

Item 10.1.2



541 Pleasant Street: Existing Conditions





541 Pleasant Street: Proposed Project



Stephen Adams Consulting Services Inc.
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To: Members of Harbour East-Marine Drive Community Council

Fr: Stephen Adams

Re: PLANAPP 2023-00377 (former Case 23958): Development Agreement for 541 Pleasant Street, Dartmouth

Date: March 26, 2024

I write regarding PLANAPP 2023-00377, which is related to the property at 541 Pleasant Street.

This property is within the Woodside Regional Growth Centre on the Regional Plan, which encourages medium density development. The proposal is for a 5-storey building, which will provide much-needed housing, offering a mix of bachelor, 1-bedroom and 2-bedroom units, with a total unit count of 71. In addition, a minimum of 50 underground parking spaces will be provided, allowing for a more aesthetically pleasing yard. A commercial component on the ground floor facing Pleasant Street is also proposed.

The bulk of the building is situated closer to Pleasant Street. It transitions down in height towards the low-density residential properties on Mackenzie Street (from five to three storeys). This decrease in height at the rear of the building increases the setback of the five-storey portion of the building to approximately 10 metres from the Mackenzie Street property boundary. We have done our very best to minimize any negative impacts on the neighbourhood.

The site is within walking distance to several park facilities in the neighbourhood such as Feetham Park, a corner park at Everette and High St., and Brompton Road Park. Adjacent to the site is the South Woodside Elementary School, Park, and Community Centre. The site is within the Dartmouth High family of schools and according to Halifax Regional Centre for Education (HRCE) all schools in the Dartmouth High family applicable to this site are within capacity.

The findings of the Traffic Impact Statement (TIS) suggests that the traffic volumes generated by the development are considered within the volume guidelines for Pleasant Street and the site-generated trips are expected to have a marginal impact on the operations during peak travel periods.

This site is serviced by public transit with an accessible transit stop immediately in front on Pleasant Street, which includes Routes 6 B and 6C. The site is also within the Woodside ferry walkshed.

This proposal is reasonably consistent with the intent of the MPS. The design of this building can also be considered compatible and consistent with the existing development form and adds residential infill density consistent with the Regional Plan.

Based on the preceding information, the need for housing, and a positive recommendation from HRM Planning staff, I respectfully request that you approve this application.

Yours very truly,

Stephen Adams

TOTAL FOOTPRINT: 15,500SF

OUTDOOR AMENITY AREA: 4,200 SF
INDOOR AMENITY AREA: 1,200 SF
(INCLUDING COMMON AREA ON LEVEL 2 & GYM ON LEVEL 3)

GARBAGE DISPOSAL:
ENTRY & EXIT FROM MACKENZIE ST ONLY

PARCEL & FURNITURE DELIVERY:
ENTRY FROM EVERETTE ST ONLY
EXIT FROM MACKENZIE ST ONLY

○ NS POWER UTILITY POLE
--- LEVELS OVERHEAD

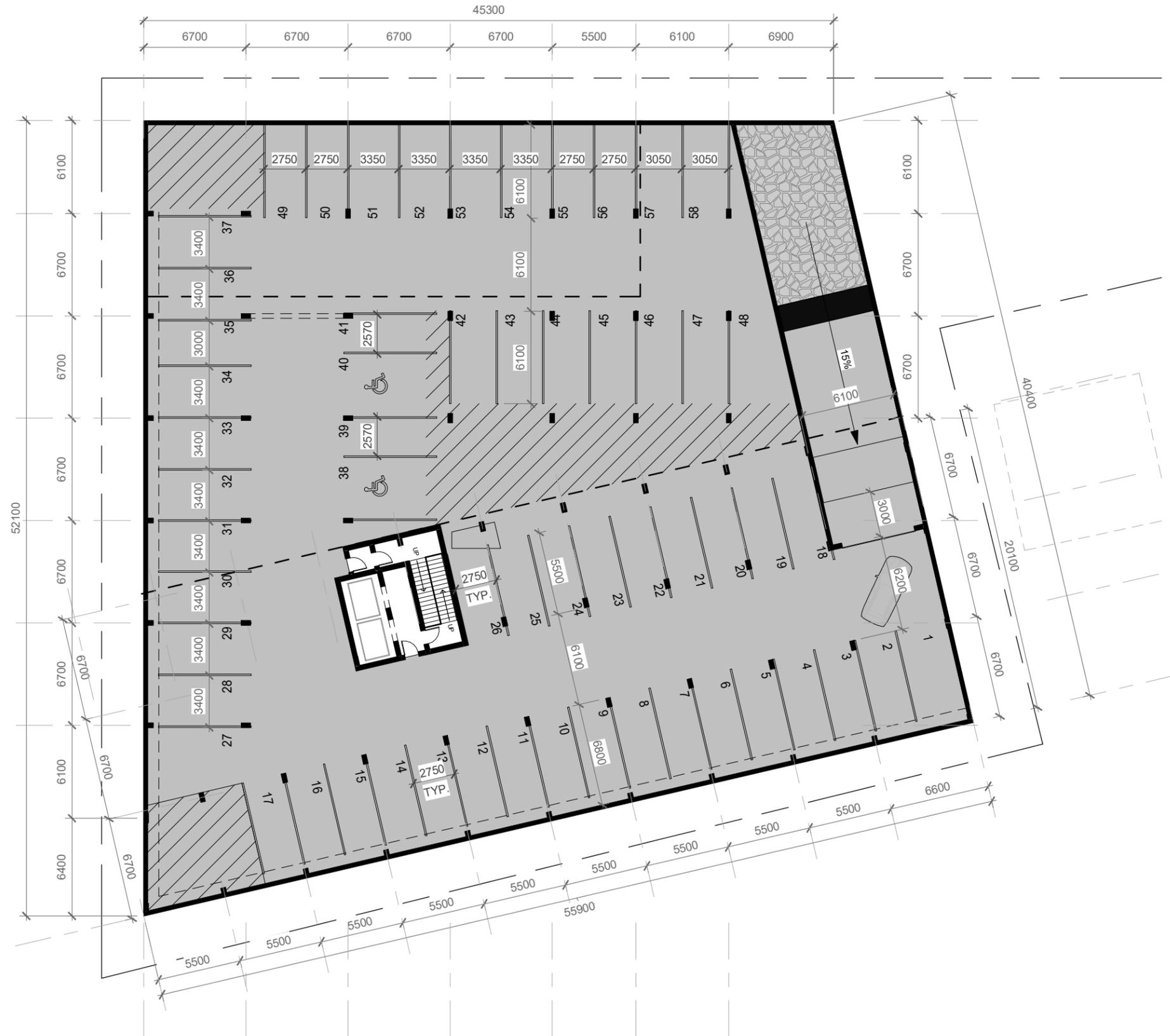


1 : 300 SCALE 541 PLEASANT ST.

GROUND LEVEL & SITE
ASK1-R1

2023_12_13

TOTAL FOOTPRINT: 24,500SF
PARKING SPACES: 58
REGULAR SPACES: 57
WHEELCHAIR SPACES: 2



1 : 300 SCALE

541 PLEASANT ST.



2 PERSPECTIVE - PLEASANT ST AND EVERETTE ST
541 PLEASANT ST. PROPOSED MIXED USED BUILDING
OPEN HOUSE PRESENTATION

Primary external building materials will be various types of siding of different dimensions, direction and colour above the first level and masonry at the ground floor. Colours, texture and ratios of all elements shown are only indicative and may vary depending on availability and cost at the time of permitting.





3 PERSPECTIVE - MACKENZIE ST
541 PLEASANT ST. PROPOSED MIXED USED BUILDING
OPEN HOUSE PRESENTATION

Primary external building materials will be various types of siding of different dimensions, direction and colour above the first level and masonry at the ground floor. Colours, texture and ratios of all elements shown are only indicative and may vary depending on availability and cost at the time of permitting.





4 ELEVATION - PLEASANT ST
541 PLEASANT ST. PROPOSED MIXED USED BUILDING
OPEN HOUSE PRESENTATION

Primary external building materials will be various types of siding of different dimensions, direction and colour above the first level and masonry at the ground floor. Colours, texture and ratios of all elements shown are only indicative and may vary depending on availability and cost at the time of permitting.





5 ELEVATION - EVERETTE ST
541 PLEASANT ST. PROPOSED MIXED USED BUILDING
OPEN HOUSE PRESENTATION

Primary external building materials will be various types of siding of different dimensions, direction and colour above the first level and masonry at the ground floor. Colours, texture and ratios of all elements shown are only indicative and may vary depending on availability and cost at the time of permitting.





6 ELEVATION - MACKENZIE ST
541 PLEASANT ST. PROPOSED MIXED USED BUILDING
OPEN HOUSE PRESENTATION

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