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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



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Purpose of this Meeting

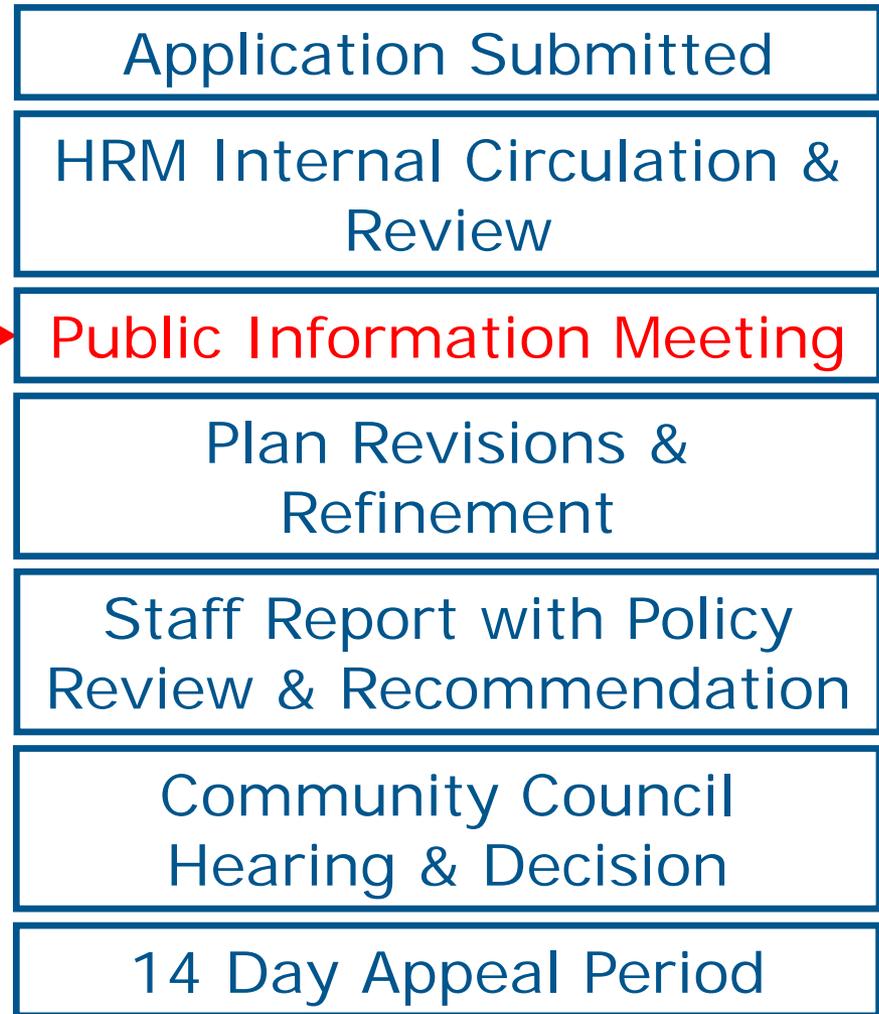
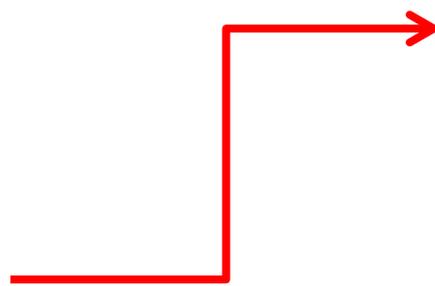
- Share information on the proposed development;
- Explain the process required for an application of this type;
- Receive feedback, hear concerns, and answer questions about the proposed development;

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



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

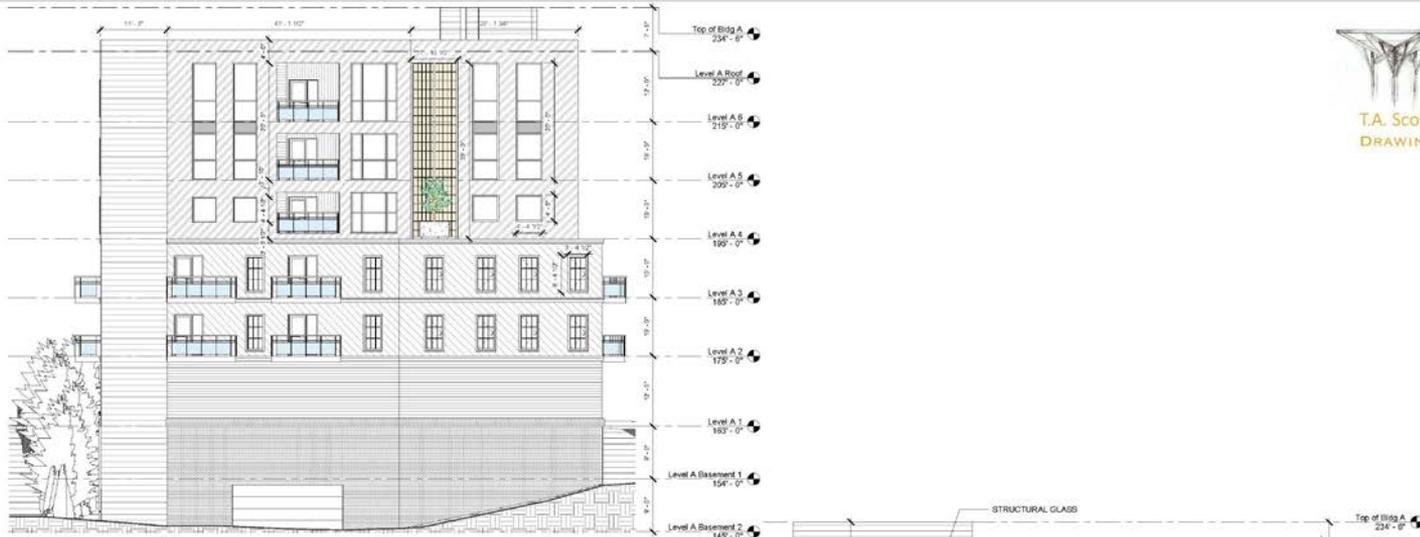


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Proposal Details



T.A. SCOTT ARCHITECTURE + DESIGN
DRAWING INSPIRATION



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

EXTERIOR FINISHES

- GREY BRICK
- BLACK CORRUGATED METAL
- INSLA METAL PANEL MHWAY - GOND WHITE
- INSLA METAL PANEL MHWAY - ROBERT GREY
- INSLA METAL PANEL MHWAY - SLATE BLUE
- INSLA METAL PANEL MHWAY - CHARCOAL PUSKY
- INSLA METAL PANEL LUX - WOOD GRAINS / SACKEE
- MIX OF INSLA METAL PANEL LUX - WOOD GRAINS / DARTWOOD & WHITE OAK
- INSLA METAL PANEL PRODOM - ICE GREY
- POLYMER TRANSLUCENT PANEL - WHITE
- GLASS
- GLASS FINISH / PACIFIC GLASS - FINE BLUE
- GLASS SPANDREL PANEL
- LIME GREEN PAINTED DECKS

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



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

No.	Description	Date

No.	Description	Date

No.	Description	Date

No.	Description	Date

No.	Description	Date

No.	Description	Date

**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
- PINK METAL PANEL AWAY - ECHO WHITE
- PINK METAL PANEL AWAY - REGENT GREY
- PINK METAL PANEL AWAY - SLATE BLUE
- PINK METAL PANEL AWAY - CHARCOAL FINISH
- PINK METAL PANEL UPR - WOOD GRAIN / SHELL
- MIX OF PINK METAL PANEL UPR - WOOD GRAIN / DRIFTWOOD & WHITE OAK
- PINK METAL PANEL PROCEMA - ICE WIND
- KALKREUTH TRANSLUCENT PANEL - WHITE
- GLASS
- GLASS PANELS - PROCEMA GLASS - TINTED BLUE
- GLASS SPANDREL PANEL
- LINE GREEN-PAINTED COORS



No.	Description	Date
1	ISSUED FOR DEVELOPMENT AGREEMENT	2018.11.09

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

B-A200

Scale: As indicated

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

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

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:

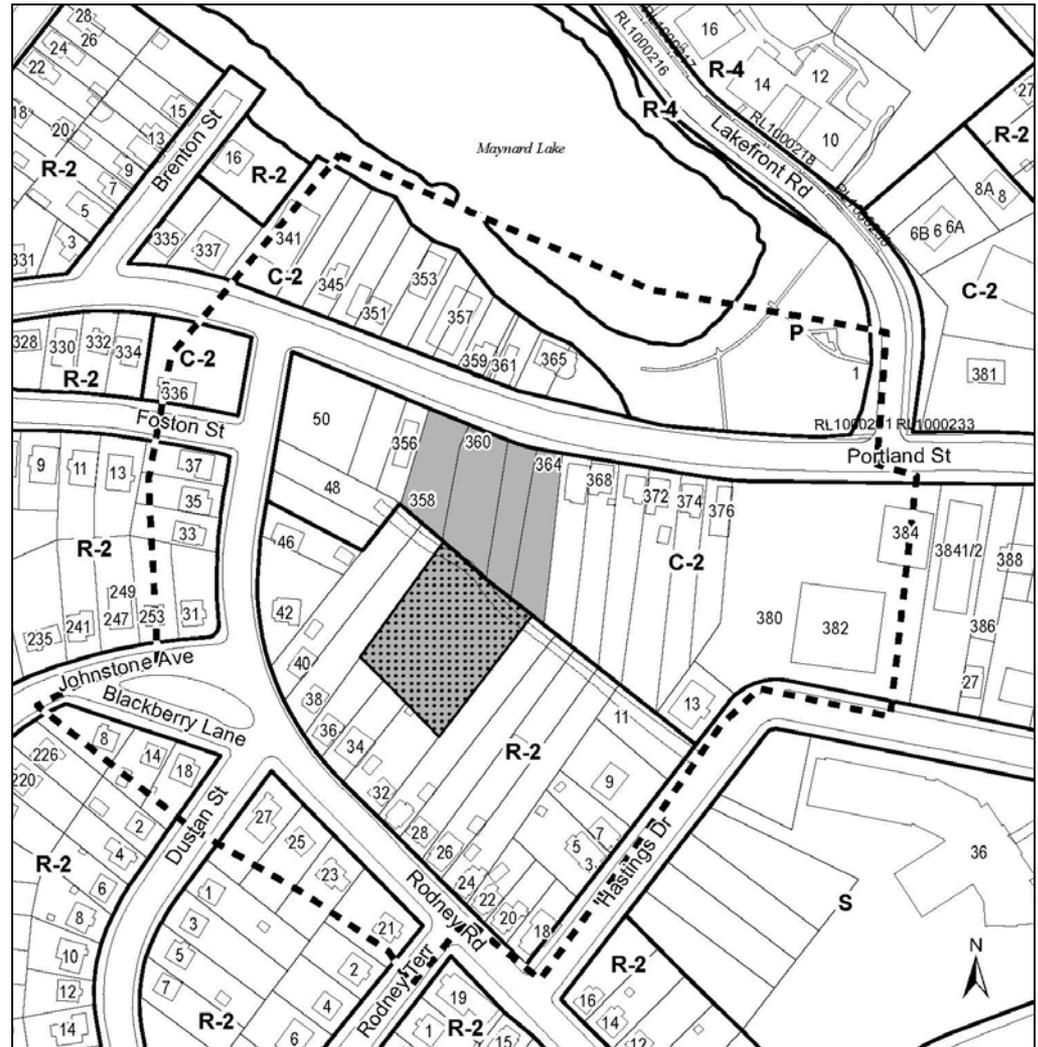
- Residential

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;

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Presentation by Applicant

Troy Scott from T.A. Scott
Architecture + Design

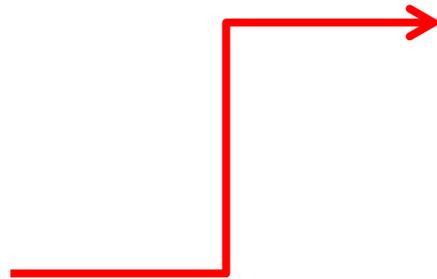
Chandler Haliburton from LMNO
Properties Ltd.

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

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Thank you for your participation!

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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

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