Re: Item 10.1.2

HALIFAX

Public Hearing
PLANAPP-2025-01836

Rezoning: 348 Pleasant Street, Dartmouth

Regional Centre Community Council

February 25, 2026

Proposed Development

Applicant: ZZAP Consulting Inc.

Location: 348 Pleasant St., Dartmouth

Proposal: Future 7-storey (20m) multi-unit dwelling

Type of Application: Rezoning

Site Context

General Site location in Red

Site Boundaries in Red

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Site Photos/Neighbourhood Context

Site Photos/Neighbourhood Context

Northbound

Southbound

Site Photos/Neighbourhood Context

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.

Planning Policy Overview

Regional Plan & Subdivision By-law

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

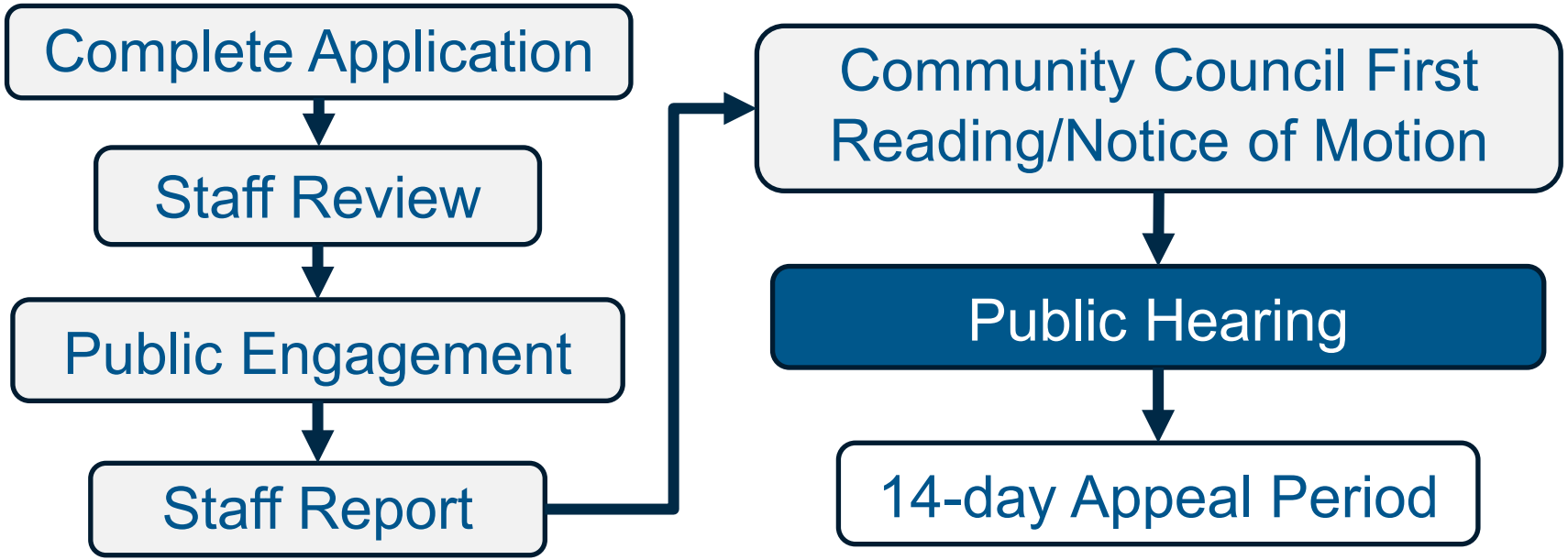
Regional Plan & Subdivision By-law

Community Plan

Land Use By-law (Zoning)

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

Rezoning


Complete Application
Staff Review
Public Engagement
Staff Report
Community Council First Reading/Notice of Motion
Public Hearing
14-day Appeal Period

Planning Overview

- Municipal Sewer and/or Water: Yes
- Zone: INS (Institutional)
- Designation: IE (Institutional Employment)
- Existing Use: Residential facility (housing and office space)
- Enabling Policy: IM-6(d) & IM-7

Policy Consideration

Enabling Policy IM-6(d):
This policy enables Council to consider rezoning lands zoned INS to any zone enabled in an abutting designation, in conjunction with Policy IM-7

Council must consider the following in rendering their decision on a rezoning request:

- Mitigation of conflicts regarding uses & built form with the surrounding area;
- Proximity to community facilities & transportation options; and
- Traffic impacts.

Proposal Consideration

Council must consider the following in rendering a decision:

Relevant Matters of Policy Consideration	Evaluation/Assessment
Built form & impacts to surrounding area	As per the COR zoning requirements
Separation distances	As per the COR zoning requirements
Traffic impacts	Parking requirements are no longer enforceable through the LUB
Servicing	Within the service boundary
Access to public transit and transportation infrastructure	Bus runs along Pleasant St., walking distance to the Woodside Ferry Terminal, proximity to Hwy 111, and proximity to the Shearwater Flyer Trail.

Proposal Details

- 7 storey (20m) multi-unit residential building
  - 50 units proposed
- Rezoning **does not** approve the multi-unit building.
- If rezoned, the lot could be used for any use permitted within the COR zone – subject to the requirements of the LUB.

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Key Aspects

INS Zone

- Large scale institutions, hospitals, and the Department of National Defense lands; and
- Religious institutions, libraries, emergency services, recreational clubs and community facilities, schools, cultural facilities and similar uses

COR Zone

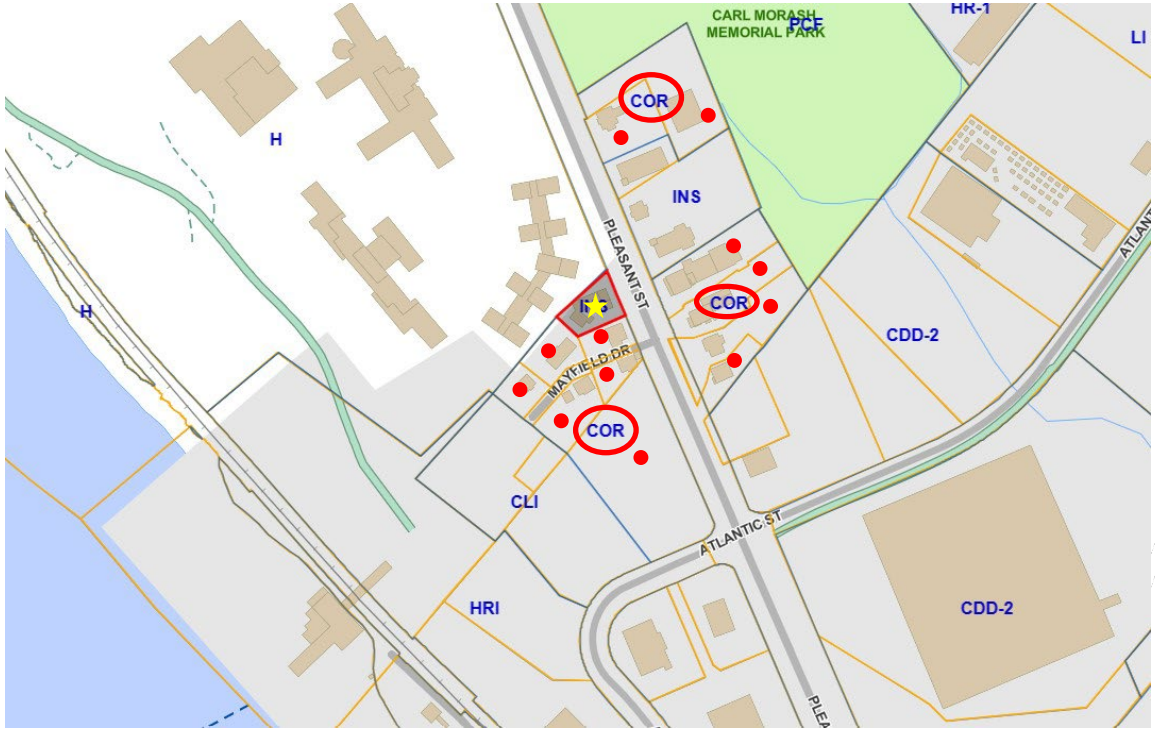
- Mid-rise density to support transit use;
- Maintain the integrity of adjacent low-rise residential areas;
- Integrating new development with the existing character of each Corridor; and
- Pleasant Street identified as a Corridor street

Key Aspects

COR Zone

- Maximum Height: 20m
- Minimum Setbacks:
  - Front – 2.5m
  - Side – 0m
  - Rear – 3m
- Maximum Streetwall height: 3 storeys with a 2m stepback

Key Aspects



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Public Engagement Feedback

Notifications Mailed	34
Individual Calls/Emails	0
Webpage Views	52

Level of engagement completed was consultation achieved through a mail out notification, signage on site, and a project website.

Public Engagement Feedback

This project received no feedback from the public from the time of the initial engagement mail out (November 3, 2025) until now.

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 that Regional Centre Community Council:

Adopt the amendment to Schedule 2 of the Land Use By-law for the Regional Centre, as set out in Attachment A of the staff report.

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Thank You

Matt Conlin
conlinm@halifax.ca
902-719-9457

February 25, 2025