

# HALIFAX

## **Case 21524**

**Development Agreement:**

**33-35 Pleasant Street**

**Dartmouth**

**Heritage Advisory Committee**

September 26, 2018

# Applicant Proposal

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Applicant: Jason Fox (on behalf of Deborah Dobbin and Jason Van Meer)

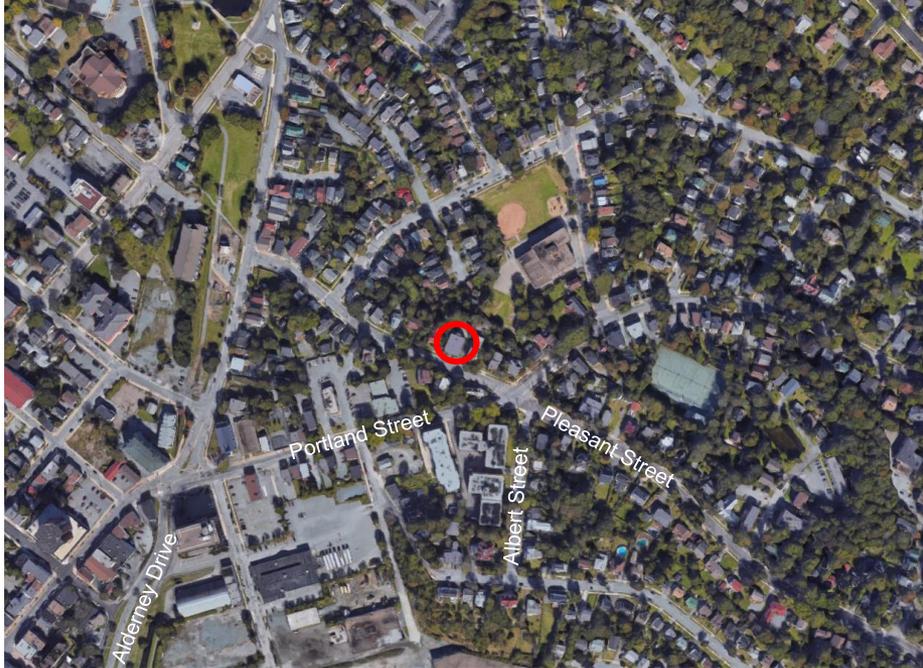
Location: 33-35 Pleasant Street, Dartmouth

Proposal: Legalize the heritage property's current use as a six unit residential building.

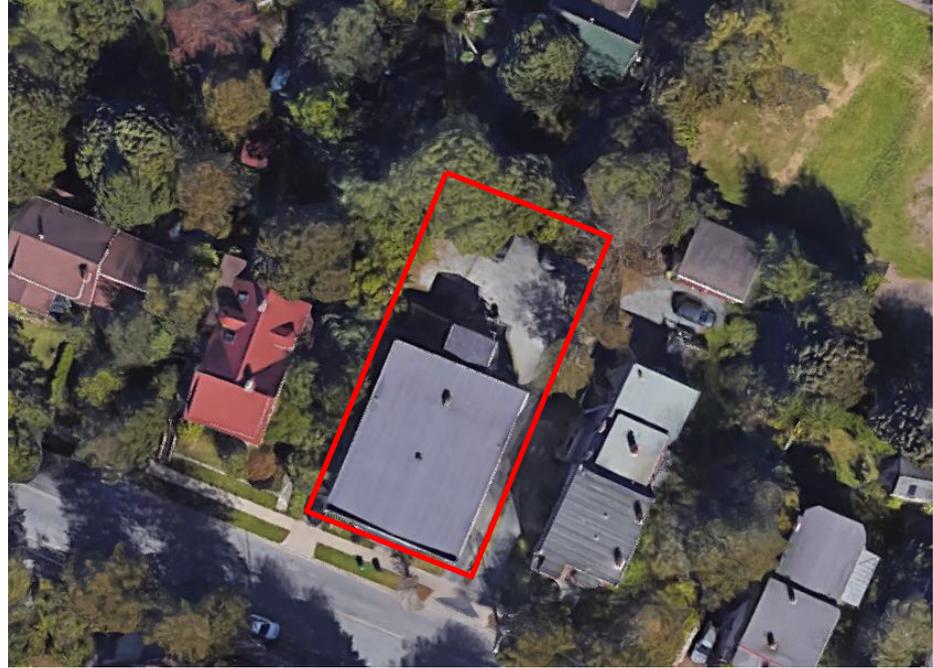


# Site Context

33-35 Pleasant Street, Dartmouth



General Site location



Site Boundaries in Red

# Site Context

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**HALIFAX**

# Proposal

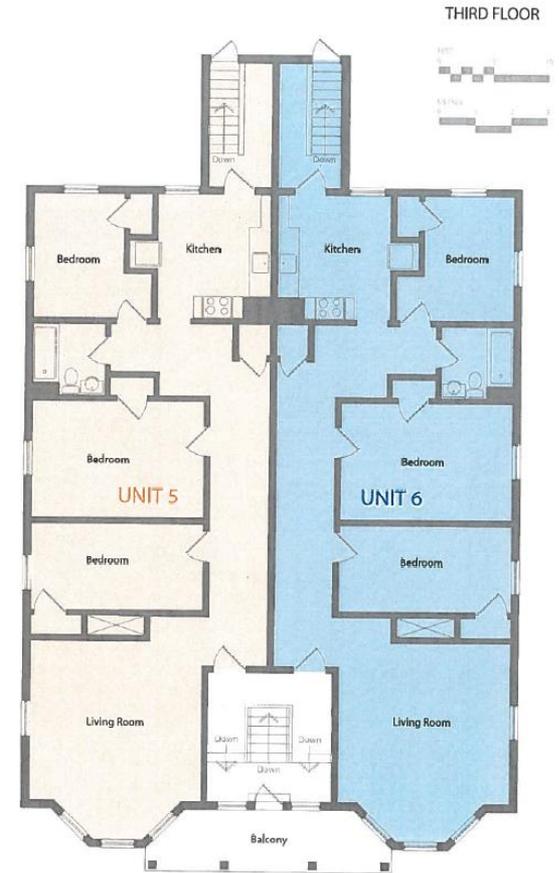
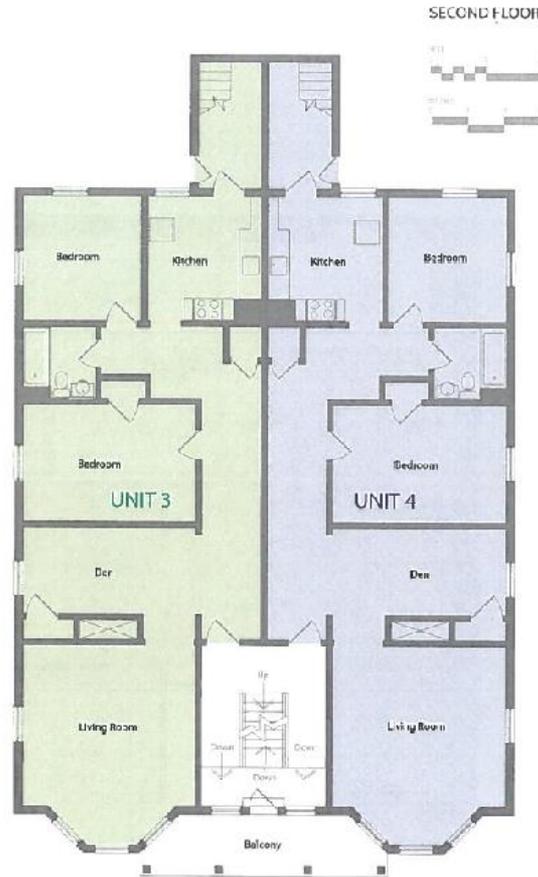
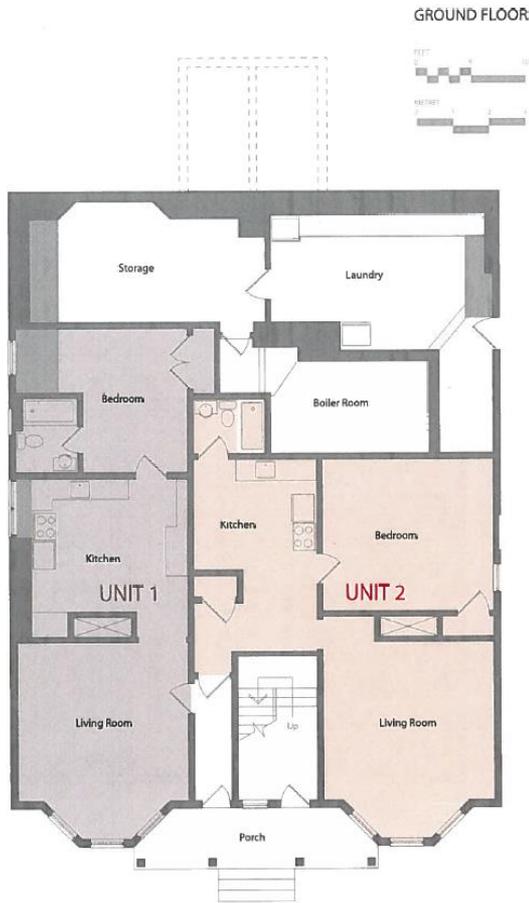
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- Sixth unit established sometime after 1990
- Determined in 2016 that only five of the units were legal
- No physical changes to the heritage building or property are proposed

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# Proposal



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# Land Use By-law

## Downtown Dartmouth Land Use By-law

### DN Zone

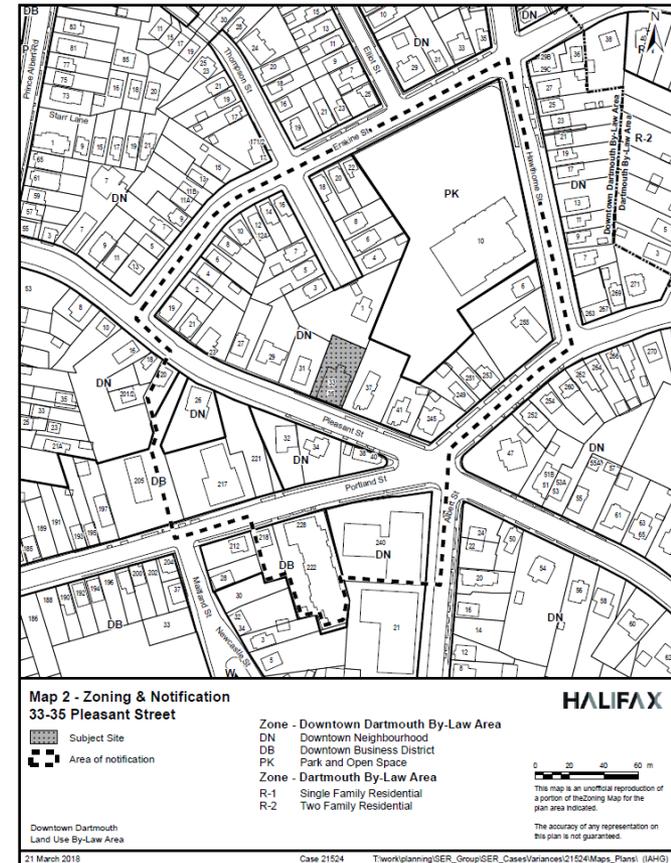
- Permits single detached dwellings, two unit dwellings, converted dwellings, bed and breakfasts, home businesses, parks and playgrounds and accessory uses

### Legal Non-Conforming

- Five unit residential building

### Current Use

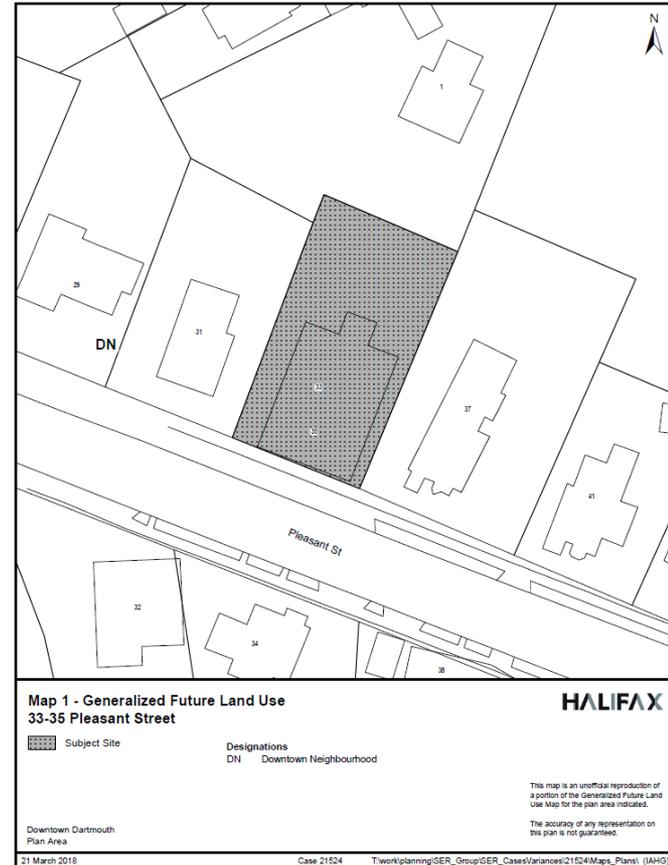
- Six unit residential building



# Planning Policy

## Secondary Planning Strategy for Downtown Dartmouth

- **Designation**
  - Downtown Neighbourhood
- Encourages traditional lot and housing patterns to preserve the character of residential neighbourhoods that surround Downtown Dartmouth.
- **Enabling Policy**
  - Policy H-10



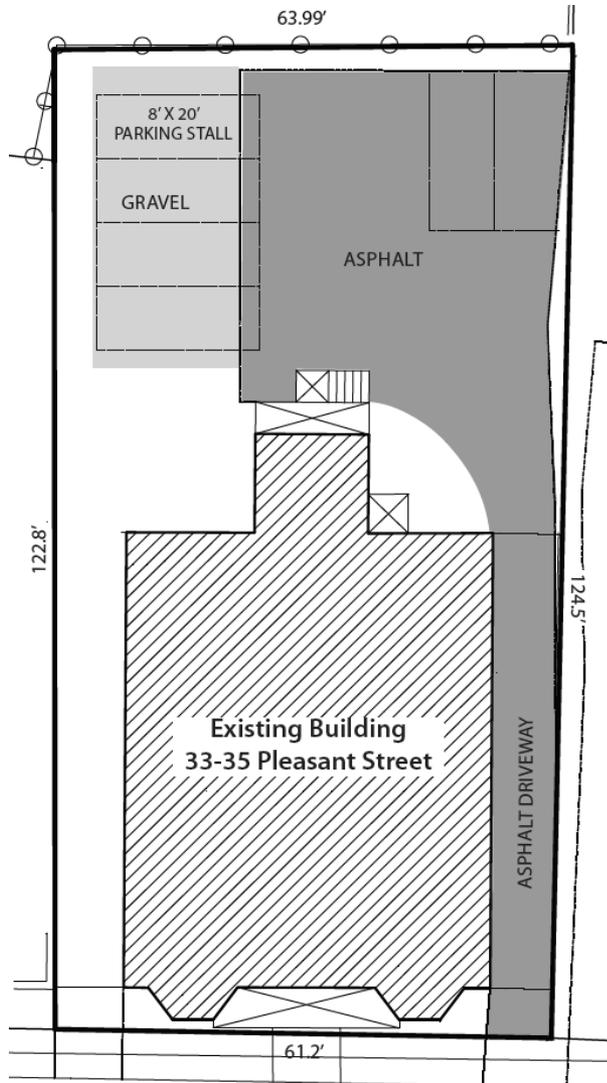
# Enabling Policy (Policy H-10)

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Council should encourage the reuse, restoration and retention of registered heritage properties within the downtown. One means through which this will be encouraged is by allowing for an increase in development rights for registered heritage properties, where it can be demonstrated that the current use is an impediment to its reuse. Internal conversions of registered heritage properties to accommodate uses not otherwise permitted may be considered through the development agreement process. In considering any requests, the following criteria shall be addressed:

- a) the present use is an impediment to the building's retention;
- b) that the building is suitability for conversion, in terms of building size, the size of proposed individual residential units, and/or the nature of the proposed use;
- c) that adequate measures are proposed to ensure the continued protection of the building as a registered heritage property, and that renovations and additions to the building are consistent with the intent of HRM's "Heritage Building Conservation Standards" as updated from time to time;
- d) that no additions of greater than ten percent (10%) of the footprint area of the building are proposed; and that all additions including wheelchair ramps, fire escapes and emergency exits are designed to be as compatible as possible with the exterior of the building;
- e) that adequate measures are proposed to minimize impacts on abutting properties and the streetscape as a whole as a result of traffic generation, noise, hours of operation, parking requirements and such other land use impacts as may be generated as part of a development;
- f) that the placement and design of parking areas, lighting and signs, and landscaping is in keeping with the heritage character of the building;
- g) where applicable, the proposal should include an assessment and strategy to protect significant on-site archeological resources which may be impacted by the proposed development.

# Public Engagement Feedback



- Level of engagement completed was consultation achieved through a mail out notification.
- Received comments from one member of the public concerned about parking for residents.

**Notifications  
Mailed**



**205**

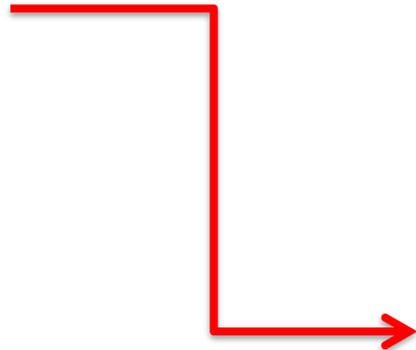
**Letters  
Received**



**1**

# Planning Application Process

**We Are Here**



Application Submitted
HRM Internal Circulation & Review
Public Consultation
Plan Revisions & Refinement
Staff Report with Draft DA & Recommendation
<b>Heritage Advisory Committee Meeting</b>
Community Council Public Hearing & Decision
Appeal to NSUARB

# Recommendation:

It is recommended that the Heritage Advisory Committee recommend that Harbour East-Marine Drive Community Council:

1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A, to legalize an existing sixth dwelling unit at 33-35 Pleasant Street and schedule a public hearing;
2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and
3. Require the agreement be signed by the property owner within 120 days or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.