

**HALIFAX**

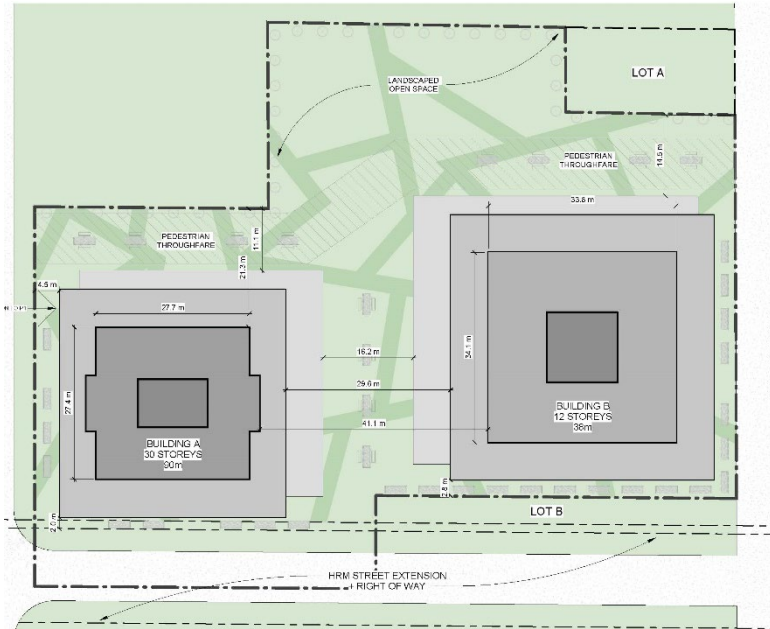
**Public Hearing**  
**PLANAPP-2023-00453**

Development Agreement Application  
42 Canal St. Dartmouth

Harbour East Marine Drive Community Council

March 7, 2024

# Proposed Development



**Applicant:** WM Fares Architects

**Location:** 42 Canal Street,  
Dartmouth

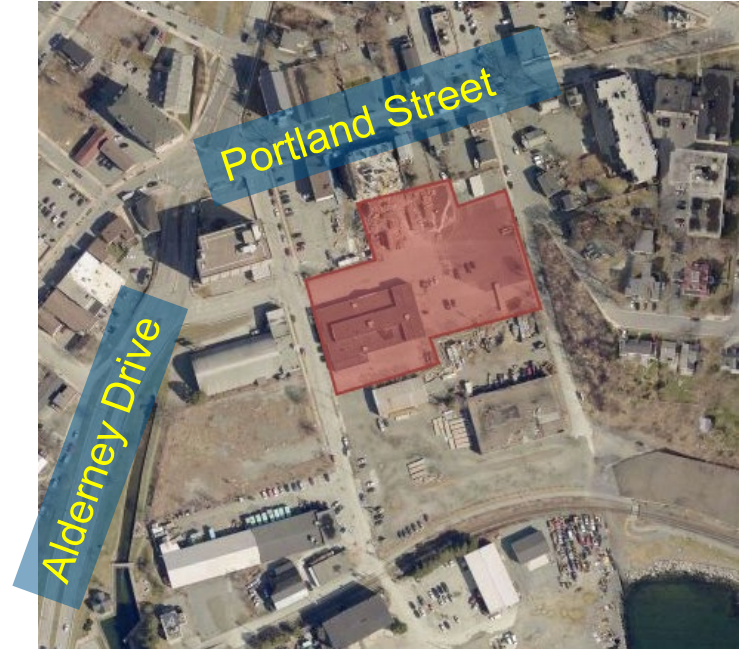
**Proposal:** Develop under the  
Centre 2 (CEN-2) Zone of the  
Regional Centre LUB.

**Type of Application:** Development  
Agreement

# Site Context



**General Site location in Red**



**Site Boundaries in Red**

# Site Photos/Neighbourhood Context



# Planning Policy Overview

---

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

HALIFAX

# Planning Policy Overview

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

Guide where population growth and the investment of services like transit, piped water and sewer should occur.

HALIFAX

# Planning Policy Overview

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

# Planning Policy Overview

---

Regional Plan &  
Subdivision By-law

Community Plan

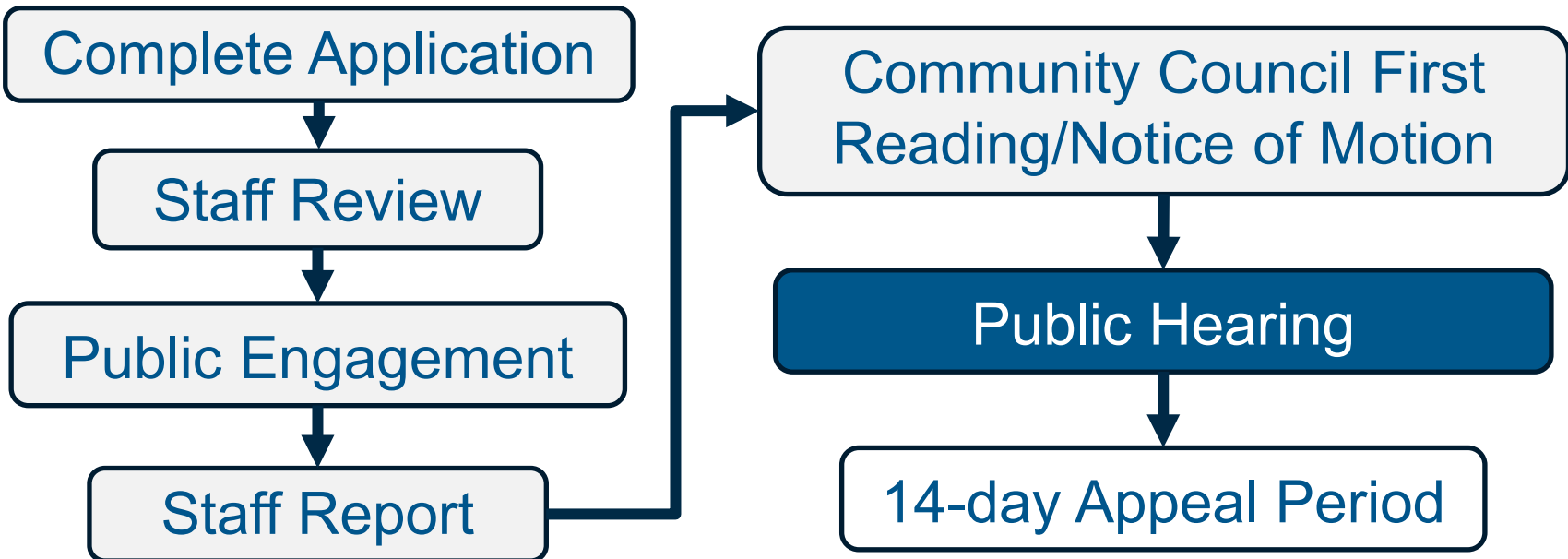
Land Use By-law  
(Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public.

HALIFAX



# Development Agreement Process



# Planning Overview



Municipal Sewer and/or Water: Yes



Zone: Comprehensive Development District 2 (CDD-2)



Designation: Future Growth Node (FGN)



Existing Use: Commercial/Office



Enabling Policy: F-1, F-3, F-5, F-6, F-7, F-11 and IM-7

# Policy Consideration

---

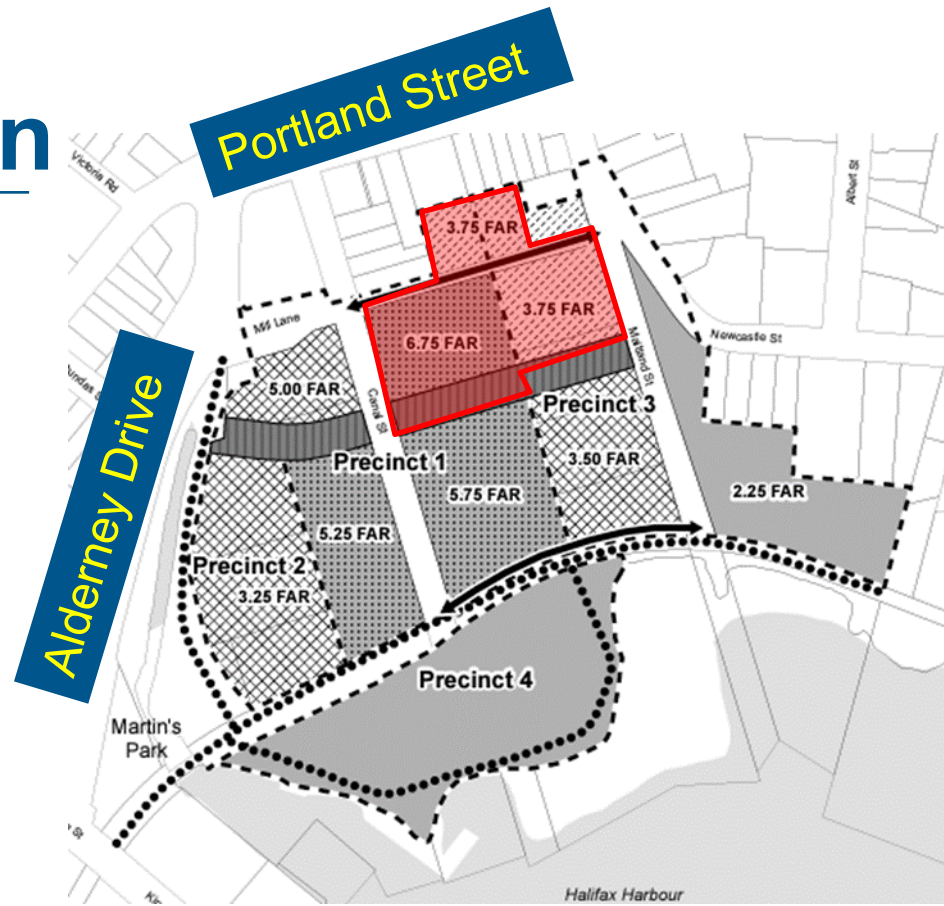
The subject property is within the Dartmouth Cove Future Growth Node (FGN). Future Growth Nodes are lands which are identified as having potential to accommodate significant growth due to the site size, location, and proximity to municipal services.

Site specific development agreement criteria and a general built form concept for the Dartmouth Cove FGN was developed through the public consultation of the Centre Plan adoption process.

# Policy Consideration

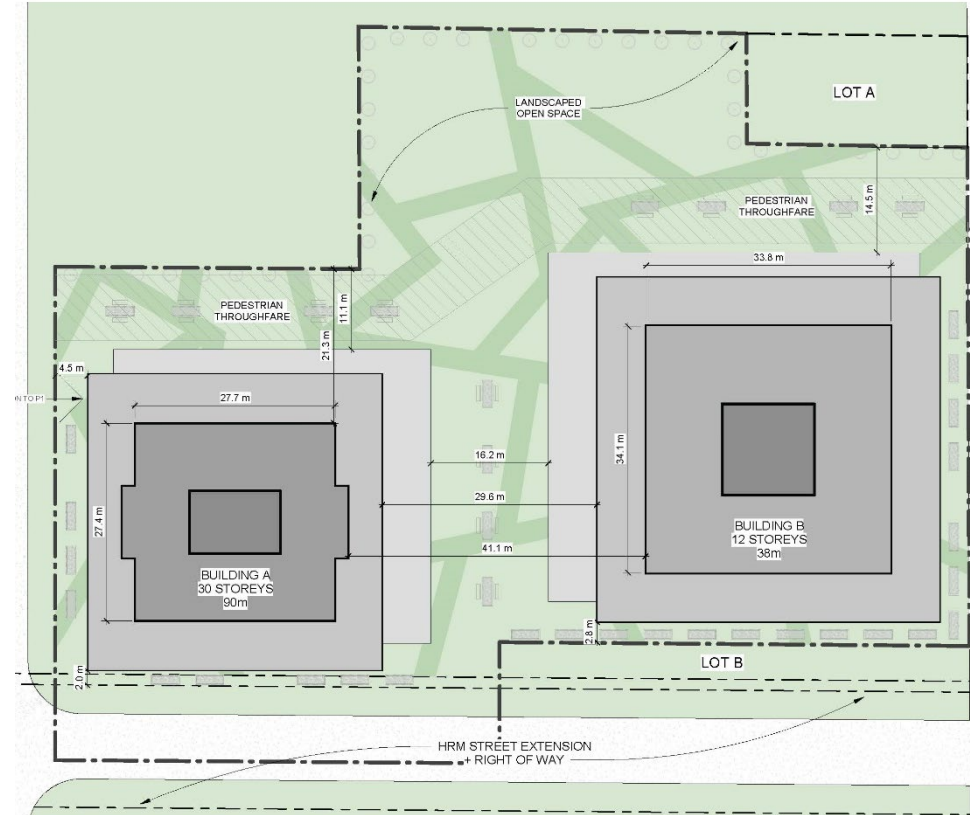
The Dartmouth Cove FGN policies are based on the 2012 Dartmouth Cove Comprehensive Plan

They seek to establish a new and appealing mixed-use neighbourhood with strong relationships to the waterfront, open spaces, trail network, Downtown Dartmouth, and adjacent neighbourhoods.



# Proposal Details

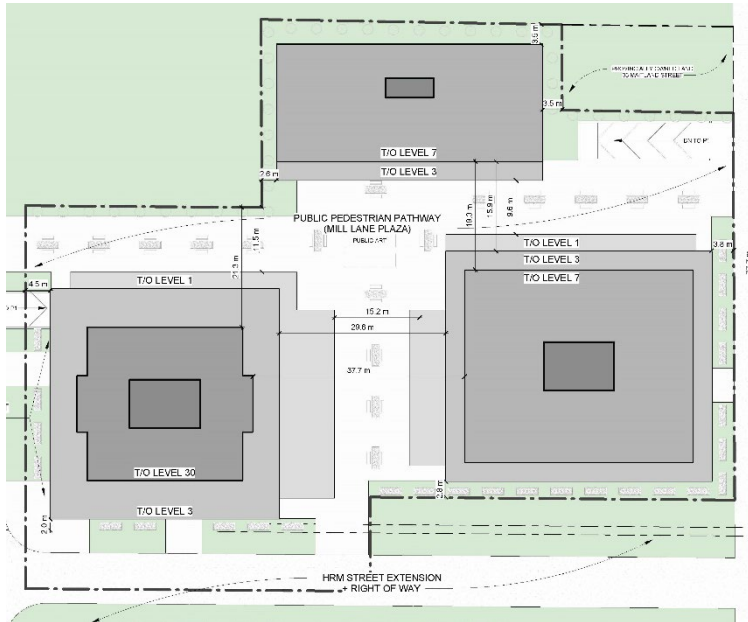
- Develop the property under the Centre-2 (CEN-2) Zone of the LUB, with several variations.
- Two mixed use buildings, FAR of 6.75 and 3.75.
- Canal Street as a Pedestrian-oriented commercial street; and
- Creating a pedestrian pathway with landscaped open space.



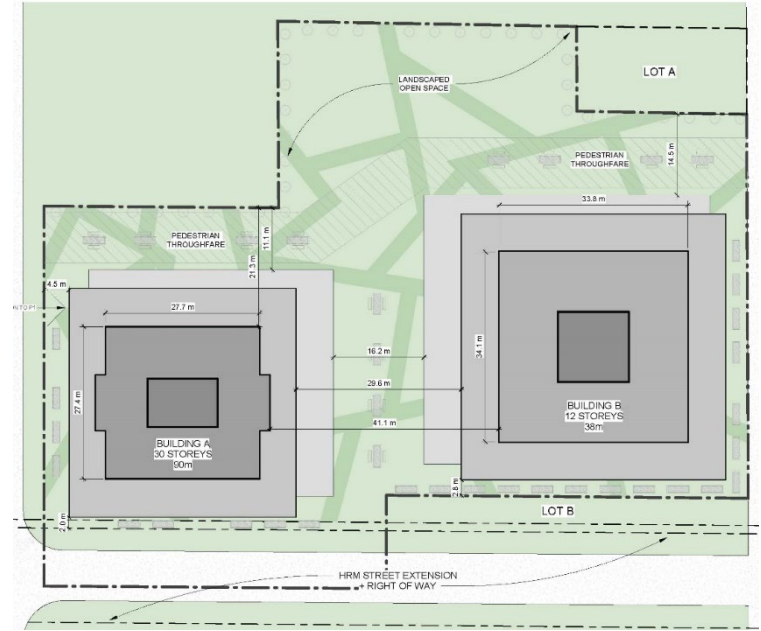
# LUB Variation

Regulation	LUB Requirement	Proposed
Max Height of Tall Mid-Rise Building	26 metres	38 metres
Max Building Dimensions	27 metres x 27 metres	35 metres x 35 metres
Maximum Tower Floor Plate	750 square metres	1,175 square metres

# LUB Variation



**WITHOUT Variations to LUB**



**WITH Variations to LUB**

# Public Engagement Feedback

Notifications Mailed



363

Individual Calls/Emails



4

Webpage Views



639

Information Video Views



215

Level of engagement completed was consultation achieved through a mail out notification, website, and information video.

Concerns around density, traffic, and parking.



# Elements of Development Agreement

---

- Require development to meet the regulations of the LUB, with limited variations as identified;
- Require a density bonusing contribution as per the policies and regulations of the Centre Plan;
- Provide a pedestrian pathway and abutting landscaped open space on private land;
- Require the building to be designed to meet future grades of the Patuo'qn Street (formally Dundas Street) extension, Canal Street, and Maitland Street.

# Non-Substantive Amendments

---

A 'Non-Substantive Amendment' is a change to the agreement which can be made without a formal Public Hearing. The Development Officer or Community Council could authorize this change by resolution. These include:

- Changes to the grade requirements along the streets and transportation reserve;
- Changes required to address land acquisition along the transportation reserve; and
- Extension to the dates of commencement and completion of development.

# Staff Recommendation

---

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend:

*Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A*

March 7, 2024

HALIFAX

# Thank You

**Dean MacDougall**



dean.macdougall@halifax.ca



902-240-7085