

HALIFAX

Public Hearing Case 24230

Amending Development Agreement
for Harbour Isle

Harbour East – Marine Drive Community Council
Thursday, February 2, 2023

Applicant Proposal

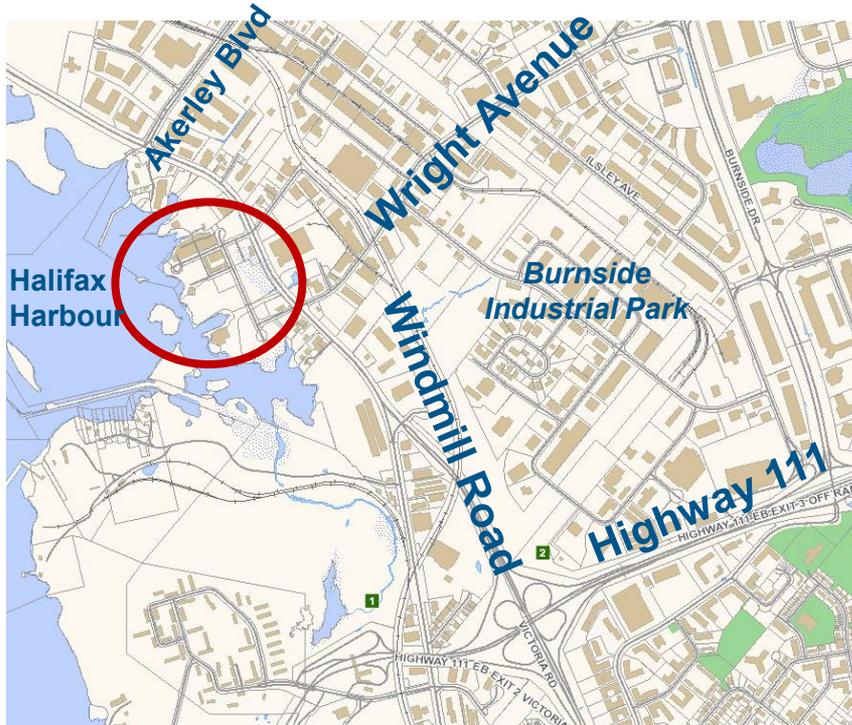
Applicant: Michael Napier Architecture Inc.

Location: Lands between Marketplace Drive and the Halifax Harbour, Dartmouth

Proposal: Substantive amendments to an existing development agreement, including:

- Increasing the population density;
- Changing an office building to an apartment building;
- Changing a hotel to an apartment building;
- Allowing a restaurant to be used as a variety of commercial uses; and
- Amendments to built form requirements.

Site Context



General site location in red



Site boundaries in red

Site Photos



Looking southwest toward Halifax Harbour from Seapoint Road

Site Photos



Looking southwest toward Halifax Harbour from the corner of Marketplace Drive and Wheelhouse Road

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 & Bylaw Overview

DARTMOUTH MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW



Municipal Sewer and Water



Zone

Northern half is R-3 and the southern half is I-2



Designation

Harbour Related Commercial Residential under the Wright's Cove Secondary Planning Strategy



Existing Use

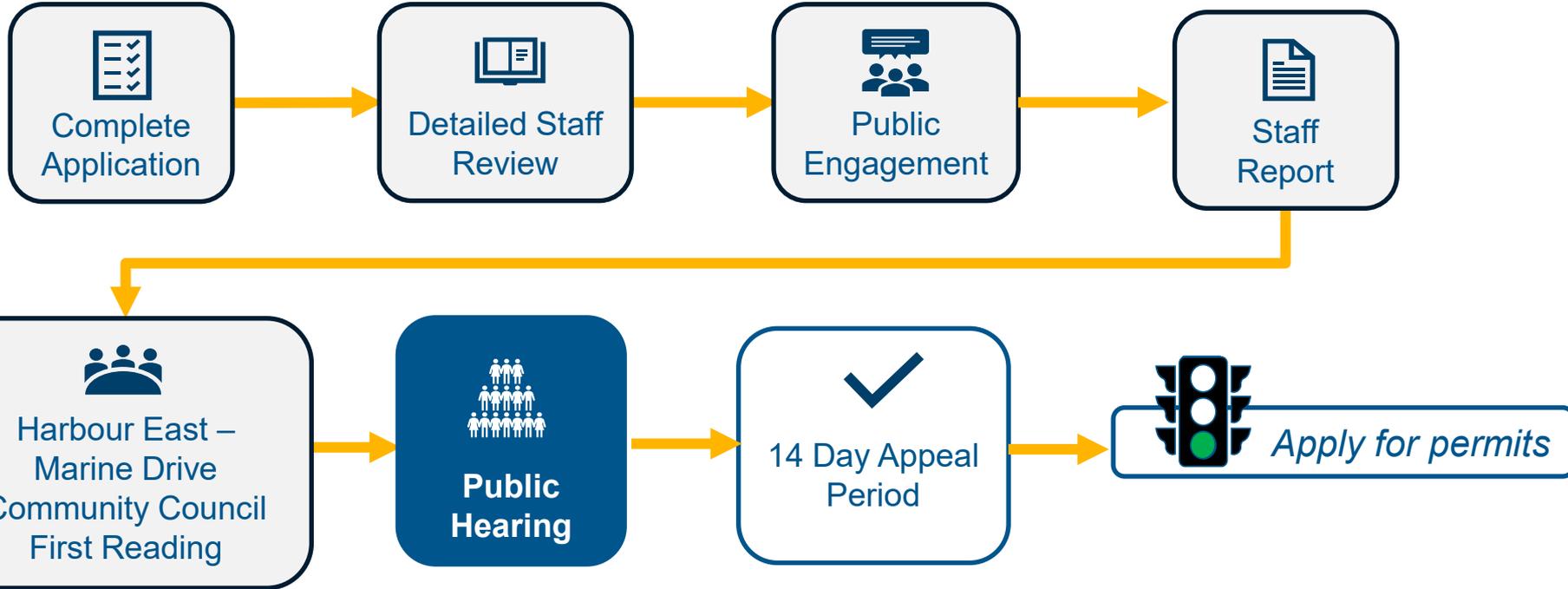
Multi-unit residential with ground floor commercial and vacant lands subject to an existing DA



Enabling Policy

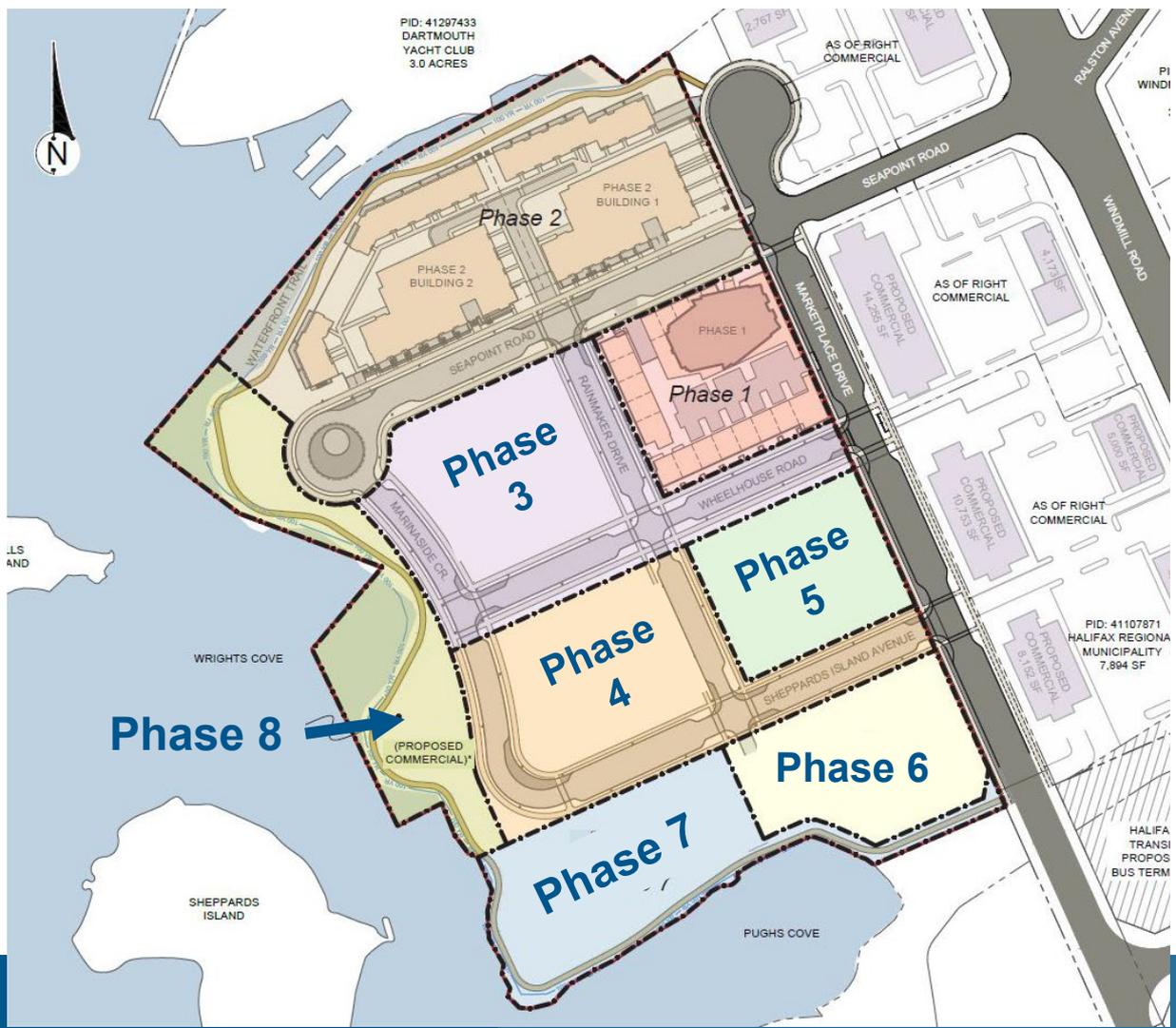
WC-4

Planning Process



Proposal

- Phases 3-5: 105 units to 170 units each
- Phase 5: Exclude from setbacks from waterfront trail easement
- Phase 6: Residential instead of office
- Phase 7: Residential instead of hotel
- Phase 8: Variety of commercial versus restaurant only



Proposal

- The following built form changes:
 - Max. streetwall setback increased from 4 metres to 4.5 metres;
 - Streetwall height between 8 metres & 11 metres rather than exactly 11 metres;
 - Streetwall height can be exceeded up to 1.5 metres for clear railing systems or parapets;
 - Up 35% of the streetwall height may be reduced to 3.5 metres rather than allowing 20% of the streetwall height to exceed 11 metres;
 - Phase 5: min. streetwall stepback of 2.5 metres rather than 3 metres along Marketplace Drive; and
 - Revising the definition of building depth and allowing any portion of the building exempt from streetwall stepbacks to be excluded from the building depth measurement.

Policy Consideration

Dartmouth Municipal Planning Strategy: Wright's Cove Secondary Planning Strategy

Enabling Policy WC-4: Within the HRCD designation [...] harbour-related commercial uses, institutional uses, offices, hotels, townhouses, apartment buildings, restaurants and public and private recreation uses may be considered subject to approval of a development agreement. The following matters shall be considered in any agreement:

- a) No residential development within 300 feet of Windmill Road;
- b) No building shall exceed 16 storeys in height;
- c) No building shall exceed 6 storeys in height if abutting a single unit dwelling;
- d) Measures taken to mitigate noise;
- e) Provisions made for the construction of a publicly accessible waterfront trail;
- f) Provisions to mitigate potential damage from coastal flooding and storm surges;
- g) Verification no evidence of unexploded ordnance;
- h) N/A [Sheppard's Island]; and
- i) Criteria of policy IP-1(c) and IP-5 for any apartment building.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through sharing information and seeking comments through the HRM website, signage posted on the site, and a mail out notification.
- We heard from three members of the public. One provided feedback:
 - They are opposed to more residential development in lieu of commercial development.

Notifications Mailed



Individual Contacts (Phone Calls & Email)



Webpage Views



Summary: Key Aspects of the Proposal

- Increasing allowable dwelling units in Phases 3-5;
- Permitting multi-unit dwellings in Phases 6 and 7 instead of an office building and hotel;
- Allowing a range of commercial uses in Phase 8;
- Updating three schedules to reflect the text changes; and
- Changes to built form requirements relating to streetwall setback, streetwall height, streetwall stepback, and building depth.

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 December 9, 2022.

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Thank You

Meaghan Maund



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