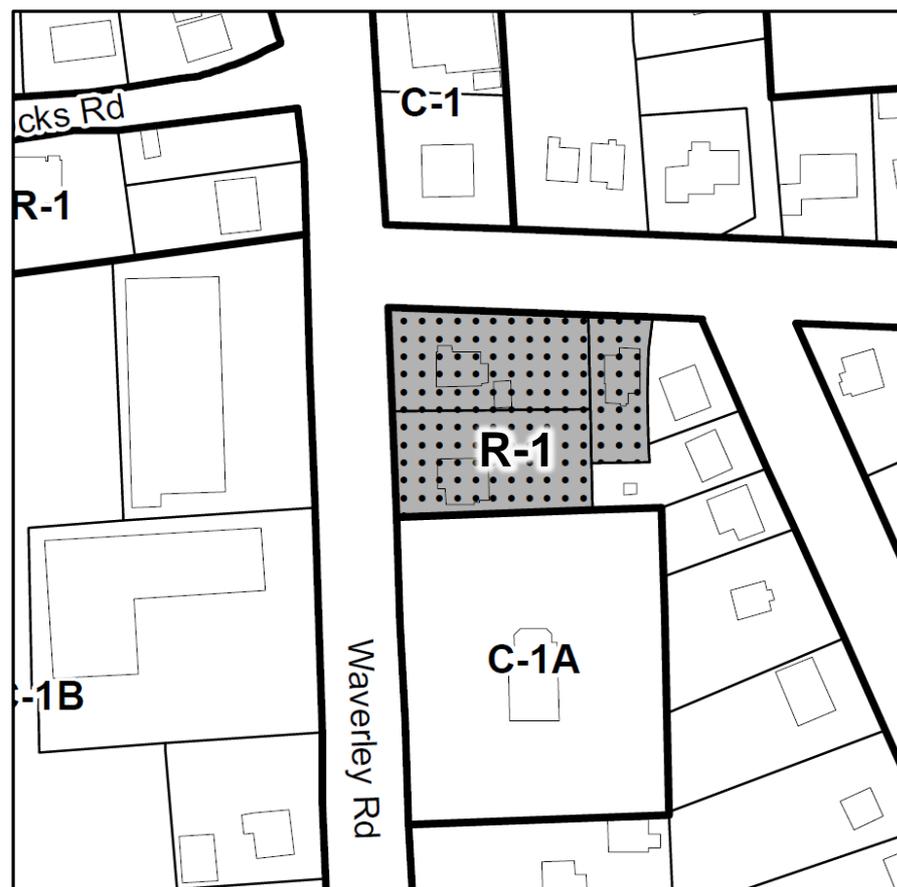
Looking west on Montebello Drive, toward Waverley Road

# Dartmouth Municipal Planning Strategy and Land Use By-Law

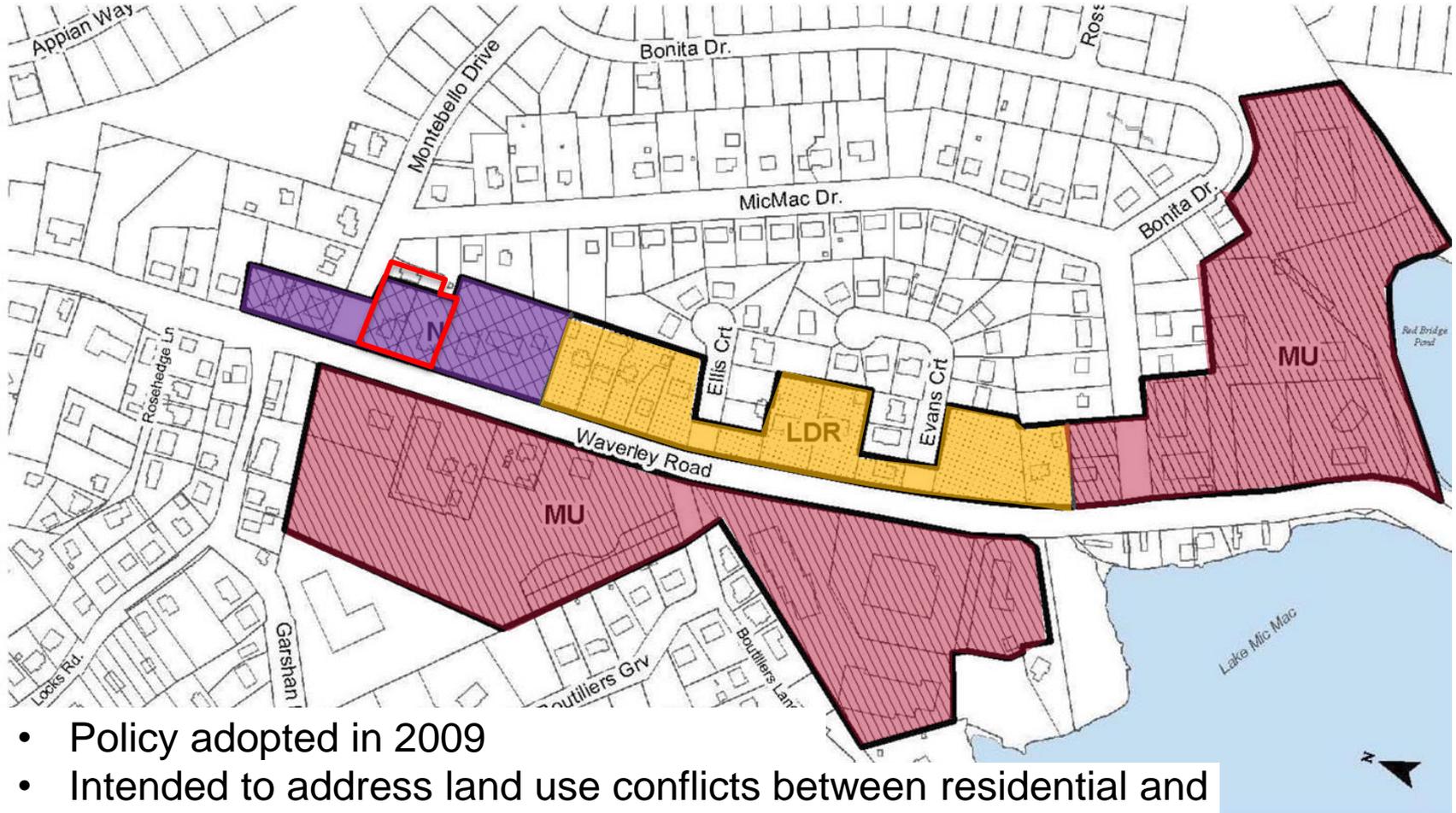
- Waverley Road and Residential designation



- All properties zoned R-1 (Single Family Residential)



# Waverley Road (WR) Sub-Designations



- Policy adopted in 2009
- Intended to address land use conflicts between residential and commercial/industrial uses
- 246 Waverley Road/2 Montebello: WR Neighbourhood sub-designation
- WR Mixed Use sub-designation: Policy C-41 allows consideration of multiple unit dwellings by development agreement

# Regional Council Direction

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- Applicant's original proposal:
  - 5-storey, 56-unit residential building
  - Driveway access from Waverley Road

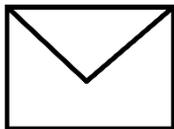


- April 25, 2017: Regional Council directed staff to consider applying the WR Mixed-Use sub-designation to the site, and to conduct public consultation.

# Public Engagement Feedback

- Public information meeting: September 20, 2017
- Staff presentation to Port Wallace Community Seniors' Group
- Applicant's petition in support submitted to Community Council
- Comments included:
  - Significant concern about traffic congestion and safety in the neighbourhood and at the Waverley/Montebello intersection in particular;
  - Concern that the size and density of the proposed 5-storey, 56-unit residential building would not fit the location and would not be compatible with the neighbourhood; and
  - Some general support for the proposal.

**Notifications  
Mailed**



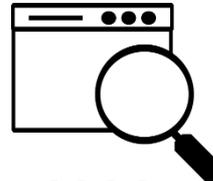
**497**

**Meeting  
Attendees**



**146**

**Webpage  
Views**



**1330**

**Comment Forms/  
Emails/Phone Calls  
Received**



**40**

# Revised Proposal



NORTHWEST\_VIEW

5 storey, ~40-unit building, access from Montebello Drive

# Waverley Road Vision

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- Waverley Road policy envisions multiple unit buildings can contribute to a walkable mixed-use community
  - WR Mixed Use sub-designation allows multiple unit buildings by development agreement (C-41)
- Since 2009:
  - Two commercial buildings have been built in the WR Mixed Use sub-designation
  - No residential buildings have been built
  - Currently three vacant sites in the WR Mixed Use sub-designation
  - Low apartment vacancy rates across the region
- Re-designating the subject site to WR Mixed Use responds to changes since 2009 and maintains the overall intent of the community's vision

# Staff Recommendation

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Staff recommend that Regional Council re-designate 246 Waverley Road and 2 and 4 Montebello Drive to the WR Mixed Use sub-designation.