

Downtown Dartmouth Plan

Maximum Building Heights

What?

Maximum buildings heights.

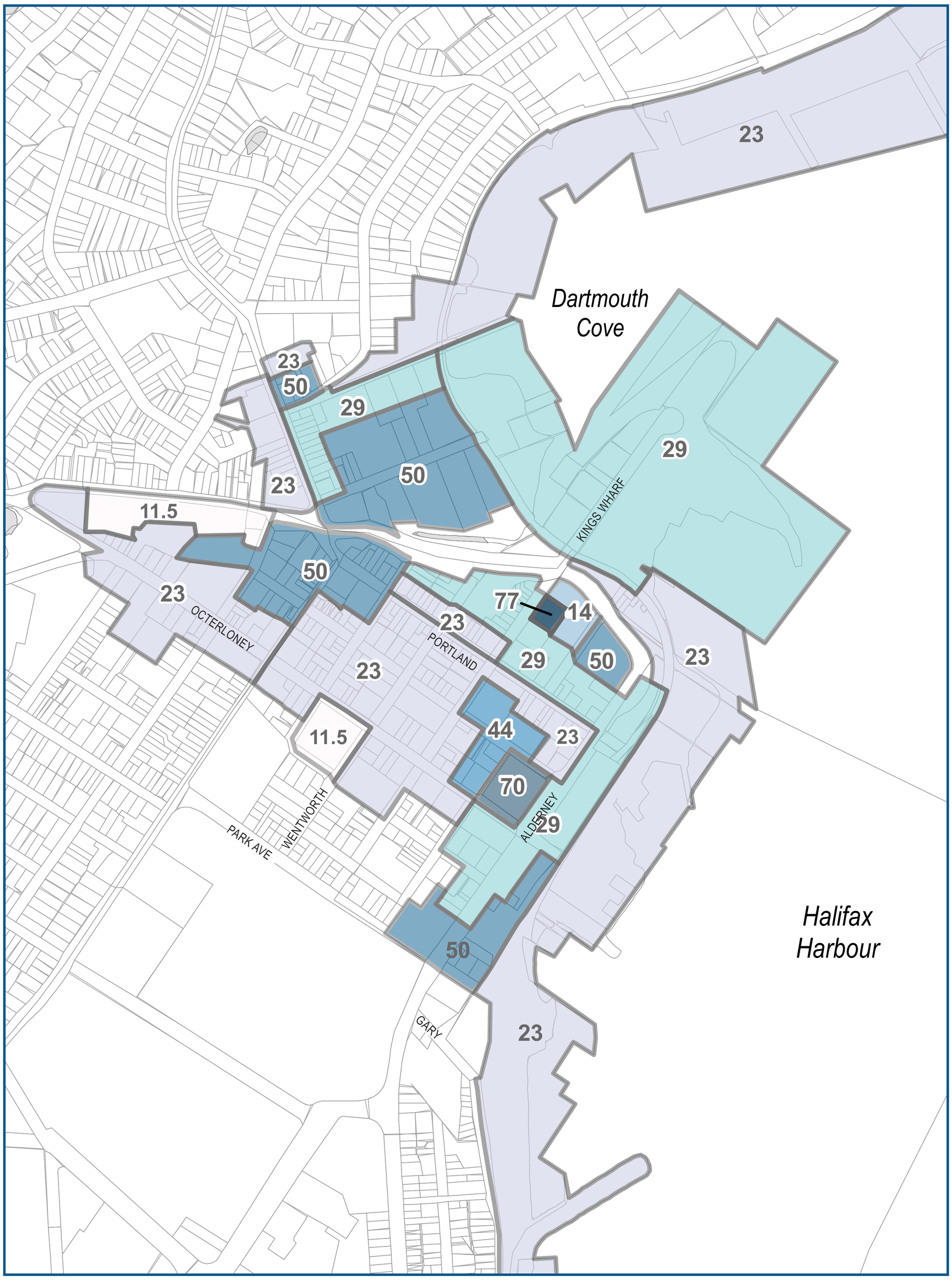
Why?

- Current regulations do not ensure new development relates to an area
- Public feedback supported defined height districts.
- Will allow for growth and provide for transition in heights to heritage districts, low-rise areas and the waterfront.

How?

- Height maps were created with categories for pre-bonus and post-bonus building-height maximums, by area.
- Heights are based on a detailed analysis of each area`s character, functional identity and building forms.

Post-bonus Building Heights



Each number represents the maximum building height in metres permitted within the area outlined, *with* a density bonus option. Example: 50 metres or 164 feet = roughly 16 storeys.

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Transportation Reserve

What?

Road reserves with limits on development to allow for future road construction.

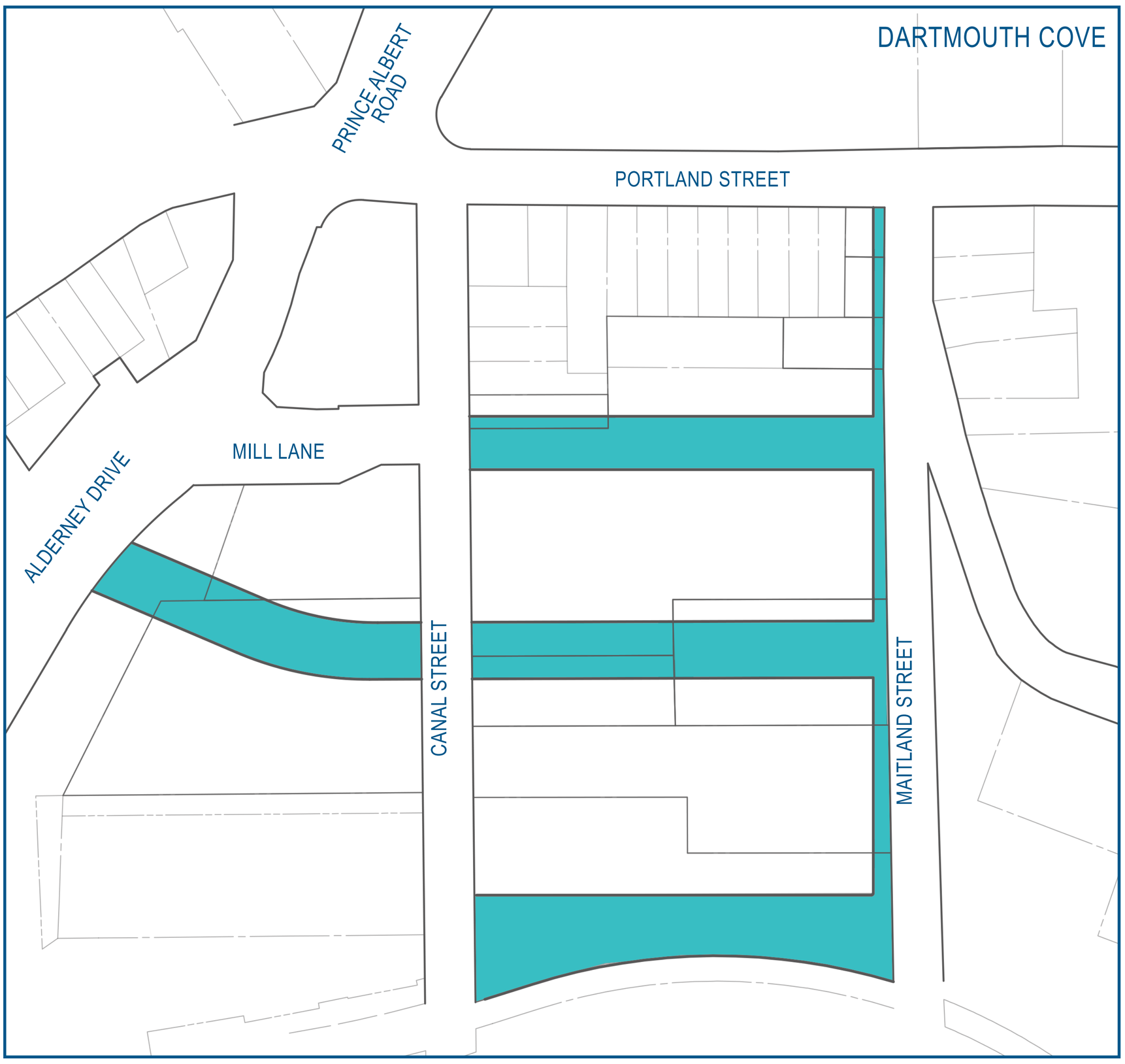
Why?

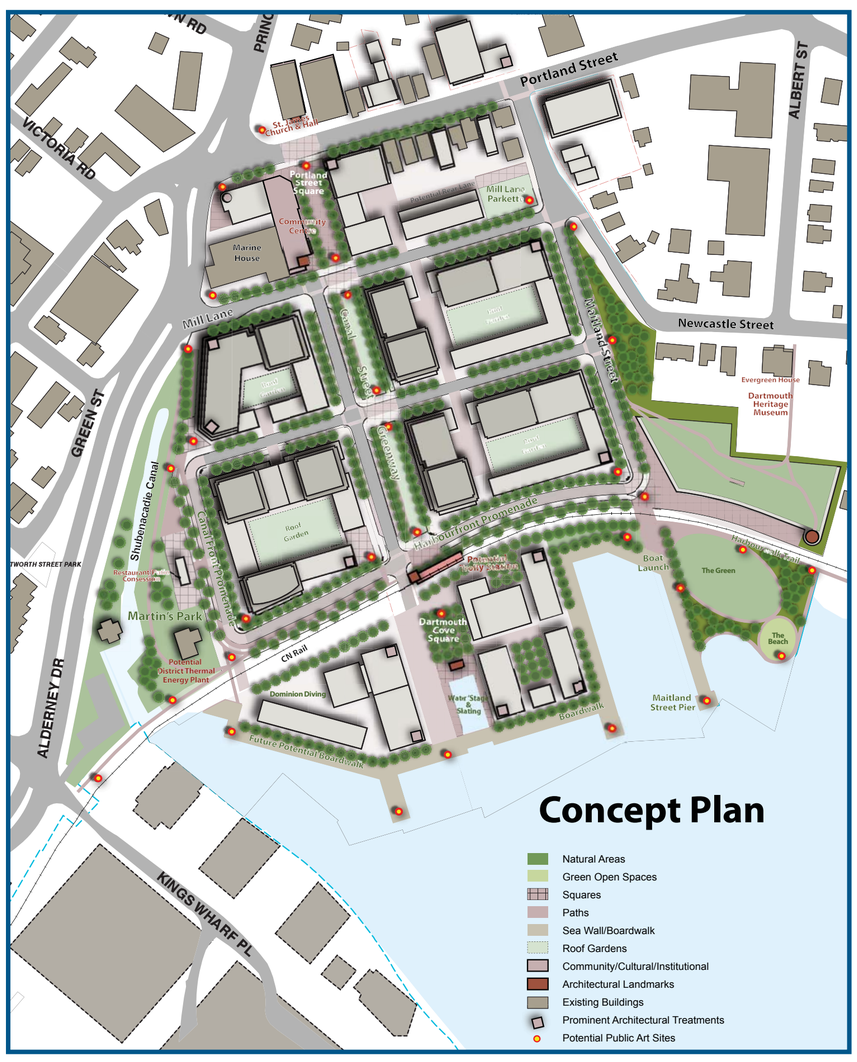
As part of the efforts to realize the Dartmouth Cove Comprehensive Plan, the Municipality intends to acquire these right-of-ways for new roads to connect Dartmouth Cove to the downtown`s existing street grid.

How?

Through the Land Use By-law, establish a *Transportation Reserve* overlay zone that prohibits all development within the transportation corridors.

Transportation Reserves





The Dartmouth Cove Comprehensive Plan established a long-term vision for the area including:

- new housing for up to 1200 units,
- commercial uses,
- continued marine industrial use on the waterfront, and
- public parks and trails.

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Density Bonusing Program

What?

A program that allows for an increase in building height, in exchange for public amenities and/or benefits that contribute to the livability and proper planning of the neighborhood.

Why?

A way to get specific public benefits that exceed the minimum requirements for the development. The benefits must demonstrate how they will improve the public realm of the area, be high quality, long-lasting and respond appropriately to the local context.

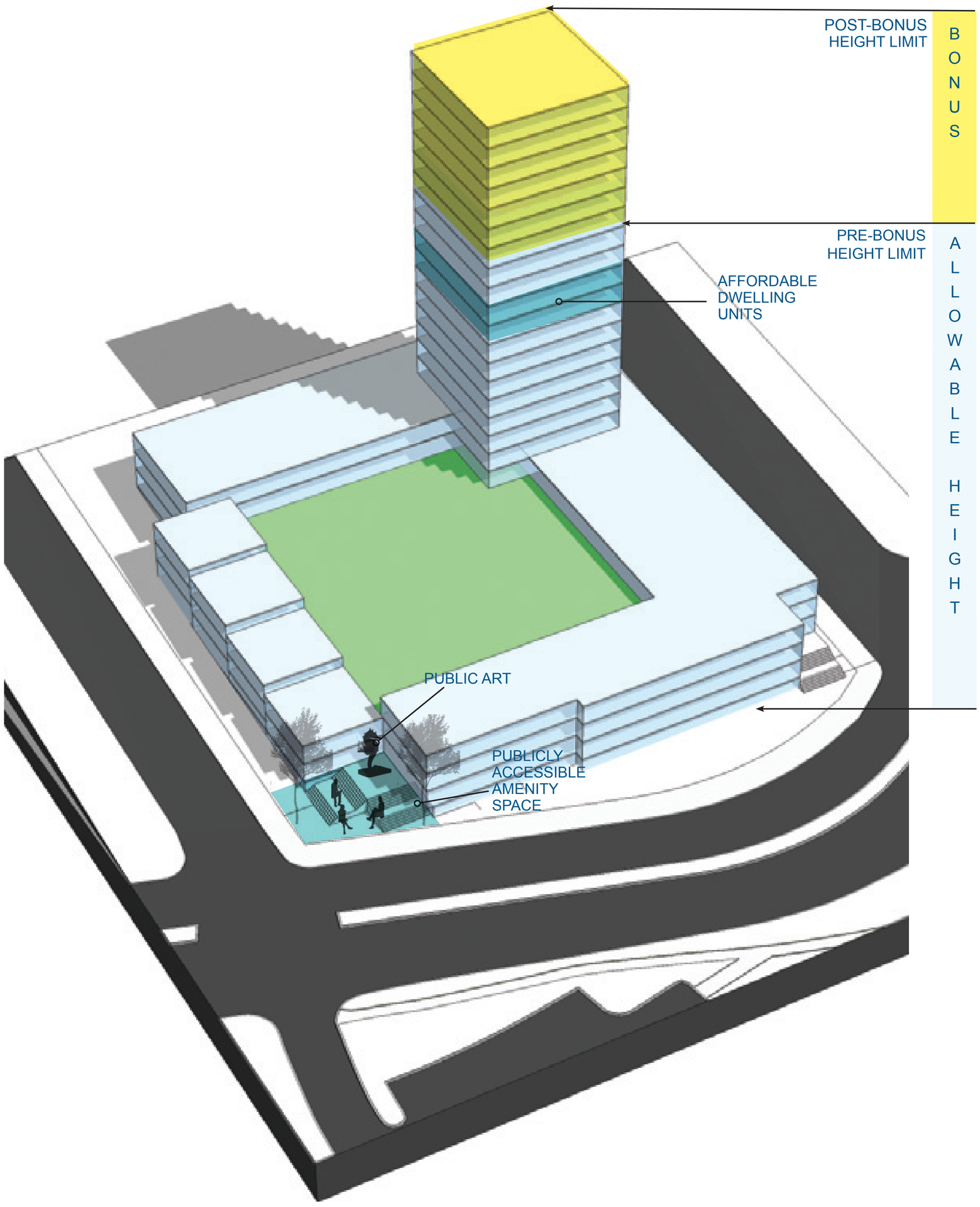
How?

Apply for additional, post-bonus height as part of the *Site Plan Approval Process*.

Bonus Options

- Additional affordable housing
- The preservation or enhancement of a registered heritage building
- The provision or enhancement of publicly accessible amenity space, including ungated, through-block pedestrian connections.
- The provision of community and cultural spaces.
- The provision of public art.
- Cash-in-lieu where none of the above are appropriate.

EXAMPLE DEVELOPMENT



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Design Manual

What?

A guideline for designing and reviewing new development proposals within the Downtown Core designation.

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 Review Committee and HRM Staff.

Height Transition



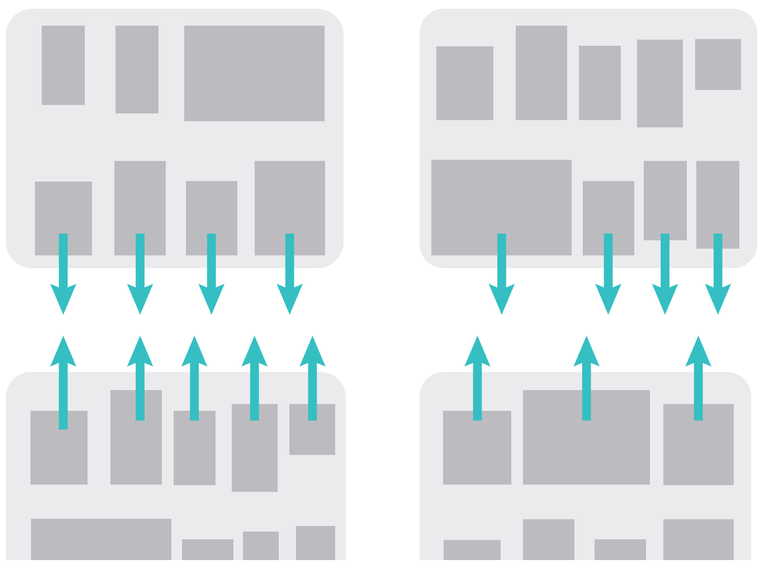
Stepping down to lower buildings integrate with the established block structure.

Topography



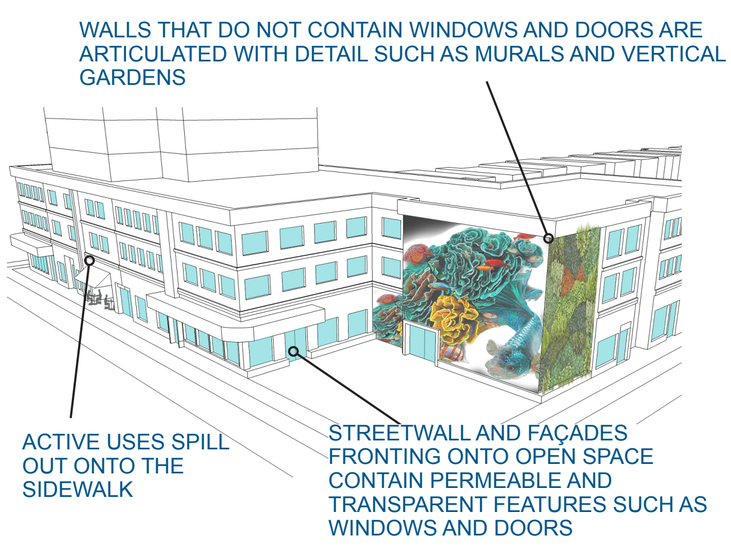
Taking advantage of slope to create unique designs that encourage pedestrian movement.

Building Orientation



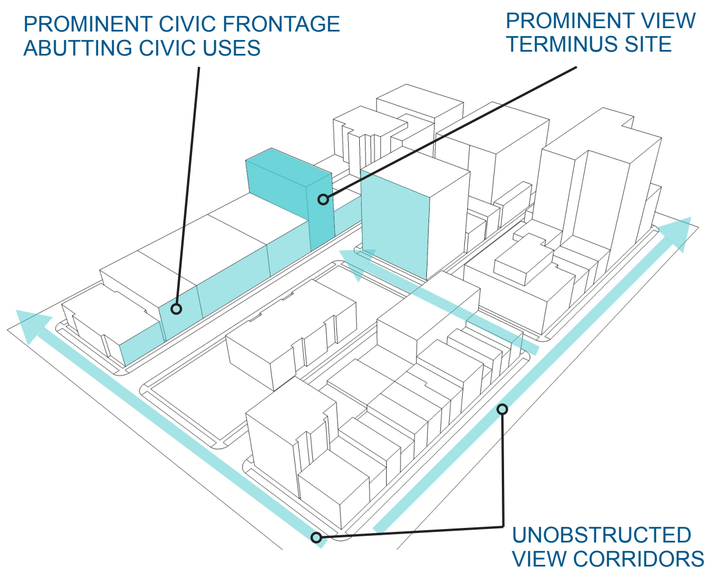
Facing the building a specific direction to integrate with the established block structure.

Building Base



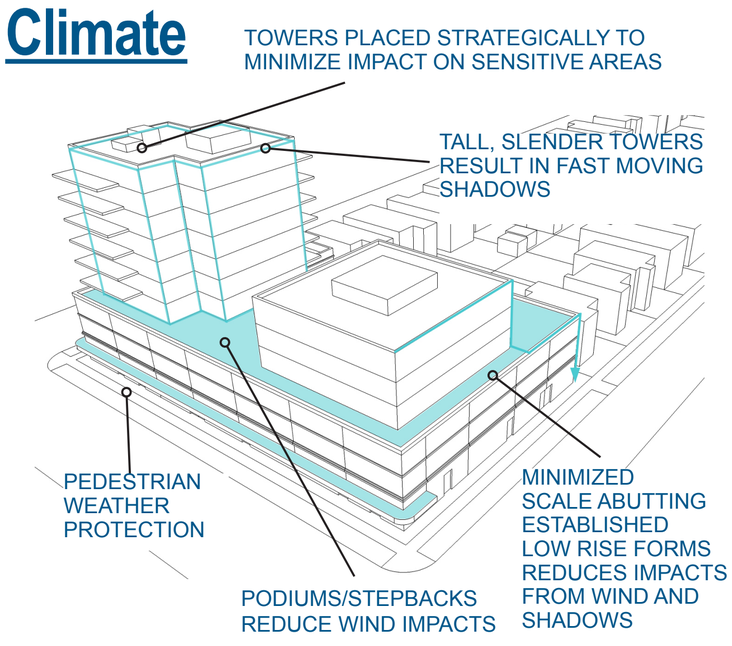
Activating the base by placing shop fronts placed close to the sidewalk, with frequent entries, awnings, and spill-out activity.

Prominent Sites



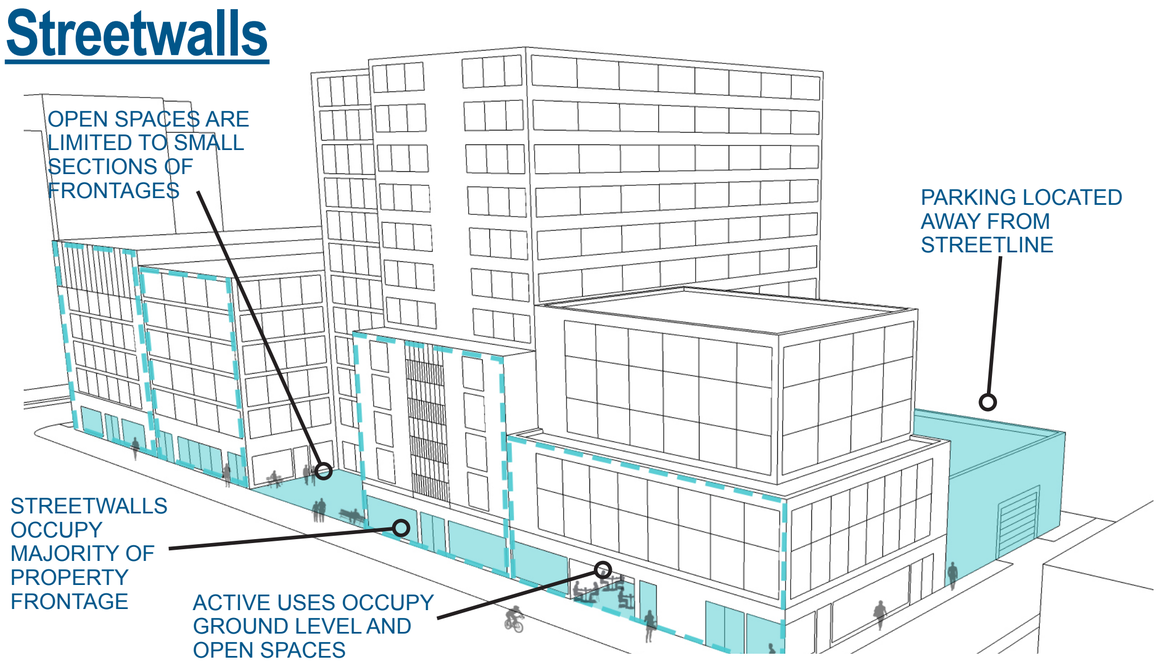
Placing buildings at important intersections to recognize and respond to the area's prominent features.

Climate



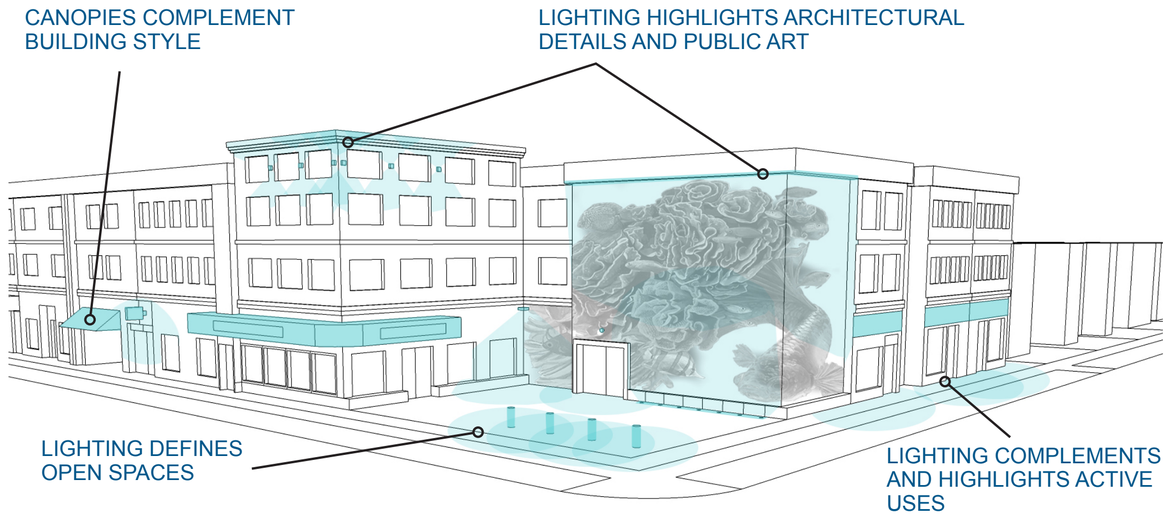
Choosing building form that protects pedestrians from bad weather and does not create negative wind impacts.

Streetwalls



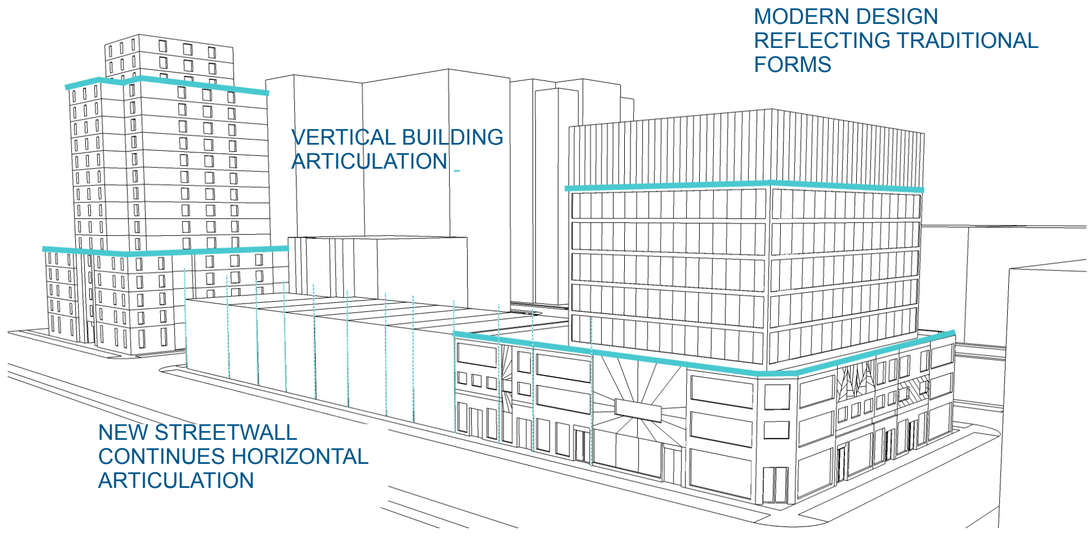
Giving special attention to where a building relates to pedestrians to create well-defined, engaging and active streets.

Building Elements



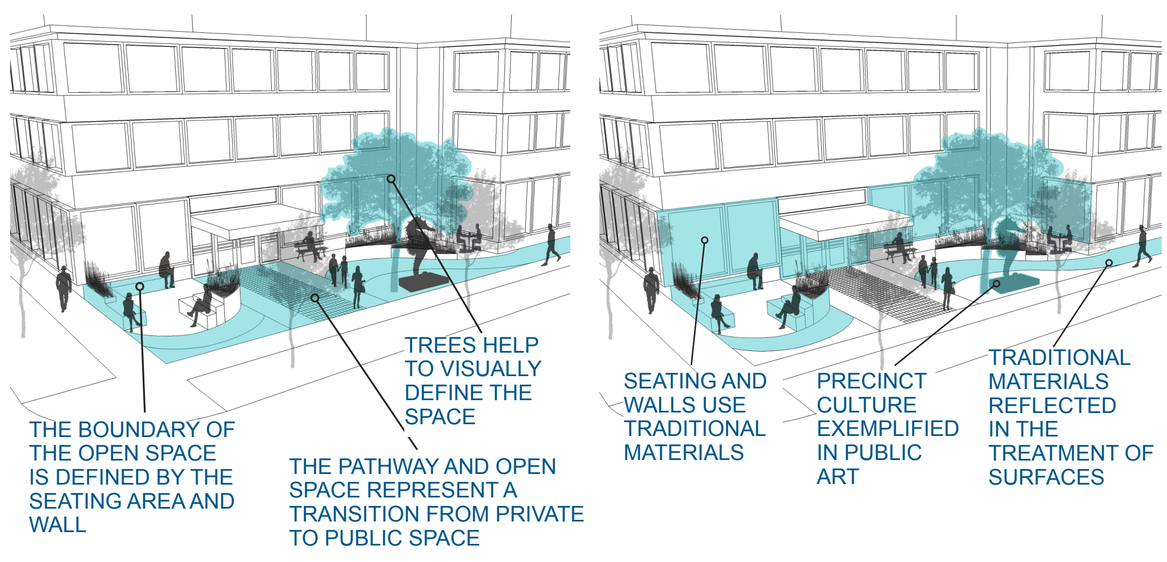
Using combinations of lighting, signage and canopies to create building identity, highlight special features and improve pedestrian experience.

Building Articulation



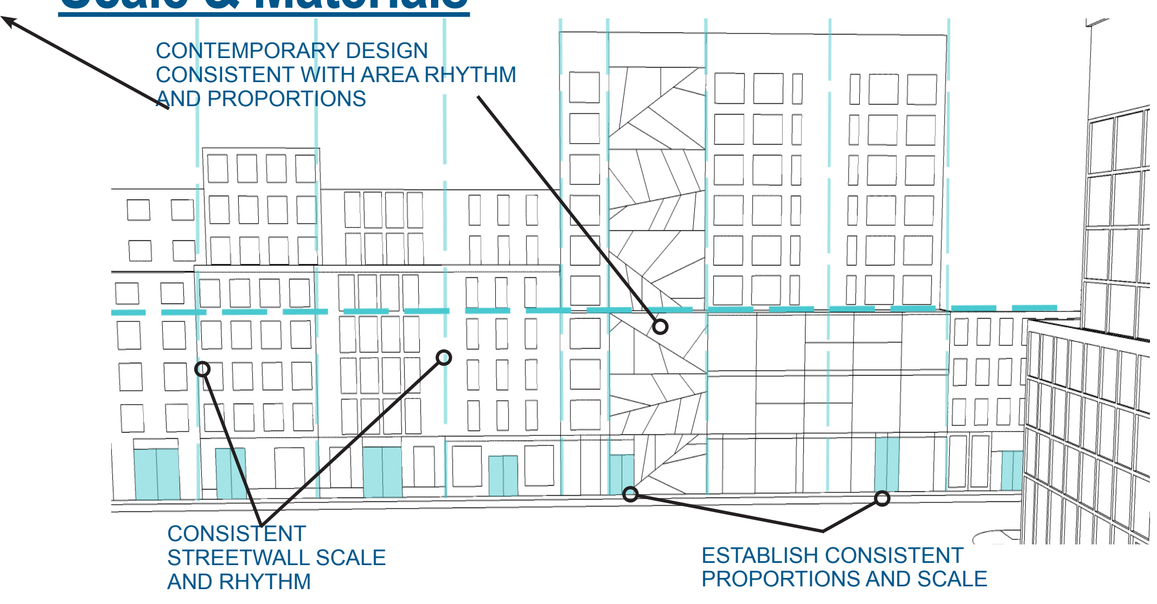
Diversifying the shape and form of a buildings exterior to preserve area character.

Landscaping



Incorporating features that create inclusive, accessible and inviting places that compliment 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



INFILL PORTION MAINTAINS THE WINDOW PROPORTIONS AND THEME OF ADJACENT HERITAGE BUILDING FACES.



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

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



Downtown Dartmouth Plan

Proposed Heritage Conservation District

What?

A defined area with significant numbers of registered heritage properties and contributing heritage resources.

Why?

- To recognize, protect and enhance significant heritage properties.
- To preserve and enhance, buildings, streetscapes, areas and views that have historical or cultural significance.

How?

- Develop policies, strategies, and programs for potential heritage conservation districts.
- Adopt a conservation district plan and, associated land use regulation.
- Set appropriate height limits.


90-92 Ochterloney St.


53 Queen St.




86 Ochterloney St.



81 Portland St.

To protect future 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.

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Vacant Sites

What?

Underutilized lands with the majority currently used for parking lots.

Why?

These sites are the best opportunity for new development as

- the current site activity is replaceable either on site or in other parts of the Downtown, and
- no existing structures would have to be demolished.

How?

The Land Use By-law regulations encourage a built form to incentive the redevelopment of these sites.



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Precincts and Neighbourhoods

What?

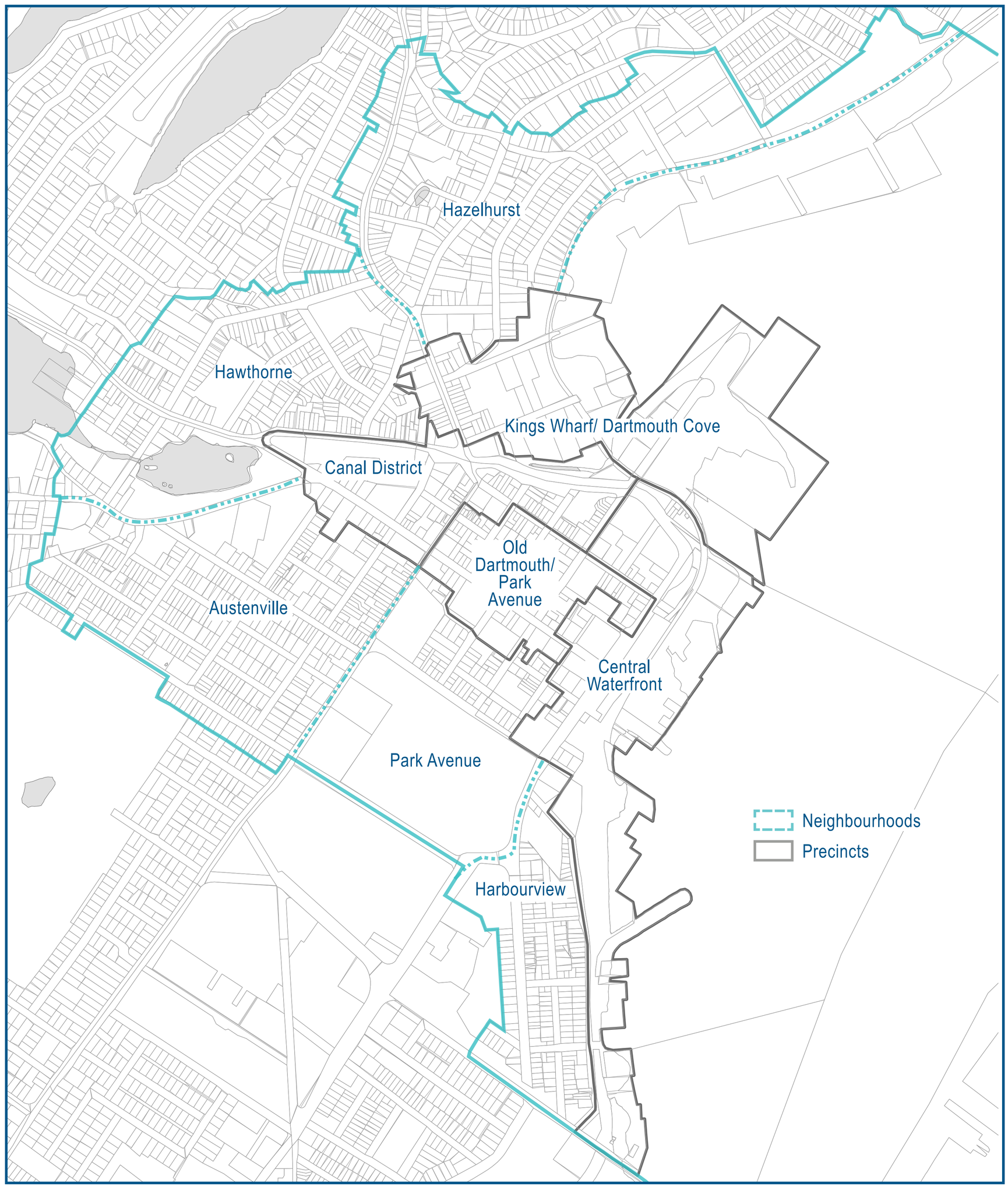
Defined areas with different character, functional identity and building form. Precincts are found within the Site Plan Approval Boundary. The Neighbourhoods are brought forward from the 2000 Plan, and are contained within the Downtown Neighbourhood designation.

Why?

To recognize, protect and enhance the unique characteristics, and neighbourhood-defining features of each area.

How?

- Precinct visions give direction to the built form requirements, and design guidance through Site Plan Approval.
- Neighbourhood characteristics are defined in the built form characteristics within the zone.



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View Corridors

What?

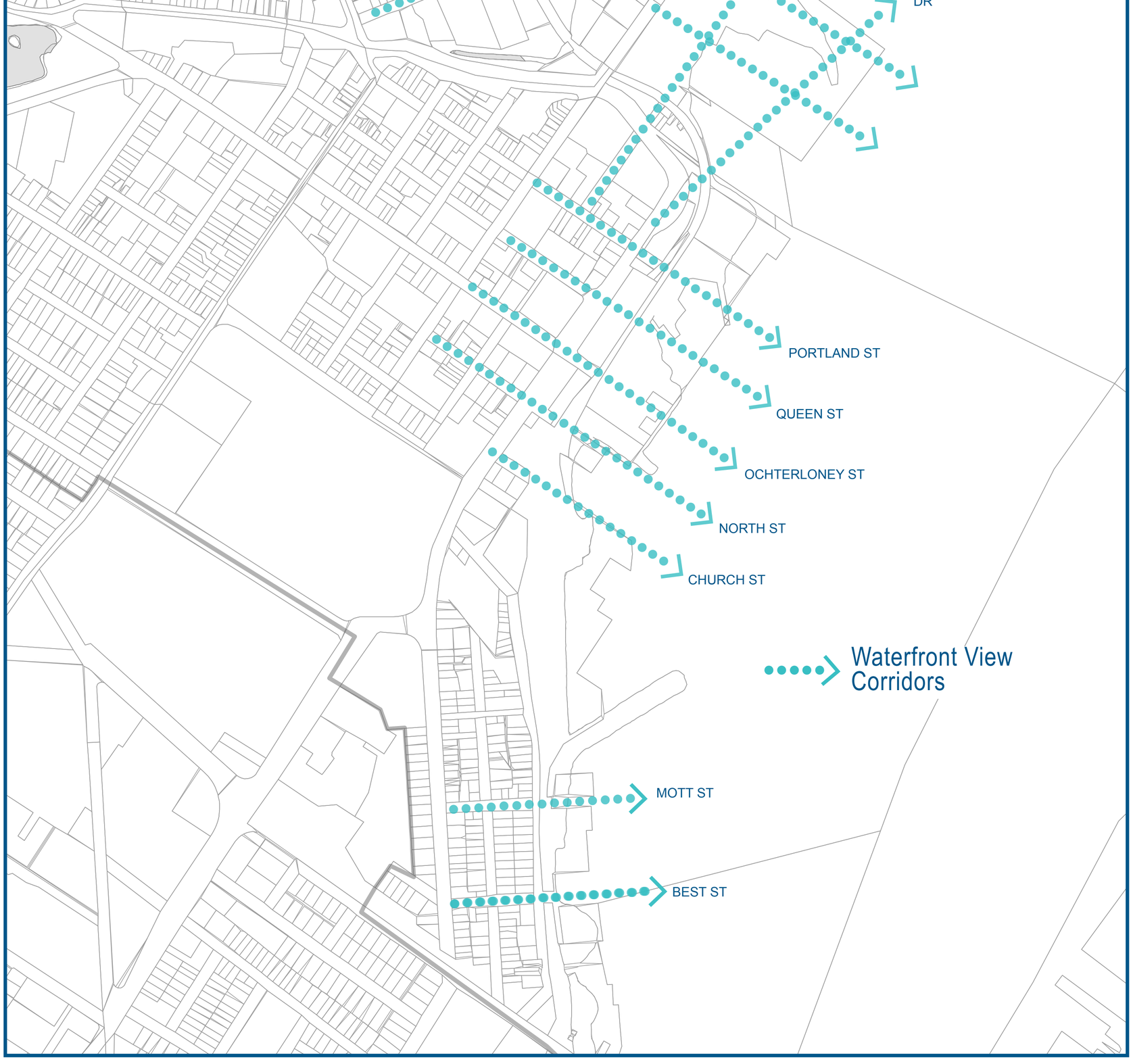
Views of the Halifax Harbour that are protected along the length of downtown Dartmouth's streets by the existence of public rights-of way

Why?

To maintain continued visibility of the Halifax Harbour throughout downtown Dartmouth, through views of the harbour from public streets. The continuation of these routes onto the waterfront lands preserves the views to the Halifax harbour and provides pedestrian links to waterfront amenities such as plazas and open spaces located at the foot of the corridors.

How?

Key view corridors and detailed boundaries and provided for and regulated through the Land Use By-law.



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Zoning & Opportunity Sites

What?

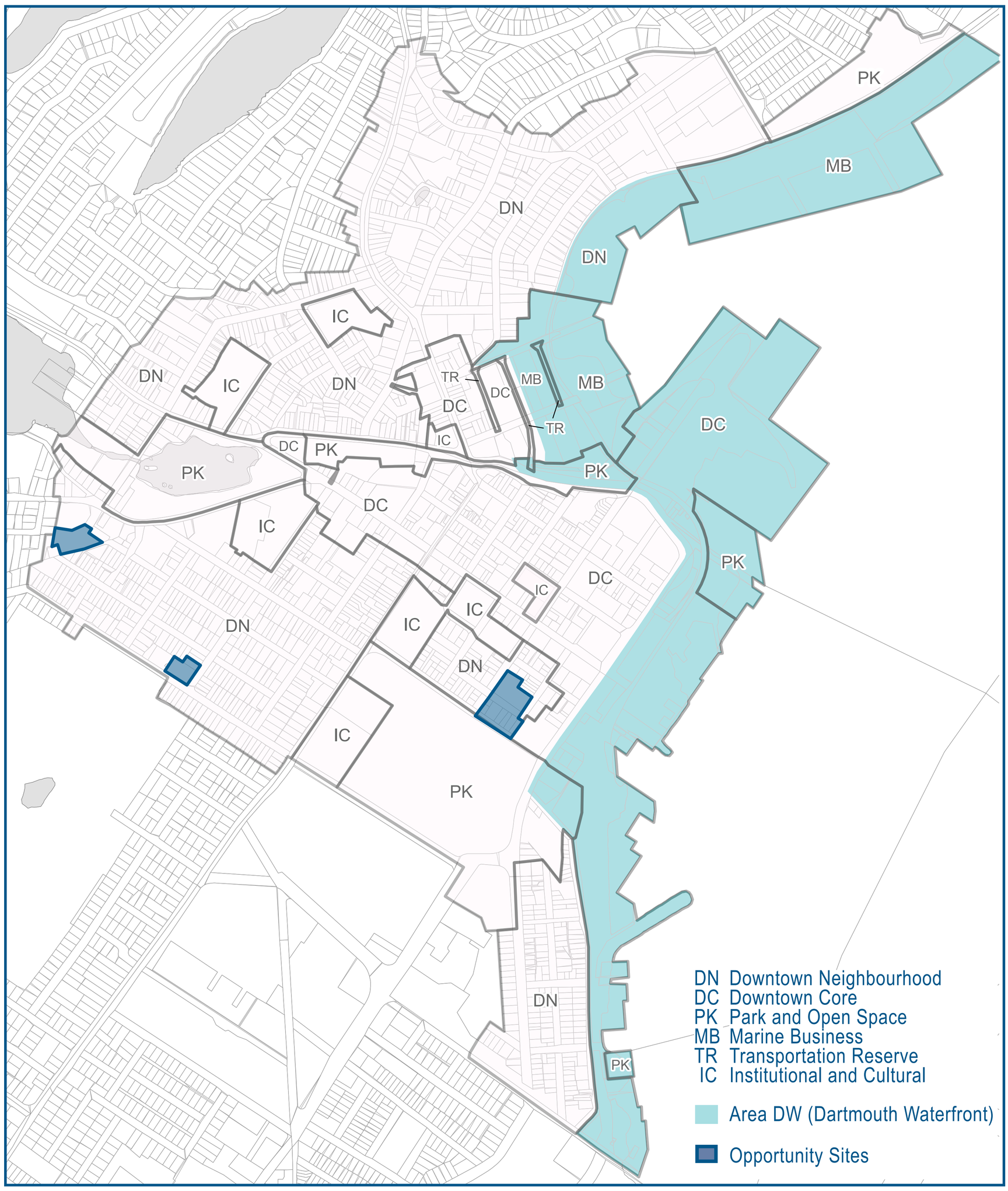
Zoning: A tool used to divide land use designations into sub-categories with specific, permittable uses.

Opportunity Sites: Larger, vacant sites that need more design consideration than is possible through as-of-right zoning.

Why?

Zoning: To permit specific uses, they must be included within a zone and have specific standards.

Opportunity Sites: These sites are suitable for higher density and innovative housing options that provide greater variety of choice, contribute to local character, and provide for suitable transitions to adjacent uses.



Development Agreement process for Opportunity Sites: A development agreement is a legally binding contract between the Municipality and a property owner. It sets out certain conditions, design requirements and land use regulations so the property owner is eligible to apply for a development permit.

How?

Zoning: The Planning Strategy establishes specific zones. Their associated standards are included in the Land Use Bylaw.

Opportunity Sites: Development of these sites is achieved through the *Development Agreement* process.

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