

The word "HALIFAX" is written in a bold, white, sans-serif font against a dark blue background. The background of the slide features a large white triangle pointing to the right, which is set against a dark blue background. Below the dark blue background, there are two lighter blue triangular shapes pointing towards the center, creating a geometric design.

North West Planning Advisory Committee: Case 22267

Dartmouth Road – Wardour Street
August 4, 2021

Slide 1

Study Area



Council Direction – Study Area

Initiate a process to consider amendments to the Bedford Secondary Municipal Planning Strategy and the Land Use By-law for Bedford, to enable low-to-mid-rise, mixed use, multi-unit residential/ commercial development in the Study Area, subject to development:

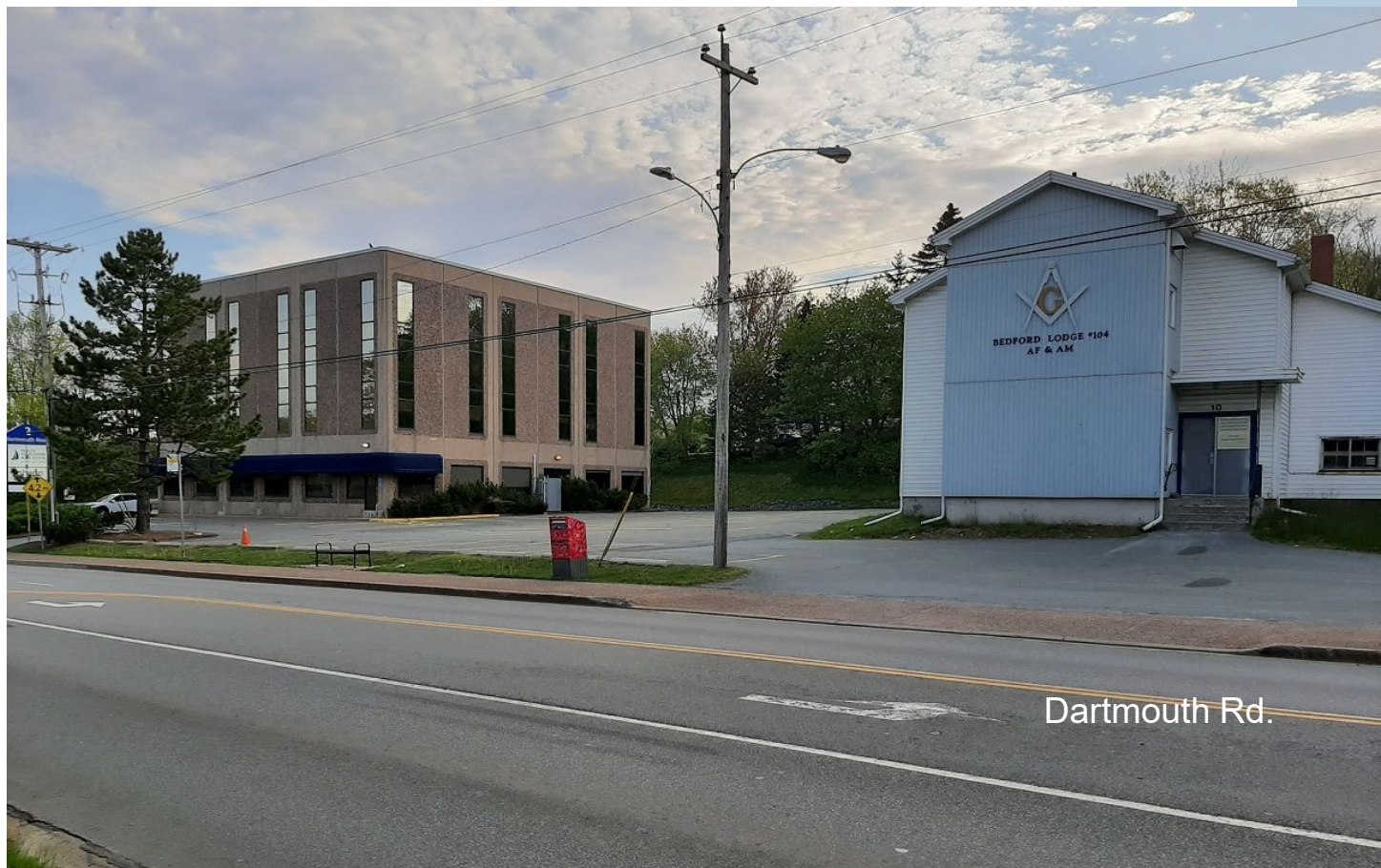
- providing acceptable transitions to nearby properties
- being pedestrian supportive
- transit oriented; and
- context sensitive



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

(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. Public Information Meetings (May 2020)

Planning Documents

Bedford Municipal Planning Strategy (the land use policy)

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

HRM Regional Plan

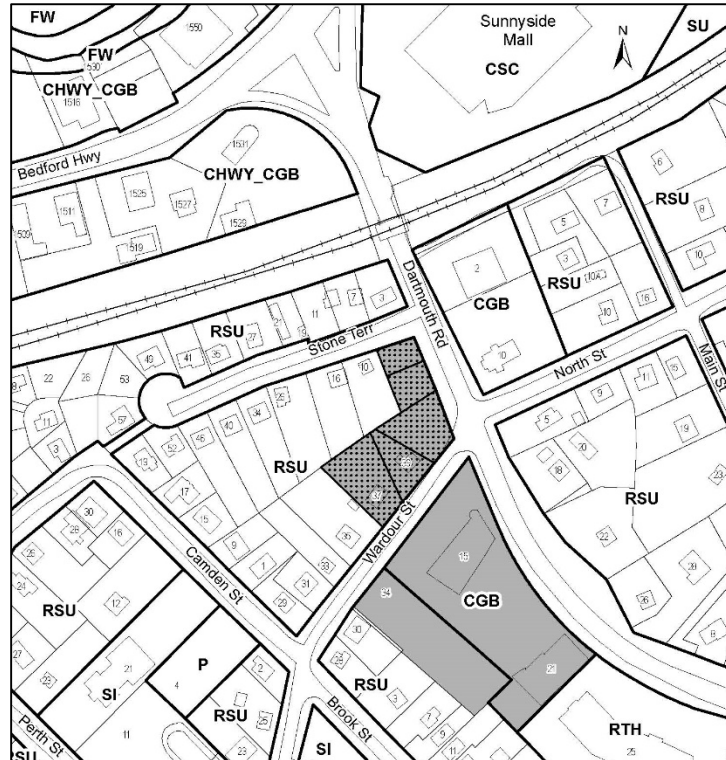
Integrated Mobility Plan (IMP)

Study Area Land Use Policy

(Bedford Municipal Planning Strategy or MPS)



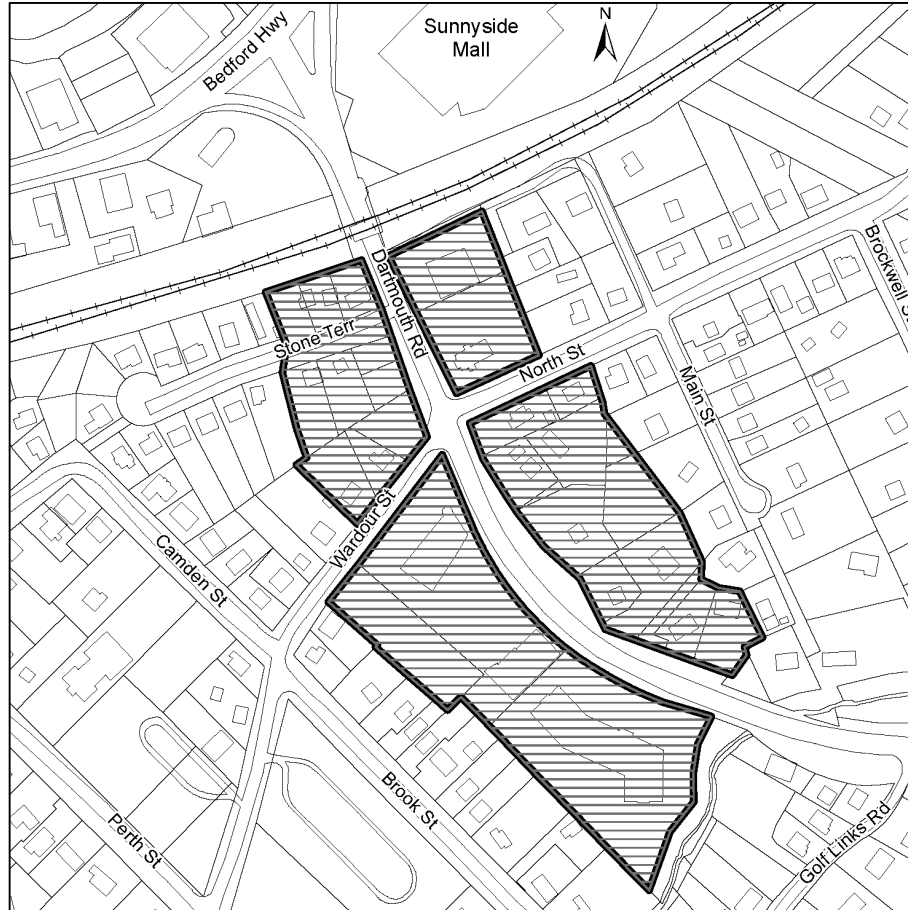
Study Area Zoning (Bedford Land Use By-law)



Regional Plan - Growth Centres



Study Area: Council Direction





The Proposal: Dartmouth Road

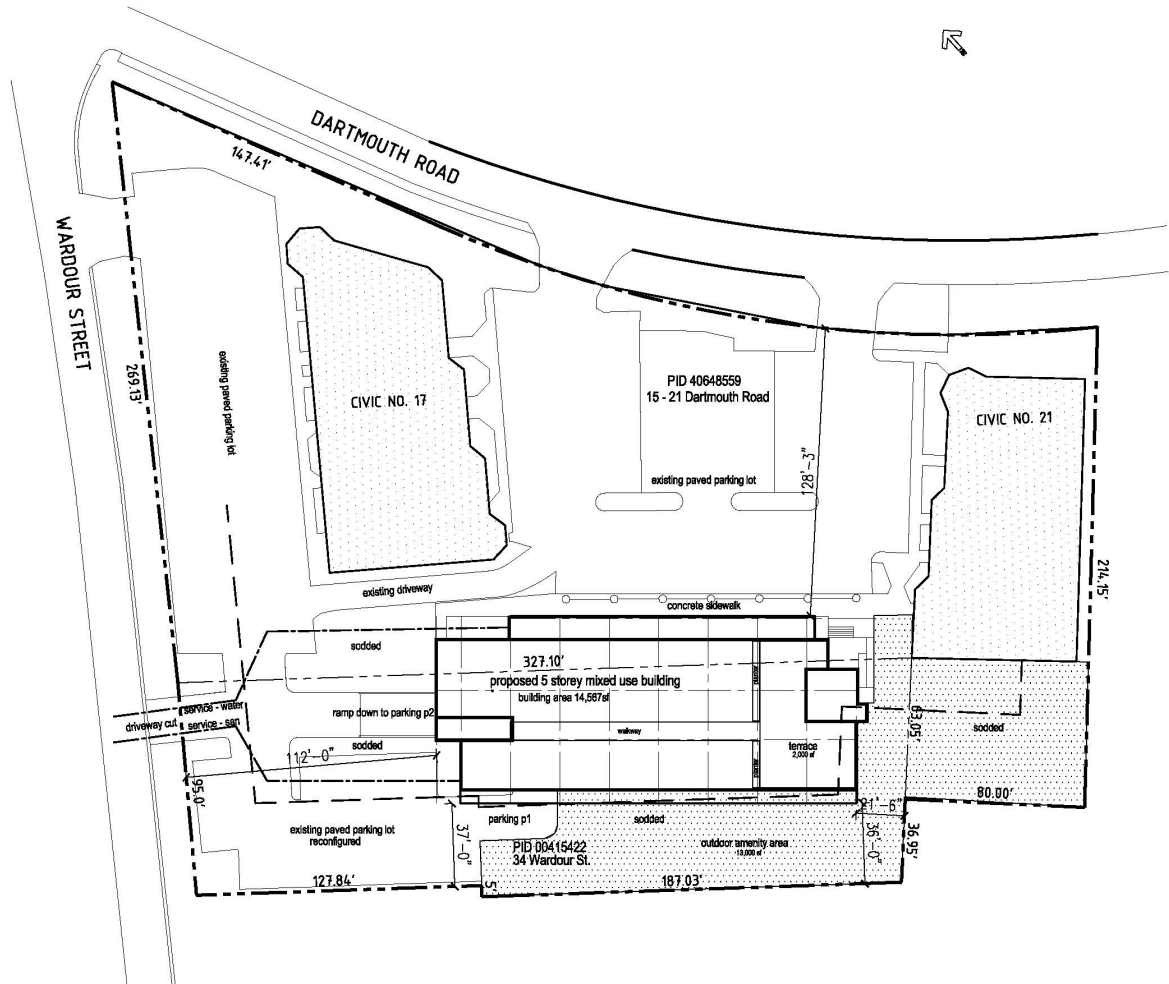


Dartmouth Road, between Wardour Street and Stone Terrace

The Proposal: Wardour Street



Wardour Street, behind the Wardour Centre



WARDOUR STREET

DARTMOUTH ROAD

CIVIC NO. 17

PID 40648559
15 - 21 Dartmouth Road

CIVIC NO. 21

327.10'
proposed 5 storey mixed use building
building area 14,567sq ft

PID 00416422
34 Wardour St.

167.41'
269.13'
existing paved parking lot

existing paved parking lot

214.15'

existing driveway

concrete sidewalk

sodded

63.05'

driveway out service - water
driveway out service - sewer

ramp down to parking p2

12'-0" sodded

80.00'

terrace
2,000 sq ft

95.0'

existing paved parking lot
reconfigured

parking p1

sodded

outdoor amenity area
1,100 sq ft

127.84'

37'-0"

187.03'

36.95'

36.95'





- 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

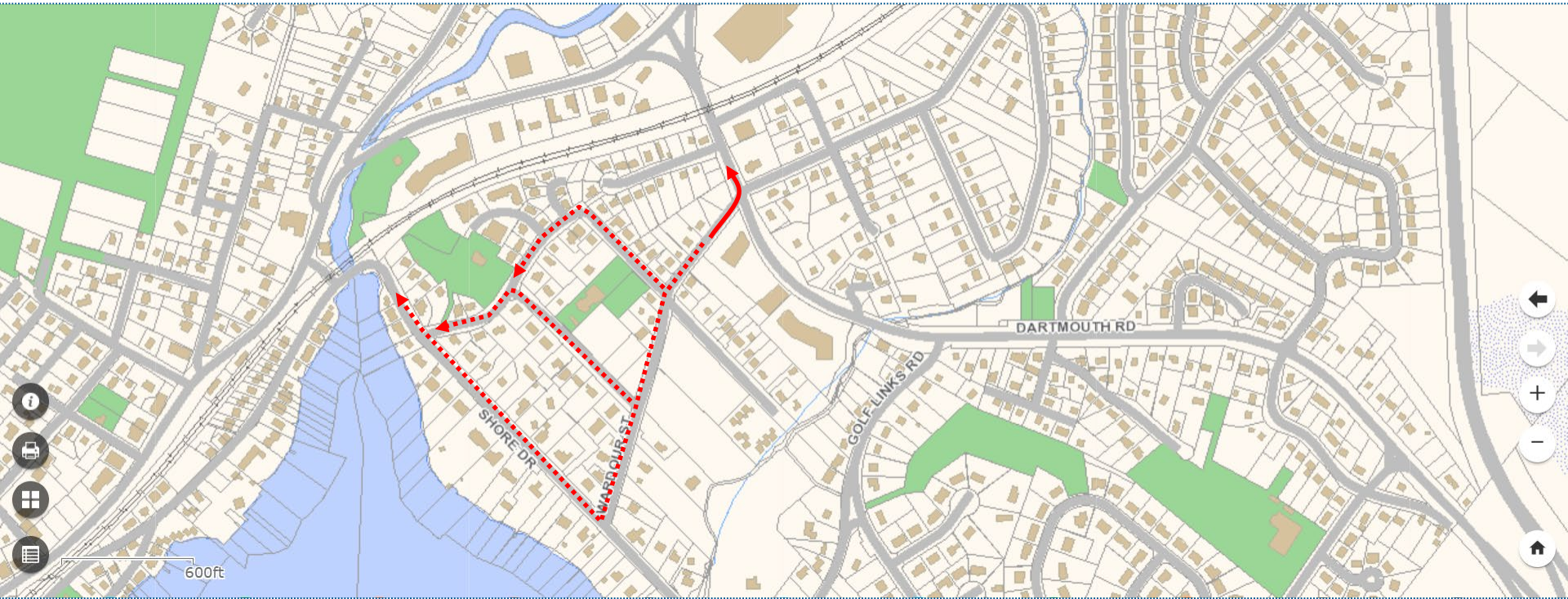


Resident Concerns

Expected nuisance outweighs expected benefits:

- Increased Traffic
- More On-street Parking
- Loss of Neighbourhood Character
- Increased Population
- Noise, Shade, Garbage

Traffic – Left Turns and Shortcuts



Street Name	Segment	Street Class	85th percentile speed (km/h)	School Zone speed* (km/h)	AAWT (vpd)
Camden St	Fort Sackville Rd to Wardour St	Local	45	27	543
Perth St	Fort Sackville Rd to Wardour St	Local	34	32	155
Fort Sackville Rd	Camden St to Shore Dr	Local	38		469



Table 1 - Trip Generation Estimates for Proposed Mixed Use Development

Land Use ¹	Units ²	Trip Generation Rates ³				Trips Generated ³			
		AM Peak		PM Peak		AM Peak		PM Peak	
		In	Out	In	Out	In	Out	In	Out
Mid-Rise Apartment (Land Use 223)	51 units	0.09	0.21	0.23	0.16	5	11	12	8
Specialty Retail (Use Code 826) ⁴	6.300 KGLA	0.76	0.60	1.19	1.52	5	4	7	10
Trip Generation Estimates for Proposed Development						10	15	19	18

Wardour St.
(behind Wardour Centre)

Table 1 - Trip Generation Estimates for the Proposed Development

Land Use ¹	Units ²	Trip Generation Rates ³				Trips Generated ³			
		AM Peak		PM Peak		AM Peak		PM Peak	
		In	Out	In	Out	In	Out	In	Out
Mid-Rise Apartment (Land Use 221)	48 units	0.09	0.27	0.27	0.17	4	13	13	8
20% Reduction for Non-Auto Usage ⁴						1	3	3	2
Adjusted Trip Generation Estimates for Proposed Development						3	10	10	6

Dartmouth Rd.

Neighbourhood Character





Wardour St.

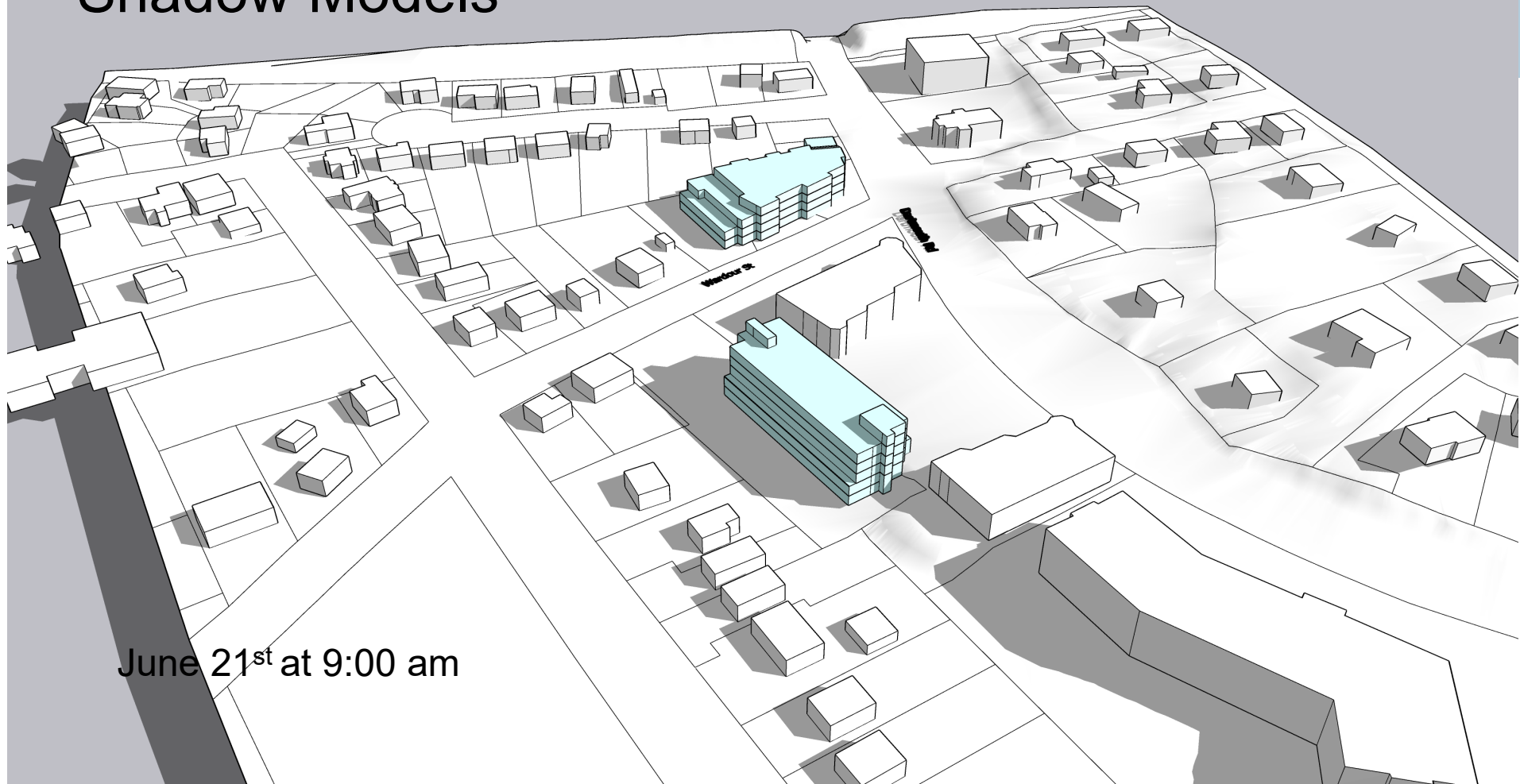


Brook St.

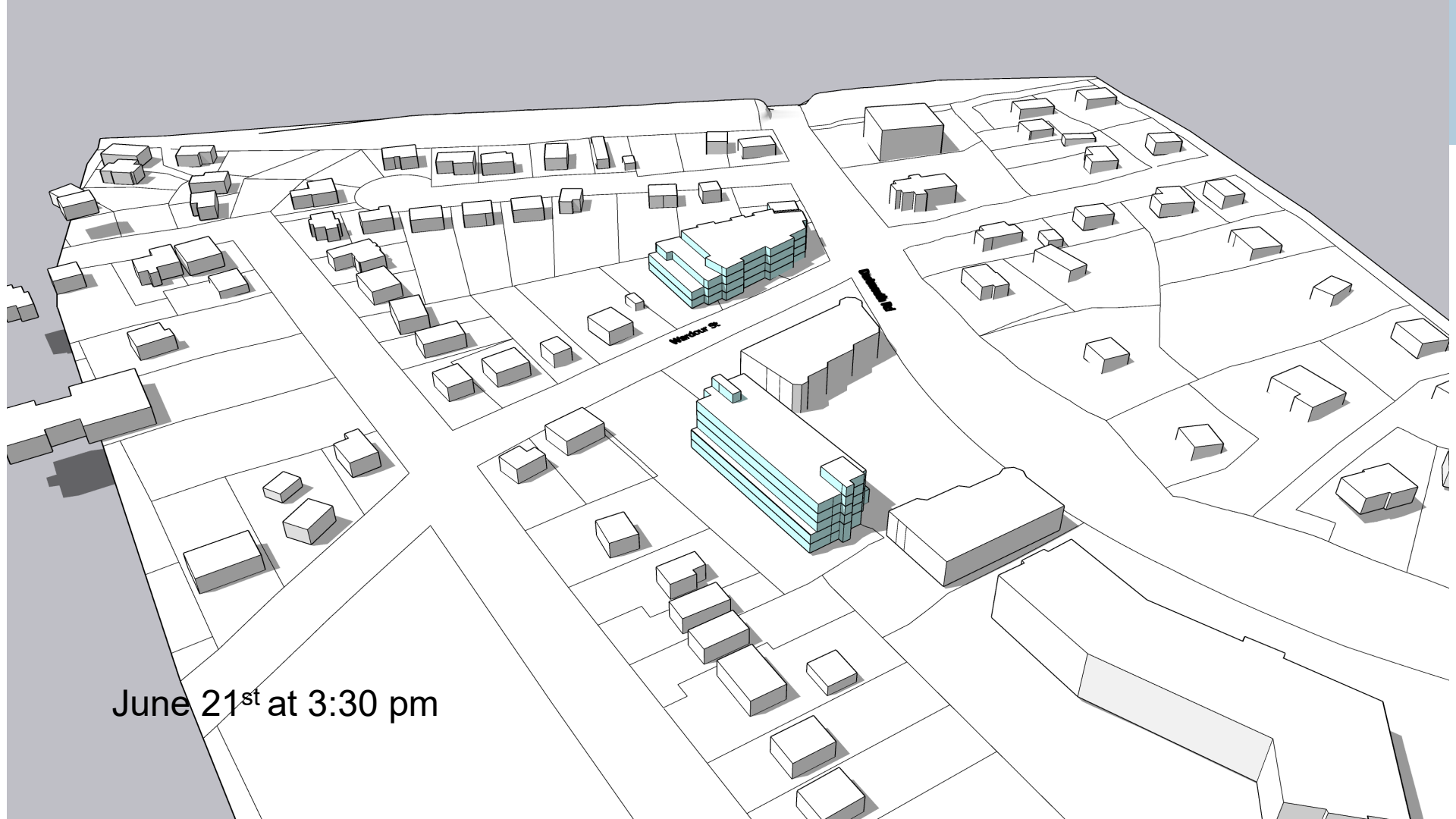


Stone Terrace

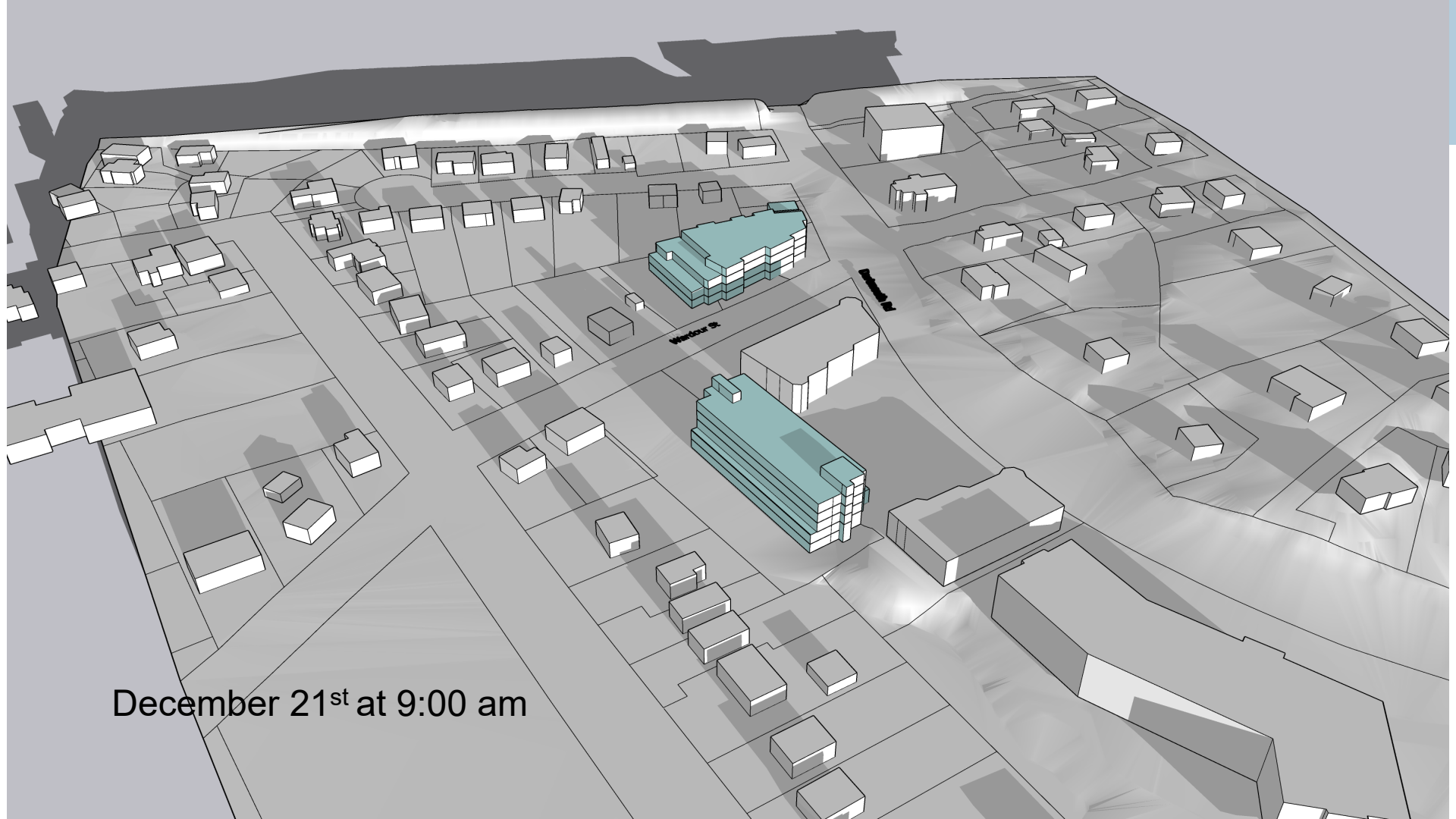
Shadow Models



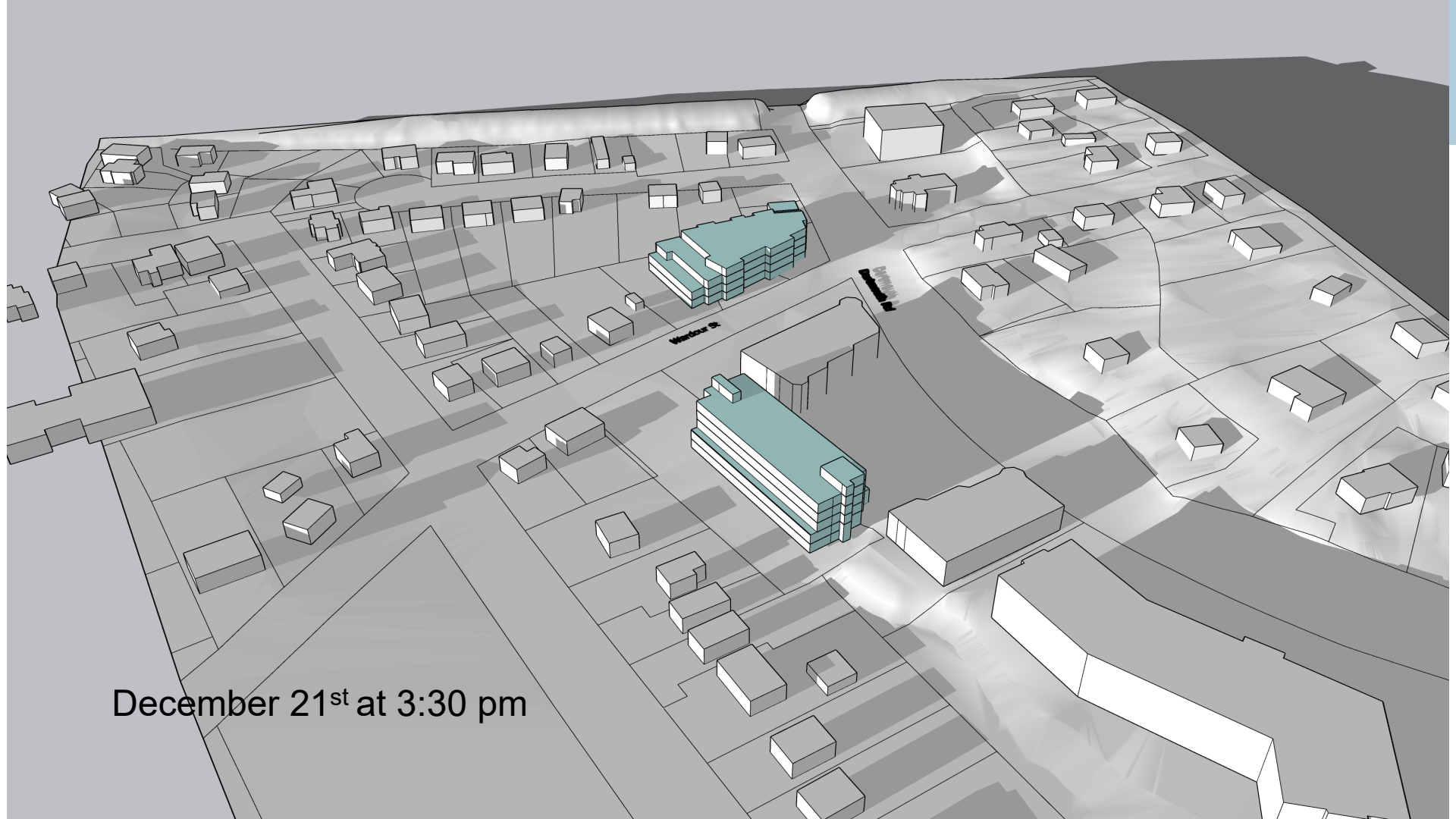
June 21st at 9:00 am



June 21st at 3:30 pm



December 21st at 9:00 am



Market St.

December 21st at 3:30 pm

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?
- What does 'context-sensitive' design and 'acceptable transition' look like on and near Dartmouth Road?

Next Steps

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

Thank You

Sean Gillis

 gillisse@halifax.ca

 902-237-3424

Clerks Office

clerks@halifax.ca

halifax.ca/planning

(scroll down to Case 22267)

HALIFAX

The Proposal: Dartmouth Road

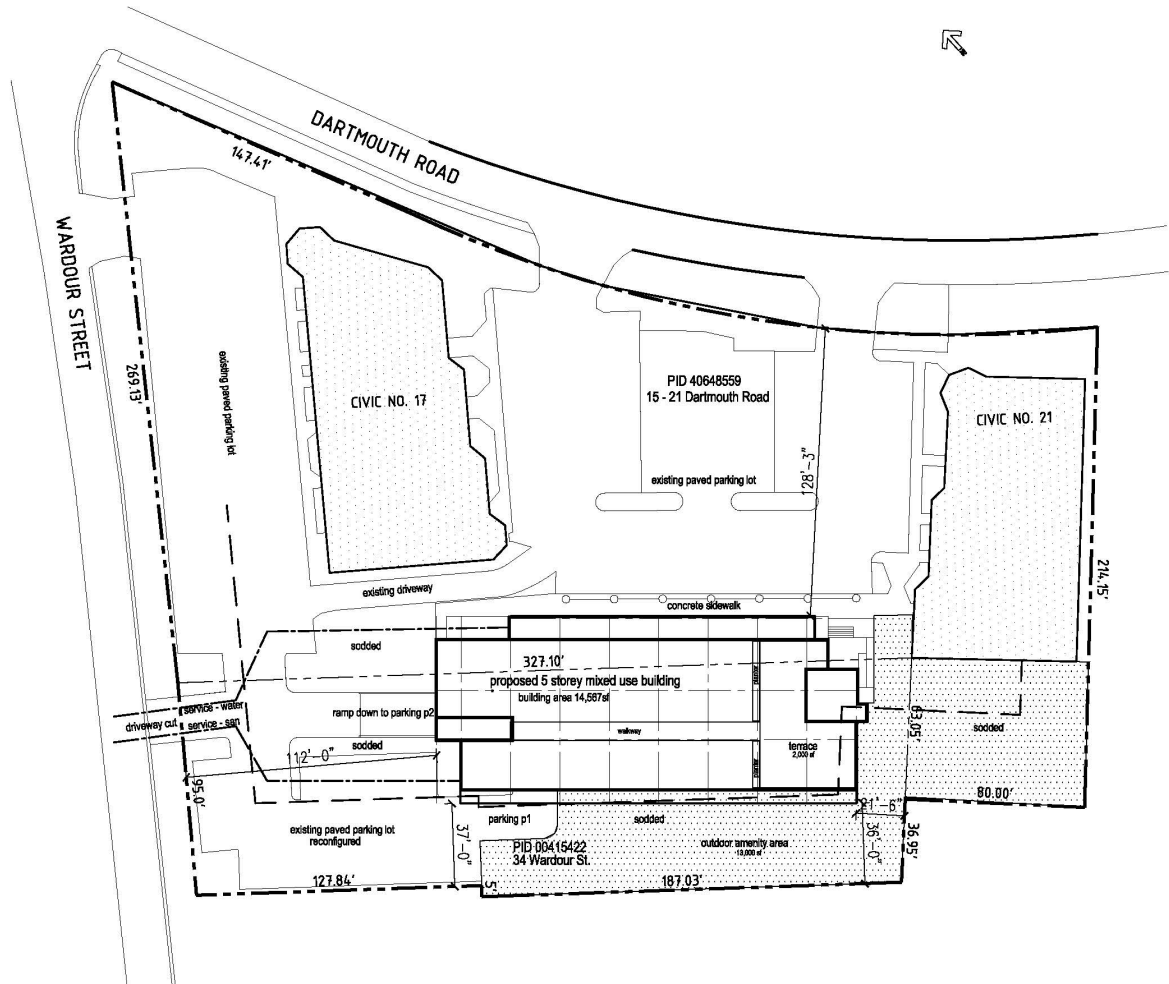


Dartmouth Road, between Wardour Street and Stone Terrace

The Proposal: Wardour Street



Wardour Street, behind the Wardour Centre



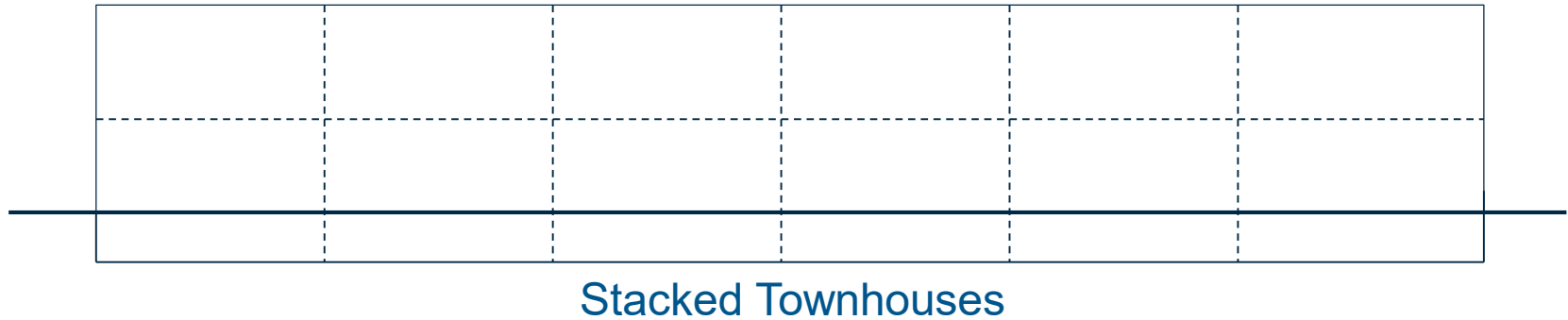


- masonry clay tiles—marron
- aluminum and glass handrail
- aluminum windows
- masonry clay tiles—marefill barcelona
- aluminum and glass patio doors
- aluminum and glass handrail
- masonry clay tiles— white sevilla

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

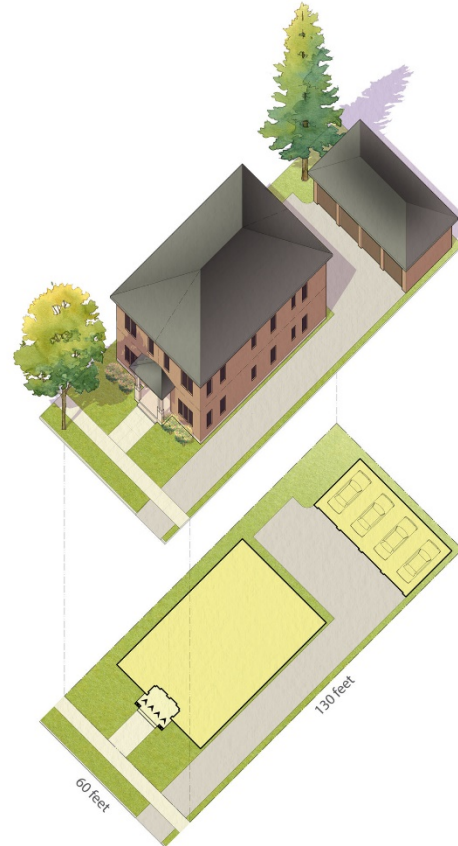
Townhouses/ Stacked Towns



Stacked Towns



Other “Missing Middle”



Mix and Match

