

Item 10.1.2

HALIFAX

Public Hearing Case 21584

Development Agreement: 18 and 22 Rosedale
Drive, Floral Avenue and Fraser Street, Dartmouth

Harbour East – Marine Drive Community Council
September 2, 2021

Slide 1

Applicant Proposal

Applicant: Fathom Studio

Location: 18 & 22 Rosedale Drive, Floral Avenue and Fraser Street, Dartmouth

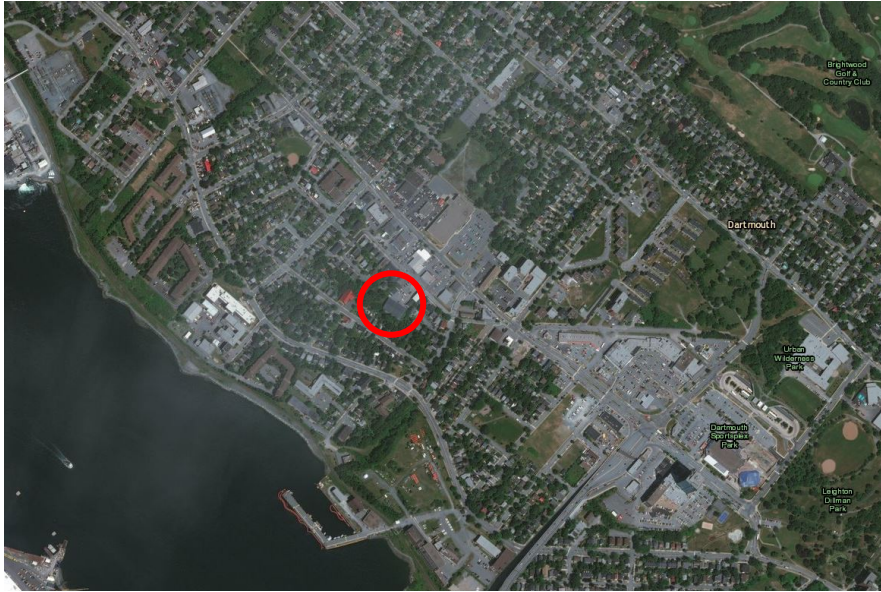
Proposal: Two mixed use buildings atop a shared semi-underground parking garage.

- Building A - 9 stories with 3 storey streetwall facing Rosedale Drive
- Building B - 11 stories with 4 storey streetwall facing Rosedale Drive
- 205 residential units in total and ground floor commercial in both buildings;
- Underground parking -184 parking spaces;
- Townhouse form units face shared private open space;
- Landscaped shared private open space between the two buildings.



Site Context

18 and 22 Rosedale Drive, Dartmouth



General Site location in Red



Site Boundaries in Red

Site Context/Photos



Subject site viewed from Rosedale Drive

Subject site viewed from Fraser Street
(Site is beyond the green & white building)



Site Context/Photos



Subject site viewed from Floral Avenue
(site is straight ahead in this picture)

Policy & By-law Overview

Regional Centre Secondary Municipal Planning Strategy (Package A) Regional Centre Land Use By-law (Package A)

- **Zone**

- Higher-Order Residential 1 (HR-1) under Regional Centre LUB (Package A)

- **Designation**

- Higher Order Residential (HR) under RCSMPS (Package A)

- **Existing Use**

- Commercial, Industrial and Residential

- **Enabling Policy**

- Policies IP-1(c) and IP-5 of the Dartmouth MPS

Background

November 12, 2020 Harbour East-Marine Drive Community Council

Report Outlined:

- proposed development agreement for a mixed use building with nine and eleven storey towers on a shared podium; and
- highlighted inconsistencies with the existing policies relating to the character of the neighbourhood in terms of height, mass and scale and the existing urban form of the surrounding neighbourhood.

Presentation Outlined:

- the development proposal;
- local site context on Rosedale Drive and Floral Avenue;
- proposed site plan with architectural renderings; and
- staff's recommendation to refuse the proposed development agreement due to inconsistency with the intent of the Dartmouth Municipal Planning Strategy.

Background

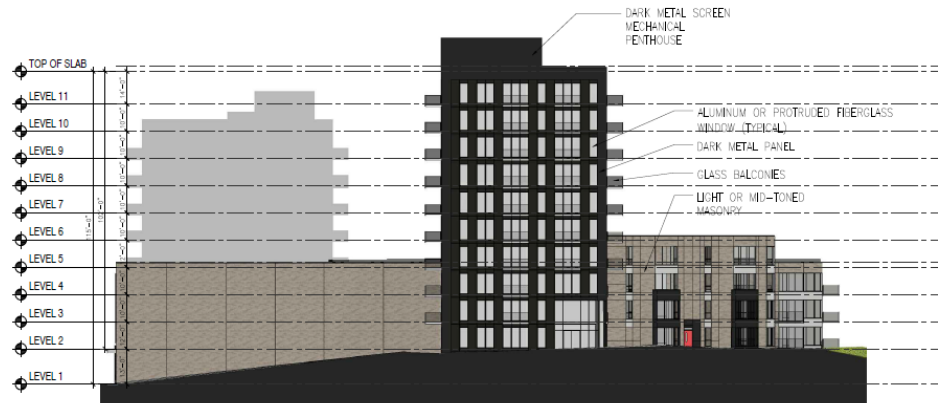
November 12, 2020 Motion of Community Council

THAT Harbour East-Marine Drive Community Council defer consideration of Case 21584 pending a supplemental report on the following:

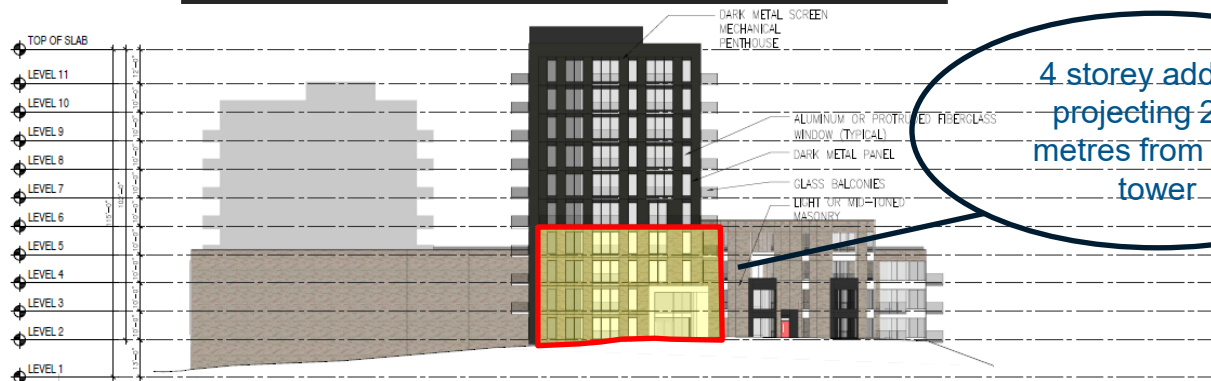
1. What the as-of-right options for the development of the property could look like under the Centre Plan; and
2. Whether the applicant is willing to consider any potential revisions to the project to better address massing on site, particularly with regards to the Hester, Floral, and Fraser Street sides

Resulting Change

Original Floral Avenue Elevation



Revised Floral Avenue Elevation



4 storey addition projecting 2.13 metres from main tower

As-Of-Right Development Option #1

Property Zoning: HR-1
Maximum Height: 20 m
Maximum FAR: N/A

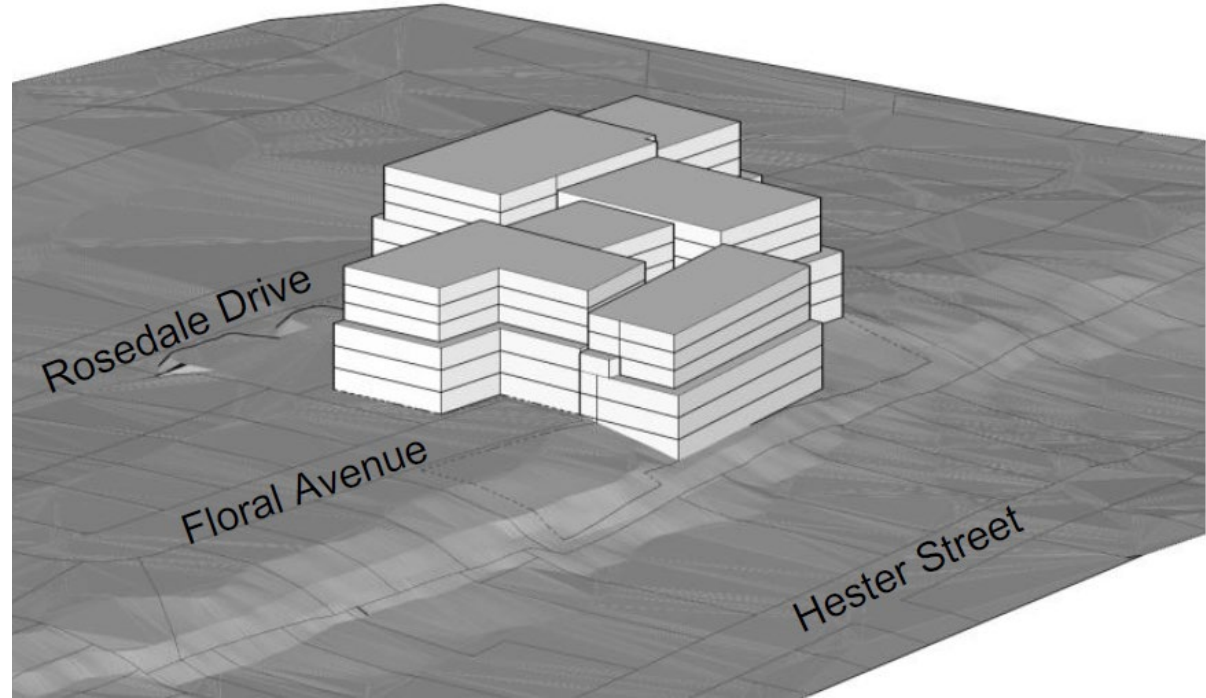
Proposal requires
subdivision into 2 lots
resulting in 30,222 sq.
metres of building in a
uniform 6 storey building
form



Plan View

As-Of-Right Development Option #1

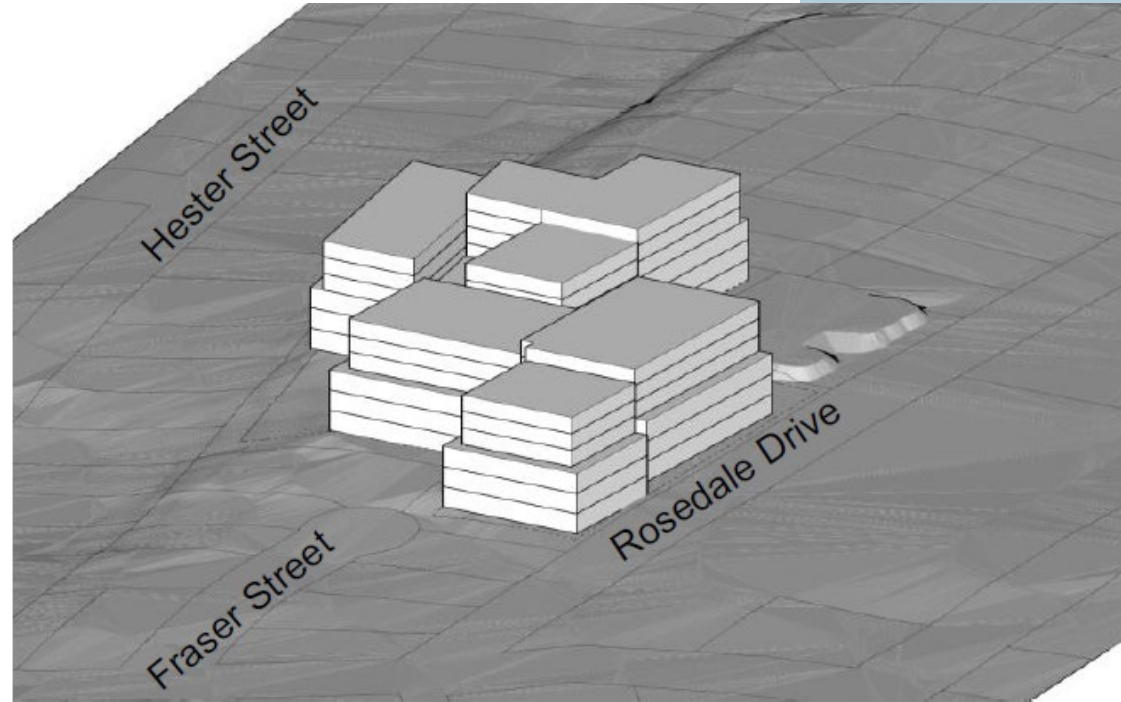
Property Zoning: HR-1
Maximum Height: 20 m
Maximum FAR: N/A



View From the Southwest

As-Of-Right Development Option #1

Property Zoning: HR-1
Maximum Height: 20 m
Maximum FAR: N/A



View From the Northeast

As-Of-Right Development Option #2

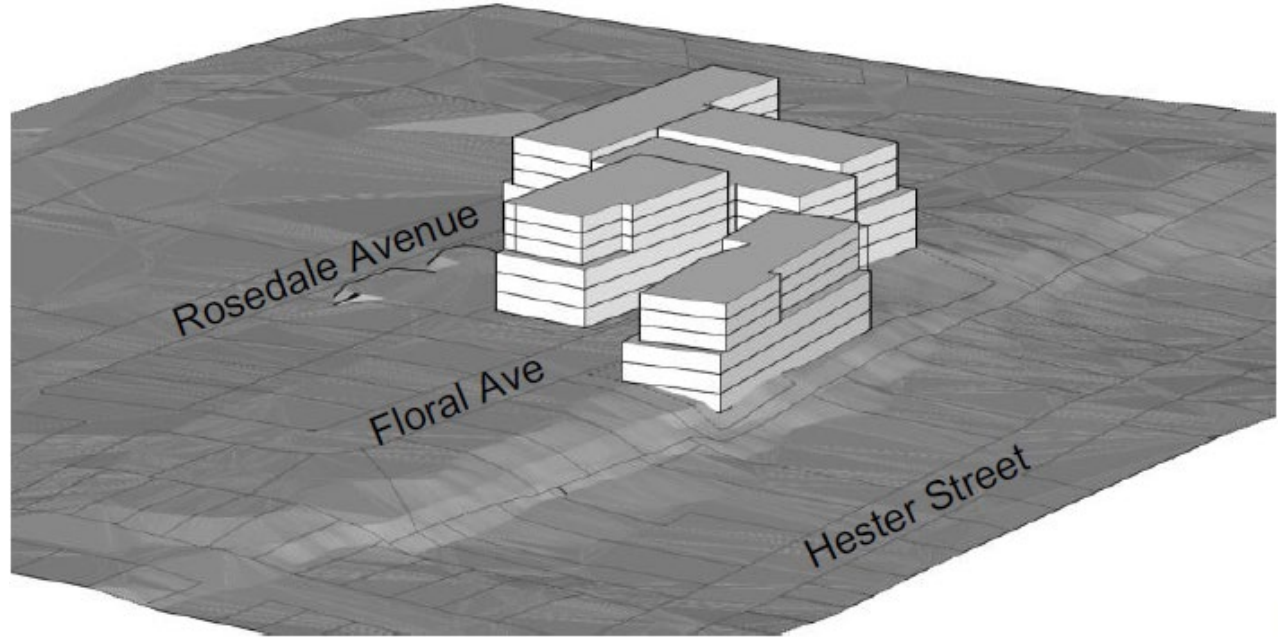
Property Zoning: HR-1
Maximum Height: 20 m
Maximum FAR: N/A

Requires subdivision
into 3 lots resulting in s
29,067 square metres of
building in a 6 storey
height



As-Of-Right Development Option #2

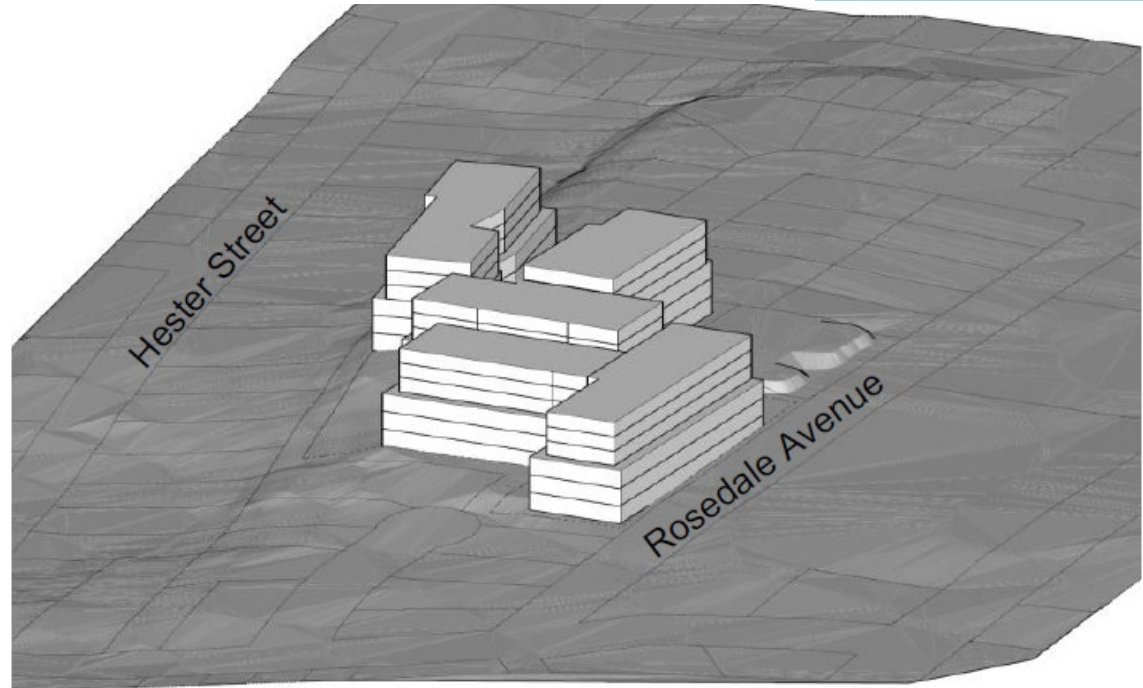
Property Zoning: HR-1
Maximum Height: 20 m
Maximum FAR: N/A



View From the Southwest

As-Of-Right Development Option #2

Property Zoning: HR-1
Maximum Height: 20 m
Maximum FAR: N/A



View From the Northeast

Transition to the Centre Plan

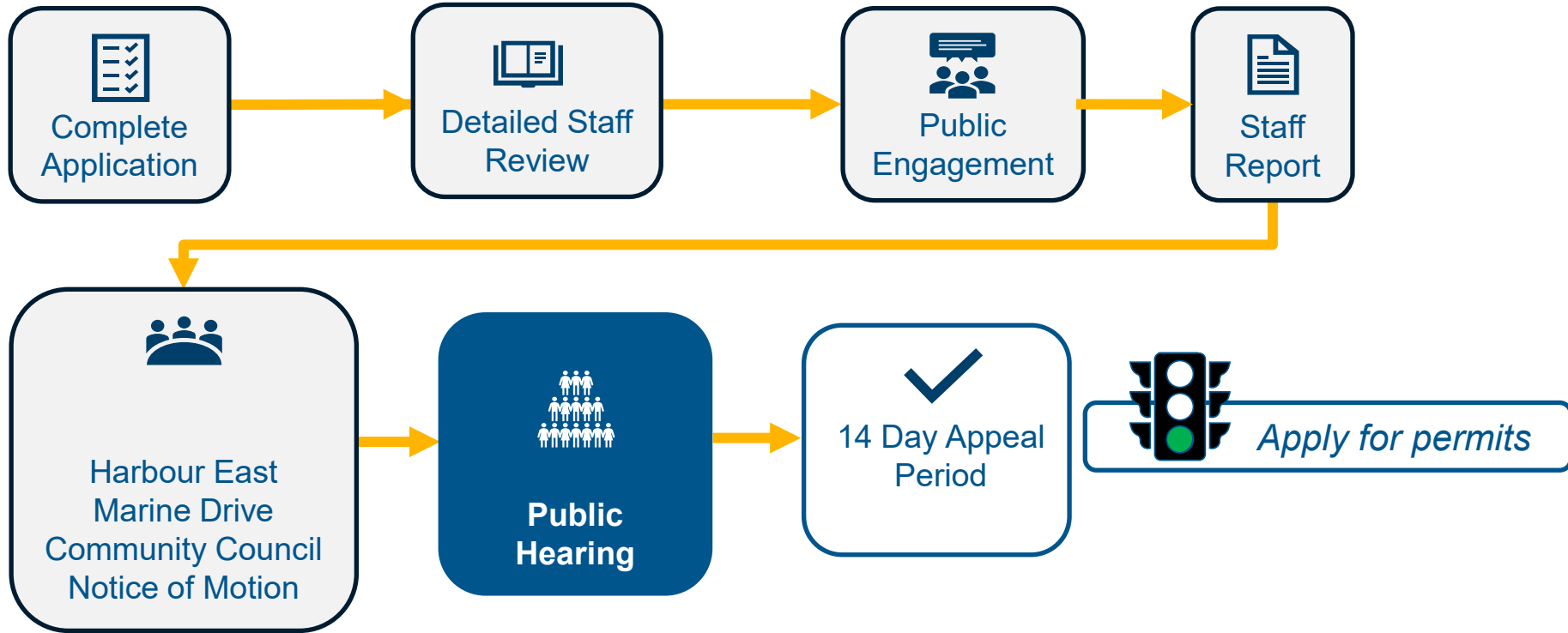
Policy 10.25

In addition to Policy 10.27, complete applications for development agreements on file with the Municipality on or before the date of the first publication of the notice of the intention of Council to adopt this Plan shall be considered under the policies in effect on the date of that notice. Where any such application is withdrawn, significantly altered, or refused by Council, any new development applications shall be subject to all applicable requirements of this Plan and the Land Use By-law. Applications that have not proceeded to public hearing within 24 months of the adoption of this Plan shall be subject to all applicable requirements of this Plan and the Land Use By-Law.

Policy 10.26

Applications approved pursuant to Policy 10.25 shall include project commencement dates not exceeding three years, and project completion dates not exceeding six years from the date the agreement is filed at the Land Registry Office.

Planning Process (without a PAC)



Proposal

ROSEDALE DRIVE



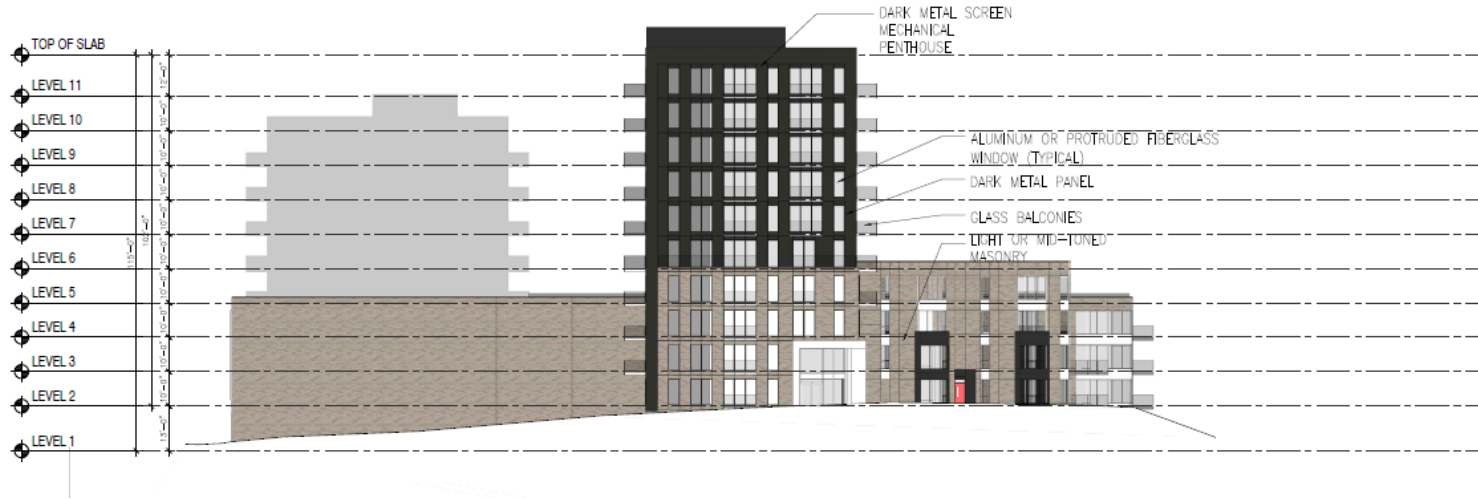
Site Plan

Proposal



Rosedale Drive Elevation

Proposal



Floral Avenue Elevation

Summary: Key Aspects of the Proposed Development

- **Height**

- Proposed Building A will be 9 stories with a 3 storey streetwall
- Proposed Building B will be 11 stories with a 4 storey streetwall

- **Density**

- total of 205 residential units on the site

- **Landscaping**

- A landscaped shared private open space will be located between the two buildings

Policy Consideration

Dartmouth Municipal Planning Strategy – Dartmouth LUB

Policy 10.25 of RCSMPS allowed application to be considered under Dartmouth MPS enabling Policies IP-1(c) and IP-5:
Requires Council consider the following in rendering their decision on a Development Agreement:

- Height, scale and massing
- Materials
- Traffic, site access
- Landscaping
- Open space, amenity area

Policy Consideration

Dartmouth Municipal Planning Strategy

Policy IP-1(c)(2)

In considering zoning amendments and contract zoning, Council shall have regard to the following:

- that the proposal is **compatible** and **consistent** with adjacent uses and the existing development form in the area in terms of the use, bulk, and scale of the proposal



Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a hybrid public open house and PIM held on October 30, 2019
- Feedback from the community generally included the following:
 - Increased traffic volume;
 - Insufficient parking will overflow onto street parking; and
 - Height overwhelming and density greater than existing area.

**Notifications
Mailed**



182

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



6

**Webpage Views
8/1/20 to 8/31/21**



168

PIM attendees



41

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 increase the maximum number of dwelling units permitted;
- reduction of the minimum area of common indoor amenity or rooftop amenity space required;
- decrease in the minimum number of parking spaces required
- minor changes to the architectural requirements;
- minor changes to the below grade and above grade setbacks to Buildings A and B; and
- time allotted for commencement and completion of proposed development.

Motion Before Council

Subsequent to Council's decision to hold a public hearing for this matter:

Approve the proposed development agreement as set out in Attachment A of the staff report dated August 5, 2021

HALIFAX

Thank You

Carl Purvis



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