

The background features a large, abstract geometric design. A dark blue triangle points downwards from the top right, containing the word 'HALIFAX' in white. Below this, a lighter blue triangle points upwards from the bottom right. The remaining space is white. The text is positioned within these white and dark blue areas.

HALIFAX

Public Information Meeting for Case 21880

Application for a Development Agreement and
Rezoning in the Dartmouth Plan Area

February 21, 2019

Planner: Jamy-Ellen Klenavic, MCIP LPP

Agenda for Tonight's Meeting

1. Welcome and introductions
2. HRM staff presentation
3. Applicant presentation
4. Public questions and feedback
5. Wrap-up and next steps

Introductions

Jamy-Ellen Klenavic – Lead Planner

Cameron Robertson - Planner

Sam Austin – Councillor, District 5, Dartmouth Centre

Tara Couvrette – Planning Controller

Holly Kent– Planning Technician

Troy Scott – Representing the applicant

Chandler Haliburton – Representing the property owner

Role of the Municipal Planner

- ✓ Manages the planning application process
- ✓ Main contact for the applicant and general public regarding questions, comments or concerns
- ✓ Detailed review of application, review comments and public feedback
- ✓ Independent, objective planning analysis based on Dartmouth Municipal Planning Strategy
- ✓ Writes reports and makes recommendations to Harbour East Marine Drive Community Council



HALIFAX

Purpose of this Meeting

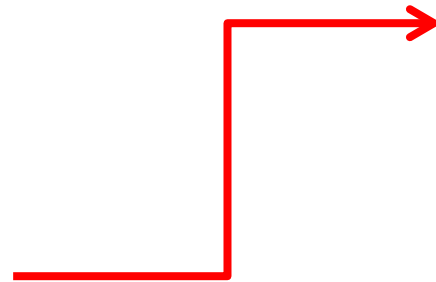
- Share information on the proposed development;
- Explain the process required for an application of this type;
- Receive feedback, hear concerns, and answer questions about the proposed development;

Feedback provided tonight will inform the process
and be part of the public record.

No decisions will be made tonight

Development Agreement Application Process

We Are Here



Application Submitted

HRM Internal Circulation & Review

Public Information Meeting

Plan Revisions & Refinement

Staff Report with Policy Review & Recommendation

Community Council Hearing & Decision

14 Day Appeal Period

Applicant Proposal

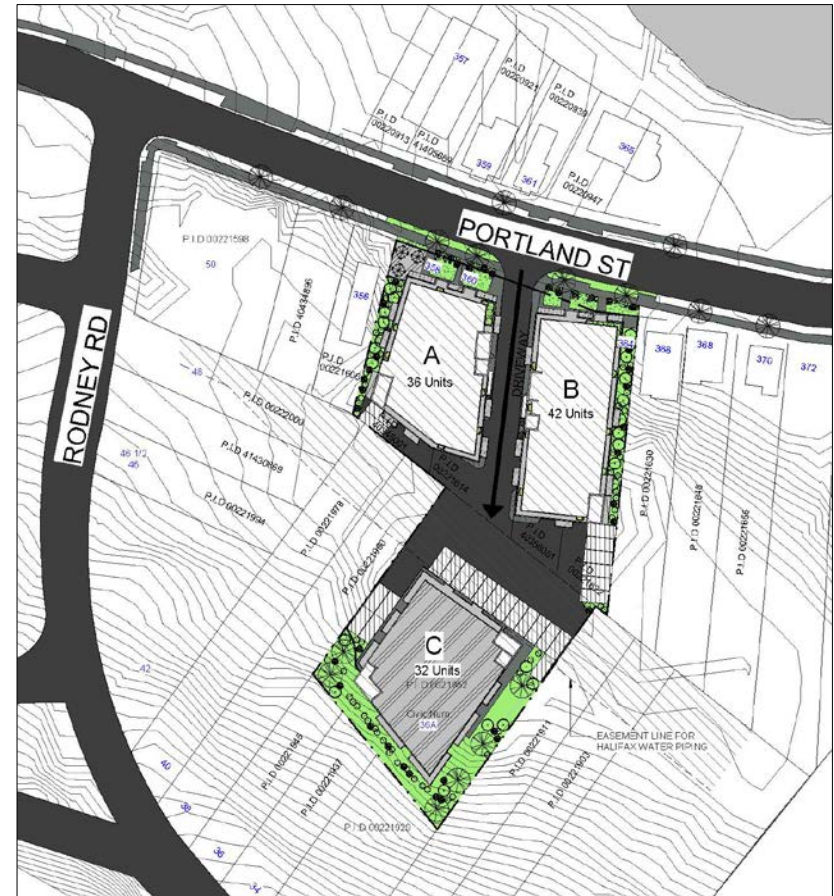
Applicant: T.A. Scott Architecture and Design

Property Owner: LMNO Properties Ltd.

Location: 358-364 Portland St. and PID 00221952

Proposal:

1. A development agreement to permit two 6-storey apartment buildings with ground floor commercial space at 358-364 Portland Street (Lots A and B); and
2. A rezoning from R-2 (Two Family Residential) to R-4 (Multiple Family Residential) and a development agreement to permit one four-storey apartment building on property with PID 00221952 (Lot C)



Site Context

Portland Street and Rodney Road, Dartmouth



General site location

Site boundaries in red

Site Context



Subject site from Portland Street (north east)

Site Context



Portland Street (facing west)

Site Context



Rodney Road (facing west)

Proposal Details

Building A:

- Fronts Portland Street
- 36 dwelling units
- Three commercial units
- Six floors facing Portland Street plus underground parking

Building B:

- Fronts Portland Street
- 42 dwelling units
- Three commercial units
- Six floors facing Portland Street plus underground parking

Building C:

- No existing frontage on a public street (to be created through subdivision)
- Access to be from Portland Street
- 32 residential units
- Four floors plus underground parking
- No commercial units



HALIFAX



T.A. Scott ARCHITECTURE + DESIGN
DRAWING INSPIRATION



⑤ Elevation A North
 $1/6^\circ = 1.0^\circ$



② Elevation A West
 $1.48^{\circ} = 51^{\circ} 00'$

EXTERIOR FINISHES:

| | |
|---|---|
|  | GREY BRICK |
|  | BLACK CORRUGATED METAL |
|  | WHITE METAL PANEL, ACRYL+ - EGG WHITE |
|  | WHITE METAL PANEL, ACRYL+ - RESERVE GREY |
|  | WHITE METAL PANEL, ACRYL+ - SLATE BLUE |
|  | WHITE METAL PANEL, ACRYL+ - CHARCOAL / SUSAN |
|  | WHITE METAL PANEL (30" X 60") GRASS / THICK |
|  | MIX OF WHITE METAL PANEL, LAM+ - WOOD GRAINS / GRAPHIC / WHITE COAT |
|  | WHITE METAL PANEL PROGRAM - ICE GREY |
|  | WALL PANEL TRANSLUCENT PANEL - WHITE |
|  | GLASS |
|  | GLASS PAINTING (PAPER GLASS) - TINTED BLUE |
|  | GLASS SPANDREL PANEL |
|  | LIME GREEN PAINTED DOORS |

☐ Building Materials & Colours
1/4" = 1'-0"

| | | | |
|--|------------------------------------|---------------|--|
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| | | | |
| | | | |
| | | | |
| | | | |
| I | (ISSUED FOR DEVELOPMENT AGREEMENT) | JUNE 11, 2018 | |
| No. | Description | Date | |
| Issue Schedule | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| No. | Description | Date | |
| Revision Schedule | | | |
| | | | |
| PORTLAND ST. - CHANDLER | | | |
| | | | |
| NORTH & WEST ELEVATIONS | | | |
| | | | |
| Project Number | | 17-073 | |
| Date | | 2018.11.09 | |
| Drawn By | | HA | |
| Checked By | | TAS | |
| A-A200 | | | |
| Scale | | As indicated | |

Proposal Details



T.A. Scott ARCHITECTURE + DESIGN
DRAWING INSPIRATION



1 Elevation A South
1/8" = 1'-0"

EXTERIOR FINISHES

| | |
|--|--|
| | GREY BRICK |
| | BLACK CORRUGATED METAL |
| | HSLA METAL PANEL HWY-WY - CONCRETE GREY |
| | HSLA METAL PANEL HWY-WY - REDDISH BROWN |
| | HSLA METAL PANEL HWY-WY - SLATE BLUE |
| | HSLA METAL PANEL HWY-WY - CHARCOAL GREY |
| | HSLA METAL PANEL LUX - WOOD GRAIN / SAGE |
| | MIX OF HSLA METAL PANEL LUX - WOOD GRAIN / WHITE OAK |
| | HSLA METAL PANEL PRO-DOM - ICE GREY |
| | JOURNAL TRANSLUCENT PANEL - WHITE |
| | GLASS |
| | GLASS PANELING / PACIFIC GLASS - TINTED BLUE |
| | GLASS SPANDREL PANEL |
| | LIME GREEN PAINTED DECK |

Building Materials & Colours
1/8" = 1'-0"



2 Elevation A East
1/8" = 1'-0"

| No. | Description | Date |
|-----|-----------------------------------|------------|
| 1 | COLLECT FOR DEVELOPMENT AGREEMENT | 2018.11.09 |

| No. | Description | Date |
|-----|----------------|------|
| | Issue Schedule | |

| No. | Description | Date |
|-----|-------------------|------|
| | Revision Schedule | |

PORTLAND ST.
- CHANDLER

SOUTH & EAST
ELEVATIONS

| | |
|----------------|------------|
| Project Number | 17-073 |
| Date | 2018.11.09 |
| Drawn By | HA |
| Checked By | TAS |

A-A201

| | |
|-------|--------------|
| Scale | As indicated |
|-------|--------------|

Proposal Details



T.A. Scott ARCHITECTURE + DESIGN
DRAWING INSPIRATION



| EXTERIOR FINISHES | |
|-------------------|--|
| | GREY BRICK |
| | BLACK CORRUGATED METAL |
| | POLISH METAL PANEL, ANONY - ECHO WHITE |
| | POLISH METAL PANEL, ANONY - RESIDENT GREY |
| | POLISH METAL PANEL, ANONY - SLATE BLUE |
| | POLISH METAL PANEL, ANONY - CHARCOAL SLUSH |
| | POLISH METAL PANEL, ULY - WOOD GRAIN / SHEDDLE |
| | MIX OF POLISH METAL PANEL ULY - WOOD GRAIN / DRIFTWOOD & WHITE OAK |
| | POLISH METAL PANEL, PROCEMA - ICE WHITE |
| | HOLLOW TRANSLUCENT PANEL - WHITE |
| | GLASS |
| | GLASS PANELS / PATTERN GLASS - TINTED BLUE |
| | GLASS SPARKLE PANEL |
| | LIME GREEN PAINTED COORS |

Building Materials & Colors
1/8" = 1'-0"

1 Elevation B West
1/8" = 1'-0"



| No. | Description | Date |
|----------------|----------------------------------|------------|
| 1 | ISSUED FOR DEVELOPMENT AGREEMENT | 2018.11.08 |
| Issue Schedule | | |

| No. | Description | Date |
|-------------------|-------------|------|
| Revision Schedule | | |

PORTLAND ST.
- CHANDLER

NORTH & WEST
ELEVATIONS

Project Number: 17-073
Date: 2018.11.09
Drawn By: HA
Checked By: TAS

B-A200

Scale: As indicated

T.A. Scott ARCHITECTURE + DESIGN
DRAWING INSPIRATION



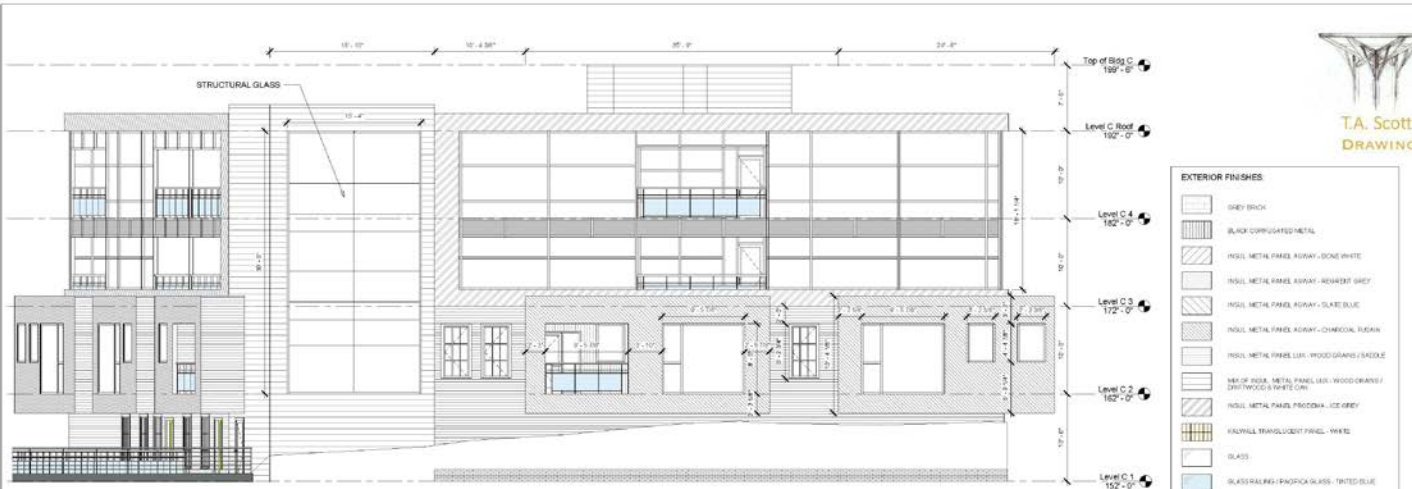
Proposal Details



Proposal Details



T.A. Scott ARCHITECTURE + DESIGN
DRAWING INSPIRATION



1. Elevation C South
3/12" = 1'-0"

| EXTERIOR FINISHES | |
|-------------------|---|
| | GREY BRICK |
| | BLACK CORRUGATED METAL |
| | INSUL METAL PANEL AWAY - BONE WHITE |
| | INSUL METAL PANEL AWAY - CHARCOAL GREY |
| | INSUL METAL PANEL AWAY - SLATE BLUE |
| | INSUL METAL PANEL AWAY - CHARCOAL BRICK |
| | INSUL METAL PANEL LULL - WOOD GRAIN / SANDAL |
| | INSUL METAL PANEL LULL - WOOD GRAIN / DRIFTWOOD & WHITE OAK |
| | INSUL METAL PANEL LULL - ICE GREY |
| | ALUMINUM TRANSLUCENT PANEL - WHITE |
| | GLASS |
| | GLASS RAILING - PACIFICA GLASS - TINTED BLUE |
| | GLASS SPANDREL PANEL |
| | LIME GREEN PAINTED DOORS |

Building Materials & Colours
1/4" = 1'-0"



2. Elevation C East
3/12" = 1'-0"

| No. | Description | Date |
|----------------|-------------|------|
| Issue Schedule | | |
| | | |
| | | |
| | | |

| No. | Description | Date |
|-------------------|-------------|------|
| Revision Schedule | | |
| | | |
| | | |
| | | |

PORTLAND ST.
- CHANDLER

SOUTH & EAST
ELEVATIONS

Project Number 17-073
Date 2018.11.09
Drawn By HA
Checked By TAS

C-A201

Scale As indicated

Policy & By-law Overview

Dartmouth Municipal Planning Strategy - Dartmouth Land Use By-law

Zone (Current):

- 358-364 Portland Street (Buildings A and B):
 - C-2 (General Commercial)
- PID 00221952 (Building C):
 - R-2 (Two Family Residential)

Designation:

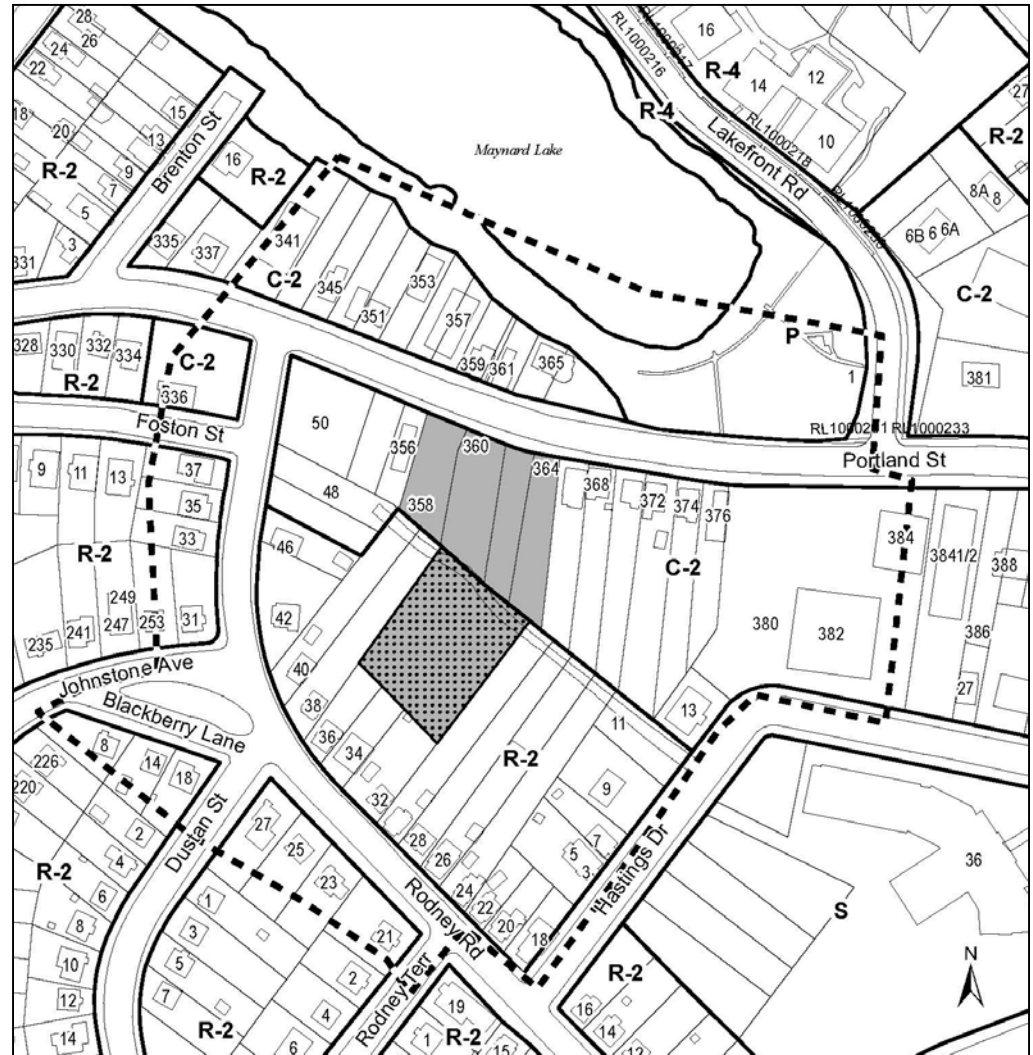
- Residential

Existing Use:

- Vacant

Enabling Policy:

- Dartmouth Municipal Planning Strategy Policy IP-1(b)



Policy Considerations

Dartmouth Municipal Planning Strategy

- Dartmouth MPS **Policies IP-1(c) and IP-5** enumerate the criteria we can use to evaluate the application;

Relevant criteria include:

- Compatibility and consistency with adjacent uses and built form;
- Provisions for landscaping, buffering and screening;
- Adequacy of existing traffic and service networks;
- Proximity to schools and recreation amenities;
- Discouraging a scattered development pattern (“sprawl”);
- Safe pedestrian movement within the site;
- Drainage and soil stability;
- Adequacy of parking;
- Useable amenity space;
- Encouraging preservation of mature trees and other natural features;

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 lighter blue shape in the bottom right, meeting at a diagonal line.

HALIFAX

Presentation by Applicant

Troy Scott from T.A. Scott
Architecture + Design

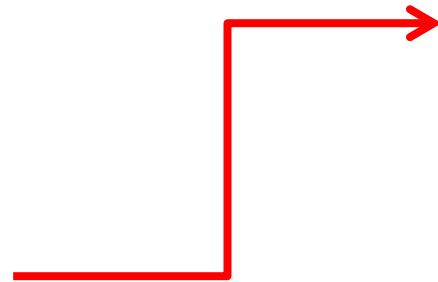
Chandler Haliburton from LMNO
Properties Ltd.

Public Input Session

- One speaker at a time;
- Each speaker must provide their name and community name for the record;
- Use the microphone!
 - ***Comments made without the microphone may not be captured;***
- Respect all points of view and opinions (no applauding or booing, please!);
- Comments are recorded and provided in a summary format;

Development Agreement Application Process

We Are Here



Application Submitted

HRM Internal Circulation & Review

Public Information Meeting

Plan Revisions & Refinement

Staff Report with Policy Review & Recommendation

Community Council Hearing & Decision

14 Day Appeal Period

HALIFAX

Thank you for your participation!

HALIFAX

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What is a Municipal Planning Strategy?

- A Municipal Planning Strategy or MPS is the policy document that describes Council's vision for a defined area, in this case the Dartmouth plan area;
- **Council decisions must “reasonably carry out the intent of the municipal planning strategy” (language from *HRM Charter* – provincial legislation);**
- The Land Use By-law is a set of development rules that is the practical application of the Municipal Planning Strategy;
- An MPS includes a map, called the Generalized Future Land Use Map or GFLUM, that categorizes all of the land in the plan area into broad designations;
- MPS Policy IP-1 (b) enables Council to consider a rezoning application IF the requested zone is included in the designation – for example, rezoning to any residential zone in the Residential Designation;
- Because the requested rezoning is enabled by the Dartmouth MPS, there is no need to change the designation – there is no plan amendment component to this application;

What is a Development Agreement?

- A development agreement enables construction of a project under local planning policy;
- Must be enabled by Municipal Planning Strategy
- A binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping and infrastructure;
- Can be approved by Community Council if the development is reasonably consistent with the intent of planning policies in the Municipal Planning Strategy;

Proposal Details

| | Height | Streetwall | Right Side Yard | Left Side Yard | Back Yard | Front Yard |
|--------------------|---------------------------|------------------------|---------------------------|--------------------------|--|--|
| Building A: | 78' 6" (23.9 m) | 32' (9.75 m) | 6' 4" (1.9 m) | 0 feet (0 m) | 11' 6" (3.5 m) | 13' 7" (4.1 m) |
| Building B: | 79' (24 m) | 32' (9.75 m) | 0 feet (0 m) | 5' 4" (1.6 m) | Approx.* 13' 11" (4.2 m) (*Not provided) | 1' 6" (0.45 m) |
| Building C: | 47' 6" (14.5 m) | N/A | 18' 10" (5.7 m) | 18' 6" (5.6 m) | 11' 11" (3.6 m) | Approx.* 53' 3" (16.2 m) (*Not provided) |

Circulation and Review

The following review agencies have been asked to review the proposal:

- Development approvals;
- Development Engineering;
- HRM Traffic Management;
- Halifax Water;
- Building Standards (Building Officials);
- Halifax Transit;
- HR Fire Department;
- HR Police Department;
- Civic Addressing;
- Parkland Planning;
- Halifax Regional Centre for Education;

What would Centre Plan say?

- Centre Plan is not the controlling policy;
- Could be adopted by Regional Council in the future;
- Lots A and B tentatively to be zoned Corridor;
- Lot C would be considered with Package B;



 **SUBJECT SITE**

HALIFAX







