



Case 20756

Corner of Waverley Rd. and Montebello Dr., Dartmouth

Public Information Meeting
September 20, 2017

Agenda for Tonight's Meeting

1. Welcome
2. Introductions
3. HRM Staff Presentation
4. Applicant Presentation
5. Public Feedback
6. Wrap-Up & Next Steps

Role of HRM Staff

Leah Perrin, Planner

902-490-4338

perrinl@halifax.ca

- Main contact regarding questions, comments or concerns
- Evaluate the proposal and make recommendations to Council

Purpose of Tonight's Meeting

- Discuss the planning process (planning staff)
- Provide details on the proposal (applicant)
- Gather comments and questions from the public
- Feedback provided tonight will inform the process
- **NO DECISIONS WILL BE MADE TONIGHT**

Applicant's Site

Location: 246 Waverley Road, 2 and 4 Montebello Drive, Dartmouth

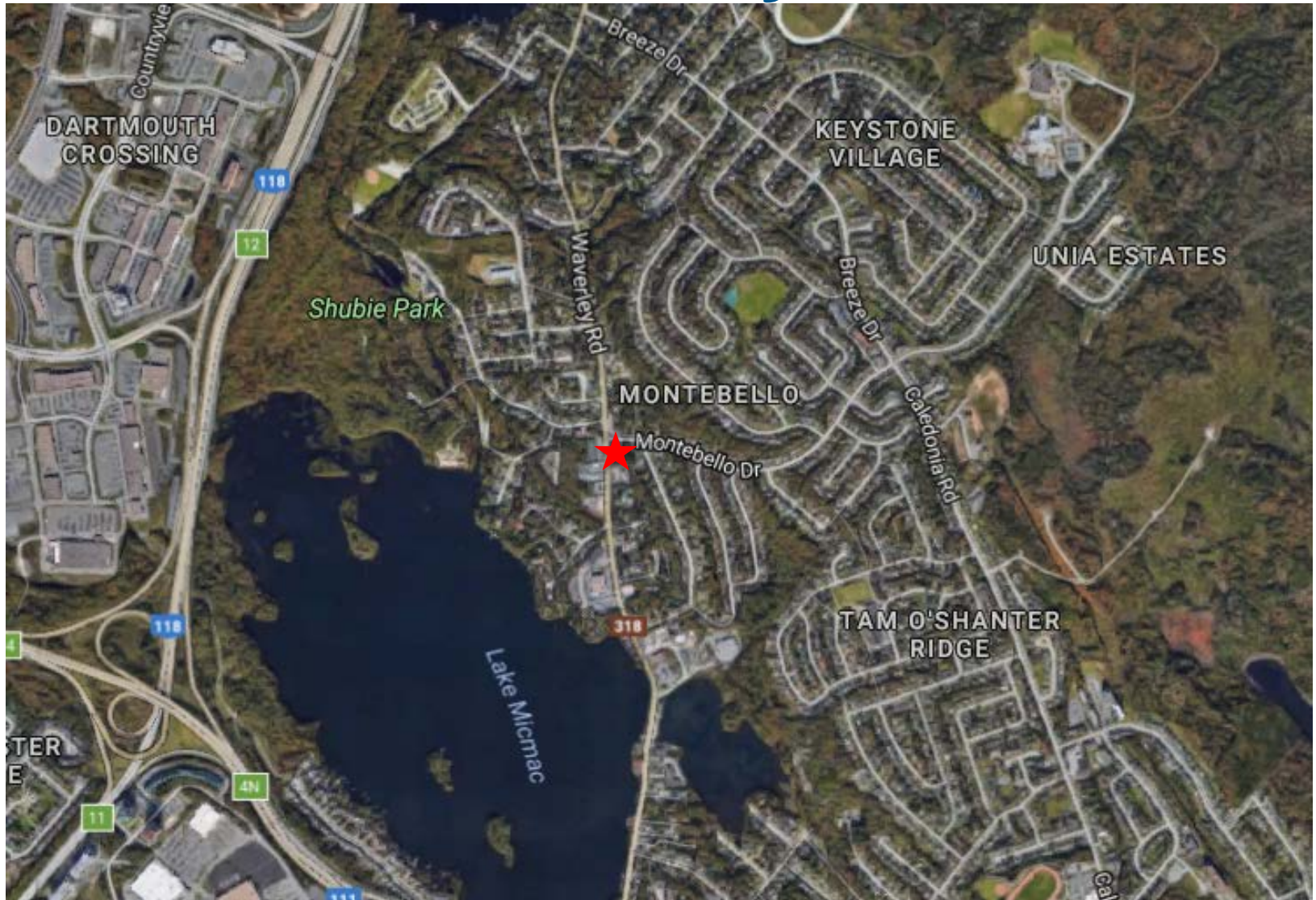
Applicant: Michael Napier Architecture, on behalf of G2J Residential Holdings

Proposal: Multi-unit residential building

→ This proposal can't be considered under the existing Plan



Context - Waverley Road



Context - Waverley Road



Site Context



Site Context



Looking northeast on Waverley Road



Looking east: Corner of Waverley and Montebello Drive (House at 2 Montebello Drive)

Site Context



House at 4 Montebello Drive



Looking west on Montebello Drive,
toward Waverley Road

Regional Council direction

Directed staff to begin a planning process on April 25, 2017:

1. Consider using the WR Mixed Use sub-designation on the site
 - Would allow Council to consider a multiple unit dwelling by development agreement
2. Public engagement

Planning for Dartmouth

DARTMOUTH MUNICIPAL PLANNING STRATEGY (MPS)

- The community's plan or vision
- Includes policy about what type of development should go where

DESIGNATIONS

This is an application to change the plan

DARTMOUTH LAND USE BY-LAW (LUB)

- Implements the policy
- Detailed standards for permitted uses, size of lots, size and location of buildings

Planning tools:

ZONING

DEVELOPMENT AGREEMENT

Dartmouth Municipal Planning Strategy

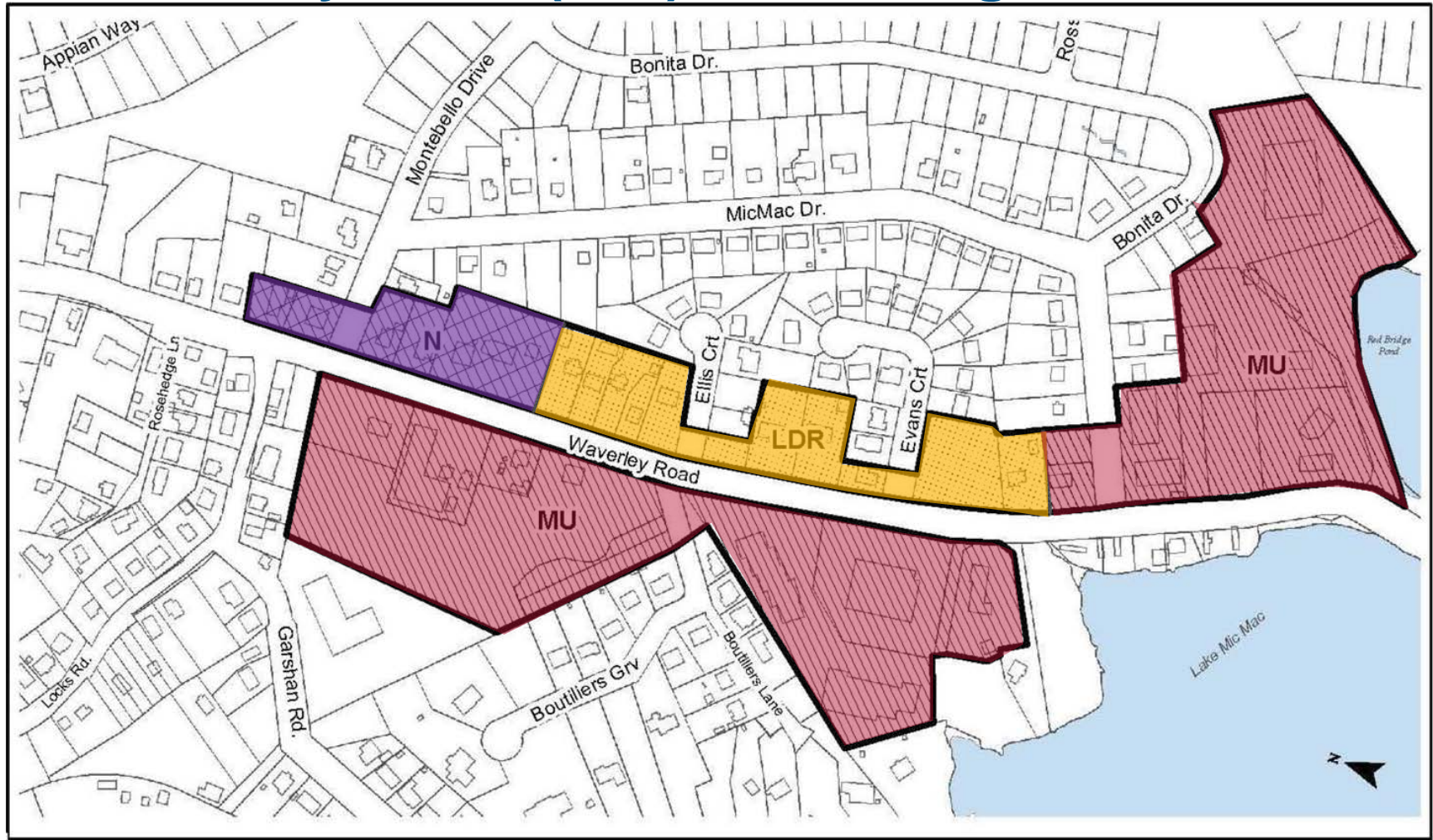
DESIGNATIONS

- **Residential Designation (4 Montebello Drive)**
 - Envisions all types of residential uses
- **Waverley Road Designation (246 Waverley Road, and 2 Montebello Drive)**
 - Detailed policy for this area of Waverley Road

Waverley Road Designation

- Policy adopted in 2009
- Intended to address land use conflicts between residential and commercial/industrial uses
- Sets up three sub-designations:
 - Low-Density Residential
 - Neighbourhood
 - Mixed Use

Waverley Road (WR) Sub-Designations



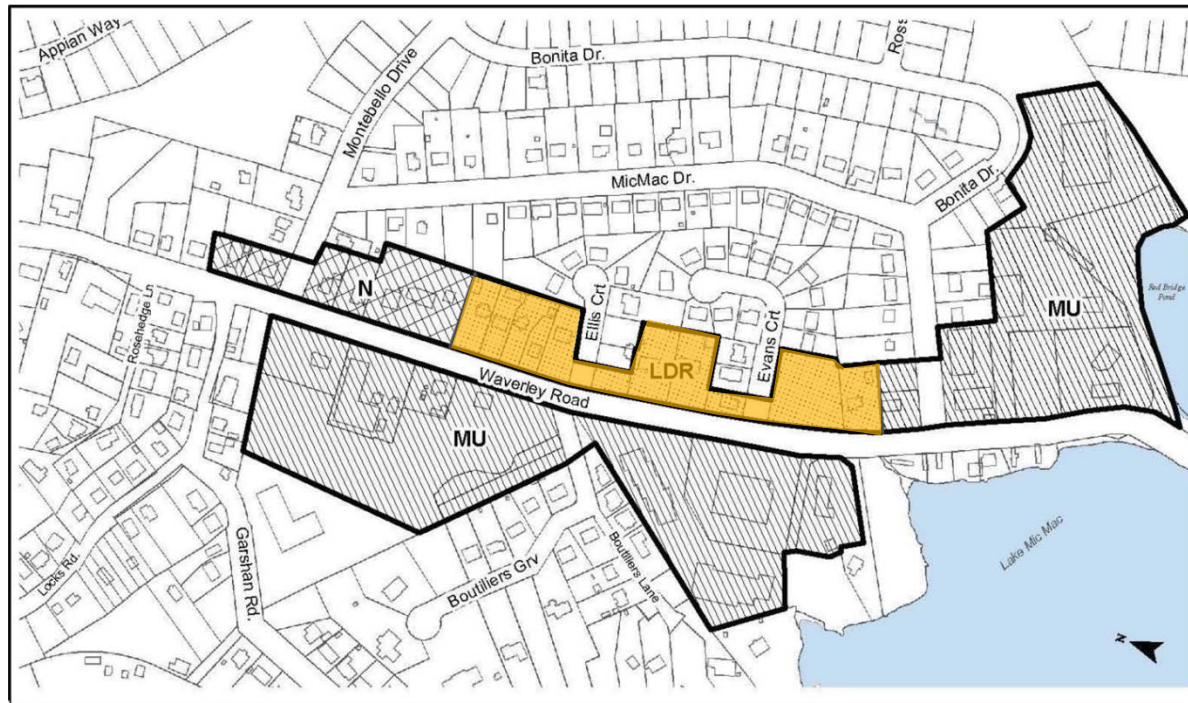
**WR Low-Density
Residential**

WR Neighbourhood

WR Mixed Use

WR Low Density Residential

- Applied to lands on the east side of Waverley Road between two commercial areas
- Mostly developed with houses; one vacant lot

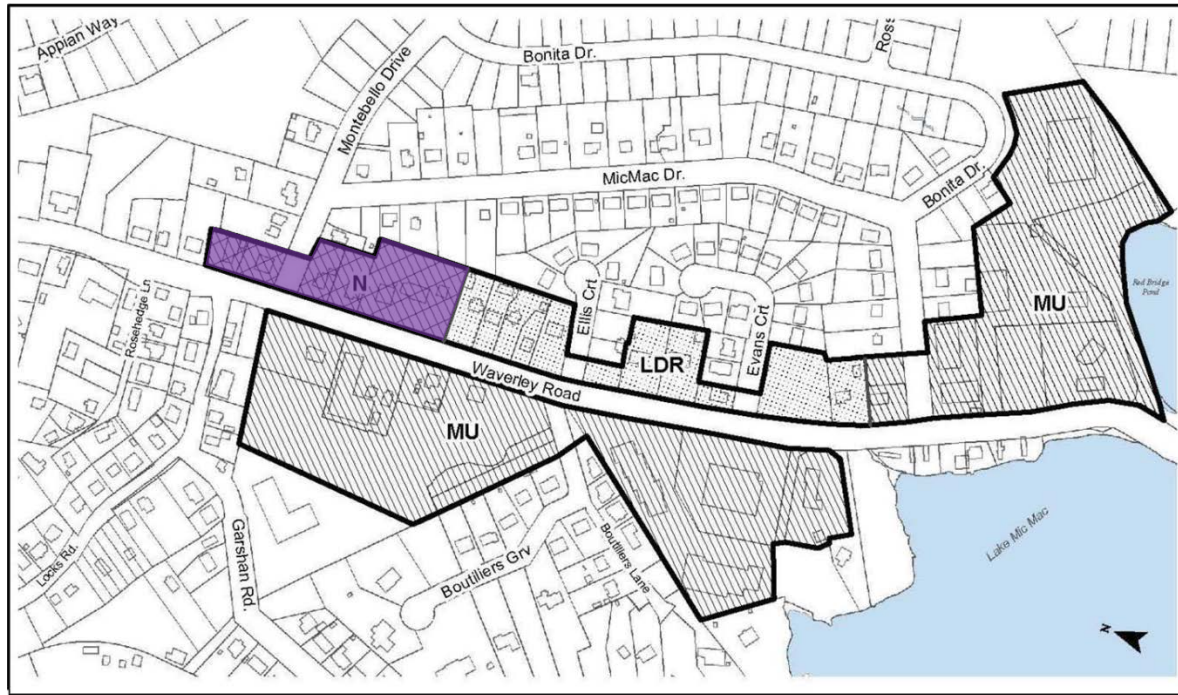


WR Low Density Residential



WR Neighbourhood

- Applied to lands on the east side of Waverley Road around Montebello intersection, including the site
- Developed with houses and commercial buildings



WR Neighbourhood



WR Neighbourhood



WR Neighbourhood

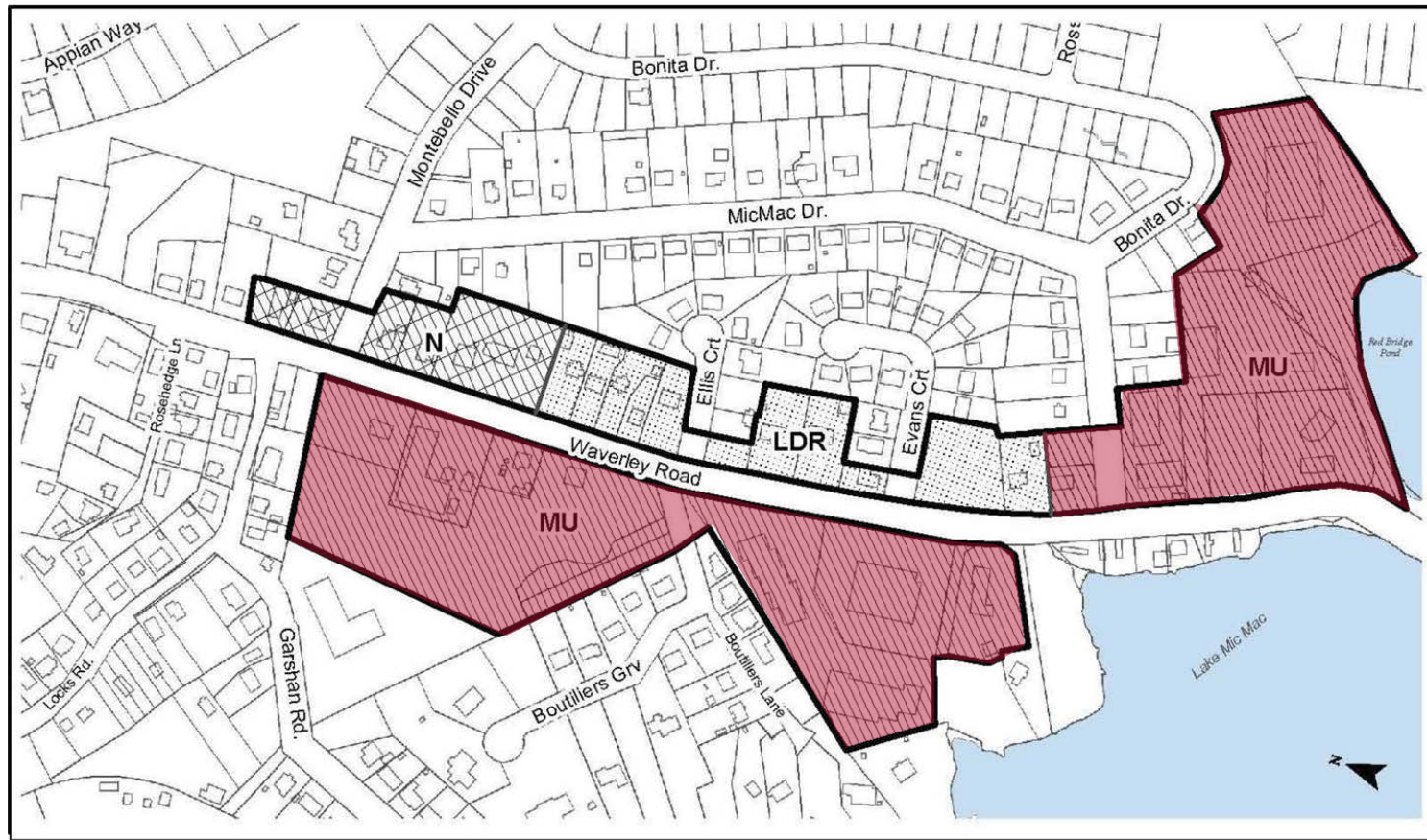


WR Neighbourhood

- Intent of the policy is to encourage neighbourhood commercial uses and lower density residential uses
- Policy envisions this area will become a neighbourhood commercial area
- Council could consider the C-1A Zone in this area:
 - Single and two unit dwellings with commercial uses
 - Townhouses
 - Local commercial uses like grocery stores, restaurants, personal services, offices, retail

WR Mixed Use

- Applied to lands near Red Bridge Pond, and on the west side of Waverley Rd.



WR Mixed Use

- Developed mostly with commercial and industrial uses



WR Mixed Use



WR Mixed Use



WR Mixed Use



WR Mixed Use

- Council could consider the C-1B Zone in this area:
 - Houses and townhouses
 - Local and general commercial uses
- Council could also consider multi-unit dwellings and long-term care facilities by development agreement

Waverley Road policy today

- Since the policy was adopted by Council:
 - New commercial building and new commercial uses in the area designated Mixed Use
 - No requests for development agreements for multi-unit dwellings in the area designated Mixed Use



New restaurant/retail/offices (2014)



Recent commercial plaza (2007)

Planning process

We Are Here



Application Submitted

Regional Council Direction

Planning Staff Review
(ongoing)

Public Information Meeting

Staff Review

Staff Report with
Recommendations

Community Council Meeting

Regional Council Public
Hearing & Decision

Applicant presentation

Public input

- One speaker at a time
- Please use the microphone
- Please respect all points of view and opinions - No applauding or booing
- Provide your name and community name for the record
- Staff are taking notes
- Comment cards available for written comments and questions
- All questions and comments will help staff develop their recommendation, and will help Council make their decision

Visit the website for updates

www.halifax.ca/planning/applications

Click on:

Case 20756 Southeast corner of Waverley Road and Montebello Drive (246 Waverley Road, 2 and 4 Montebello Drive)

Application by Michael Napier Architecture, on behalf of G2J Residential Holdings, to amend the Dartmouth Municipal Planning Strategy to re-designate 246 Waverley Road, and 2 and 4 Montebello Drive to the Waverley Road Mixed-Use Sub-designation, to allow for consideration of a multiple unit dwelling by development agreement.

Thank You For Your Participation

We are looking to improve the way we
communicate with community members

Please complete a survey before you go

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