

The word "HALIFAX" is written in a bold, white, sans-serif font against a dark blue background. The background features a large white triangle pointing to the left, which is partially overlaid by the dark blue area containing the text.

North West Planning Advisory Committee: Case 22267

Dartmouth Road – Wardour Street
May 2021

Slide 1

Study Area











50

WILSON ST

BEDFORD PUBLIC LIBRARY





The Planning Process: Roles

- Regional Council is the decision maker
- Developers propose buildings
- Residents are stakeholders who provide feedback
- HRM Planners review and make recommendations
- North West Planning Advisory Committee makes recommendations

Public Information Meetings (PIMs)

No decisions are made at any of these meetings.

The Planning Process

(To Date)

1. Developers requested to change land use policy
2. Staff report and Regional Council initiation (November 2019)
3. Signs on property. Webpage at halifax.ca
4. Public Information Meeting Cancelled (March 2020)
5. Public survey (November 2020)
6. Council direction to host online meetings
7. Scheduled and advertised meetings.

Planning Documents

(Guiding the Process)

Bedford Municipal Planning Strategy (the land use policy)

Bedford Land Use By-law (Zoning By-law)

HRM Regional Plan

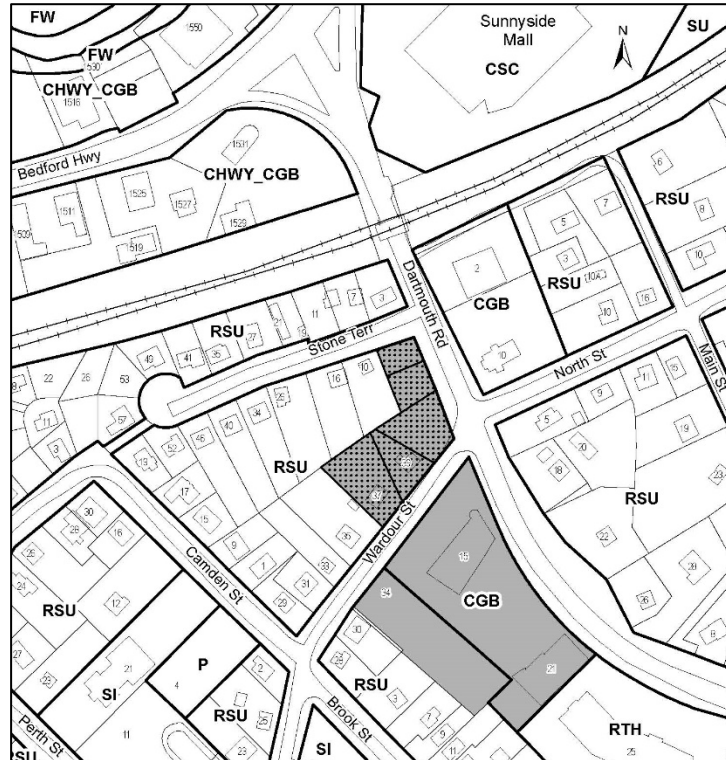
Integrated Mobility Plan (IMP)

Study Area Land Use Policy

(Bedford Municipal Planning Strategy or MPS)



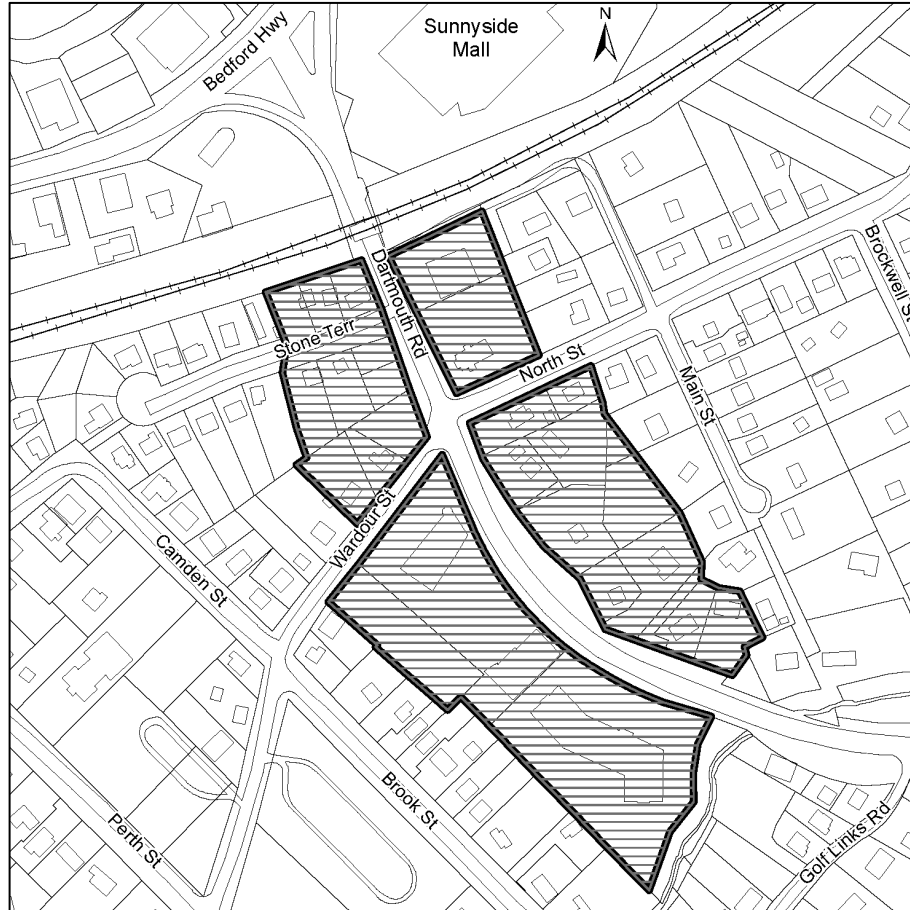
Study Area Zoning (Bedford Land Use By-law)



Regional Plan - Growth Centres



Study Area: Council Direction

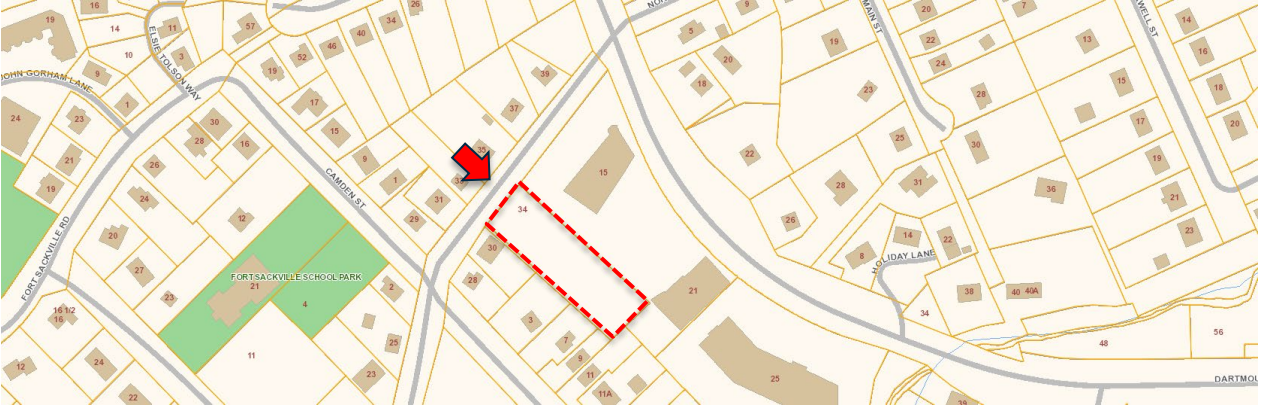


The Proposal: Dartmouth Road



Dartmouth Road, between Wardour Street and Stone Terrace

The Proposal: Wardour Street



Wardour Street, behind the Wardour Centre



- masonry clay tiles—marron
- aluminum and glass handrail
- aluminum windows
- masonry clay tiles—marefill barcelona
- aluminum and glass patio doors
- aluminum and glass handrail
- masonry clay tiles— white sevilla



Survey Responses

Surveys
Mailed



267

Survey
Responses



103 (39%)

Webpage Views
(April 2021)



254

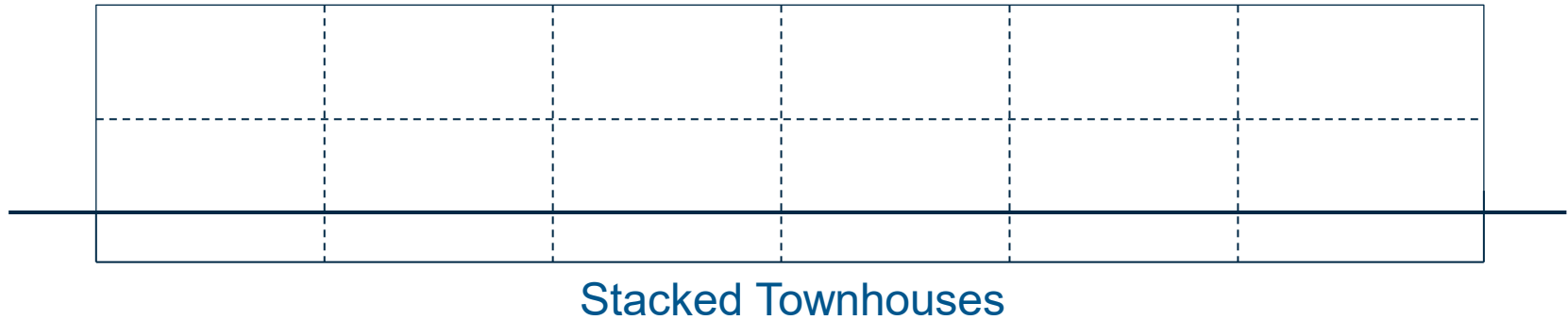
HRM: Our Planning Questions

- How does the existing mix of buildings impact the character of Dartmouth Road? How do the existing buildings impact the overall neighbourhood?
- How does Council best balance the needs and desires of this neighbourhood with the high demand for housing in HRM?

Potential Approaches

1. New policy to allow multi-unit buildings (in specific locations)
2. New policy to allow townhouses or stacked townhouses (in specific locations)
3. No changes to zoning or land use policy
4. Mix and match these options – different zones on different lots

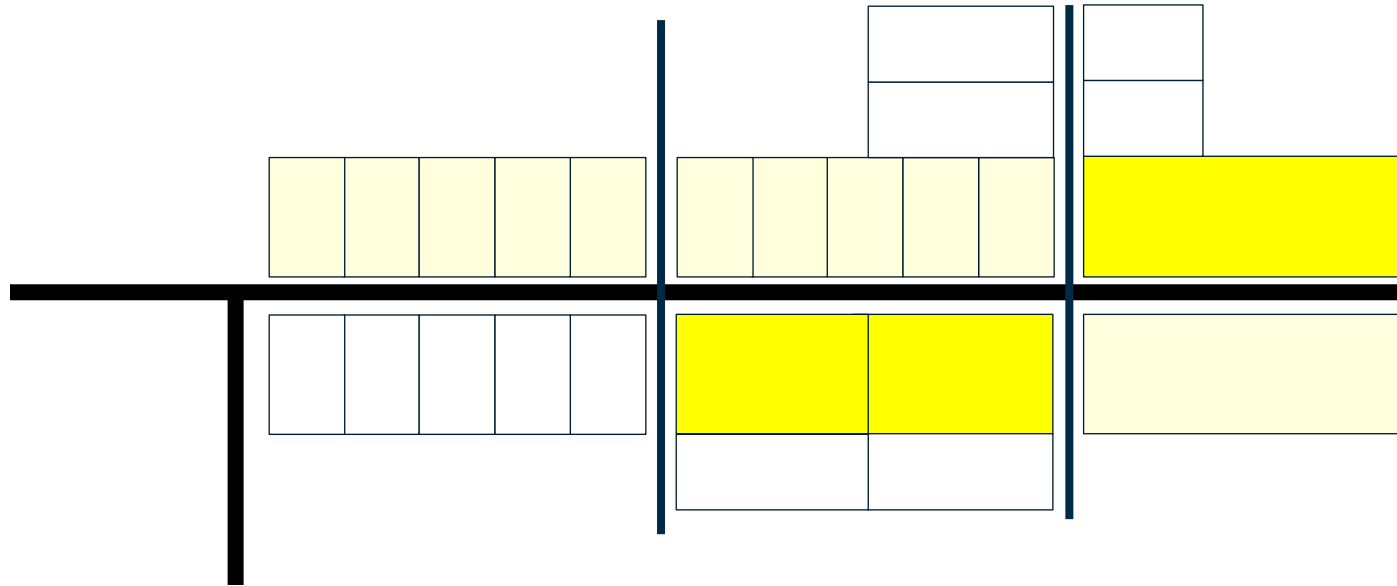
Townhouses/ Stacked Towns



Stacked Towns



Mix and Match



Next Steps

- North West Planning Advisory Committee (Recommendation)
- Staff Review and Staff Report (Recommendation)
- North West Community Council (Recommendation)
- Regional Council (Public Hearing and Decision)

Next Steps

There are more opportunities to provide feedback:

- Written comments for North West Planning Advisory Committee
- Written comments for North West Community Council
- Written comments and speaking at the Public Hearing
- Email or phone planning staff

For meeting information or to send feedback, check with the Clerk's Office: **clerks@halifax.ca**

Next Steps

A decision can't be made until after a public hearing.

Thank You

Sean Gillis

 gillisse@halifax.ca

 902-237-3424

Clerks Office

clerks@halifax.ca

HALIFAX