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HALIFAX

Public Information Meeting Case 22285

Substantive Amendment to an Existing Development
Agreement for 3 Bartlin Road, Dartmouth

Jamy-Ellen Klenavic, LPP MCIP
Planner

November 25, 2019

Agenda for Tonight's Meeting

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

Introductions

Jamy-Ellen Klenavic – HRM Planner

Sam Austin– Councillor, District 5, Dartmouth Centre

Tara Couvrette – Planning Controller

Holly Kent– Planning Technician

David Zareski– Applicant

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



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Purpose of this Meeting

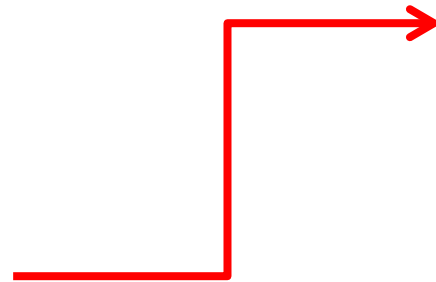
- Share information on the proposed development
- Explain the process required for an application of this type
- Receive feedback, hear concerns, and answer questions about the proposed development

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: Twin Lakes Development Limited on behalf of property owners:

- Twin Lakes Development Limited;
- Robert Yuille; and
- Association of NS Land Surveyors

Location: 3 Bartlin Road and 325A and 327 Prince Albert Road, Dartmouth

Proposal: Substantive amendment to an existing development agreement

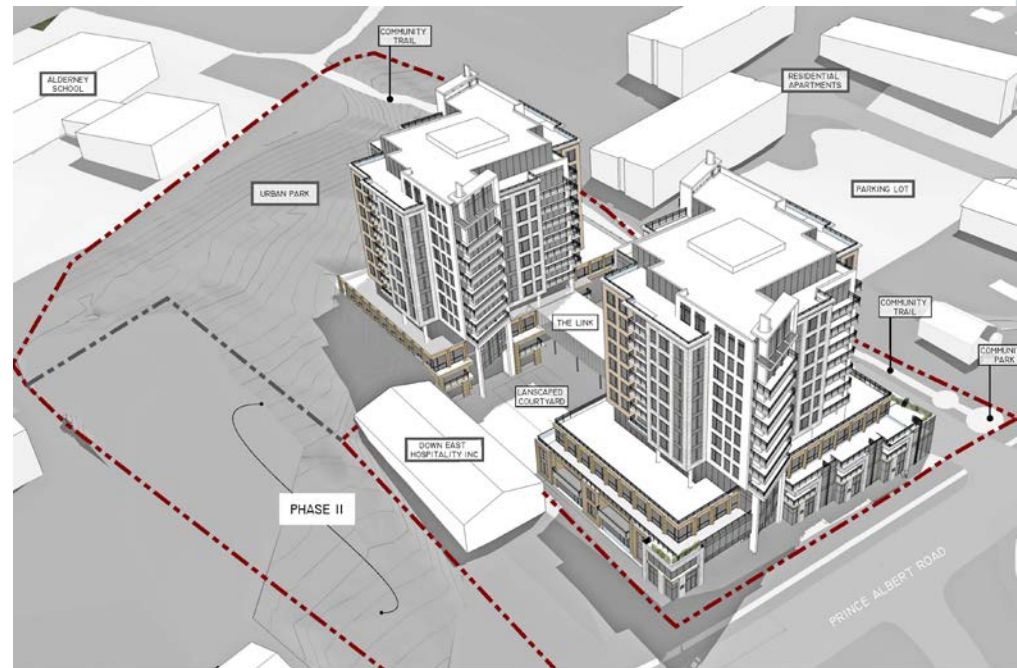


Site Plan

Applicant Proposal

Features of proposal:

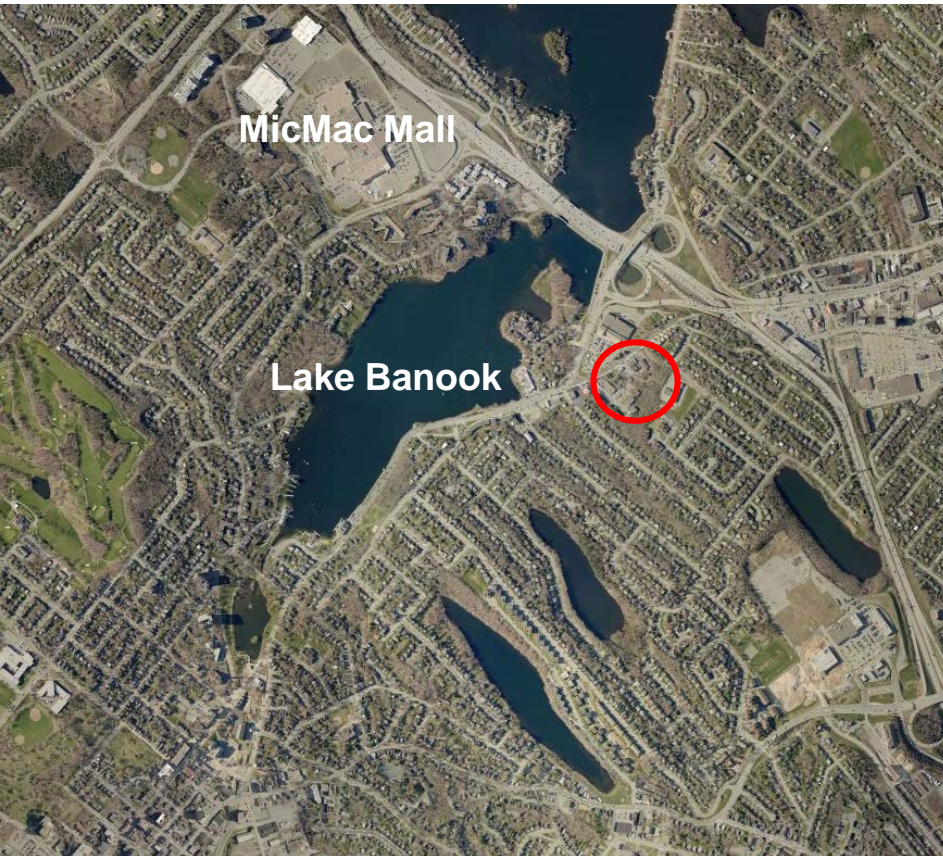
- Construct two 12-storey residential towers on a common podium with commercial uses at grade
- Public trail connection between Prince Albert Road and Alderney Elementary School
- Underground parking
- 176 dwelling units
- 42 m (139 ft) tall
- Add 2 properties to the DA area:
 - 325A and 327 Prince Albert Road



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Site Context

3 Bartlin Road, Dartmouth



General site location



Site boundaries in red

Site Context



Subject site seen from Prince Albert Road

Site Context



Subject site seen from Prince Albert Road

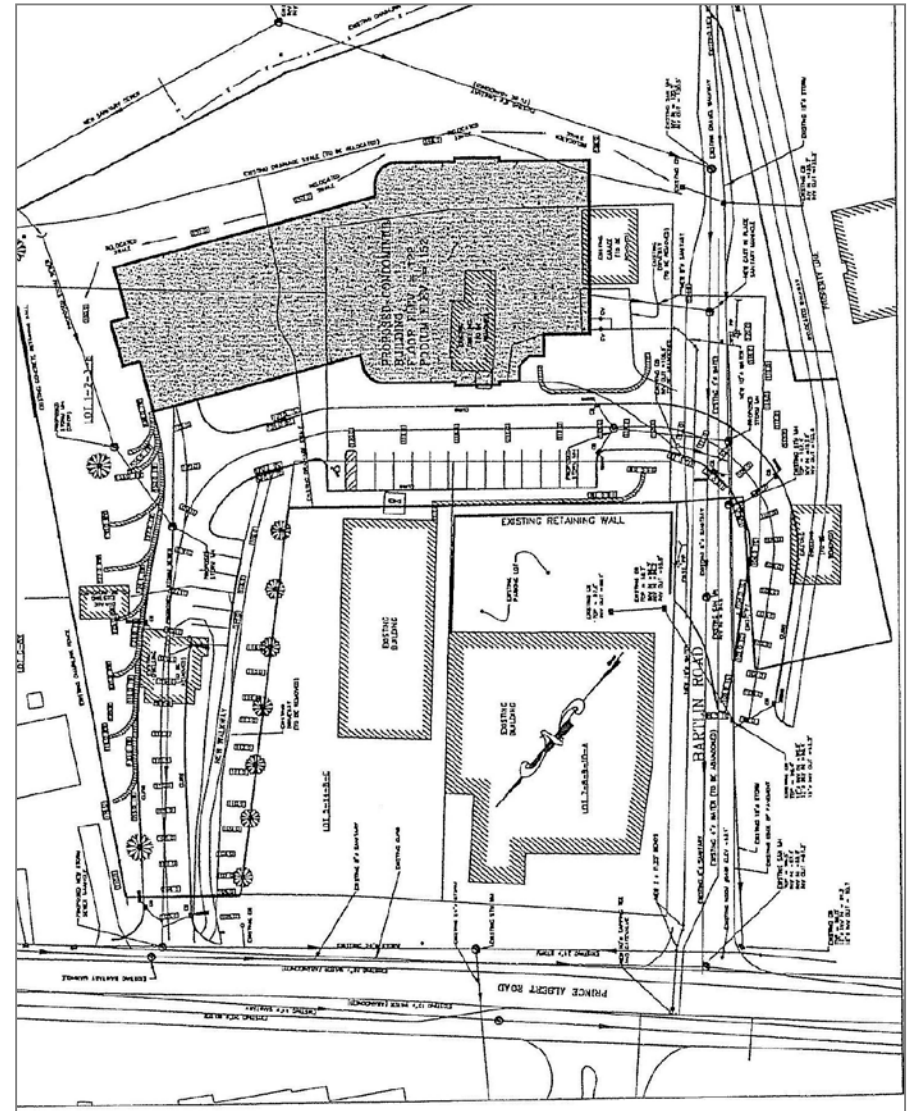
Site Context



Subject site seen from Bartlin Road

Current Approval

- Existing DA approved 2006, came into force 2013;
- Maximum 84 dwelling units;
- Maximum height 38.7 metres (127 feet);
- 139 m² (1500 ft²) outdoor amenity space;
- 10 m wide public recreation trail connecting Prince Albert Road with Alderney Elementary School;
- Minimum 105 parking spaces;



Current Approval



KASSNER/GOODSPEED ARCHITECTS

TWIN LAKES CONDOMINIUMS

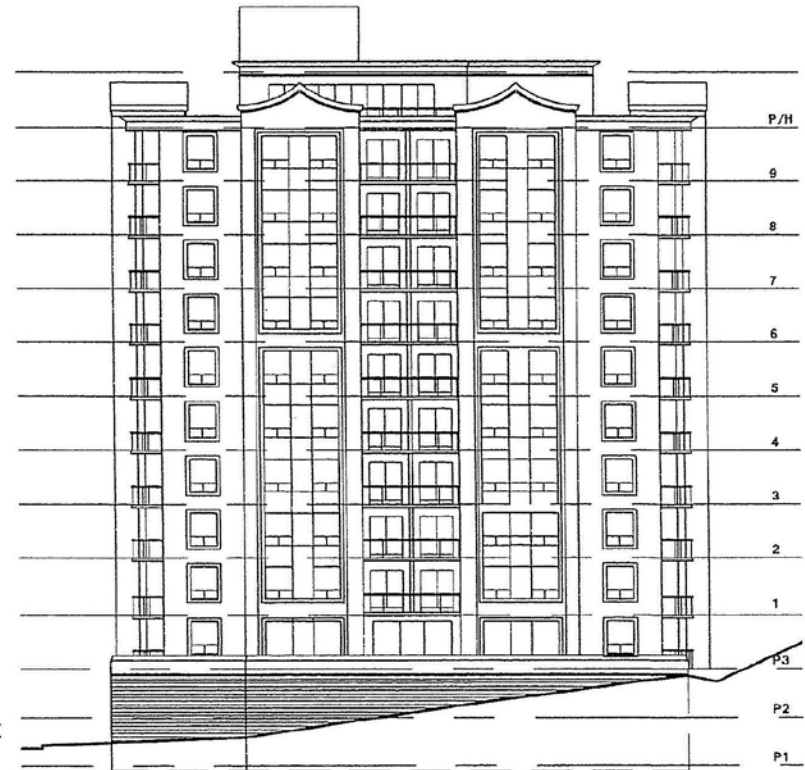
SCHEDULE D

Jun 01, 2006

Current Approval



NORTH ELEVATION



SOUTH ELEVATION

KASSNER/GOODSPEED ARCHITECTS

TWIN LAKES CONDOMINIUMS

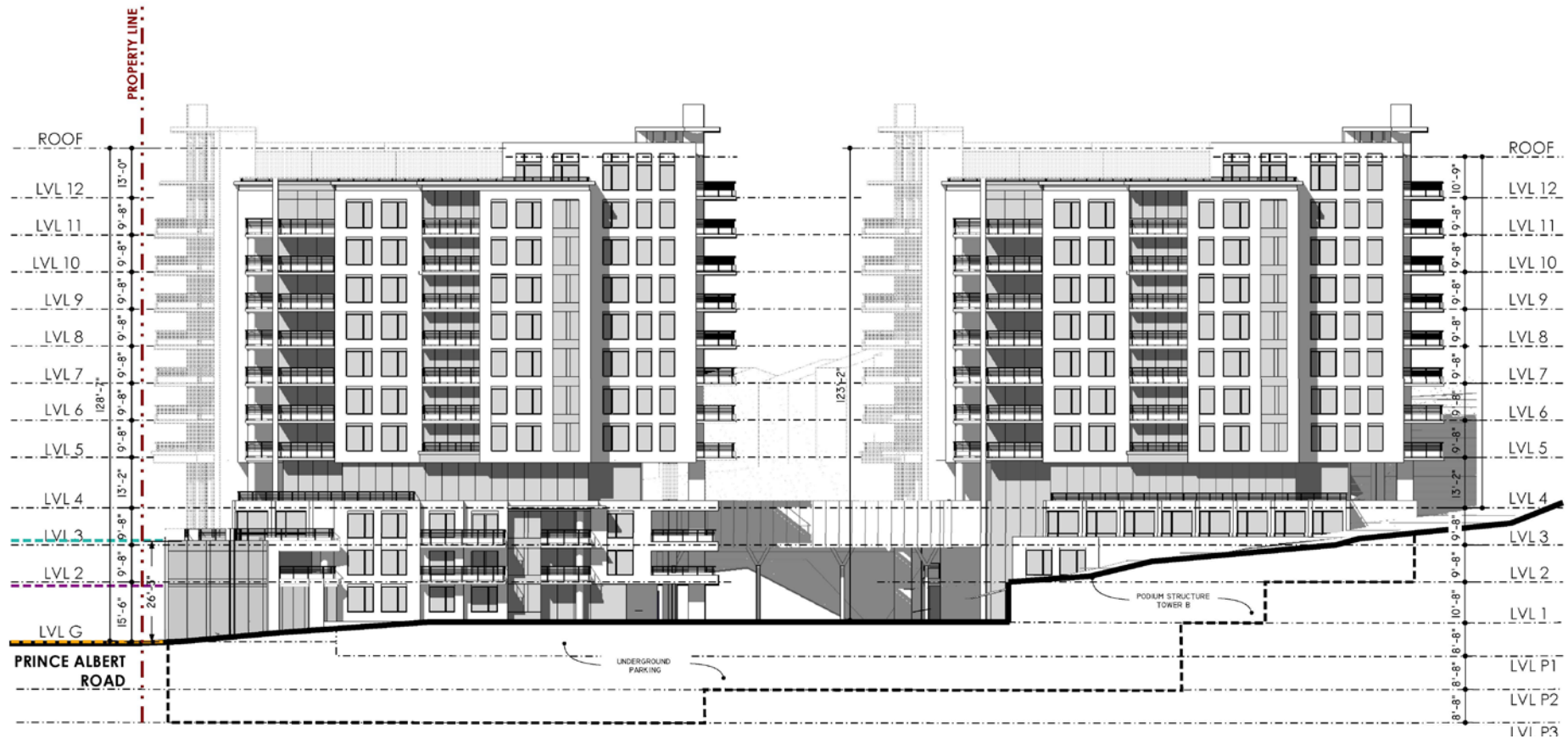
SCHEDULE F

Jun 01, 2006

Proposal – West Elevation



Proposal – South Elevation



Policy & By-law Overview

Dartmouth Municipal Planning Strategy - Dartmouth Land Use By-law

Zone (Current):

- 3 Bartlin Road
 - C-2 (General Commercial)
 - R-3 (Multiple Family Residential)
- 325A and 327 Prince Albert Road
 - C-2 (General Commercial)

Designation:

- Residential and Commercial

Existing Use:

- Vacant



Current Zoning

Enabling Policy:

- Dartmouth Municipal Planning Strategy Policy IP-5

Policy Considerations

Dartmouth Municipal Planning Strategy

- Dartmouth MPS **Policies IP-1 (c) and IP-5** enumerate the criteria 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;

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Presentation by Applicant

David Zareski, Twin Lakes Development Limited

Public Input Session

- 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

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Thank you for your participation!

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MCIP LPP

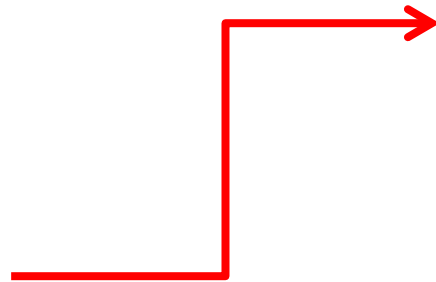
Planner 2

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Development Agreement Application Process

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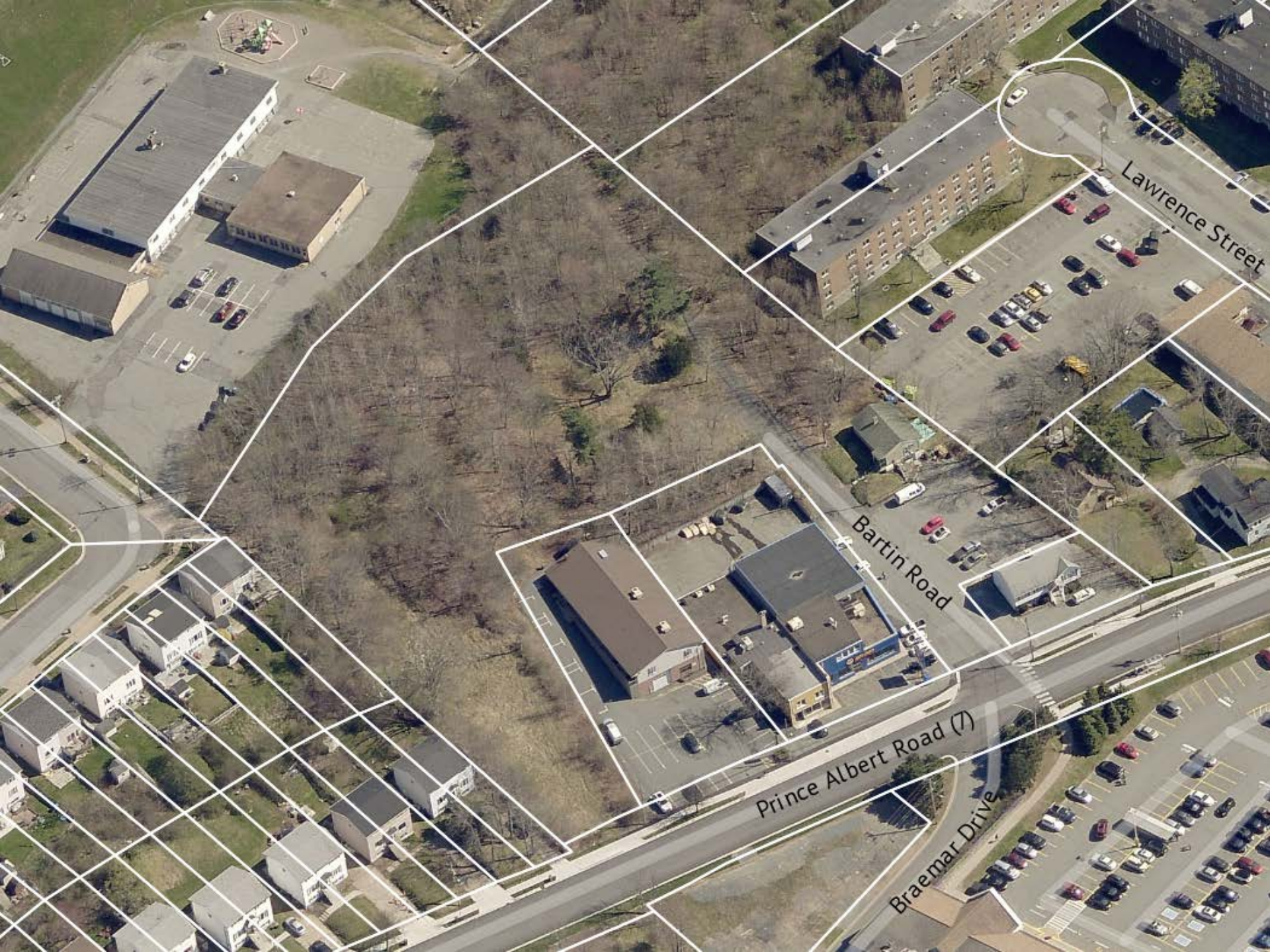
14 Day Appeal Period

What is a Municipal Planning Strategy?

- A Municipal Planning Strategy or MPS is the policy instrument 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;



Lawrence Street

Bartin Road

Prince Albert Road (7)

Braemar Drive

What about Centre Plan?

- Regional Centre (“Centre Plan”) Municipal Planning Strategy includes transition policies for discretionary applications:

Policy 10.25:

... Complete applications for development agreements on file with the Municipality on or before the date of the first publication of the notice of the intention of Council to adopt this Plan **shall be considered under the policies in effect on the date of that notice**. Where any such application is withdrawn, significantly altered, or refused by Council, any new development applications shall be subject to all applicable requirements of this Plan and the Land Use By-law. Applications that have not proceeded to public hearing within 24 months of the adoption of this Plan shall be subject to all applicable requirements of this Plan and the Land Use By-Law.

Application complete: June 6, 2019

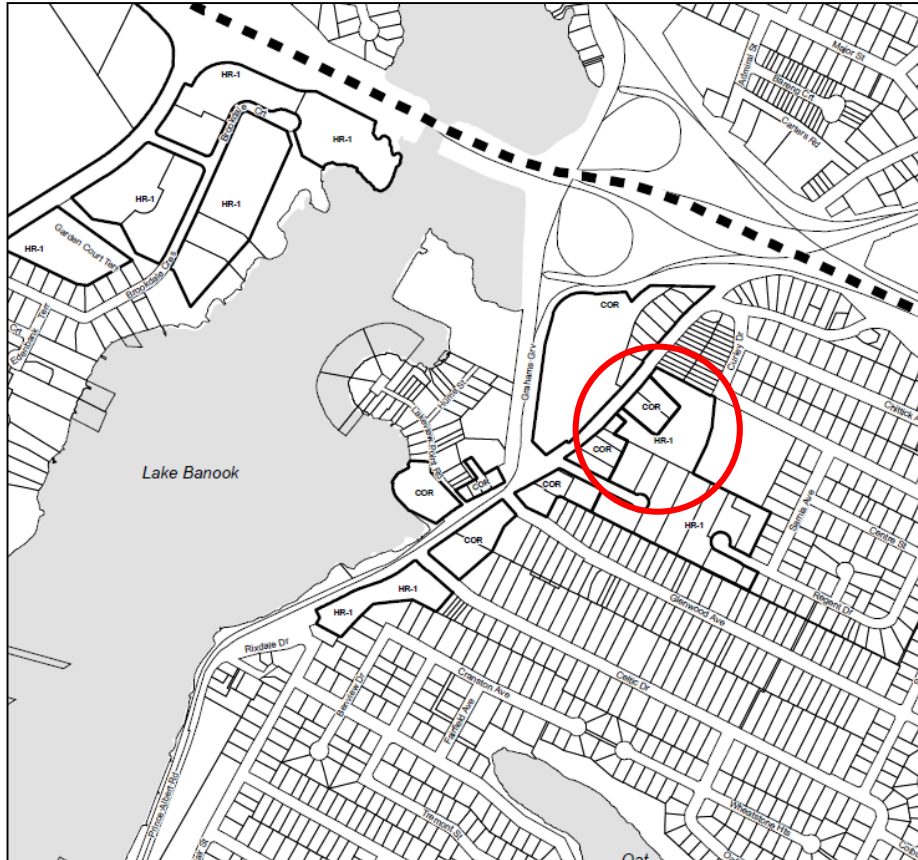
Date of notice: August 24, 2019

Date of adoption: September 17, 2019

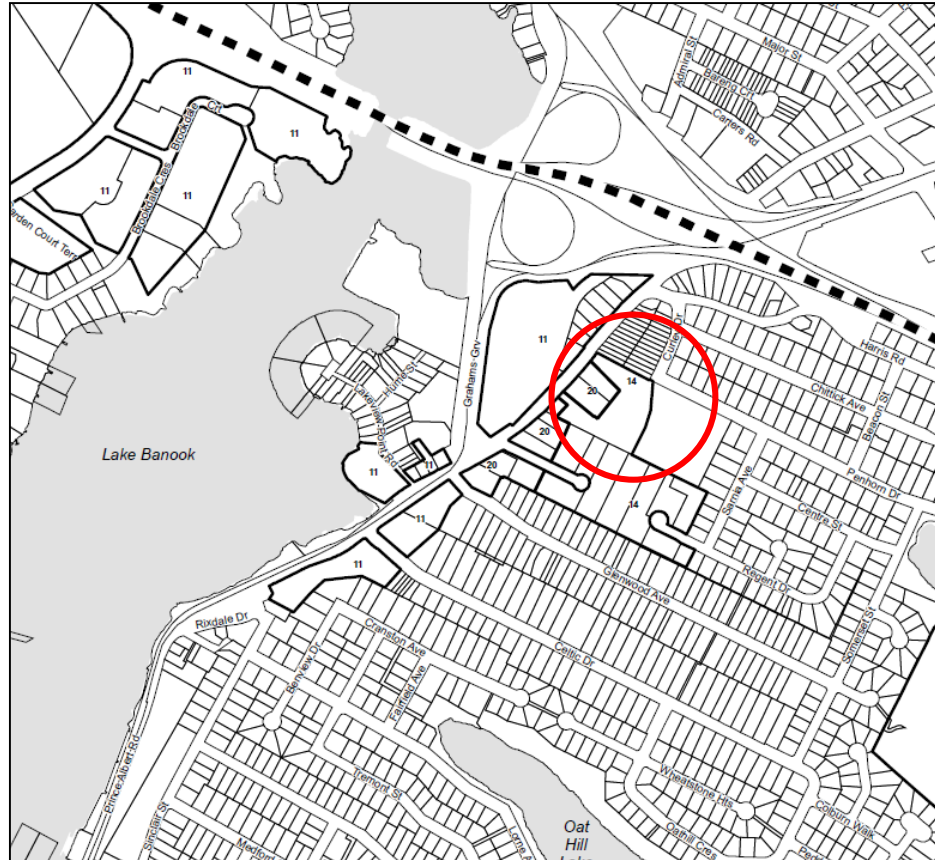
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What about Centre Plan?

What would be allowed under Centre Plan?



Zones: COR and HR-1



Max. height: 20 m and 14 m

What about Centre Plan?

What would be allowed under Centre Plan?

