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April 18, 2024

Halifax Regional Municipality
Planning & Development
Via email: planning@halifax.ca

Re: Application for Development Agreement, 2 Montebello Drive, Dartmouth, NS (PID: 00249771)

On behalf of our client, Yellowstone Commercial Ltd., zzap Consulting Inc. (zzap) is pleased to submit a substantive Development Agreement (DA) amendment application for a multi-unit residential development located within the Dartmouth Plan Area at 2 Montebello Drive, Dartmouth (PID: 00249771). To support this application submission, the following materials are included as appendices:

- Appendix A: DA amendment Rationale
- Appendix B: Proposed Penthouse Floor Plan

Please advise if you require any further information at this time.

Kind Regards,



Connor Wallace, MCIP, LPP
Principal
ZZap Consulting

APPENDIX A: DA AMENDMENT RATIONALE

1.0 Site Description and Location

The subject site is located within the Dartmouth Plan Area and has direct frontage on Waverley Road and Montebello Drive. The site has a total area of approximately 30,000 ft.².

The site is designated Waverley Road (WR) within the Dartmouth MPS and has the 'Mixed Use' sub-designation within the Waverley Road Secondary Plan Area. The properties are zoned R-1 (Single Unit Dwelling) within the Dartmouth LUB.

In December 2021, a Development Agreement was approved by Harbour East Marine Drive permitted a multi-unit residential development on the subject lands consisting of a maximum 42 units. Since then, permits have been obtained, construction has commenced and is ongoing.

2.0 Summary of Development Proposal

Our client is seeking a substantive amendment to the Development Agreement to increase the amount of permitted dwelling units from 42 to 44 by converting proposed indoor common rooftop (penthouse) amenity space into residential units. Furthermore, we are seeking to amend amenity space by relocating all required amenity space within a common amenity room on the second level.

Currently, the Development Agreement requires common indoor amenity space for tenants in the amount of 700 ft.² on Level 3 and an amenity penthouse of 1,950 ft.².

3.0 Rationale for Applicant Request

Substantive amendments to development agreements for multiple unit residential development at this site must be considered through a process in accordance with Policies C-41, IP-5 and IP-1(c) of the Dartmouth Municipal Planning Strategy.

These applicable policies include the following criteria for staff and council to assess the appropriateness of the development proposal against.

1. Density standards
2. Compatibility and consistency with adjacent uses and the existing development form in the area in terms of the use, bulk, and scale of the proposal
3. Buffering, landscaping and screening to reduce potential incompatibilities with adjacent land uses.
4. Access, impact on traffic and servicing infrastructure



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As this application is proposing a very minor increase in residential density, we feel that the amendment is reasonably consistent with the policy considerations regarding site density, compatibility and consistency, landscape buffering and traffic/servicing - in comparison the 2021 approval by Harbour East Marine Drive Community Council.

With regards to the proposed amenity space, it is proposed to be located on Level 3 and is an activity space for fitness classes and other fitness uses. The amount of amenity space provided is relatively consistent with indoor amenity space requirements in recently approved planning documents in HRM (i.e Regional Centre Land Use By-law).

In the face of a housing crisis, increasing the supply of housing units within already approved housing forms is a practical and efficient solution. Although minor, this application is an example of this solution as it adds supply of units without altering the building form or having tangible impact on buildings and site amenities.

4.0 Closing

We trust that the enclosed materials satisfy the application requirements. Should you have any questions, comments or concerns with regards to this application, please do not hesitate to contact us.