

CASE 15787

Planning Services

Public Hearing MPS and Development Agreement Amendments: Russell Lake West, Dartmouth

December 7, 2010
Halifax Regional Council &
Harbour East Community Council

Overview

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- **Applicant:**
 - Clayton Developments Ltd.
- **Proposal:**
 - Revise layout and distribution of land uses in Russell Lake West
- **Process:**
 - MPS amendments – Regional Council decision
 - Development agreement – HECC decision
 - Public hearing on both matters tonight
 - HECC decision on DA once MPS changes are in effect

Russell Lake West and Subject Area

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- Mixed use community
- Approved by HRM in 2005
- Subject area

Proposed Amendments

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Dartmouth MPS

- Permit multi-units on portion of Block H (6 storeys);
- Increase density of Block G from 15 to 16 units/acre;
- Allow unit redistribution between Blocks G and H.

Development Agreement:

- Change the location of certain land uses;
- Include Block G (2 multi-unit buildings) in DA;
- Increase overall density from 6.8 to 7.3 units/acre;
- Provide additional park/open space land.

Existing and Proposed Density

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Existing

- **Blocks H, J, F: 186 units**
 - 58 TH units
 - 128 multi units
- **Block G DA: 0 units**
(Block G Policy: 150 units)
- **DA + 150 units on Block G per policy: 336 units**
- **Overall RLW Density: 6.8 units/acre**

Proposed

- **Block H, J, F: 162 units**
 - 30 single unit dwellings
 - 132 multi-units
- **Block G: 160 units (multi)**
- **Total Units Proposed: 322 units**
- **Overall RLW Density: 7.3 units/acre**

Capital Cost Charges

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Determined under 2005 infrastructure agreement:

- Clayton contributed in excess of \$4 million in CCCs
- Not a policy consideration in a DA process.

Impact of Development Agreement Amendment:

- Requested amendments have minimal influence,
- Commercial development is the primary driver of cost,
- Depending on final commercial build out, either party could owe money – only 38% developed to date.

Discussion

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- **MPS Amendments: Regional Council Decision**
 - 16 units/acre reasonable for Block G;
 - Multi-unit site moved to Block H due to Shearwater;
 - 6 storeys consistent with other sites in RLW;
 - Unit redistribution clause provides controlled flexibility.
- **Development Agreement: HECC Decision**
 - Block G: not needed for school, 150 units policy-enabled;
 - Additional park and open space;
 - Proposed density: within policy limit, less than if Block G was brought into DA at 15 units/acre.

Recommendation

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Staff recommend that Regional Council:

- Approve the amendments to the Dartmouth MPS as requested by Clayton Developments, as outlined in Attachment A of the staff report.

Existing Overall Site Plan

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