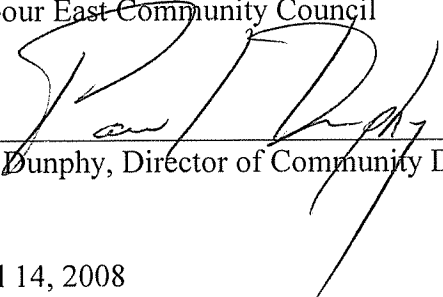


**Harbour East Community Council**  
**May 1, 2008**

**TO:** Harbour East Community Council

**SUBMITTED BY:**   
Paul Dunphy, Director of Community Development

**DATE:** April 14, 2008

**SUBJECT:** Height Restrictions - Wright's Cove Area, Dartmouth

## **INFORMATION REPORT**

### **ORIGIN**

At the February 7, 2008 meeting, Harbour East Community Council passed a motion "requesting a staff report on initiating the process to amend the MPS to provide height restrictions in the Wright's Cove planning area".

### **BACKGROUND**

At the April 18, 2006 meeting of Regional Council, the Wrights Cove Land Use and Transportation Plan (Cantwell & Company, January 2006) was approved-in-principle and staff was directed to commence the process to incorporate the land use recommendations of the report into the draft Halifax Harbour Plan, and the Dartmouth MPS Policy and Land Use By-law regulations. The consultant's report recommended that the shoreline area of the inner cove of Wright's Cove allow for consideration of multiple unit residential uses by development agreement, but did not contain specific direction concerning the height of such development.

Staff are in the process of preparing MPS policy and development agreement criteria with respect to future residential development within the study area.

During this policy development process, a proposal for a multi-unit residential building was brought forward for a property on Basinview Drive on the inner shore of Wrights Cove. The building contains 136 units and is 13 storeys in height. A public information meeting was held on February 4, 2008, and attendees raised concerns over the development's proposed height. This led to the motion of Harbour East Community Council.

## **DISCUSSION**

Under existing MPS policy and zoning, multi-unit residential development is not permitted on the Basinview Drive property since it is zoned for industrial use. The proposed residential development was presented by the proponent in anticipation that it would be considered as part of MPS policy and land use by-law amendment package currently being prepared to implement recommendations of the Wrights cove study.

Staff anticipate that MPS policies and By-law amendments for the Wrights Cove area will be completed in draft form for presentation at a public meeting later this Spring. Council's request that staff consider the proposed height of buildings will be included in the proposed amendments. Following the public consultation the draft amendments will be presented to the Community Council for review, in advance of proceeding to Regional Council for Public Hearing.

Any proposed development agreement must be consistent with the MPS policies that Regional Council approves for the area. Once the policies are adopted, the Community Council will be in a position to consider any specific development agreement proposal.

## **BUDGET IMPLICATIONS**

None.

## **FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

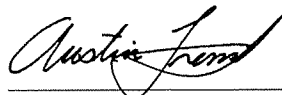
## **ATTACHMENTS**

None.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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