

## MEMORANDUM

TO: Community Design Advisory Committee  
FROM: Eric Lucic, Manager of Regional Planning  
DATE: 2018-10-17  
SUBJECT: Package A - Downtown Dartmouth Update

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**Dear Chair and Committee Members,**

On July 25, 2018 CDAC completed its review of public feedback on Centre Plan Package A, and provided direction to staff on key considerations. Since then, staff completed an extensive analysis of the comments, and largely completed responses to address and balance public and stakeholder feedback. Internal review is scheduled to commence in November.

Additional consultation with HRM Business Units was also completed to ensure a greater alignment of Centre Plan policies, and other strategic projects and initiatives. A housekeeping project to convert the official Dartmouth Generalized Future Land Use Map and Zoning Maps into digital format was also initiated to facilitate adoption of the Centre Plan. The revised documents along with a detailed explanation of proposed changes will be provided for CDAC's review and recommendation to CPED.

Downtown Dartmouth Plan Update

As CDAC is aware updates to the 2008 Downtown Halifax and the 2000 Downtown Dartmouth planning documents were proceeding concurrently with the Centre Plan. The Downtown Halifax Plan Update is about to commence the adoption process, but development processes within downtown Dartmouth are largely limited by the reliance on development agreement processes.

Community consultation on Downtown Dartmouth held since 2014 attempted to bring forward site plan approval process to the commercial core. Over the summer, staff received direction from senior management to align and incorporate updates to the Downtown Dartmouth commercial core and any remaining opportunity sites, in the Centre Plan Package A.

This revised process will help achieve some strategic growth within Downtown Dartmouth, and incorporate some of the best thinking on urban design and built form for this revitalizing area of the Regional Centre. This will also support the broader goals of Plan and By-law Simplification of reducing the number of planning documents that the Municipality must administer as through Package B, the remaining lands of the

Downtown Dartmouth Plan Area can be aligned with Centre Plan. An additional public consultation will be held on October 22, 2018 from 6-8:30 pm at the Alderney Market. All CDAC members are invited to attend.

### **Summary of changes in Package A + Downtown Dartmouth**

Updated draft Regional Centre Municipal Planning Strategy and Land Use By-law will be released on the [centreplan.ca](http://centreplan.ca) website on Monday, October 22. This revised package will contain some, although not all, revisions from the Package A released in February based on the extensive public feedback and CDAC direction. This updated package will provide an opportunity for the public and interested stakeholders to see some interim revisions to the Centre Plan, including some of the following:

- Objectives and policies related to the Downtown Designation within the Urban Structure;
- Introduction of the D zone for Downtown Dartmouth in the plan and by-law;
- Release of built form regulations for the D zone (Downtown Dartmouth), and certain updates to the built form policies and regulations for Centres, Higher Order and Corridor designations. This is largely based on CDAC direction to explore using gross floor area ratio (GFAR) in the Centres, and height in Corridors and Higher Order Residential Areas. Given that Centres are going to be regulated by GFAR or FAR, a similar approach should be adopted in the D Zone;
- Given the presence of HR and COR zones within the Downtown Dartmouth plan area, minor changes to these zones are released;
- Policies for the King's Wharf ongoing development agreement from the existing Downtown Dartmouth Municipal Planning Strategy;
- Minor updates to the Heritage chapter, and proposed Heritage Conservation Districts; and
- Minor revisions to the Implementation Chapter, and revised density bonusing regulations.

It is important to note that policy changes for Dartmouth Cove are not part of this package due to ongoing studies, but P&D engineering staff will attend the October 22 Open House to present some updates to the major infrastructure projects in Downtown Dartmouth. Mapping changes are only released for the Downtown Dartmouth Commercial Core.

Public comments on the Centre Plan - Downtown Dartmouth Plan Update will be accepted until November 6, 2018 through [planhrm@halifax.ca](mailto:planhrm@halifax.ca).

Materials available to date are available on the Downtown Dartmouth Shape Your City and Centre Plan webpages:

[www.shapeyourcityhalifax.ca/downtown-dartmouth-plan](http://www.shapeyourcityhalifax.ca/downtown-dartmouth-plan)

[www.centreplan.ca](http://www.centreplan.ca)