



Rosedale Development Agreement

Item 10.1.2

Public Information Meeting Presentation

September 2 2021



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Contents

- A. Context & Planning
- B. Site Conditions
- C. Building Design



A. Context & Planning

01

Schools

- Located within a 1km walk of

1. Harbourview Elementary
2. Bicentennial School
3. Dartmouth High

- Within 2km walk of

1. Crichton Park Elementary
2. Churchill Academy
3. Hawthorn Elementary

1km = 12 mins

2km = 25 mins

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01

Shopping

▪ Located within a 1km walk of

1. Sobeys
2. No Frills
3. Windmill Road Shops
4. Wyse Road Shops

▪ Within 2km walk of

5. Downtown Dartmouth
6. Downtown Halifax
7. Victoria Road
8. Windmill

▪ Just beyond 2km walk of

9. Micmac Mall
10. Superstore Breamar
11. Burnside

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01

Recreation

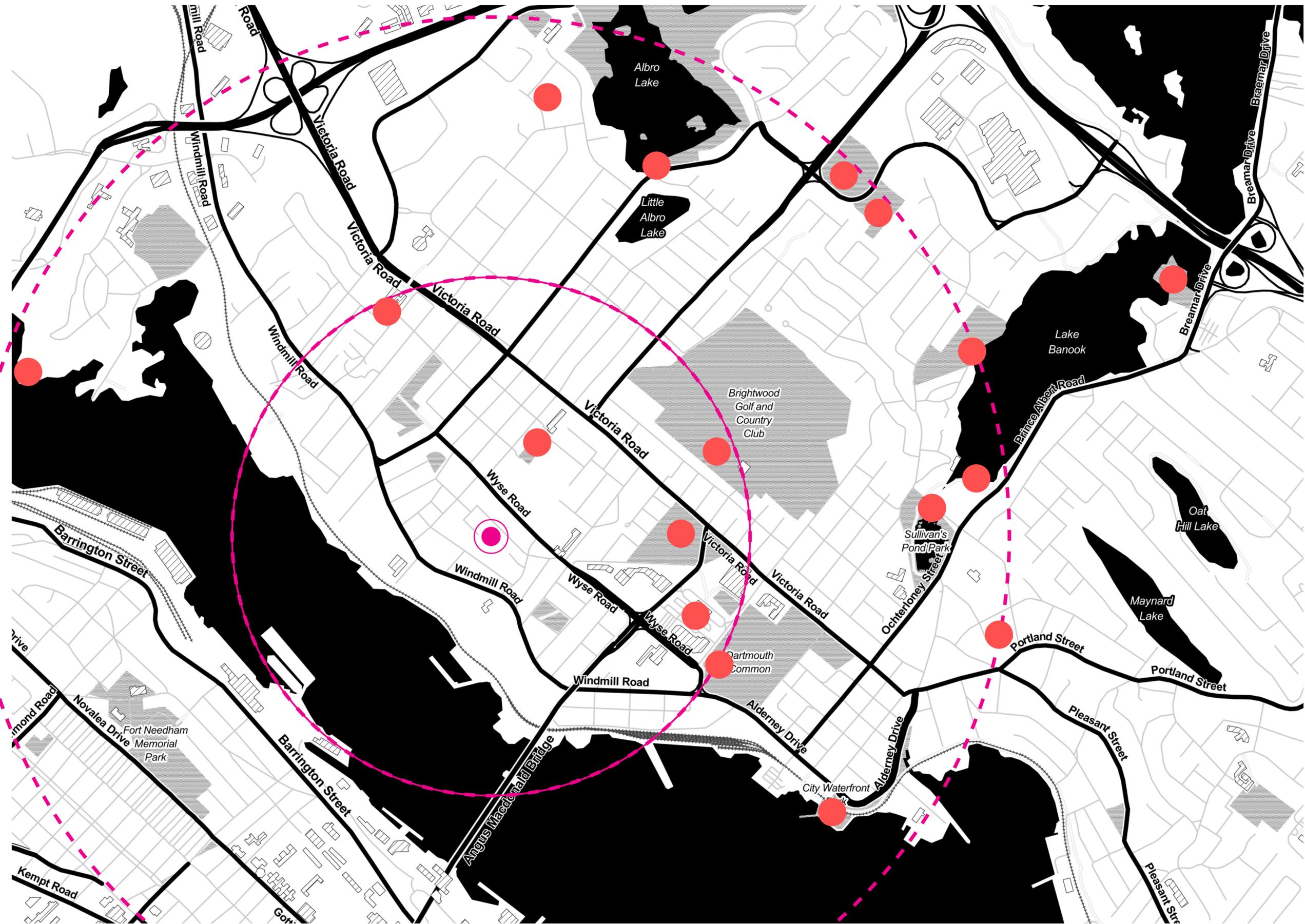
▪ Located within a 1km walk of

1. Sportsplex
2. Brightwood
3. Dartmouth Common
4. Northbrook Courts
5. School gyms and sports fields

▪ Within 2km walk of

6. Albro Lake, Lake Banook, Sullivans Pond
7. Maybank Fields
8. Dartmouth Waterfront Trails
9. Lake Banook Trails

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01

Transit

- Located within a 1km walk of

1. Dartmouth Transit Hub (20 routes)

- Within 2km walk of

2. Dartmouth Ferry Terminal

3. Alderney Gate Hub (9 routes)

4. Highfield terminal (7 routes)

5. MicMac Transit Hub (5 routes)

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01

Context

1. A very industrial and office site currently

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01

Context

1. A very industrial and office site currently

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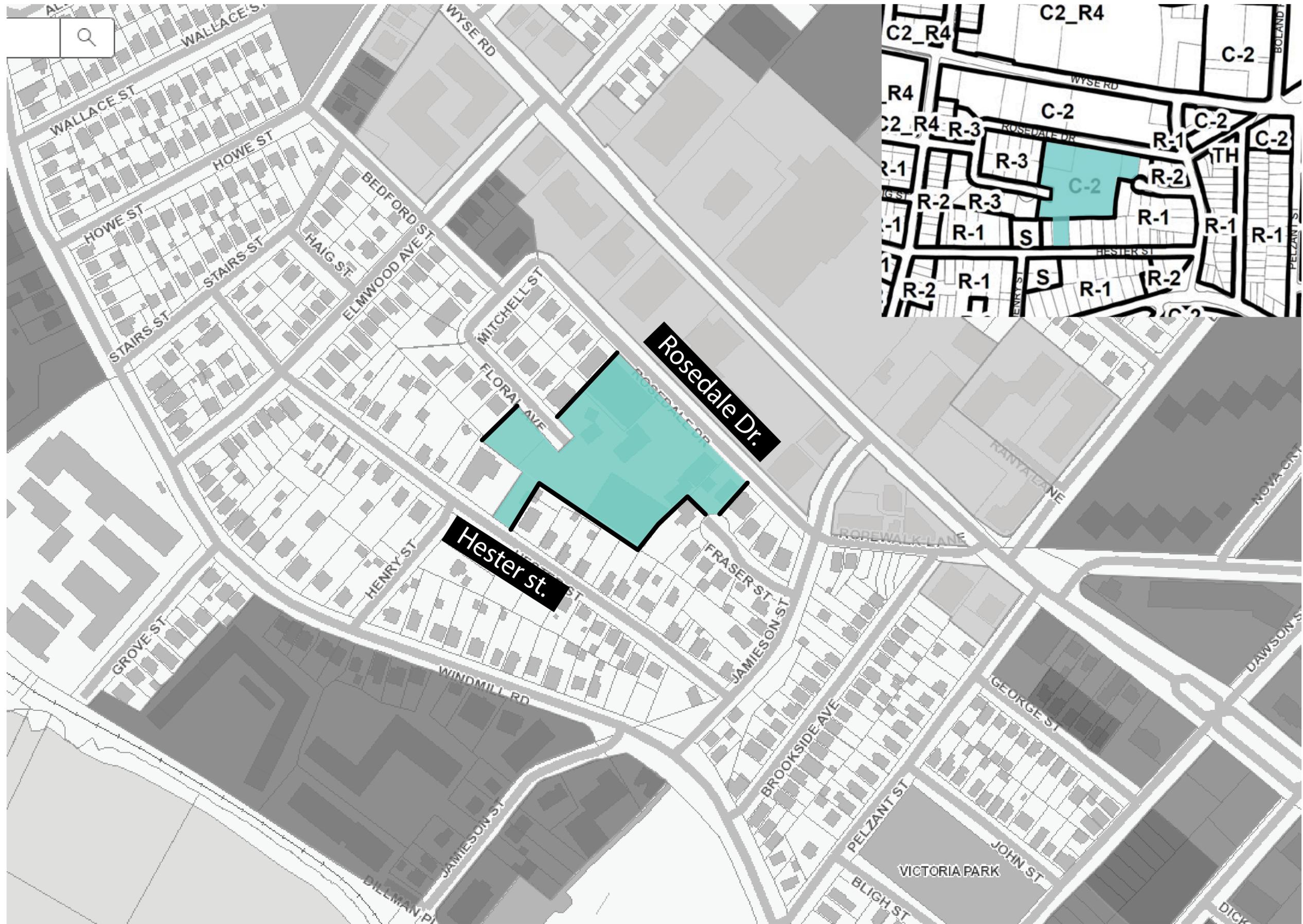


02

Context

- Site is located in the former C-2 (General Business) zone (under the Land Use By-law preceding Centerplan due to the time at which the development agreement process commenced).
- The surrounding zones include the R1, R2, R3, C2 and S zones
- It is a 15 min walk to the dartmouth bridge terminal and dartmouth commons, and a 5 min walk to the nearest grocery store.

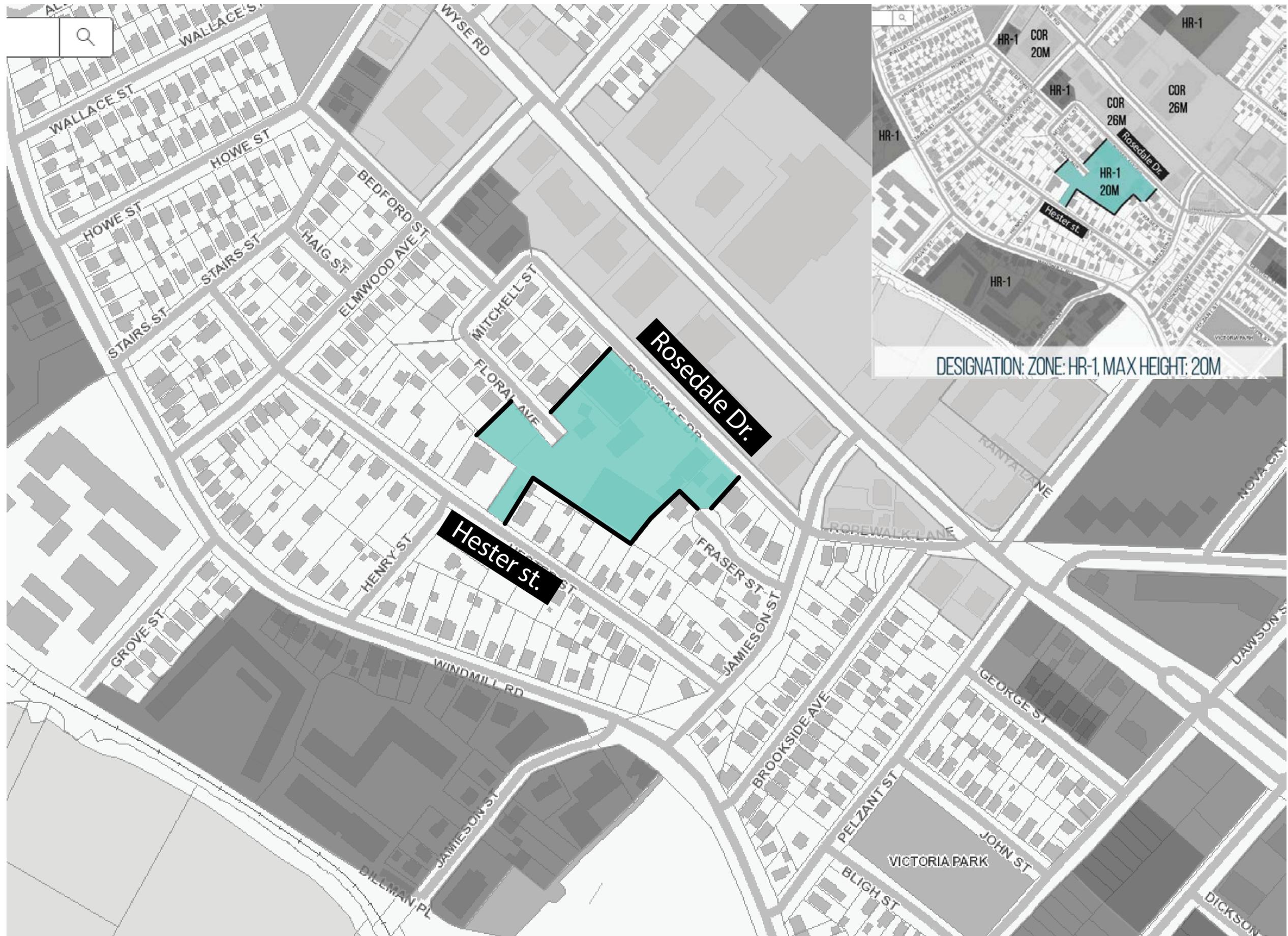
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03

Context

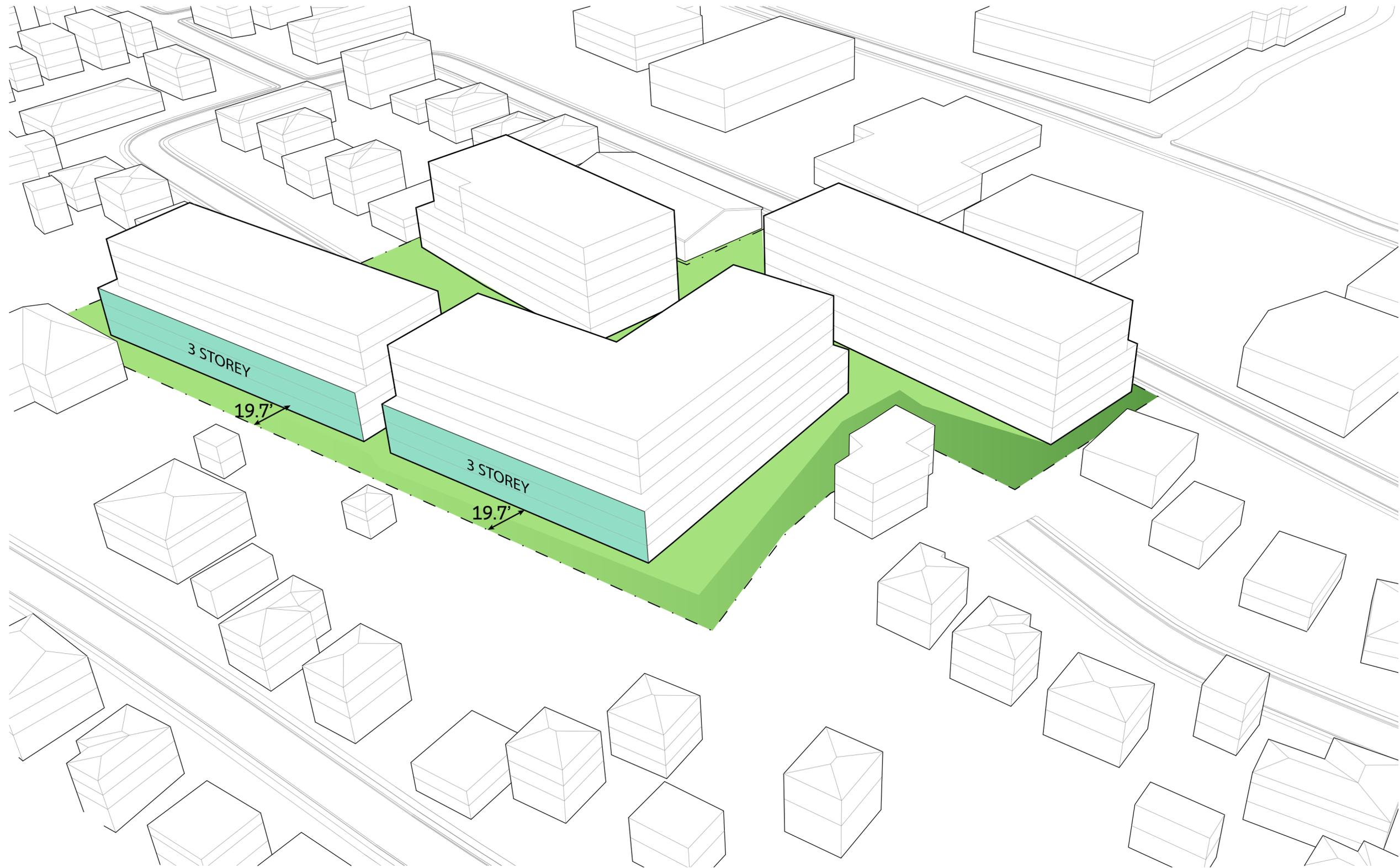
- Site is currently designated HR-1 under centerplan package
- The surrounding zones include the R1, R2, R3, C2 and S zones as well as the COR zone from package A.



04

Planning

- The current centerplan has been used as a benchmark comparison for our proposed design, yield, massing, and public benefit.
- Parking ratio 1:3 based on center plan
- Potential GFA approximately 30,222sqm (see page 3 of HRM staff report)



05

Planning

- The proposed design allows for public greenspace and has an increased buffer between the surround buildings and the 4-storey/5-storey podium.
- The towers have been pushed to the center of the site to minimized their impact on the surrounding buildings
- Parking ratio 1:1
- Current GFA approximately 24435sqm



2018 DEVELOPMENT PLAN

65% GREENSPACE

Total GFA: 263,000 sq.ft. (35% site coverage)
Site Area: 115,500 sq.ft.
FAR: 2.25

Units: 200 units
Parking: 200 underground
Height: 11-storey & 9-storey



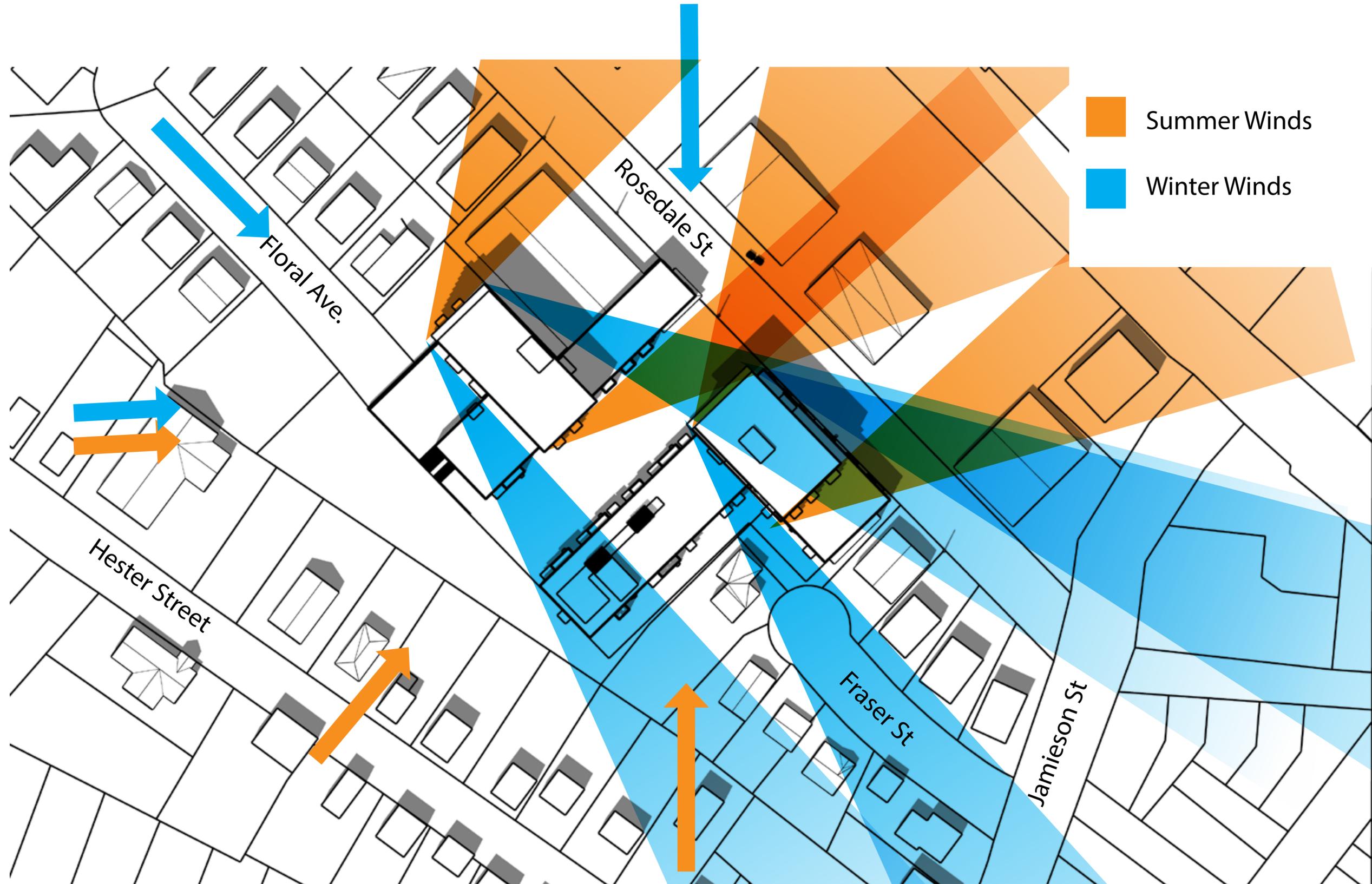
B. Site Conditions

01

Wind Study

- In the winter, winds originate from the west, north and north-west (blue arrows) creating a quiet zone in the proposed courtyard most of the time. Wind at the edge of the tower buildings will accelerate causing windier conditions at Fraser Street, on Rosedale Drive and to some extent Hester Street. In the winter, gusts and eddies may be noted on Fraser Street and Rosedale Street as a result of this development, but this impact may be somewhat mitigated by the mature street trees surrounding the site.

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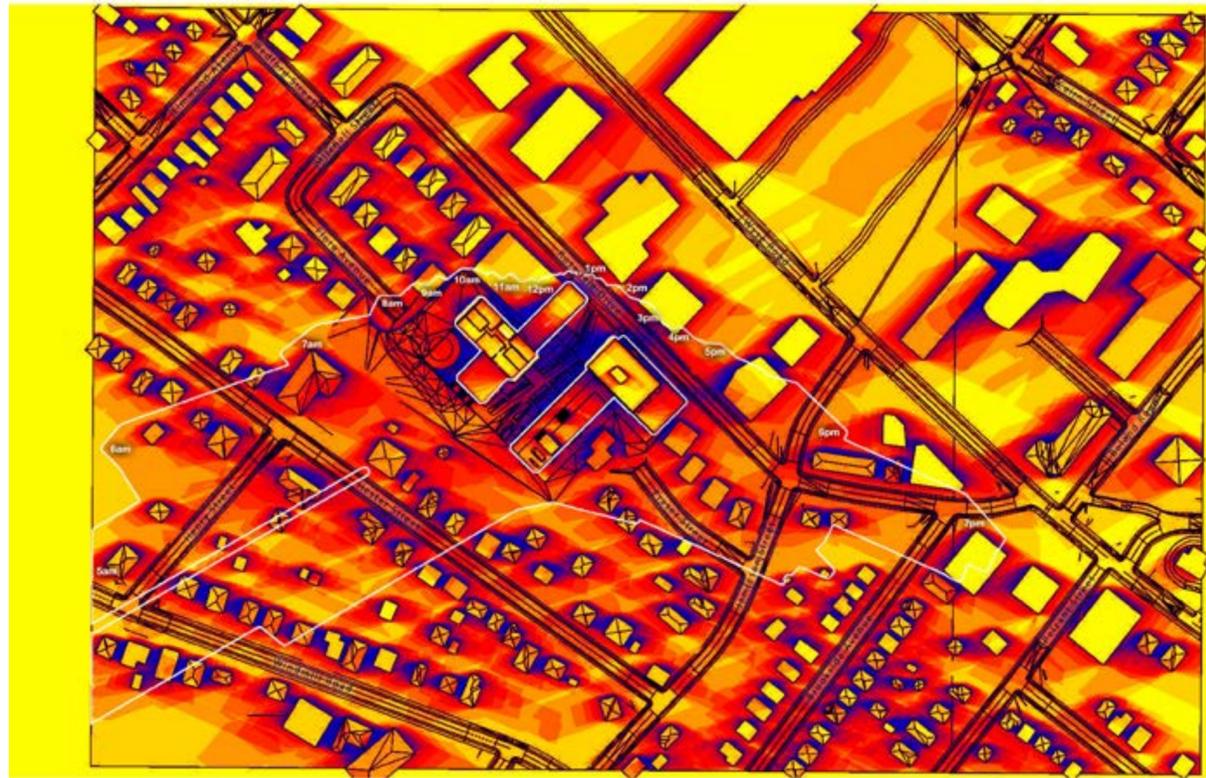


02

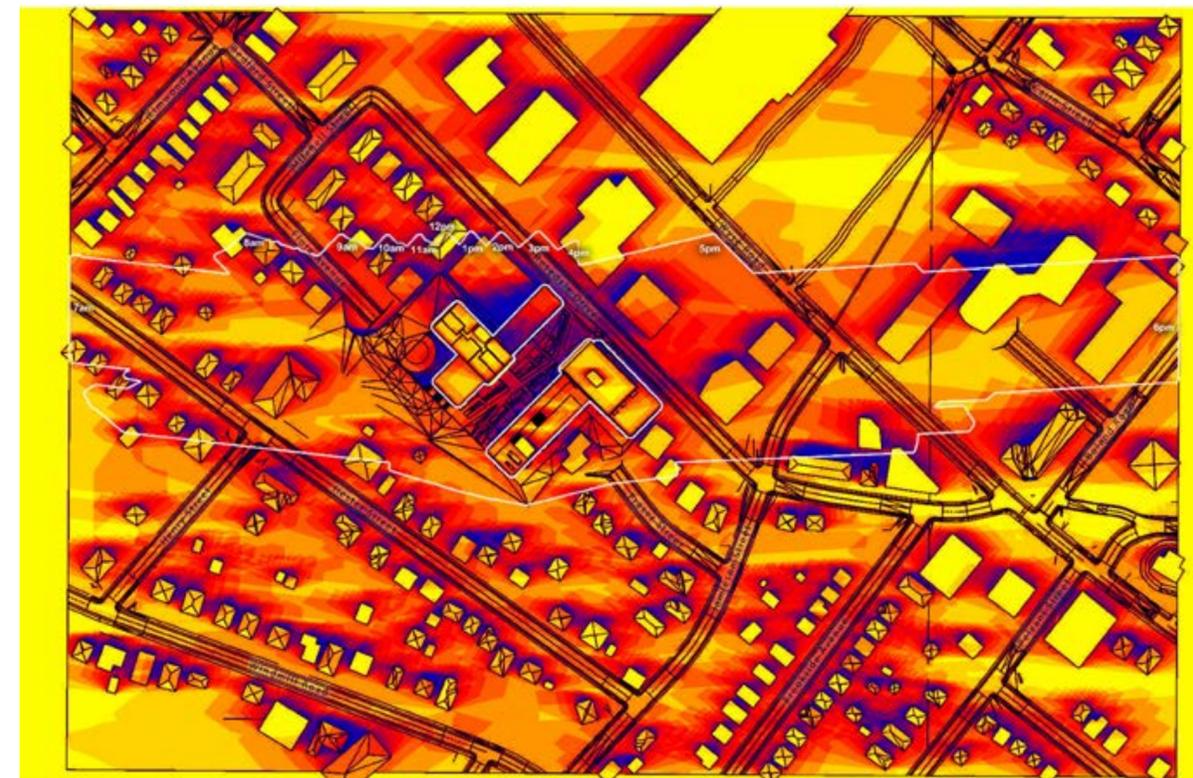
Sunlight & Shadows

- The proposed development will increase shade levels in some areas of west Fraser Street and along parts of Rosedale Street. These areas will add between 1-2 hours of shade in very select areas. Other areas on the south side of the development will see up to an hour of more shade in the early morning and late evening.

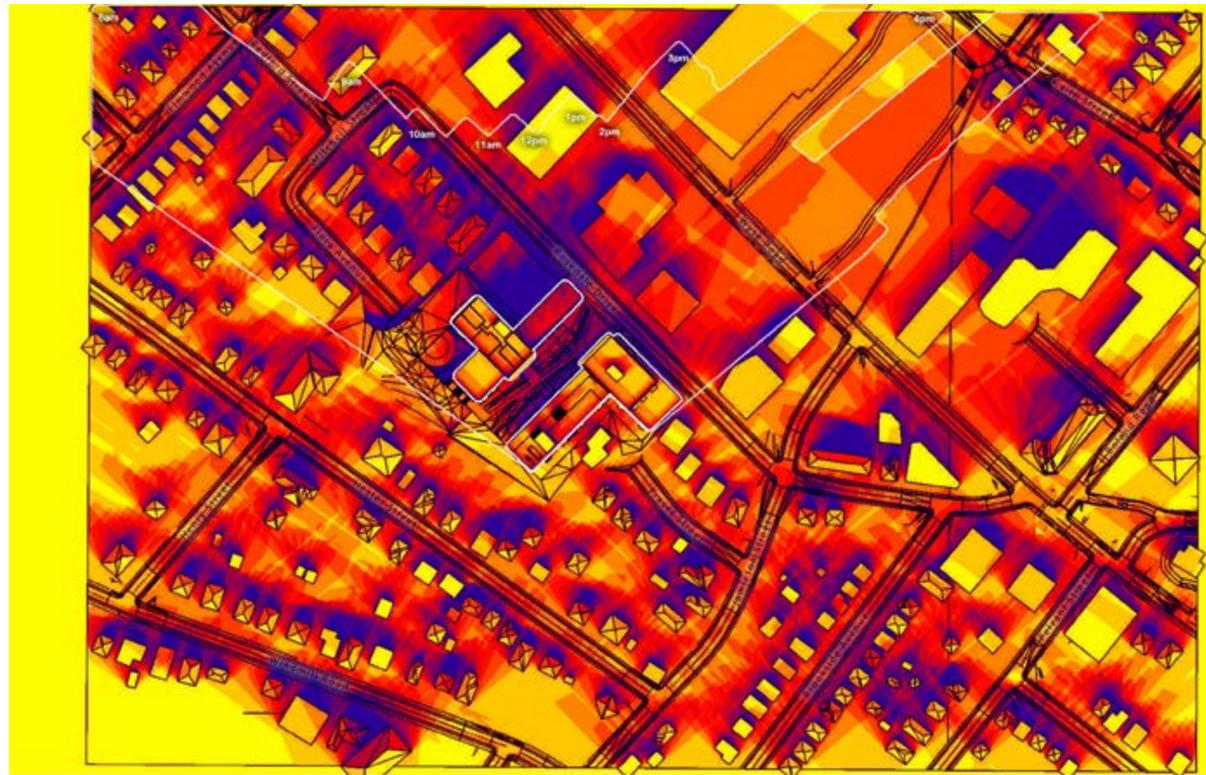
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June 21 Solar Map



March and September 21 Solar Map



December 21





C. Design

01 Architectural Site Plan

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Schedule C: Landscape Plan

1	REVISION FOR DEVELOPMENT AGREEMENT PLANNING APPLICATION	2021-04-09
2	REVISION FOR DEVELOPMENT AGREEMENT PLANNING APPLICATION	2021-04-09
3	REVISION FOR DEVELOPMENT AGREEMENT PLANNING APPLICATION	2021-04-09
4	REVISION FOR DEVELOPMENT AGREEMENT PLANNING APPLICATION	2021-04-09
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17	REVISION FOR DEVELOPMENT AGREEMENT PLANNING APPLICATION	2021-04-09
18	REVISION FOR DEVELOPMENT AGREEMENT PLANNING APPLICATION	2021-04-09
19	REVISION FOR DEVELOPMENT AGREEMENT PLANNING APPLICATION	2021-04-09
20	REVISION FOR DEVELOPMENT AGREEMENT PLANNING APPLICATION	2021-04-09

NOT FOR
CONSTRUCTION

fathom studio inc
1 Star Lane
Dartmouth, NS
B2Y 4V7

ROSEDALE INVESTMENTS LTD.

PROJECT
18-24 ROSEDALE DRIVE
PID 00066836
PID 41054339

SHEET DESCRIPTION
LANDSCAPE PLAN

SCALE	DATE	SHEET
1:200	2021-04-09	2
DRAWN	CHECKED	PROJECT NO.
SD	DS	17-134

Building A

Building Floor Level	GFA	Amenity	Units
Ground /Main Level	22950	1	15
Second Floor	24340		21
Third Floor	24340		21
Fourth Floor	19,250		17
Fifth Floor	7,440	1	5
Sixth Floor	7,500		6
Seventh Floor	7,500		6
Eight Floor	7,500		6
Ninth floor	7,500		6
Tenth Floor			0
Eleventh Floor			0
Totals	128,320	2	103
Parking			86
Commercial	2,000		

Development Lot Area	46125
FAR	2.78

GFA based on exterior walls of all floors excluding parking level -01

Building B

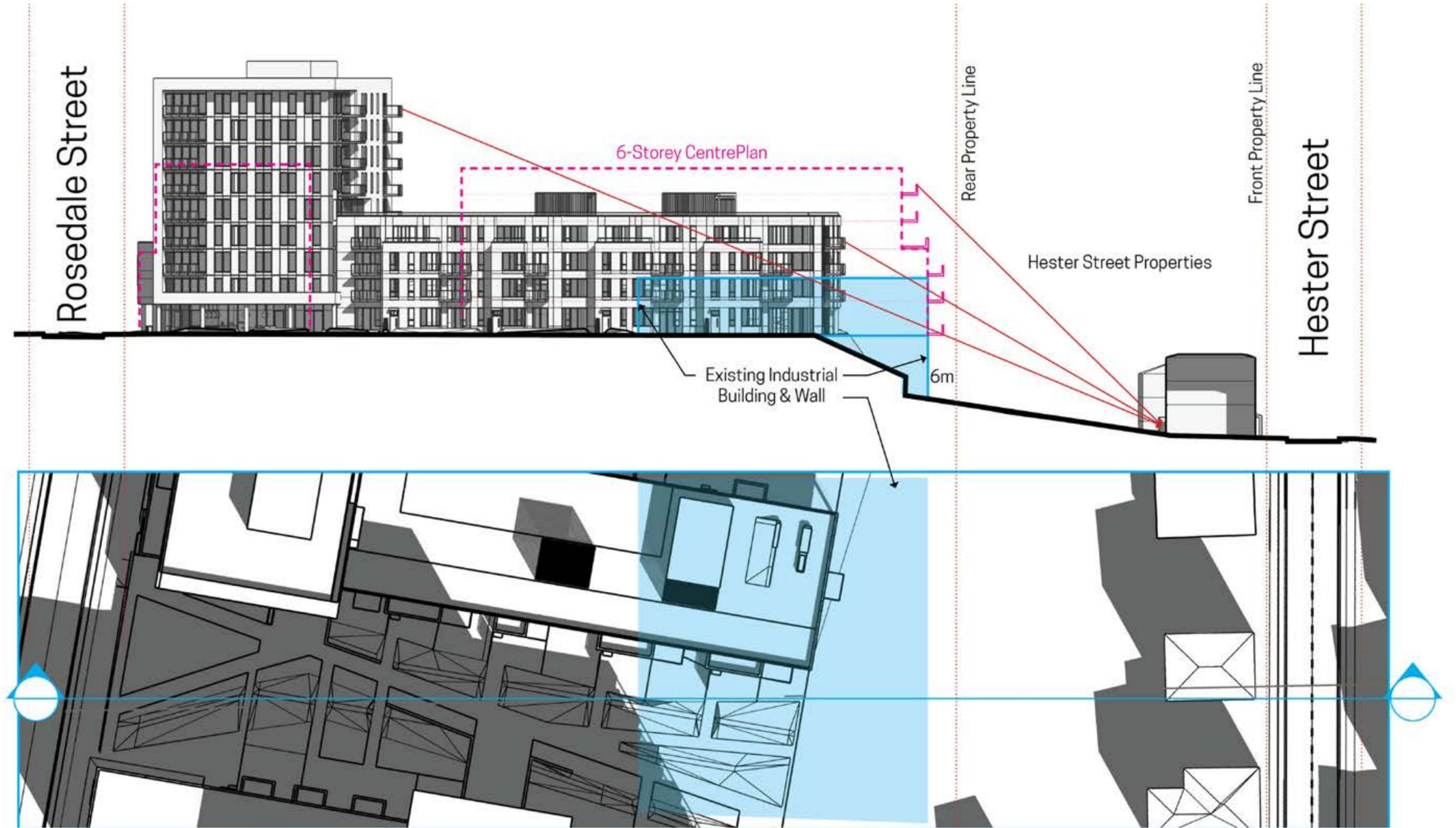
Building Floor Level	GFA	Amenity	Units
Ground /Main Level	12230	1	6
Second Floor	17410		12
Third Floor	17410		15
Fourth Floor	17,905		15
Fifth Floor	11,935		10
Sixth Floor	8,115	1	6
Seventh Floor	8,115		7
Eight Floor	8,115		7
Ninth floor	8,115		7
Tenth Floor	8,115		7
Eleventh Floor	8,115		7
Totals	125,580	2	99
Parking			106
Commercial	1,500		

Development Lot Area	56,358
FAR	2.23

03

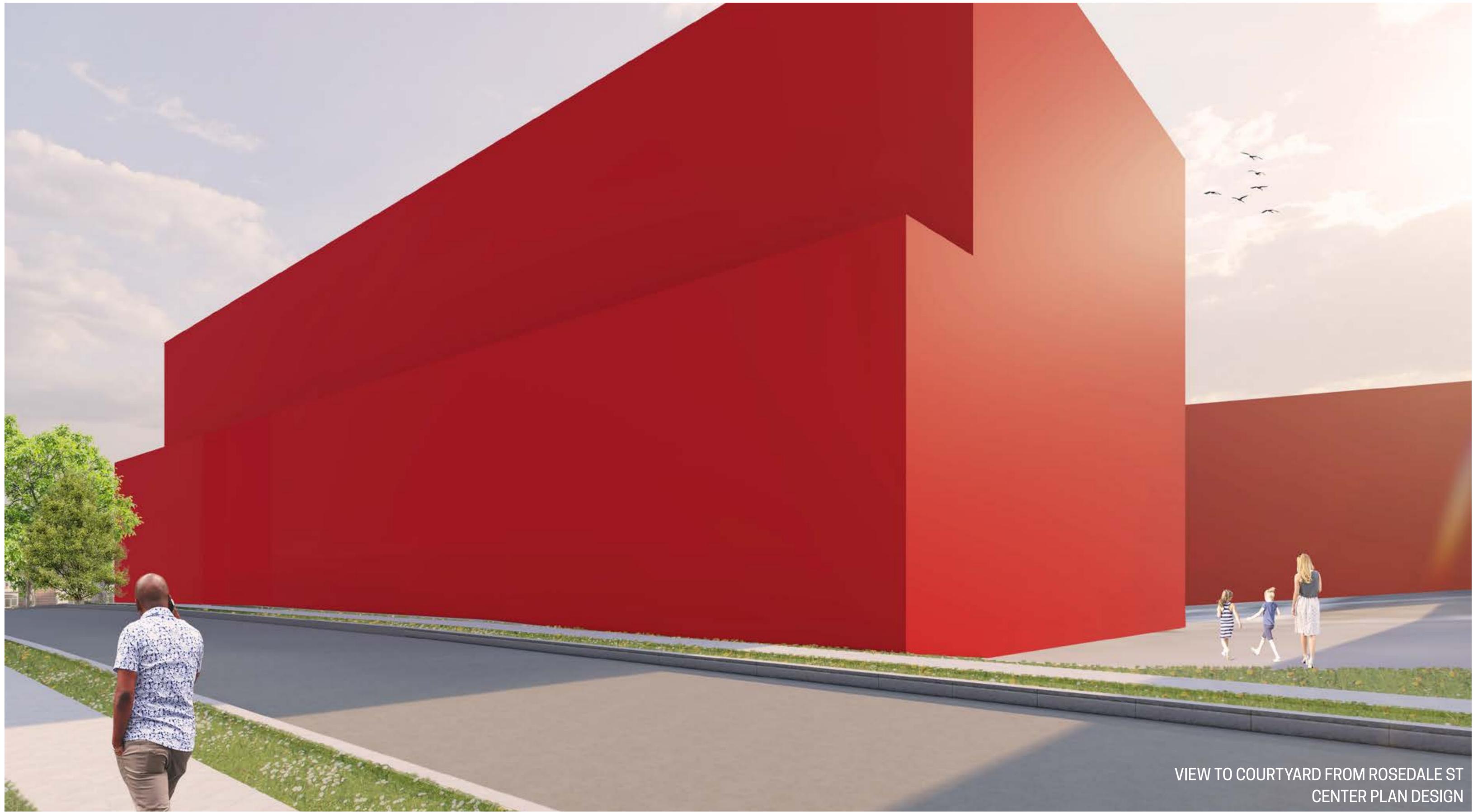
Section

- This section illustrates the intentionality behind the placement of the proposed building on the current site. It's design allows for an increased buffer between the houses on Hester St, which site at a significantly lower elevation than the current site.





VIEW TO COURTYARD FROM ROSEDALE ST
PROPOSED DESIGN



VIEW TO COURTYARD FROM ROSEDALE ST
CENTER PLAN DESIGN



VIEW TO PROJECT FROM FLORAL ST
PROPOSED DESIGN



Schedule M: Building B - Floral Avenue Elevation

REVISIONS	DATE
2	ISSUE FOR DA 2021-02-16
1	ISSUE FOR COUNCIL REVIEW 2021-01-06

PROJECT
18-24 ROSEDALE DRIVE
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT
ROSEDALE INVESTMENTS LTD.

SCALE 1/32" = 1'-0"	DATE 2021-02-16
DRAWN BY PO	CHECKED REVIEWED

APPROVED
CC

SEAL

**NOT FOR
CONSTRUCTION**

DRAWING
BUILDING_B_FLORAL

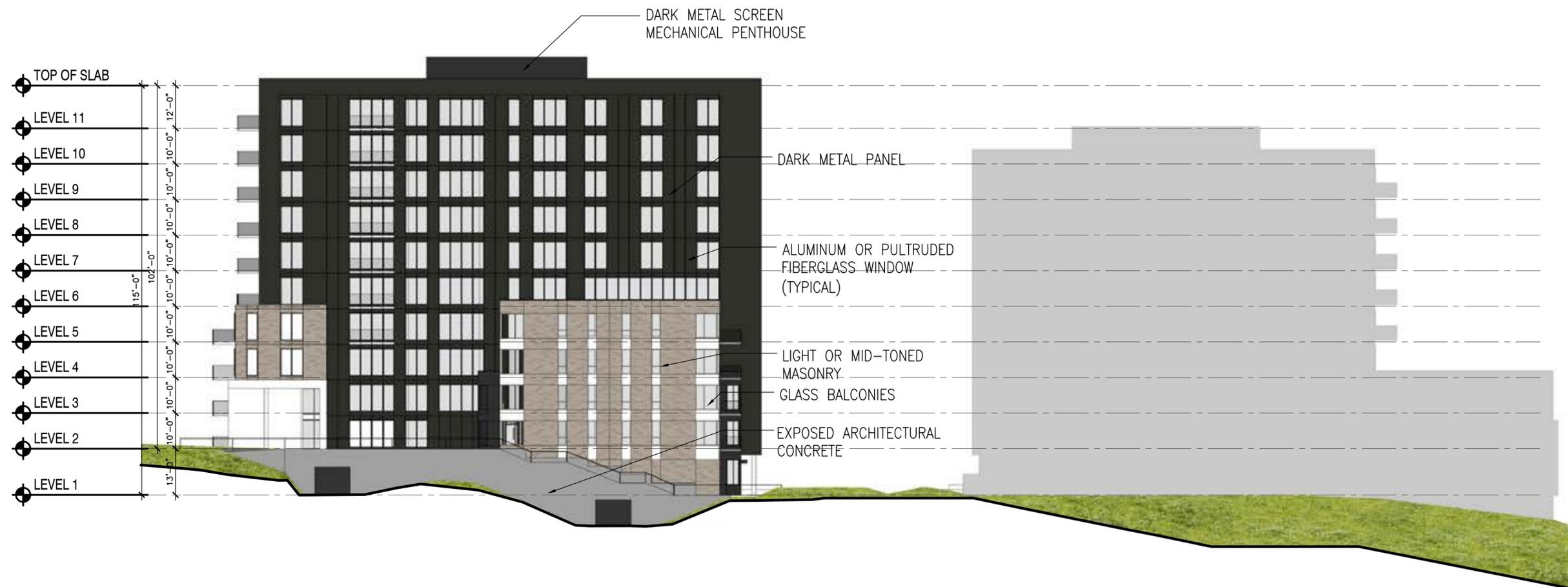
DRAWING NO.
B-202



1/32" = 1'-0" **1** BUILDING B- FLORAL AVE ELEVATION
B-202



Schedule L: Building B Hester Street Elevation



1/32" = 1'-0"

1
B-201

BUILDING B- HESTER ST ELEVATION

REVISIONS	DATE
2	ISSUE FOR DA 2021-02-16
1	ISSUE FOR COUNCIL REVIEW 2021-01-06

PROJECT
18-24 ROSEDALE DRIVE
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT
ROSEDALE INVESTMENTS LTD.

SCALE	DATE
1/32" - 1'-0"	2021-02-16

DRAWN BY	CHECKED	REVIEWED
PO		

APPROVED
CC

SEAL

NOT FOR CONSTRUCTION

DRAWING
BUILDING_B_HESTER

DRAWING NO.
B-201



VIEW FROM HESTER ST
PROPOSED DESIGN

fathom





VIEW FROM HESTER ST
CENTER PLAN DESIGN

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