

The word "HALIFAX" in a bold, white, sans-serif font, positioned in the upper right corner of the slide. The background features a dark blue geometric shape in the top right and a light blue shape in the bottom right, meeting at a diagonal line.

# HALIFAX

## **Public Information Meeting for Case 21552**

Rezoning request for lands at the  
corner of Lancaster Drive

June 18, 2018

# Agenda for Tonight's Meeting

1. Welcome and Introductions
2. HRM Staff Presentation
3. Applicant Presentation (Shelley Dickey Land Use Planning)
4. Public Feedback
5. Wrap-Up, Next Steps, Feedback Form

# Introductions

**Brittney MacLean**– Planner

**Sam Austin** – Councillor, District 5, Dartmouth Centre

**Tara Couvrette** – Planning Controller

**Holly Kent**– Planning Technician

**Shelley Dickey** – Applicant, Shelley Dickey Land Use Planning.

# Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendations to Council

# Purpose of this Meeting

- Provide information to the public on the proposed rezoning at the corner of Lancaster Drive
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided tonight will inform the process

No decisions will be made tonight

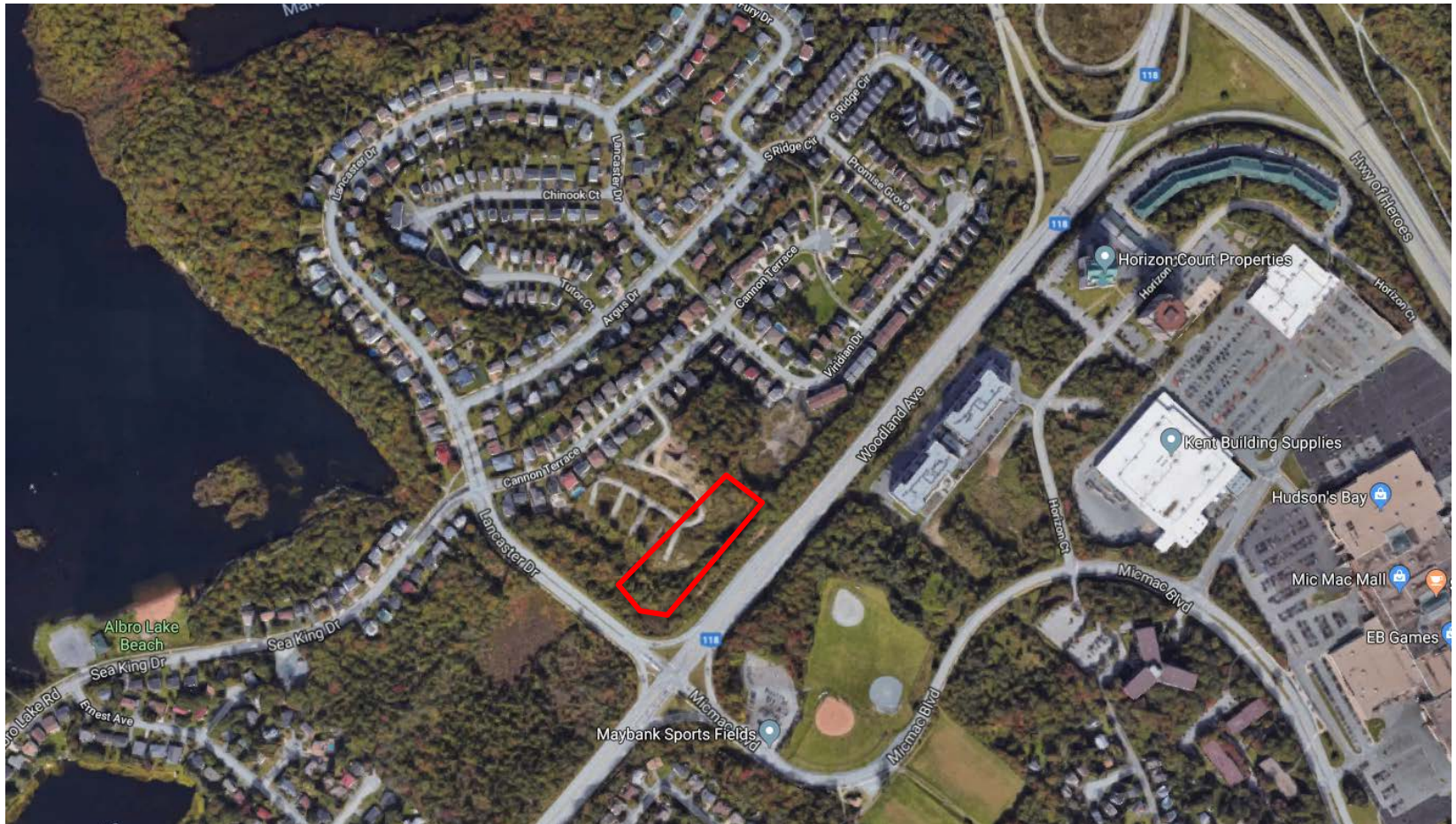
# Applicant Proposal

Applicant: Shelley Dickey Land Use Planning, on behalf of the First Baptist Church.

Location: Corner of Lancaster Drive and Woodland Avenue, Dartmouth.

Proposal: To rezone a portion of the property from R-1 (Single Family) Zone to R-3 (Multiple Family) Zone, to enable the applicant to make a separate planning application for development agreement for a multi-unit apartment building development.

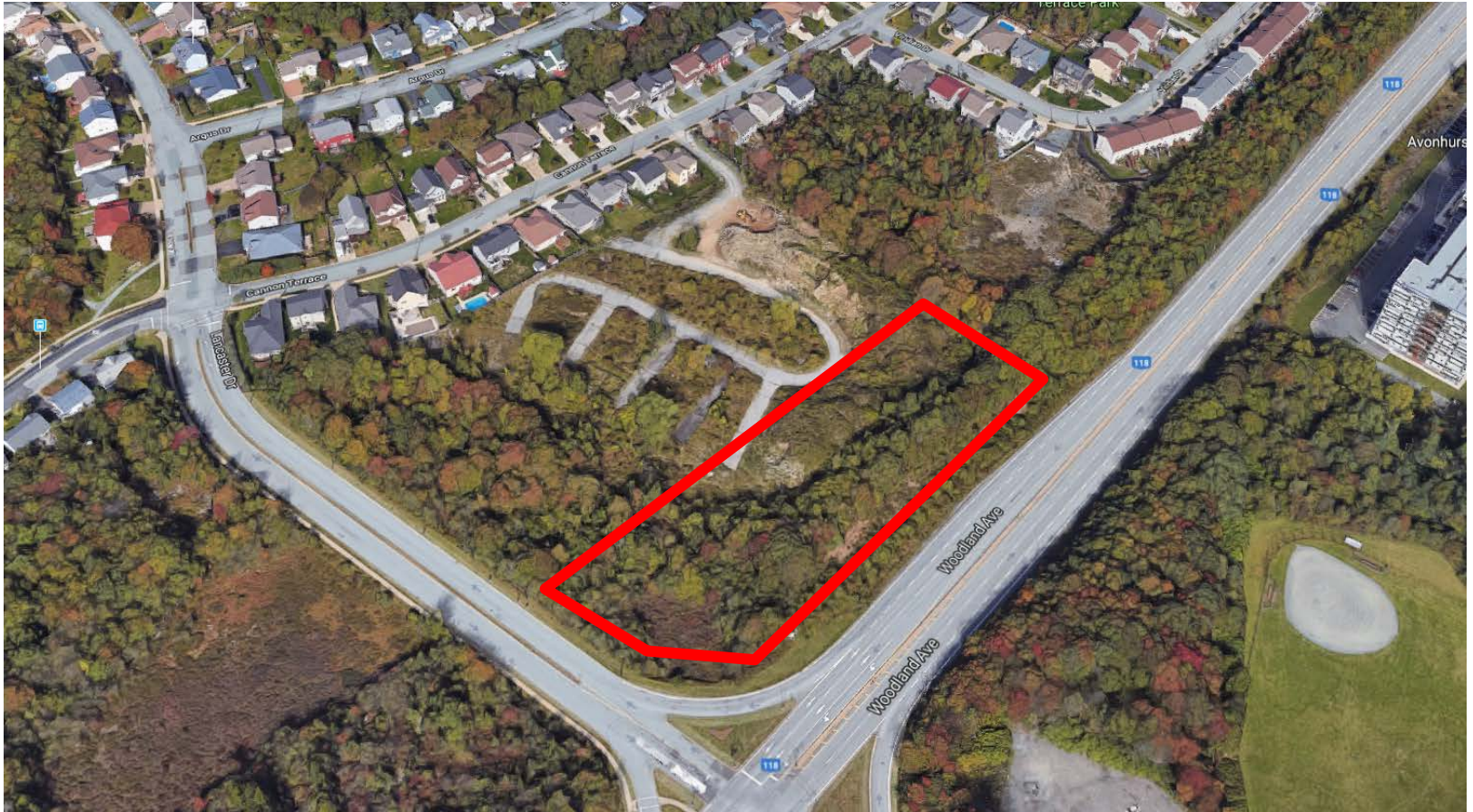
# Site Context



General Site Location- Aerial



# Site Context



General Site Location- Aerial



# Applicant Proposal



# Applicant Proposal



To rezone a portion of the property from

**R-1 (Single Family) Zone**

to the

**R-3 (Multiple Family) Zone**

*Please note: The proposed Church is **not** part of this planning application. It is permitted under current R-1 Zoning.*

# Policy & By-law Overview

Dartmouth Municipal Planning Strategy – Dartmouth LUB

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**R-1 Zone** permits: single family dwellings, places of worship, schools, colleges, universities, libraries, art galleries, museums, public parks, playgrounds, and various sports clubs.

**R-3 Zone** permits: R-1 uses, two unit dwellings, townhomes, lodging house, and apartment building by development agreement only.

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# Applicant Proposal



A rezoning to the R-3 Zone would enable the applicant to make a **separate planning application** for a development agreement for a multi-unit apartment building development.

# Policy & By-law Overview

## Dartmouth Municipal Planning Strategy

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**Designation:** Residential

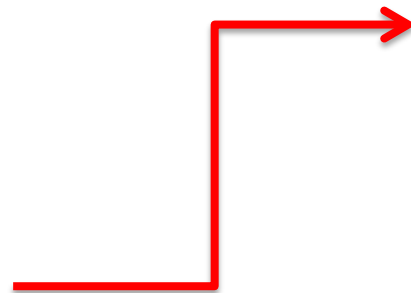
Enabling Policy IP-1: Requires Community Council consider the following in rendering their decision on a Re-Zoning:

- Compatibility with existing neighborhood in terms of use, bulk, and scale.
- Adequacy of buffering, landscaping, screening, access control to reduce potential incompatibilities with adjacent land uses and traffic arteries.



# Planning Application Process

We Are Here



Application Submitted

HRM Internal  
Circulation & Review

Public Information Meeting

Application Revisions &  
Refinement

Staff Report &  
Recommendation

First Reading at  
Community Council

Public Hearing & Decision  
Harbour East Marine Drive  
Community Council

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# **Applicant Presentation**

**Shelley Dickey Land Use Planning**

# Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Comments are recorded and provided in a summary format

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- Any additional comments: e-mail.
- PowerPoint presentations will be posted to the Case webpage.
- Any updated plans will be posted to the Case website.
- The comments from tonight will be summarized and provided to Community Council.
- Public Hearing will take place in a few months time and is another opportunity for public to speak in front of Council.

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## 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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