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Regional Council

Public Hearing

Case 18255

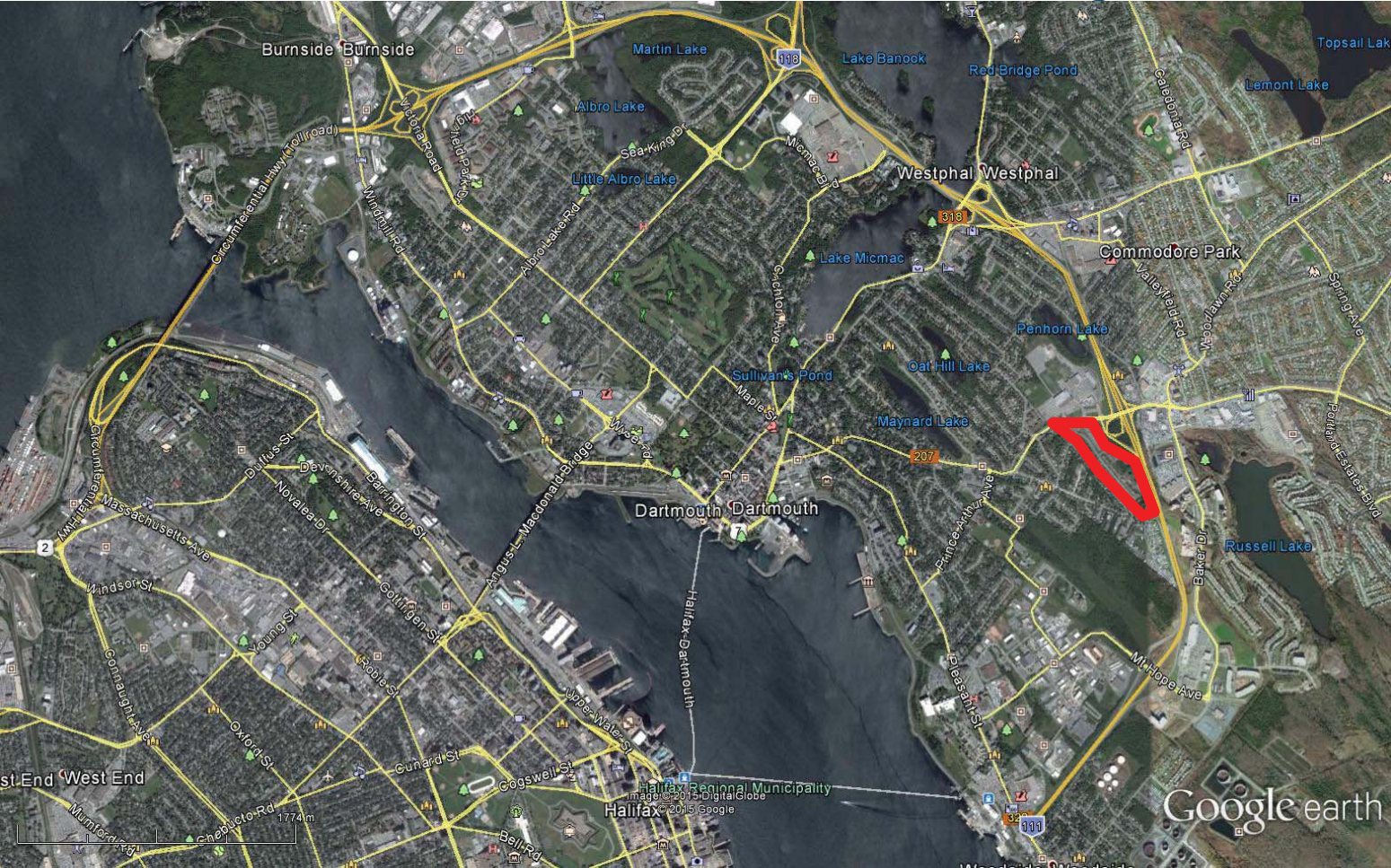
Amend the Dartmouth MPS to enable amendments to an existing development agreement for residential redevelopment at 530 Portland Street and 104 Green Village Lane

March 10, 2015

Request

- To amend the Dartmouth MPS and Land Use By-law.
- Current policies do not allow Council to consider the proposed redevelopment the lands.
- redevelop the lands with higher density by amending existing development agreement to allow 3 residential buildings.

Location: 530 Portland Street/104 Green Village Lane



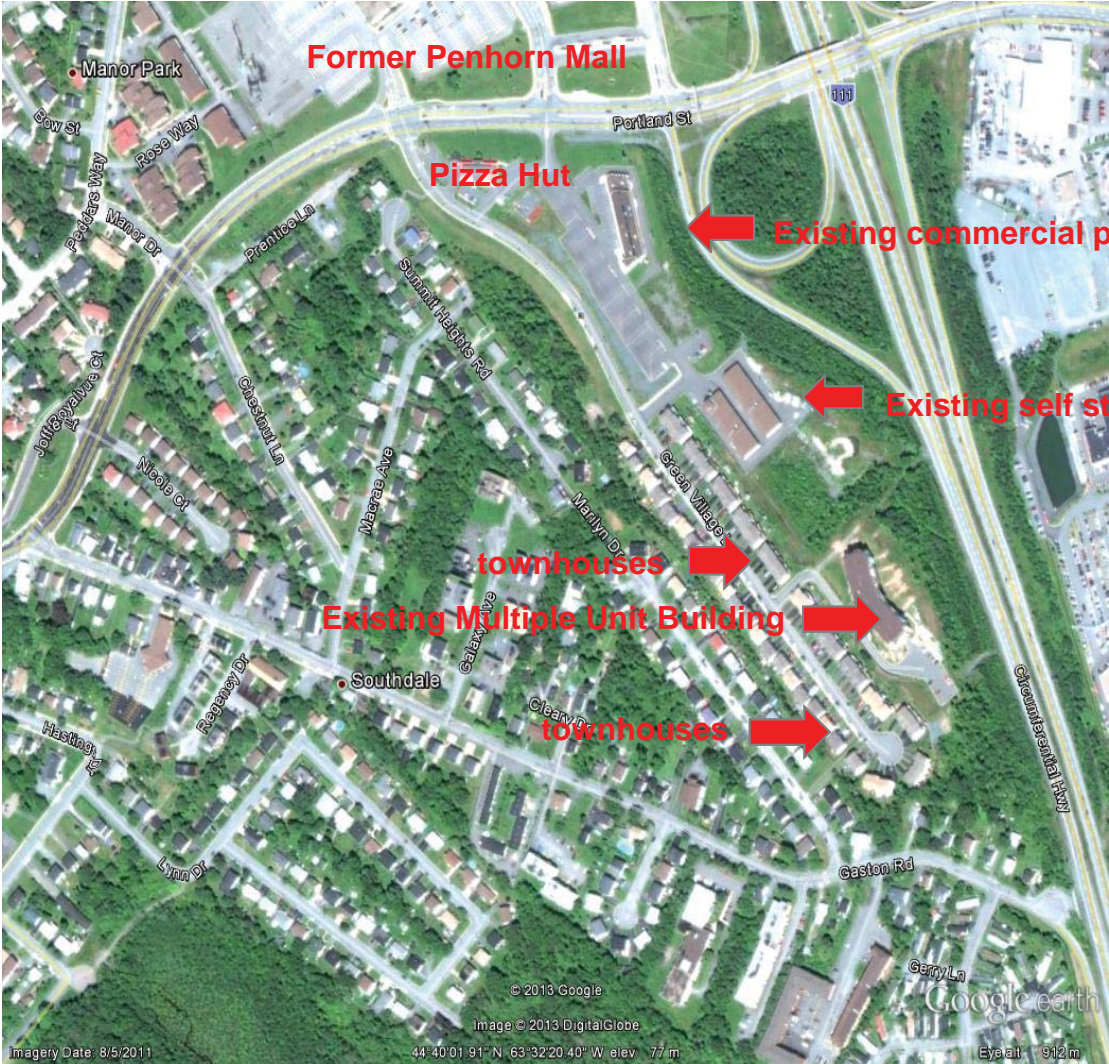
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Proposal: 3 multiple unit buildings, associated amenity spaces and pedestrian connections



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Context



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Subject Lands

Plan Area:

Dartmouth

Designation:

Residential (Dartmouth
MPS);
Urban Local Centre (Regional
MPS)

Zone:

CDD(Comprehensive
Development District)




Current Land Use:

commercially and
residentially developed



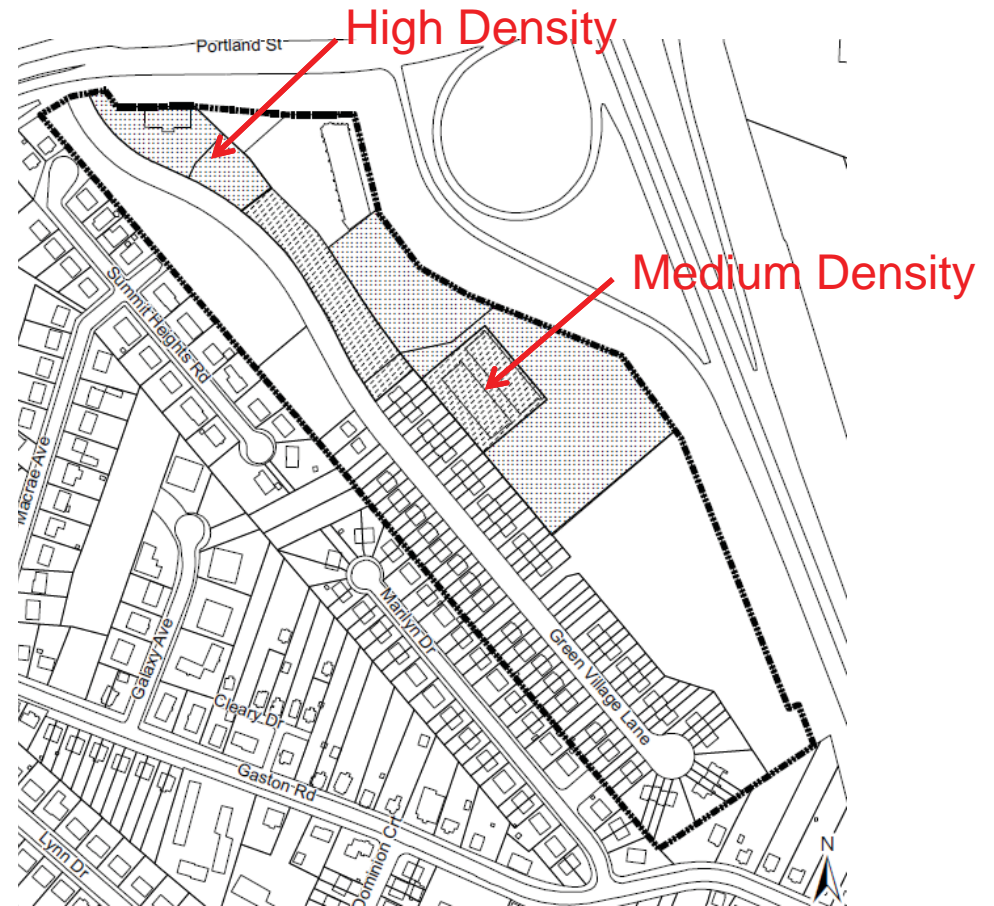
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Proposed MPS Amendments direct future residential growth by designating areas of medium and high density redevelopment

-  Area of Policy H-3G and H-3H
-  Medium Density Residential Development
-  High Density Mixed Use Development

Benefits of MPS Amendments:

- Create certainty for future land owner and residents;
- Acknowledges Penhorn future redevelopment.



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Proposed Amending Agreement

- Adopts new concept site plan
- Reiterates requirement of existing DA for landscape plan(s) but requires Landscape Architect to prepare
- Provisions for 3 new residential buildings
- Provides over 83,000 square feet of amenity space overall
- Proposed new sidewalk on Green Village Lane connects to Portland Street
- Proposed new sidewalk providing internal connections also connects to Portland Street

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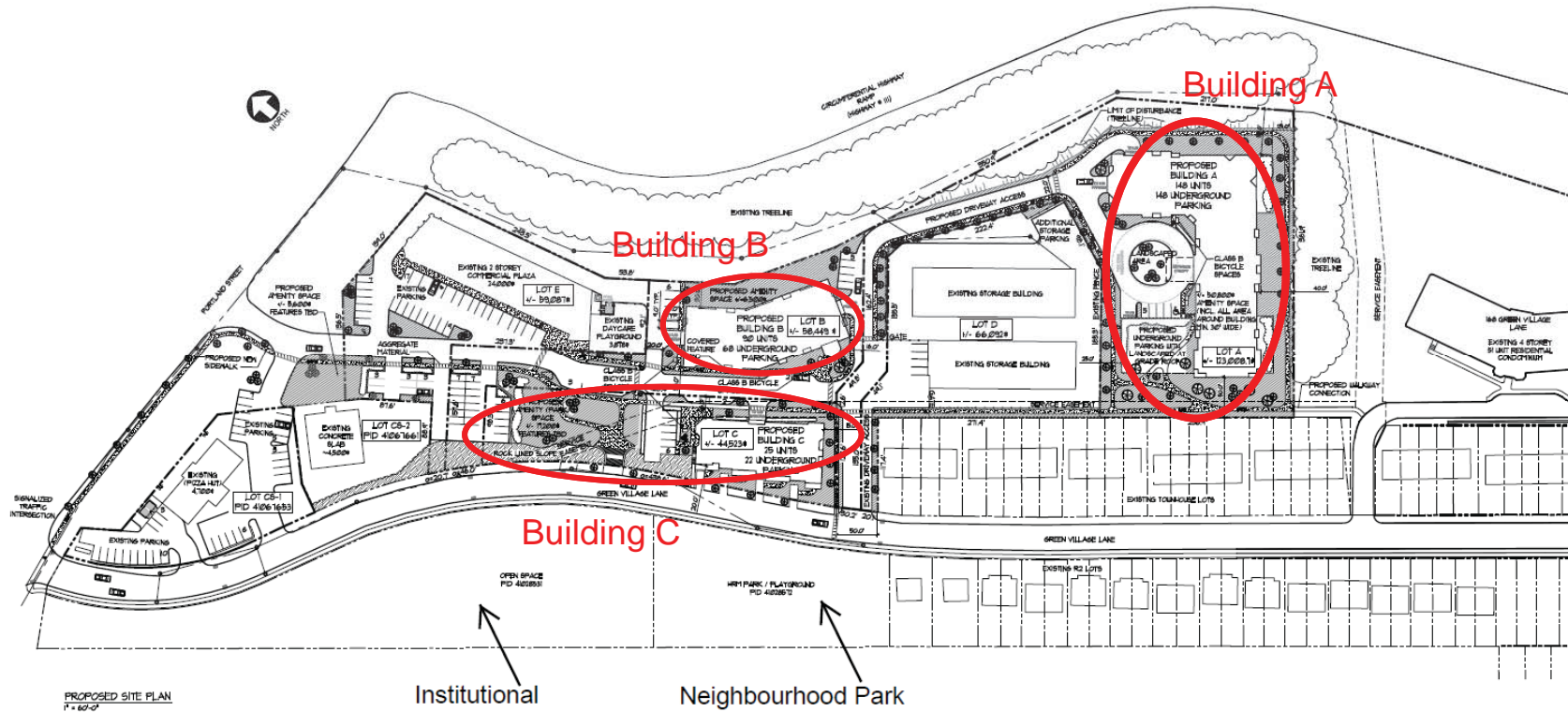


Traffic Flows



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Concept Site Plan



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Recommendation

Approve the proposed amendments to the Dartmouth Municipal Planning Strategy as contained in Attachment A of the December 15, 2014 staff report.

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