

# 421 LaHave Street and C2 Zone amendments

Mackenzie Childs, Planner II

Nick Brown, Manager of Planning and Development

March 29, 2023



# Application

- Applicant: zzap Consulting Inc.
- Client: ZT Bridgewater Investment Inc.
- Repurpose 421 LaHave Street by adding new commercial and residential (mixed-use)
- Objective is to reconnect residents with the river and add residential density to the downtown.

# Application

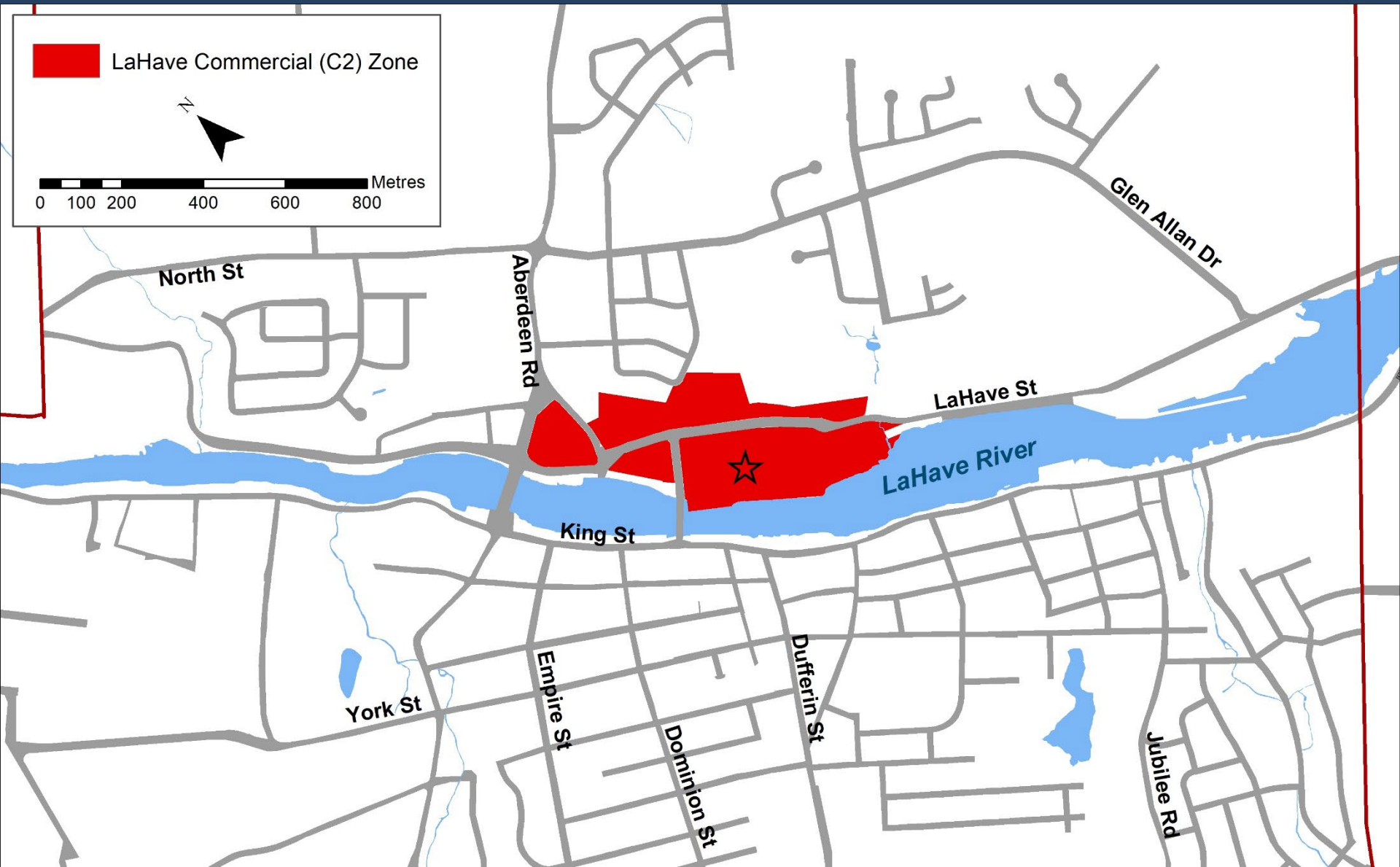
1. Amend Municipal Planning Strategy (MPS) to increase maximum height allowance on corner lots in the LaHave Commercial (C2) Zone by development agreement.
2. Enable proposed residential and commercial building by development agreement (DA) at 421 LaHave Street.

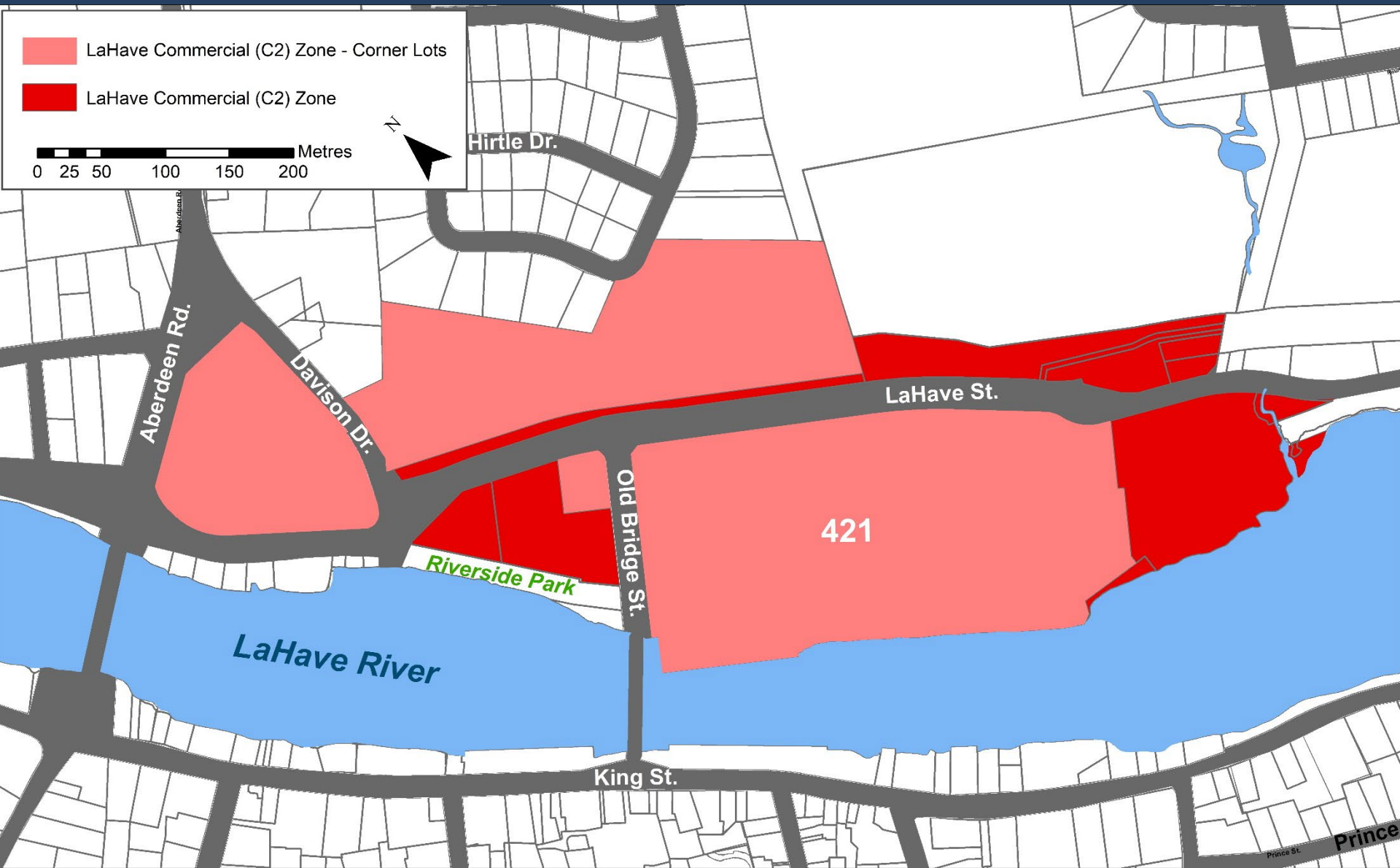
## C2 Zone - MPS amendments

- Amend Municipal Planning Strategy (MPS) to increase maximum height allowance on corner lots in the LaHave Commercial (C2) Zone by development agreement.



# LaHave Commercial (C2) Zone





# C2 Zone height permissions

Current (by DA)	Proposed (by DA)
Minimum 2 storeys	Minimum 2 storeys
Maximum 4 storeys	Maximum 4 storeys
Maximum 6 storeys on corner lots	Maximum 95 ft (28m) on corner lots (equivalent to 7 storeys)

- Buildings permitted as-of-right can be up to 46ft (14m)

# C2 Zone Urban Design Requirements

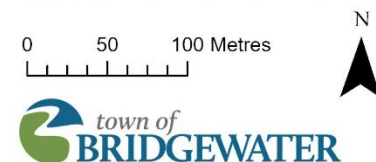
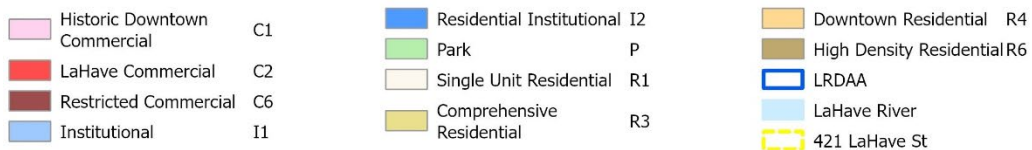
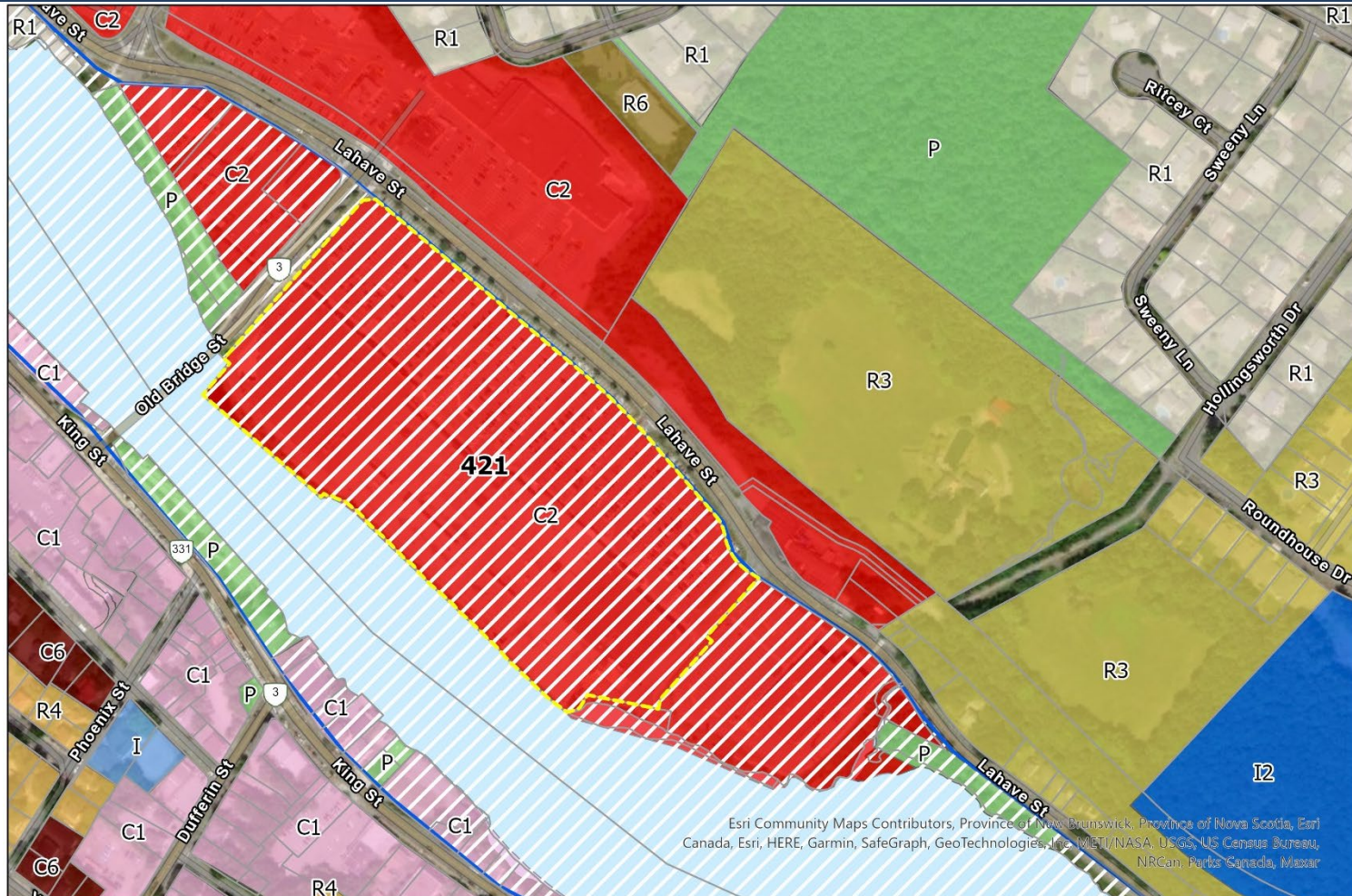
- Currently only looks at building orientation, window and door coverage, and incorporating design elements for buildings on corner lots.
- Could add:
  - Architecturally distinct bottom storeys
  - Distinct vertical designs along the building

# 421 LaHave Street - DA

- Enable proposed development by development agreement (DA) at 421 LaHave Street.



# Zoning



# Context



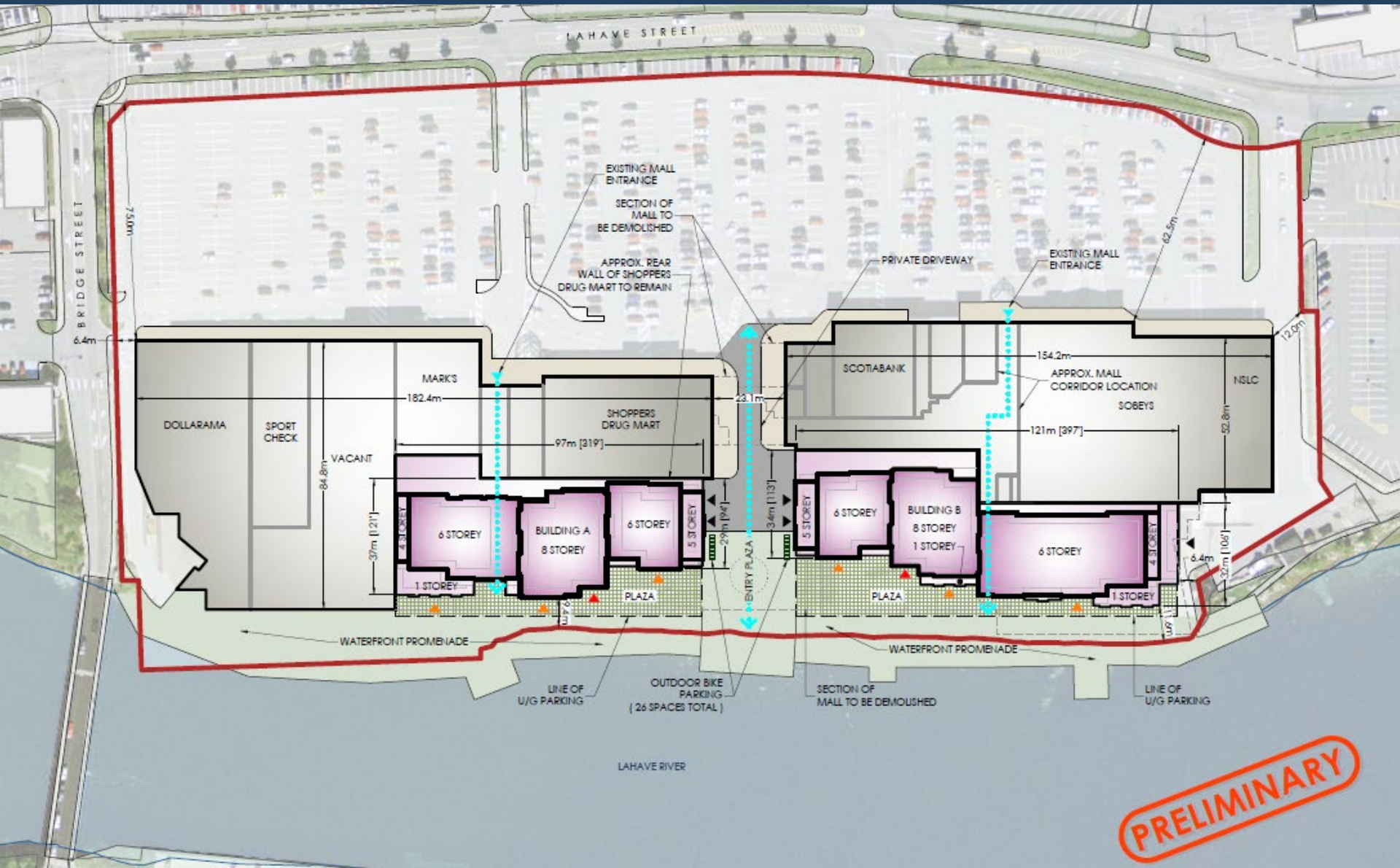


# Proposal

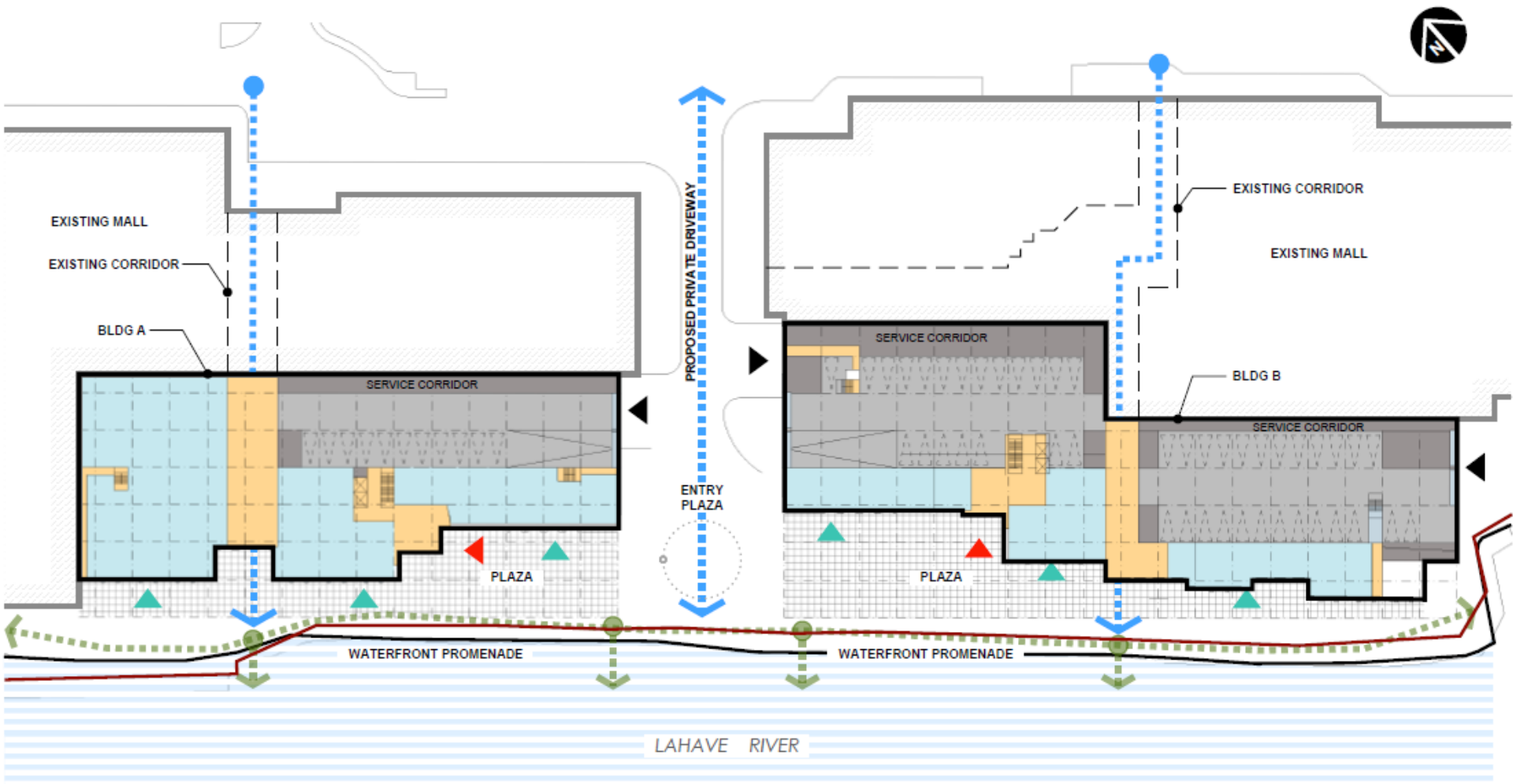




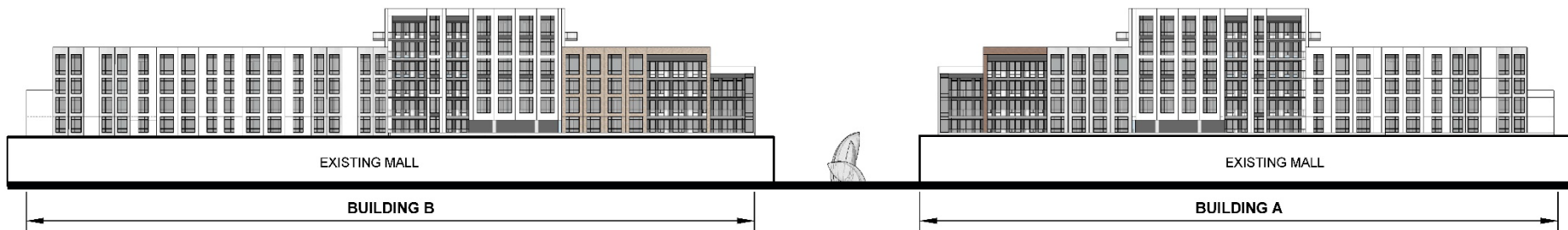
# Site Plan



# Ground Floor Plan



# Building Height



View from LaHave Street side

# Parking

Parking Type	Required by LUB	Proposed
Vehicle spaces for residential	327	287
Vehicle spaces for commercial	770*	790
Bicycle spaces for residential	131	Being discussed
Bicycle spaces for commercial	92*	26

- Numbers with the \* are based on existing commercial space
- Parking is negotiable through DA's
- Indoor bicycle parking

# Traffic & Infrastructure

- Traffic Impact Study
  - Trip generation estimates
  - Traffic volume data
  - Impact to the adjacent streets
- Downstream Wastewater Capacity Analysis
  - Determine sewer capacity
- Stormwater Management Plan
  - Post-development flows cannot be more than pre-development

# Flood Mitigation

- Flood Mitigation Report
  - Mitigate flooding and erosion
  - Development cannot increase risk of ice jamming or exacerbate existing flooding
  - Needs to refer to the Town's 2013 Flood Study
  - Engineering Department will review
  - Upcoming Flood Risk and Adaptation Study

## LaHave River DA Policy

- Excavation or infilling cannot increase risk of ice jamming or exacerbate existing flooding
- Consider vehicular access and pedestrian movement
- Contribute to streetscape and riverscape
- Landscaping, building and site should promote physical and visual access to river

## Policy CDA-7

- Requirements for new developments:
  - No less than 2 storeys high
  - May be up to 6 storeys high on corner lots
  - Frontage on arterial or collector streets
  - Should have architecturally distinct base, middle and top for buildings between 3 and 6 storeys
  - Should have step-back on front façade
  - Adhere to urban design requirements
  - Adhere to amenity space requirements



## General Policy

- Compatibility of the use and building
- Support full range of housing options and styles
- Require amenity space and landscaping
- Promote residential densification
- Encourage context sensitive residential infill, compact urban form and adaptive reuse
- Improve design and appearance of built form
- Improve pedestrian experience
- Improve public access to LaHave River

# Application Summary

1. Amend Municipal Planning Strategy to increase maximum height allowance on corner lots in the LaHave Commercial (C2) Zone by development agreement.
2. Enable proposed development by development agreement (DA) at 421 LaHave Street.

# Process

- Step 1 – Initiation report
- Step 2 – **Public participation meeting**
- Step 3 – Planning analysis report
- Step 4 – First consideration of amendments and development agreement (DA)
- Step 5 – **Public hearing**
- Step 6 – Final consideration of amendments and DA
- Step 7 – Publication of amendments and DA
- Step 8 – Appeal period for DA only - 14 days after publication

**\*\*Red** stages provide opportunity for public comments.

Contact [mackenzie.chlds@bridgewater.ca](mailto:mackenzie.chlds@bridgewater.ca) or 902-530-4081.

# SOUTH SHORE CENTRE REDEVELOPMENT

Public Participation Meeting:  
Application for Municipal Planning  
Strategy Amendment and  
Development Agreement

Town of Bridgewater

March 29, 2023



architecture  
+ planning

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NS B2Y 2W1 | zzap.ca

On behalf of ZT Bridgewater Investment Inc.





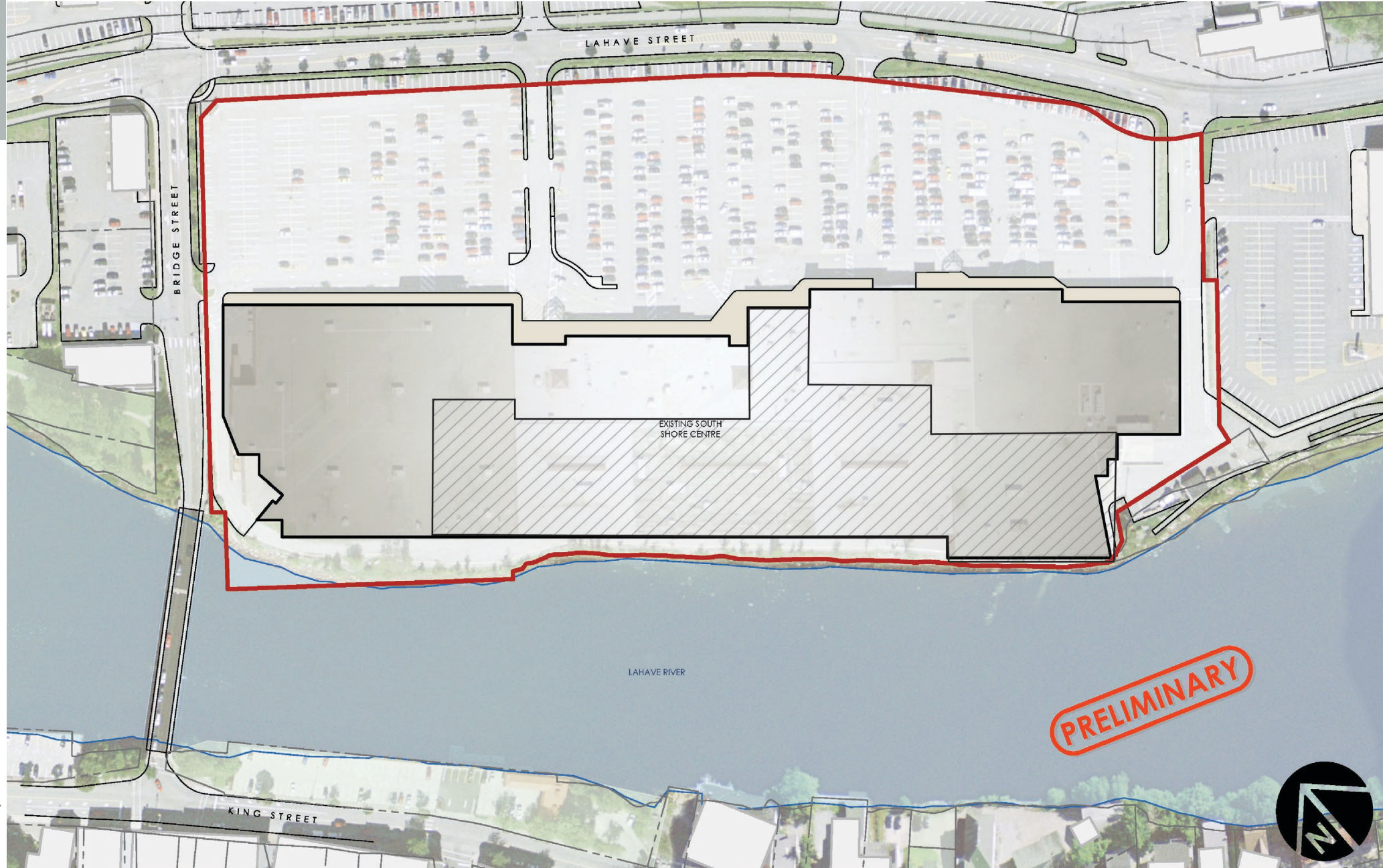
# DEVELOPMENT OBJECTIVES

- Reconnect site to Lahave River,
- Strong public realm,
- Adding more housing to downtown Bridgewater,
- Pedestrian-focused river-scape,
- Destination for Town's residents,
- New commercial and retail space.

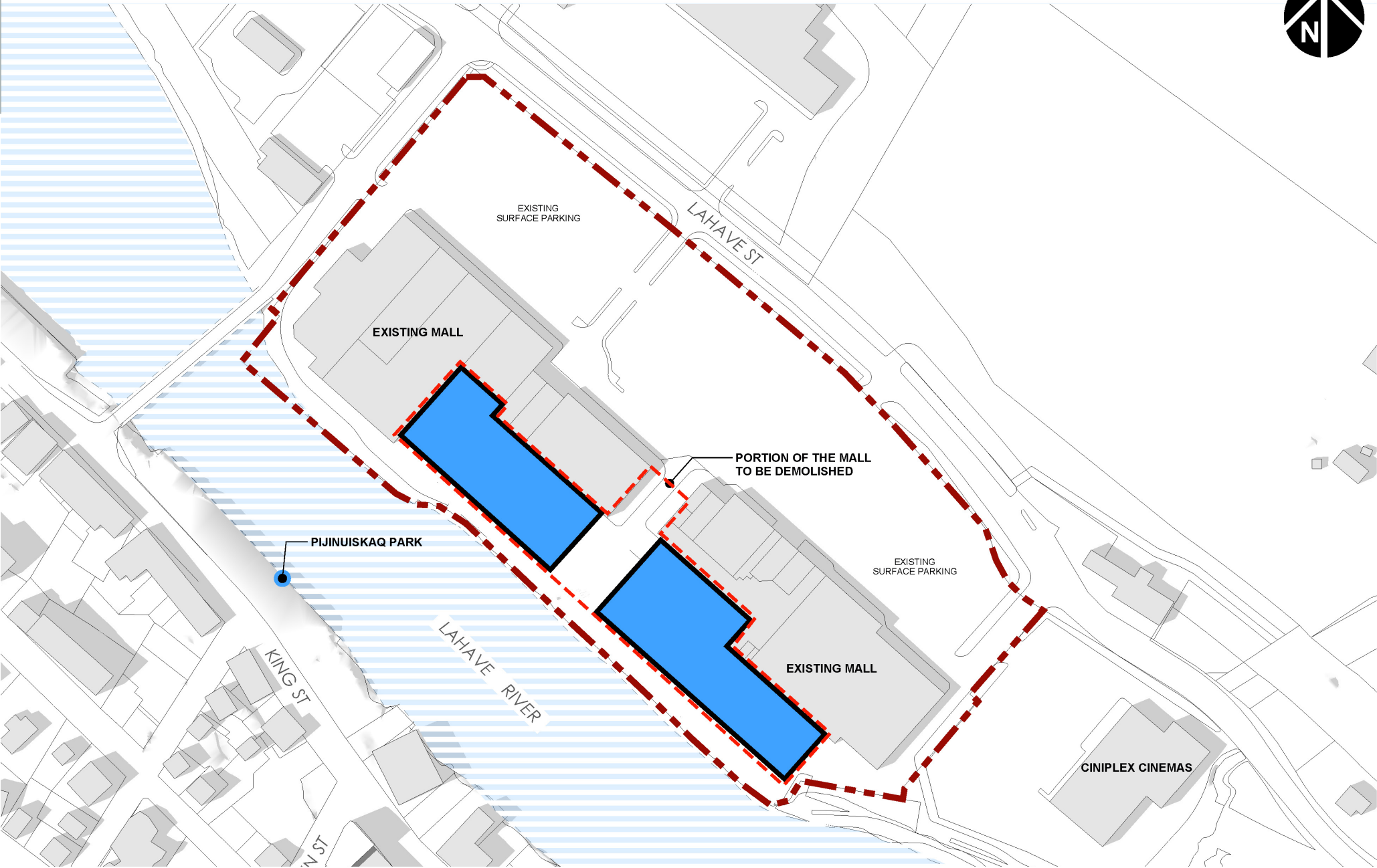




## Existing Mall Footprint

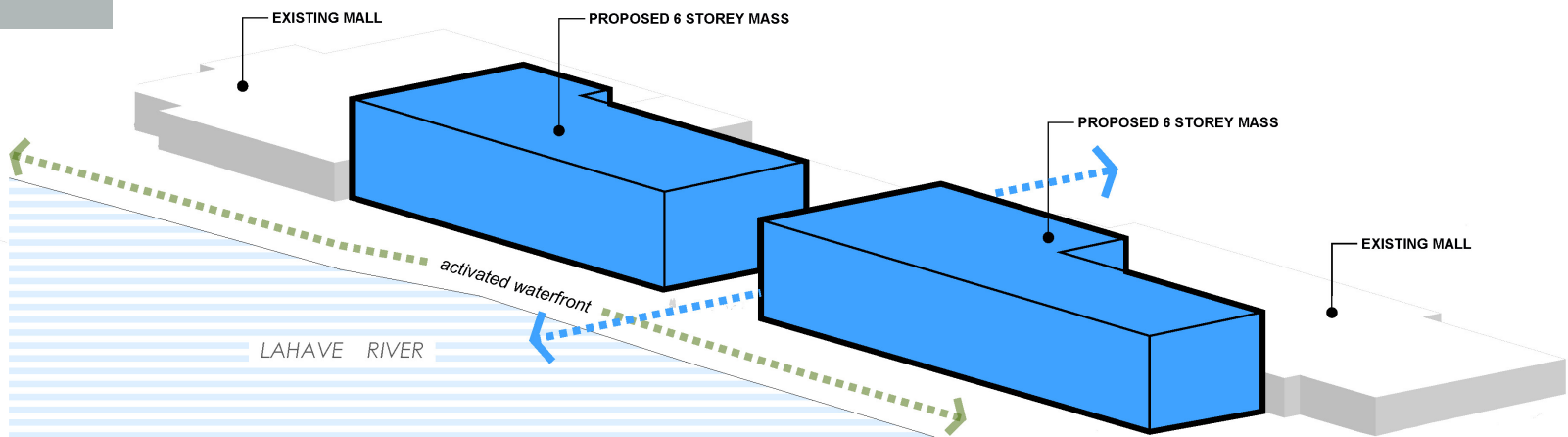


The hatched area shown is approximate. The exact location and extent of the proposed renovation will be impacted by the existing building structure.

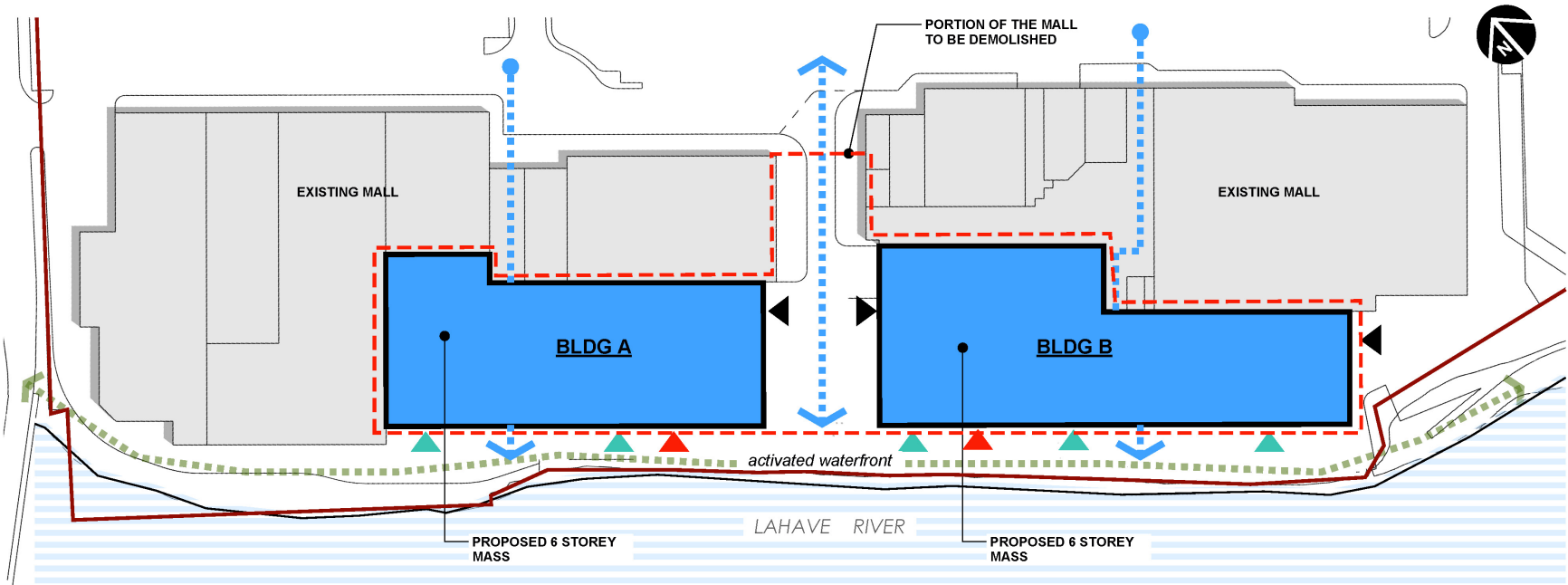




# Building Massing



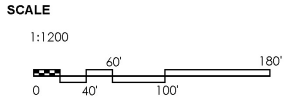
↓ BUILDING MASSING - PLAN VIEW



- PROPERTY BOUNDARY
- RESIDENTIAL ENTRANCE
- VEHICULAR ENTRANCE
- COMMERCIAL ENTRANCE
- NEW PEDESTRIAN CONNECTIONS
- NEW PROMENADE

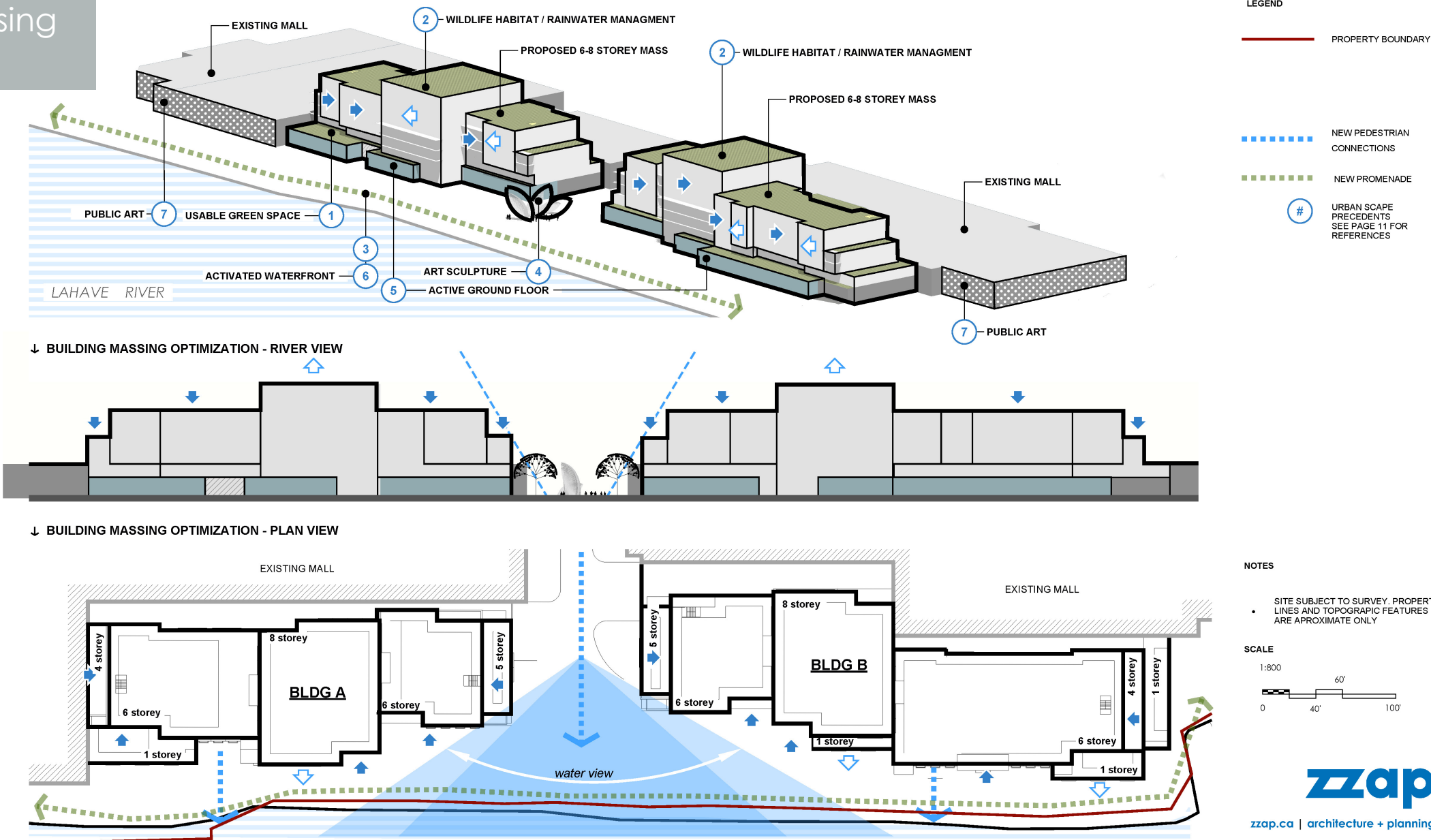
NOTES

- SITE SUBJECT TO SURVEY. PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY

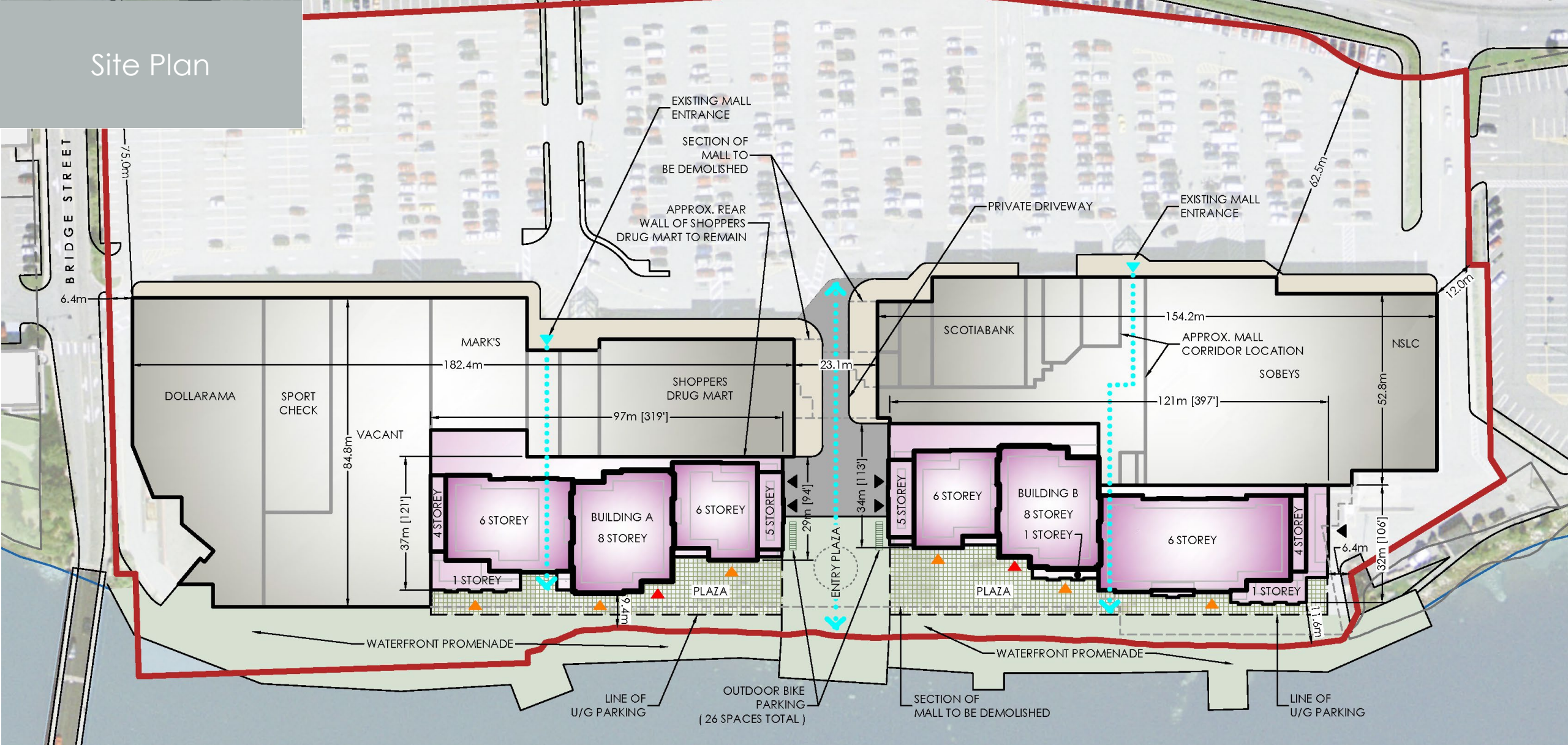


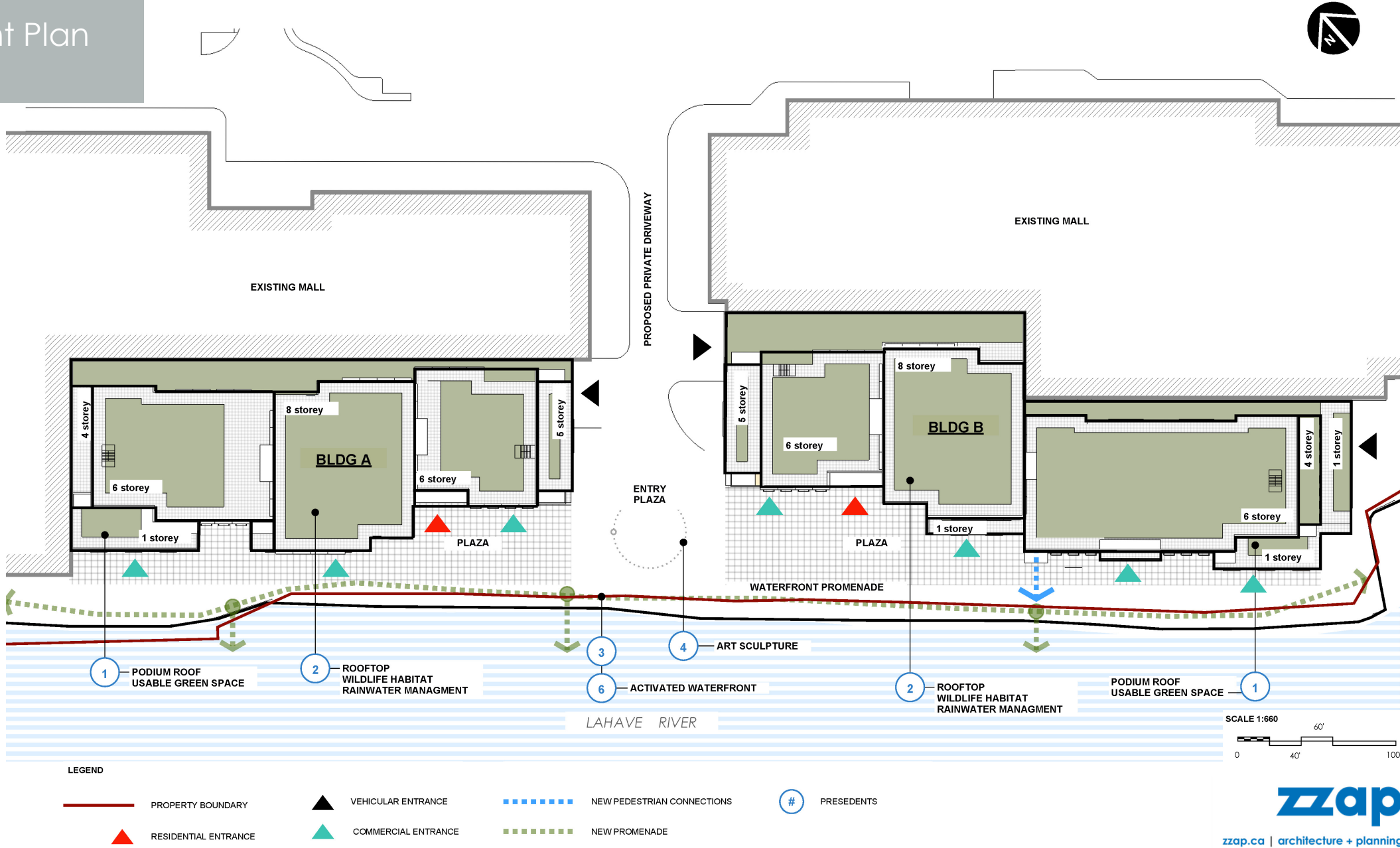


# Building Massing

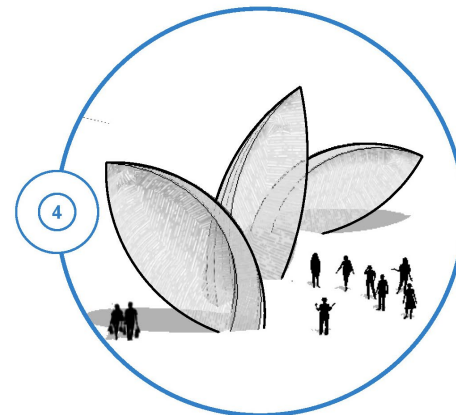


# Site Plan











Perspective Views  
(From Pijinuiskaq Park)



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+ planning

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Perspective Views  
(From King Street)



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Perspective Views  
(Aerial View)





# KEY DEVELOPMENT STATISTICS

## RESIDENTIAL

- 267,060 ft<sup>2</sup>
- 262 Units

## COMMERCIAL

- 28,335 ft<sup>2</sup>

## PARKING

- 287 Enclosed Vehicle Spaces

## RIVER FRONT OPEN SPACE

- 67,000 ft<sup>2</sup>

STATISTICS ARE PRELIMINARY





## STUDIES TO COME

- Traffic Impact Study
- Servicing (water, wastewater, stormwater)
- Flood Risk Mitigation

# THANK YOU

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