

Public Hearing
PLANAPP-2023-00377

Development Agreement:

541 Pleasant St. Dartmouth

Harbour East Marine Drive Community Council

Proposed Development



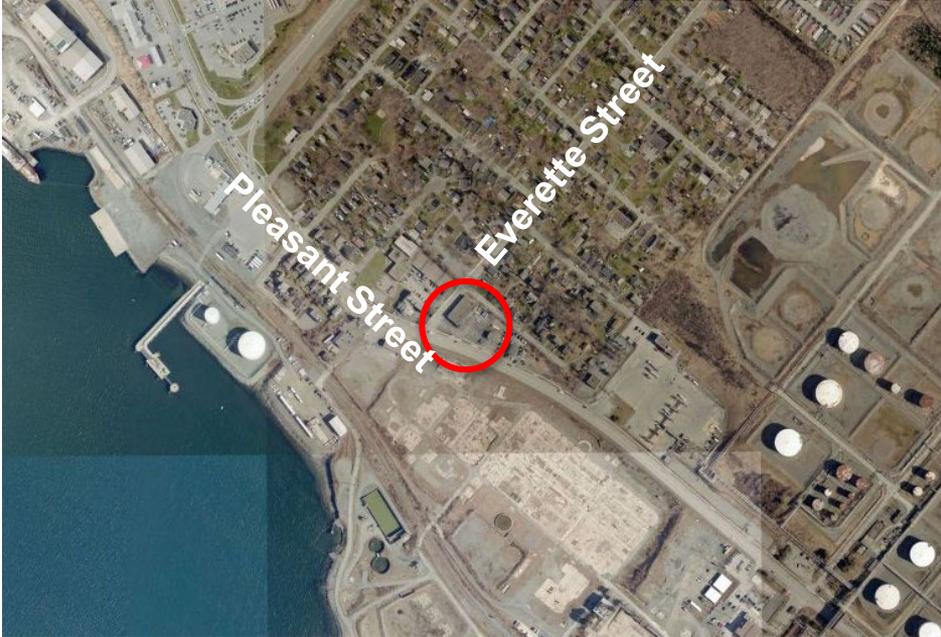
Applicant: Stephen Adams Consulting Services Inc.

Location: 541 Pleasant St.
Dartmouth

Proposal: Mixed-use, multiple unit building

Type of Application: Development Agreement

Site Context



General Site location in Red



Site Boundaries in Red

Site Photos



Site Photos



Neighbourhood Context



Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

HALIFAX

Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

Guide where population growth and the investment of services like transit, piped water and sewer should occur.

HALIFAX

Planning Policy Overview

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Community Plan

Land Use By-law
(Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

Planning Policy Overview

Regional Plan &
Subdivision By-law

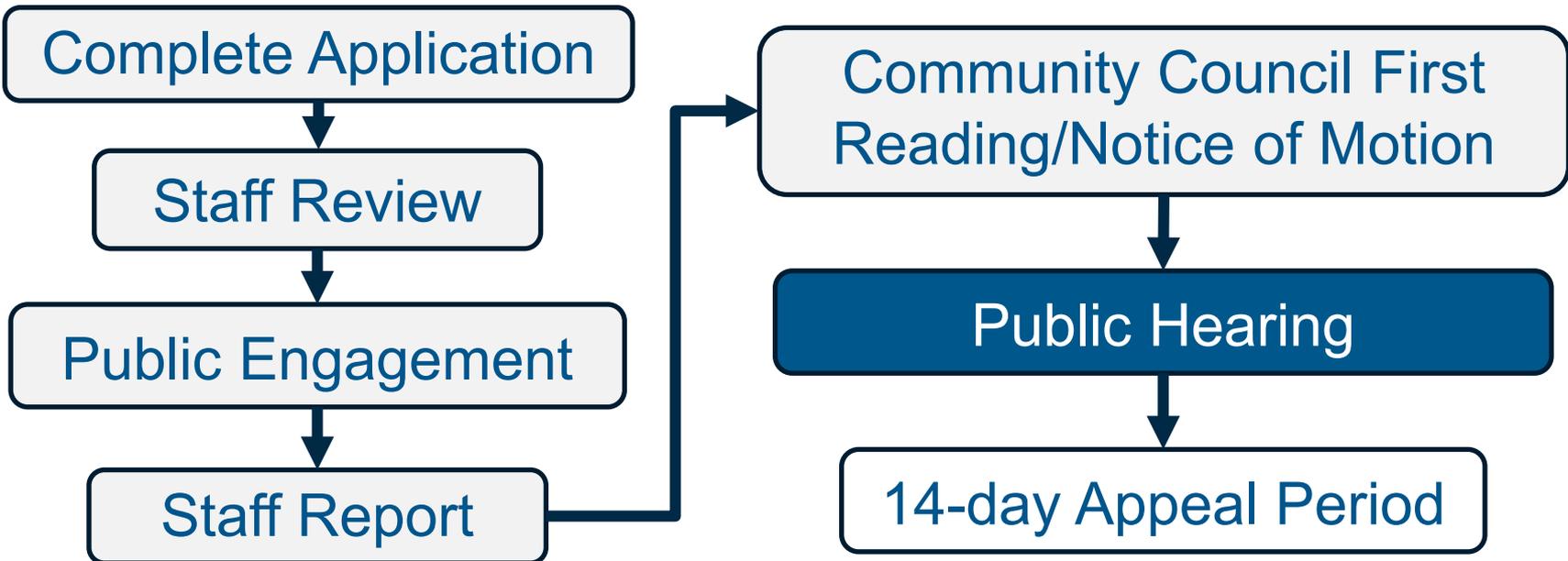
Community Plan

Land Use By-law
(Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public.

HALIFAX

Development Agreement



Planning Overview



Municipal Sewer and Water



Zone: C-2 (General Business) Zone



Designation: Commercial



Existing Use: Commercial Building



Enabling Policy: Policy IP-5 – Apartment Buildings

Policy Consideration

Enabling Policy IP-5:

This policy enables Council to consider a proposal for apartment buildings greater than 3 residential units.

Council must consider the following in rendering their decision on a Development Agreement:

- Height, design, and scale.
- Landscaping and amenity space.
- Infrastructure capabilities.

HALIFAX

Proposal Details

- Ground floor commercial uses facing Pleasant Street.
- Grade-related townhouse units facing Mackenzie Street.
- 6 surface parking spaces and a min of 50 underground spaces.
- Pathway on Everette St. which widens the existing sidewalk and new pathway on Mackenzie St.



541 PLEASANT ST.

Key Aspects

- Maximum height of 5 storeys (17.6 metres)
- Transition down in height towards MacKenzie St.
- Potential for 74 residential units, based on the permitted massing and height

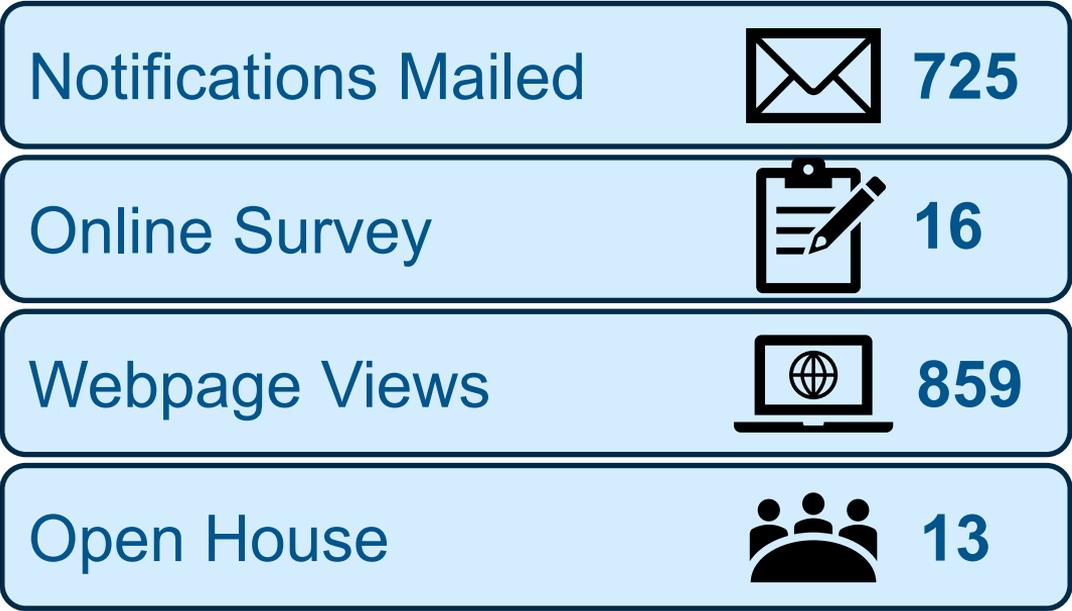


EVERETTE ST ELEVATION



MACKENZIE ST ELEVATION

Public Engagement Feedback



Level of engagement completed was consultation achieved through the HRM website, a mail out notification, online survey, and a public open house (Dec 5, 2022).



Public Engagement Feedback

Feedback included :

- Traffic/access concerns were raised;
- Provides much needed apartment units;
- Need for outdoor recreation/amenity space;
- Most respondents believe it fits the neighbourhood and site, while some felt it is too big.



Elements of Development Agreement

- Allows a five storey, mixed-use, multiple-unit building;
- Controls on height, siting, massing, and exterior design of the building;
- Commercial uses as permitted within the C-2 (General Business) Zone of the Dartmouth LUB;
- Residential unit mix = min 20% of the units be two or more bedrooms;
- Required indoor and outdoor amenity space;
- Controls on site access location and requirements for vehicular parking;
- Landscape and lighting controls;
- Requirement for lot grading and erosion and sedimentation control plans;

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which can be made without a formal Public Hearing. The Development Officer or Community Council could authorize this change by resolution. These include:

- Changes to the parking requirements;
- Changes to the architectural requirements, such as building materials, but not massing and height;
- Extension to the dates of commencement and completion of development.

Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend:

Harbour East Marine Drive Community Council approve the proposed development agreement.

Thank You

Planner's Name



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902-240-7085



EVERETTE ST ELEVATION



N/E ELEVATION

HALIFAX



PLEASANT ST ELEVATION



MACKENZIE ST ELEVATION