

Downtown Dartmouth Plan Open House

October 22, 2018

6:00 pm Open House

6:30 pm Presentation + Q&A

7:20 pm Open House

8:30 pm Close

Comments: talk to staff and/or send to planhrm@halifax.ca



Open House

1. To present how Downtown Dartmouth Plan Update will be aligned and incorporated with the Centre Plan
2. To seek public feedback on proposed policies and regulations.



Presentation Outline

1. Plan Update / Centre Plan Process
2. The Vision for Downtown Dartmouth
3. What is not changing, and changes are proposed
4. We want to hear from you – how to provide feedback
5. Next steps



Downtown Dartmouth Vision (2000)

Downtown Dartmouth is an attractive & safe community with a lively business district, quiet and stable neighbourhoods, and an accessible and beautiful waterfront for all to enjoy. The community has retained a strong sense of its heritage and culture, provides a broad range of quality housing choices for all, and assures that all lifestyles can be met through an abundance of park and recreation facilities and employment opportunities.



Downtown Dartmouth Today

- One of the oldest settled areas of the Municipality
- Traditional street patterns
- Heritage properties
- Connection to the Harbour and Shubenacadie Canal
- Diverse parks, open spaces and the Trans Canada Trail
- Vibrant commercial downtown with diverse business community
- Host of many community & cultural events
- Alderney hub and waterfront
- Increased private and public investment
- Planning Documents for Downtown Dartmouth 20 years old





(Part of) Dartmouth

**Downtown
Dartmouth**

**Halifax
Peninsula**

**Downtown
Halifax**

The Centre Plan

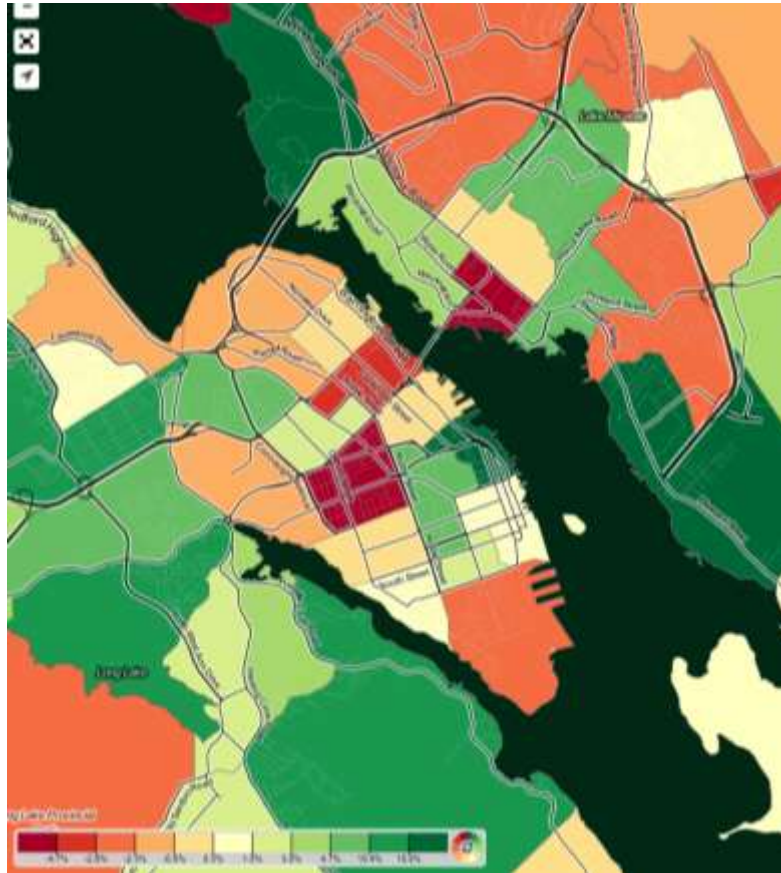
75%↑ BY 2031 in the
**REGIONAL
MUNICIPALITY**



25%↑
BY 2031 in the
REGIONAL CENTRE



2018 in Downtown Dartmouth



2011 Population: 6,867

2016 Population: 7,083

3% growth over 5 years
~0.7% annually

Trailing Regional Growth

Downtown Dartmouth Opportunities



Engagement to Date

Downtown Dartmouth Plan Update

June 6, 2013 Project Initiated by Council

Jan. 13, 2014 Initial Public Meeting

Dec. 1, 2014 Public Open House

Nov. 18 & 20, 2015 Design Manual Pop-Up

Dec. 11, 2017 Public Open House



Centre Plan

Feb. 28, 2012 Centre Plan Initiated

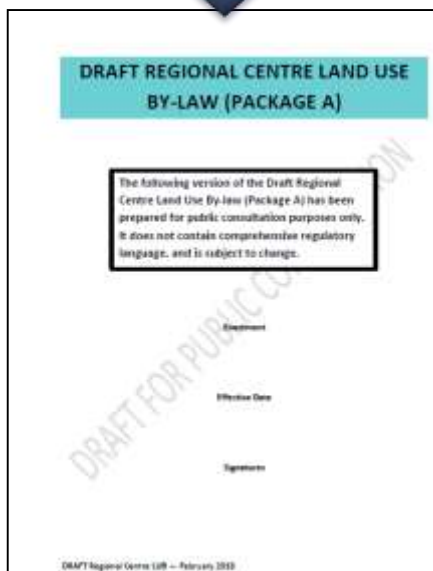
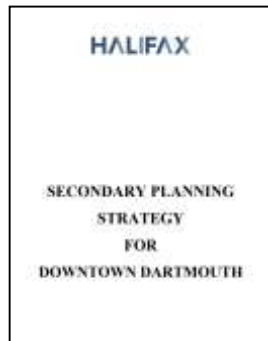
Nov. 2016 Centre Plan Launch

May – Nov. 2016 Open Houses, Neighbourhood Workshops & Pop-Ups

June 2017 – Regional Council Direction (Purple Document)

Feb. – May 2018 Package A Consultation (Plan & LUB)

Feb. 2019 Target for CDAC & start of adoption



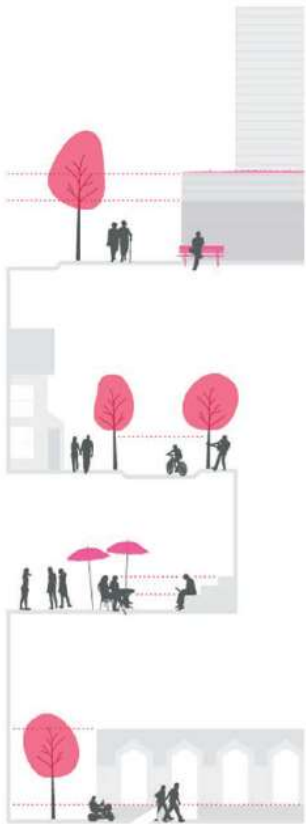
What is being proposed?

3.2 DOWNTOWN DESIGNATION

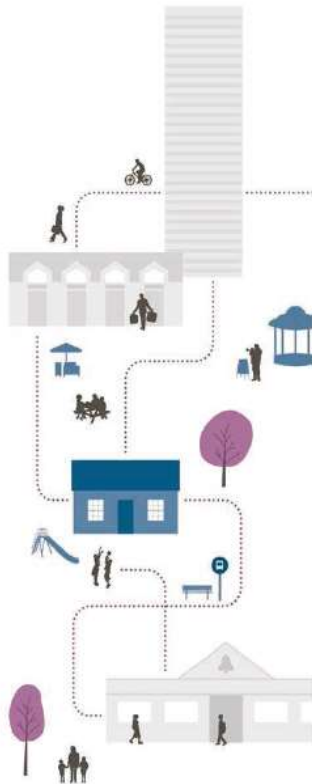
The downtowns of Halifax and Dartmouth are the cultural, commercial and civic heart of the Municipality they will continue to accommodate new residents, mixed-use development, and support the rest of the Municipality. These lands are major growth areas within the Municipality where the most intense mix of uses and larger scale developments are supported, while also respecting the local heritage context and transitions to surrounding low-rise neighbourhoods.

Centre Plan Core Concepts

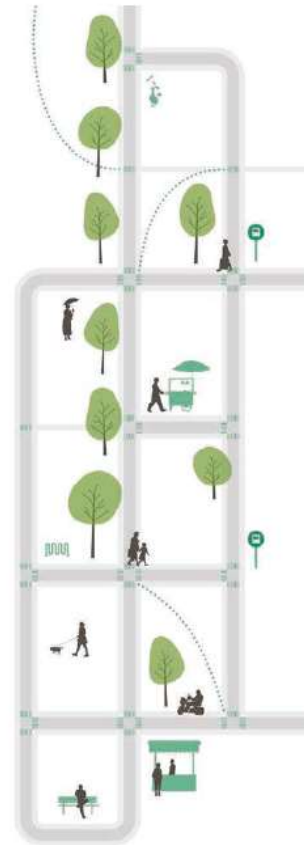
Human Scale Design



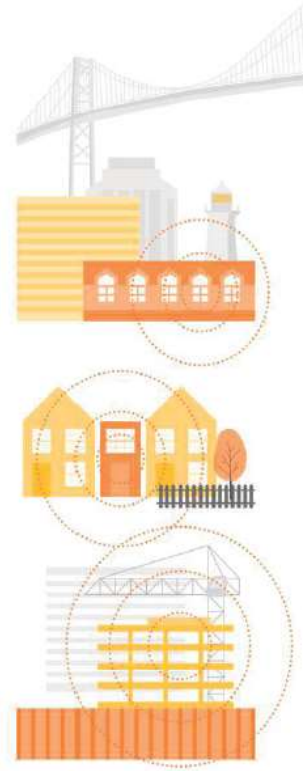
Complete Communities



Pedestrians First



Strategic Growth



CENTRE PLAN

Housing

- New and infill developments
- Mix of unit types required in multi-unit developments
- Ground oriented units
- Greater location choices for shared / special care housing
- Reduced or no parking requirements
- Reduced rent rental housing or cash-in-lieu through density bonusing in all 'Package A' areas
- Continued investigation of government and community partnerships to address affordable housing targets



Sustainability

- Focus of growth in areas best served by transit
- Newly permitted urban agriculture uses including chickens (hens only) and bees (two hives for most properties)
- Extended requirements for 'Green Roofs' outside of the downtown
- Landscaping to reduce stormwater runoff



Mobility & Transportation

- Modernized bicycle parking requirements and spacing
- Required off-street loading space for residential and commercial uses above a certain threshold
- Growth focused strategically in Downtowns Centres, and Corridors with current and proposed high frequency transit
- Mixed-use buildings permitted in all Package A zones aiding in reducing the need for travel
- Policies to encourage and require traditional street-grid connections



CENTRE PLAN

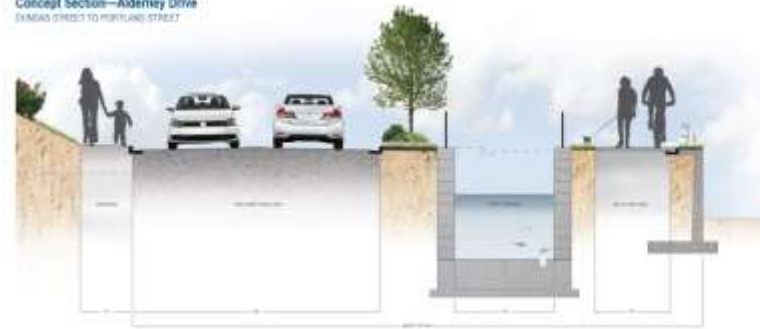
Downtown Dartmouth Combined Infrastructure Renewal Project



Current Section Planned



Concept Section—Alderney Drive
EXTENDING STREET TO PORTLAND STREET



Downtown Dartmouth Planning

What stays the same?

- Vision
- Key Objectives
- Viewplanes from Dartmouth Commons
- Public View Corridors to the Harbour
- Downtown Commercial mixed use zoning



Downtown Dartmouth Planning

What is being proposed?

- Development approval processes
- Zoning & Permitted Uses
- Pedestrian Oriented Commercial Streets
- Precincts
- Proposed Heritage Conservation Districts
- Built Form requirements
- Design Guidelines
- Density Bonusing



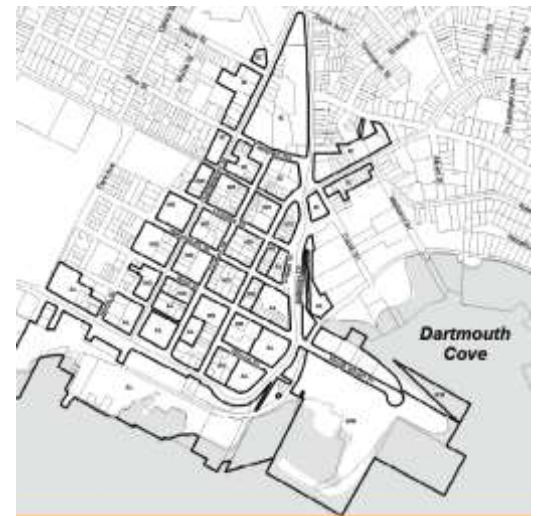
Development Approval

- Development Permit process for developments 2,000 sm or less
- Site Plan Approval for larger developments
 - Land Use By-law (quantitative elements)
 - Design Guidelines (qualitative elements)
 - Design Advisory Committee
- Development Agreements
 - 1 ha lots
 - King's Wharf Special Area
 - Registered Heritage Properties
 - Non-conforming Uses



Precincts

- Historic Dartmouth, Alderney, Irishtown/Canal & King's Wharf
- Describe unique existing and desired area characteristics
- Guide policies and regulations for land use, built form, heritage preservation, public realm
- Guide decisions on municipal investments to support growth



Heritage

- Restoration of heritage buildings on a development site qualifies for density bonusing
- Planning flexibility for registered heritage properties through a development agreement option
- Future Heritage Conservation Districts and Cultural Landscapes identified;
- Design guidelines for development that abuts or is adjacent to registered heritage buildings extended to all Package A zones



Proposed Heritage Conservation Districts

- Downtown Dartmouth
- Five Corners
- Harbourview

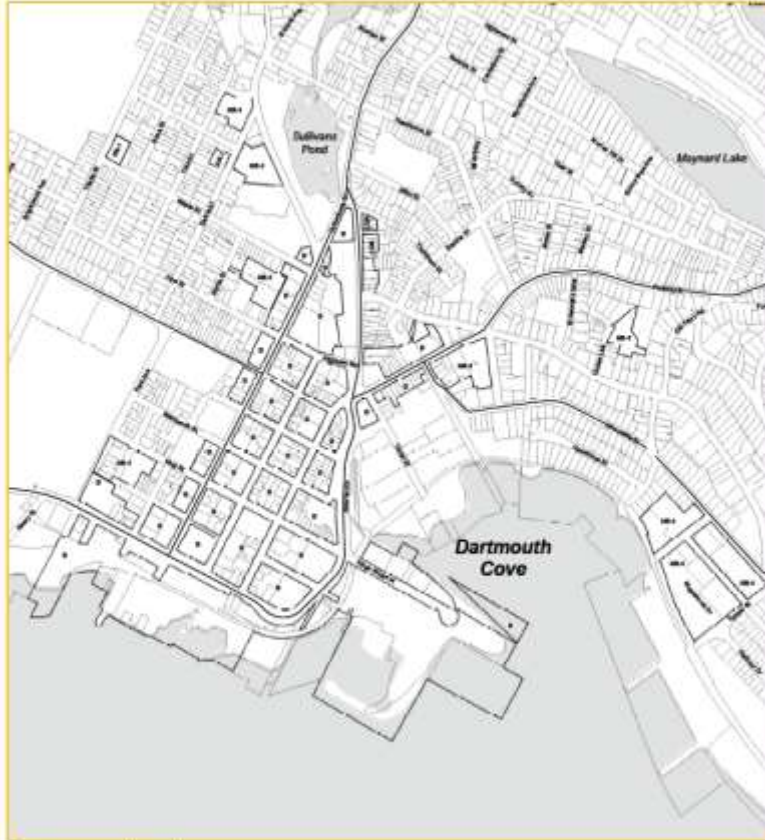


Zoning & Land Use



CENTRE PLAN - DOWNTOWN DARTMOUTH

ZONING



D Downtown
COR Corridor
HR-1 Higher-Order Residential 1

HALIFAX



CENTRE PLAN - DOWNTOWN DARTMOUTH

PERMITTED USES BY ZONE

RESIDENTIAL	D	COR	HR-2	HR-1
Single-unit dwelling use	●	●		●
Semi-detached dwelling use	●	●		●
Townhouse dwelling use	●	●	●	●
Two-unit dwelling use	●	●		●
Three- and four- unit dwelling use	●	●	●	●
Medium-density dwelling use	●	●	●	●
High-density dwelling use	●	●	●	●
Secondary or backyard suite use	●	●	●	●
Mobile home use				
Supportive housing use	●	●	●	●
Bed and breakfast use	●	●	●	●
Lodging use	●	●	●	●
Halfway house use	●	●	●	●
Rooming house use	●	●	●	●
Home occupation use	●	●	●	●
Home office use	●	●	●	●
Work-live unit use	●	●	●	●
Grade-related unit use	●	●	●	●
Model suite use	●	●	●	●
Model suite use	●	●	●	●
COMMERCIAL	D	COR	HR-2	HR-1
Broadcast use	●	●		
Crematorium use				
Day care use	●	●	②	③
Dealership use		●		
Drinking establishment use	●			
Local drinking establishment use	●	●	③	
Fabrication use	●	●	③	③
Financial institution use	●	●	③	
Fitness centre use	●	●	③	
Garden centre use	●			
Grocery store use	●	●	③	
Hotel use	●	●		
Kennel use				
Local commercial use	●	●	③	② ③
Micro-brewery or micro-distillery use	●	●	③	
Office use	●	●	③	
Pawn shop use		●		
Personal service use	●	●	③	③
Quick charging station use	●			
Restaurant use	●	●	③	② ③
Retail use	●	●	③	
Self-storage facility use		●	●	
Service station use				
Service use	●			
Any other commercial use (if not prohibited above)	●			
URBAN AGRICULTURE	D	COR	HR-2	HR-1
Farmers' market use	●	●	●	●
Heritage farm use				
Keeping of bees as an accessory use	●	●	●	●
Keeping of chickens as an accessory use	●	●	●	●
Urban farm use	●	●	●	●

② = permitted on a corner lot only

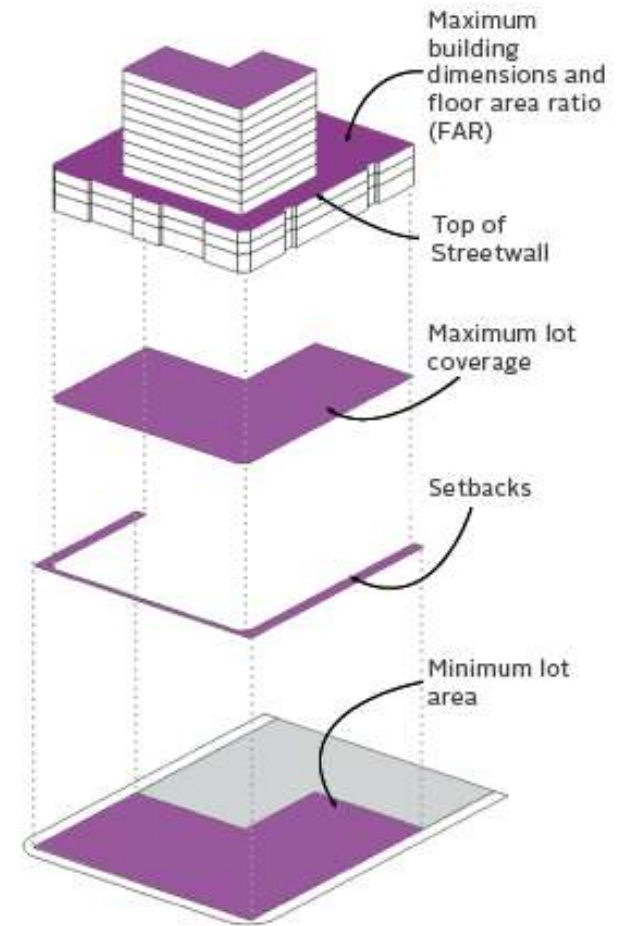
③ = permitted within a predominantly (at least 75% by floor area) residential mixed-use building only

Pedestrian Oriented Commercial Streets

- Portland Street & Alderney Drive
- Required active ground uses
- Fine-grained storefronts

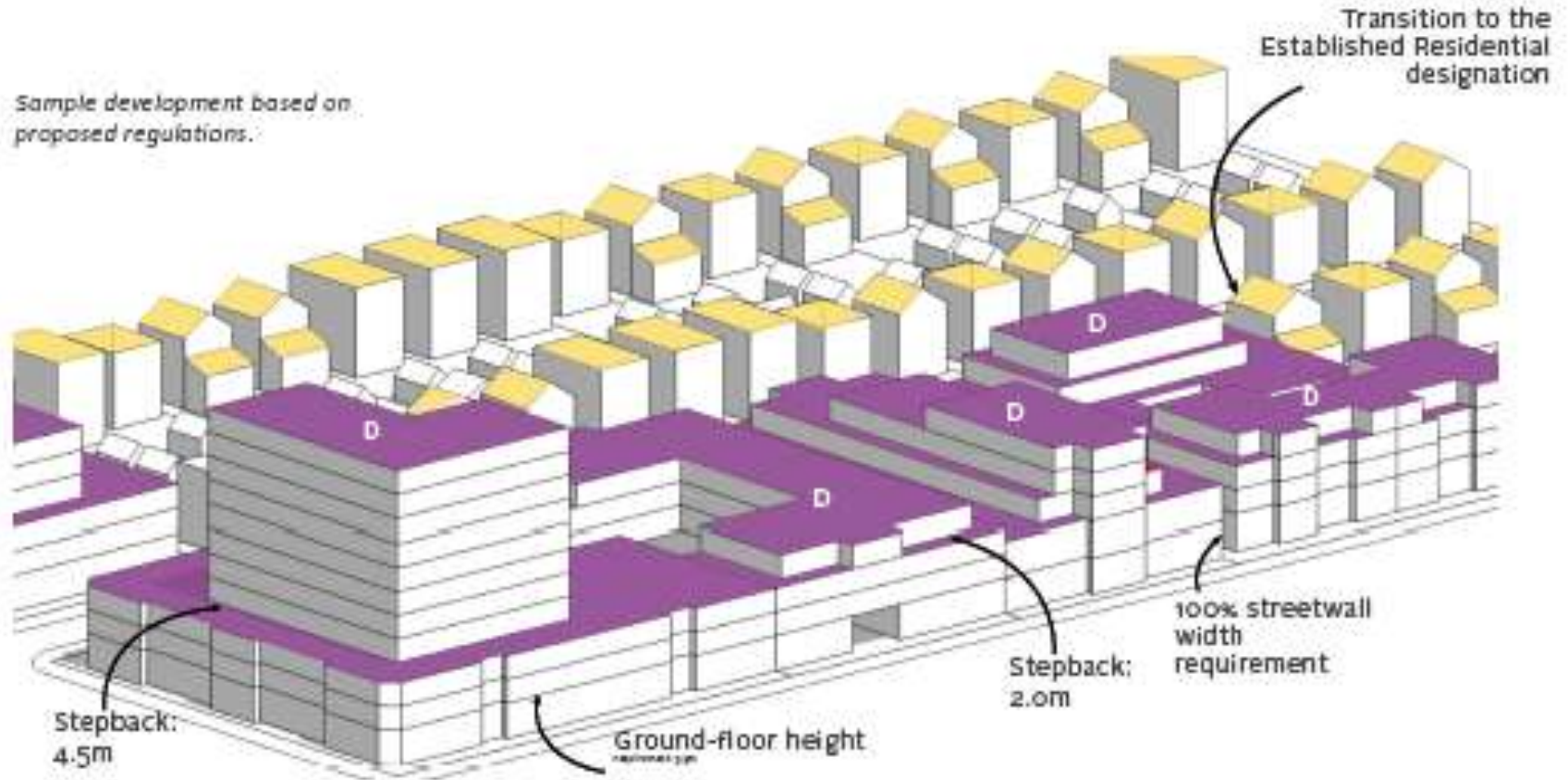


Built Form

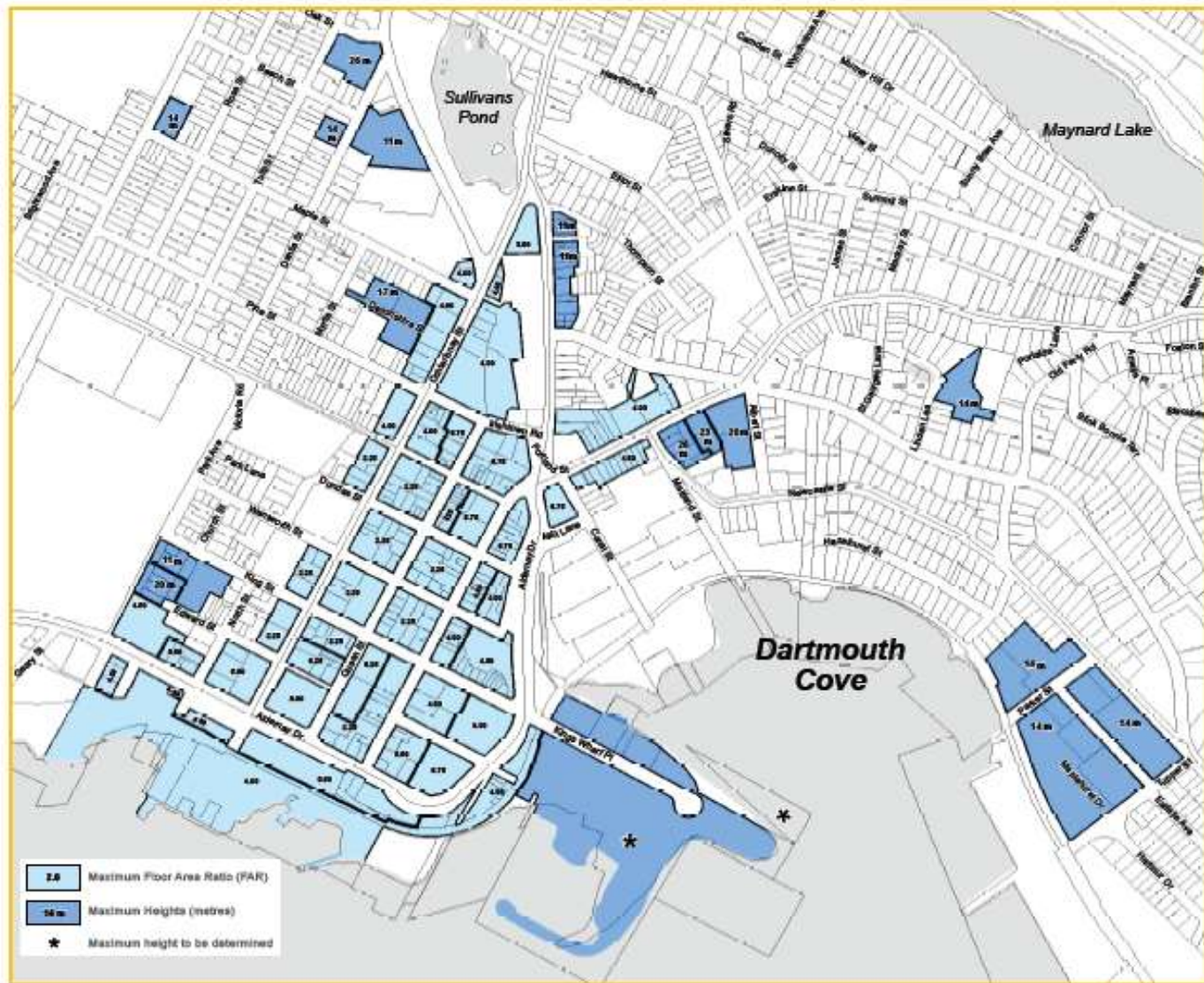


CENTRE PLAN

Built Form Framework

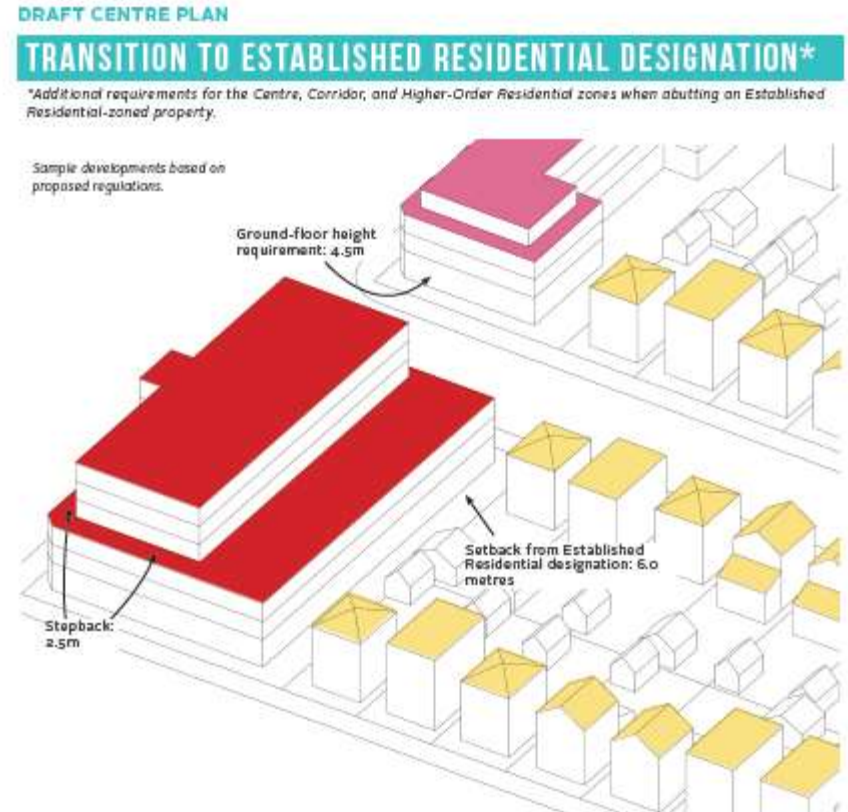


CENTRE PLAN



Transition Rules

- Transition to Established Residential areas a key to the success of adding density to Package A Designations
- Transition Requirements include Setbacks, Stepbacks after a Streetwall & Landscaped Buffers in some circumstances



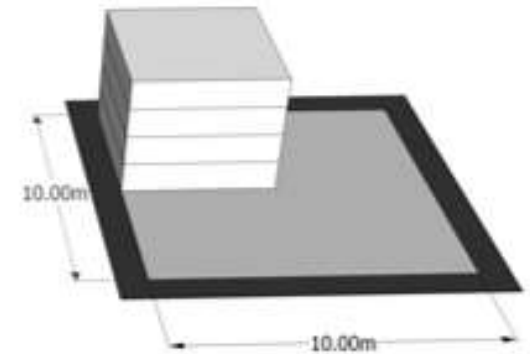
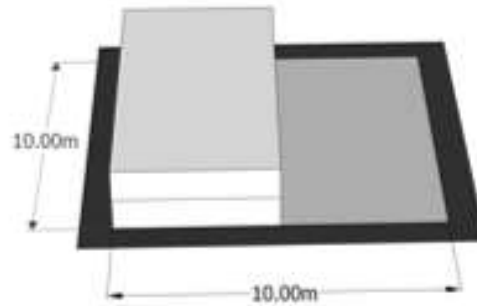
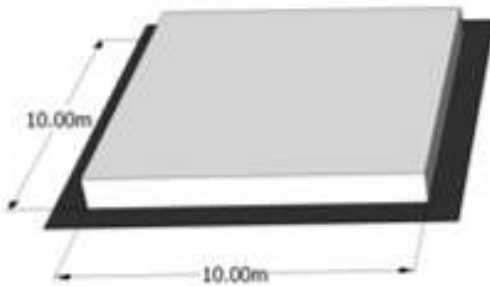
TRANSITION REQUIREMENTS		
TRANSITION THROUGH ZONING	Zones, maximum heights, and gross floor areas will transition from higher-intensity uses and forms into smaller forms and less-intense uses that are more compatible with the established residential zones.	
REQUIRED SIDE YARD	3.0 metres	<i>If abutting an Established Residential-designated property, the setbacks on this page supersede the requirements outlined on the Centre, Corridor, and Higher-Order Residential zone summary pages.</i>
REQUIRED REAR YARD	6.0 metres	
SIDE & REAR STEPBACK Above 11 metre height	2.5 metres for mid-rise buildings	
	3.5 metres for high-rise buildings	

This document must be read in conjunction with the Centre, Corridor, and Higher-Order Residential zone summary pages.

Floor Area Ratio

$$\text{FAR} = \frac{\text{Gross Floor Area (m}^2\text{)}}{\text{Total Lot Area (m}^2\text{)}}$$

An FAR of 1 indicates that the lot has been covered once with total floor space



Floor Area Ratio Snapshot

$$\text{FAR} = \frac{\text{Gross Floor Area (m}^2\text{)}}{\text{Total Lot Area (m}^2\text{)}}$$

4.4



5552 Kaye Street

0.2



2651 Windsor Street

9.5



Maritime Centre

Design Manual



CENTRE PLAN - DOWNTOWN DARTMOUTH DESIGN MANUAL

What?

Design guidelines for designing and reviewing development proposals within the Downtown, COR and HR designations.

Why?

To ensure that proposals are human scaled, reflect their specific area goals, and inspire civic awareness, engagement and pride.

How?

By specifying requirements for site design, building design, landscape design and heritage design that proposals must meet.

Who?

Proposals are assessed against the Design Manual requirements and Land Use Bylaw regulations by a Design Advisory Committee and HRM Planning Staff.

Height Transition



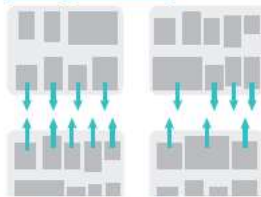
Stepping down to lower buildings integrate with the established block structure.

Topography



Taking advantage of slope to create unique designs that encourage pedestrian movement.

Building Orientation



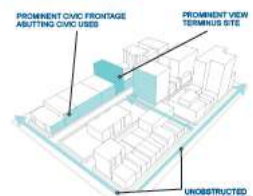
Facing the building a specific direction to integrate with the established block structure.

Building Base



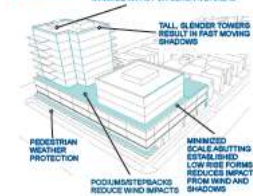
Activating the base by placing shop fronts placed close to the sidewalk, with frequent entries, awnings, and spill-out activity.

Prominent Sites



Placing buildings at important intersections to recognize and respond to the area's prominent features.

Climate



Choosing building form that protects pedestrians from bad weather and does not create negative wind impacts.

Streetwalls



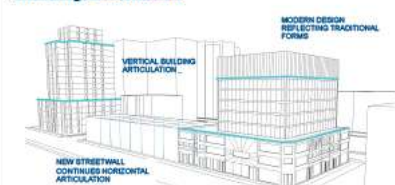
Giving special attention to where a building relates to pedestrians to create well-defined, engaging and active streets.

Building Elements



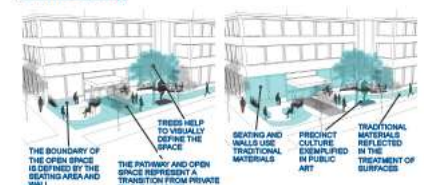
Using combinations of lighting, signage and canopies to create building identity, highlight special features and improve pedestrian experience.

Building Articulation



Diversifying the shape and form of a buildings exterior to preserve area character.

Landscaping



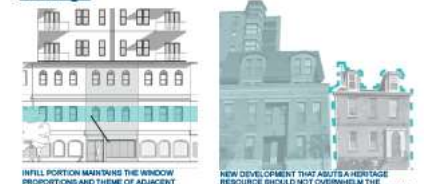
Incorporating features that create inclusive, accessible and inviting places that complement the sidewalk to reinforce area character and connect the building to the public realm.

Scale & Materials



Using a mix of new and traditional materials to distinguish, yet integrate new buildings into existing areas.

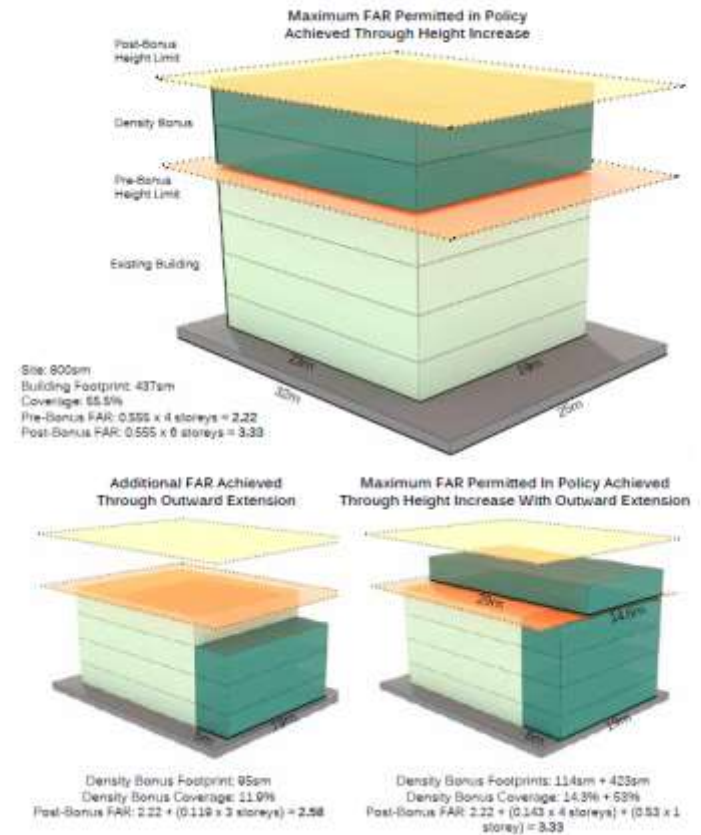
Heritage



Utilize building elements and forms that enhance heritage resources and ensure the continuation of existing heritage resources.

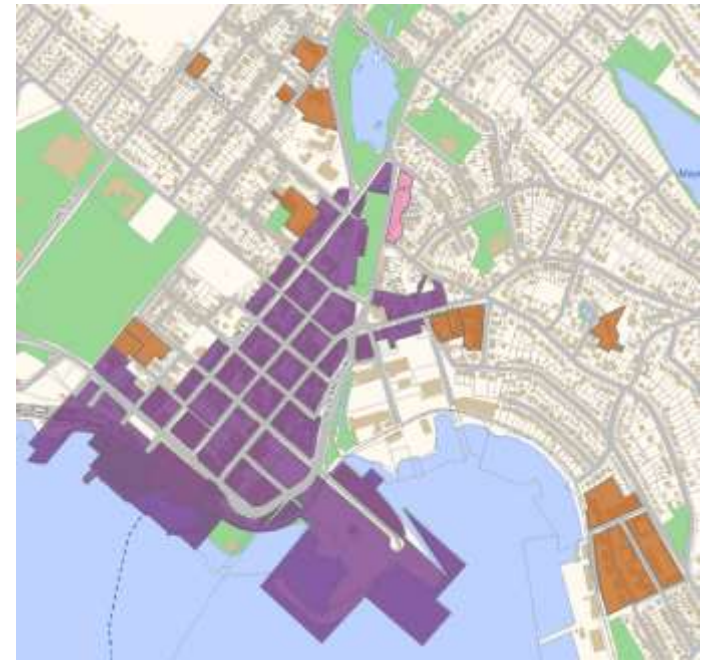
Density Bonusing

- Available for mid-rise and high-rise developments
- Public benefits include: heritage, affordable rental housing, affordable community cultural space public art, open space
- Mandatory inclusion of affordable housing benefit (units or cash)



What Happens Next?

- Provide comments during the Open House
- Write planhrm@halifax.ca until Nov. 6, 2018
- Meet with HRM staff
- Follow us on social media @planhrm
- Join our mail list for updates
- Interactive map
- Next draft of Package A: February, 2019



Interactive Map centreplan.ca

WITH YOUR HELP, WE'RE GOING TO TURN

WHAT IF INTO HOW TO

LET'S SHAPE THE FUTURE OF OUR CITY, TODAY

GET HANDS ON AT CENTREPLAN.CA

HALIFAX

Questions, Comments, or Feedback:

planhrm@halifax.ca

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