

Development Agreement Application -Case 22797

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

Harbour East Marine Drive
Community Council
June 3, 2021

Applicant Proposal

Slide 2

1. To rezone the site from C-1 (Local Business) to C-2 (General Business) **approved by HEMDCC on May 6, 2021**; and
2. To enter into a development agreement to allow a new 5-storey apartment building with ground floor commercial uses **decision required**.

Location:

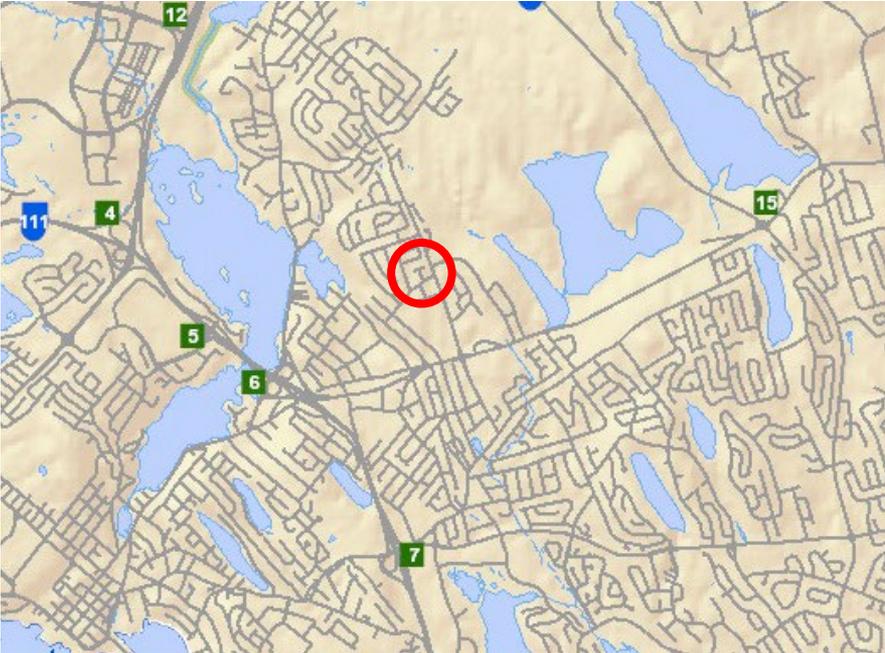
95 Caledonia Road,
Dartmouth

Applicant:

WM Fares Architects



HALIFAX



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)

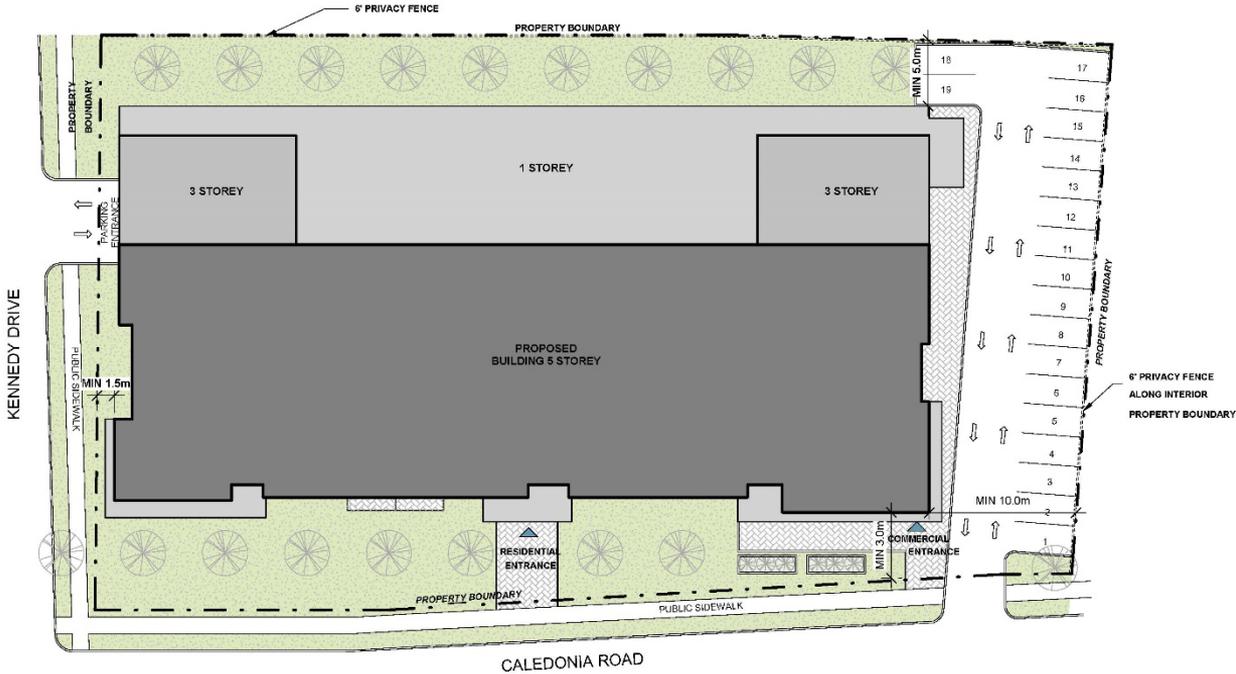


Proposal – South Elevation (Internal Lot Line) Slide 9

Caledonia
Road Side



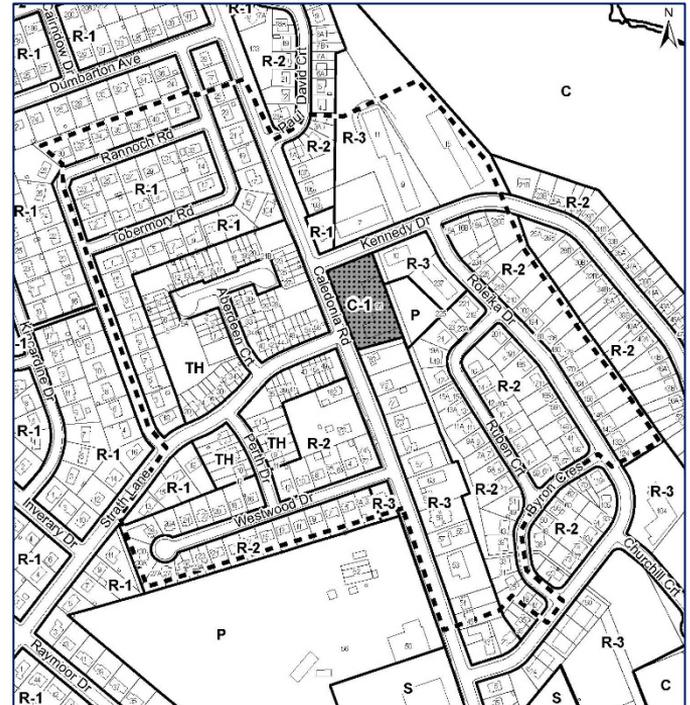
Proposal – Site Plan



Policy & By-law Overview

Dartmouth Municipal Planning Strategy – Dartmouth Land Use By-law

- **Current Zone**
 - C-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:

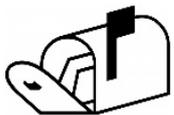
- Compatibility and consistency with adjacent uses and built form;
- Provisions for landscaping, buffering and screening;
- Adequacy of existing street and service networks;
- Proximity to schools and recreation amenities;
- Discouraging a scattered development pattern (“sprawl”);
- Safe pedestrian movement within the site;
- Drainage and soil stability;
- Adequacy of parking;
- Useable amenity space;
- Encouraging preservation of mature trees and other natural features;

Public Engagement Feedback

Slide 13

- 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

HALIFAX

Summary: Key Aspects of the Proposed Development

- 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.

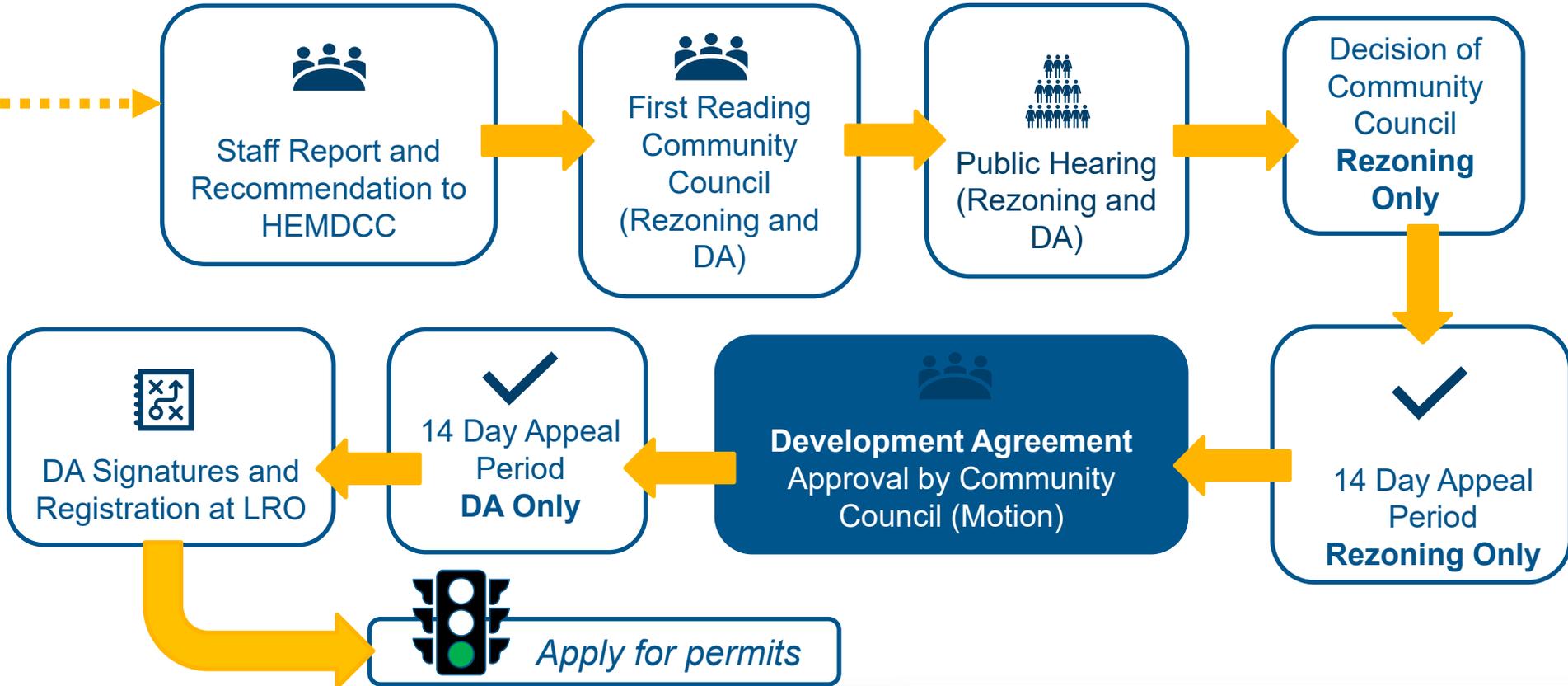
A 'Non-Substantive Amendment' is a change to the agreement which could be made without a Public Hearing. Instead, Community Council could authorize this change by resolution.

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. Approve the proposed Development Agreement; and
2. Require that the development agreement be signed by the property owner within 240 days.

HALIFAX

Thank You

Planners Name



klenavj@halifax.ca



902-476-8361

Slide 18





