



January 26, 2023

Carl Purvis, MCIP, LPP
Planning Applications Program Manager
Development Services/Planning & Development
Halifax, NS

Dear Carl:

Re: MPS amendment application affecting two properties located at 215 Main Street Dartmouth at the corner of Main Street and Caledonia Road (PIDs 40612228, 40612236)

On behalf of my Client, United Gulf Developments Limited, we are applying for an amendment to the Dartmouth Municipal Planning Strategy (MPS) to permit taller buildings as part of a mixed-use development on the above noted properties. The properties are designated Main Street in the MPS and zoned C2 (General Business) in the Land Use By-law (LUB).

The properties are in the Town Centre sub-designation of the MPS, which is defined as being the "heart" of the Main Street designation. The preamble encourages a *"...well-defined, compact and vibrant town centre, while minimizing impacts on the surrounding established low-density residential neighbourhoods"*.

The vision statement for this area in the MPS is states as, *"...a well-defined, dense, mixed use town centre with great pedestrian spaces and landscaping, goods and services, and buildings that invite residents to walk or bicycle to obtain daily needs and, in so doing, informally interact with their neighbours."*

The MPS recognizes this corner as being very important for mixed use development because it is the anchor of one end of the Main Street designation and within walking distance to the Dartmouth East Community Centre and the Alderney Campus of the Nova Scotia Community College.

Our proposal meets the intent of the MPS in terms of its design and land use mix. Our proposal is for three towers of varying heights connected by shorter podiums that have landscaped rooftops and one stand alone three-story building. A central courtyard pedestrian seating plaza is proposed as well as landscaped streetscapes along the full length of both Main Street and Caledonia Road. The 1037 residential units will be a mix of sizes and provide both indoor and outdoor amenity area.

If our MPS amendment application is initiated we would ask that our proposal be processed as a development agreement application concurrently with the MPS amendment application.

Our MPS amendment request is for one item: to allow taller buildings on this site. The current height maximum is eight stories plus a penthouse (80 feet). The opposite end of the Main Street designation is permitted to be twelve stories (120 feet). Given the current housing crisis and the great need for new housing near transit and community focal points, this location is ideal for a greater density and height.

The site is capable of supporting our proposal of three mixed use towers that vary in height between 27 stories and 33 stories. Parking can be provided for both the residential and commercial uses. The proximity of transit and the NSCC being within walking distance means many users will not need a personal vehicle. Architectural features and site design will carry out the vision of the MPS. Our proposal is an efficient use of land and services and will provide much needed housing with supporting commercial uses all on the same site.

The MPS enables development of this site via development agreement in Policies C-45, C-46, and C-27. Our proposal meets the intent of these policies and can be refined through the development agreement process.

The Main Street designation is a Growth Center that was identified in the 2006 Regional Plan. New MPS policies were approved in 2013 to set out the vision for the area. Now, nearly ten years later, the MPS policies could be updated to allow greater density via height which is a more efficient use of land and responds to the current housing crisis and higher construction costs.

We believe that our request has merit and will result in a high-quality mixed-use neighbourhood being created on this very important anchor location for Dartmouth and the Main Street designation.

I look forward to working with HRM on this very important application.

Sincerely:

Original Signed

Jenifer Tsang, MCIP, LPP

Enclosures:

Site plan

Elevation drawings

Application Form

nssc
Akerley Campus

21 Woodlawn Road

