

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 towards the left, which overlaps the text.

# North West Planning Advisory Committee: Case 22267

Dartmouth Road – Wardour Street  
May 2021

Slide 1

# Study Area





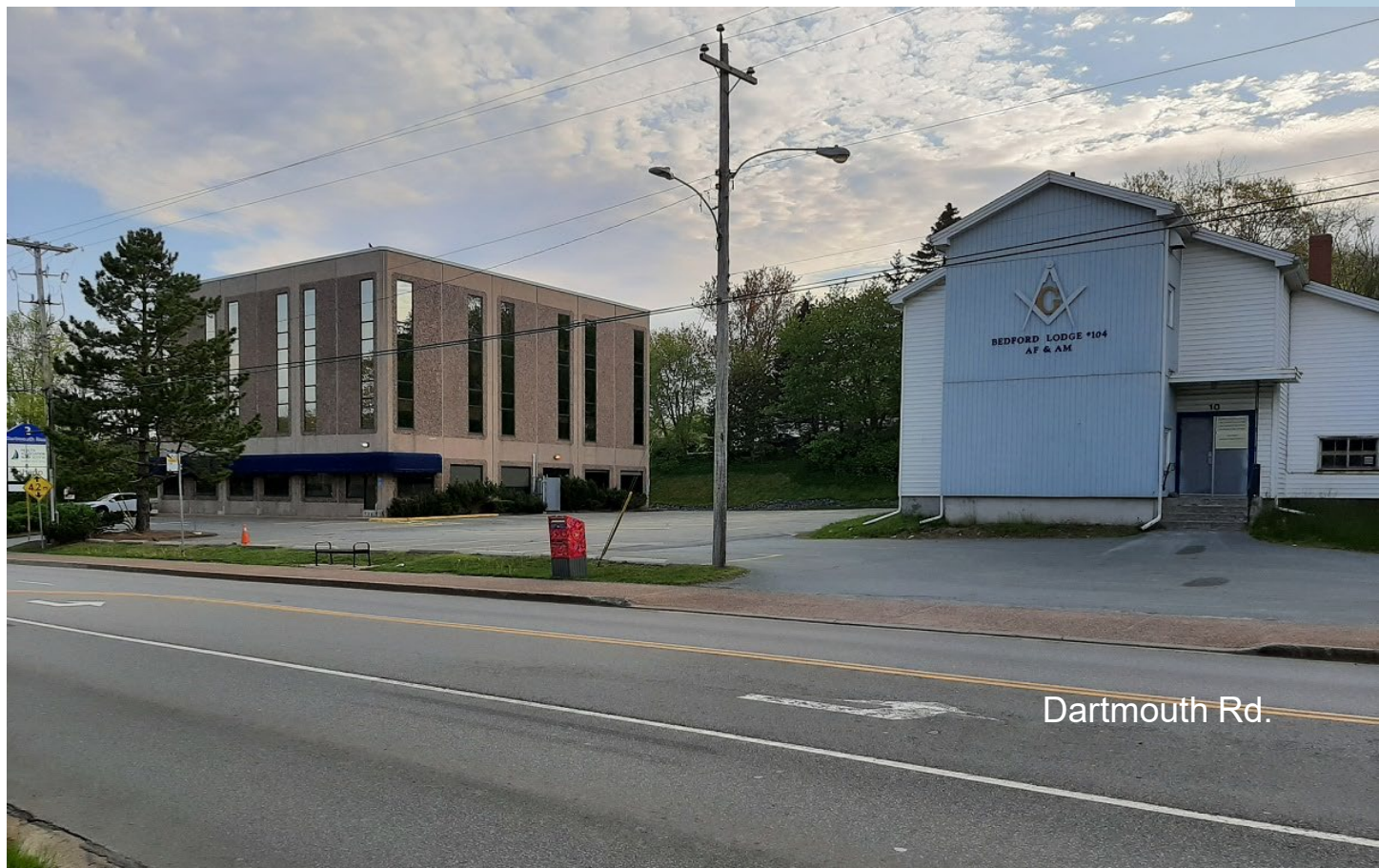
Stone Terrace





Dartmouth Rd.





Dartmouth Rd.





Main St.





Dartmouth Rd.





Wardour St. / Dartmouth Rd.





Wardour St.





Wardour St.





Wardour St.





Brook St.





# 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. Public Information Meeting Cancelled (March 2020)
4. Public survey (November 2020)
5. Council direction to host online meetings
6. 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)

**[halifax.ca/planning](https://halifax.ca/planning)** has the application page

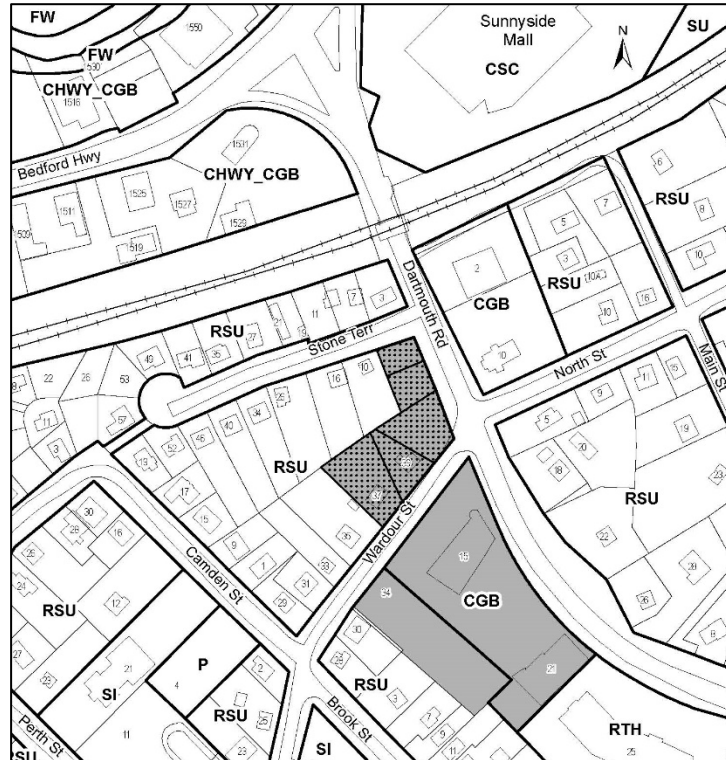
# Study Area Land Use Policy

(Bedford Municipal Planning Strategy or MPS)





# Study Area Zoning (Bedford Land Use By-law)

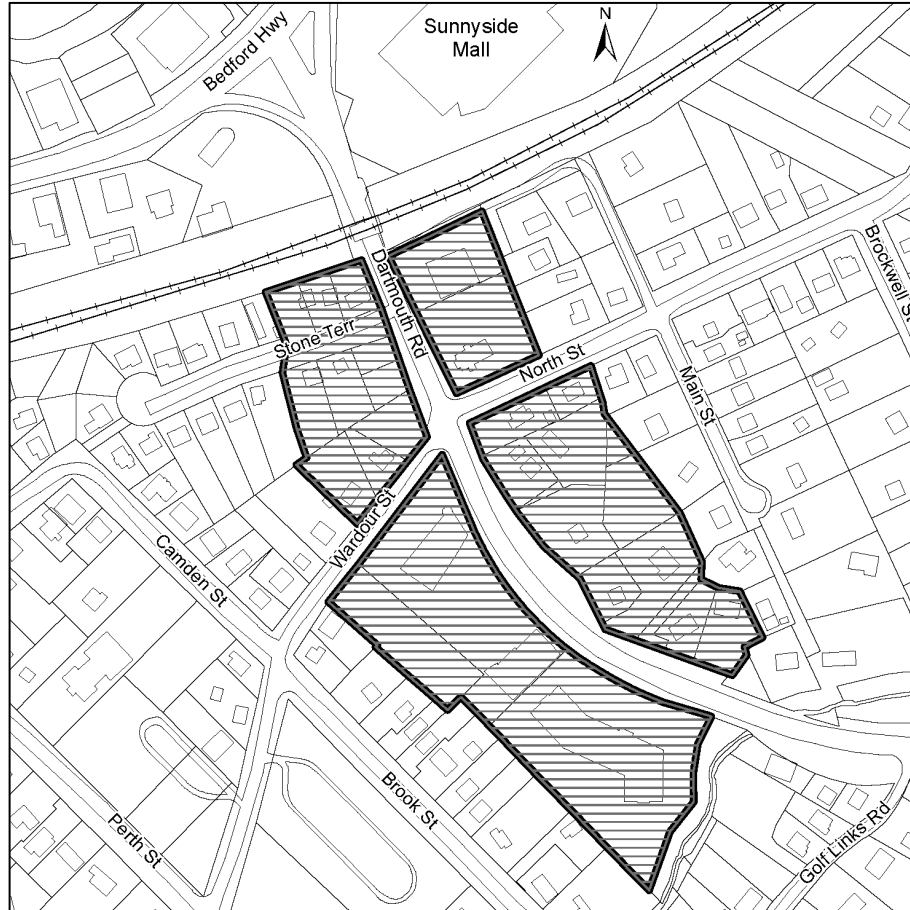


# Regional Plan - Growth Centres





# Study Area: Council Direction



# The Proposal: Dartmouth Road

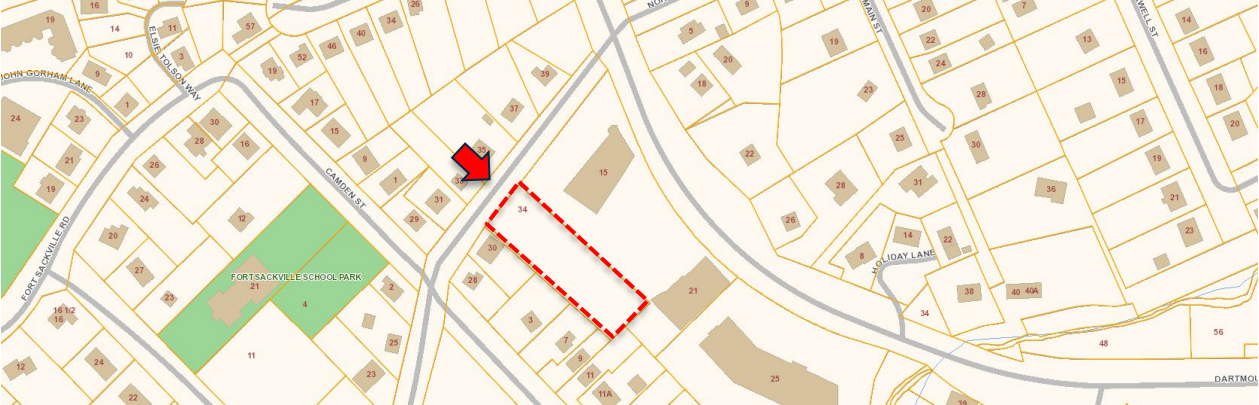


Dartmouth Road, between Wardour Street and Stone Terrace





# 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





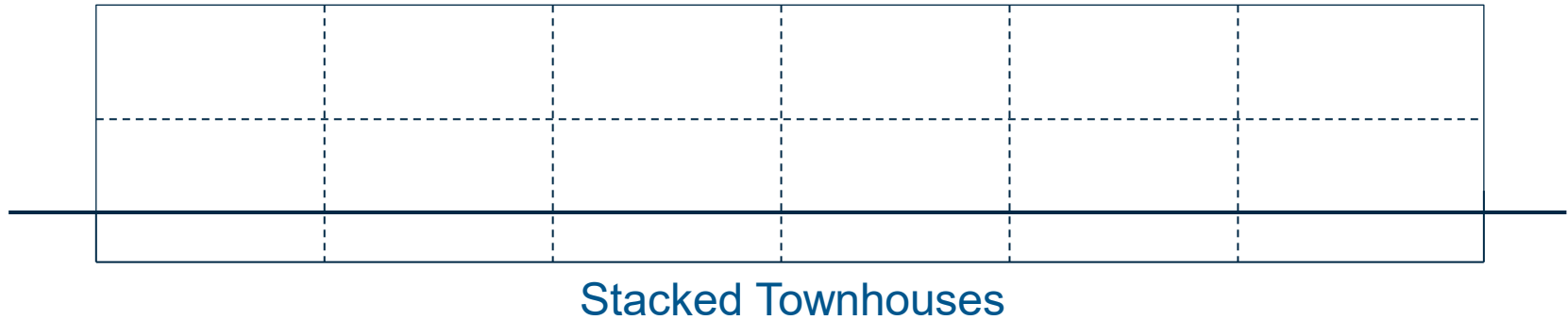
# HRM: Our Planning Questions

- 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

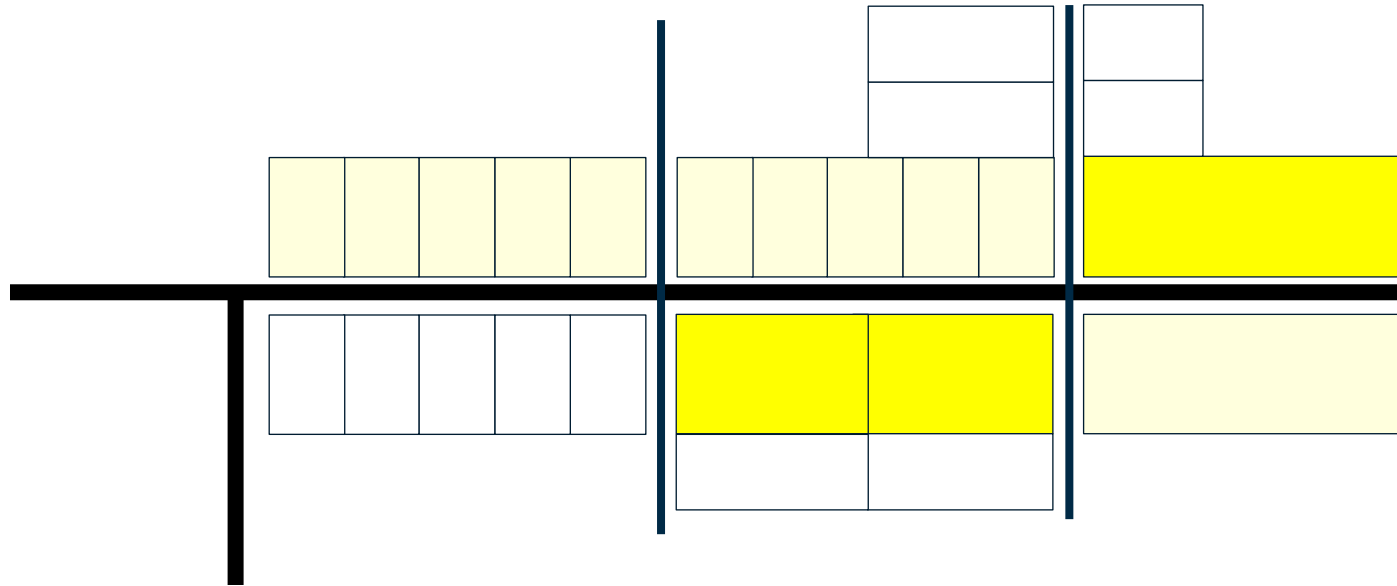




# Stacked Towns



# 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](mailto:clerks@halifax.ca)**

# Next Steps

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

# Thank You

**Sean Gillis**

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

 902-237-3424

**Clerks Office**

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

**[halifax.ca/planning](https://halifax.ca/planning)**

(scroll down to Case 22267)

# HALIFAX