

HALIFAX

CDAC

Update: Downtown Dartmouth Feedback

2018-11-28

HALIFAX

SECONDARY PLANNING
STRATEGY
FOR
DOWNTOWN DARTMOUTH



DRAFT REGIONAL CENTRE LAND USE BY-LAW (PACKAGE A)

The following version of the Draft Regional Centre Land Use By-law (Package A) has been prepared for public consultation purposes only. It does not contain comprehensive regulatory language, and is subject to change.

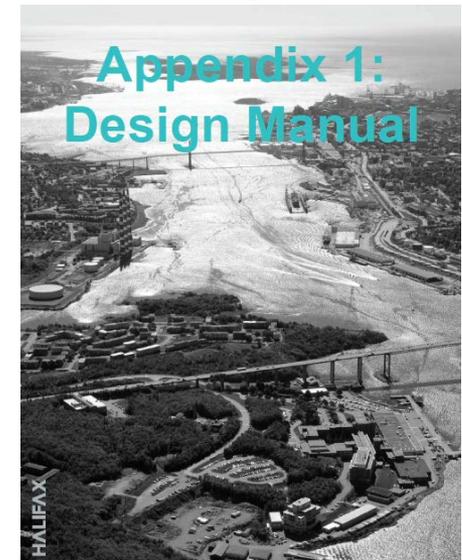
Enactment

Effective Date

Signatures

DRAFT FOR PUBLIC CONSULTATION

DRAFT Regional Centre LUB — February 2018



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

Downtown Dartmouth Package A Community Engagement

Oct. 22 – Open House (approx. 130 attendees)

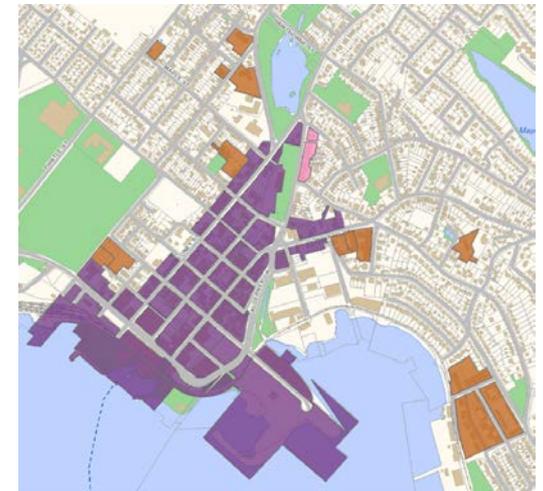
Oct. 22 – Nov. 9 Comment Period (13 submissions;
stakeholder calls)

E-mail List-serve, Social Media, Newspaper Advertising



Feedback - General Policy

- Generally positive comments regarding inclusion of the area in the Centre Plan
- Questions and request to include Dartmouth Cove in Package A
- The details of the Design Manual and LUB need to be replaced with corridor-specific inventories based on the existing built form and anchor tenants
- Questions related to the permanency and implementation of the Plan
- Question whether the public benefits through density bonusing will actually be beneficial to the community
- Please include the name "Dartmouth" in the plan name
- Developers, Architects, and Consultants should complete an on-foot walkabout to familiarize themselves with the area



Interactive Map
centreplan.ca

Feedback - General Policy

- SMPS should include mention of accessibility considerations
- How is climate change being considered in the plan?
- Include more detail on district energy in the SMPS.
- Can you include an energy conservation requirement?
- HRM Planning should include a policy statement in Centre Plan that recognizes the integrity of the planning control metrics in combination
- How is environmental protection of Dartmouth's lakes being considered in the plan? Can you bring in policies from the Purple Document about water quality monitoring? Consider banning fertilizers
- Maintain Lake Banook max. 35 foot precinct
- Consider existing vacancies

Feedback - Heritage Protection

- Overall positive comments on proposed heritage districts
- Concern over un-registered heritage buildings (e.g., four churches) which are zoned “D”.
 - Suggest a policy permitting conversion to non-institutional uses on these properties; this ability is lost if the properties are demolished.
- Concern over portions of some properties included in the HCD boundary
- Questions about low densities assigned to some properties in proposed heritage districts

Feedback - Built Form

- Downtown Dartmouth would greatly benefit from a minimum GFAR for sites; will stabilize land values
- GFAR in Corridors should have a split Commercial/Residential component
- Some questions related to moving to FAR only vs. max height
- 17 metres is too tall overlooking Pine Street Park
- Canopies should not require an encroachment permit
- Less condo towers in downtown Dartmouth and more low-height, affordable housing,
- More urban green space/increased walkability
- Various site-specific requests

Feedback - Land Use

- Concern over some land assembly in particular Prince Albert.
- Refine D zone boundary along Portland St. east of Canal
- Concern over the development of waterlots - should be rezoned as Parkland
- All transportation and parking issues must be discussed and approved by residents and businesses in the surrounding area
- Minimum parking requirements
- Not all the proposed view corridors are worth preserving
- Consideration must be given to overshadowing and wind tunnelling in all historic areas and parks
- Various site specific requests to be included in Package A

Feedback - Density Bonusing

- Positive comments on the revised threshold for density bonusing
- Can energy efficiency be one of the public benefit categories?
- The only public benefit we accept should be affordable housing; affordable housing units in buildings is better and more inclusive than cash that will be devoted to building "housing projects" elsewhere
- Centre Plan Policies 119 and 120 need to be changed to allow for the affordable housing benefit to be optimized at a site elsewhere in the Regional Centre

Feedback – Affordable Housing

- Density Bonusing may yield limited results
- Additional density along corridors and wood frame construction is important
- Leverage provincial and federal funding

Feedback - Public Investments

- Positive comments on recent public investments in beautification, Sawmill River daylighting and other planned infrastructure investments
- Downtown Dartmouth needs parking; HRM should build a "MetroPark"
- How are ferry services being considered in the plan?
- Dundas Street extension (proposed) may affect parking availability
- Consider closing Portland St. west of intersection with Prince Albert Rd. to create community gathering space
- Consider adding a public boat launch somewhere along the Downtown Dartmouth waterfront
- Consider adding an "Art District" in Dartmouth
- HRM should consider providing a "floral planetarium" along the Dartmouth waterfront
- HRM should consider providing a city museum in Dartmouth

Proposed Development Approval Process

- Some concern about the inclusion of "as of right" development designation in the Downtown Dartmouth Centre Plan
- Suggestion to maintain development agreement options on certain sites
- One hectare lots policy/regulation: add a statement that if the large lot is subdivided, the properties revert to the underlying requirements of the zone, not a development agreement.
- Do not remove Dartmouth from its traditional Harbour East Community Council
- Dartmouth should have its own Dartmouth Planning Advisory Committee
- Dartmouth needs a VETO or 50% vote share quorum on the Design Review Committee for any Dartmouth sites

Initial Staff Response

- The inclusion of Dartmouth Cove as a Future Growth Node is being considered
- Site Plan Approval and Design Manual can address complex developments, including on prominent sites
- The composition of Design Advisory Committee will have to be approved by Council
- Centre Plan will not include changes to the Community Council Governance structure; Regional Council can make this determination
- Churches in the proposed “D” zone are already zoned “DB” under the current use and allow a range of uses
- All other comments are being considered in policy review.

Thank you centreplan.ca

CENTRE PLAN

View the Package A documents. Interact with the map. Refresh your memory. Check out these documents and videos:

The screenshot displays a website interface for the Centre Plan. At the top left is a large yellow button labeled 'CENTRE PLAN'. Below it are several smaller blue buttons: 'DRAFT SECONDARY MUNICIPAL PLANNING STRATEGY (SMP5)', 'DRAFT SMP5 MAPS', 'DRAFT REGIONAL CENTRE LAND USE BY-LAW (LUB)', 'DRAFT LUB SCHEDULES', 'DRAFT REGIONAL CENTRE DESIGN MANUAL', 'COMMUNITY DESIGN ADVISORY COMMITTEE PRESENTATION', and 'FREQUENTLY ASKED QUESTIONS'. To the right of these buttons is a map titled 'CENTRE PLAN INTERACTIVE MAP' with a legend. The legend includes categories like 'CM2 (Centre 2)', 'CM4 (Centre 4)', 'ODR (Dockside)', 'KDD (Kingsmill Development District)', 'HED (High-Order Residential)', 'HEDH (High-Order Residential)', and 'MUR (Medium-Density Residential)'. Below the map is another map titled 'Downtown Dartmouth DRAFT Map'. To the right of the main map area are three more blue buttons: 'CENTRE PLAN ZONE FACT SHEETS', 'ZONING 101', and 'BIG CHANGES SUMMARY'. At the bottom right, there are four more blue buttons: 'DOWNTOWN DARTMOUTH DRAFT INTERACTIVE MAP', 'DRAFT DOWNTOWN DARTMOUTH LAND USE BY-LAW (LUB)', 'DRAFT DOWNTOWN DARTMOUTH SECONDARY MUNICIPAL PLANNING STRATEGY (SMP5)', and 'DOWNTOWN DARTMOUTH ZONE SUMMARY PANELS'.