

Attachment A: Applicant's Rationale



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17 January, 2017

Halifax
Planning Applications
Planning & Development Services
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**Re: Municipal Planning Strategy Amendment and Development Agreement
Application for multi-unit Residential building, 246 Waverley Road, Dartmouth –
PID's 00249771, 00249781, 00249797 - Revised Letter of Intent (R2).**

The site of the proposed development, at the corner of Waverley Road and Montebello Drive in Dartmouth, is comprised of three lots (PID's 00249771, 00249781, and 00249797). The site is currently located in the Dartmouth Land Use Bylaw area and is zoned R-1, and is surrounded on three sides by commercial uses on Waverley Road.

The property owner and his family live and own businesses in the Montebello and Mic Mac area neighbourhoods and are dedicated to the continued success of the neighborhood.

In 2007, he acquired Montebello Plaza I (245 Waverly Road), and in 2012 developed approximately 11,000 sq. ft. of commercial space in Montebello Plaza II (249 Waverly Road). After several conversations with Councilor Mancini, area residents, and business owners regarding the lack of residential downsizing opportunities, he began acquiring the three lots that make up this multi-unit residential proposal. Since engaging Michael Napier Architecture he has had subsequent discussions with Councilor Mancini regarding the use for this property as it relates to the perceived needs of the community. An approximate timeline of property acquisition is as follows:

- 2007: 245 Waverley (Subway, Deluxe Dry Cleaner, Waverley Dental Clinic, Leo's Pizza, Tanning Salon, Beauty Salon, Restaurant and Cafe)
- 2009: 246 Waverley (single family residence) [Included in proposal]
- 2010: 2 Montebello (single family residence - former family medical clinic) [Included in proposal]
- 2012: 249 Waverley (pharmacy, medical clinic, physiotherapy, haircuts)
- 2014: 4 Montebello (single family residence) [Included in proposal]
- 2016: 237 Waverley (Torque Automotive – former single family residence)
- Future: Looking at acquiring the property behind 245 and 249 Waverley for future commercial uses as the commercial needs of the neighbourhood increase. Lot size, location and topography are well suited to commercial uses.

This development falls in the Waverley Road Neighbourhood sub-designation of the Dartmouth Municipal Planning Strategy (MPS). While the intent of the sub-designation is to "encourage neighbourhood commercial uses and lower density residential uses", the overall intent of the MPS is

"to create a mixed use community that meets the needs of residents, while allowing existing businesses to continue growing in a manner that limits conflicts".

Though the policy originally envisioned this site for commercial use, the area cannot sustain, nor does it require, further commercial development. Since 2009, when the policy was implemented, the area between Montebello Road and the old Mic Mac rotary has seen more than 54,000 sq. ft of commercial development (Mic Mac Place, Grasshoppers, Montebello Plaza II, Torque Auto, etc.). Additionally, there has not been any new multi-unit residential in the vicinity - the last apartment in the area was developed 32 years ago. Considering the presence of existing neighbourhood businesses (including a medical center, pharmacy, restaurants, dentist, hair salon and convenience store) this is a prime location for increased residential density that will encourage a mixed use community and further enhance the symbiotic relationship between residential and commercial uses.

Furthermore, the location, size and topography of the site is better suited for a multi-unit residential development than the commercial and/or townhouse form development suggested in the current policy. The slope is problematic for commercial store frontage, and multiple driveways required for a townhouse development would conflict with the proximity to the Montebello/Waverley intersection and existing driveways.

The nearby presence of walking trails around Lake Banook and Shubie Park, local schools, churches, grocery stores, and restaurants, as well as convenient access to public transit makes this area a highly desirable location to live, and this development will help transition from the adjacent commercial uses to the residential neighbourhood along Montebello Drive.

The proposal for this corner site is a 5 storey multi-unit residential building with 1.5 levels of indoor parking. Architecturally, the design of the proposal endeavors to minimize the impact of a multi-unit residential building on the surrounding neighbourhood context. Along Waverly Road the building has been articulated with 2-storey 'townhouse' volumes that refer to the traditional character of Dartmouth's homes in scale and materiality. The scale of their covered porches and individual landscaped entrances reinforce the pedestrian experience along the sidewalk. This articulation wraps the corner onto Montebello Drive to meet the building's main entrance. It is a welcoming, weather protected lobby entrance that brings activity and life to the existing streetscape. The massing of the building at the street, along with a stepback at the third level, serves to diminish the overall height of the building. Furthermore, the site slopes such that at the rear of the site, where it meets the adjacent residential properties, there are 4 storeys above grade.

To the south of the 'townhouses' on Waverly Road, the proposed driveway access for the underground parking garage is taking advantage of an existing driveway next to a busy commercial site (Tim Hortons). This location minimizes conflict with the adjacent residential neighbourhood (See the Traffic Impact Statement). The parking garage has room for 58 parking stalls over 1.5 levels, yielding a minimum of a 1:1 stall: unit ratio.

The proposed residential building has been designed with a varied unit mix in response to the need for quality one and two bedroom units in this area, as well as a desire for long time residents of the area to downsize while remaining in their neighbourhood. This segment of the rental market is underserved in this area with much of the available units being older and not necessarily up to current rental standards.

The approach taken on this site, to provide increased density while acknowledging the adjacent neighbours, was to maintain compatible scale structures along both of the street frontages and

concentrate the majority of the building towards the center of the site with generous side and rear yard setbacks. Additionally, it is our intent to maintain as many mature trees as possible along the Waverley Road frontage, and as a buffer to the houses along Mic Mac Drive.

Overall, the proposal is a contemporary building that refers to the traditional character of the area in massing and materiality. Attention has been paid in the design to ensure the building meets the street at a human-scale and enhances street level pedestrian activity. The intention is to provide a higher density building with quality units that will increase the local population and benefit the existing commercial, while comfortably fitting within the adjacent neighbourhood.

Regards,

Original Signed

Michael Napier NSAA AANB MRAIC

PROJECT DATA

EXISTING ZONING: R-1

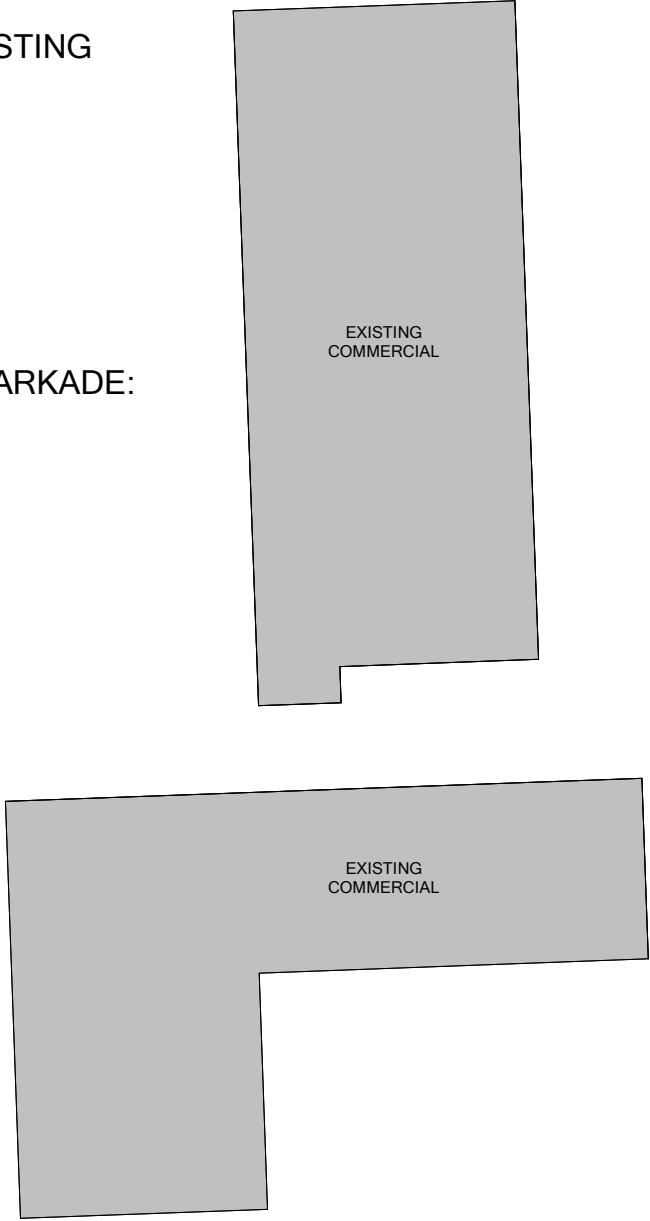
LOT SIZE: +/- 30,465 SF
BUILDING FOOTPRINT:
- PARKADE LEVELS: +/- 16,964 SF
 (55.7% LOT COVERAGE)
- UPPER LEVELS: +/- 13,727 SF
 (45% LOT COVERAGE)

RESIDENTIAL PROJECT CONSISTING
OF 56 RESIDENTIAL UNITS:
18 x 1 BEDROOM
13 x 1 BEDROOM + DEN
21 x 2 BEDROOM
3 x 2 BEDROOM + DEN
1 x 3 BEDROOM

PARKING:
- TWO LEVEL BELOW GRADE PARKADE:
 58 SPACES
- SURFACE PARKING:
 0 SPACES

BICYCLE PARKING:
- 23 CLASS A SPACES
- 5 CLASS B SPACES
TOTAL: 28

LANDSCAPED OPEN SPACE:
 +/- 10,633 SF
INDOOR AMENITY SPACE:
 +/- 2,054 SF
OUTDOOR AMENITY SPACE:
 +/- 1,278 SF



WAVERLEY ROAD (66' ROW)



REVISIONS	NO.	DESCRIPTION	BY	DATE

1. ALL CONSTRUCTION TO MEET ALL APPLICABLE CODES, STANDARDS, BY-LAWS, ETC.
2. DO NOT SCALE THIS DRAWING FOR CONSTRUCTION PURPOSES. USE FIGURED DIMENSIONS AS NOTED.
3. ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT AND AGREED UPON BEFORE PROCEEDING.



Waverley Road Development
246 Waverley Road, Dartmouth, NS

REVISIONS	NO.	DESCRIPTION	BY	DATE

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ISSUED FOR:
DA AND MPS
AMMENDMENT
APPLICATION

DRAWING:
Perspective View - Corner
of Waverley and Montebello
SCALE:

DATE:
17 AUG 2016
DRAWING NO.:
A901



Waverley Road Development
246 Waverley Road, Dartmouth, NS

REVISIONS	NO.	DESCRIPTION	BY	DATE

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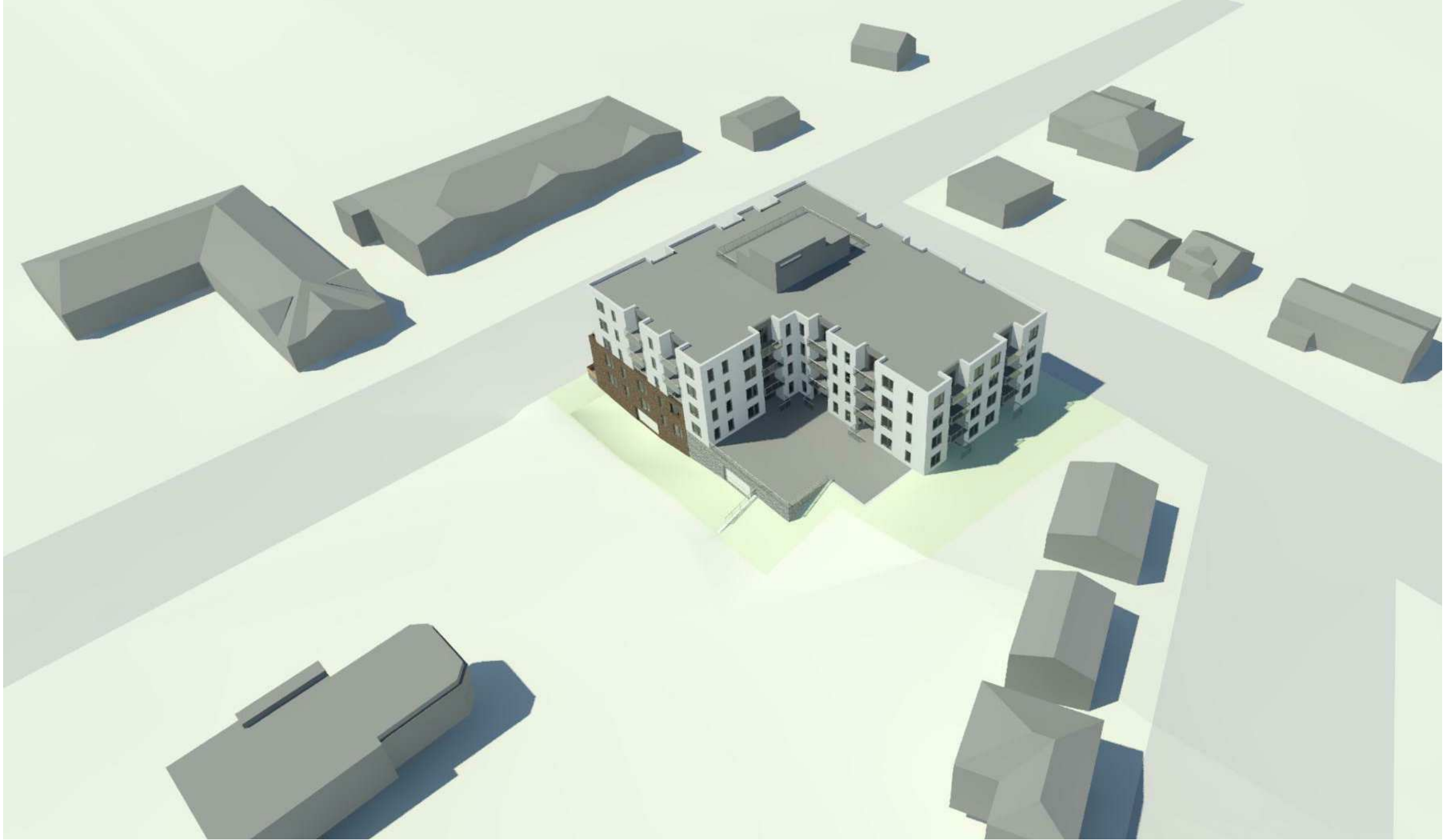
ISSUED FOR:
DA AND MPS
AMMENDMENT
APPLICATION

DRAWING:
Perspective View - North on
Waverley

SCALE:

DATE:
17 AUG 2016

DRAWING NO.:
A902



Waverley Road Development
246 Waverley Road, Dartmouth, NS

REVISIONS	NO.	DESCRIPTION	BY	DATE

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ISSUED FOR:
DA AND MPS
AMMENDMENT
APPLICATION

DRAWING:
Perspective View - Aerial
Facing Northwest
SCALE:
12" = 1'-0"

DATE:
17 AUG 2016
DRAWING NO.:
A903



Waverley Road Development

246 Waverley Road, Dartmouth, NS

REVISIONS	NO.	DESCRIPTION	BY	DATE

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ISSUED FOR:
DA AND MPS
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DRAWING:
Perspective View - South on
Waverley
SCALE:
12" = 1'-0"

DATE:
17 AUG 2016
DRAWING NO.:
A904



Waverley Road Development

246 Waverley Road, Dartmouth, NS

REVISIONS	NO.	DESCRIPTION	BY	DATE

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ISSUED FOR:
DA AND MPS
AMMENDMENT
APPLICATION

DRAWING:
Perspective View -
Montebello Facing West
SCALE:
12" = 1'-0"

DATE:
17 AUG 2016

DRAWING NO.:
A905



Waverley Road Development
246 Waverley Road, Dartmouth, NS

REVISIONS	NO.	DESCRIPTION	BY	DATE

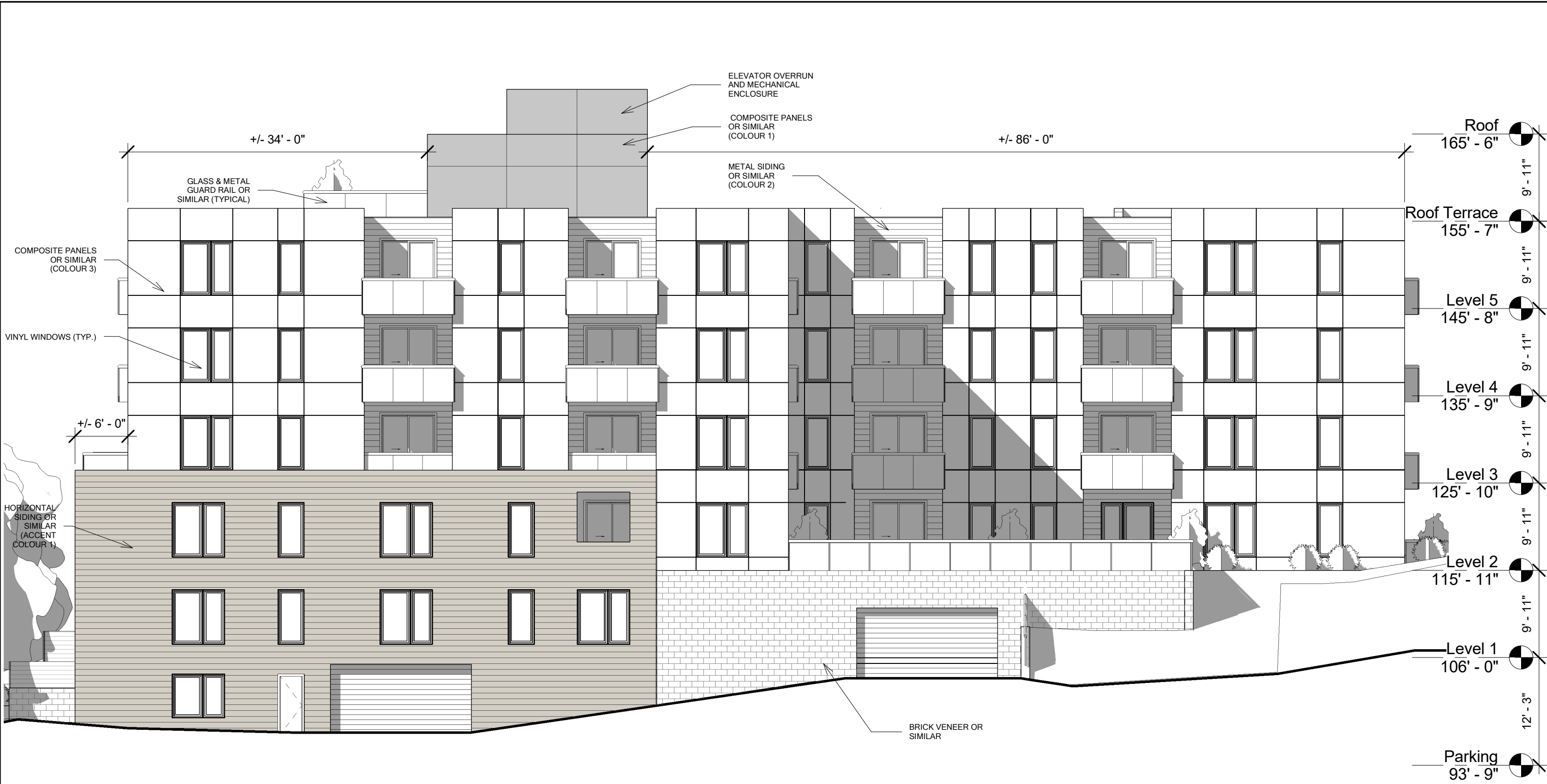
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ISSUED FOR:
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AMMENDMENT
APPLICATION

DRAWING:
East Elevation
SCALE:
3/32" = 1'-0"

DATE:
17 AUG 2016
DRAWING NO.:
A201



Waverley Road Development

246 Waverley Road, Dartmouth, NS

REVISIONS	NO.	DESCRIPTION	BY	DATE

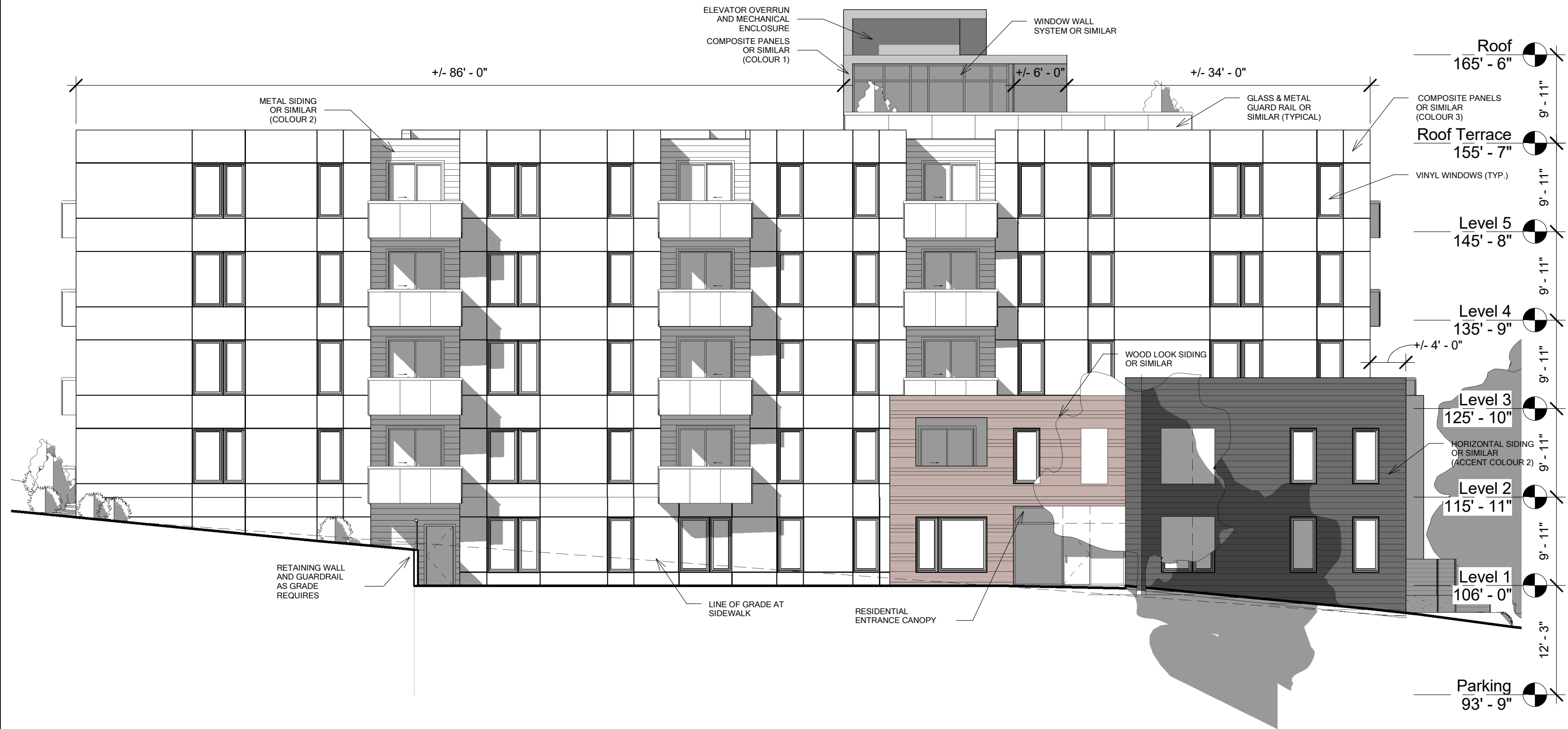
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ISSUED FOR:
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AMMENDMENT
APPLICATION

DRAWING:
South Elevation
SCALE:
3/32" = 1'-0"

DATE:
17 AUG 2016
DRAWING NO.:
A202



Waverley Road Development
246 Waverley Road, Dartmouth, NS

REVISIONS	NO.	DESCRIPTION	BY	DATE

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ISSUED FOR:
DA AND MPS
AMMENDMENT
APPLICATION

DRAWING:
North Elevation
SCALE:
3/32" = 1'-0"

DATE:
17 AUG 2016
DRAWING NO.:
A203



