

The word "HALIFAX" in a bold, white, sans-serif font, positioned in the upper right corner of the slide. The background features a geometric design with blue and white triangles.

Welcome to Tonight's Virtual Meeting!

Meeting will Commence at 6pm

June 1 & 2, 2021

Slide 1

Public Information Meeting for Case 23374

HALIFAX

Development Agreement for 246
Waverley Road and 2 & 4
Montebello Drive, Dartmouth

June 1 & 2, 2021

Slide 2

Public Participation and Q & A

Slide 3

By Phone

- Speakers list
- One speaker at a time
- To unmute, select * 6
- Please provide your name and community

Online

- Please use the 'Raise Hand' function if you have a question or comment at the end of the presentations
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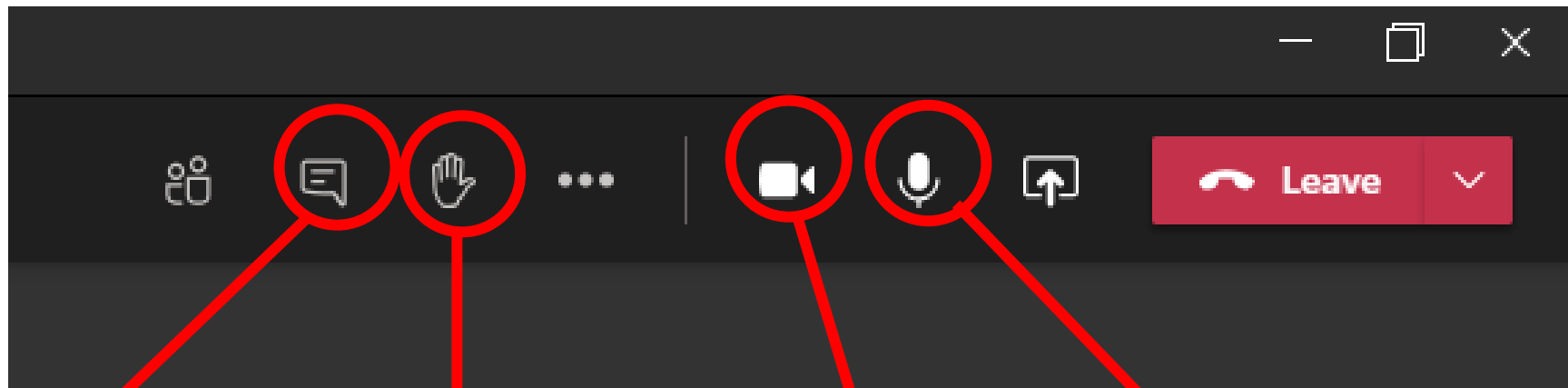
Please respect all points of view and opinions.

A summary of comments and responses to questions will be available on the case website

Microsoft Teams Functions

Slide 4

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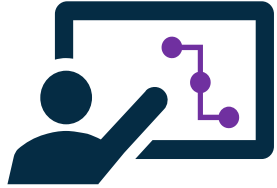
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Agenda for Tonight's Meeting

Slide 5



HRM Planning Staff
Presentation



Presentation by Zzap
Consulting



Public Participation:
Questions and Answers

***The website will detail
all status updates for
this application***



***Public feedback will be
collected until June 16***

HALIFAX

Introductions

Slide 6

Melissa Eavis – Planner

Carl Purvis – Planning Applications Program Manager

Tara Couvrette – Planning Controller

Tony Mancini – Councillor

Connor Wallace and Greg Zwicker – Applicant

Tony Chedrawy - Property Owner

Purpose of this Meeting

Slide 7

- Share information about the proposal
- Listen and collect your questions, concerns, comments and feedback on the proposal



*Feedback provided tonight will inform the process and will form part of the public record. **No decisions will be made tonight.***

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



Application History

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August 2016: HRM received an application to develop this site as an apartment building. It was found that the request did not meet existing policy and an amendment to policy was requested.

April 2017: Regional Council agreed to consider amending the policy for this site

September 2017: A public information meeting was held on the original design

September 2020: Regional Council approved policy amendments that would allow consideration of an apartment building on this site through a Development Agreement

February 2021: HRM Planning and Development received an application for a Development Agreement

Planning Process

We Are Here



Application Received

Slide 10

HRM Internal Circulation & Review

Public Information Meeting

Plan Revisions & Refinement

Staff Report with Policy
Review and Recommendation

Community Council – Public Hearing

14-day Appeal

Applicant Proposal

Slide 11

Applicant: Zzap Architecture and Planning

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

Proposal: 6 storey apartment building with possible ground floor commercial use



HALIFAX

Site Context

Slide 12



General Site location in Red



Site Boundaries in Green



CRIMINALS WANT TO BE CAUGHT!
WATCH
PROGRAM OF THIEVES

MONTEBELLO MEDICAL

FRONTLINE TRUCK SERVICE

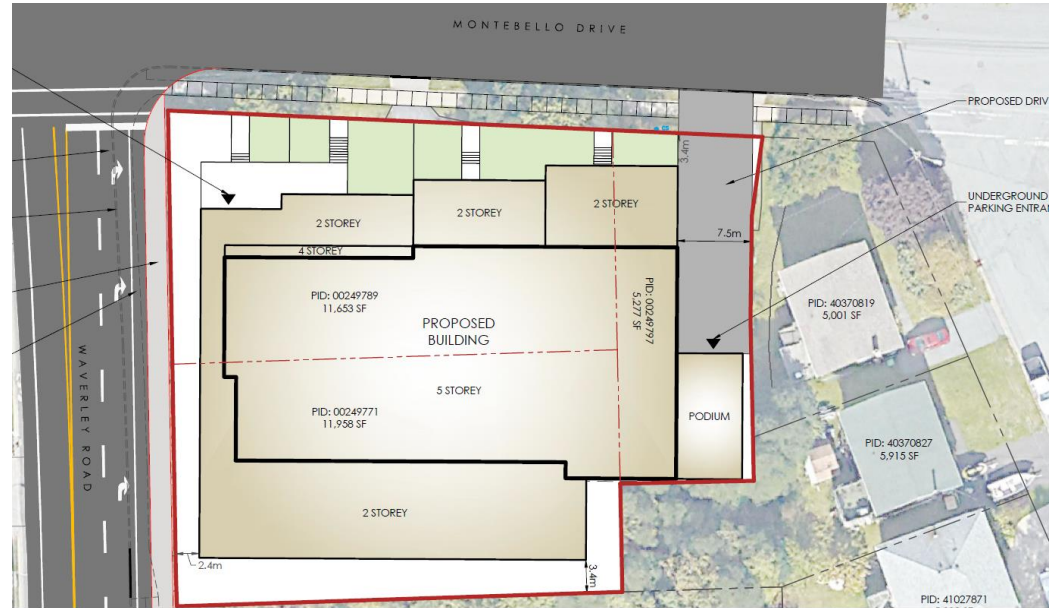




Proposal

Slide 16

- Six (6) storey building
- Driveway access on Montebello Drive
- 46 residential units, with ground-oriented units along Montebello Drive
- 3,270 square feet of commercial space at the ground floor fronting on Waverley Road
- 39 internal parking spaces spread over two levels
- 6th level rooftop amenity space, 1,950 square feet in area



Planning Policies: How they work

Slide 17

Regional Plan & Subdivision Bylaw

Guides where population growth and the investment of services like transit, piped water and sewer should occur

Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and engaging with the public

What is a Development Agreement

Slide 18

- A development agreement enables construction of a project under local planning policy
- A binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping, and infrastructure
- Can be approved by Community Council provided that any development complies with local planning policy

Policy & By-law Overview

Slide 19

Dartmouth Municipal Planning Strategy – Dartmouth Land Use By-law

- **Zone**
 - R-1 (Single Unit Dwelling) Zone
- **Designation**
 - WR (Waverley Road) Designation
 - MU (Mixed Use) Sub-designation
- **Existing Use**
 - Single Unit Dwellings
- **Enabling Policy**
 - C-41 allows Council to consider apartment building uses by development agreement

Enabling Policy C-41

The mixed use sub-designation policy for apartment buildings requires Council consider the following in rendering their decision on a Development Agreement:

- R-3 zone as a guide to density
- Compatibility and consistency
- Proximity to amenities and community facilities
- Adequacy of transportation networks and amenity space
- Reducing conflict with surrounding neighborhood

Presentation by Applicant

Zzap Planning and Architecture



Case 20756

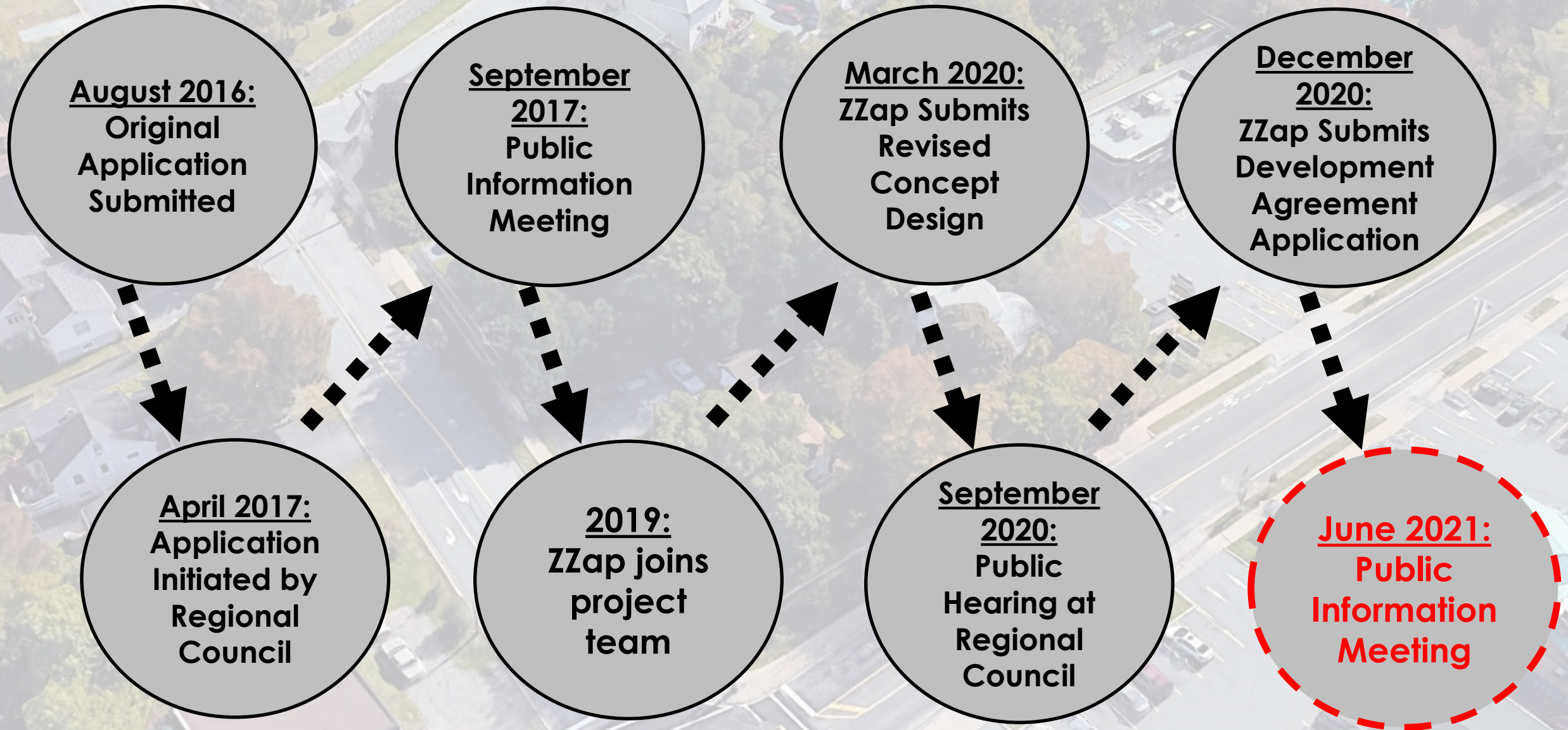
Development Agreement Application

Waverley Road and Montebello Drive,
Dartmouth

Montebello Drive

Waverley Road

Background



Background



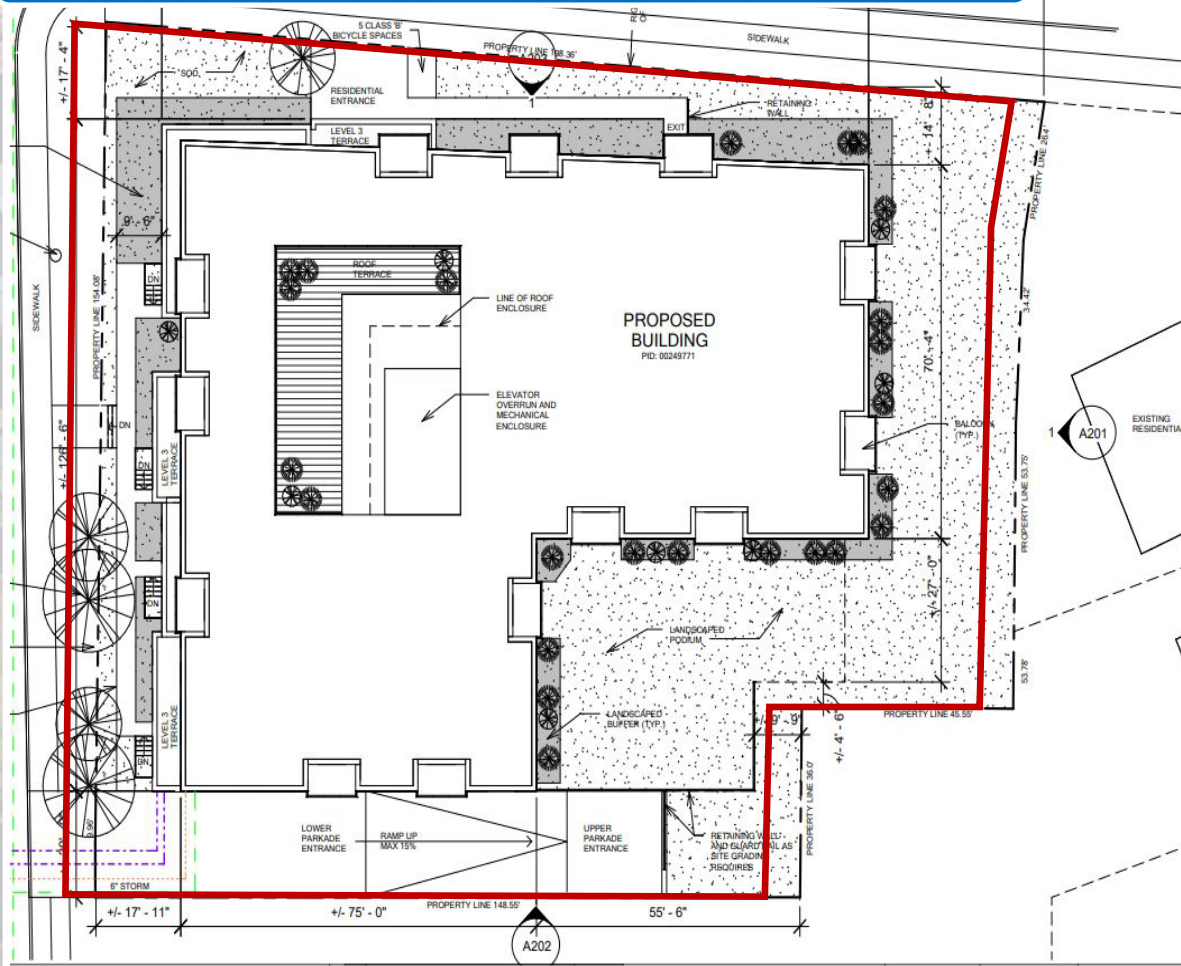
Community Feedback @ Public Information Meeting

- Significant concern about traffic congestion
 - Waverley/Montebello intersection
- Concern with size and density of the development and that it didn't fit with the community
- Construction Impact
- No designated loading and drop off area

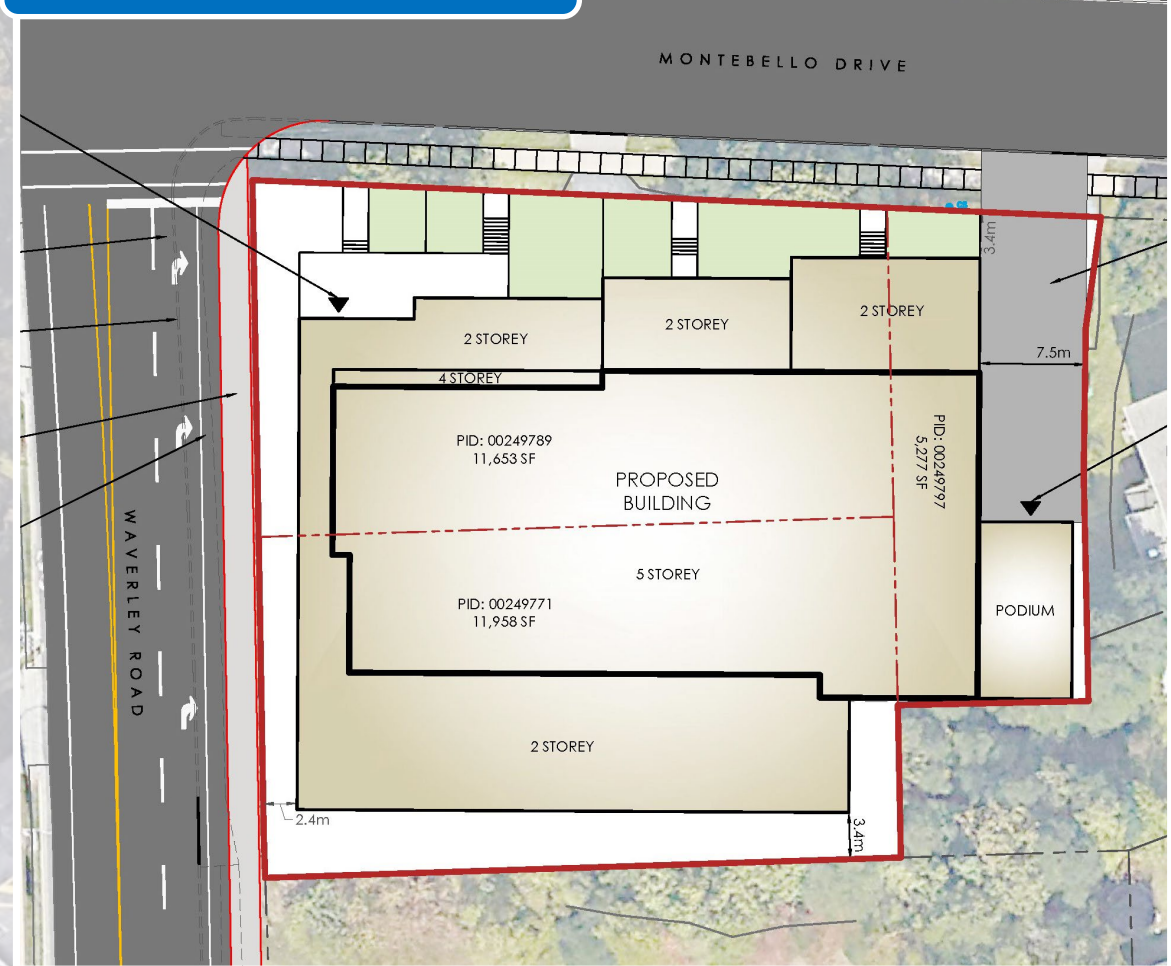


Design Changes to Address Community and Staff Feedback

Site Plan Presented @ 2017 PIM



Current Site Plan



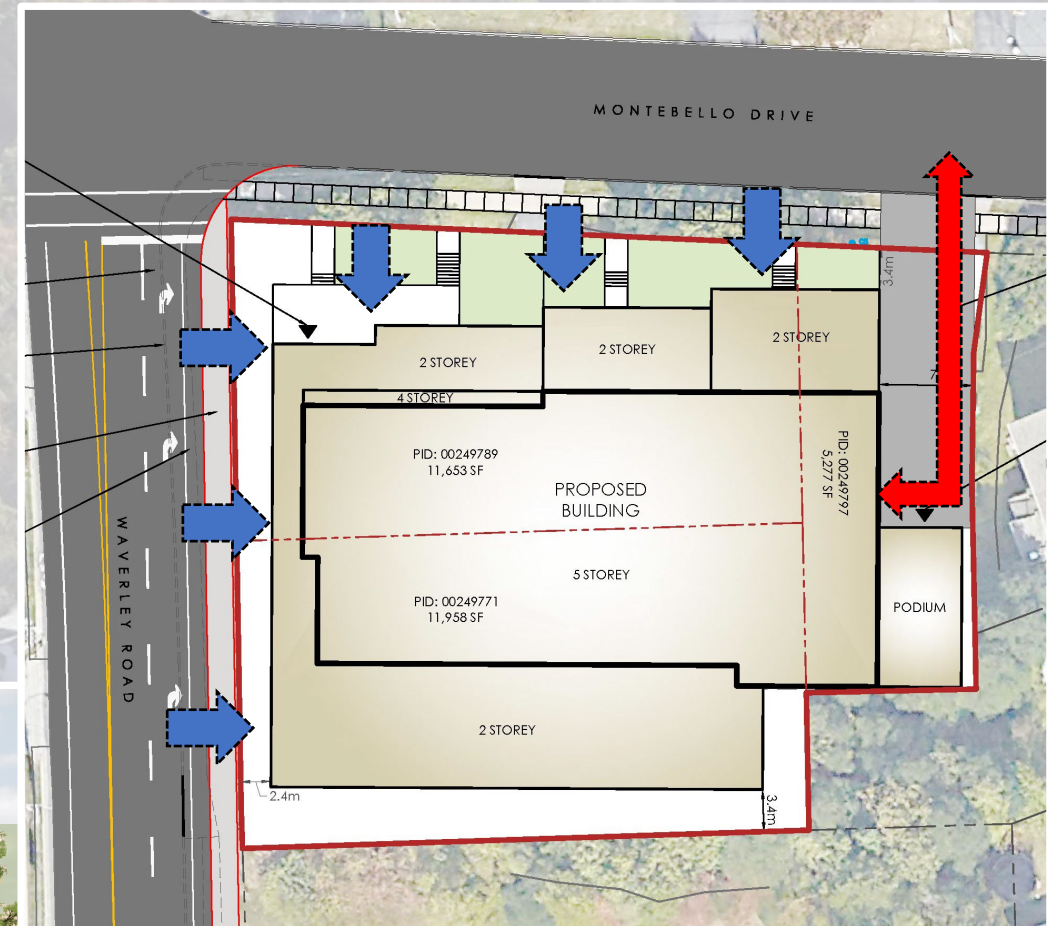
Perspective Rendering @ 2017 PIM



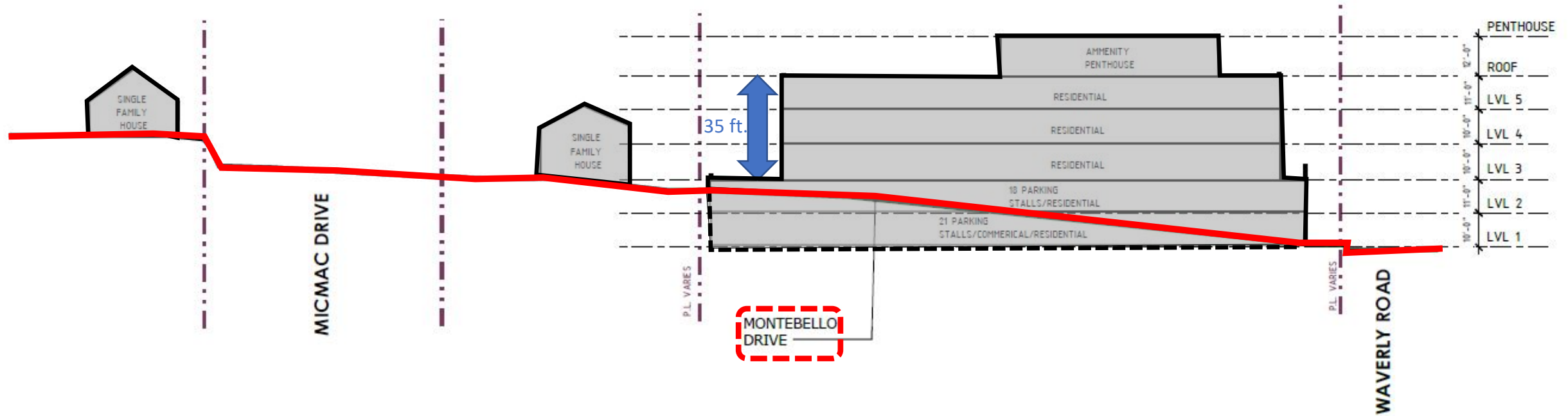
Current Perspective Renderings



- Reduced overall lot coverage by setting back the building further from Waverley Road and Montebello Drive.
- Two-storey podium facing Waverley Rd, Montebello Drive and the Tim Horton's property to reduce the overall mass and appearance of the building.
- Relocate the underground parking access to Montebello Drive, furthest from the intersection.
- Reduced unit count from 68 to 46.

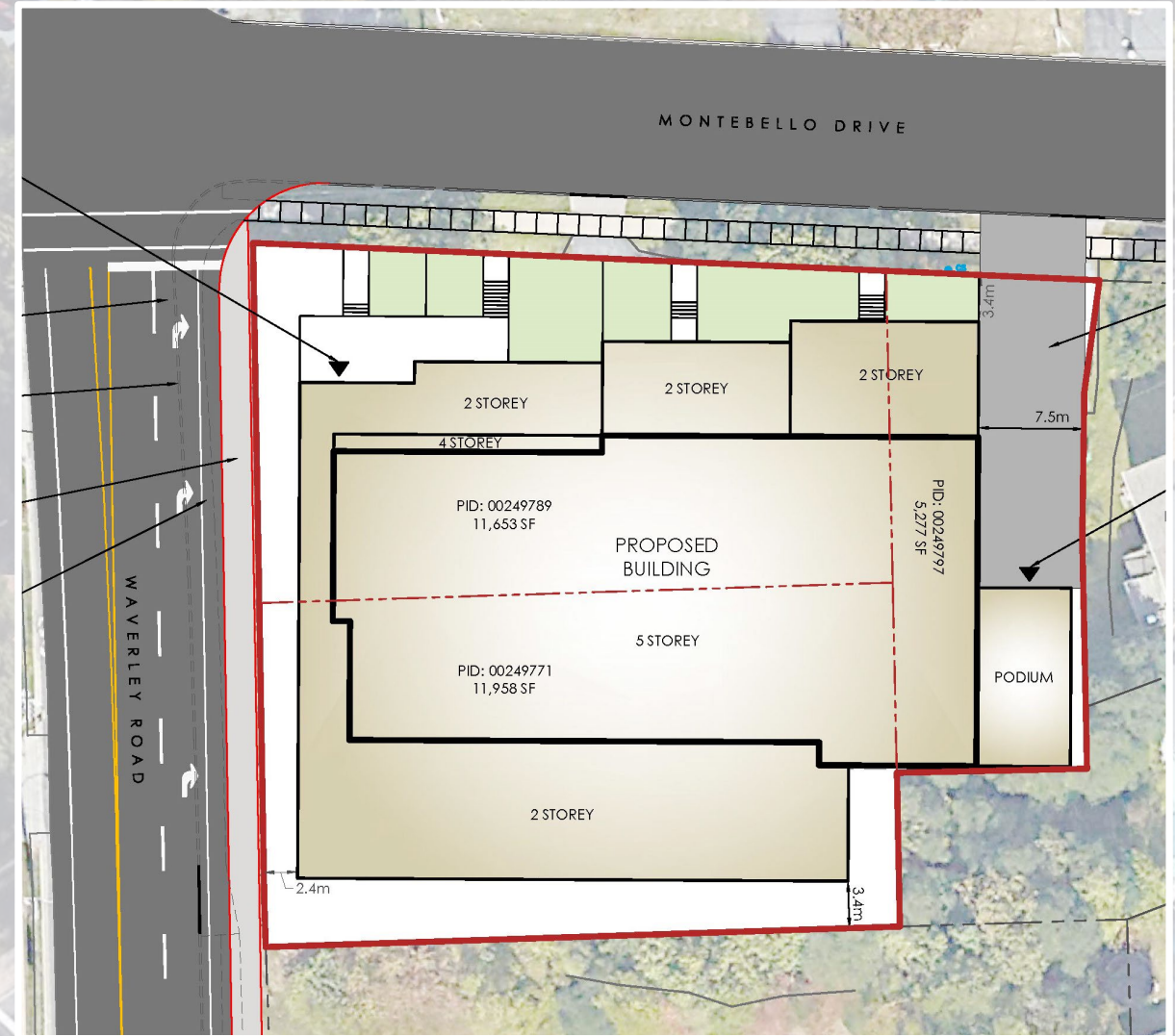


Transition



Traffic

- Current development proposal has relocated parking access off Montebello Drive, furthest away from the intersection with Waverley Road
- We are working with HRM's transportation department to ensure this development enables significant planned upgrades to the Waverley Road and Montebello Drive intersection to improve traffic flow and active transportation safety.
- Traffic Impact Statement was completed for the proposed development.
- Statement concluded that the proposed development is not expected to have any significant impact to the levels of performance on adjacent streets, intersections or the regional street system



Benefits



- Provides much needed new housing options in the community close to everyday services and amenities
- New housing supply for residents who may be looking to downsize or age in place
- Will enable significant planned future upgrades to the transportation network
- Modern, human-scale building design with high quality materials and finishes
- Enhanced streetscape experience



Thank you

Questions?

Public Participation and Q & A

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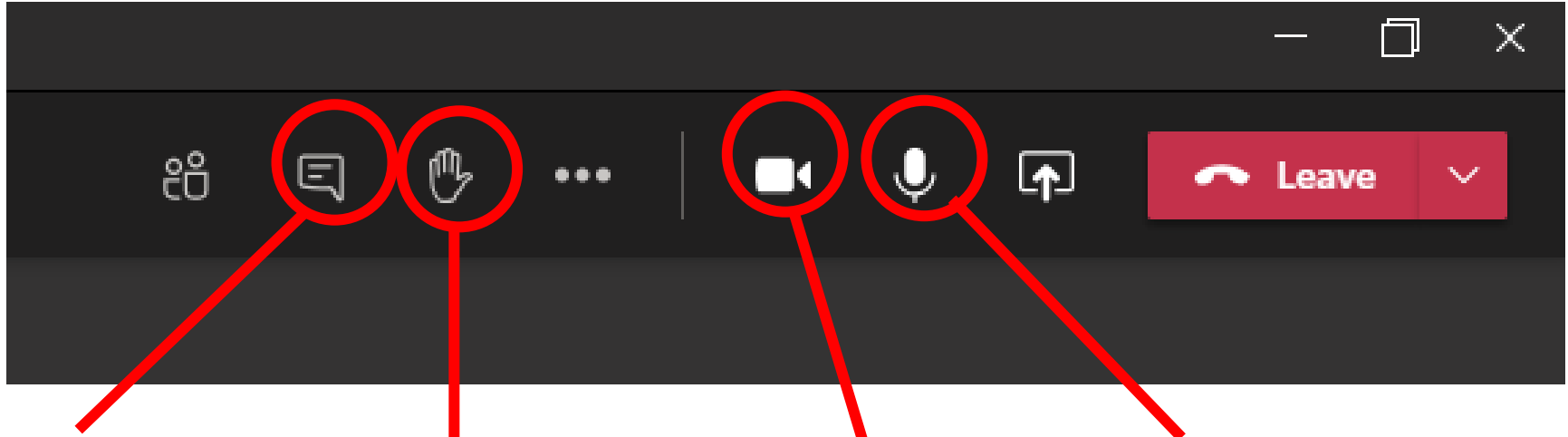
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Examples of Topics to Discuss

Slide 25



Existing
Neighborhood



Size of Buildings
(Height and
Footprint)



Site Layout
(Setbacks, lot
coverage)



Industrial Uses



Signage



Landscaping and
screening



Business Uses



Parking



Watercourse Setback



Transportation
Network

HALIFAX

**Thank You
For Your
Participation!**

Planners Name

 eavism@halifax.ca

 902-237-1216

<https://www.halifax.ca/business/planning-development/applications/case-23374-waverley-road-montebello-drive-dartmouth>

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