

The background features a large, abstract graphic composed of several overlapping triangles in shades of blue and white. The word "HALIFAX" is written in a bold, white, sans-serif font in the upper right corner.

# HALIFAX

## **Public Information Meeting for Case 21982**

Rezoning Amendment for 20 Sea King  
Drive, Dartmouth

June 19, 2019

# Agenda for Tonight's Meeting

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1. Welcome and Introductions
2. HRM Staff Presentation
3. Applicant Presentation
4. Public Feedback
5. Wrap-Up, Next Steps, Feedback Form

# Introductions

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**Jennifer Chapman**– Planner

**Sam Austin**– Councillor

**Tara Courvette** – Planning Controller

**Holly Kent**– Planning Technician

**WSP Canada**– Applicant

# Role of HRM Staff

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- 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

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- Provide information to the public on the proposed development at 20 Sea King Drive, Dartmouth
- 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 and will form part of the public record.

No decisions will be made tonight

# Applicant Proposal

Applicant: WSP Canada Inc

Location: 20 Sea King Drive,  
Dartmouth

Proposal: Rezone the lands to  
TH (Townhouse) Zone and  
amend the TH Zone to  
increase the lot coverage

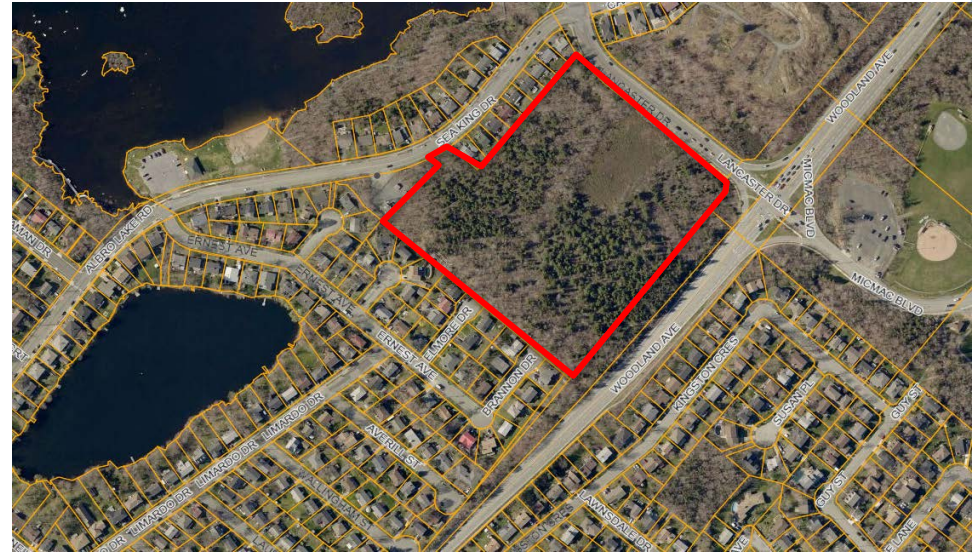


# Site Context

20 Sea King Drive, Dartmouth



General Site location



Site Boundaries in Red



# Site Context

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Subject site seen from the northeast on Lancaster, Drive



# Site Context

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Subject site seen from the Sea King Drive

# Policy & By-law Overview

Dartmouth Municipal Planning Strategy – Dartmouth LUB

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- **Zone**
  - R-1 (Single Family Residential) Zone
- **Designation**
  - Residential
- **Existing Use**
  - Vacant land
- **Enabling Policy**
  - IP-1(c) General rezoning policy

# Policy Consideration

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Enabling Policy IP-1(c), requires Harbour East Marine Drive Community Council consider the following in rendering their decision on a rezoning and LUB amendment:

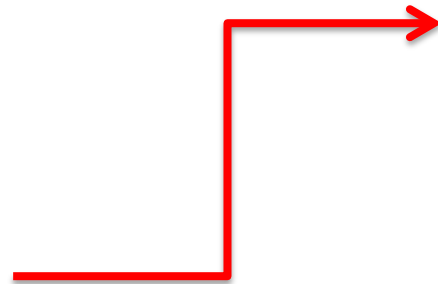
- Compatibility with surrounding community
- Adequacy of services
- Suitability of the site

# Proposal– Zone Comparison

Zone	Use	Coverage	Density	Lot Area
R-1	Single unit Dwelling, places of worship, schools, colleges, universities, libraries, art galleries, museums, public parks, tennis clubs, quoit clubs, lawn bowling clubs, archery clubs, golf clubs and accessory uses	35%	—	5,000 sq ft
TH	Townhouse and schools	35% Requesting 55%	15 units/ acre	2,000 sq ft/ unit

# Planning 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

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# **Presentation by Applicant**

Christina Lovitt, WSP Canada Inc



# Public Input Session

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- One speaker at a time
- Speakers are asked to please use the microphone  
*(comments voiced without using the microphone are not guarantee to be captured)*
- 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

# HALIFAX

## Thank You For Your Participation

We are Looking to Improve the way we  
Communicate with Community Members

Please Complete a Survey Before You Go

### HALIFAX

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