

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, set against a dark blue triangular background.

# HALIFAX

## **Public Open House for Case 21951**

Development Agreement  
1000 Micmac Boulevard, Dartmouth

November 27, 2019

# Agenda for Tonight's Meeting

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1. Welcome and Sign in at Door
2. Questions & Comments at Presentation Boards
3. HRM Staff Policy and Process Presentation
4. Return to Presentation Boards for Further Discussion

# Introductions

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**Dean MacDougall – Planner**

**Meaghan Maund - Planner**

**Sam Austin – Councillor**

**Jared Cavers— Planning Technician**

**Armour Group Ltd. (Blaise Morrison) – 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 1000 Micmac Boulevard, 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

# Site Context

1000 Micmac Blvd., Dartmouth



General Site location



Site Boundaries in Red



# Site Context

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Subject site seen from Micmac Blvd. coming down from Maybank Park

**HALIFAX**

# Site Context

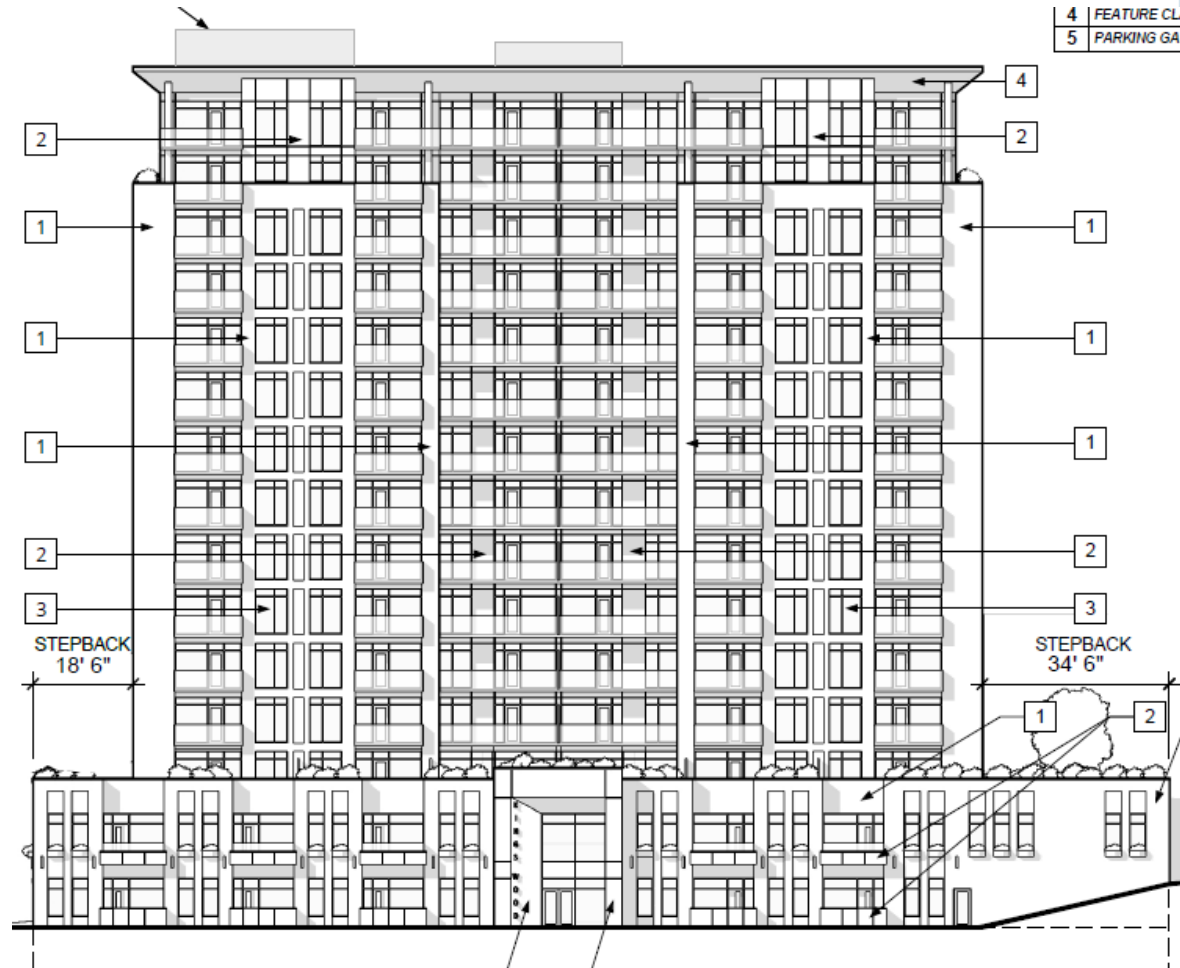


Subject site seen from Horizon Crt. And Micmac Blvd.  
Intersection



# Proposal

- 2 storey podium with 13 storey tower
- 162 units (46% 2+ bedroom units)
- 156 parking spaces
- 6,135 square feet of amenity space
- Proposal includes subdivision



# Policy & By-law Overview

## Dartmouth Municipal Planning Strategy – Dartmouth LUB

- **Zone**
  - R-3 (Multiple Family Residential) Zone
- **Designation**
  - Residential (R)
- **Existing Use**
  - Multiple Unit Dwelling
- **Enabling Policy**
  - IP-5 - Development Agreement



HALIFAX

# Policy Consideration

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Enabling Policy IP-5: Requires any apartment building with 3 or more units to go through a Development Agreement process.

The policy requires Council to consider the following in rendering their decision on a 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.)

# What is a Development Agreement?

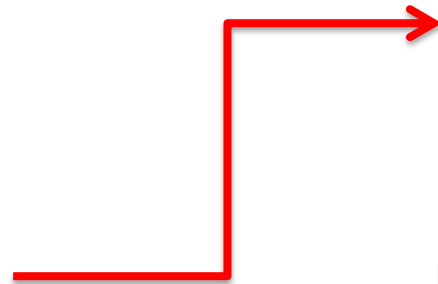
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- A development agreement enables construction of a project under local planning policy
- A binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping, and infrastructure
- Can be approved by Community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



# 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

# 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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# Policy Consideration IP-5

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***Policy IP-5 It shall be the intention of City Council to require Development Agreements for apartment building development in R-3, R-4, C-2, MF-1 and GC Zones. Council shall require a site plan, building elevations and perspective drawings for the apartment development indicating such things as the size of the building(s), access & egress to the site, landscaping, amenity space, parking and location of site features such as refuse containers and fuel storage tanks for the building.***

- ***In considering the approval of such Agreements, Council shall consider the following criteria:***
- ***(a) adequacy of the exterior design, height, bulk and scale of the new apartment development with respect to its compatibility with the existing neighbourhood;***
- ***(b) adequacy of controls placed on the proposed development to reduce conflict with any adjacent or nearby land uses by reason of:***
  - ***(i) the height, size, bulk, density, lot coverage, lot size and lot frontage of any proposed building;***
  - ***(ii) traffic generation, access to and egress from the site; and***
  - ***(iii) parking;***



# Policy Consideration IP-5 (con't)

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- *(c) adequacy or proximity of schools, recreation areas and other community facilities;*
- *(d) adequacy of transportation networks in, adjacent to, and leading to the development;*
- *(e) adequacy of useable amenity space and attractive landscaping such that the needs of a variety of household types are addressed and the development is aesthetically pleasing;*
- *(f) that mature trees and other natural site features are preserved where possible;*
- *(g) adequacy of buffering from abutting land uses;*
- *(h) the impacts of altering land levels as it relates to drainage, aesthetics and soil stability and slope treatment; and*
- *(i) the Land Use By-law amendment criteria as set out in Policy IP-1(c).*
- *(As amended by By-law C-692, Dec. 4, 1991)*

# Proposal

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Proposed View at Micmac Blvd.



# Proposal

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Proposed View at Horizon Court

# Site Context



Entrance to existing multi-unit (Kings Wood Apts.)



# Transition to the Centre Plan

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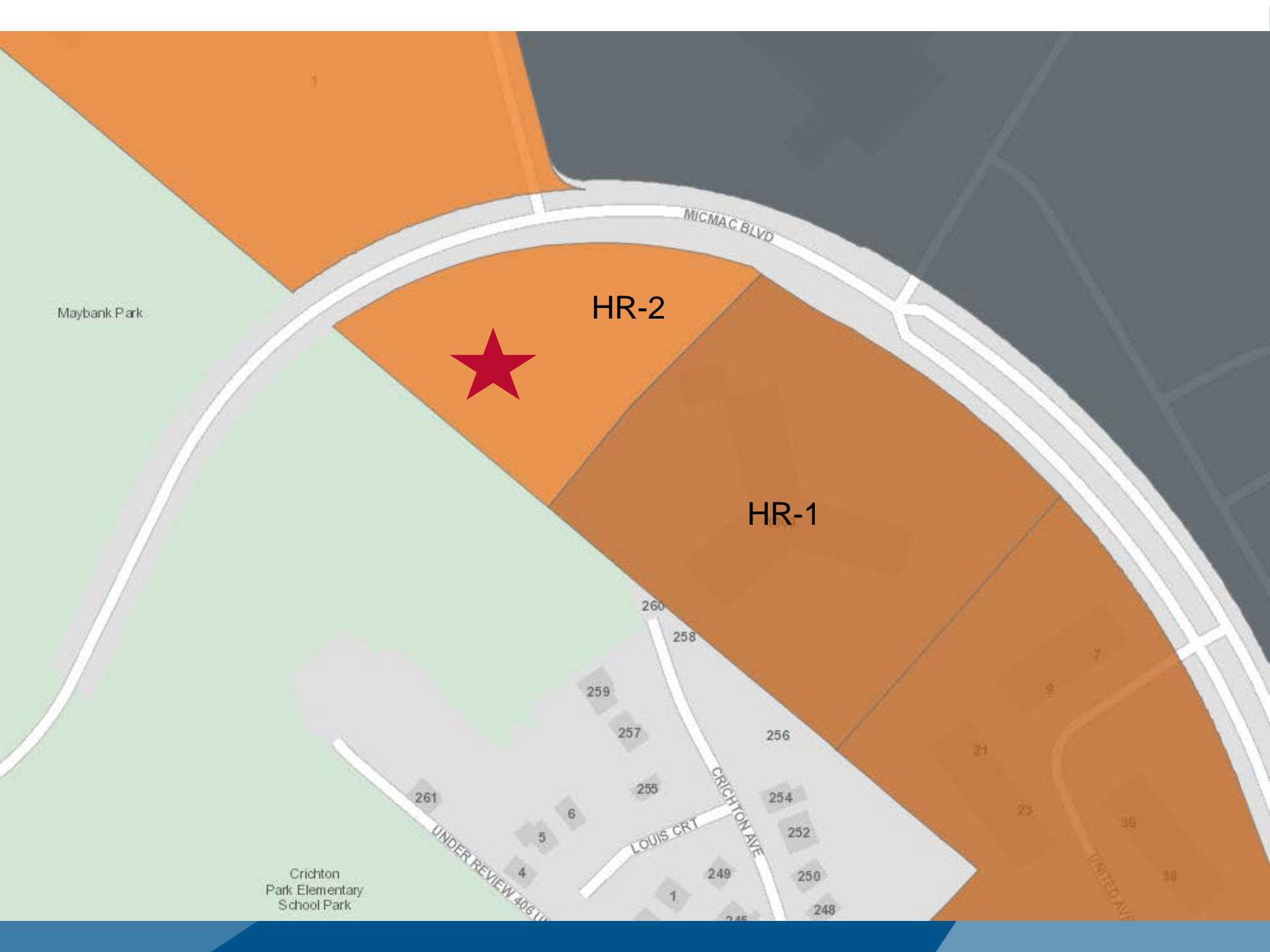
## 10.10.1 POLICY ENABLED DEVELOPMENT AGREEMENTS

### Policy 10.25

In addition to Policy 10.27, 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.

### Policy 10.26

Applications approved pursuant to Policy 10.25 shall include project commencement dates not exceeding three years, and project completion dates not exceeding six years from the date the agreement is filed at the Land Registry Office.



HR-2

HR-1

Maybank Park

Crichton  
Park Elementary  
School Park

MICMAC BLVD

CRICHTON AVE

LOUIS CRT

UNDER REVIEW 406