

DOWNTOWN DARTMOUTH PLAN UPDATE

SITE PLAN APPROVAL & DESIGN MANUAL

Current Development Application Processes

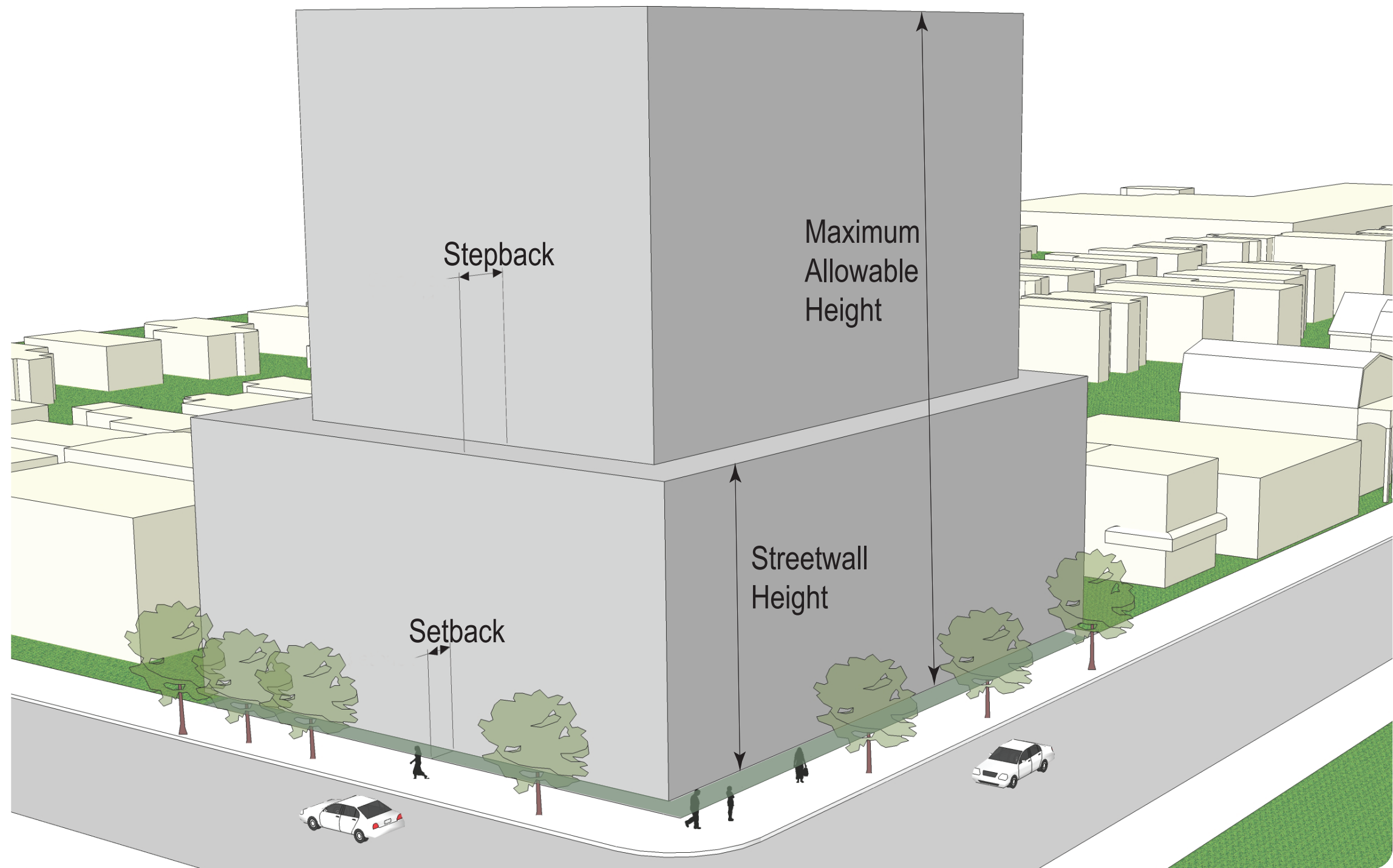
Developments in Downtown Dartmouth can apply under the as-of-right process or development agreement process. The as-of-right process is rigid, clear and predictable, but provides little design guidance. The development agreement process is relatively flexible, with unpredictable outcomes regarding heights and design. Neither process adequately supports the public’s vision for Downtown Dartmouth.

A New Development Application Process

The proposed Site Plan Approval process will bring improved predictability, design standards, and timelines to development approvals in Downtown Dartmouth. Site Plan Approval proceeds in two parts:

1. By-Law Review (Measurable)

- maximum height, setbacks, stepbacks, lot coverage, etc.
- must meet prescriptive provisions in the Land Use By-law



Permissible building envelope based on Land Use By-law

2. Design Review (Aesthetic)

- architectural design, landscaping, heritage design, etc.
- subject to design review approval as outlined in the Design Manual

* The Design Manual also contains criteria by which modest modifications to the Land Use By-law regulations may be made through the design review process



Potential building design based on Design Guidelines

