



Item 10.1.1 **Case 20756**
**Development Agreement
Application**

**Waverley Road and Montebello Drive,
Dartmouth**

Montebello Drive

Waverley Road

Background

August 2016:
Original Application Submitted

September 2017:
Public Information Meeting

March 2020:
ZZap Submits Revised Concept Design

December 2020:
ZZap Submits Development Agreement Application

June 2021:
Public Information Meeting

December 2021:
Public Hearing

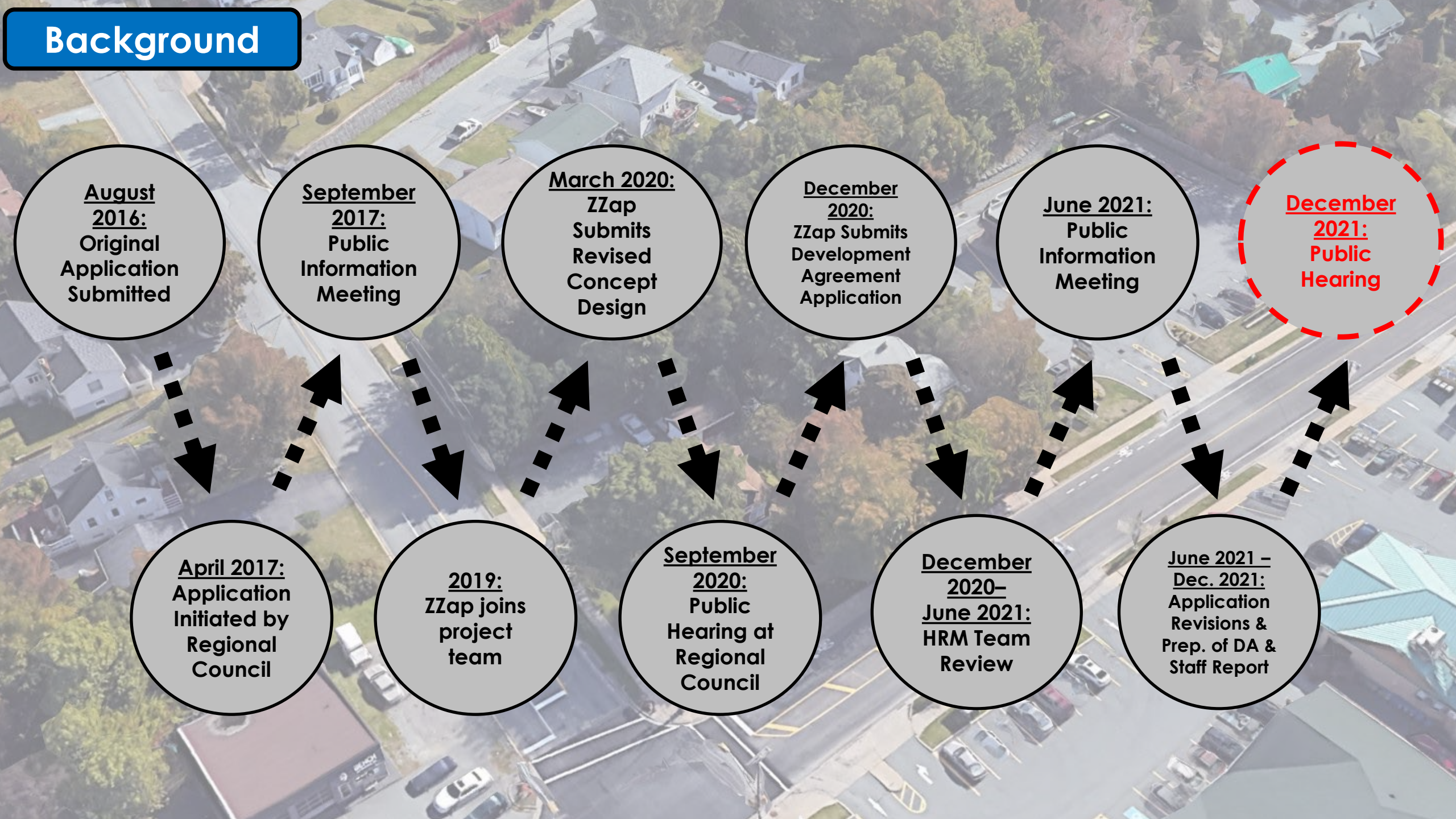
April 2017:
Application Initiated by Regional Council

2019:
ZZap joins project team

September 2020:
Public Hearing at Regional Council

December 2020– June 2021:
HRM Team Review

June 2021 – Dec. 2021:
Application Revisions & Prep. of DA & Staff Report



Community Feedback Received

August 2016:
Original Application Submitted

September 2017:
Public Information Meeting

March 2020:
ZZap Submits Revised Concept Design

December 2020:
ZZap Submits Development Agreement Application

June 2021:
Public Information Meeting

December 2021:
Public Hearing

April 2017:
Application Initiated by Regional Council

2019:
ZZap joins project team

September 2020:
Public Hearing at Regional Council

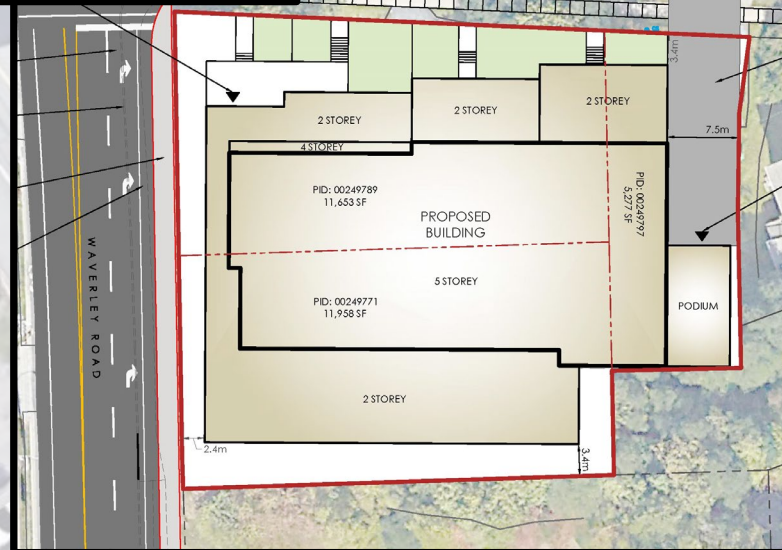
June 2021:
Public Information Meeting

June 2021 – Dec. 2021:
Application Revisions & Prep. of DA & Staff Report

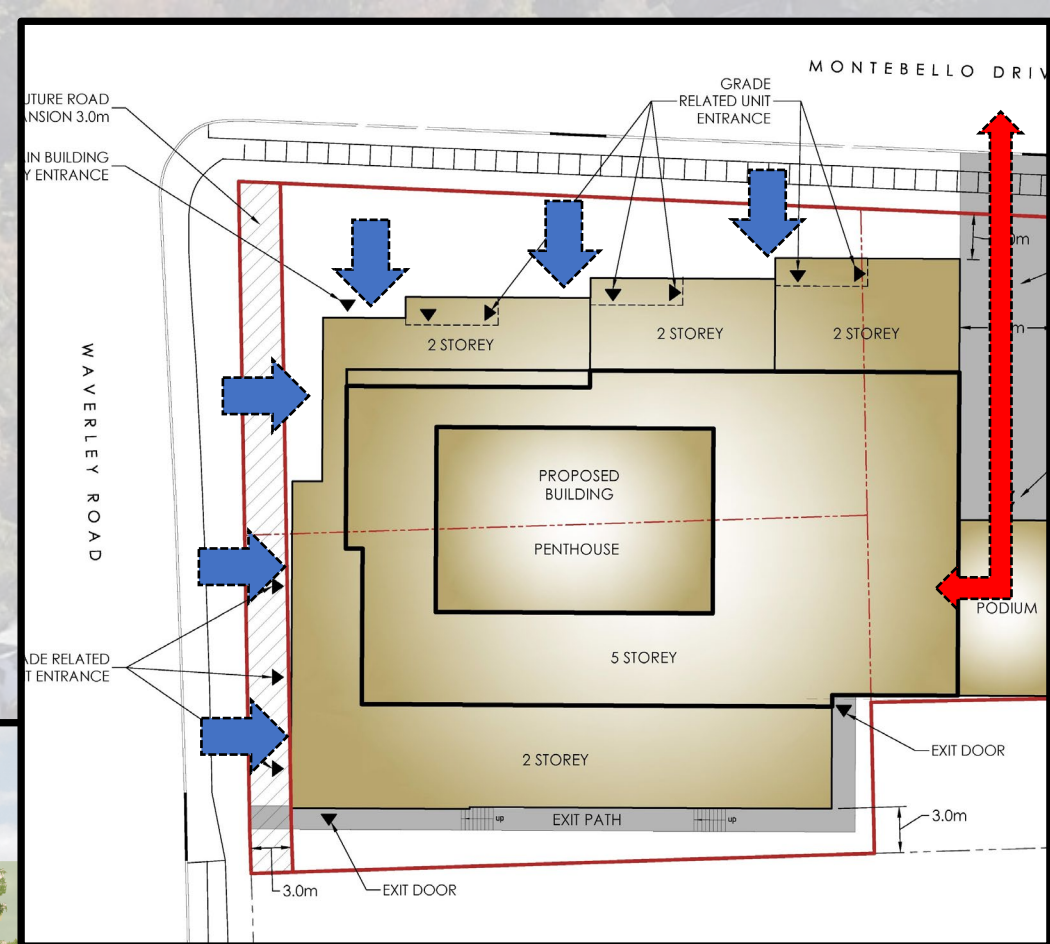


Community Feedback at Public Information Meetings

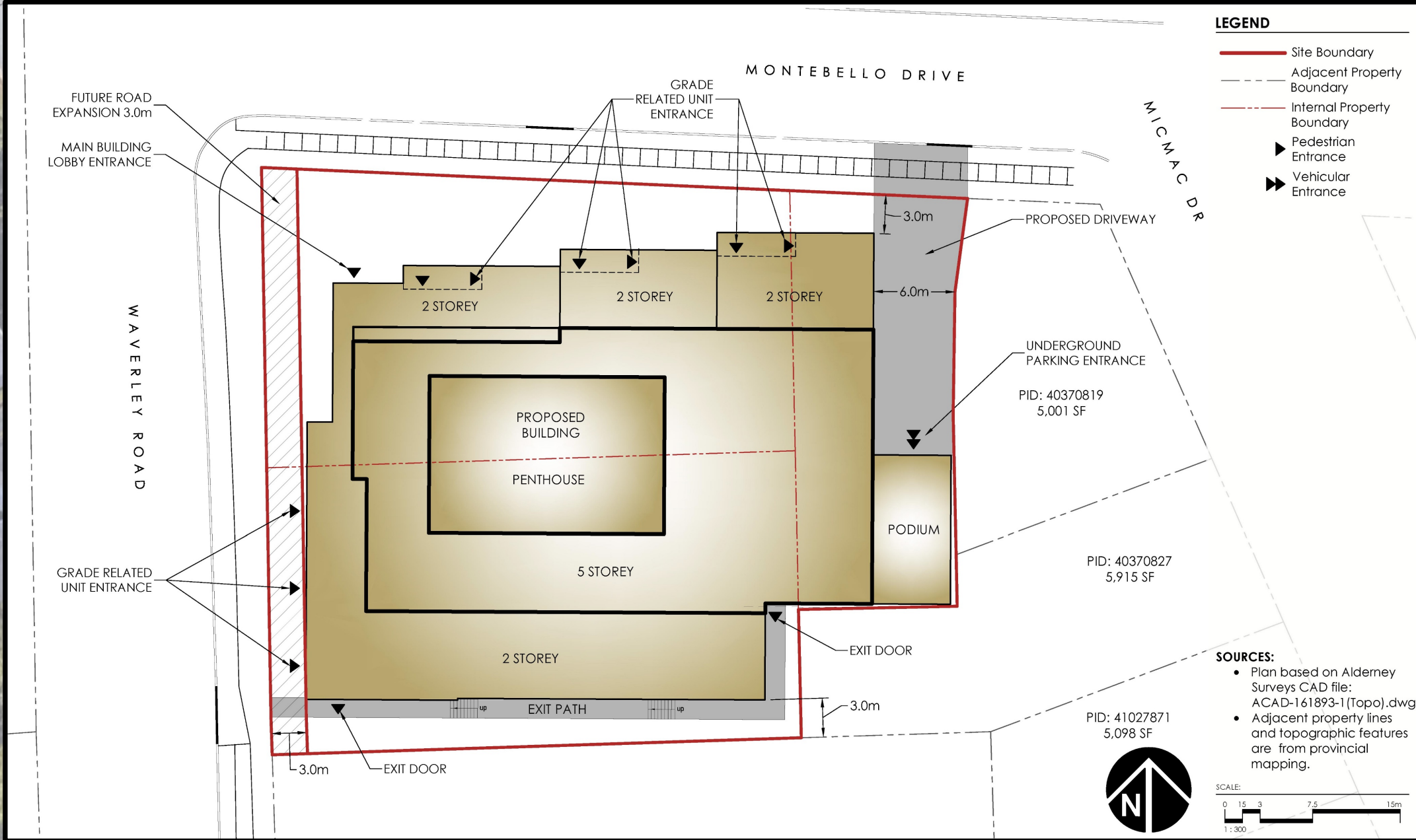
- Concern regarding traffic congestion
 - Waverley/Montebello intersection
- Concern with size and density of the development and that it didn't fit with the community
- Construction Impact
- Request for more supply of underground parking
- Request for more larger units that could accommodate families
- No designated loading and drop off area



- Reduced overall lot coverage by setting back the building further from Waverley Road and Montebello Drive.
- Two-storey podium facing Waverley Rd, Montebello Drive and the Tim Horton's property to reduce the overall mass and appearance of the building.
- Relocated the underground parking access to Montebello Drive, furthest from the intersection.
- Reduced unit count from 68 to 46. Then from 46 to 42.
- Removed commercial uses
- Increased underground parking supply from 39 stalls to 42 stalls (1 stall per unit). Parking stall will be EV ready.
- Increased setback from Waverly Road to accommodate future upgrades to the roadway.



Current Site Plan

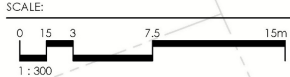


LEGEND

- Site Boundary
- - - - - Adjacent Property Boundary
- · - · - Internal Property Boundary
- ▶ Pedestrian Entrance
- ▶▶ Vehicular Entrance

SOURCES:

- Plan based on Alderney Surveys CAD file: ACAD-161893-1(Topo).dwg
- Adjacent property lines and topographic features are from provincial mapping.

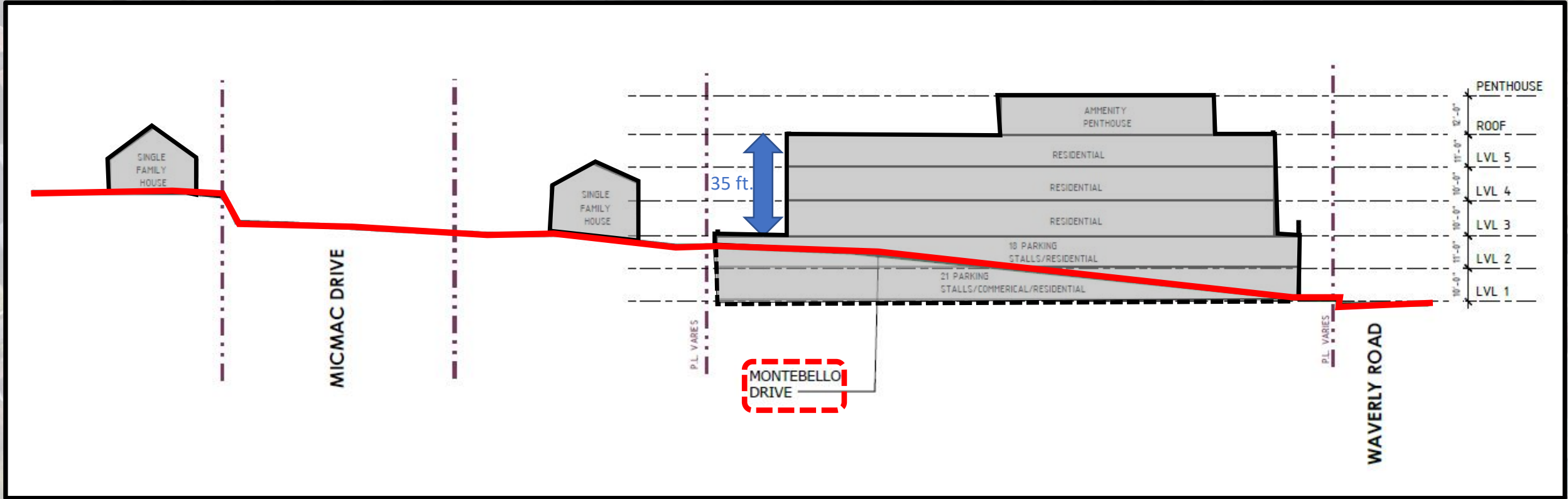




Current Perspective Renderings

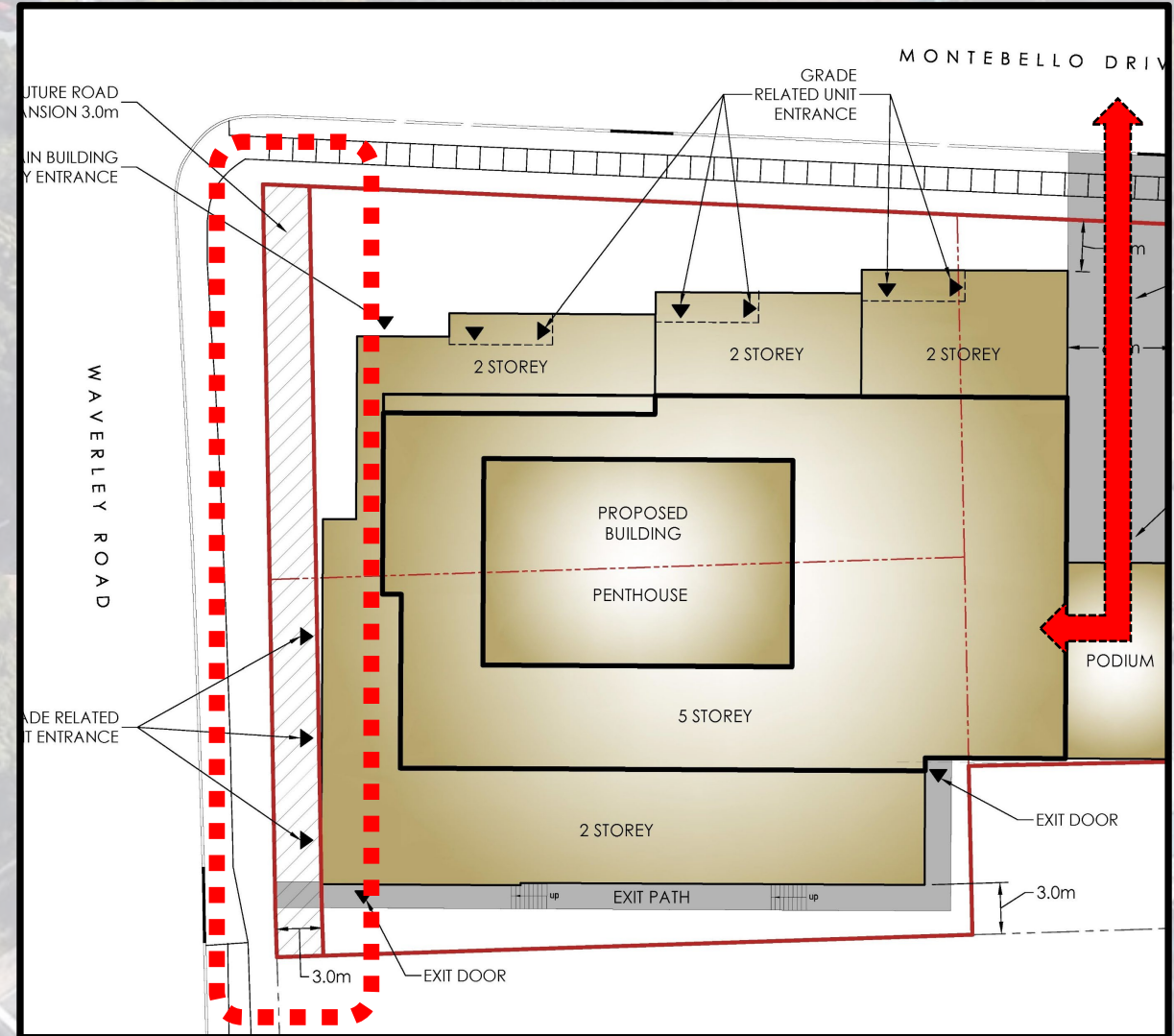


Transition



Traffic

- Current development proposal has relocated parking access off Montebello Drive, furthest away from the intersection with Waverley Road
- Development enables significant planned upgrades to the Waverley Road and Montebello Drive intersection to improve traffic flow and active transportation safety.
- Traffic Impact Statement was completed for the proposed development.
- Statement concluded that the proposed development is not expected to have any significant impact to the levels of performance on adjacent streets, intersections or the regional street system



Benefits



- Provides much needed new housing options in the community close to everyday services and amenities
- New housing supply for residents who may be looking to downsize or age in place
- Will enable significant planned future upgrades to the transportation network
- Modern, human-scale building design with high quality materials and finishes
- Enhanced streetscape experience



Thank you
Questions?

THE
ELLO