

Public Hearing
PLANAPP 2023-00376

3 & 5 Bruce Street, Dartmouth

Harbour East-Marine Drive Community Council

Proposed Development



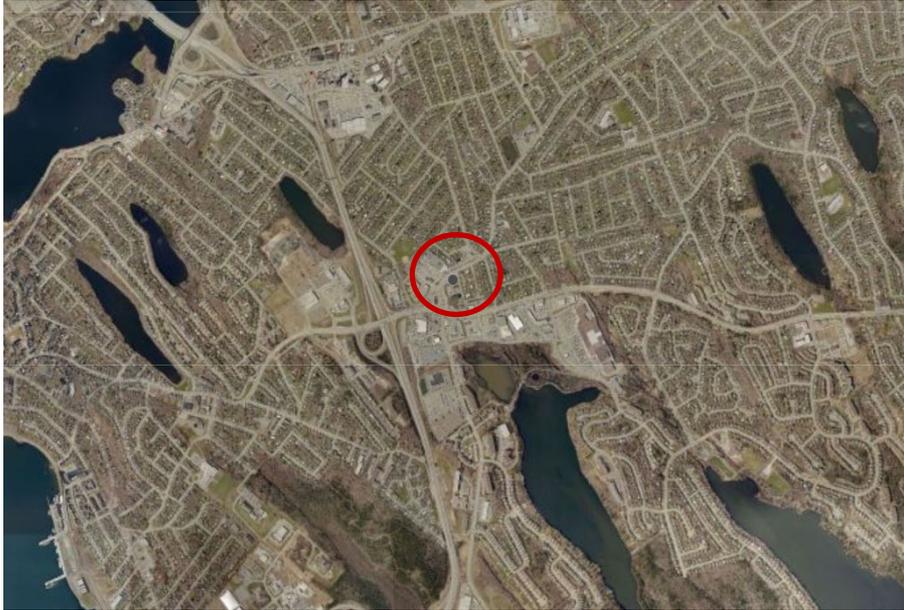
Applicant: TEAL Architects and Planners Inc.

Location: 3 & 5 Bruce Street, Dartmouth

Proposal: seven storey mixed use building

Type of Application: Rezoning, Development Agreement.

Site Context



General site location in **Red**



Site boundaries in **Red**

Site Photos/Neighbourhood Context



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Site Photos/Neighbourhood Context



HALIFAX

Site Photos/Neighbourhood Context



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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.

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Planning Policy Overview

Regional Plan &
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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

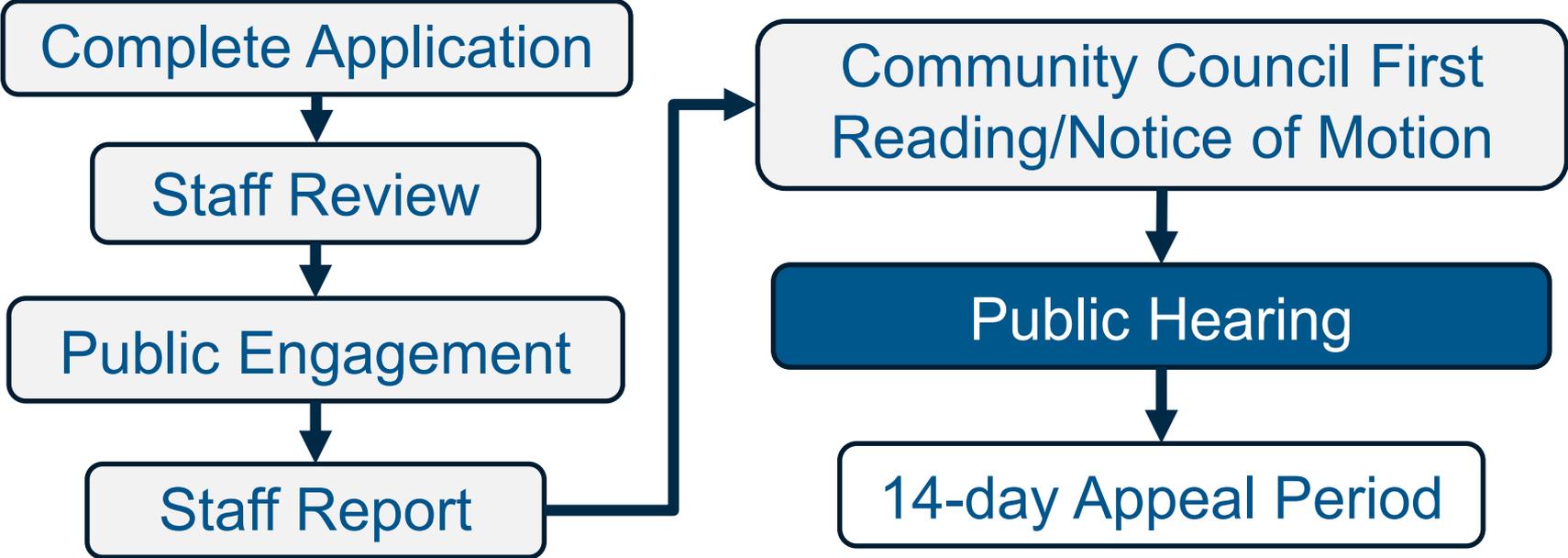
Community Plan

Land Use By-law
(Zoning)

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

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Rezoning and Development Agreement



Planning Overview



Municipal Sewer and/or Water: yes



Zone: R-1



Designation: Residential



Existing Use: residential and retail/commercial



Enabling Policy: IP-1(c), IP-5

Policy Consideration

Enabling Policy IP-1(c): This policy enables Council to consider proposals for apartment buildings in the Residential Designation that are not otherwise enabled by the applied zone.

Council must consider the following in rendering their decision:

- that the proposal is compatible and consistent with adjacent uses and the existing development form in the area;
- buffering, landscaping, and access control provisions reduce incompatibilities with adjacent land uses and traffic arteries;
- proposal is not obnoxious use;

Policy Consideration

- proposed development controls ensure compliance with approved plans and coordination between adjacent land uses and public facilities such as:
 - type of use, density, and phasing
 - emissions including air, water, noise
 - traffic generation, access to and egress from the site, and parking;
 - provisions for pedestrian movement and management of open space, parks, walkway;
 - drainage both natural and sub-surface and soil-stability;
- Site suitability in terms of slope, soil conditions, outcroppings, watercourses, marshes, swamps, bogs, areas subject to flooding, proximity to major highways, ramps, railroads, or other nuisance factors

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Proposal Details

The applicant seeks to rezone 3 Bruce Street from R-1 to R-3 and 5 Bruce Street from R-1 to R-3, and then enter into a development agreement to construct:

- 7 storeys with 78 residential units
- 770 square metres (8290 square feet) commercial space
- 40 parking spaces – at below grade

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Key Aspects Bruce Street facade

Schedule C

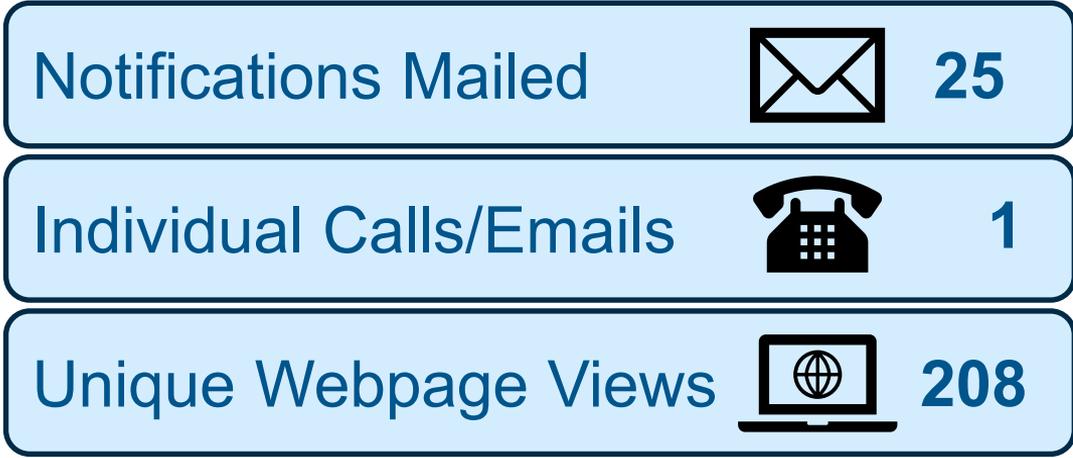
Bruce St. entry
Stepback
Street wall
Ramp to parking



Streetwall
Stepback
Steps to sidewalk

① SOUTH ELEVATION
3/32" = 1'-0"

Public Engagement Feedback



Level of engagement completed was consultation achieved through notification sign erected at subject site, information webpage, a mail out notification and a Shape Your City presentation at halifax.ca

Public Engagement Feedback

Feedback included:

- Concern regarding pedestrian safety and vehicular access during construction;
- Access to underground parking will increase vehicle volume on Bruce Street and be a hazard to pedestrians on the street; and
- Concern regarding traffic queuing on Bruce Street and the intersection with Woodlawn Road.
- Concern over the increased height of the proposed building shading a resident's home near Glenn Court and Hilton Drive.

Changes Made in Response

- The underground parking ramp was moved further southeast to increase corner clearance to Woodlawn Road that exceeds the HRM By-law S-300 minimum.
- Sun and shade studies were prepared after residents expressed concern about shade covering their semi-detached home at local Glenn Court and Hilton Drive.

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Key Elements of Development Agreement

- Architectural requirements to address the compatibility of the proposed building in the local community;
- Elevation drawings to ensure the building displays the same character and form as shown to the public and Council;
- Requirement for a landscape plan;
- Provisions for lighting, parking and signage; and
- Requirement for the completion of an Environmental Site Assessment in accordance with Provincial regulations.

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which may be made without a formal Public Hearing. The Development Officer or Community Council, if the DO cannot approve, could authorize this change by resolution. These include:

- Changes to the landscaping measures, conversion of first level commercial to residential, signage provisions; and
- Extension of time limits for commencement or completion of the agreement.

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:

Approve the proposed rezoning and development agreement, which shall be substantially of the same form as set out in Attachment A and Attachment B of the staff report.

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Thank You

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July 4, 2024