

HALIFAX

Public Hearing

PLANAPP-2023-00159

Rezoning/Development Agreement:

107 Woodlawn Road, Dartmouth

Harbour East Marine Drive Community Council

February 6, 2025

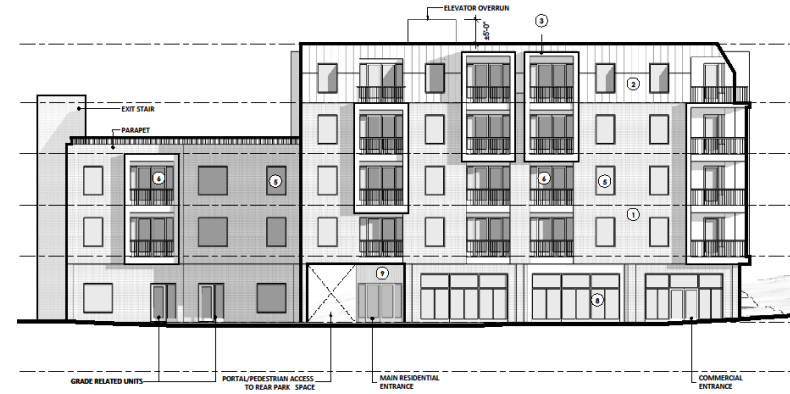
Proposed Development

Applicant: Zzap Consulting Inc.

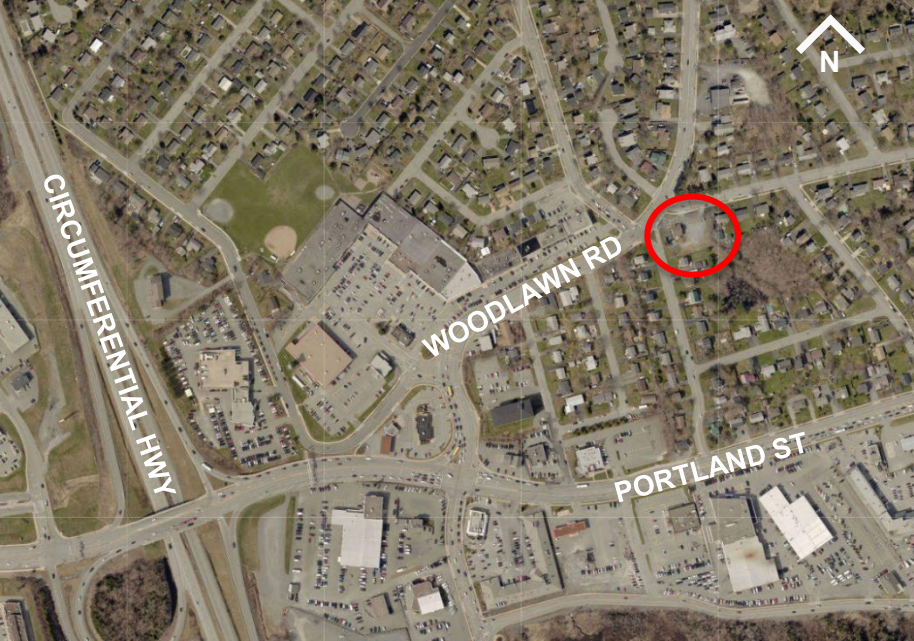
**Location: 107 Woodlawn Road,
Dartmouth**

Proposal: 5 Storey Building

**Type of Application: Rezoning and
Development Agreement**



Site Context

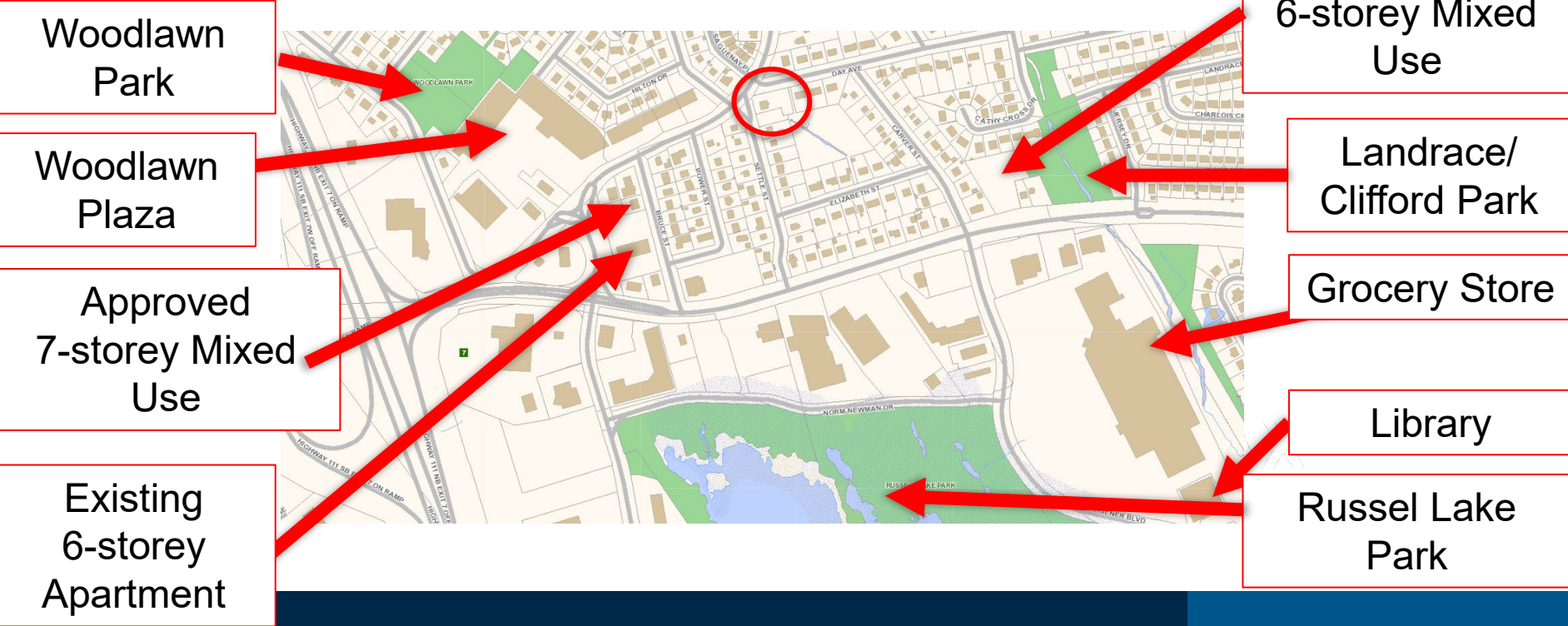


General Site location in Red



Site Boundaries in Red

Neighbourhood Context



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.

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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

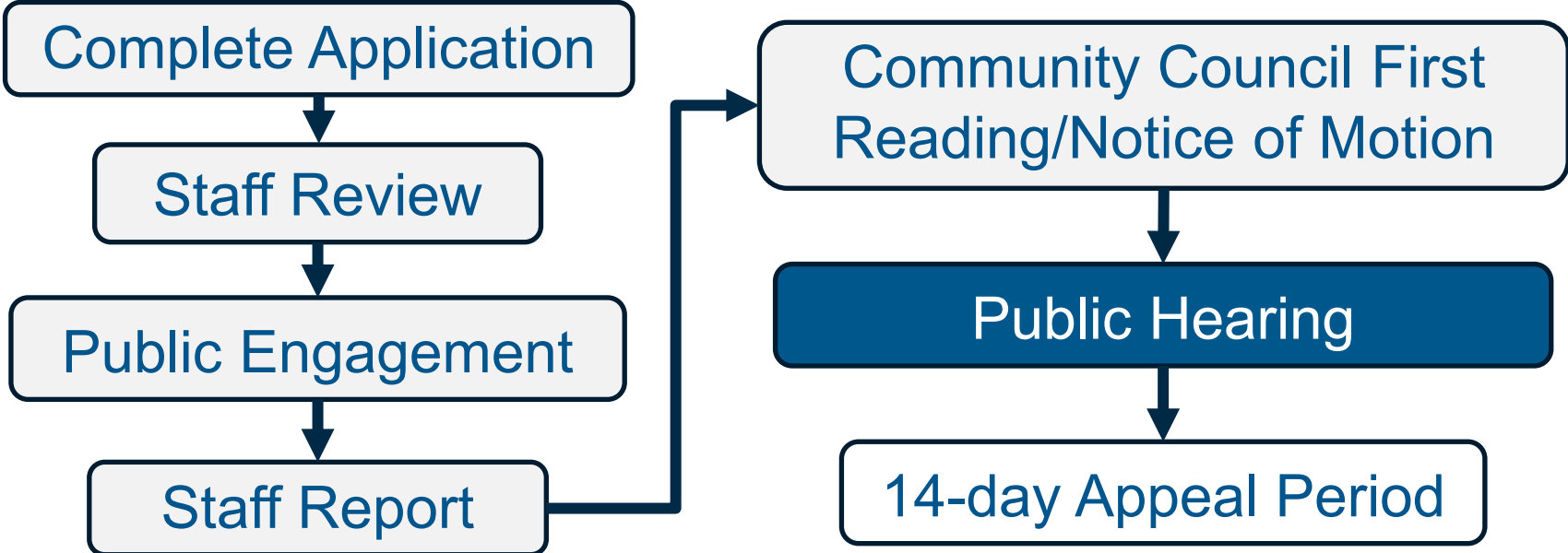
Community Plan

Land Use By-law
(Zoning)

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

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Rezoning & Development Agreement



Planning Overview



Municipal Sewer and/or Water: Yes



Zone: R-1 (Single Family Dwelling) Zone



Designation: Residential



Existing Use: Commercial (Convenience Store)



Enabling Policy: IP-1(b), IP-1(c), IP-1(j)(1), IP-5, & C-2

Policy Consideration

Several Enabling Policies allow this Application to be Considered

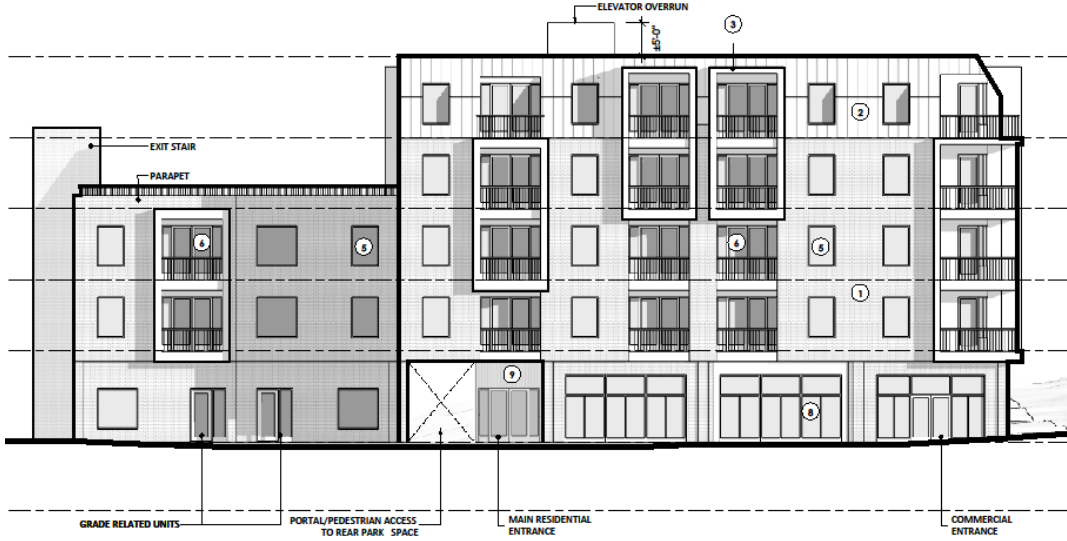
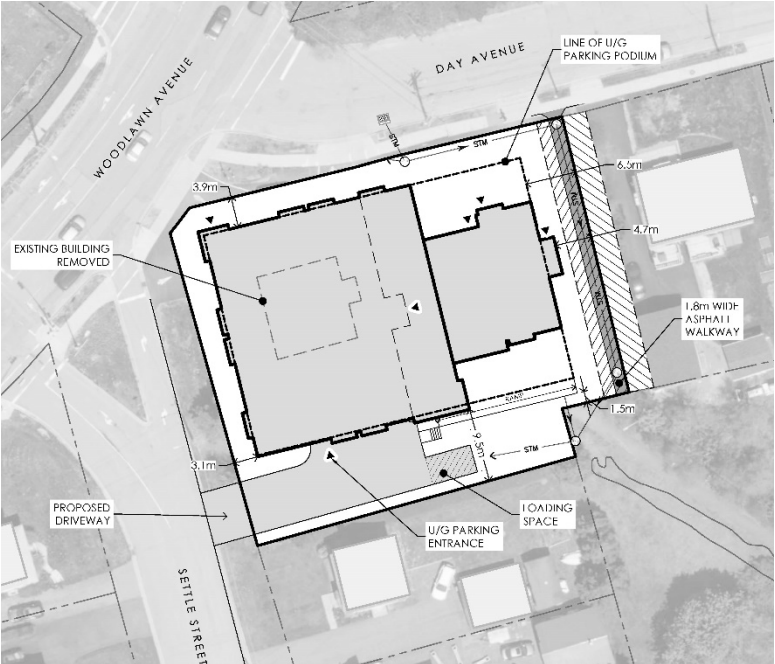
- Enabling Policy IP-1(b), (c), and (j): Allows Council to consider rezoning the property from R-1 to R-3.
- Enabling Policy IP-5: Permits Council to enter into a Development Agreement for an apartment building in the R-3 zone.
- Enabling Policy C-2: Authorizes Council to consider commercial uses for the property.

Policy Consideration

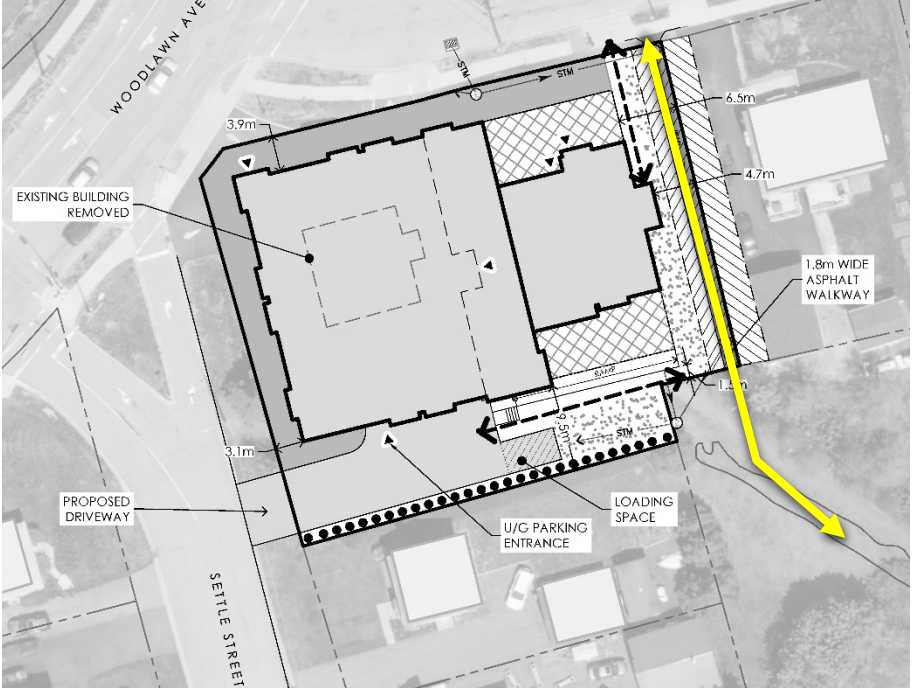
Council must consider the following in rendering their decision on the application:

- How the proposal fits with the existing area
- The adequacy of services
- That controls are in place on aspects of the development such as use, building/site design, and access

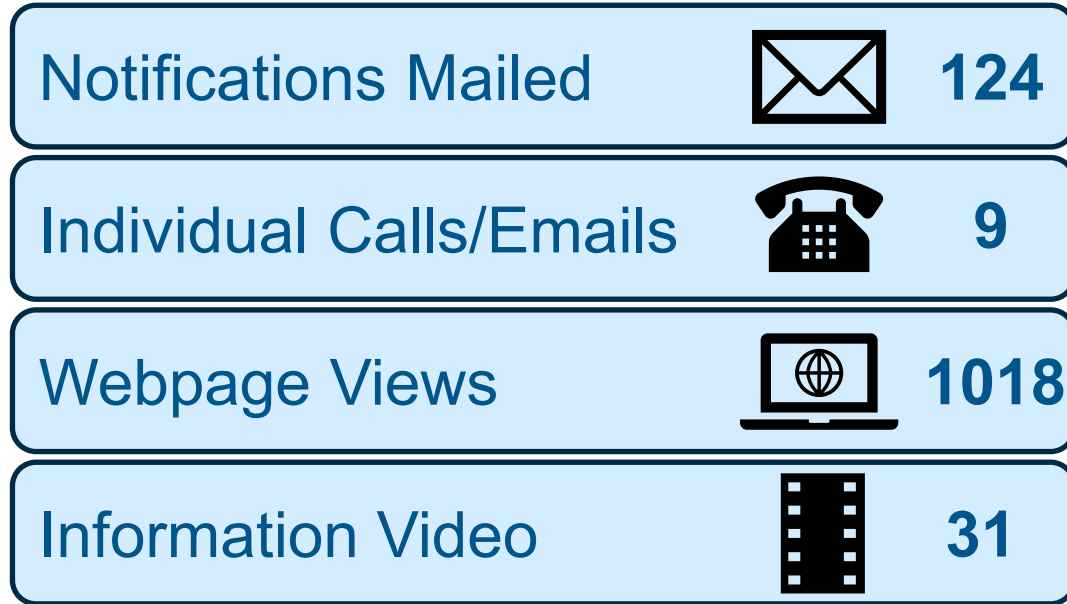
Proposal Details



Key Aspects



Public Engagement Feedback



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

Concerns raised:

- Traffic and parking concerns
- Stormwater impacts
- Protection needed for single-unit dwelling communities
- Landscaping/buffers and privacy issues.

Elements of Development Agreement

- Allows a 5-storey apartment building with commercial uses on the ground floor
- Height, siting, massing, and exterior design controls of the building
- Permitted uses within the building, including residential and ground floor commercial
- Commercial uses are those considered to be neighbourhood uses
- Required residential unit mix with a minimum of 20% of the units containing two or more bedrooms
- Required amenity space
- Controls on site access location and parking areas
- Landscape and lighting controls
- Requirement for Lot Grading and Erosion and Sedimentation Control Plans

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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 exterior design materials
- Changes to allow the conversion of the ground floor commercial to residential units
- Changes to alter the residential unit mix requirement
- 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 that the Harbour East - Marine Drive Community Council approve the proposed rezoning and proposed development agreement.

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Thank You

Dean MacDougall



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