

Public Hearing for Case 22285

HALIFAX

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

Harbour East – Marine Drive Community Council
February 4, 2021

Jamy-Ellen Klenavic, MCIP LPP - Planner

Applicant Proposal

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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
- 325A Prince Albert Road
- 327 Prince Albert Road



Site Plan

Proposal:

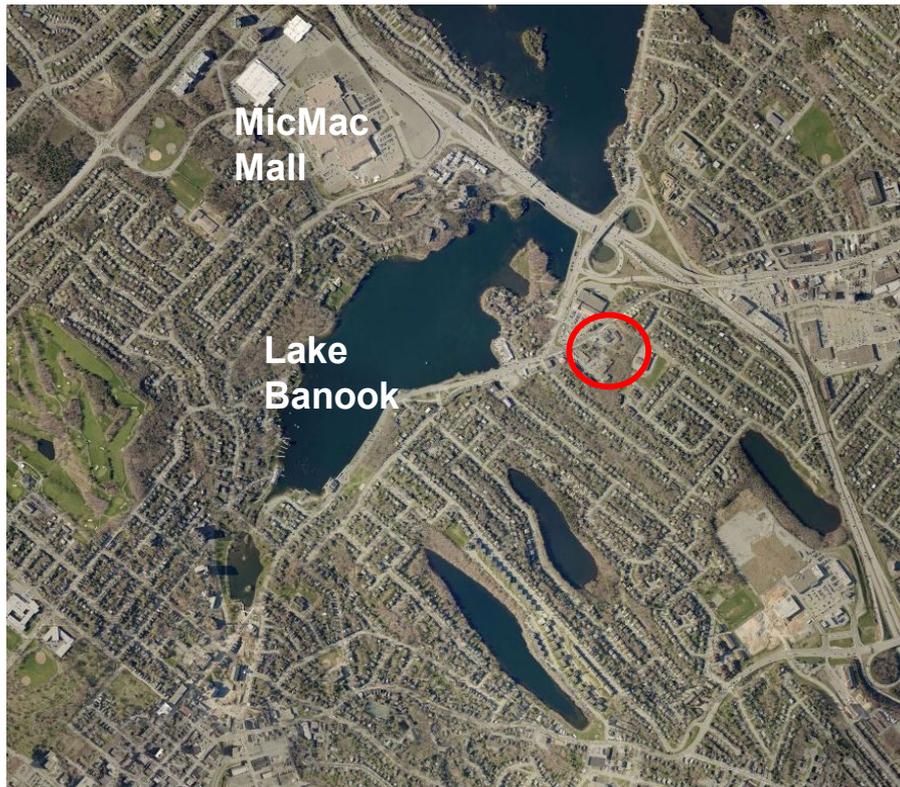
Development agreement to allow:

- Two twelve-storey residential towers;
 - 42 m (139 ft) tall
 - 1,394 m² (15,005 ft²) floor plate in each tower
- Ground floor commercial uses fronting Prince Albert Road;

Features:

- Common podium;
- Indoor and outdoor amenity space;
- Underground parking;
- Approx. 176 dwelling units;





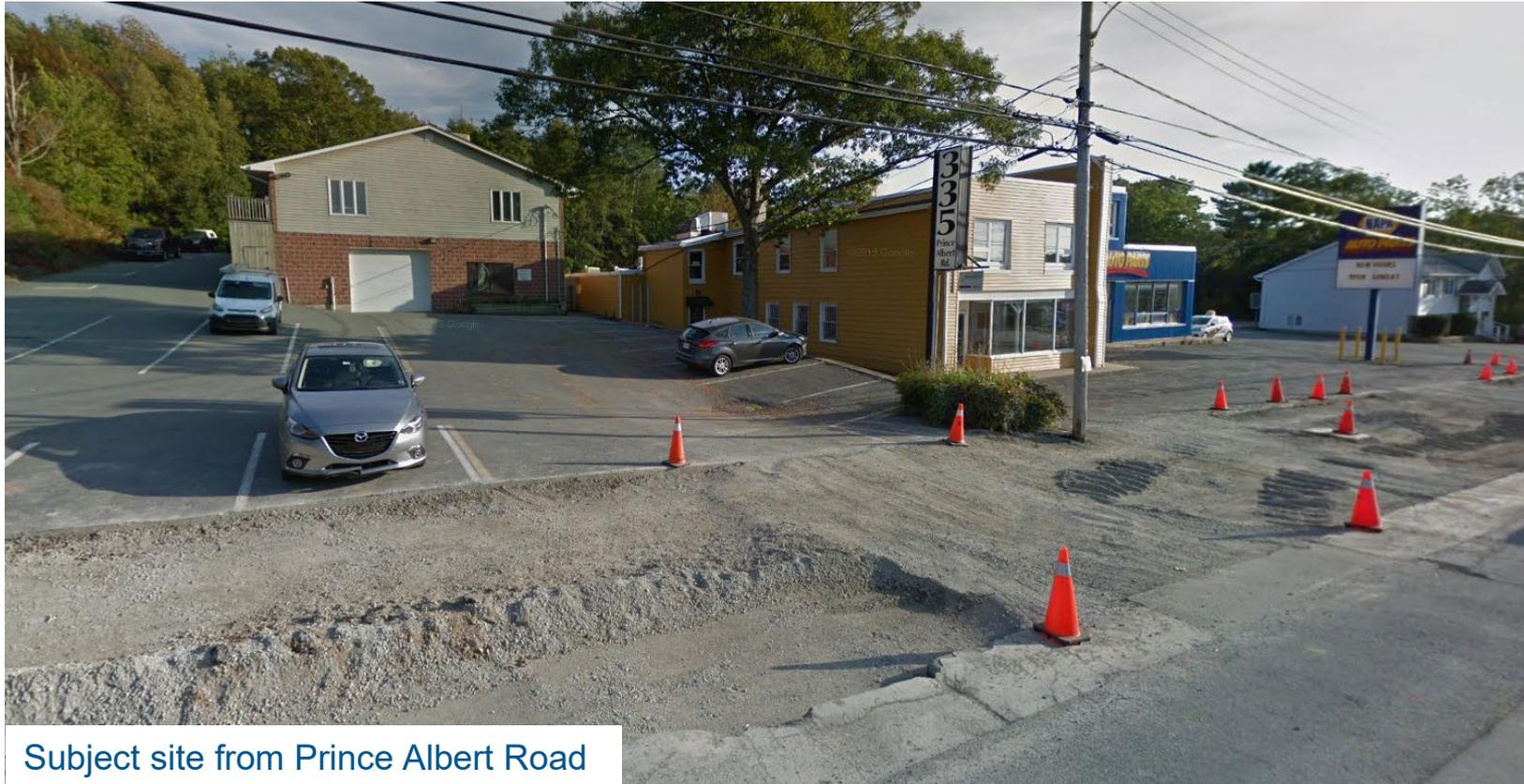
General site location



Site boundaries in red



Subject site (left) from Prince Albert Road



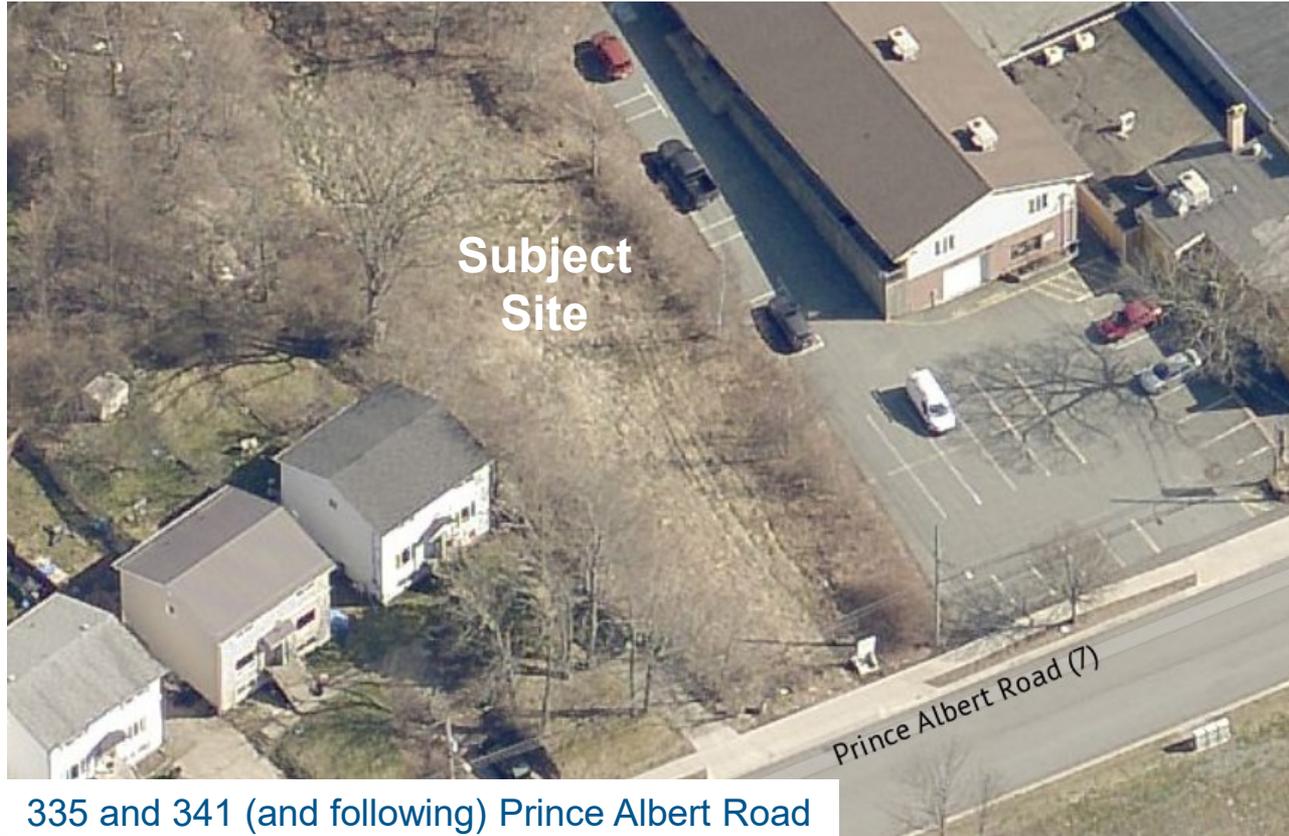
Subject site from Prince Albert Road



Subject site from Prince Albert Road



Subject site from Bartlin Road



335 and 341 (and following) Prince Albert Road

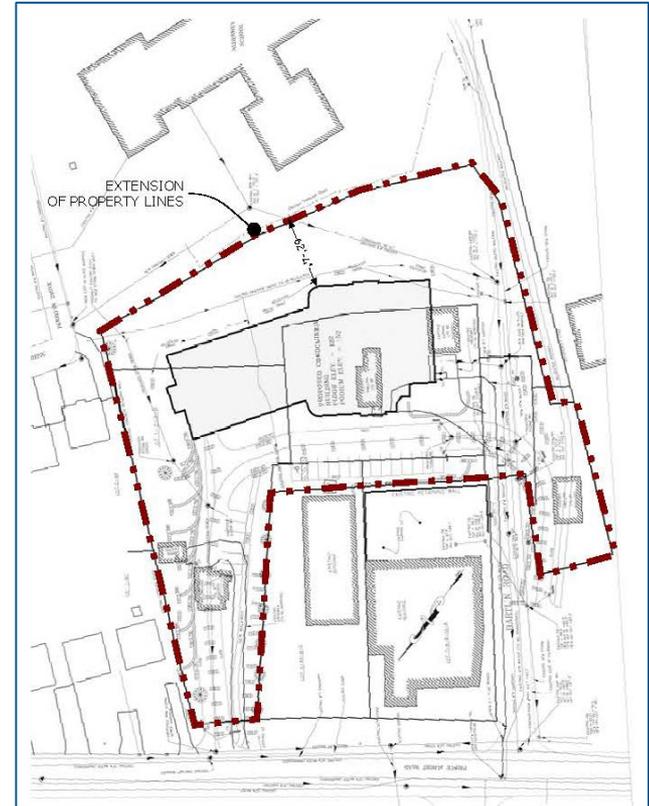
Currently Permitted

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- Existing DA approved 2006, came into force 2013;
- Maximum 84 dwelling units;
- Maximum height 38.7 metres (12 storeys/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;



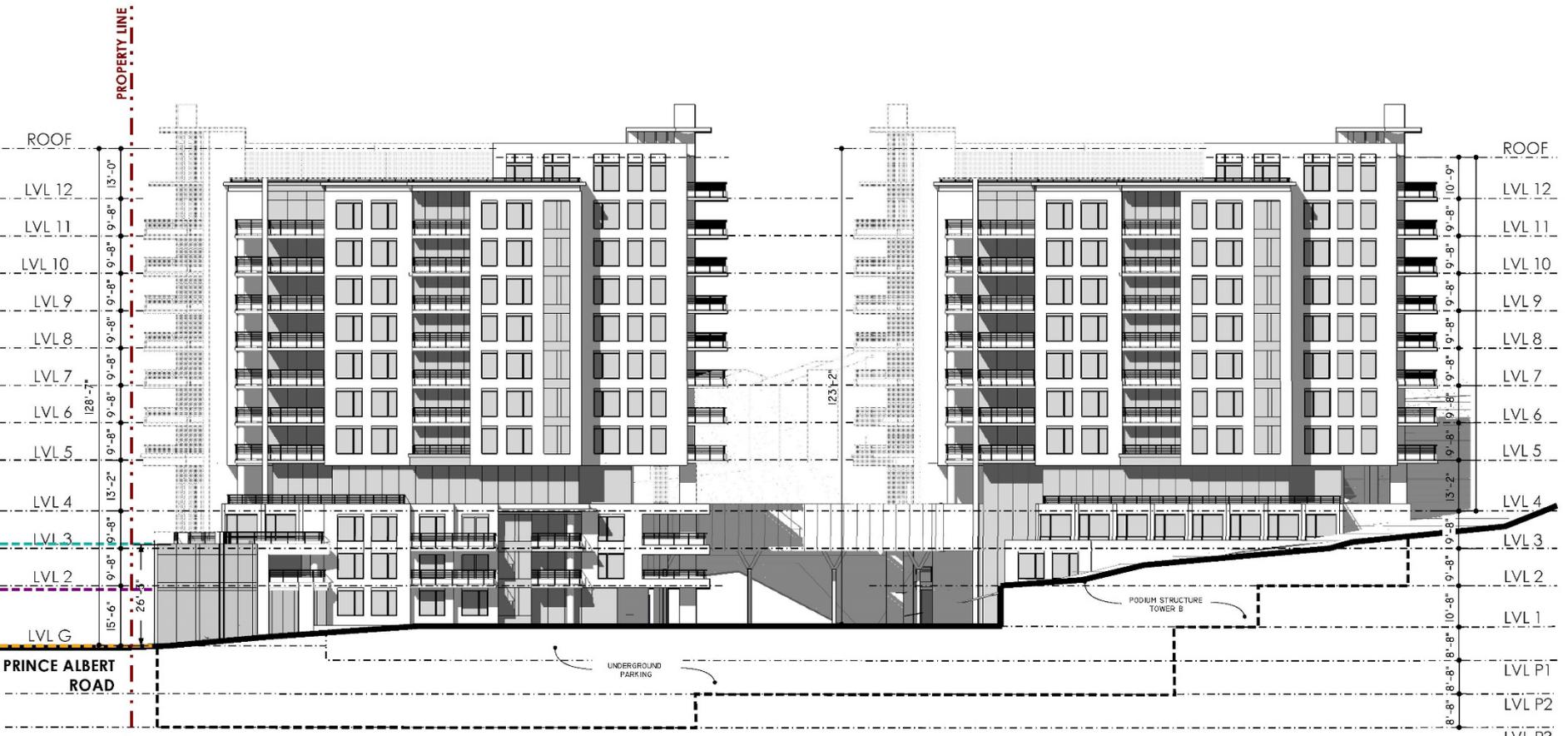
New Proposal - West/Prince Albert Road Elevation

Slide 12



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New Proposal – South Elevation



- Level of engagement completed was consultation achieved through a mail out notification and public information meeting held on September 25, 2019;
- Feedback from the community included the following:
 - Feedback was generally supportive of the proposal;
 - Suggestion that the proposed building is too tall, and that a 5-6 storey building would be more appropriate;
 - Concern that insufficient parking is proposed; and
 - Traffic at the intersections of Prince Albert Road, Glenwood Avenue, Lawrence Street and Grahams Grove continues to be a concern.

Notifications Mailed



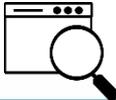
287

Meeting Attendees



51

Webpage Views



380

Letters/Emails Received



0

Policy and By-law Overview

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Regional Centre Municipal Planning Strategy and Land Use By-law

325A and 327 Prince Albert Road:

Designation: Corridor

Zoning: Corridor (COR)

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

3 Bartlin Road:

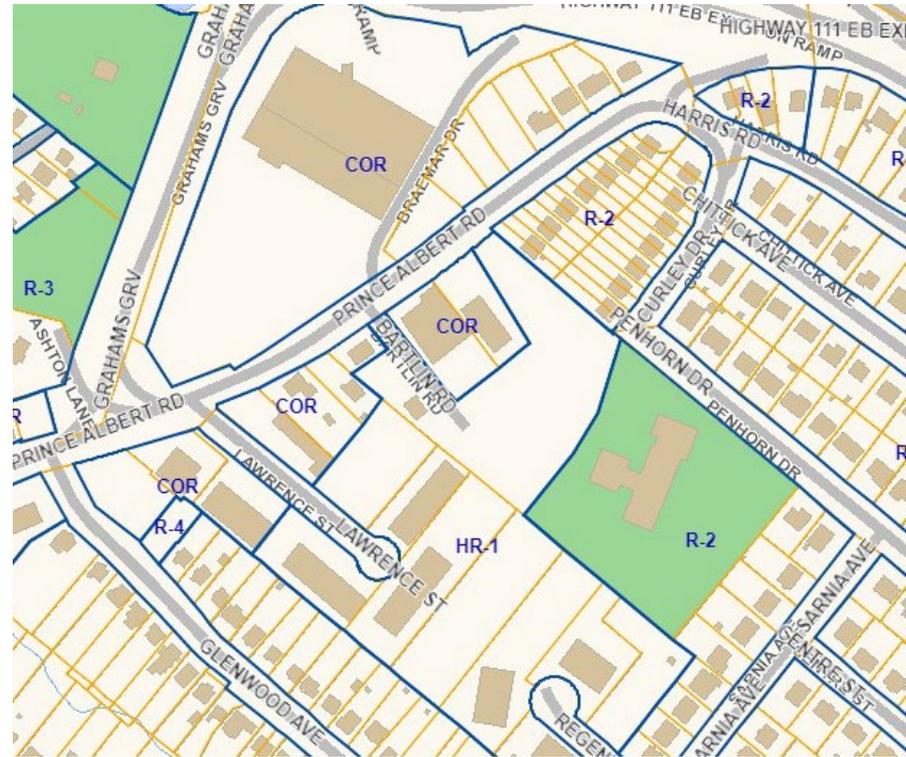
Designation: Higher Order Residential

Zoning: Higher Order Residential 1 (HR-1)

- Maximum height: 14 m (approx. 4 storeys)

Existing Uses:

Commercial and residential



- 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 street 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 Aspects

The proposed development agreement permits a new design for the approved apartment building with the following features:

- Relocating the building closer to Prince Albert Road;
- Two 12-storey residential towers;
 - Maximum height not defined
- At least 30% of all dwelling units must have 2 or more bedrooms;
- Amenity space of 5.0 m² per dwelling unit;
- 88 underground parking spaces;
- Removal of requirement to construct a pedestrian connect between Prince Albert Road and Alderney Elementary School;
- Commercial uses facing Prince Albert Road; and
- A vacant portion of the subject site (Block B) to be developed in the future in accordance with the Regional Centre Land Use By-law

A 'Non-Substantive Amendment' is a change to the agreement that can be made without a Public Hearing. Instead, Community Council could authorize these changes by resolution.

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

- Changes to permitted hours of operation for commercial uses;
- Changes to the location of solid waste facilities;
- Changes to landscaping requirements;
- Changes to the dates of commencement and completion;
- Changes to architectural requirements that do not impact the massing of the building; and
- Changes to sign requirements.

Key Policy Concerns

Dartmouth Municipal Planning Strategy

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- Most 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);
 - Two-storey dwelling at 341 Prince Albert Road (abutting);
 - Two-storey dwelling at 27 Curley Drive (abutting);
 - Single storey elementary school at 2 Penhorn Drive (abutting);
- Exception:
 - 4-storey multiple unit dwellings at 9 and 10 Lawrence Street (abutting);
- Height limits on adjacent areas under Centre Plan, Package A:
 - Centre Plan height limits are 20 m (COR) and 14 m (HR-1);
 - Lake Banook Canoe Course Maximum Building Height Precinct height limit is 11 m;

- Compatibility and consistency with adjacent uses and the existing development form (Policies IP-1(c)(2) and IP-5);
 - Height;
 - Bulk;
 - Scale;
 - Exterior design;
- Proposed building is significantly out of scale with the surrounding area;
 - Surrounding area transitioning to lower density residential uses (i.e. two-unit dwellings);
- Two towers give the effect of two buildings, intensifying height, bulk and scale concerns;
- Large floorplates aggravate already significant height differences;
- Amplified wind effects – Alderney Elementary School and 10 Lawrence Street (multiple unit dwelling);

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

Jamy-Ellen Klenavic



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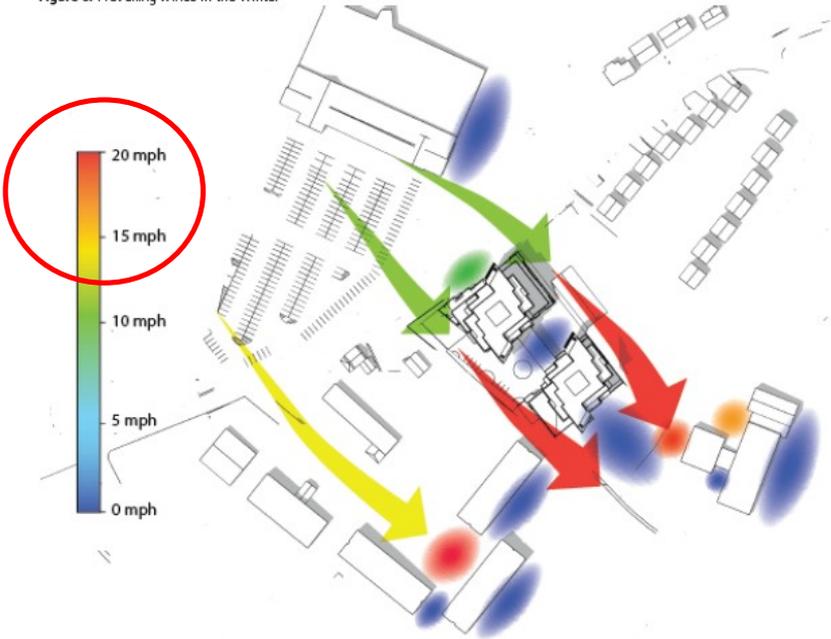


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Key Policy Concerns

Dartmouth Municipal Planning Strategy

Figure 8. Prevailing winds in the Winter



Regional Centre Land Use By-law Table A1-2 – Wind Comfort and Safety Performance Standards

Comfort category	GEM speed	Description
Sitting	< 10 km/h	Calm or light breezes suitable for outdoor restaurant uses, seating areas, and other amenities
Standing	< 14 km/h	Gentle breezes suitable for main building entrances and bus stops where pedestrians may linger
Strolling	< 17 km/h	Moderate winds appropriate for window shopping and strolling along a downtown street, or park
Walking	< 20 km/h	Relatively high speeds that can be tolerated if one's objective is to walk, run, or cycle without lingering
Uncomfortable	≥ 20 km/h	Strong winds unacceptable for all pedestrian activities; wind mitigation is typically required

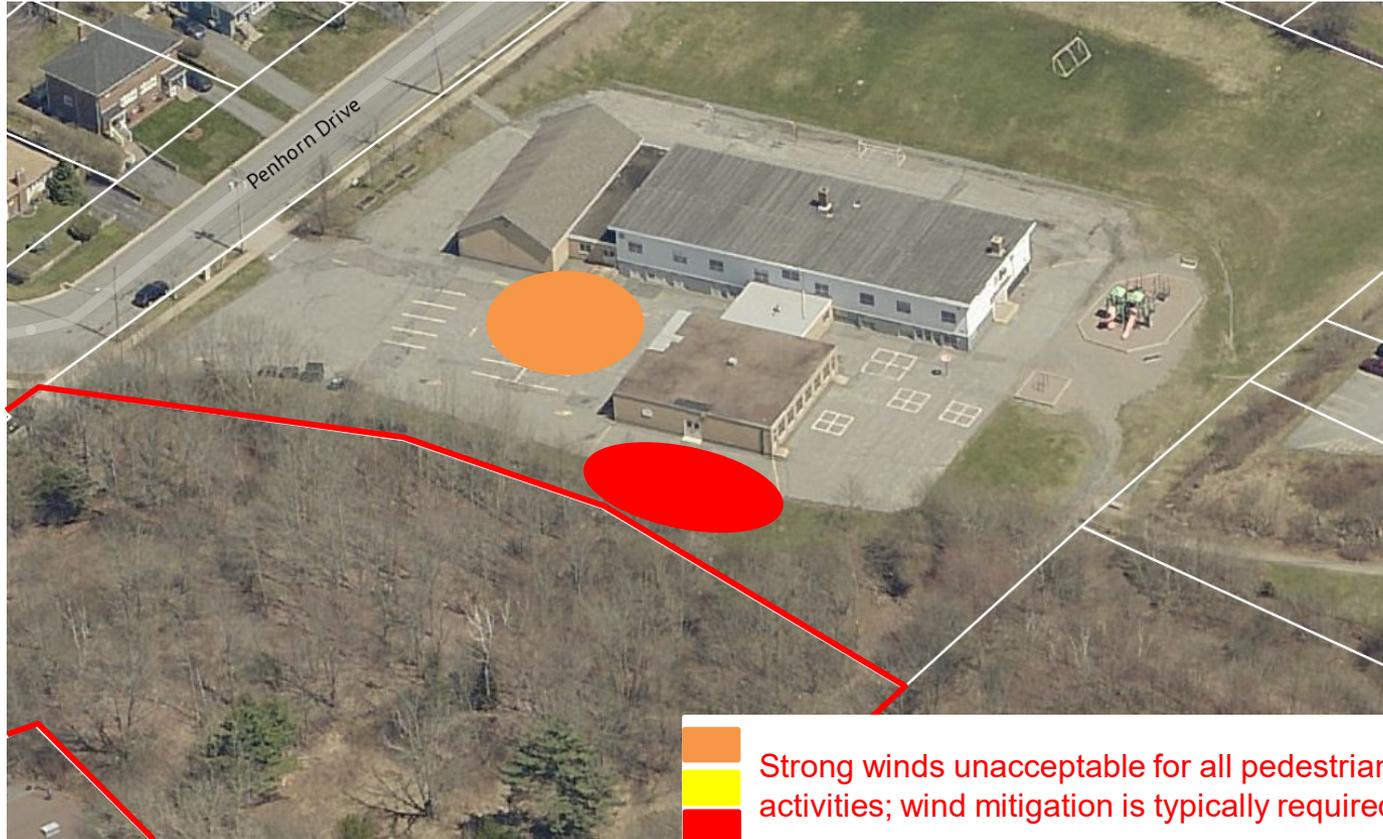
Notes:

- (1) GEM speed = mean speed or (gust speed ÷ 1.85), whichever is higher.
- (2) GEM speeds above are based on a seasonal exceedance of 20% of the time between 6:00 and 23:00. Hours between 23:00 and 6:00 are excluded from the wind comfort analysis because nighttime usage of outdoor spaces is anticipated to be limited during these hours.

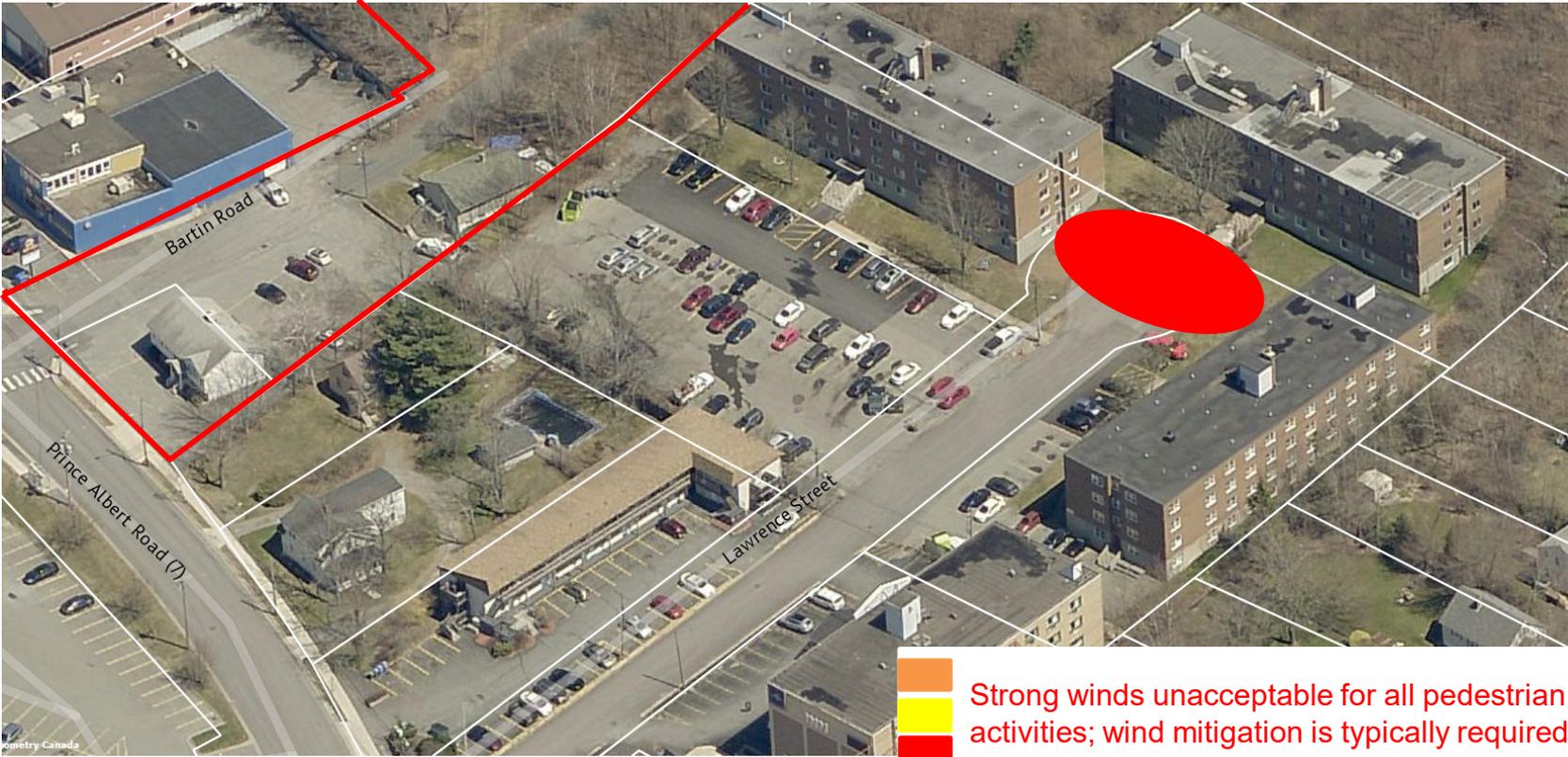
Safety performance standard	Gust speed	Description
Exceeded	> 90 km/h	Excessive gust speeds that can adversely affect a pedestrian's balance and footing. Wind mitigation is required.

Notes:

- (3) Based on an annual exceedance of 9 hours or 0.1% of the time for 24 hours a day.



Lawrence Street (Wind Effects)



Strong winds unacceptable for all pedestrian activities; wind mitigation is typically required.

Floor Plate Comparison

Inventory of Residential Tower Floorplates in HRM

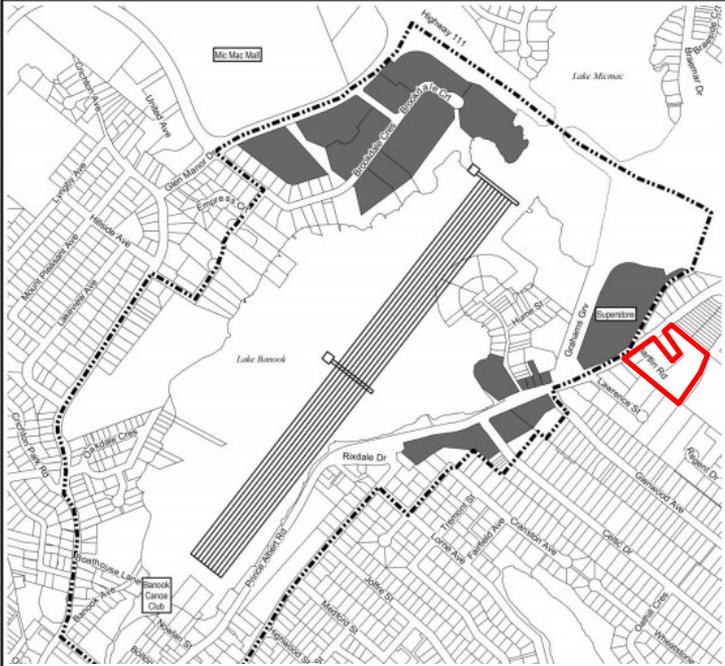
Tower Name	Civic Address	LUB Area	Zone	Tower width (m)	Tower depth (m)	Longest Horizontal (m)	Total Building Height (storeys)	Floorplate area (ms)
1. The Summit	10 Horizon Crt	Dart.	R-3	32	32	45	19	1024
2. Seapoint at Harbour Isle	45 Seapoint Rd	Dart.	R-3	28	39	44	14	880
3. The Horizon	7 Horizon Crt	Dart.	R-3	30	30	43	16	930
4. Kings Wharf Tower A	15 Kings Wharf Pl	DT Dart.	M	24	42	47	13	1110
5. Kings Wharf Tower B	31 Kings Wharf Pl	DT Dart.	M	26	35	44	12	880
6. Kings Wharf Tower C	49 Kings Wharf Pl	DT Dart.	M	31	33	41	12	950
7. Kings Wharf Tower D	67 Kings Wharf Pl	DT Dart.	M	38	33	50	12	970
8. Park Vic	1333 South Park St	DT Hfx.	DH-1	100	23	100	21	1943
9. The Trillium	1463 South Park St	DT Hfx.	DH-1	49	22	53	19	1030
10. The Maple	1583 Hollis St	DT Hfx.	DH-1	55	25	58	22	1230
11. The Roy	1657 Barrington St	DT Hfx.	DH-1	52	31	55	22	1300
12. 19Twenty at Brunswick Heights	1920 Brunswick St	DT Hfx.	DH-1	55	20	56	16	1080
13. The Alexander	5121 Bishop St	DT Hfx.	DH-1	34	34	37	21	960
14. The Vic	5144 Morris St	DT Hfx.	DH-1	43	20	46	10	780
15. The Craigmore	1 Craigmore Dr	Hfx. Main.	C-1	33	35	35	16	849
16. Icon Bay	50 Bedford Hwy	Hfx. Main.	C-2B	34	49	49	25	1250
17. Point North	3065 Robie St	Hfx. Main.	C-2	45	25	49	18	1010
18. Fenwick Tower	5599 Fenwick St	Hfx. Pen.	R-3	20	48	49	33	834
19. Monaghan Square (north tower)	6140 Young St	Hfx. Pen.	C-2	35	35	50	18	1300

Proposed maximum floor plates:

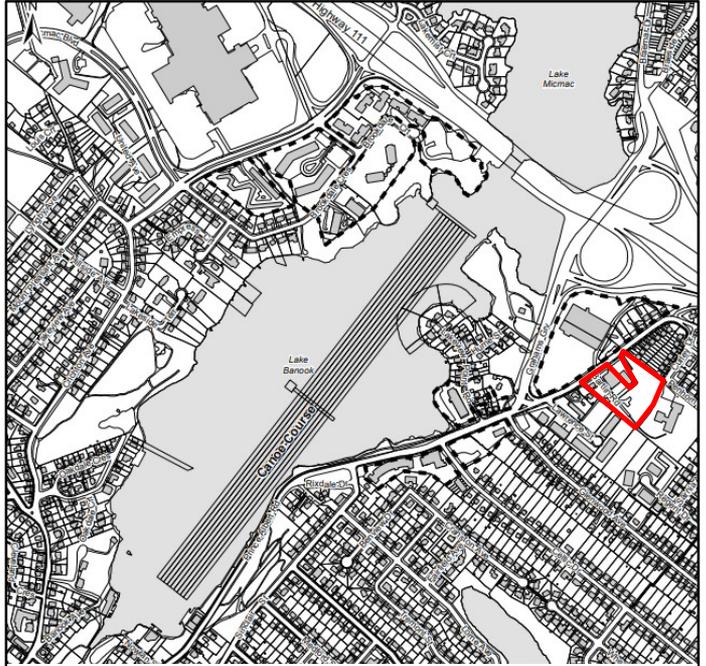
1,394 m² x 2 towers

Key Policy Concerns

Dartmouth Municipal Planning Strategy



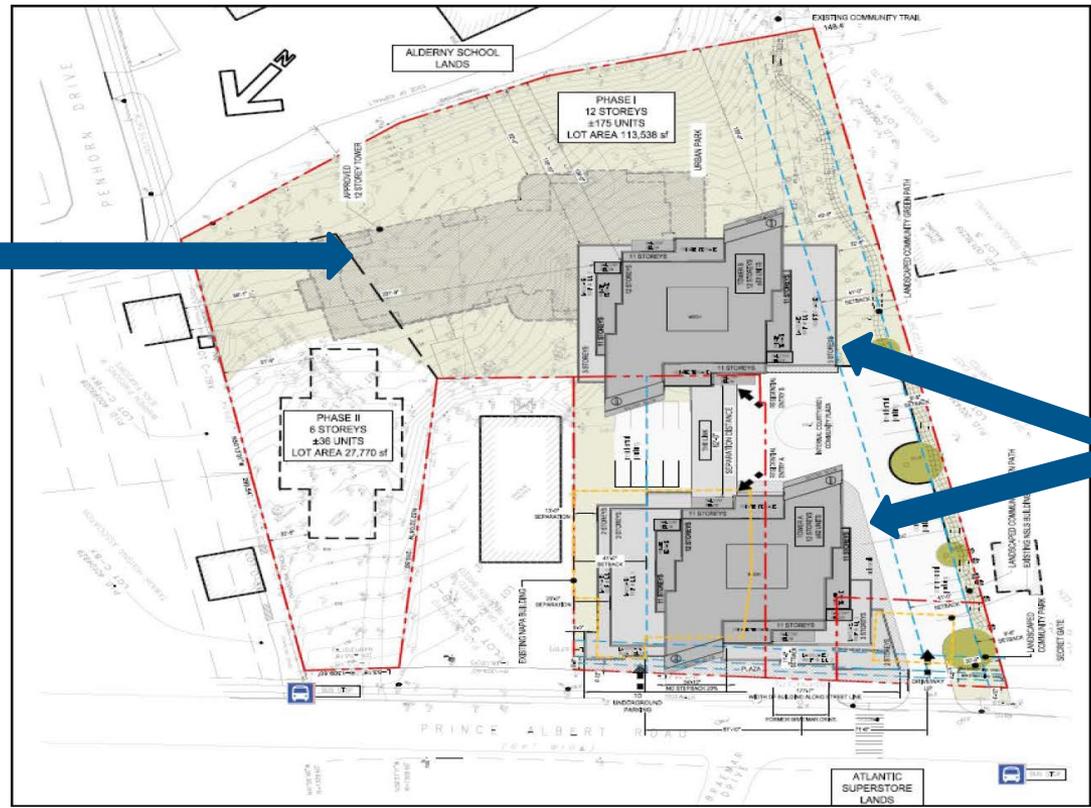
Map 9s: Dartmouth MPS Lake Banook Canoe Course Area (35 ft)



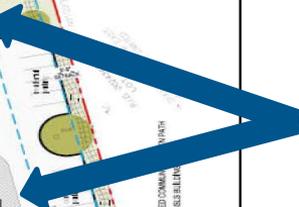
Map 5: Regional Centre Lake Banook Canoe Course Maximum Building Height Precinct (11 m)

Site Plan Comparison

Current approval
(shaded area)



New proposal



Regional Centre (“Centre Plan”) Municipal Planning Strategy includes transition policy 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

