

Public Hearing Case 22487

Development Agreement for 112/114
Wyse Road, Dartmouth

Harbour East Marine Drive Community Council
August 5, 2021

Applicant Proposal

Applicant: Fathom Studios, on behalf of the property owner.

Location: 112/114 Wyse Road,
Dartmouth

Proposal: 20 storey mixed-use building with ground floor commercial, office space, and ~160 residential units.

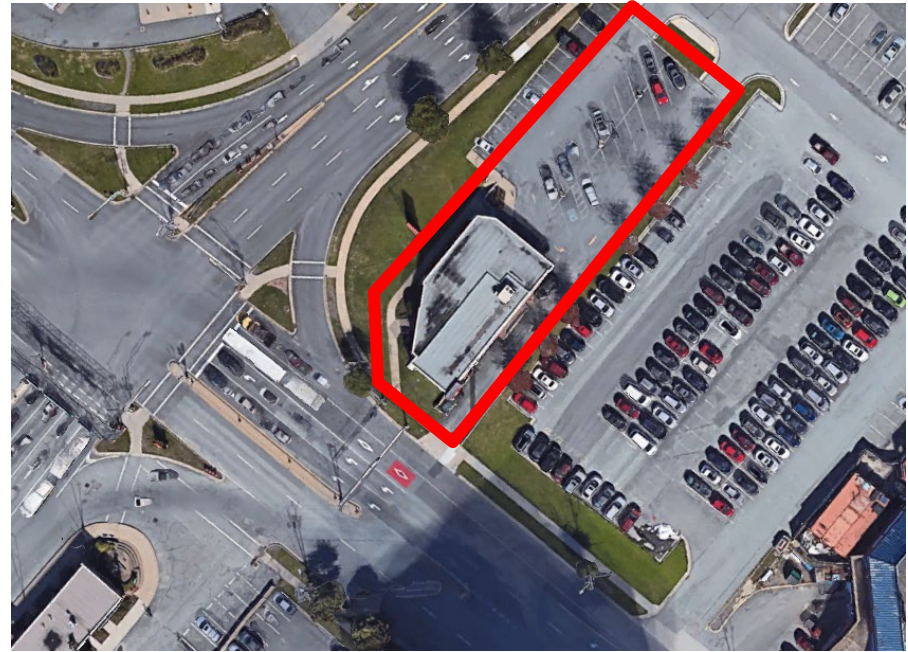


Site Context

112/114 Wyse Road, Dartmouth



General Site location in Red



Site Context/Photos



Planning Policy Outline

Regional Plan & Subdivision Bylaw

Guide where population growth and the investment of services like transit, piped water and sewer should occur

Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public

Policy & By-law Overview

Regional Centre Municipal Planning Strategy (MPS) & Land Use Bylaw (LUB)

- **Zone & Designation**

- Centre 2 (Centre – 2) Zone under the Centre Designation

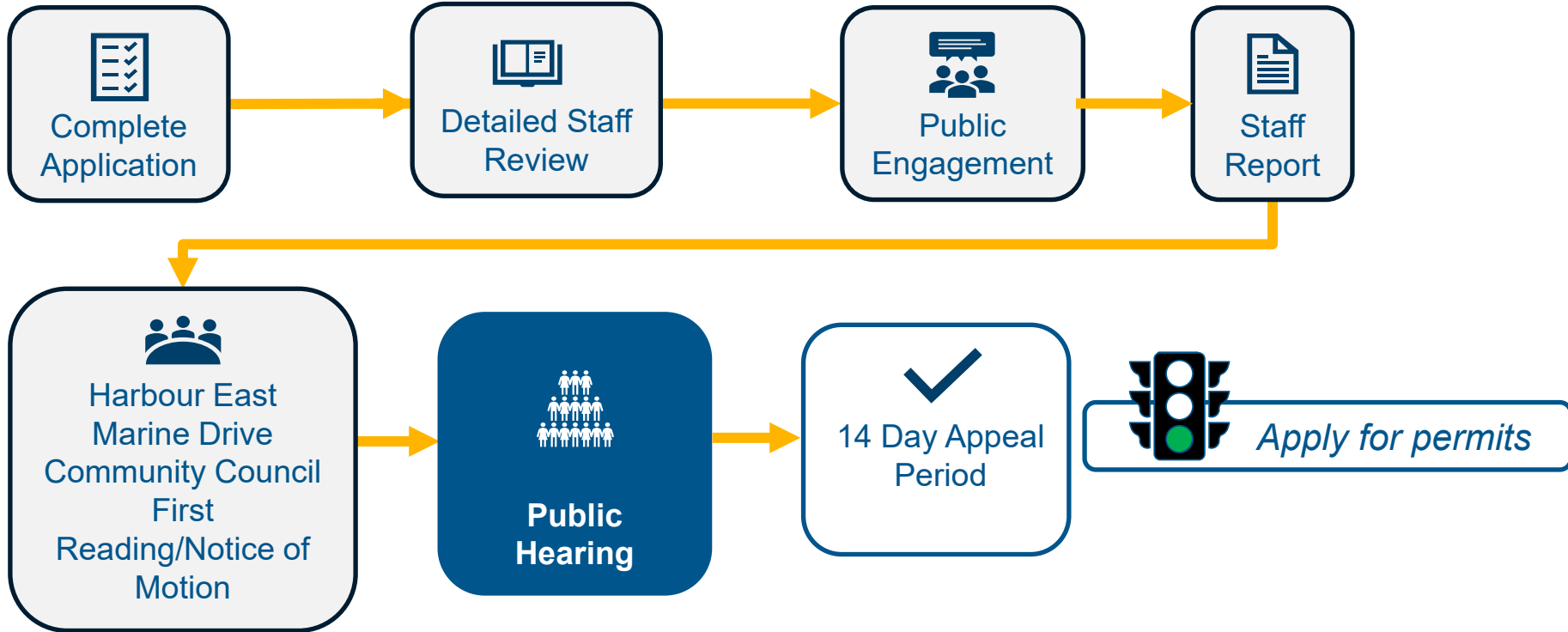
- **Existing Use**

- 1 Storey Office Building

- **Enabling Policy**

- Policy IP-5 of the [former Dartmouth MPS](#), through Policy 10.25 of the [Regional Centre MPS](#)
 - Application submitted and deemed complete prior to September 18, 2019, therefore considered under former Planning legislation.

Planning Process



Proposal



Policy Consideration

Dartmouth Municipal Planning Strategy & LUB

Dartmouth MPS Policy IP-5 requires apartment buildings to go through a Development Agreement process. The policy requires Council to consider the following in rendering their decision on a Development Agreement:

- Height, design, and scale with respect to compatibility with neighbourhood;
- Adequacy of controls to reduce potential conflicts;
- Landscaping and amenity space;
- Infrastructure capabilities (sewer, water, roads, transit, etc.)

Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **a mail out notification, information sharing through HRM website, and an online survey.**
- Feedback from the community generally included the following:
 - need to provide affordable housing;
 - wind concerns;
 - traffic/access concerns as both streets receive high volumes of traffic; and
 - great location and provides much needed density/apartment units;

**Notifications
Mailed**



514

**Online Surveys
Received**



47

Webpage Views



1,611

Summary: Key Aspects of the Proposed Development

- **Height & Massing**
 - Maximum permitted height of 69 metres and maximum tower footprint of 650 square metres.
- **Unit mix**
 - A minimum of 25% of the units to be two or more bedrooms
- **Amenity space**
 - A minimum of 1,334 square metres of amenity space of which a minimum 844 square metres must be outdoor space. Equal to approx. 8.3 square metres per unit (not including balconies).
- **Wind mitigation**
 - A wind impact study identified two areas of concern; the agreement requires mitigation efforts at these locations, certified by a qualified professional confirming the mitigation will achieve accepted industry standards for pedestrian wind comfort and safety.

Non-Substantive Amendments

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

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

- Changes to parking requirements and driveway access;
- Changes to the Nantucket façade to accommodate any possible street improvements on Nantucket Avenue;
- Changes to setbacks to accommodate Nova Scotia Power setback requirements;
- Changes to building design to allow required wind mitigation efforts;
- Changes to the building materials; and
- Changes to the commencement and completion dates in accordance with the limitations placed on these within the Regional Centre Municipal Planning Strategy.

Staff Recommendation

Staff recommend that Harbour East Marine Drive Community Council:

- Approve the proposed development agreement as set out in Attachment A of the staff report dated May 18, 2021

HALIFAX

Thank You

Planners Name



macdoude@halifax.ca



902-240-7085

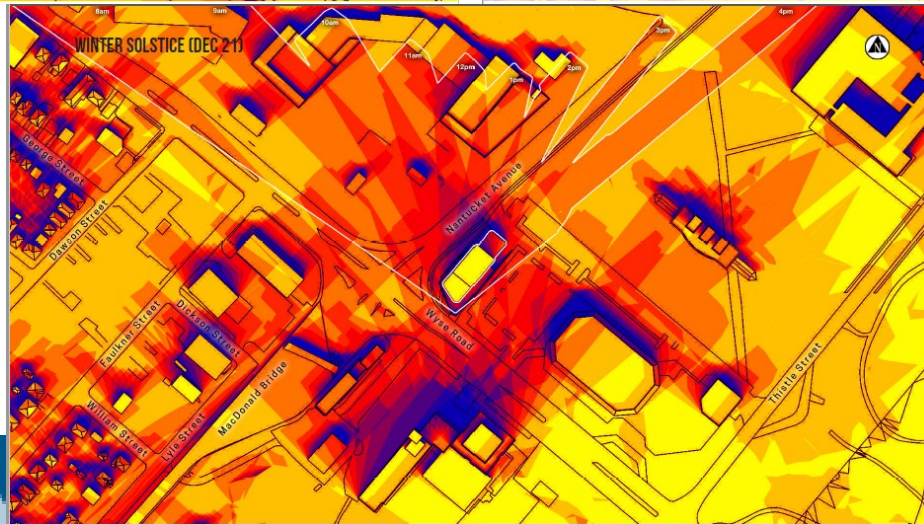
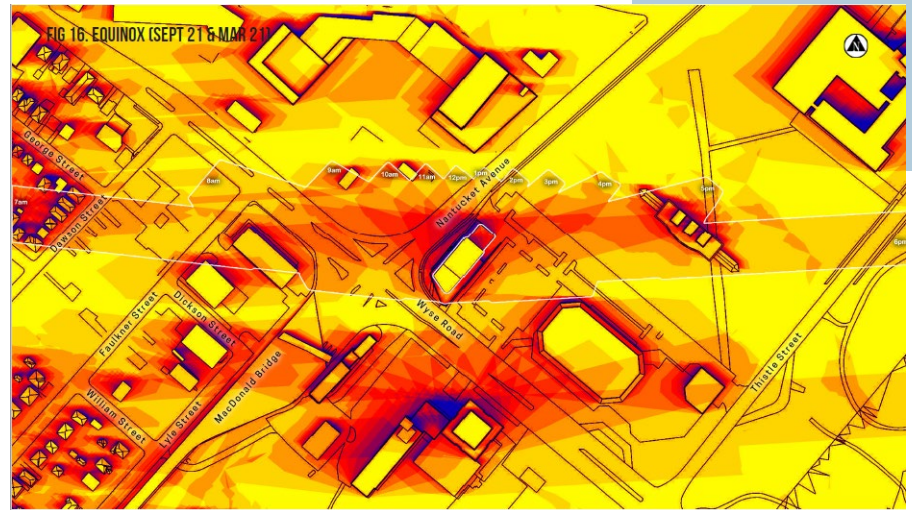
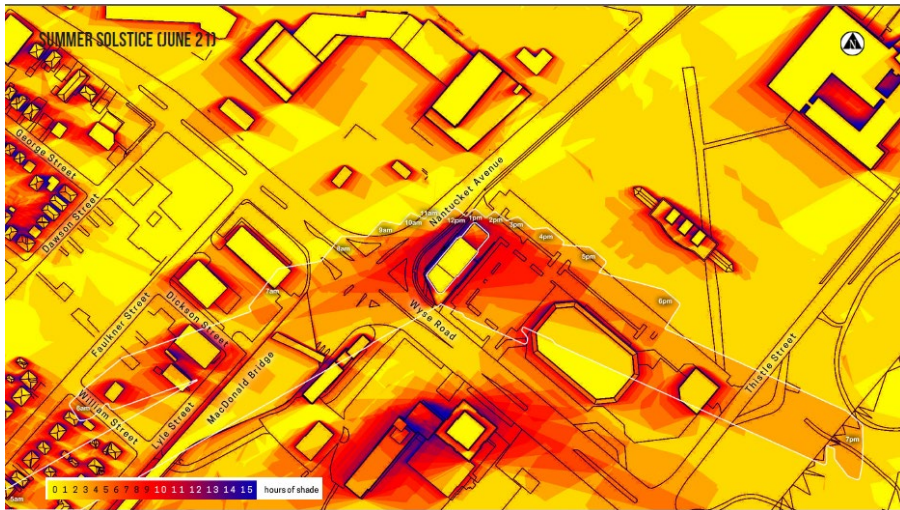




FIG 5. NORTH WIND
EXISTING CONDITIONS

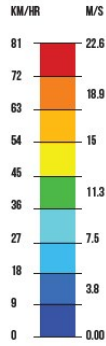


FIG 5B. NORTH WIND
POST-CONSTRUCTION
CONDITIONS

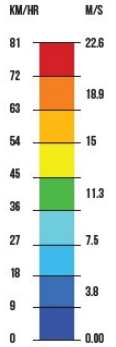




FIG 5. NORTHWEST WIND
EXISTING CONDITIONS

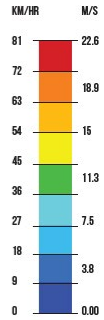
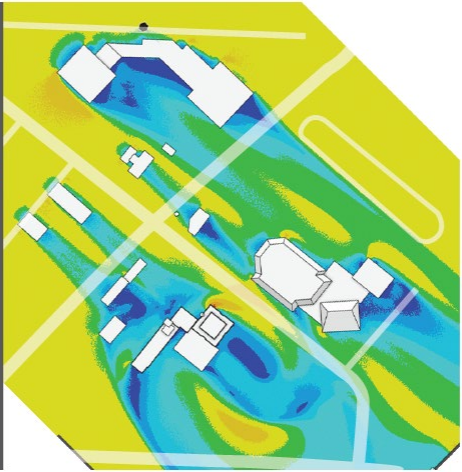


FIG 5B. NORTHWEST WIND
POST-CONSTRUCTION CONDITIONS

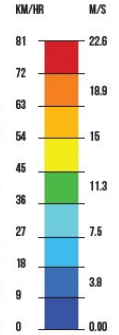




FIG 6. WEST WIND
EXISTING CONDITIONS

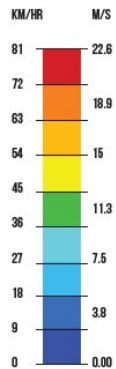
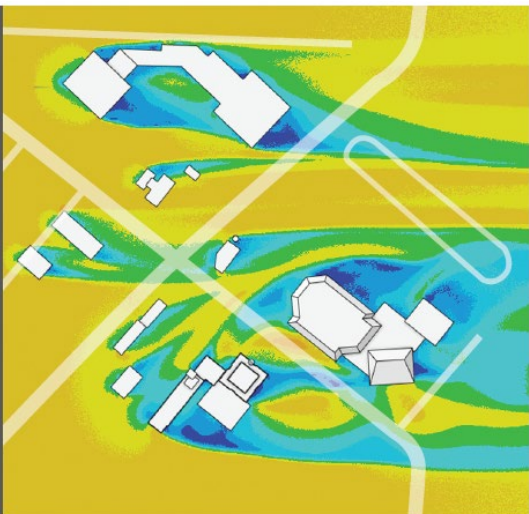


FIG 6B. WEST WIND
POST-CONSTRUCTION CONDITIONS

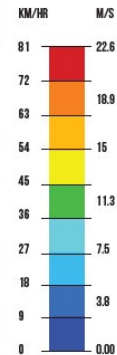
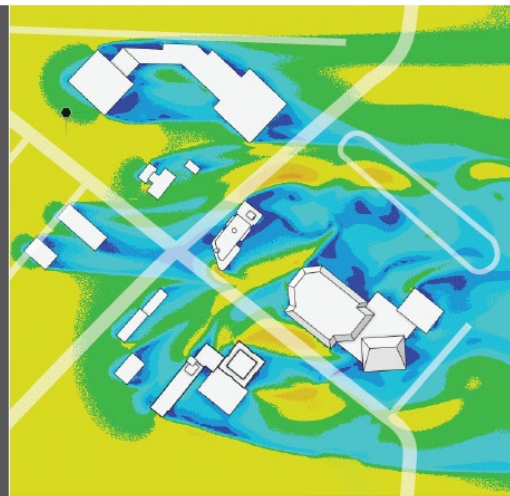




FIG 7. SOUTHWEST WIND
EXISTING CONDITIONS

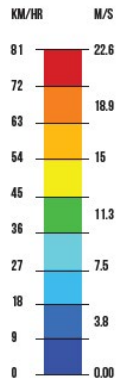


FIG 7B. SOUTHWEST WIND
POST-CONSTRUCTION CONDITIONS

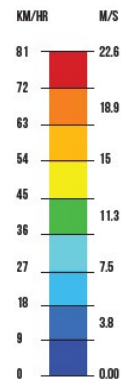




FIG 8. SOUTH WIND
EXISTING CONDITIONS

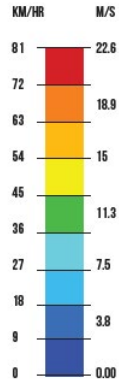
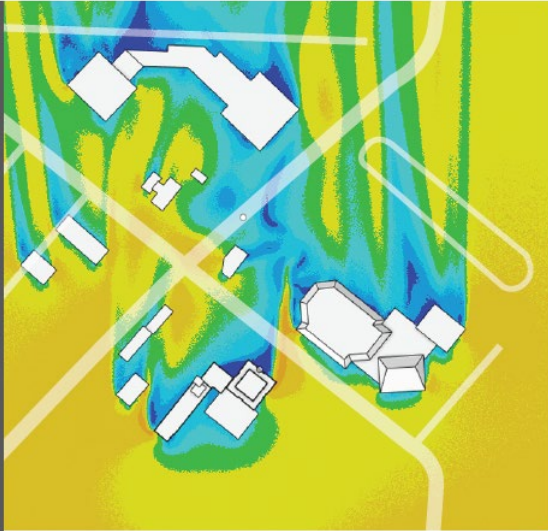


FIG 8B. SOUTH WIND
POST-CONSTRUCTION CONDITIONS

