

ATTACHMENT D07

**Proposed Amendments to the Dartmouth Municipal Planning Strategy**

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Dartmouth Municipal Planning Strategy is hereby amended as follows:

- 1 Policy H-3B(o) is repealed.
- 2 Part 4 “Housing”, Section 9 “Zone requirements – Lancaster Ridge” is amended by adding new policies H-3BA and H-3BB after Policy H-3B and before Policy H-3C as shown below in **bold**:

**Policy H-3BA For lands located in the Lake Loon Golf Centre CDD, identified as PID 40396152, 00602474, 41053299, 00261933, 00261925, 00261958, 41053281, 40173395, 40285397, and 00261917, bounded on the south by Halifax Regional Water Commission Topsail Lake watershed lands, to the west by the Forest Hills Connector, to the east by Golf View Drive and Main Street (Highway #7) and to the north by privately held lands, to support compact, mixed use and transit oriented development that provides adequate buffers from environmentally sensitive features on the site, Council may consider development proposals by development agreement that meet the following requirements:**

- (a) **Policies H3A and H3B shall apply, except for the requirements limiting land use, density, and lot frontage under clauses (b), (d), and (i) of Policy H-3B that shall not apply;**
- (b) **permitted density on the site shall be determined based on the recommendations of:**
  - (i) **a Land Suitability Analysis, including mapping and analysis of the area's ecological features to identify lands that are constrained, partially constrained, or not constrained for development. The analysis shall include consideration of watercourse and wetland habitat, forest habitat, species at risk habitat, landscape and ecological connectivity, surficial and bedrock geology, steep slopes, contaminated sites, and areas of cultural significance,**
  - (ii) **a Transportation Impact Assessment, and**
  - (iii) **consultation with Halifax Water regarding any setback or buffering requirements for Topsail Lake;**
- (c) **a built form on the site that includes:**
  - (i) **a mix of three to eight storey buildings with three-storey streetwalls,**
  - (ii) **ground oriented units or commercial uses at the ground level,**
  - (iii) **limiting surface parking,**
  - (iv) **a maximum building width and maximum building depth of 64 metres, and**
  - (v) **tall buildings on the site be located closer to Main Street;**

- (d) buffering, including setbacks, fencing and landscaping (planting or retention of trees or vegetation), required for the purposes of sedimentation or erosion control to protect the Emergency Water Supply Area;
- (e) controlling erosion and sedimentation during the construction of the development; and
- (f) bonus zoning requirements in accordance with Section 9.7A of the Regional Municipal Planning Strategy and Appendix A of the Dartmouth Land Use By-law.

**Policy H-3BB** In considering a development agreement under Policy H-3BA, Council shall consider all of the following:

- (a) addressing the irregular alignment of Golf View Drive and Main Street based on the findings of the Traffic Impact Assessment, which improvements to the intersection may be required to introduce any proposed development to the site and will require the involvement of the Municipality and the Province of Nova Scotia;
- (b) the transportation network which prioritizes walking, the easy use of mobility devices, cycling and transit use, and supports connections to the surrounding community; and
- (c) any future functional plan approved by Regional Council for the Main Street corridor.

**3** Part 4 "Housing" is amended by adding a new section after Policy ML-36 as shown below in **bold**:

**(20) Housing Accelerator Fund**

**In response to rapid population growth, housing shortage and declining affordability, the Municipality has prioritized removing barriers to housing within the Urban Service Boundary.**

**To support the goal of creating new opportunities for housing, the Municipality shall allow at least 4 dwelling units on all residentially zoned properties in the Urban Service Area as set under the Regional Subdivision By-law to foster development of missing middle housing forms.**

**Policy H-22: At least 4 dwelling units per lot shall be permitted in all residential zones within the Urban Service Area as defined in Schedule B of the Regional Subdivision By-law.**

**In addition to low density multiple unit dwellings, medium density multiple unit dwellings like apartment buildings will be enabled in the R-3 and R-4 Zones of the Dartmouth Planning Area as-of-right. To make the apartment building development feasible, zone requirements shall be adjusted to increase the maximum lot coverage and repeal the minimum unit size requirements which do not support the current demand for smaller unit sizes. To ensure that multiple unit dwelling developments support diverse households and housing options, the Land Use By-law shall require the development to provide a range of unit sizes.**

**Policy H-23: The Land Use By-law shall require new, expanded, or converted multiple unit dwellings to provide a range of unit sizes to accommodate a variety of household sizes, including a minimum proportion of two-bedroom units in the R-3 and R-4 zones.**

- 4 Part 7 “Commercial”, Section 10 “Main Street Designation”, Subsection “Town Centre Sub-Designation” is amended by striking out “Small offices or apartments and condominiums occupy upper floors” and replacing it with “Small offices, apartments, condominiums, and townhouses bring residents and workers within a few steps of shops and services” in the second bullet and by striking out “above sidewalk level” and replacing it with “in the immediate area of shops and services” as shown below in **bold** and ~~strikeout~~:

Town Centre Sub-Designation

This area represents the heart of the Main Street Designation, where both pedestrians and motorists have access to goods and services that meet their daily needs. The intent of the sub-designation is for businesses to re-invest and properties to redevelop, with parking simplified and consolidated behind buildings. Street-fronts should welcome pedestrians and enable motorists to park just once and do several errands within a short walk of their car. ~~Small offices or apartments and condominiums occupy upper floors~~  
**Small offices, apartments, condominiums, and townhouses bring residents and workers within a few steps of shops and services.** Office floors can be strategically located to provide a buffer between ground-floor retail and upper-floor residences, which can also be buffered from traffic noise and emissions by step-backs that serve as decks and balconies.

The Town Centre Sub-Designation is guided by several objectives:

- encourage sidewalk-oriented retail;
- enable offices or residences ~~above sidewalk level~~ **in the immediate area of shops and services**;
- orient and shape buildings to frame the street; and
- encourage interesting roofscapes and facades.

- 5 Policy C-47 is amended by striking out “with offices or residences above the sidewalk level” in clause (a) and replacing it with “, offices, and residences” as shown below in **bold** and ~~strikeout~~:

(a) encourage a mutually supportive combination of sidewalk-oriented retail ~~with offices or residences above the sidewalk level~~, **offices, and residences**;

- 6 Policy C-48 is amended by striking out “on upper floors” in clause (a) and replacing it with “and ground oriented residential units” as shown below in **bold** and ~~strikeout~~:

(a) enable apartments ~~on upper floors~~ **and ground oriented residential units**;

- 7 Policy C-50 and its preamble are repealed as shown below in ~~strikeout~~:

~~To maximize floor area, and to enable lake views from apartments at the westernmost end of the Town Centre Sub-Designation, building heights should be tallest between Highway 111 and~~

~~Gordon Avenue. Placing the tallest buildings near this highway also minimizes impacts on established residential neighbourhoods. Midrise buildings should be located along Main Street and Tacoma Drive between Gordon Avenue and Stevens Road, to enable residential development with commercial uses below.~~

~~The former car sales lots at the corner of Main Street and Caledonia Road are located within a short walk of the Dartmouth East Community Centre and the Akerley Campus of the Nova Scotia Community College, both of which lie just outside the Main Street Designation. Together with the pocket park at the corner of Main Street and Woodlawn Road, this site can help define the eastern entry point to the community and serve as a showcase for pedestrian-oriented, mixed-use redevelopment. To maximize the potential for redevelopment, midrise buildings should be permitted at the northwest corner of Main Street and Caledonia Road.~~

~~To encourage variations in roofscapes throughout the Town Centre Sub-designation, a penthouse occupying a portion of a flat roof, or a loft in a pitched roof, should be allowed as an additional storey.~~

- 8 Part 7 “Commercial”, Section 10 “Main Street Designation”, Subsection “C-2 General Commercial Zone” is amended by adding the new Policy C-50A and its preamble after repealed Policy C-50 as shown below in **bold**:

**This Plan recognizes the importance of 219 Main Street, Dartmouth (PID 40612228 and 40612236) as located at a strategic intersection for the surrounding area. This node site will be a valued hub for the community as well as a gateway for visitors and residents entering and exiting the urban area to and from the Eastern Shore. The site will also provide a connection between important adjacent community facilities and institutions such as the Nova Scotia Community College – Akerley Campus, Caledonia Junior High School, Beazley Fields, East Dartmouth Community Centre, and the surrounding neighbourhoods. Development on this site will help to spur investment in the transit services and infrastructure that are needed for Main Street and the surrounding community to continue to grow. Accordingly, a development agreement may be considered for this site.**

**Policy C-50A Council may consider development on the site identified as 219 Main Street, Dartmouth (PID 40612228 and 40612236) by development agreement, subject to the following requirements:**

- (a) the development shall include a range of housing options which transition in height and density from an apex at the corner of Main Street and Caledonia Road down to the abutting properties on the west and north lot lines;
- (b) development of the site is limited to a maximum **Floor Area Ratio of 6.5 [as amended on April 23, 2024]**;
- (c) **repealed [as amended on April 23, 2024]**;
- (d) tower portions of the development may be located only above four-storey podiums alongside Caledonia Road and Main Street;
- (e) tower portions of the development are separated by at least 25 metres;

- (f) establishing maximum floor area and maximum dimensions for the tower portion of high-rise buildings above the streetwall that do not exceed a building depth or building width of 35 metres, or an average floor area of 900 square metres per storey;
- (g) that the proposal manages on-site stormwater, using a low impact design approach where possible, and manages the quality of runoff through filtration;
- (h) a landscaped buffer shall be provided along the western lot line and any portions of the property that abut a property designated Residential;
- (i) a minimum of 25% of the amenity space required by the underlying zoning is provided outdoors, such as a landscaped plaza that is accessible from a streetline;
- (j) pedestrian access to and through the site is provided from Main Street, Caledonia Road, and Beazley Fields;
- (k) a minimum of 25% of the units shall contain 2 or more bedrooms;
- (l) incentive or bonus zoning is provided in accordance with Appendix A of the Land Use By-law;
- (m) retail uses are primarily located on the ground floor of the development to enhance the pedestrian environment and maximize street-level activity;
- (n) grade-oriented retail units are required along any public street;
- (o) non-residential uses that front onto a public street or courtyard shall have frontage with individual, functional entrance doors, awnings, and display windows oriented to public sidewalks and pedestrian walkways;
- (p) all parking spaces for residential tenants are provided below-grade, no surface parking spaces for clients or employees are located between a street façade and a sidewalk, and any surface parking in rear yards, side yards or courtyards is buffered from walkways and buildings by landscaping;
- (q) the development meets all applicable underlying Land Use By-law requirements for the zone and uses, unless otherwise supported by this policy; and
- (r) the general development agreement criteria set out in Policy IP-1(c) of this Plan.

9 Part 7 “Commercial”, Section 10 “Main Street Designation”, Subsection “NLW – Neighbourhood Live-Work Zone”, Policy C-55 is amended by striking out “unit houses with or without an auxiliary dwelling unit” in clause (b) and replacing it with “family dwelling (R-1) zone and accessory uses”, and by striking out “with or without an auxiliary dwelling unit”, as shown below in **bold** and ~~strikeout~~:

Policy C-55 Within the Neighbourhood Edge Sub-Designation, Council shall establish and apply a Neighbourhood Live-Work (NLW) Zone at the eastern end of Main Street and Tacoma Drive within the Neighbourhood Edge Sub-Designation, to enable:

- (a) Craftshops, spas, studios and offices, with or without accessory retail and with or without a dwelling unit, provided that driveways on Main

- Street shall be limited, and provided that all buildings shall resemble houses in appearance, and subject to limitations on total floor area;
- (b) ~~Single unit houses with or without an auxiliary dwelling unit~~ **family dwelling (R-1) zone and accessory uses;**
  - (c) Institutional uses, provided that driveways on Main Street shall be limited, and provided that all buildings shall resemble houses in appearance; and
  - (d) Townhouse style residential blocks where each unit has access to an internal private driveway which services the development.

10 Table 4a is amended by adding a solid dot on Rows “Two Unit Dwelling” and “Multiple Unit Dwelling” under Column “WR Low Density Residential Sub-designation”, and by adding a solid dot on Row “Multiple Unit Dwelling” under Column “WR Neighbourhood Sub-designation” as highlighted below:

Table 4a: Generalized Land Use Matrix – Waverley Road Designation			
WR Mixed Use Sub-designation	WR Neighbourhood Sub-designation	WR Low Density Residential Sub-designation	<<< Sub-designation Land Use
•	•	•	Single Unit Dwelling
•	•	•	Auxiliary Dwelling Unit
•	•	•	Two Unit Dwelling
•	•		Townhouse
•	•	•	Multiple Unit Dwelling

11 Table 4b is amended by adding a solid dot on Row “Multiple Unit Dwelling” under Column “Neighbourhood Edge Sub Designation” as shown below in **bold**:

Town Centre Sub-Designation	Town Residential Sub-Designation	Neighbourhood Edge Sub-Designation	<<< Sub-designation Land Use
	•	•	Single Unit Dwelling
	•	•	Auxiliary Dwelling Unit
	•	•	Two Unit Dwelling
	•		Townhouse
•	•	•	Multiple Unit Dwelling

12 Policy IP-5 is amended by striking out “require” and replacing it with “consider” as shown below in **bold** and ~~strikeout~~:

Policy IP-5 It shall be the intention of City Council to ~~require~~ **consider** Development Agreements for apartment building development in R-3, R-4, C-2, MF-1 and GC Zones or shared housing uses at a larger scale than permitted in the underlying zone in R-3, R-4, C-2, MF-1 and GC Zones. Council shall require a site plan, building elevations and perspective drawings for the apartment development indicating such things as the size of the building(s), access & egress to the site,

landscaping, amenity space, parking and location of site features such as refuse containers and fuel storage tanks for the building.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.

GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_\_.

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Municipal Clerk