

Item 13.1.1

**HALIFAX**

# **Public Hearing Case 23401**

Amending Development Agreement  
249 - 257 Windmill Road, Dartmouth

Harbour East Marine Drive Community Council  
September 2<sup>nd</sup>, 2021

**Slide 1**

# Applicant Proposal

**Applicant:** Stephen Adam Consulting Services Inc. on behalf of property owners Olympus Property Management Ltd.

**Location:** 249, 251 and 257 Windmill Road, Dartmouth

**Proposal:** Extension to the commencement and completion date of development

# Site Context

249-257 Windmill Road



General Site location in Red



Site Boundaries in Red

# Site Context/Photos



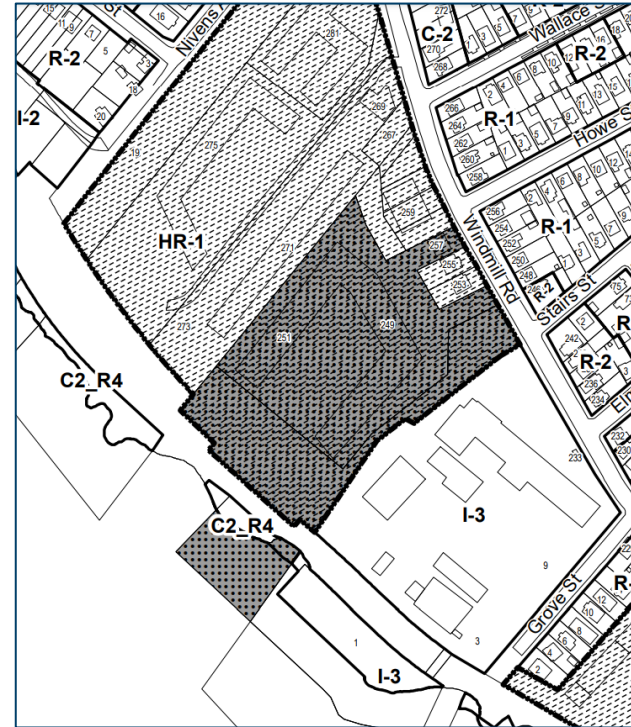
# Site Context/Photos



# Policy & By-law Overview

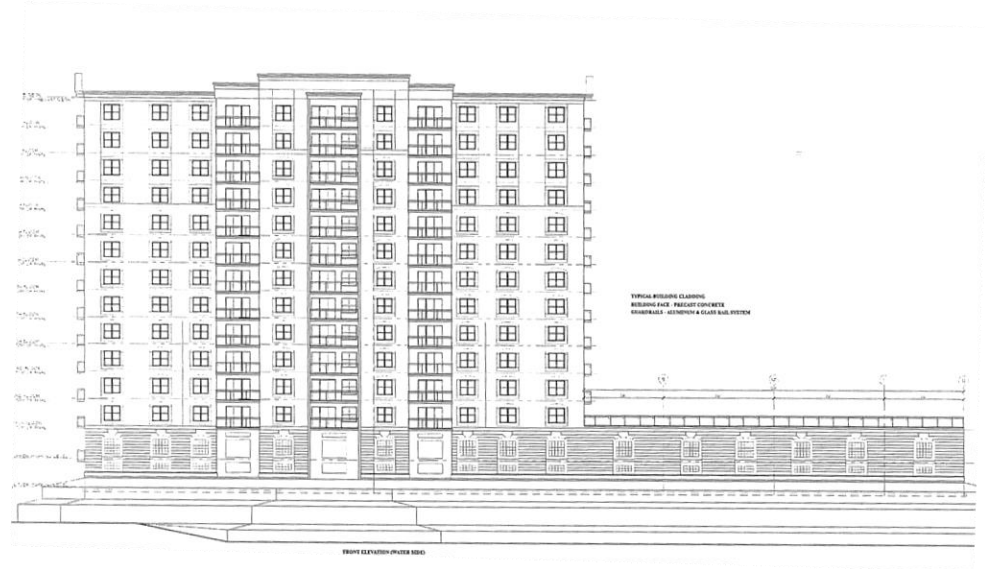
Regional Centre Municipal Planning Strategy – Regional Centre LUB  
Dartmouth Municipal Planning Strategy – Dartmouth LUB

- **Zone:** HR-1, R-4 and C-2
- **Designation:** Higher Order Residential and Residential
- **Existing Use:** three (3) storey 207-unit apartment building and a two unit dwelling
- **Enabling Policies:** 10.27 and 10.28



# Existing Agreement

- **Case 01230 (2009)**
  - 12-storey 103 unit residential building (Case 01230)
  - Allows for the existing uses
  - Original commencement date January 2015 and construction completion date January 2020
- **Case 22463 (2019)**
  - Time extension granted
  - Commencement date of February 2023
  - Completion date February 2026



# Proposal Details

1. Extend the **commencement date of the development by one (1) year** from the date of registration of this amending agreement.
2. Extend the **completion date of the development by two (2) years** from the date of registration of this amending agreement.



# Public Engagement Feedback

1. Level of engagement completed was consultation achieved through providing information on HRM's website and signage posted on the subject site
2. No feedback from the community was received.
3. The webpage received 272 views.

# Staff Recommendation

Staff recommend that Harbour East – Marine Drive Community Council:

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

# HALIFAX

## Thank You

**Melissa Eavis**



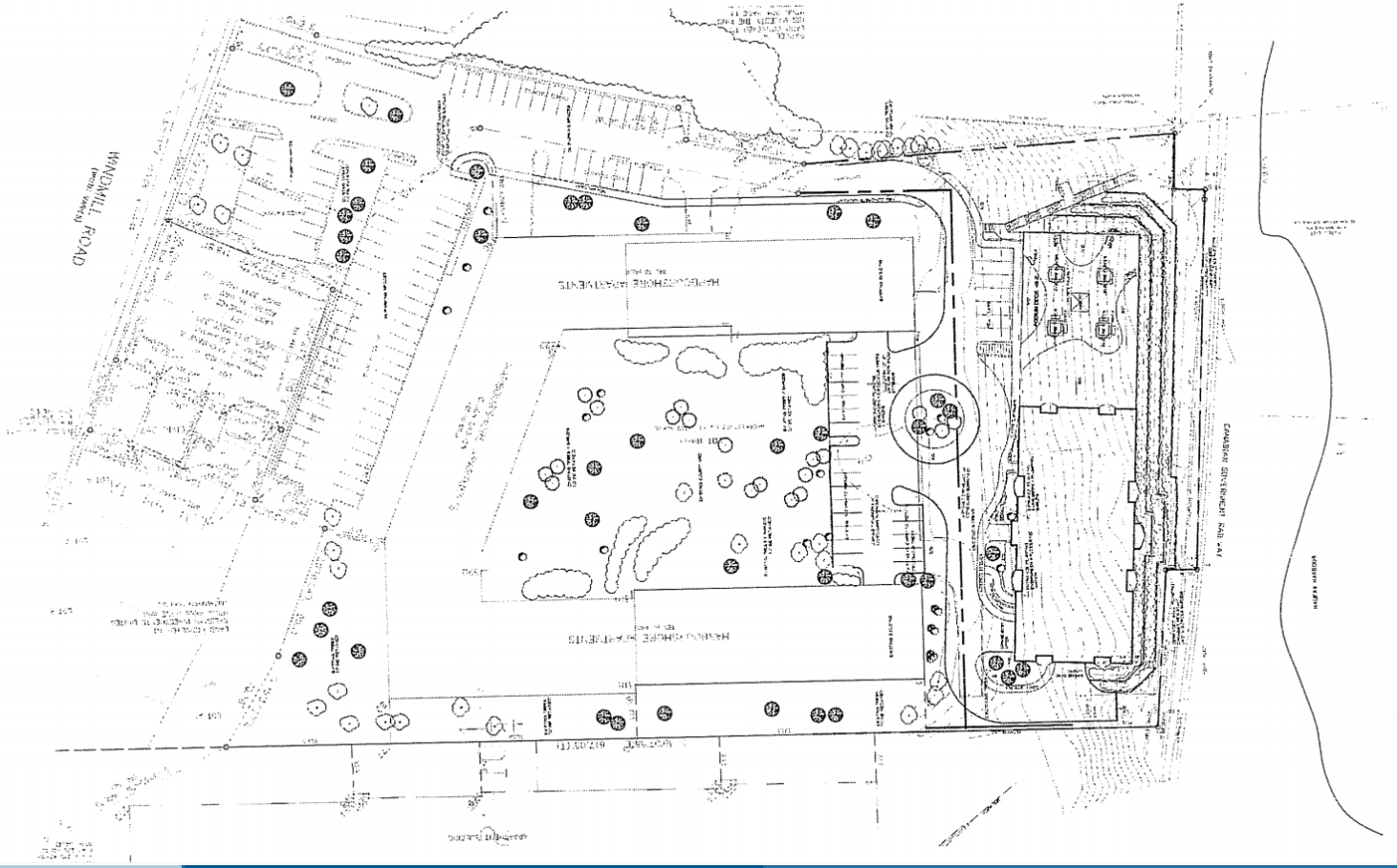
eavism@halifax.ca



902-237-1216

# Site Context/Photos





# Centre Plan Regulations

1. > One (1) hectare lot
2. More than one building on a lot not permitted
3. CP and HR-1
  - i. SPA would apply
  - ii. Max height 20m
  - iii. No max FAR
  - iv. Min front/flank yard 1.5m
  - v. Max front/flank yard 3m