

**HALIFAX**

**Plan Dutch Village Road**

Public Hearing, Regional Council

October, 4 2016

The slide features a white background with a large blue triangle on the right side. The word 'HALIFAX' is written in white on the blue triangle. The title 'Plan Dutch Village Road' is in blue, and the subtitle 'Public Hearing, Regional Council' is in black. The date 'October, 4 2016' is in the bottom left.

**History**

- Regional Council August 6, 2013: initiate a planning process to establish comprehensive planning policies that enable additional commercial and residential developments on the lands located within Dutch Village Road and neighbouring areas
- Regional Council, July 21, 2015: boundaries of the study area to include all commercially designated properties
- March 25, 2015: Community open house and workshop
- Regional Council, August 9, 2016: Initial public hearing date

**HALIFAX** 2

The slide has a white background with a blue footer bar. The title 'History' is in blue. The list items are in black. The 'HALIFAX' logo and the number '2' are in the bottom right.

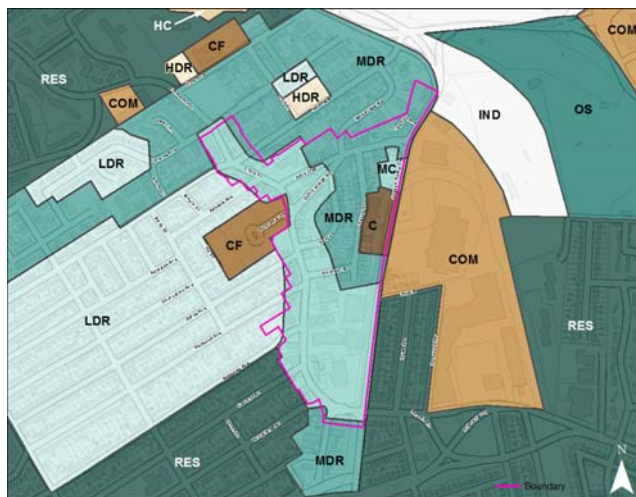
## Study Area



- Regulated by two LUB's– Halifax Peninsula and Halifax Mainland
- Designated for Commercial, Minor Commercial and Medium Density Residential
- Land is developed for a wide variety of uses – from industrial uses, office, retail, service uses to residential

**HALIFAX**

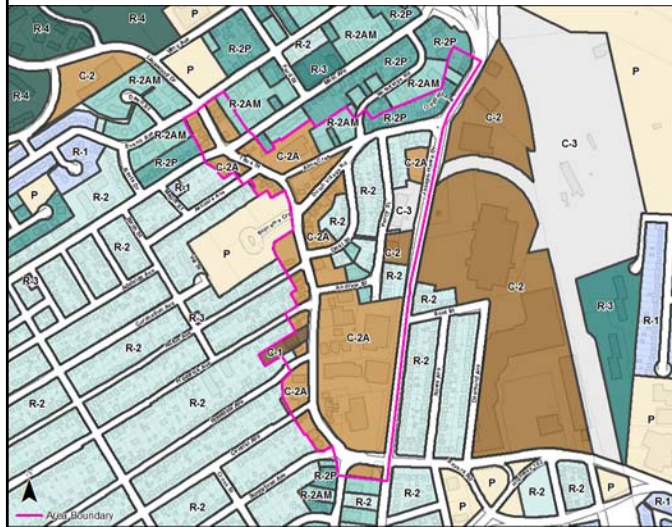
## Current Policy Context



- MC- Minor Commercial
- C- Commercial
- LDR- Low Density Residential
- MDR- Medium Density Residential
- HDR- High Density Residential
- CF- Community Facilities

**HALIFAX**

## Current Zoning



R-2- General Residential Zone  
R-2AM- General Residential Conversion Zone  
R-2P- General Residential Zone  
C-1- Local Business Zone  
C-2A- Minor Commercial  
C-2- General Business Zone  
C-3- Industrial Zone

HALIFAX

5

## Demographics

- Population is increasing
- Young population of renters
- Moves more frequently than other parts of HRM
- More likely to be a newcomer to Canada than the rest of HRM

HALIFAX

## Policy Goals

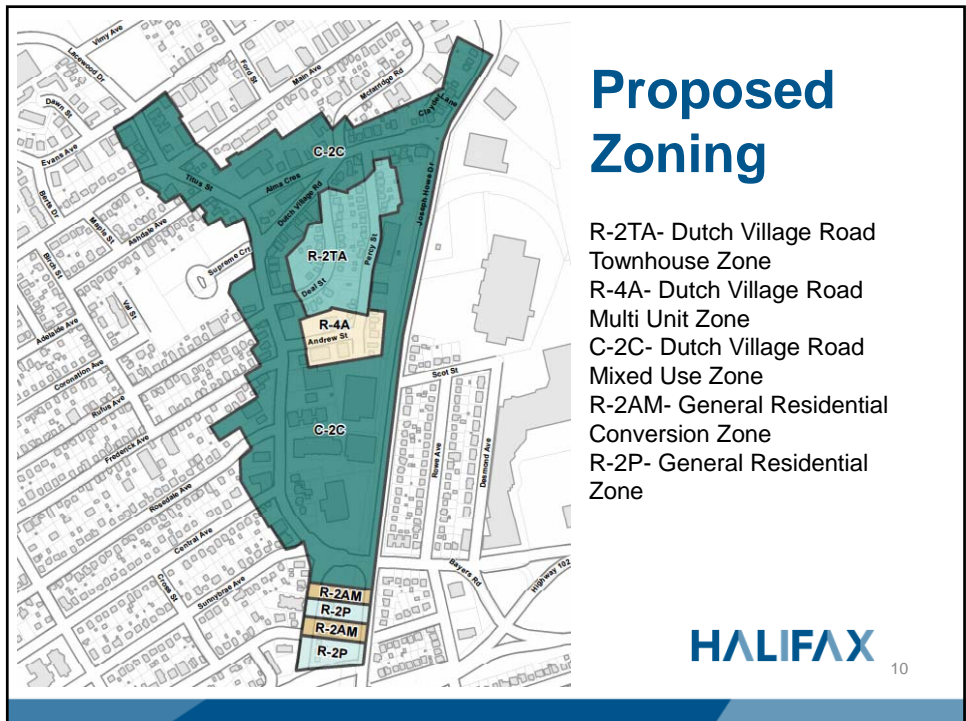
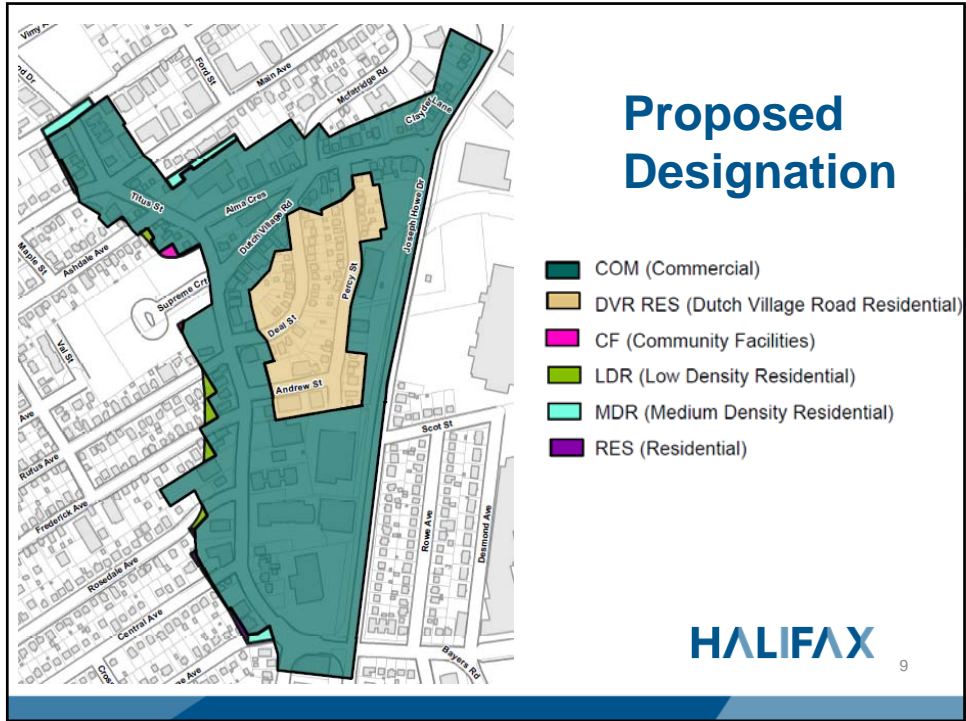
1. Maintain and encourage the retention of local businesses through zoning regulations;
2. Create greater predictability of built form through an as-of-right process;
3. Create development that is respectful of the community;
4. Allow commercial development along all parts of Dutch Village Road;
5. Ensure new development transitions appropriately to low density residential neighbourhoods within the Dutch Village Road study area;

**HALIFAX** 7

## Policy Goals

6. Create new buildings that are better integrated with neighbourhood;
7. Requiring site design that creates livable and walkable communities;
8. Generate a more defined commercial node;
9. Regulate the lands under one By-Law (Mainland Land Use By-Law); and
10. Permitting consideration of high-rise development in Area A.

**HALIFAX** 8



## Draft Residential Zones

- R-2TA- Dutch Village Road Townhouse Zone
  - Permits single unit, two unit, townhouse and stacked town house forms
  - Controls over unit width, maximum number of units and façade variation
- R-4A- Dutch Village Road Multi Unit Zone
  - Permits single unit, two unit, townhouse, stacked town house and apartment house forms
  - Building depth 25 m and then building must step down and include landscaping and amenity space
  - Parking not permitted in the front yard
  - Landscaping requirements
- Home occupation uses
  - Up to 50% of the floor are to a maximum
  - Employees permitted
  - No restrictions about where home occupation may occur

**HALIFAX**

11

## Draft C-2C Zone

- Permits community commercial uses, single unit, two unit, townhouse, stacked town house and apartment house forms
- Retail use– maximum ground floor area of 650 sq metres
- Regulations for service stations to limit impacts on residential properties
- Reduced parking standards for commercial uses
- Landscaping requirements
- No front yard parking

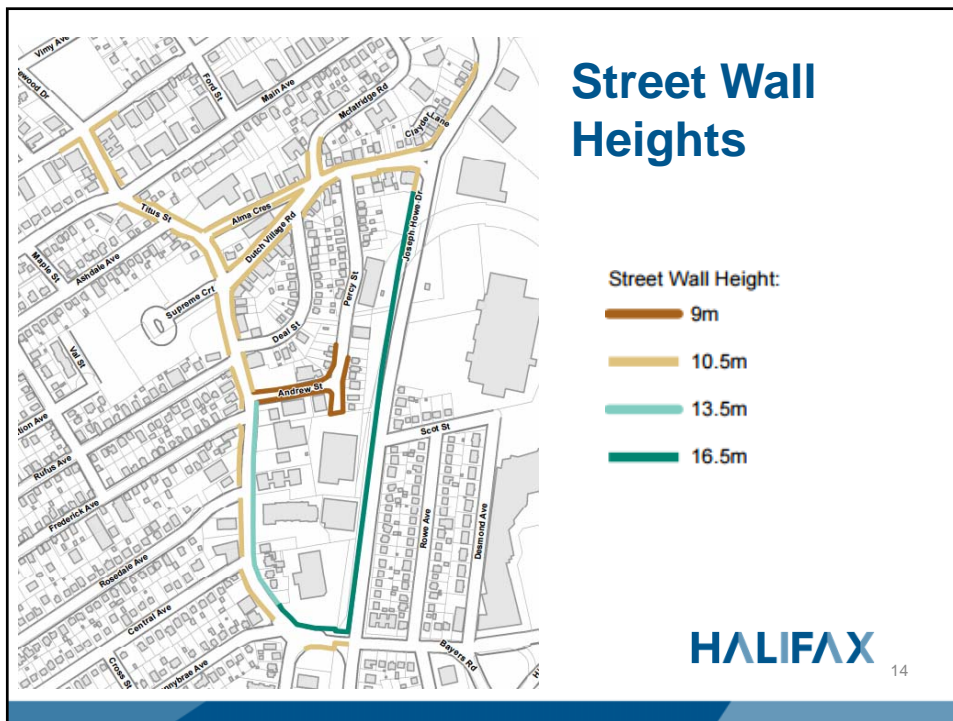
**HALIFAX**

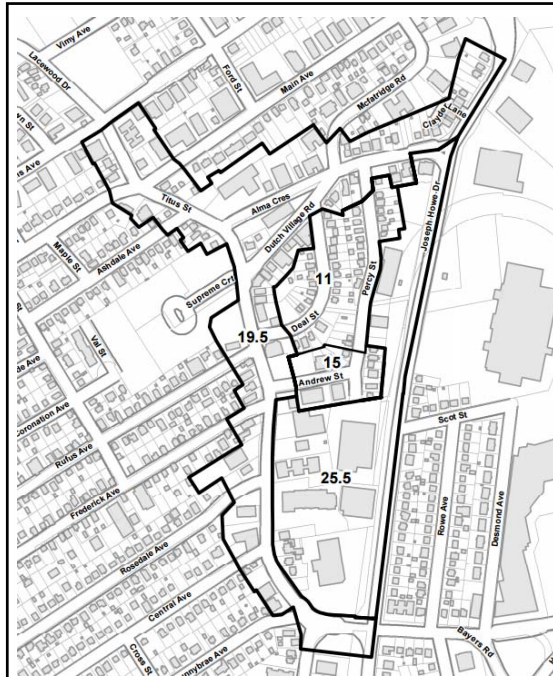
12

## Design Controls

- Maximum front yard setback of 3 metres
- 4.5 m ground floor height for commercial buildings
- Building depth of 25 m
  - After 25 m, building steps down to 10.5 m
  - Landscaping and amenity space required on the roof
  - Side and rear yard setbacks of 3m
- Buildings required to be built along 65% of street frontage
- Restrictions on building materials

HALIFAX 13



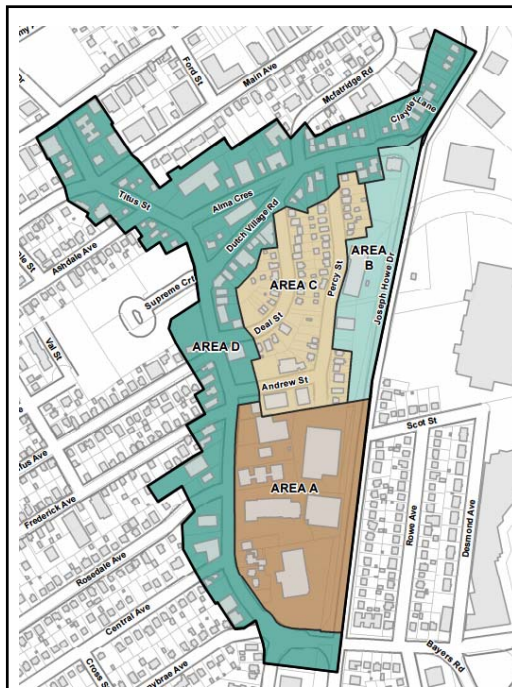


## Building Height

- Greater height permitted on Joseph Howe
- Heights transition down to residential areas
- Shallow lots have a maximum height of 13.5 m

HALIFAX

15



## High Rise Development

- Can be considered in Area A
- Two part policy: quantitative and qualitative elements
- Quantitative elements to control building massing and height
- Qualitative elements to improve street level experience

HALIFAX

16



## Active Transportation

- No curb or sidewalk on the west side of Dutch Village Road
- AT Plan identifies Dutch Village Road as candidate street for sidewalk and bike lanes.
- Public highlight this as a top concern for community
- Public safety concern as street edge ill defined
- Historical parking pattern includes properties with parking areas in street ROW
- Recommend undertaking preliminary design work for providing pedestrian and bicycle infrastructure and other streetscaping elements

HALIFAX

17

## Existing Agreements

- Existing development agreements can apply for amendments through non-substantive processes

HALIFAX

18

## Nonconforming Uses and Structures

- Changes to existing regulatory structure will create nonconforming uses and structures
- Existing industrial uses would become nonconforming
  - Can continue operation, but if operation ceases for 6 months, would not be allowed to be re-established
- Nonconforming structures would be allowed to make additions and would be exempt from maximum front yard setbacks and street frontage requirements

HALIFAX

19

## Thank you

Jennifer Chapman  
Planner, Urban Design  
902.490.3999

[chapmaje@halifax.ca](mailto:chapmaje@halifax.ca)

<http://shapeyourcityhalifax.ca/dutch-village-road>

HALIFAX