

First Reading - Case 22285

Development Agreement for 3 Bartlin Road, 325A Prince Albert Road and 327 Prince Albert Road, Dartmouth

Harbour East – Marine Drive Community Council
December 16, 2020

Jamy-Ellen Klenavic, MCIP LPP - Planner

Applicant Proposal

Applicant: Twin Lakes Development Limited on behalf of property owners:

- Twin Lakes Development Limited;
- Robert Yuille; and
- Association of NS Land Surveyors

Location: 3 Bartlin Road and 325A and 327 Prince Albert Road, Dartmouth

Proposal: Development agreement to allow two twelve-storey residential towers with ground floor commercial uses fronting Prince Albert Road



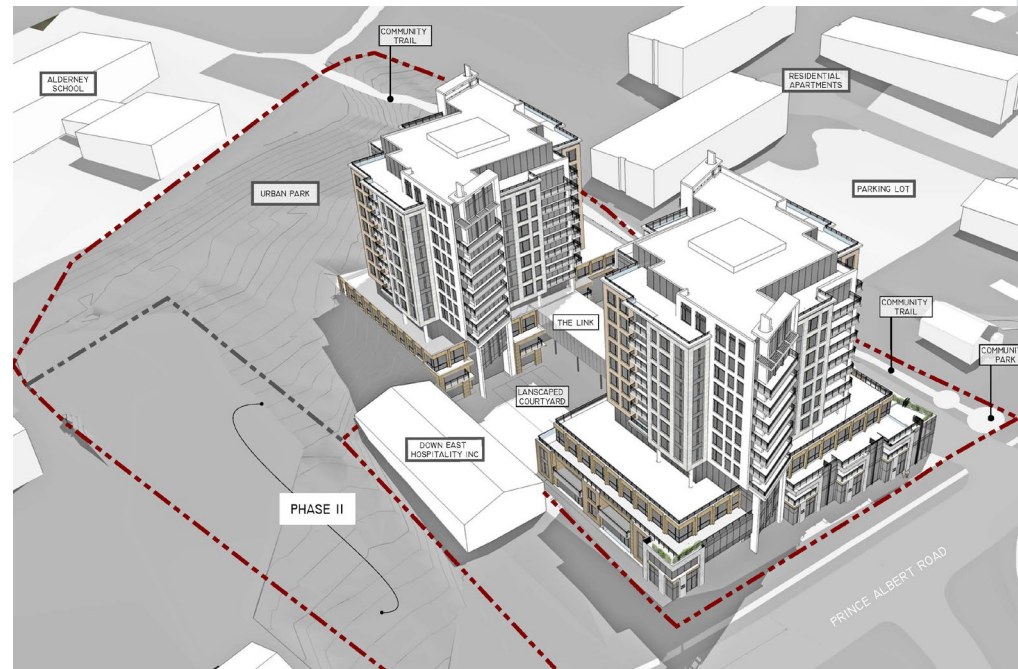
Site Plan



Applicant Proposal

Features of proposal:

- Construct two 12-storey residential towers on a common podium with commercial uses at grade
- Underground parking
- Approx. 176 dwelling units
- 42 m (139 ft) tall x 2 towers



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Site Context

3 Bartlin Road and 325A and 327 Prince Albert Road, Dartmouth



General site location



Site boundaries in red



Subject site seen from Prince Albert Road



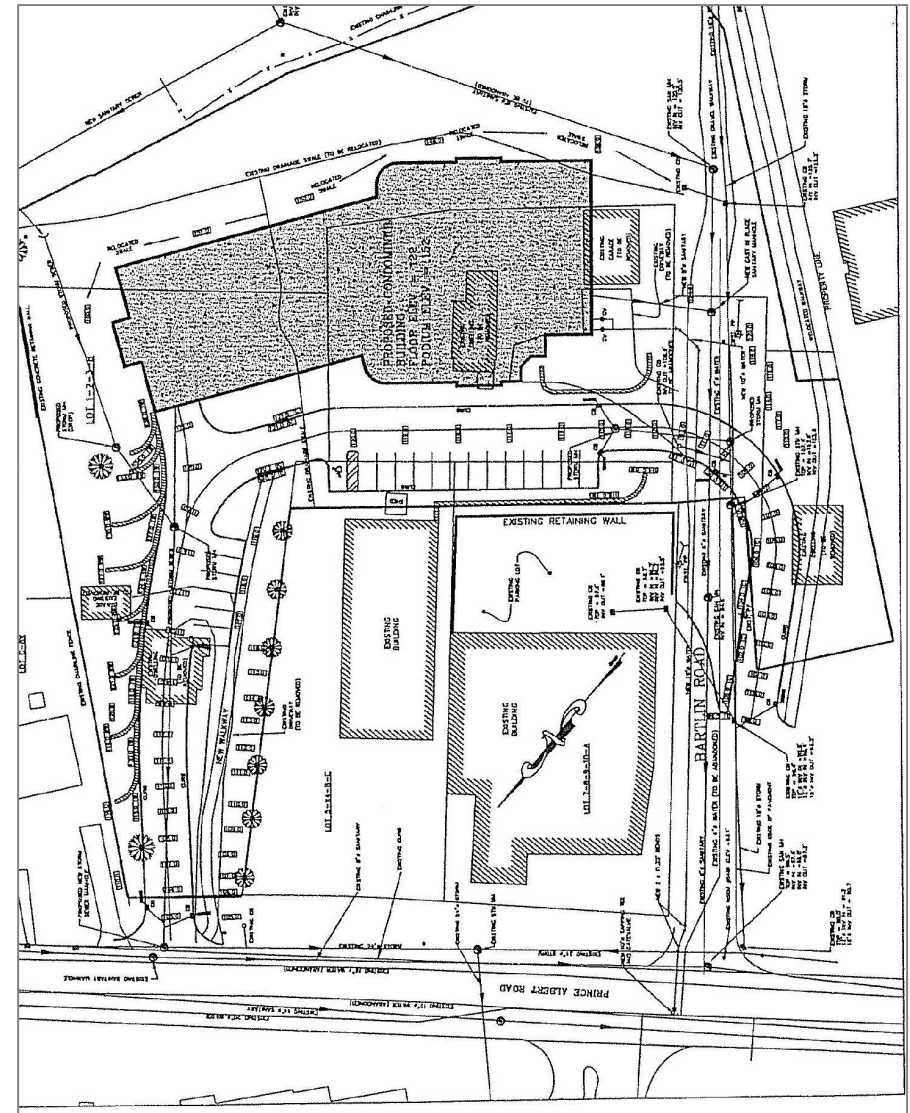
Subject site seen from Prince Albert Road



Subject site seen from Bartlin Road

Currently Permitted

- Existing DA approved 2006, came into force 2013;
- Maximum 84 dwelling units;
- Maximum height 38.7 metres (127 feet);
- 139 m² (1500 ft²) outdoor amenity space;
- 10 m wide public recreation trail connecting Prince Albert Road with Alderney Elementary School;
- Minimum 105 parking spaces;



Currently Permitted



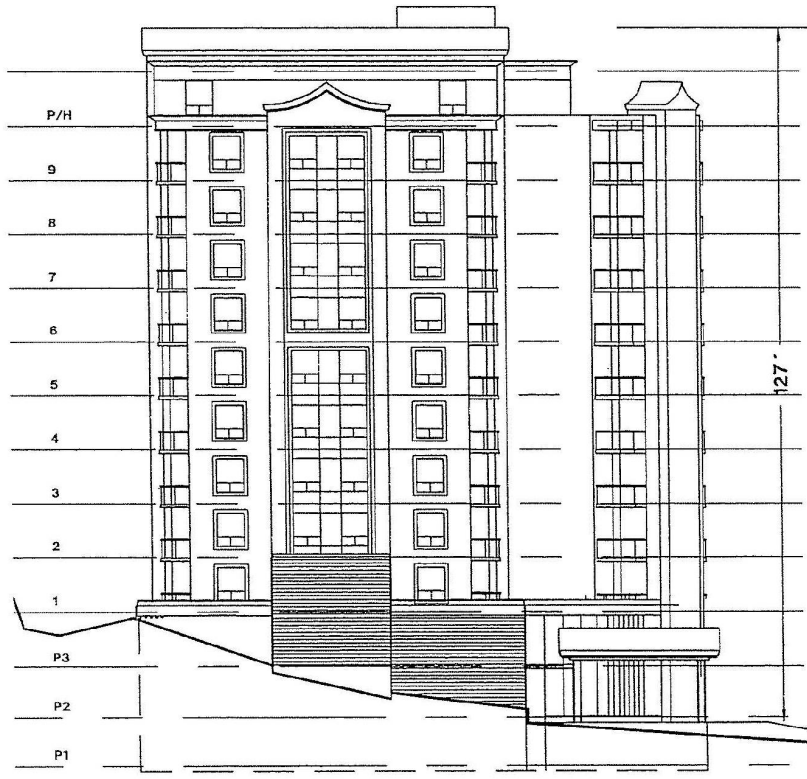
KASSNER/GOODSPEED ARCHITECTS

TWIN LAKES CONDOMINIUMS

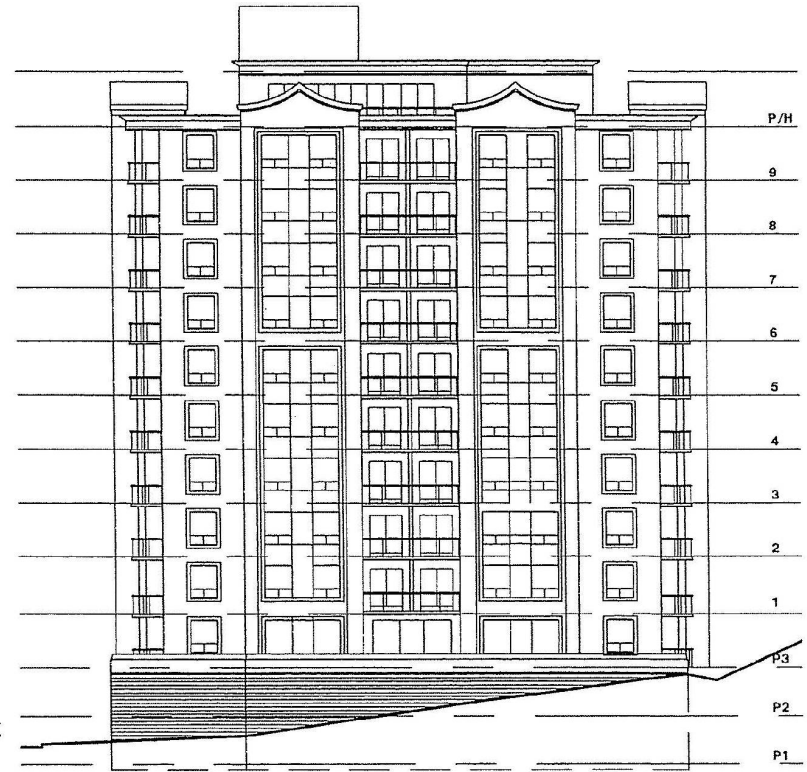
SCHEDULE D

Jun 01, 2006

Currently Permitted



NORTH ELEVATION

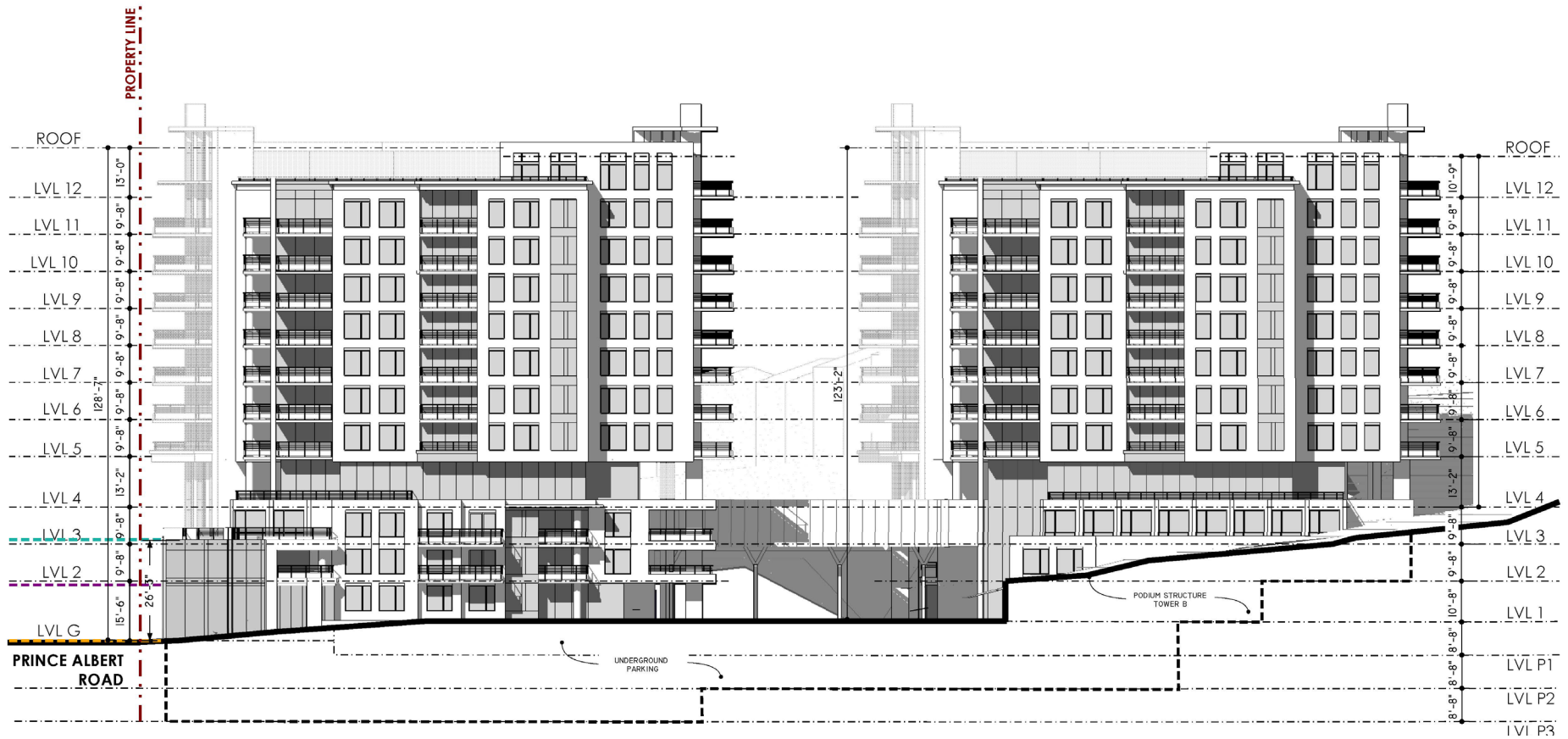


SOUTH ELEVATION

New Proposal – West Elevation



New Proposal – South Elevation



Policy & By-law Overview

Regional Centre Municipal Planning Strategy and Land Use By-law

Zoning:

325A and 327 Prince Albert Road:

- Corridor (COR)
 - Maximum height: 20 m (approx. 6 storeys)

3 Bartlin Road:

- Higher Order Residential 1 (HR-1)
 - Maximum height: 14 m (approx. 4 storeys)

Designations:

325A and 327 Prince Albert Road:

- Corridor
- #### 3 Bartlin Road:
- Higher Order Residential



Existing Use:

Vacant

What about Centre Plan?

Regional Centre (“Centre Plan”) Municipal Planning Strategy includes transition policies for discretionary applications:

Policy 10.25:

*... Complete applications for development agreements on file with the Municipality on or before the date of the first publication of the notice of the intention of Council to adopt this Plan **shall be considered under the policies in effect on the date of that notice**. Where any such application is withdrawn, significantly altered, or refused by Council, any new development applications shall be subject to all applicable requirements of this Plan and the Land Use By-law. Applications that have not proceeded to public hearing within 24 months of the adoption of this Plan shall be subject to all applicable requirements of this Plan and the Land Use By-Law.*

Application complete:	June 6, 2019
Date of notice:	August 24, 2019
Date of adoption:	September 17, 2019

Enabling policy is Dartmouth Municipal Planning Strategy Policy IP-5

Policy Considerations

Dartmouth Municipal Planning Strategy

- Dartmouth MPS **Policies IP-1 (c) and IP-5** enumerate the criteria to evaluate 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;

Key Policy Concerns

Dartmouth Municipal Planning Strategy

- Compatibility and consistency with adjacent uses and the existing development form (Policies IP-1(c)(2) and IP-5);
 - Height;
 - Bulk;
 - Scale;
 - Exterior design;
- Amplified wind effects – Alderney Elementary School and 10 Lawrence Street (multiple unit dwelling);
- Two towers give the effect of two buildings, intensify height and scale concerns
- Large floorplates aggravate already significant height difference;
- All surrounding development is 2 storeys or less, including:
 - Single unit dwelling at 325 Prince Albert Road (abutting);
 - Two storey multiple unit dwelling at 335 Prince Albert Road (abutting);

Key Policy Concerns

Dartmouth Municipal Planning Strategy



Single unit dwelling

Two-storey multiple unit dwelling

Staff Recommendation

Staff recommend that Harbour East Marine Drive Community Council:

1. Refuse the proposed development agreement enabling the development of a 12-storey multi-unit dwelling at 3 Bartlin Road, 325A Prince Albert Road and 327 Prince Albert Road, as set out in Attachment A of the report dated December 3, 2020;
2. Refuse the proposed discharging agreement;
3. Give Notice of Motion to consider the proposed Second Amending Agreement, as set out in Attachment C of the report dated December 3, 2020, to allow an extension to the required Date of Commencement of the existing Development Agreement on 3 Bartlin Road; and
4. Approve, by resolution, the proposed Second Amending Agreement, which shall be substantially of the same form as set out in Attachment C of the report dated December 3, 2020, to extend the required Date of Commencement of the existing Development Agreement on 3 Bartlin Road.

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Thank you

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Planning & Development
PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

**Jamy-Ellen Klenavic,
MCIP LPP**

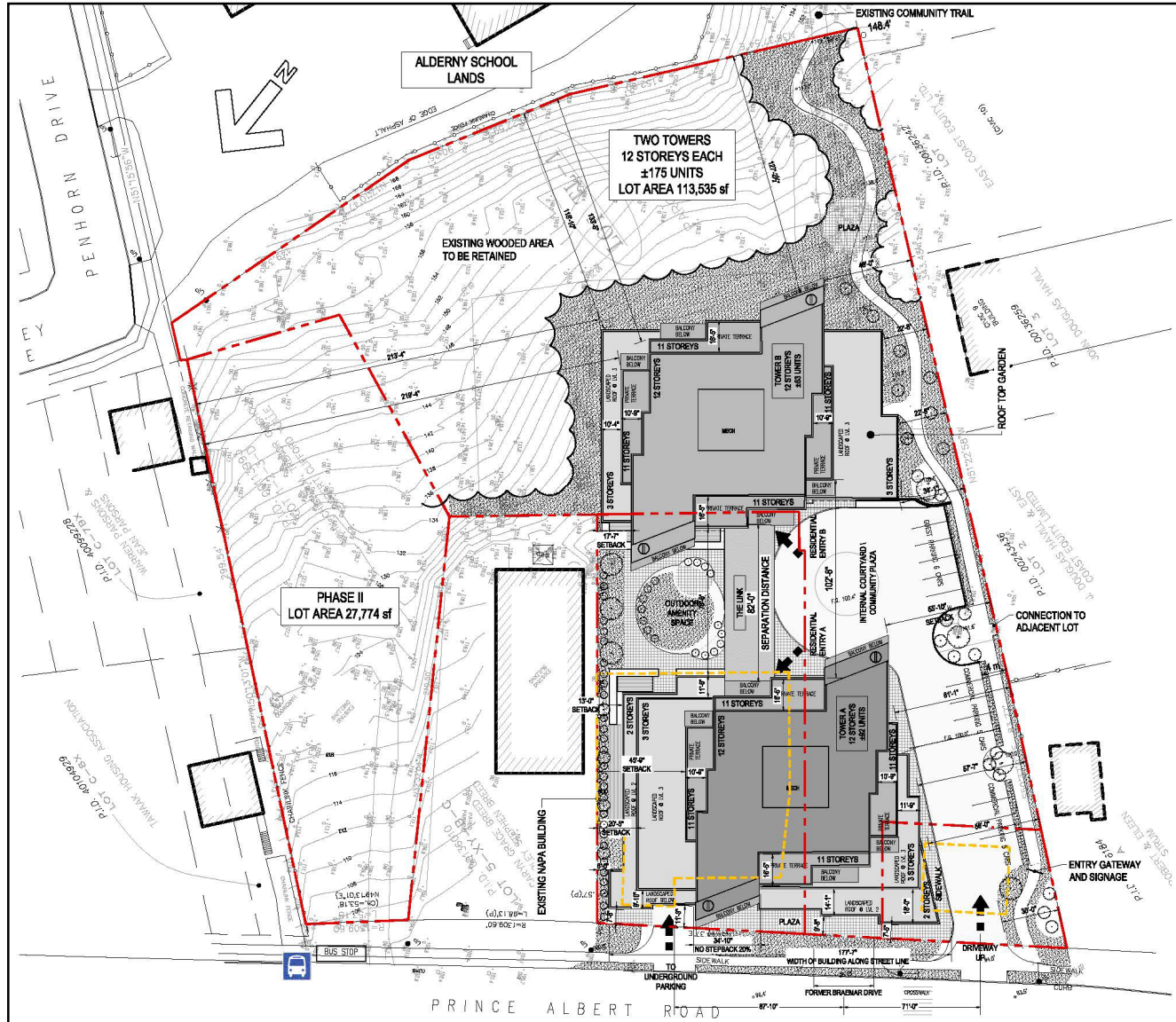
Planner 2

**klenavj@halifax.ca
Tel: (902) 476-8361**

www.halifax.ca

Key Policy Concerns

Dartmouth Municipal Planning Strategy





Lawrence Street

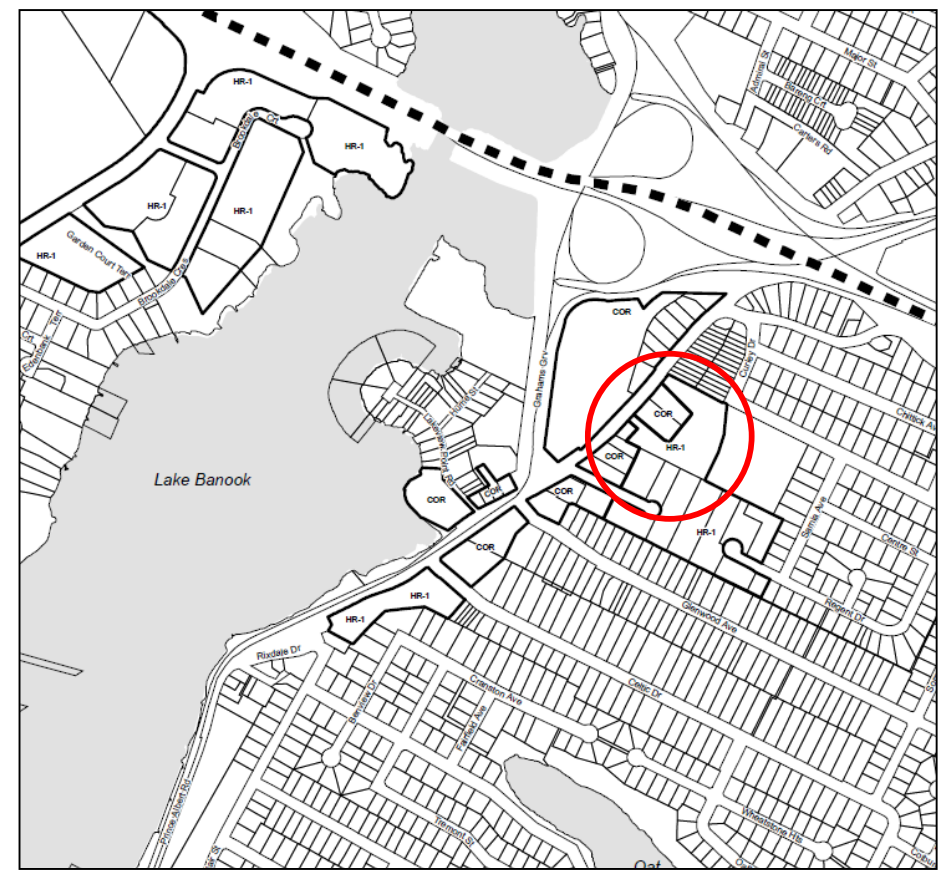
Bartin Road

Prince Albert Road (7)

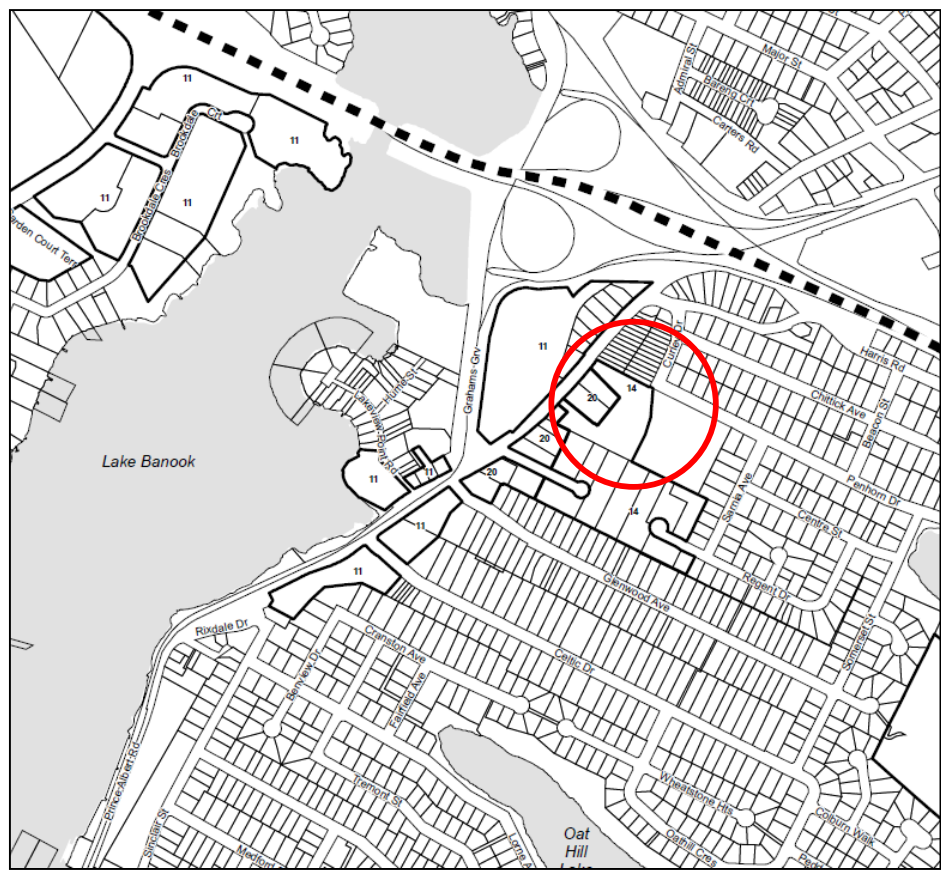
Braemar Drive

What about Centre Plan?

What would be allowed under Centre Plan?



Zones: COR and HR-1



Max. height: 20 m and 14 m

What about Centre Plan?

What would be allowed under Centre Plan?

