

Item 10.1.2

**HALIFAX**

# **Public Hearing**

## **Case 22491**

Development Agreement for  
46 Maple Street, Dartmouth

Harbour East Community Council  
August 5, 2021

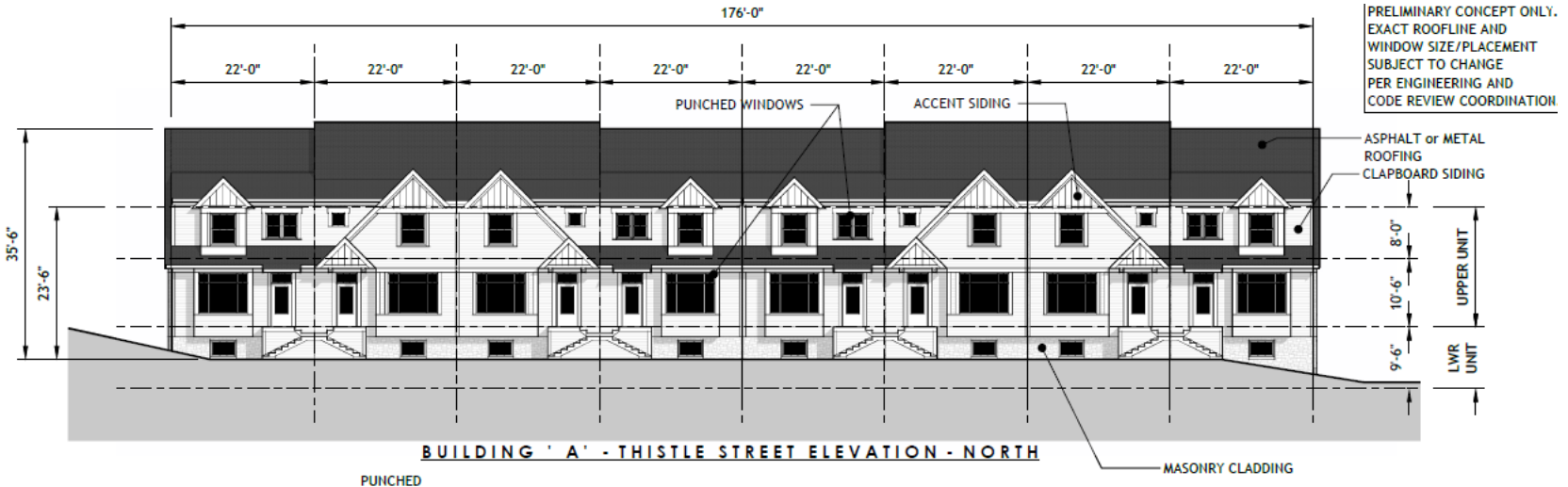
**Slide 1**

# Applicant Proposal

**Applicant:** ZZap Architecture and Planning

**Location:** 46 Maple Street, Dartmouth

**Proposal:** Enter into a development agreement for a 20-unit stacked townhouse development



# Site Context



General Site location in Red



Site Boundaries in Red

# Site Context/Photos



View of the site from Thistle St



View of the site from Maple St

# 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)

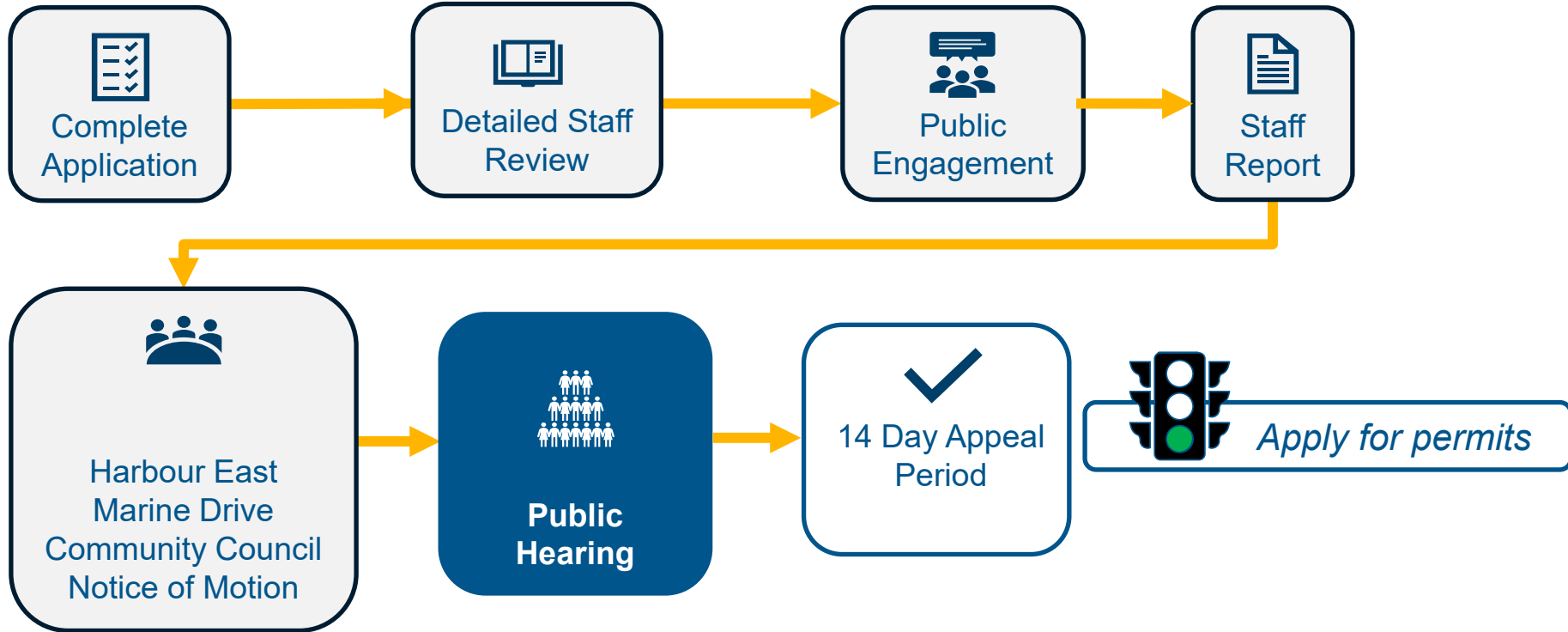
Specifies what can be approved without going to Council and seeking feedback from the public

# Policy & By-law Overview

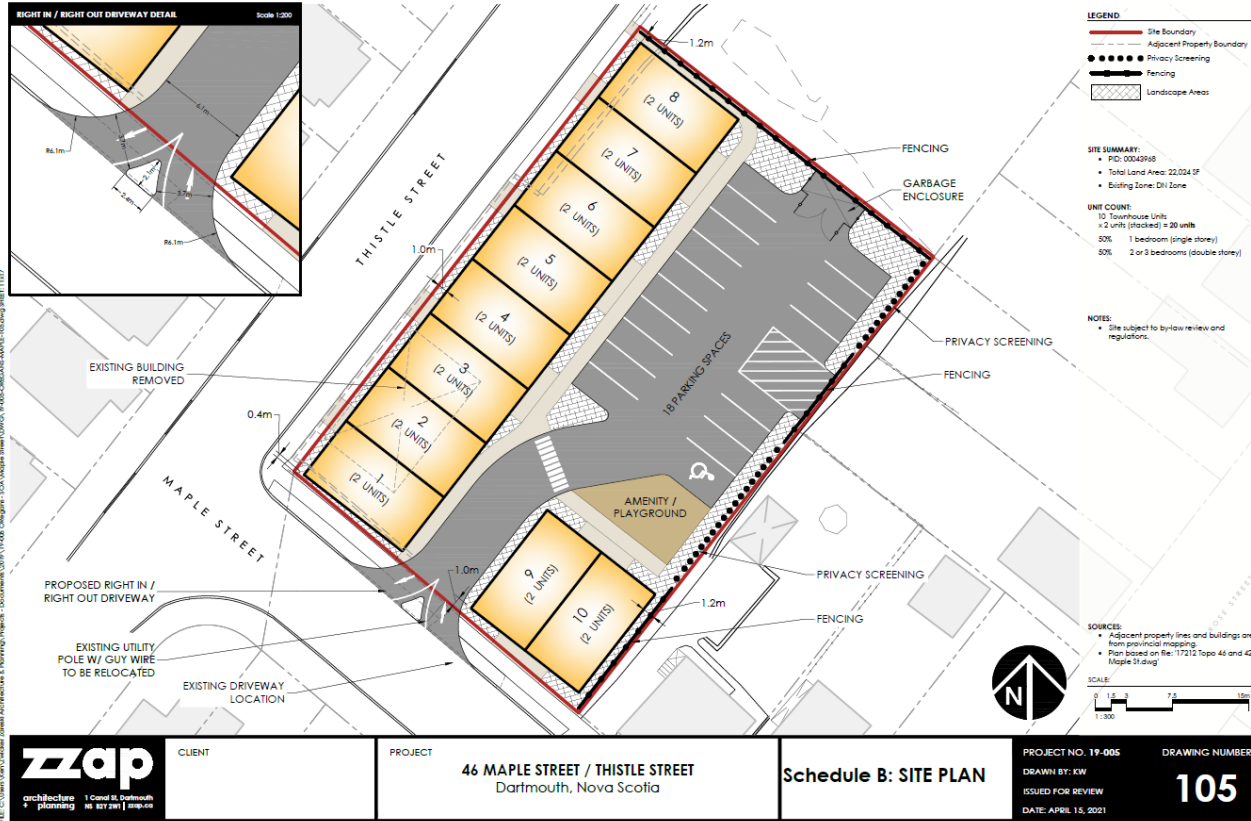
## Regional Centre Secondary Municipal Planning Strategy – Regional Centre Land Use By-law

- **Zone**
  - HR-1 (Higher Order Residential-1)
- **Designation**
  - Higher Order Residential
- **Enabling Policy**
  - 10.25 of the Regional Centre SMPS allows for applications which were on file prior to RCSMPS to continue to be considered under existing policies in effect at the time
  - Policy N-5 of the Downtown Dartmouth (deleted) identified opportunity sites for increased density
- **Existing Use**
  - Vacant / vehicle storage

# Planning Process

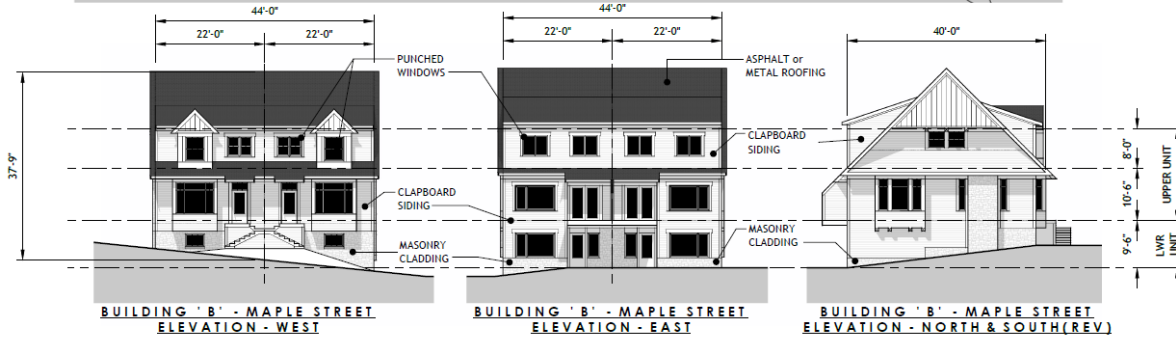
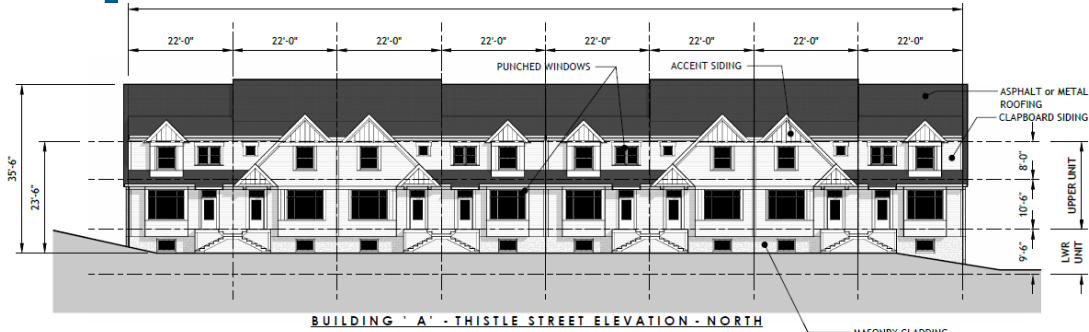


# Proposal – Site Plan





# Proposal - Elevations



# Policy Consideration

## Regional Centre Secondary Municipal Planning Strategy – Regional Centre Land Use By-law

### **Regional Centre SMPS**

Policy 10.25 allows for applications which were on file prior to RCSMPS to continue to be considered under existing policies in effect at the time.

Policy 10.26 requires applications considered under policy 10.25 include project commencement dates not exceeding three years and project completion dates not exceeding six years.

### **Downtown Dartmouth MPS**

Policy N-5 allows for the development of residential forms with increased density on opportunity sites and requires Council consider the following in rendering their decision on a Development Agreement:

- 25% of units geared to families;
- Residential density of 35 units/ net acre with additional 5 units/ acre possible;
- External appearance of building reflect traditional character;
- Buffers and screening from adjacent single unit dwellings;
- Landscaping;
- Amenity space, including play area for children;
- Parking located to reduce visual impact from the street;
- Traffic circulation

# Policy Consideration

Regional Centre Secondary Municipal Planning Strategy – Regional Centre Land Use By-law

## Downtown Dartmouth MPS

Policy D-1 provides the urban design criteria that Council must consider when considering a Development Agreement:

- Scale, massing, and grain
- Provision of consistent street edge
- Buildings should be complementary to adjacent buildings in terms of height, materials, rhythm, colour and proportion
- Development oriented to pedestrians not cars
- Pedestrian street level activation

# Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification
- Feedback from the community generally included the following:
  - Concern over traffic;
  - Concern over driveway location;
  - Concerns over stormwater management; and
  - Concerns over impacts on nearby trees.

**Notifications  
Mailed**



**Individual Contacts  
(Phone Calls & Email)**

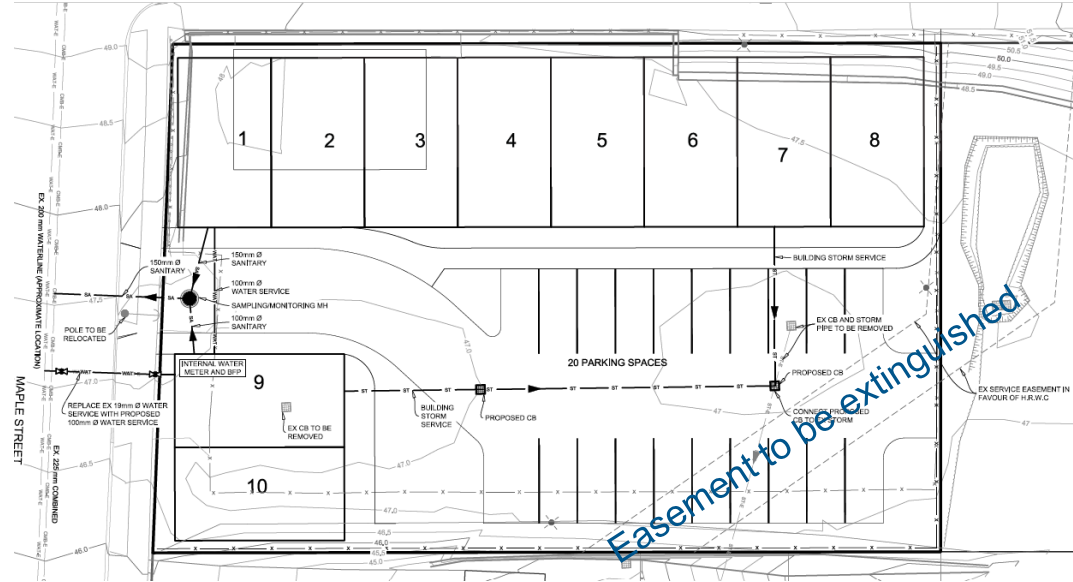


**Unique  
Webpage Views**



# Stormwater Issues

- The public identified flooding, particularly in the spring as an issue.
- HW is undertaking work to update stormwater systems in this area.
  - Will result in removal of stormwater management pond and easement across back corner of site.



# Summary: Key Aspects of the Proposed Development

- 20 residential units, 25% are a minimum of 3 bedrooms
- 18 parking spaces, including 1 accessible space
- 55 square metres of common outdoor amenity space
- Provides screening and a landscaped buffer around the northern and eastern property lines

# 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:

- extensions to the dates of commencement and the dates of completion

# Staff Recommendation

Staff recommend that Harbour East Community Council:

- Approve the proposed development agreement as set out in Attachment A of the staff report dated June 8, 2021.



# HALIFAX

## Thank You

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