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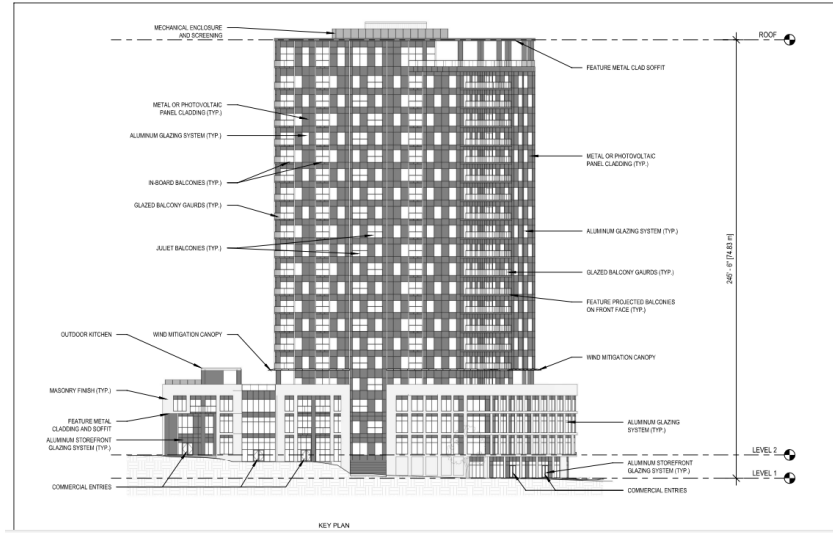
Item 4.1

Public Hearing

PLANAPP-2024-01322

Substantive Amendment to Development
Agreement: 112-114 Wyse Rd, Dartmouth.
Harbour East-Marine Drive Community Council

Proposed Development



Applicant: Alex Dunphy

**Location: 112-114 Wyse Rd,
Dartmouth**

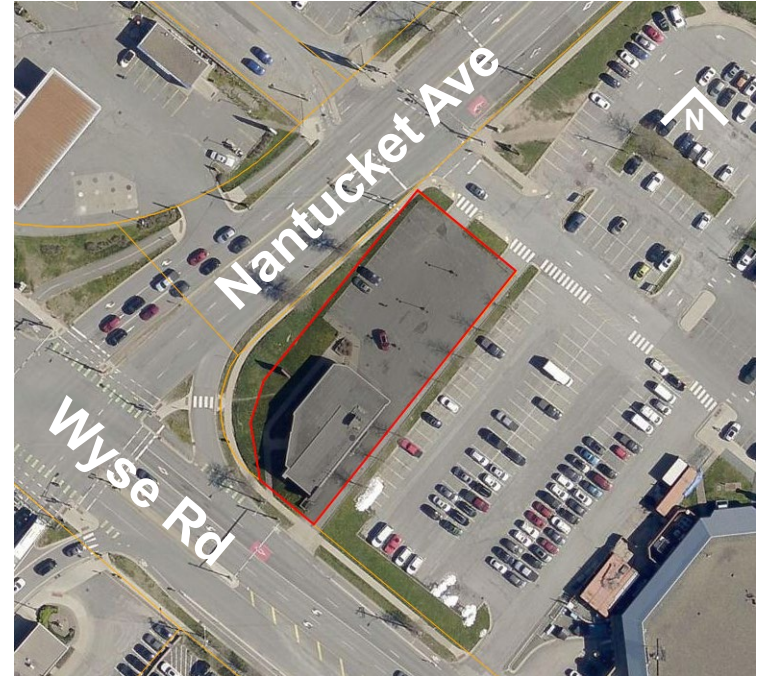
**Proposal: Additional 2-storeys
on approved 20-storey mixed-
use building**

**Type of Application: Substantial
Amendment to a Development
Agreement**

Site Context



General Site location in Red



Site Boundaries in Red

Site Photos/Neighbourhood Context



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Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

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

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Planning Policy Overview

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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

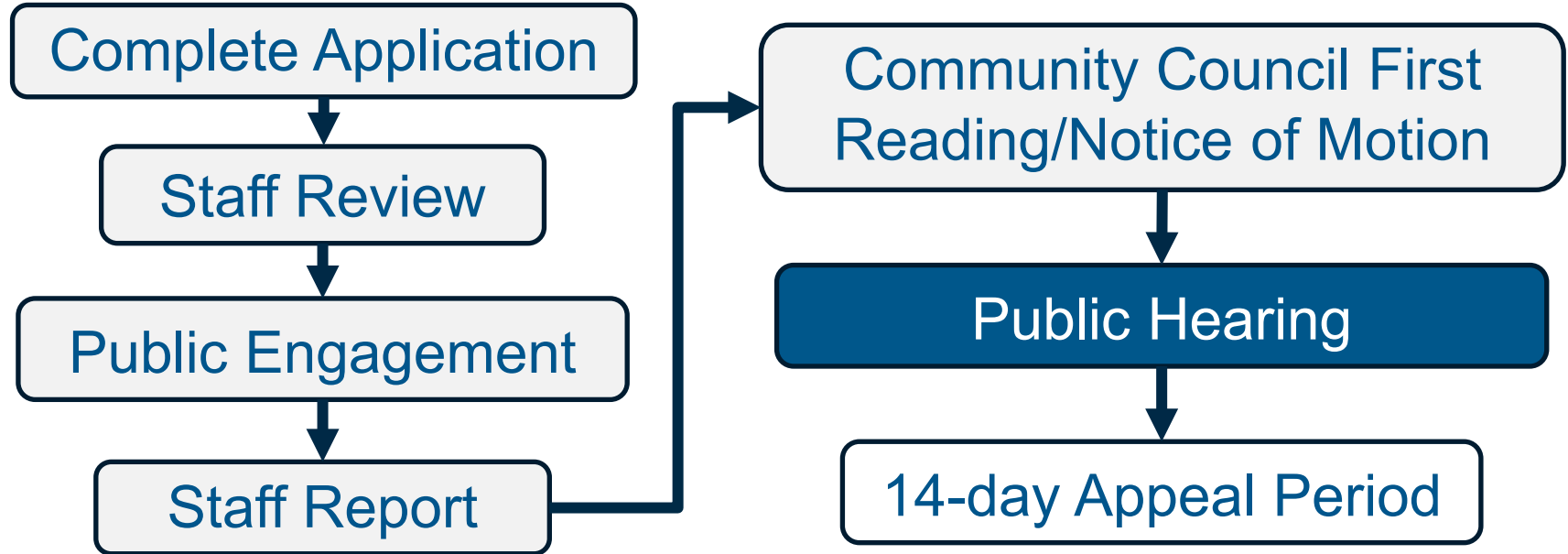
Community Plan

Land Use By-law
(Zoning)

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

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Development Agreement



Planning Overview



Municipal Sewer and/or Water: Yes



Zone: CEN-2 (Centre 2)



Designation: CEN (Centre)



Existing Use: Commercial Office Building



Enabling Policy: IM-33.5 (Transitional Policies)

Policy Consideration

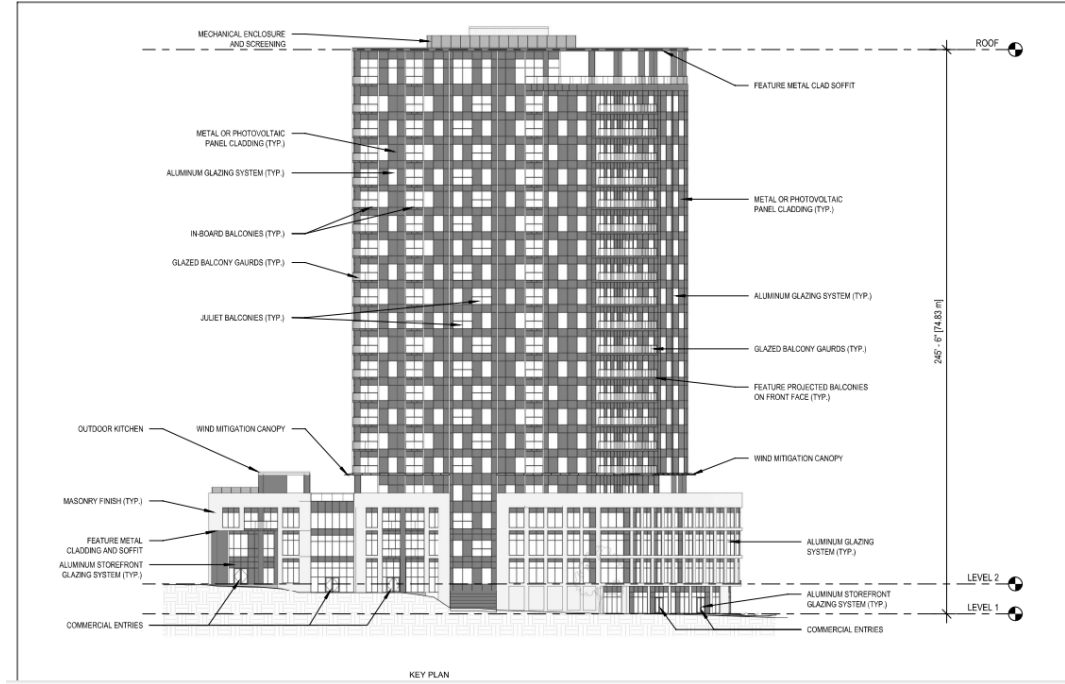
Enabling Policy IM-33.5:

This policy enables Council to consider a proposal for a substantive amendment to the existing development agreement to allow for an additional 2-storeys to an already approved 20-storey mixed-used development.

The following matters can be considered under this policy:

IM-33.5 (c) - if the building form is substantially the same and the ratio of 2-bedroom units, which is 25% is maintained, changes that allow an additional 2-storeys above the maximum permitted height of 20-storeys on 112 and 114 Wyse Road (Case 22487)

Proposal Details



Public Engagement Feedback

Notifications Mailed



26

Individual Calls/Emails



0

Webpage Views



71

Level of engagement completed was consultation achieved through signage on site, a mail out notification and a project website.

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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: Harbour East - Marine Drive Community Council approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of the May 1, 2025, staff report.

Thank You

Kelly Greenland



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