

Downtown Dartmouth

Secondary Plan & Land Use By-law

2017-12-11

Presentation Outline

1. Introductions
2. Plan Update Process
3. The Vision for Downtown Dartmouth
4. The Plan Update – Details
5. What Happens After Tonight

Greetings / Introductions

Andrew Faulkner

Luc Ouellet

Justin Preece

Carl Purvis

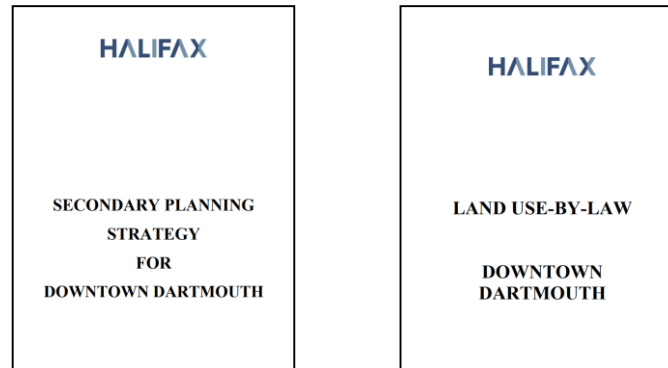
Jacob Ritchie

Kasia Tota

Elora Wilkinson

Downtown Dartmouth

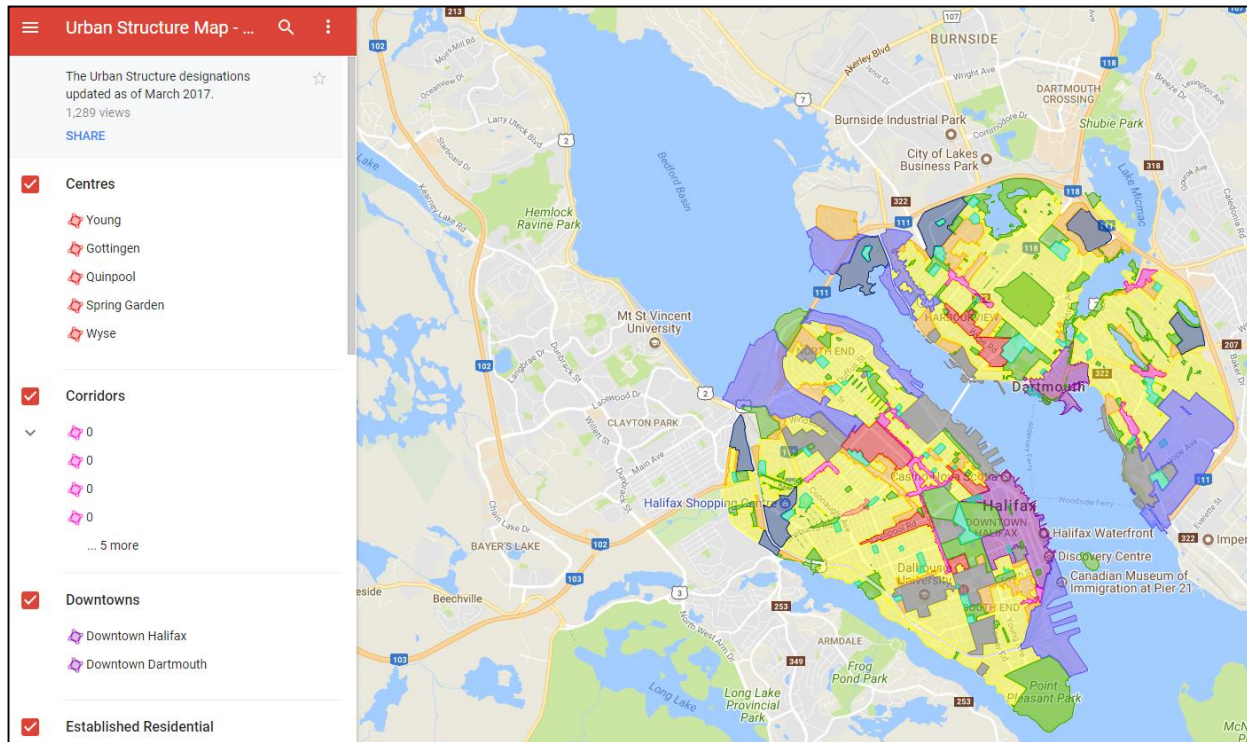
- Planning Documents for Downtown Dartmouth



- Regional Council has directed that changes to the Downtown Dartmouth Secondary Planning Strategy be prepared, to establish appropriate height limits for new development in the commercial and waterfront areas, and to adopt design guidelines.

Other Planning Projects

- Centre Plan



Downtown Dartmouth Vision

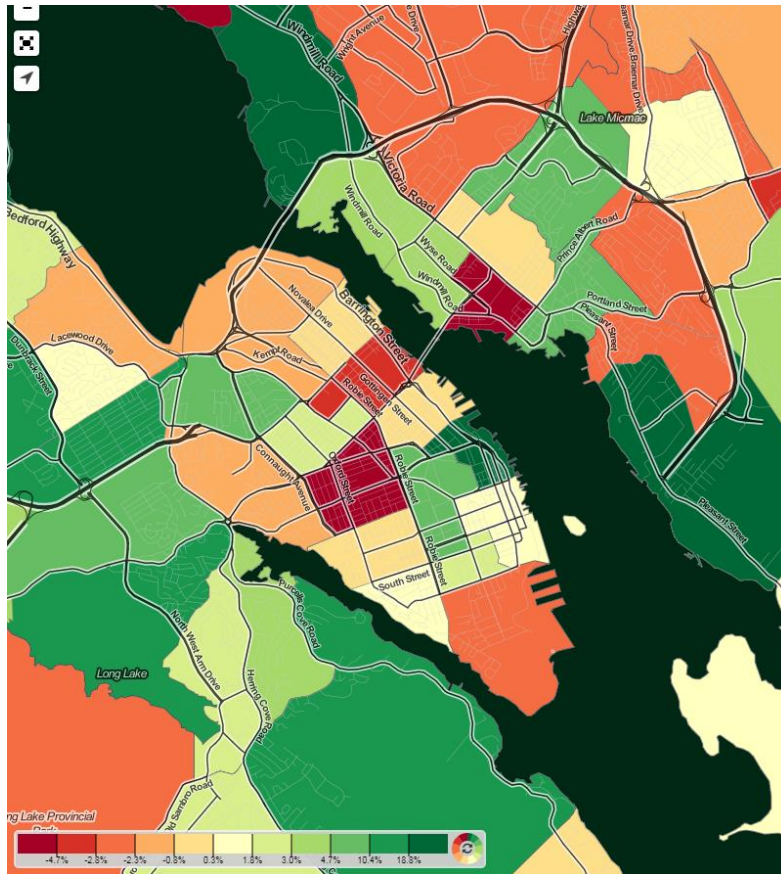
- Vision

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.

Existing Plan Methods

- Implemented through six main ideas
 1. *Community-Oriented Business Area*
 2. *Increased Residential Development*
 3. *Build on Small Town Character*
 4. *Enhanced Image & Safety*
 5. *A Vibrant Waterfront*
 6. *Distinctive Neighbourhoods*

2017 in Downtown Dartmouth



Population Change, 2011 - 2016

2011 Population: 6,867

2016 Population: 7,083

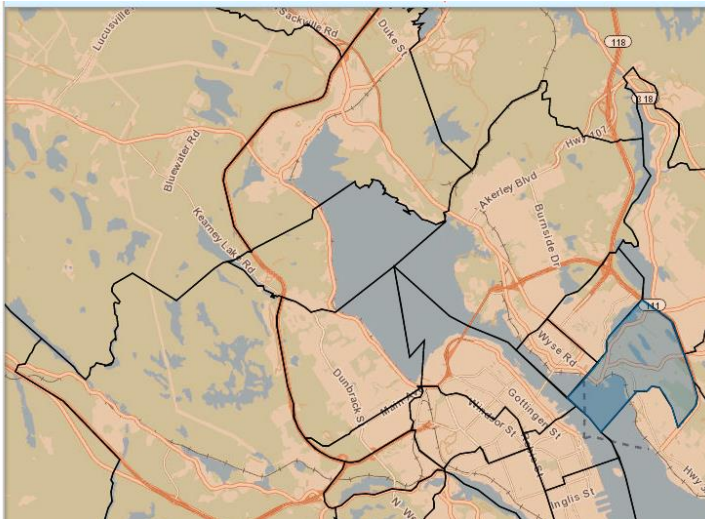
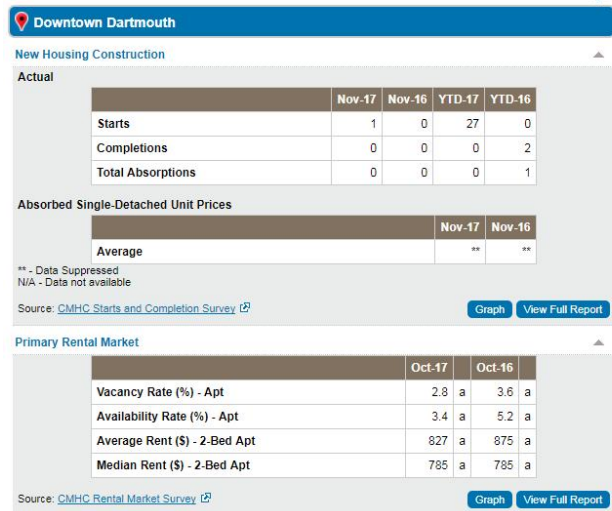
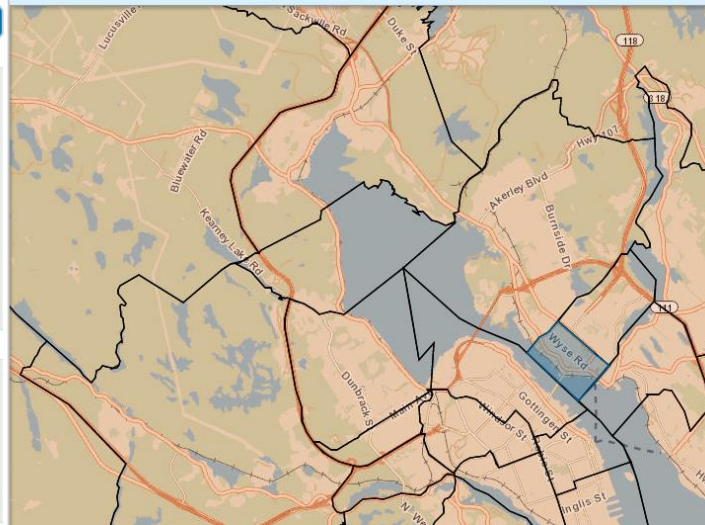
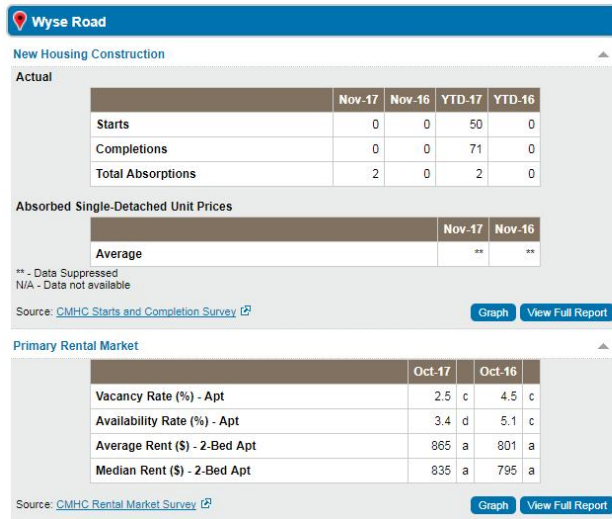
3% growth over 5 years
~0.7% annually

Trailing Regional Growth

2017 in Downtown Dartmouth



2017 in Downtown Dartmouth



Changes to Planning Docs

- Much remains, including;
 - Vision
 - Neighbourhoods
 - Public Objectives
- Changes are focused in the Core & Dartmouth Cove
 - Introducing Site Plan Approval process
 - Introducing a heights framework
 - Control over qualitative elements of design

Design of New Development

Height Transition



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

Design of New Development

Topography

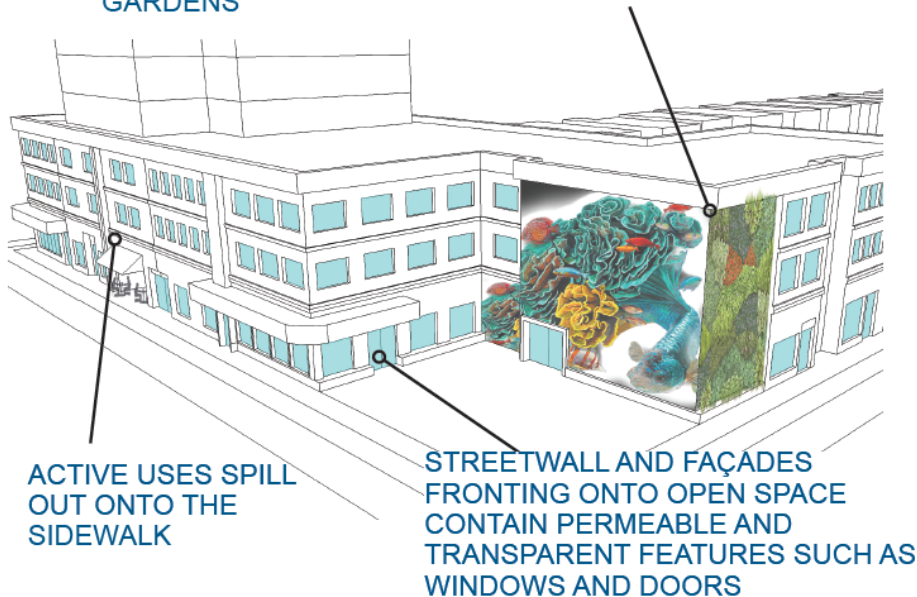


Taking advantage of slope to create unique designs that encourage pedestrian movement.

Design of New Development

Building Base

WALLS THAT DO NOT CONTAIN WINDOWS AND DOORS ARE ARTICULATED WITH DETAIL SUCH AS MURALS AND VERTICAL GARDENS



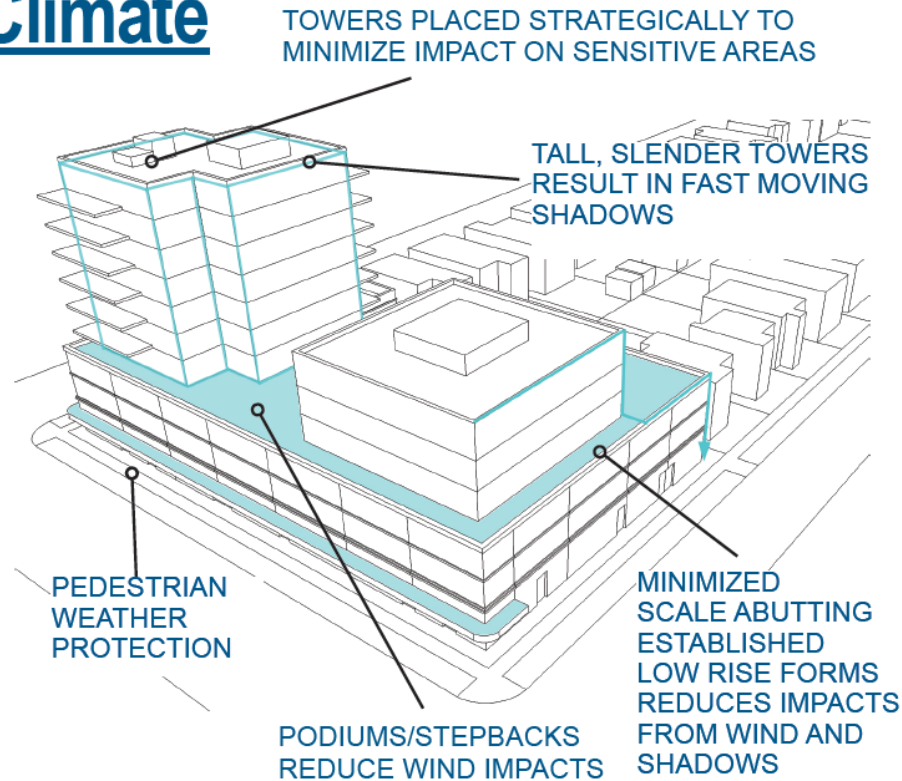
ACTIVE USES SPILL OUT ONTO THE SIDEWALK

STREETWALL AND FAÇADES FRONTING ONTO OPEN SPACE CONTAIN PERMEABLE AND TRANSPARENT FEATURES SUCH AS WINDOWS AND DOORS

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

Design of New Development

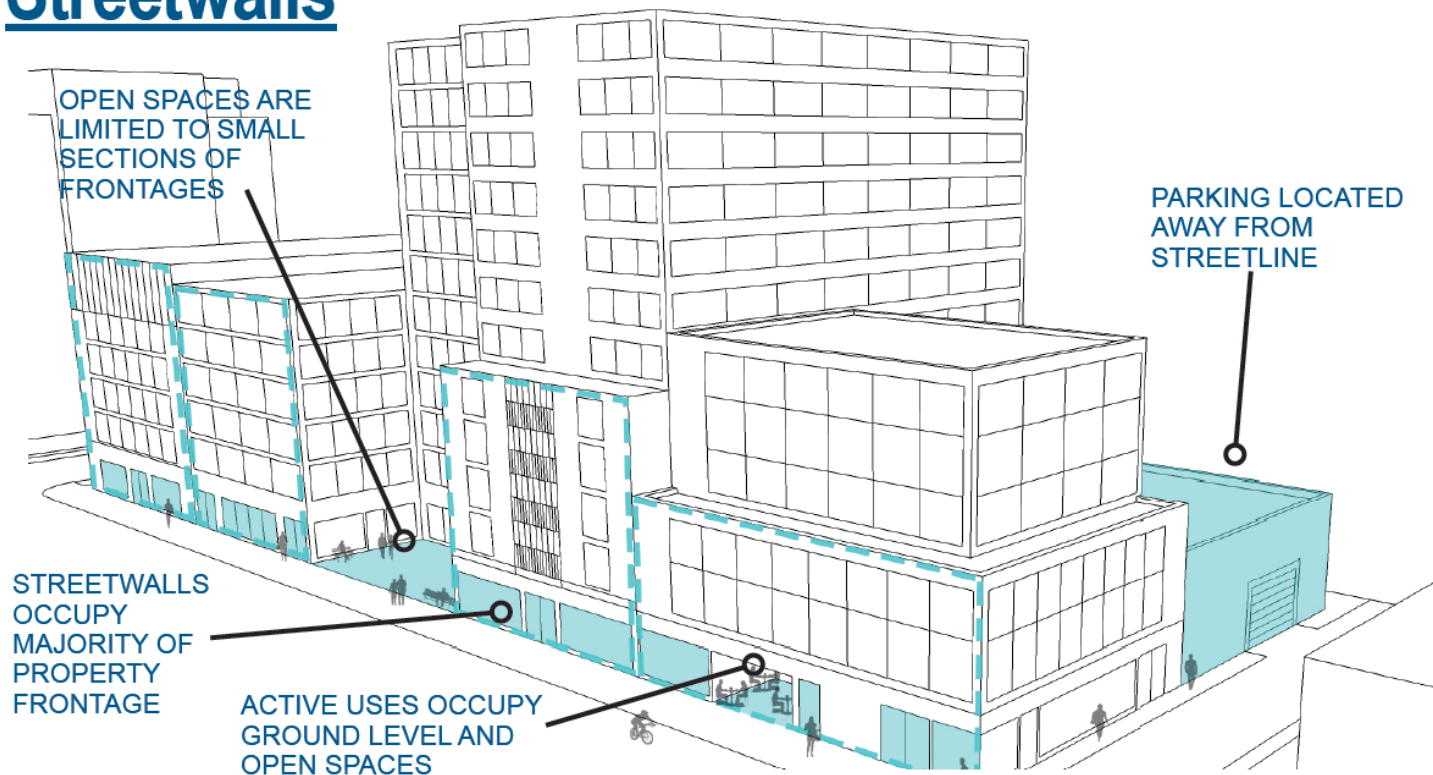
Climate



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

Design of New Development

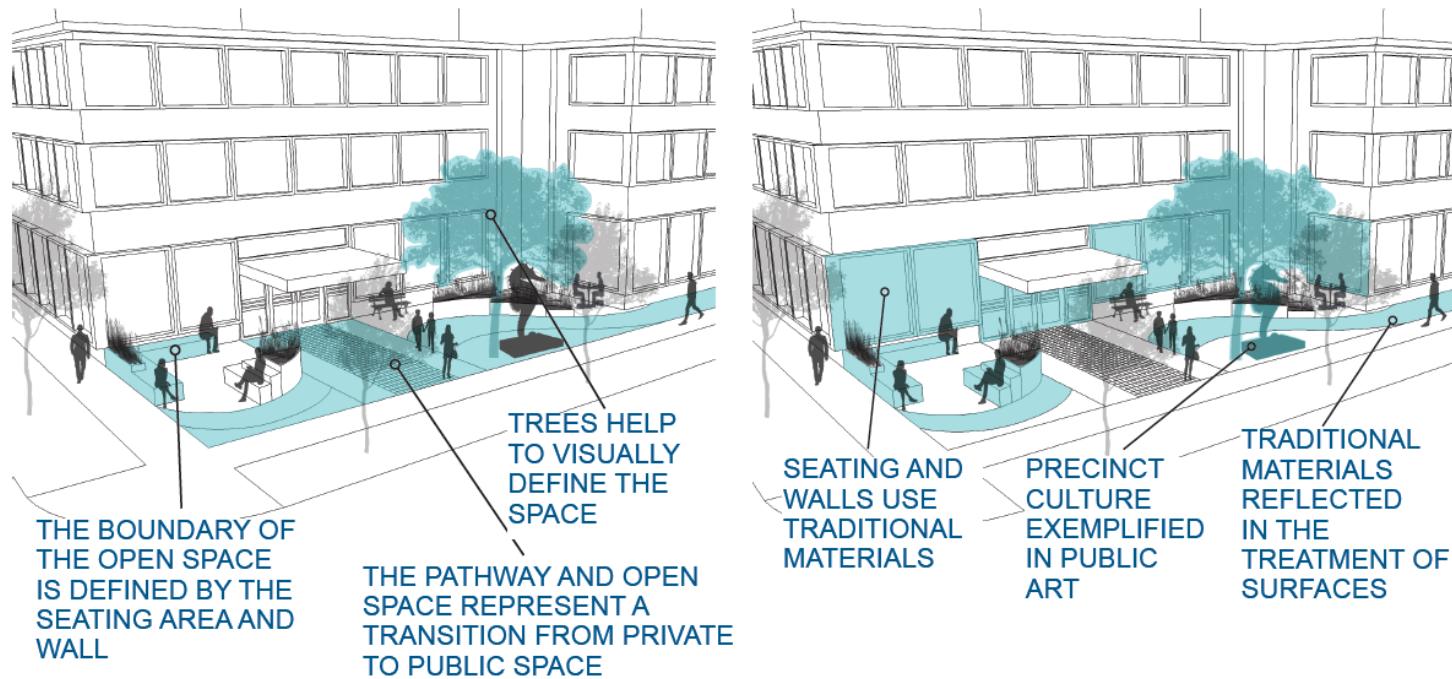
Streetwalls



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

Design of New Development

Landscaping



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

Design of New Development

Heritage



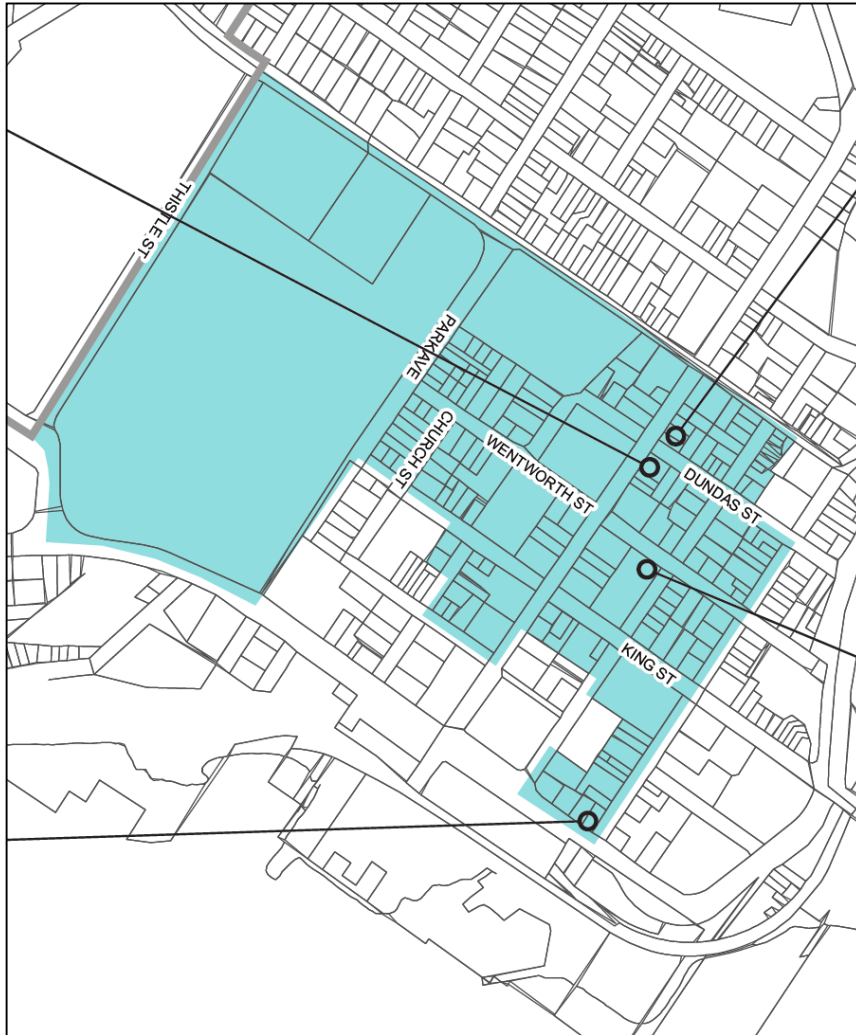
INFILL PORTION MAINTAINS THE WINDOW PROPORTIONS AND THEME OF ADJACENT



NEW DEVELOPMENT THAT ABUTS A HERITAGE RESOURCE SHOULD NOT OVERWHELM THE HERITAGE RESOURCE AND SHOULD TRANSITION IN

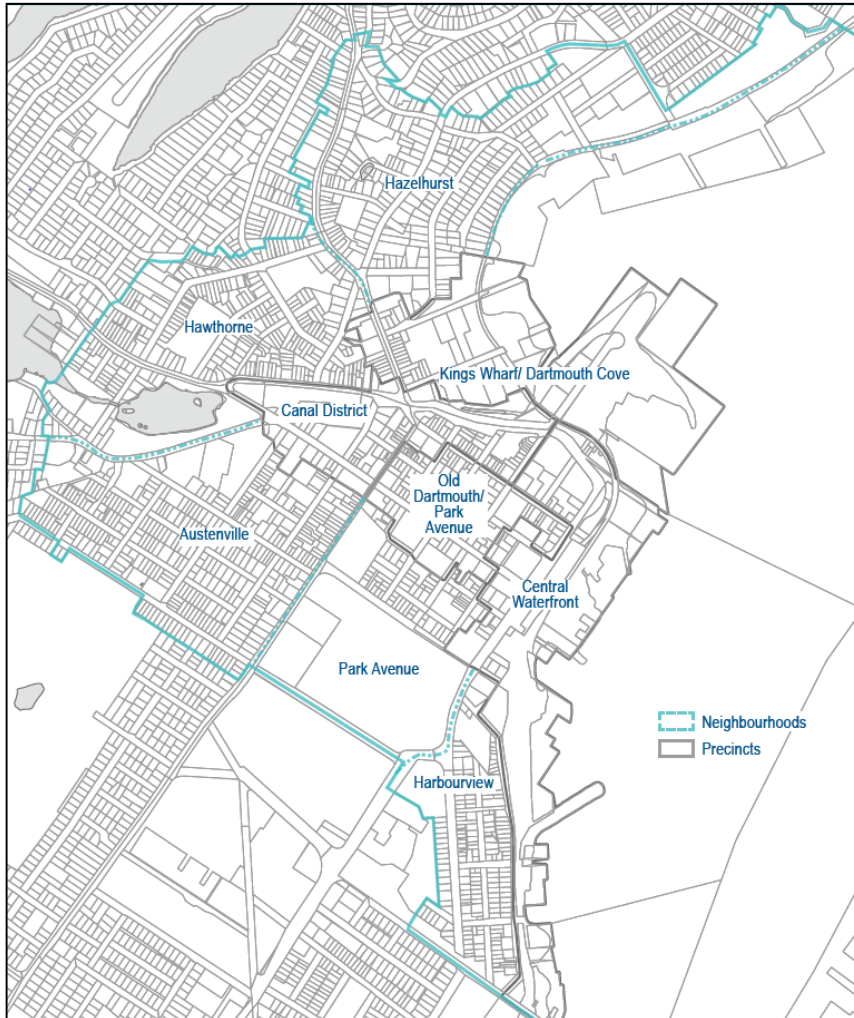
Utilize building elements and forms that enhance heritage resources and ensure the continuation of existing heritage resources.

Heritage Conservation District



In this potential Heritage Conservation Districts, a maximum height of 17 metres is applied to the non-registered properties within the conservation district and a maximum height of 11 metres for registered heritage properties.

Neighbourhoods



The unique neighbourhoods of Downtown Dartmouth continue to be defined, as do precincts in the Downtown Core

What Happens Next?

Tonight is about sharing where we are, but after tonight there is more to do.

- HRM Staff:
 - Continue to work on the amendments
 - Engage with community groups, stakeholders, property owners
- You:
 - Review the Boards
 - Walk the neighbourhoods
 - Talk to your neighbours
 - Be ready for 2018

More ways to participate

- Write planhrm@halifax.ca
- Contact your Councillor
- Subscribe to our e-mail list to receive updates
- Follow our “Shape Your City” page
- Attend next meetings

Questions?