



# 119 Merrimac Drive Development Agreement

## Twin City Property Management

Item 10.1.1

### Harbour East-Marine Drive Community Council Public Hearing

December 4, 2025

# Fathom

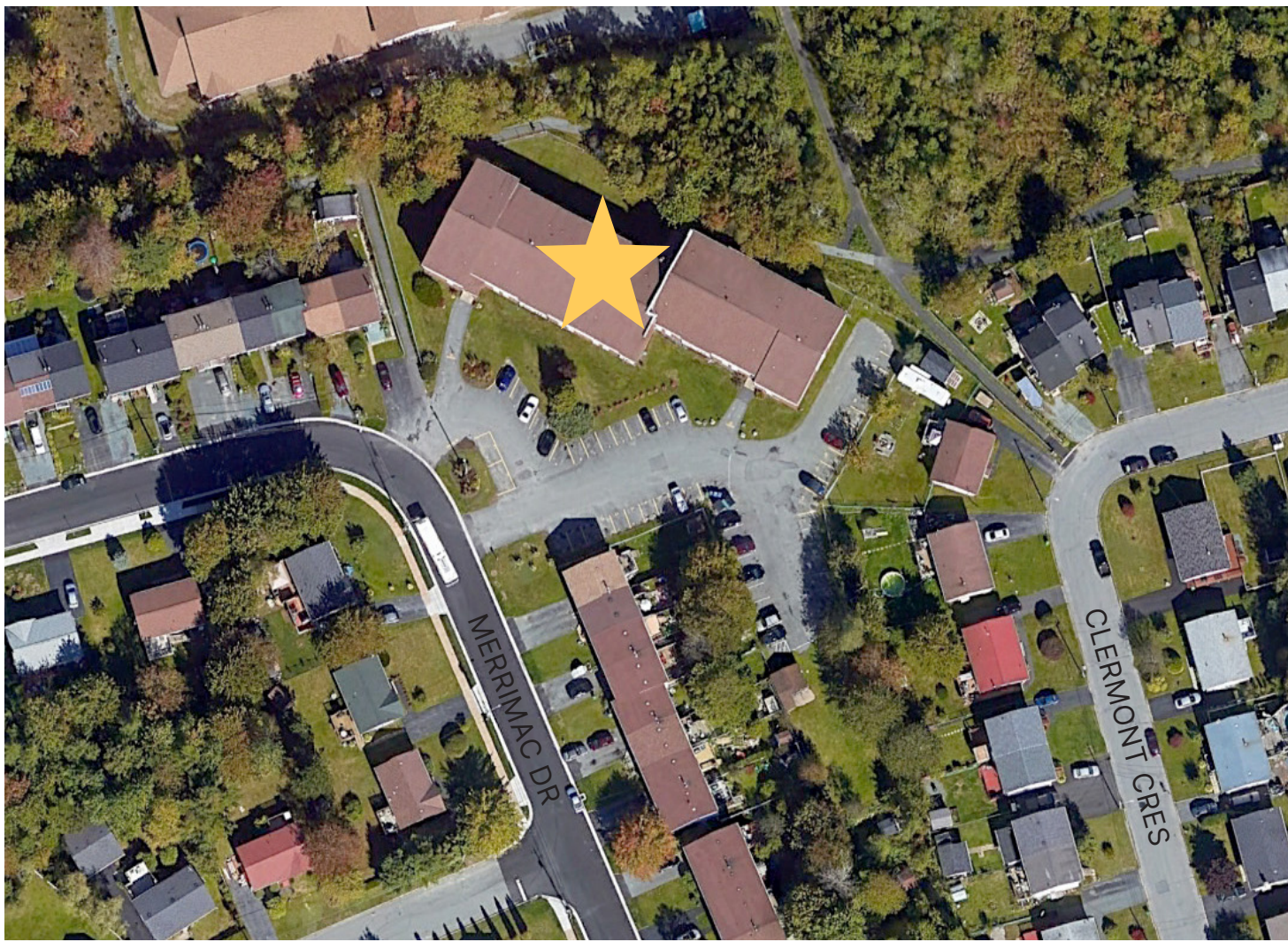




# Site Context

- **Location:** 119 Merrimac Drive (PID 40145641) Lands off Merrimac Drive, east of Forest Hills Parkway
- **Lot Area:** 5,625.13 square metres (1.39 acres)
- **Street Frontage:** ~35 metres (114.8 feet)
- **Current Use:** Contains an existing multi-unit residential dwelling





# Site Context

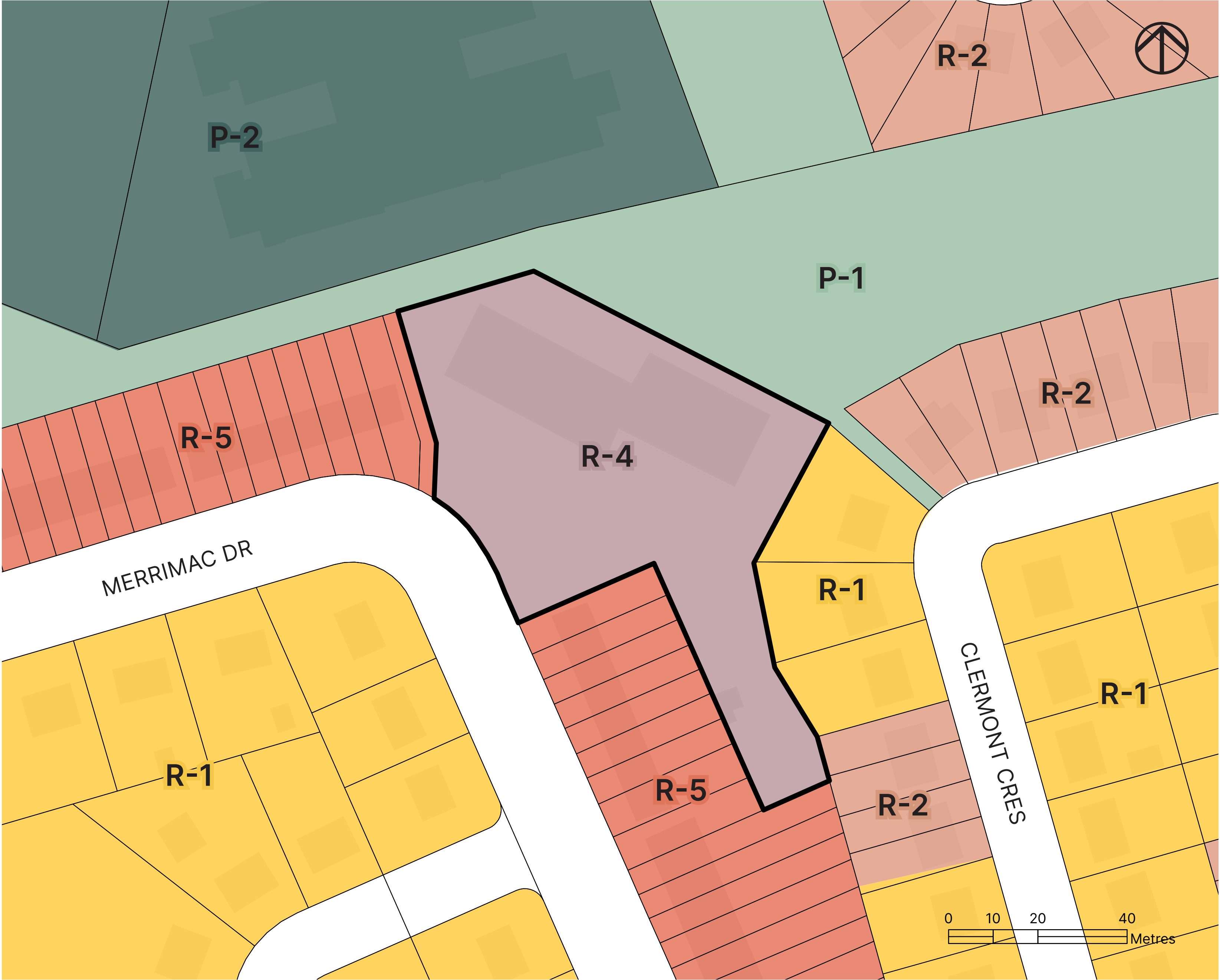
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- The Site contains:
  - One 3-storey 41 unit multi-unit residential dwelling that was built in the late 1970s
  - And a parking lot containing 50 spaces
- Abuts residential properties on both sides
- Backs onto Halifax Regional Municipality owned land which is used as parkland



View from Merrimac Drive

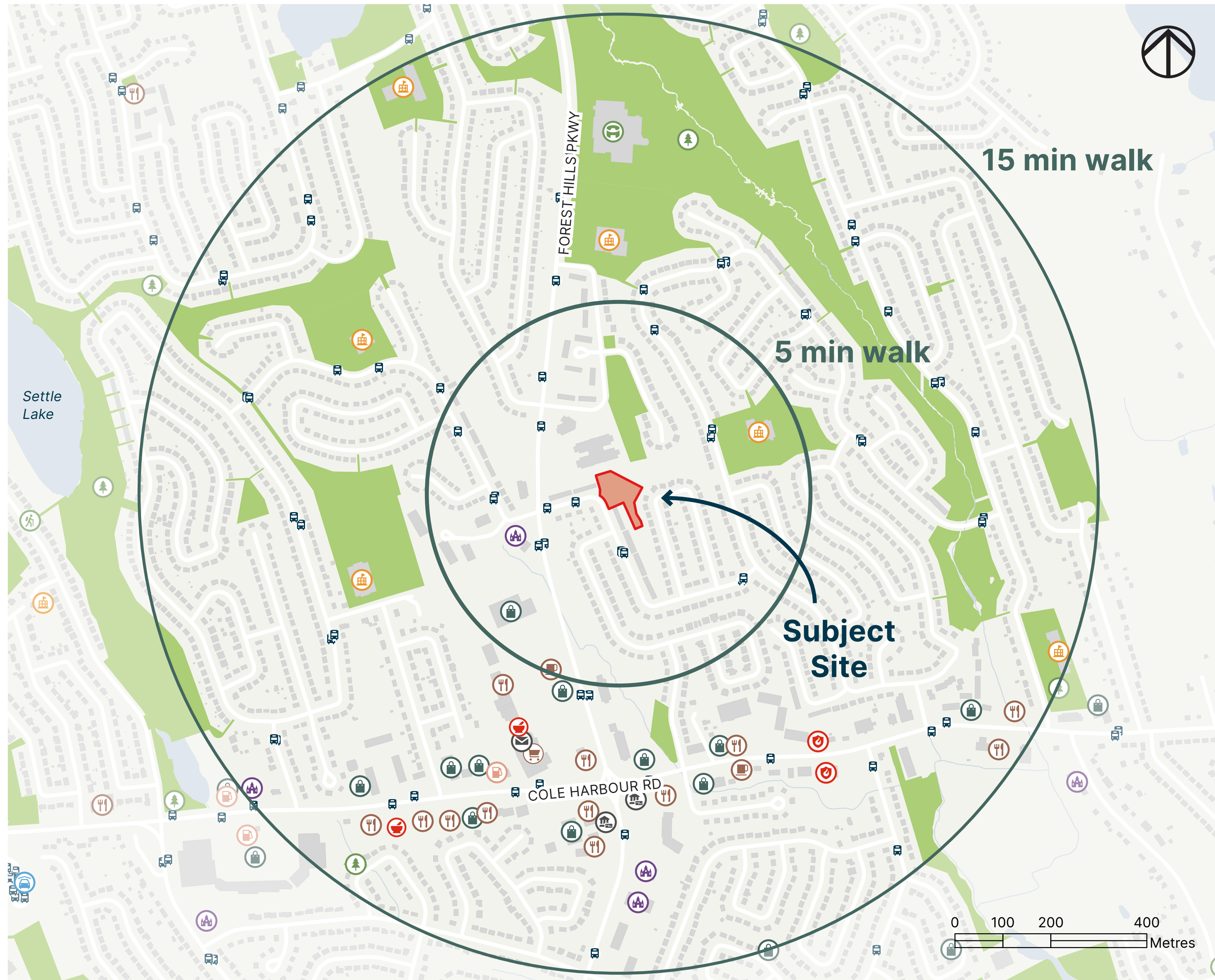




# Policy Context

- **Plan Area:** Cole Harbour/Westphal
- **Generalized Future Land Use Designation:** Urban Settlement (US)
- **Zoning:** Multiple Unit Dwelling Zone (R-4)
- **Enabling Policy:** Policy UR-10 of the Municipal Planning Strategy





# Surrounding Context

- The surrounding streetscape is made up of:
  - Townhouse dwellings along the north/east side of Merrimac Drive
  - Single unit dwellings along the opposite side of Merrimac Drive
  - Single unit dwellings and two-unit dwellings east along Clermont Crescent and Albany Terrace
  - And there is a nursing home to the north off on Chameau Crescent.
- There are many schools, parks, trails, services and amenities within a 15 minute walk from the site
- The site is within a 3 minute walk of 6 bus routes, the 168B, 168A, 68, 61, 63, 161





# Proposed Development

- Retention of an existing multiple unit dwelling with a maximum of 41 units
- A new 8 unit multiple unit residential dwelling
- Subdivision of the site so each building will be located on a separate lot
- Reduction of common driveway accesses to the existing building and internal parking area from two to one
- Re-grading the site and improving the site's stormwater management
- Private amenity space at the rate of 2 m<sup>2</sup> for each dwelling unit of the new multiple dwelling unit and a minimum of 500 m<sup>2</sup> of common outdoor amenity space for the entire development

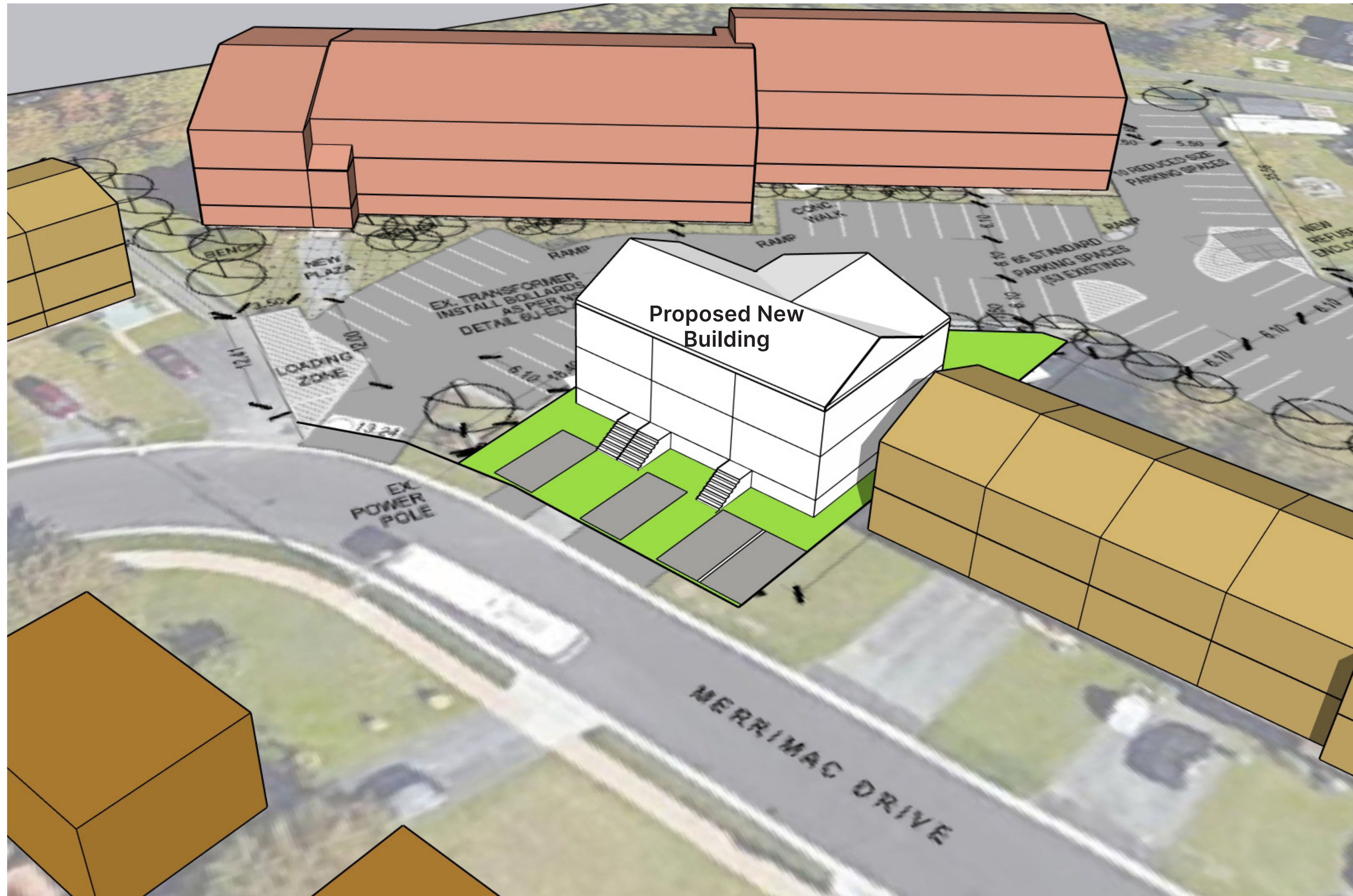




# Massing

- Max height for all of the surrounding residential properties is 10.7 m





# Massing





# Massing