

Item 10.1.2

**HALIFAX**

# **Public Hearing for Case 22797**

Rezoning and Development Agreement for  
a mixed use multiple unit dwelling at 95  
Caledonia Road, Dartmouth

Harbour East Marine Drive  
Community Council  
May 6, 2021

**Slide 1**

# Applicant Proposal

Slide 2

1. To rezone the site from C-1 (Local Business) to C-2 (General Business); and
2. To enter into a development agreement to allow a new 5-storey apartment building with ground floor commercial uses.

## Location:

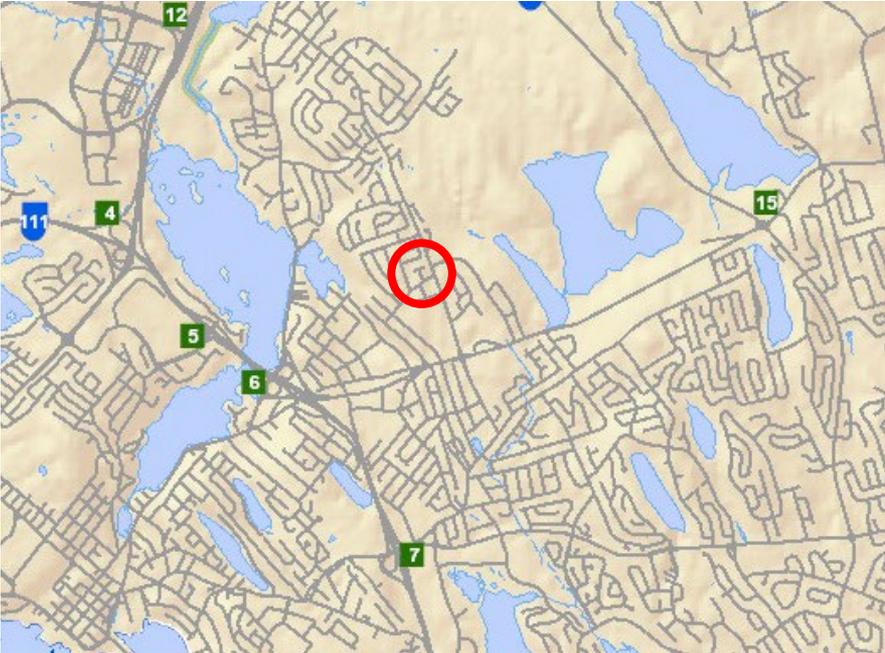
95 Caledonia Road,  
Dartmouth

## Applicant:

WM Fares Architects



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General site location in red



Site boundaries in red



Subject site from Caledonia Road, looking toward Kennedy Drive



**Subject site in background, HRM park in foreground**

# Proposal – West Elevation (Caledonia Road) Slide 6



# Proposal – North Elevation (Kennedy Drive) Slide 7



# Proposal – East Elevation (Park Side)

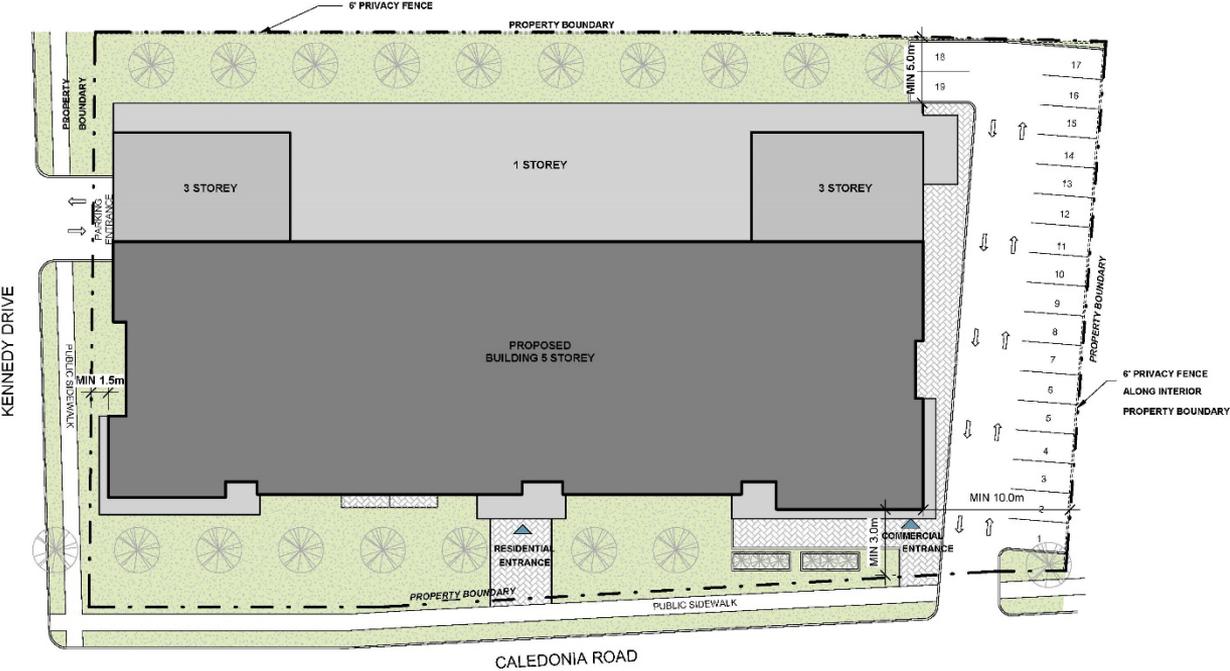


# Proposal – South Elevation (Internal Lot Line) Slide 9

Caledonia  
Road Side



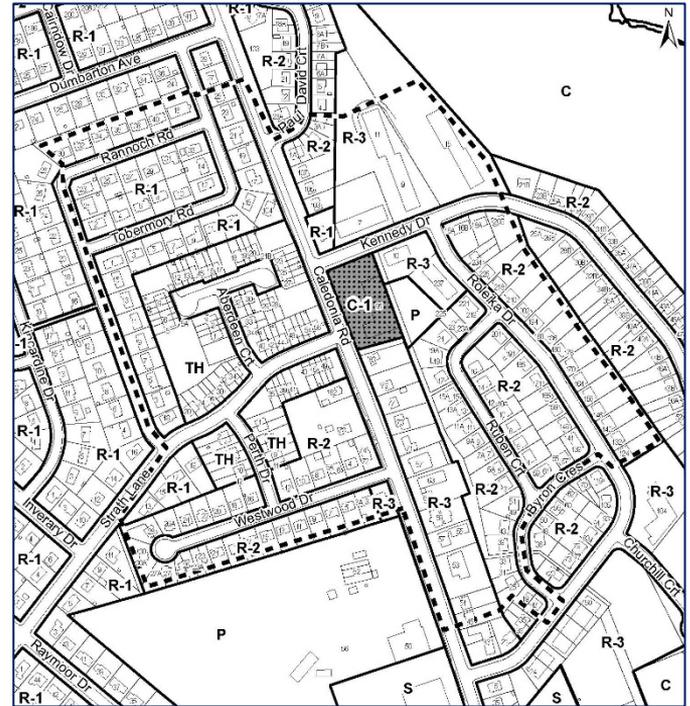
# Proposal – Site Plan



# Policy & By-law Overview

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

- **Current Zone**
  - C-1 (Local Business) Zone
- **Requested Zone**
  - C-2 (General Business) Zone
- **Designation**
  - C (Commercial)
- **Existing Use**
  - Commercial Plaza
- **Enabling Policies**
  - IP-1(b) (Rezoning)
  - IP-5 (Development Agreement)



Zoning and revised notification area

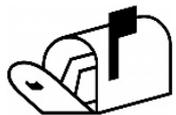
- Dartmouth MPS **Policies IP-1 (c) and IP-5** enumerate the criteria to evaluate the application:

### 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;

- Level of engagement completed was consultation achieved through a mail out notification;
- Feedback from the community generally included the following:
  - Strong support for the proposal;
  - Significant concern over housing affordability and quality in the area of the subject site;
    - Residents anticipate increased supply could improve affordability;
  - Concern re: impact of shadows on the adjacent HRM park

## Fact Sheets Mailed



199

## Individual Contacts (Phone Calls & Email)



19

## Webpage Views



1352

## Public Hearing Notifications Mailed



667

# Summary: Key Aspects of the Proposed Development

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- 5 storey building
  - Building to not exceed 16m, excluding elevator and stair enclosures;
- Approximately 59 dwelling units;
  - At least 30% of the units shall contain 2 or more bedrooms;
- Commercial uses on the ground floor;
- Indoor, above-ground vehicle parking and surface vehicle parking;
- Bicycle parking in accordance with the Dartmouth Land Use By-law; and
- Indoor and outdoor amenity space for residents.

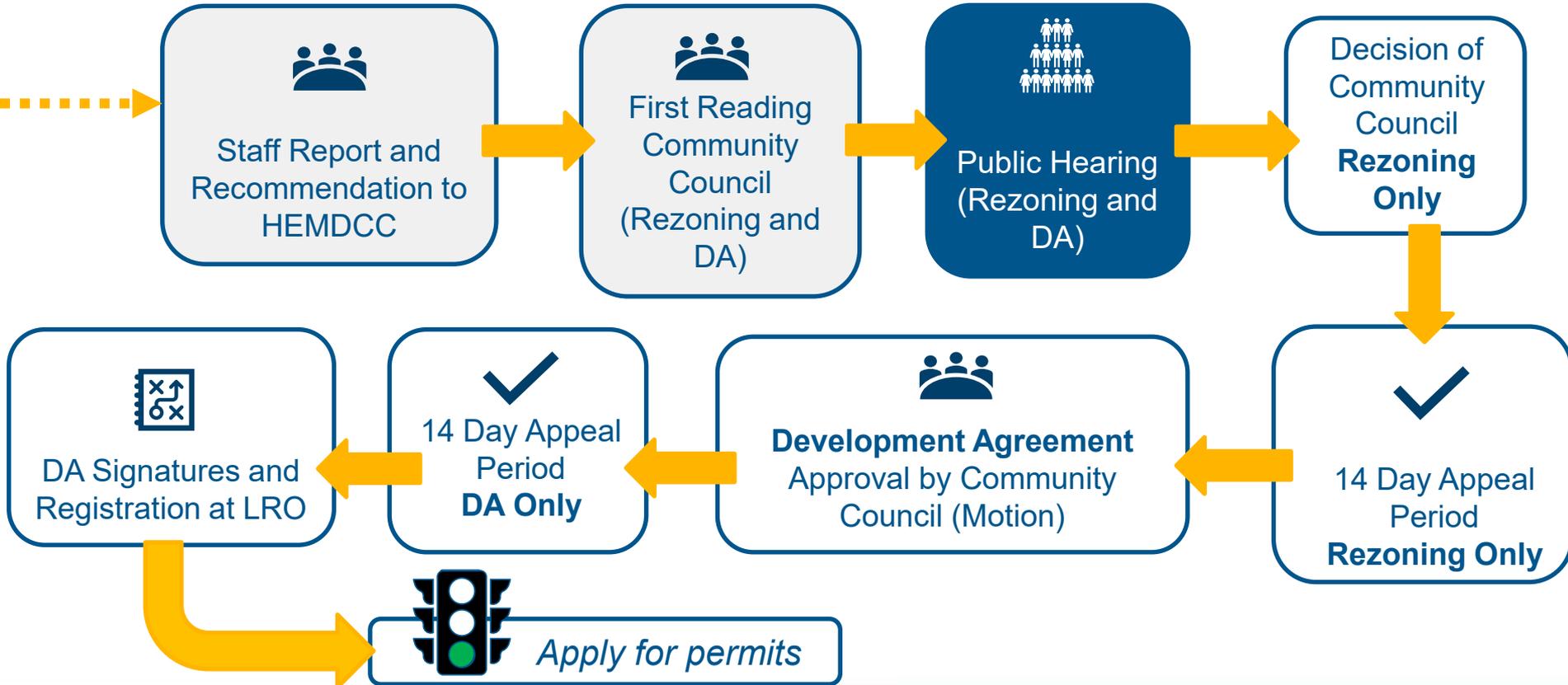
A 'Non-Substantive Amendment' is a change to the agreement which could be made without a Public Hearing. Instead, Community Council could authorize this change by resolution.

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

- Changes to landscaping requirements;
- Granting an extension to the date of Commencement of Construction;
- Granting an extension to the date of Completion of the Development;
- Changes to architectural requirements that do not impact the massing of the building; and
- Changes to sign requirements

# If Council Approves the Application...

Slide 16



Staff recommend that Harbour East – Marine Drive Community Council:

1. 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 January 22, 2021;

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## Thank You

### Planners Name



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902-476-8361

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# Site Context

