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1 Canal St, Dartmouth NS B2Y 2W1  
[www.zzap.ca](http://www.zzap.ca)

Mr. Allan Silverman

Via email: [accordcan@eastlink.ca](mailto:accordcan@eastlink.ca)

**Re: Proposed Draft CentrePlan Package B zoning summary: 56 and 60 Gaston Road, Dartmouth (PIDs 00242669 & 00242685)**

Dear Mr. Silverman,

ZZap Consulting Inc. is pleased to provide a summary of the draft Land Use By-law (LUB) regulations of CentrePlan Package B (released in February 2020) as they pertain to your properties located at 56 & 60 Gaston Road, Dartmouth.

56 Gaston Road (PID: 00242669)

- The subject property is proposed to be zoned Higher-Order Residential 1 (HR-1) under within the draft regulations. The intent of this zoning is to protect existing housing and provide opportunities for additional multi-unit dwelling residential development.
- The subject property is proposed to have a maximum height limit of 14m, which typically equates to 4 storeys (subject to site grading conditions).
- The property is approximately 48,000 square feet in size and has approximately 180 of frontage on Gaston Road. This provides flexibility to subdivide the property into multiple development parcels, develop the property as a whole with one large building, or develop it two large buildings with a connected parking structure.
- The proposed HR-1 zone includes has a minimum front yard setback of 1.5m, a minimum side yard setback of 2.5m, and a minimum rear yard setback of 6m.
- The proposed zone requires minimum vehicular parking at a rate of 1 parking stall for every 3 units.
- The proposed zone requires minimum outdoor and indoor amenity space at a rate of 5 square metres per unit.
- The proposed zone requires any multi-unit residential development to have a minimum 25% percent of its units have 2 bedrooms and a minimum 10% of its units have 3 or more bedrooms.
- All development on the property may be subject to the incentive or bonus zoning requirements of the Land Use By-law.
- Based on the approximate dimensions of the property – redevelopment of the lands may include two buildings, that could be approximately 50,000 square feet of gross floor area each (approximately 100,000 sf total). This may equate to approximately 40-60 units within each building (80-120 units total) depending on the average unit size. Each building may be located on its own separate lot by subdividing the property, or both buildings may be located on the same lot provided they are connected either above or below grade.

60 Gaston Road (PID: 00242685)

- The subject property is proposed to be zoned Higher-Order Residential 1 (HR-1) under within the draft regulations. The intent of this zoning is to protect existing housing and provide opportunities for additional multi-unit dwelling residential development.
- The subject property is proposed to have a maximum height limit of 14m, which typically equates to 4 storeys (subject to site grading conditions).
- The property is approximately 43,500 square feet in size and has approximately 50 of frontage on Gaston Road. This does not provide flexibility to subdivide the property into multiple development parcels because at least 80 feet of frontage would be required in order to do so.
- The proposed HR-1 zone includes has a minimum front yard setback of 1.5m, a minimum side yard setback of 2.5m, and a minimum rear yard setback of 6m.
- The proposed zone requires minimum vehicular parking at a rate of 1 parking stall for every 3 units.
- The proposed zone requires minimum outdoor and indoor amenity space at a rate of 5 square metres per unit.
- The proposed zone requires any multi-unit residential development to have a minimum 25% percent of its units have 2 bedrooms and a minimum 10% of its units have 3 or more bedrooms.
- All development on the property may be subject to the incentive or bonus zoning requirements of the Land Use By-law.
- Based on the approximate dimensions of the property – redevelopment of the lands may include two buildings, that could be approximately 35,000 square feet of gross floor area each (approximately 70,000 sf total). This may equate to approximately 30-40 units within each building (60-80 units total) depending on the average unit size. In order to have both buildings on the single lot, they would have to be connected either above or below grade.

Please note that the following factors could impact the information provided in this letter:

- Site grading conditions.
- Site soil conditions.
- Desired and/or required vehicle parking supply.
- Changes to the draft Package B Centre Plan regulations.
- Municipal servicing capacity.
- Traffic impact.
- Any existing burdens on the properties (i.e. easements).



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We would like to thank you for the opportunity to prepare this letter. If you have any questions or clarifications relative to the content of this letter, please do not hesitate to contact the undersigned.

Sincerely,

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