

# Public Information Meeting for Case 23805

# HALIFAX

Rezoning / Development  
Agreement Application for  
16 Carver St. and PID 00242016  
Portland Street, Dartmouth

March 29, 2022

**Slide 1**

# Acknowledgements

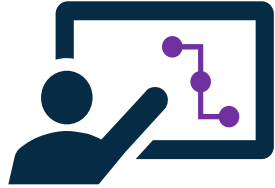


We are in the Mi'kmaq District of Sipekne'katik, the ancestral and traditional lands of the Mi'kmaq people.

We are in the Decade for People of African Descent



# Agenda for Tonight's Meeting



HRM Planning Staff  
Presentation



Presentation by Fathom  
Studios



Public Participation:  
Questions and Answers

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



***Public feedback will be  
collected until April 19***

# Introductions

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**Dean MacDougall** – Planner

**Tony Mancini** – Councillor

**Tara Couvrette** – Processing Coordinator

**Rob Leblanc** – Applicant (Fathom Studios)

**Roger Boychuk** – Applicant (Fathom Studios)

**Clark Wilkins** – Property Owner

# Purpose of this Meeting

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- 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



# Applicant Proposal

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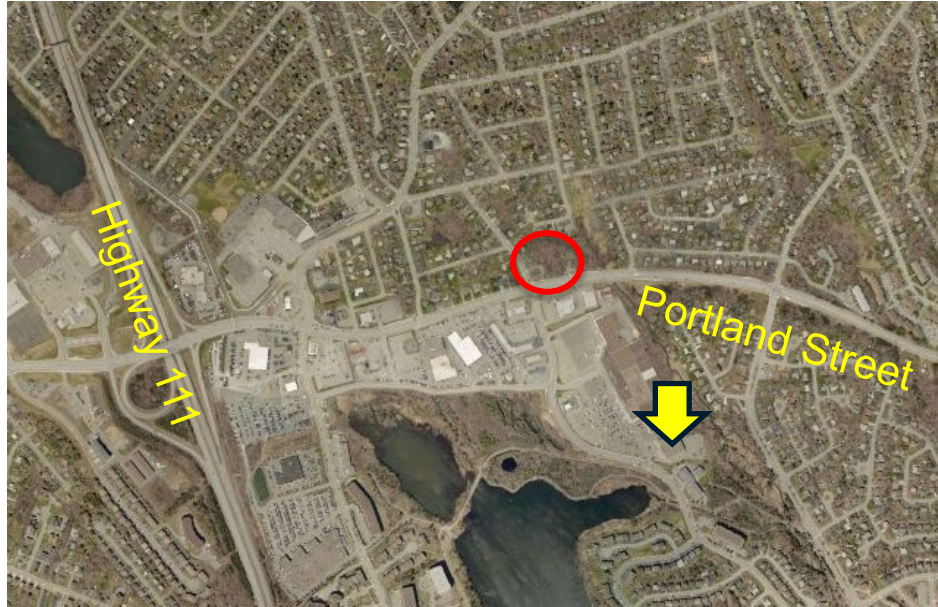
**Applicant:** Fathom Studios, on behalf of property owner

**Location:** Portland and Carver St.,  
Dartmouth

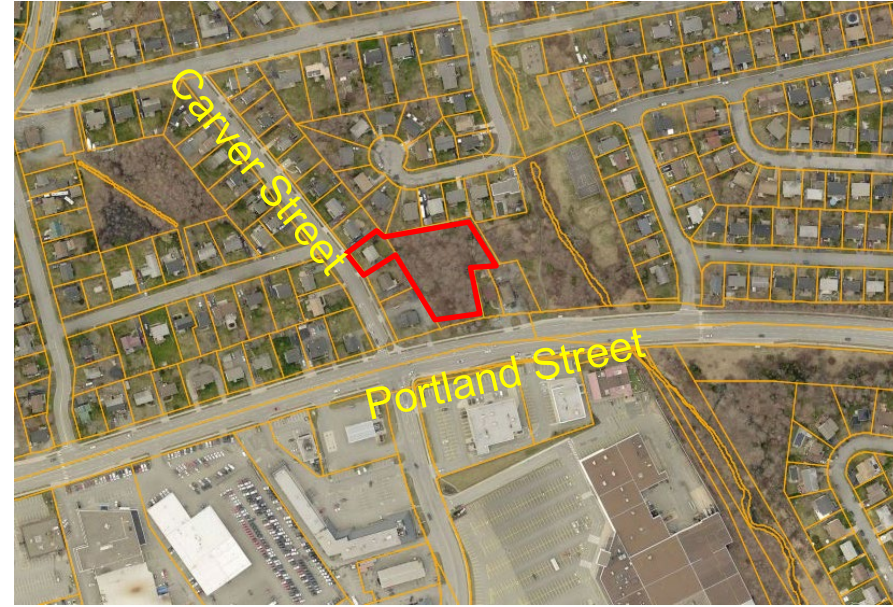
**Proposal:** 6 storey multi-unit apartment building with small ground floor commercial



# Site Context

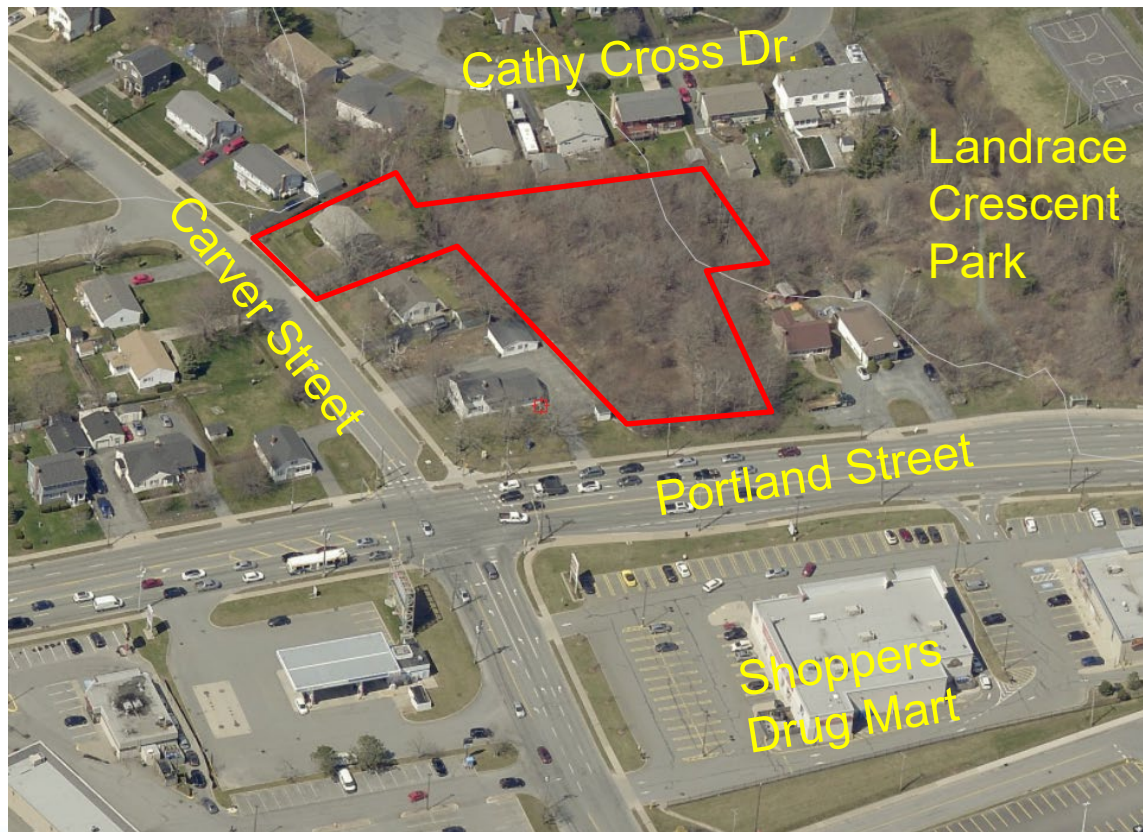


General Site location in Red



Site Boundaries in Red

# Site Context/Photos



# Site Context/Photos



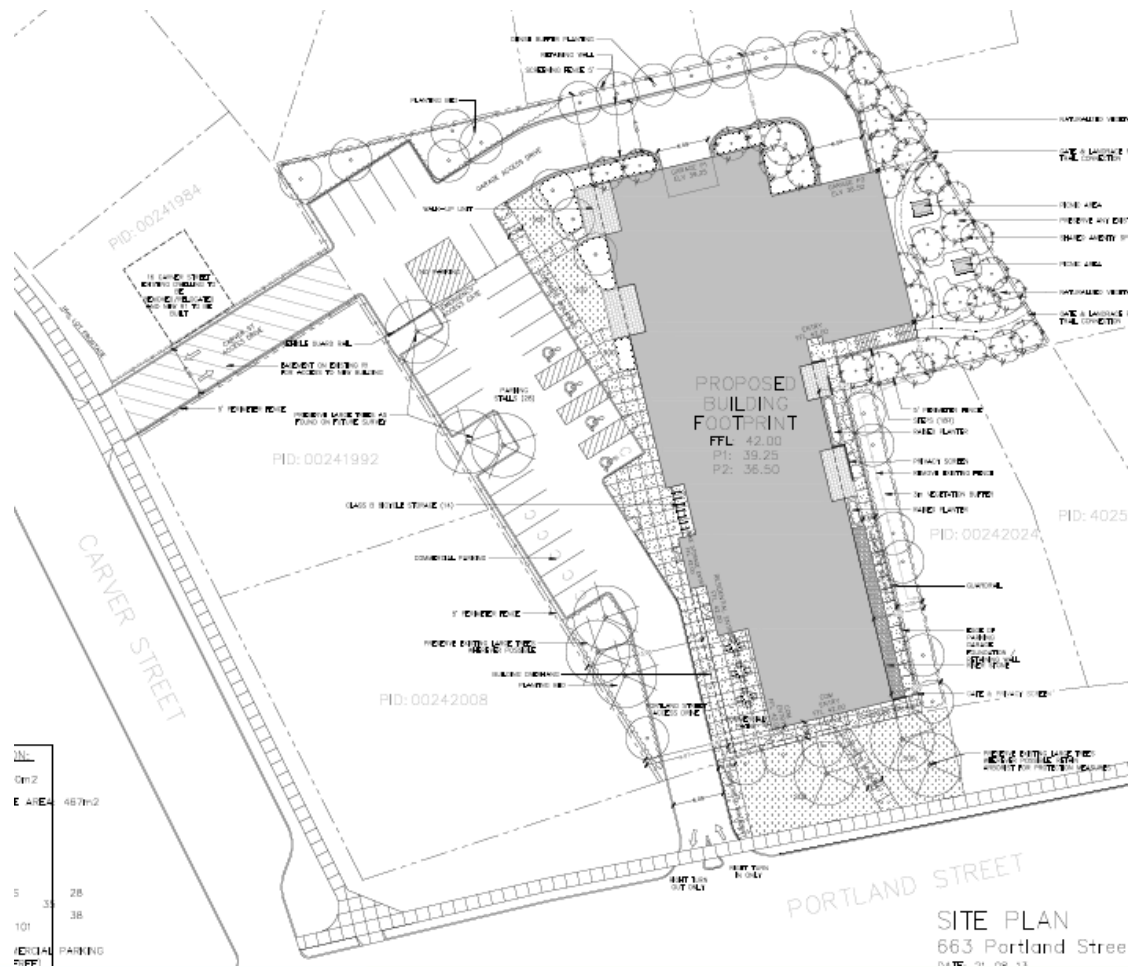
Carver St.

Portland St.



# Proposal

- Six (6) storey multi-unit residential building;
- Small ground floor commercial space;
- 72 units proposed (44 - 2 bedroom)
- Approx. 99 parking spaces; and
- Amenity space for the residents of the building



# Proposal



View from 16 Carver backyard

View from Portland St.



# Planning Policies: How they work

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## **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

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- 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 & Bylaw Overview

## Dartmouth Municipal Planning Strategy - & Land Use By-law



Municipal Sewer and Water



Zone

R-1 (Single Unit Dwelling) Zone



Designation

Residential



Existing Use

Vacant Land / Single Unit Dwelling



Enabling Policy

Policy IP-1(c) and IP-5:  
Development of Multiple Unit Buildings

# Policy Consideration

## Dartmouth Municipal Planning Strategy – Land Use By-law

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Dartmouth MPS Policy IP-1(c) allows the rezoning request and Policy IP-5 requires apartment buildings to go through a Development Agreement process.

The policy requires Council to consider the following in rendering their decision on a Rezoning & Development Agreement:

- Height, design, and scale with respect to compatibility with neighbourhood;
- Adequacy of controls to reduce potential conflicts;
- Landscaping and amenity space;
- Infrastructure capabilities (sewer, water, roads, transit, etc.)

# Planning Process

We Are Here



Application Received

HRM Internal Circulation & Review

**Public Information Meeting**

Plan Revisions & Refinement

Staff Report with Policy  
Review and Recommendation

Community Council – Public Hearing

14-day Appeal

# Presentation by Applicant

Fathom Studios







# 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)
- Speaker to provide name and community name for the record
- No applauding or booing please
- Please respect all points of view and opinions
- Comments are recorded and provided in a summary format to Community Council

# Examples of Topics to Discuss

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-  Existing Neighborhood
-  Size of Buildings (Height and Massing)
-  Site Layout (Setbacks, Lot Coverage)
-  Parking
-  Transportation Network
-  Landscaping and screening

# HALIFAX

**Thank You  
For Your  
Participation!**

**Planners Name**

 macedoude@halifax.ca

 902-240-7085

<https://www.halifax.ca/business/planning-development/applications/case-23805-663-portland-street-16-carver-street>

Public feedback will be collected until April 19





East Elevation Plan



# Proposal

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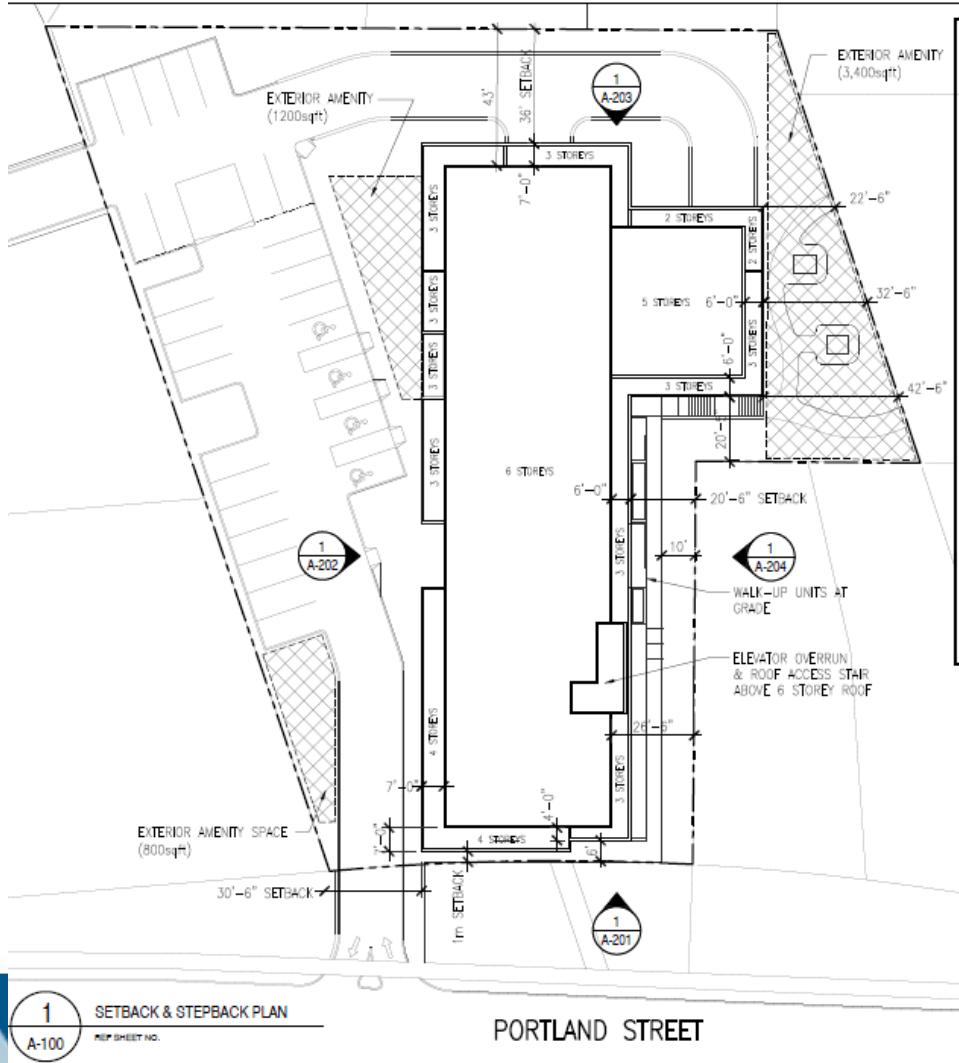


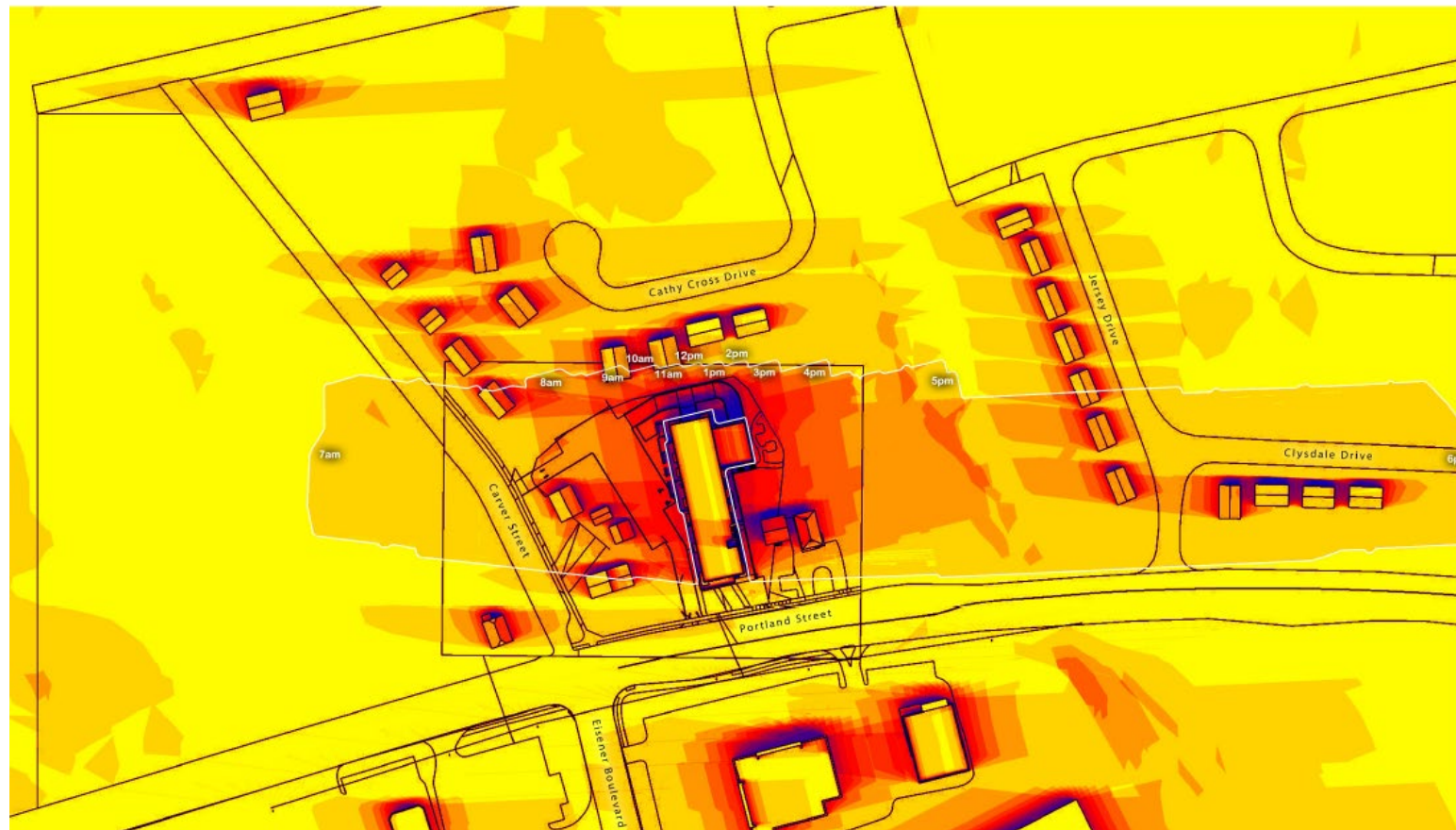
West Elevation Plan (facing Carver St.)

# Proposal



South Elevation Plan (facing Portland St.)





# Integrated Mobility Plan (IMP) & Rapid Transit Strategy

## Portland Street and Cole Harbour Road Functional Plan

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Portland Street has been identified as a Transit Priority Corridor and key to regional traffic flow, transit, goods movement, and active transportation.

Based on the direction of the IMP and Rapid Transit Strategy, the Municipality has undertaken the development of The Portland Street and Cole Harbour Road Functional Plan. There are two objectives of this study:

- to improve road safety for all road uses as well as enhances user experience and efficiency of Transit and Active Transportation.
- to consider land use planning alongside transportation planning for the corridor and explore where future growth will be directed within the study area.