

**ATTACHMENT C:
AMENDMENTS TO THE MUNICIPAL PLANNING STRATEGY FOR DARTMOUTH**

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

1. Unless otherwise repealed under sections 5, 6, 7, 16 and 17 of this amending By-law,] all maps and schedules of the Municipal Planning Strategy for Dartmouth, are amended to remove those areas located within the Regional Centre Plan Area as shown on Map 1: Urban Structure Designations, under the Secondary Municipal Planning Strategy for the Regional Centre.
2. Amend the “Table of Contents” by:
 - (a) deleting the words and numbers “PINECREST - HIGHFIELD PARK SECONDARY PLANNING STRATEGY”, “Pinecrest - Highfield Park Secondary Planning Strategy”, “Map 1: Pinecrest - Highfield Park Secondary Planning Strategy Study Area”, “Map 2: Pinecrest-Highfield Park Secondary Planning Strategy”, and “Map 3: Pinecrest-Highfield Park Secondary (Neighbourhood) Planning Strategy”;
 - (b) deleting the words “DOWNTOWN – PLEASE REFER TO DOWNTON DARTMOUTH SECONDARY PLANNING STRATEGY”;
 - (c) deleting the words and brackets “(q) Lake Banook Canoe Course”;
 - (d) deleting the words and colon symbol “MAP 9s: HEIGHT RESTRICTIONS”; and
 - (e) deleting the words and colon symbol “MAP 9aa: GREEN VILLAGE LANE DARTMOUTH”.
3. Amend the “Introduction” Section, as shown below in **bold** and ~~strikeout~~, by:
 - (a) deleting the words “Centres, Corridors, Higher-Order Residential, Future Growth Nodes, and Downtowns” after the words “the lands located within the” and before the words “as shown”; and
 - (b) adding the words “Regional Centre Secondary Municipal Planning Strategy Plan Area” after the words “the lands located within the” and before the words “as shown”.

The Municipal Planning Strategy for Dartmouth shall not apply to the lands located within the ~~Centres, Corridors, Higher-Order Residential, Future Growth Nodes, and Downtowns~~ **Regional Centre Secondary Municipal Planning Strategy Plan Area** as shown on Map 1: Urban Structure Designations, under the Secondary Municipal Planning Strategy for Regional Centre.

4. Repeal the “PINECREST - HIGHFIELD PARK SECONDARY PLANNING STRATEGY” in its entirety, as shown below in ~~strikeout~~:

~~PINECREST – HIGHFIELD PARK SECONDARY PLANNING STRATEGY”~~

~~1.0 – DESCRIPTION OF SECONDARY PLANNING AREA~~

~~For the purposes of this Planning Strategy, the Pinecrest-Highfield Park neighbourhood is bounded by Albro Lake on the east, the Circumferential Highway and Burnside Industrial Park on the north, Victoria Road on the west, and Albro Lake Road on the south (refer to Map 1).~~

~~There are two parts to the area: Highfield Park and Pinecrest. Highfield Park is situated in the north of the planning area, and primarily comprises recently constructed apartment buildings~~

~~along with several highway oriented commercial uses. The Pinecrest area is the older section of the neighbourhood, comprised of a mixture of apartment, two family and single family housing, located between Highfield Park and Albro Lake Road.~~

~~2.0 RESIDENTIAL~~

~~2.1 NEIGHBOURHOOD STABILITY AND RESIDENTIAL ZONING~~

~~The Pinecrest Highfield Park neighbourhood has one of the highest population densities in the Metro Area. The population is transient in nature, with over 90 percent of the residents renting their dwelling unit. Since people tend to move in and out of apartments much more frequently, the area lacks a sizable core of long term residents.~~

~~The existing R-3 (Medium Density Residential) Zone has contributed to the replacement of single detached housing by medium density apartments. Furthermore, recent residential construction in the Highfield Park area has been almost exclusively apartment buildings.~~

~~Throughout the course of the Neighbourhood Plan's preparation, it was learned that the community's desire was that further apartment construction in the area be prohibited. The objective is to attain a higher level of neighbourhood stability, and this can be achieved, in part, by permitting development which encourages more home ownership and prevents the continued loss of existing single family homes. Therefore, a new zone, R-1M (Modified), will be established in the Land Use By law, to be placed on the older section of the Pinecrest area, where the majority of remaining single family homes exist.~~

~~Besides facilitating increased stability within the neighbourhood, the new R-1M Zone has two additional advantages. Firstly, the zone will permit development on a lot size which is smaller than that allowed under the traditional R-1 Zone. This should translate into reduced lot prices, and also means that smaller housing units will be constructed, thereby significantly contributing to an affordable housing option within the neighbourhood. In order to enable small lot development to occur, an amendment to the City's Subdivision Regulations is required.~~

~~Secondly, the new zone is to be applied to that portion of the Pinecrest area having oversized existing lots (approximately 60 feet by 218 feet). The rear portion of many of these lots is not utilized. By implementing the R-1M Zone, the potential exists to develop single family lots along newly created streets at the rear of the existing lots. This affords development opportunities for existing property owners, and further increases the single family residential character of the neighbourhood.~~

~~Policy 2.1.1 In order to encourage the stabilization of the Pinecrest Highfield Park neighbourhood, it shall be the intention of City Council to establish, in the Land Use By law, a Single Family Modified (R-1M) Residential Zone. The R-1M Zone shall allow those uses permitted in the R-1 (Single Family Residential) Zone. The R-1M Zone shall be applied only to the portion of the Pinecrest Highfield Park neighbourhood, as indicated on Map 2, which presently contains the highest concentration of existing single family dwellings.~~

~~Policy 2.1.2 In order to facilitate affordable single family housing development, it shall be the intention of City Council, within the R-1M Zone of the Land Use By law, to permit development on lots smaller in size than that permitted within the R-1 (Single Family) Zone. Therefore, it shall be the intention of City Council to amend the City's Subdivision Regulations in order to permit the creation of smaller lots within the R-1M Zone.~~

~~Policy 2.1.3 It shall be the intention of City Council to not consider rezonings which would permit higher density Residential development on lands zoned R-1M within the Pinecrest~~

Highfield Park neighbourhood.

~~Policy 2.1.4 It shall be the intention of City Council to apply the R-1 (Single Family Residential) Zone to those properties containing existing single-family dwellings which front on Leaman Drive and Ambercrest Place, as shown on Map 3.~~

~~Policy 2.1.5 It shall be the intention of City Council to apply the R-2 (Two Family Residential) Zone to those properties containing existing single-family or two-family dwellings which front on Monique Avenue as shown on Map 3.~~

~~Policy 2.1.6 It shall be the intention of City Council to apply the TH (Town Housing) Zone to those properties containing existing town housing, including the Cedar Court development, a portion of Leaman Drive and a portion of True North Crescent, as shown on Map 3. The remaining vacant lands on True North Crescent shall also be zoned TH (Town Housing).~~

~~In addition to the application of R-1M zoning to utilize the full potential of oversized existing lots, there is a specific opportunity to incorporate single unit development as part of the City's affordable housing initiatives at True North Crescent.~~

~~The City has undertaken land banking in this area and previously supported townhousing. On its remaining lands, the option of single unit dwellings, alone or in combination with additional townhousing, will be considered. In undertaking this project, the City will have to consider the overall balance of housing on the street in terms of design, affordability and optimum use of public funds. For the purposes of this specific project, the lands will, temporarily, carry "dual" R-1M and TH Zones. Following construction, one of the zones on each property will be removed to reflect its actual use.~~

~~Policy 2.1.7 Notwithstanding Policies 2.1.1 and 2.1.6, Council may apply the R-1M (Single Family [modified] Residential) Zone to lands on True North Crescent.~~

~~Further to Policy 2.1.6 and for the purposes of design and construction of affordable housing, the R-1M Zone may be applied to vacant lands, for a time, in addition to and apart from the TH (Town Housing) Zone which shall also apply to these lands. Following development of the properties, the R-1M or TH Zone may be removed by amendment to the land use by-law and the remaining zone shall reflect the use of each property.~~

2.2 Building Maintenance and Management

~~Poor property maintenance of some of the rental properties within the Pinecrest Highfield Park area means that residents are living in less than desirable housing conditions, and that parts of the neighbourhood look neglected and unattractive.~~

~~There are two avenues through which this issue can be addressed. The first involves increased enforcement of the City's Minimum Standards of Use and Maintenance of Property By-law. This may necessitate the allocation of additional staff for this purpose. The second involves improving the management of apartment buildings. The role of apartment superintendents is seen as being a key element in assuring high maintenance standards, but many apartment buildings are too small to support full-time superintendents (40 units in one or more buildings is seen as being the minimum number).~~

~~Policy 2.2.1 It shall be the intention of City Council to provide increased enforcement of the City's Minimum Standards of Use and Maintenance of Property By-law in order to more effectively deal with building and site maintenance within the Pinecrest Highfield~~

Park Neighbourhood.

~~Policy 2.2.2 It shall be the intention of City Council to investigate methods by which the management of apartment buildings can be made more responsive to the needs expressed by the community. This may be achievable through means such as education programs, incentive programs and City sponsored demonstration projects.~~

2.3 Co-op Housing

~~There are a number of successful co-op housing projects existing within the Pinecrest Highfield Park neighbourhood. This form of development should be encouraged and supported by the City, in that it provides residents the opportunity for an affordable housing alternative, a form of home ownership rather than rental, and improved maintenance and upkeep of the properties.~~

~~Policy 2.3.1 It shall be the intention of City Council to continue to encourage and support co-op housing development within the Pinecrest Highfield Park neighbourhood.~~

2.4 Back Lot Development

~~As previously described, the new R-IM Zone will provide the opportunity for the development of the rear of existing oversized lots. This can be achieved through the construction of new roadways to access these lands and resubdivision of existing properties to permit the building of new single family housing. The City can assume a leadership role in this development scheme by undertaking a demonstration project(s) and/or developing an incentive program attractive to the private sector.~~

~~Policy 2.4.1 It shall be the intention of City Council to investigate methods by which rear lot development within the R-IM Zone can be realized. This may be achieved through a City sponsored demonstration project or through the implementation of private sector incentive programs, or both.~~

3.0 COMMUNITY DEVELOPMENT

3.1 Community Organization

~~One of the major accomplishments of the Neighbourhood Plan process was the formulation of the Ward 5 Citizens' Association. This is a group of community minded residents who want to act as a united voice representing the interests of the Pinecrest Highfield Park area. They will also act as the local representatives in the implementation of the recommendations and capital improvement projects contained within this Strategy and the Neighbourhood Plan report. It is essential that the City provide support and guidance to this newly formed community association.~~

~~Policy 3.1.1 It shall be the intention of City Council to support, as funds permit, the Ward 5 Citizens' Association through the provision of annual financial contributions and education in community organization and development training.~~

3.2 Community Development Worker

~~Because of the transient nature of the neighbourhood population, and because of low incomes and lack of community facilities, many residents experience social isolation. There is a need to develop support and self-help groups in the area, particularly for women at risk of abuse or facing poverty, loneliness or health problems.~~

~~To address these and other social issues, the City should provide the area with a community~~

development project worker. This person would work with existing organizations (including John Martin Community School, Ward 5 Citizens' Association, Dartmouth Boys & Girls Club, Headstart Program, Freedom Foundation, Stewart Place, Adult Learning Centre, and so on) and encourage the development of new support groups or networks.

~~Policy 3.2.1 It shall be the intention of City Council to consider appointing a community development worker for the Ward 5 area, in order to promote and improve social and community development through education programs and support group development.~~

~~Policy 3.2.2 It shall be the intention of City Council, through the Healthy Dartmouth Committee, to explore the possibility of developing and implementing a neighbourhood project for the Pinecrest Highfield Park area.~~

~~3.3 Community Facilities~~

~~Throughout the Neighbourhood Plan process, it was pointed out that there is a lack of community facilities within the area. Although the John Martin Community School offers a range of services and facilities, it is underutilized, and many residents are not aware of what it has to offer.~~

~~The need for meeting places for specific interest groups was also identified. Students at John Martin, for example, expressed the desire for a teen drop-in centre, increased recreation facilities and more activities for young people.~~

~~Space for senior citizens' organizations is also lacking in the neighbourhood. The Dartmouth North Seniors Club, for example, which currently meets at Northbrook Centre, is seeking a new facility within the Pinecrest Highfield Park area. They need a space which is wheelchair accessible, inexpensive or free, available year round during the day, has parking space and is near transit service.~~

~~A third very important need for the neighbourhood is daycare. There are no subsidized daycare spaces in the area. Other subsidized daycares have long waiting lists and are not easily accessible. There are many single parents and low income families in the neighbourhood who need this support.~~

~~Finally, consideration should be given to the provision of a Community Centre for Pinecrest Highfield Park area. Certain needs, as presented above, have been identified. However, a community-based planning process should be carried out to further define these requirements and identify new needs. The Dartmouth Regional Library has expressed interest in locating a branch library in the North End, and such a facility could form the "anchor" for the overall community centre.~~

~~Policy 3.3.1 It shall be the intention of City Council to apply the S (Institutional) Zone to the John Martin Community School and surrounding lands, and to the John MacNeil School and surrounding lands, as shown on Map 3.~~

~~Policy 3.3.2 It shall be the intention of City Council to develop and implement a plan in order to promote the better utilization of John Martin Community School.~~

~~Policy 3.3.3 It shall be the intention of City Council to identify the community facility needs of specific segments of the neighbourhood population, particularly seniors and youth, and support initiatives to fulfill these needs.~~

~~Policy 3.3.4 It shall be the intention of City Council to promote and support the establishment of daycare facilities within the Pinecrest Highfield Park area. These facilities should include subsidized spaces, and in this regard, City Council shall seek cooperation from the Provincial government to provide increased daycare spaces within this~~

neighbourhood, and Dartmouth in general.

~~Policy 3.3.5 — To encourage the provision of daycare facilities within the area, it shall be the intention of City Council, within the R-1M Zone of the Land Use By-law, to permit daycare uses as home occupations to a maximum of fifty (50) percent of the total floor area of the dwelling.~~

~~Policy 3.3.6 — It shall be the intention of City Council, in cooperation with the neighbourhood, to investigate the development of a Community Centre within the general Pinecrest-Highfield Park area. Facilities which may be appropriate include a branch library, daycare, seniors' centre, youth centre and meeting rooms.~~

~~4.0 — RECREATION, ENVIRONMENT AND BEAUTIFICATION~~

~~4.1 — Parks and Open Space~~

~~Currently there is a shortage of useable green space in the neighbourhood. The existing park land is seen as unfinished and uninviting. Residents have expressed dissatisfaction with the lack of attractive places to walk, sit or play.~~

~~The distribution of open space is also a concern. In some areas of the neighbourhood there are facilities and few people; in others there are many people and few facilities. There is very little open space, for example, in the older section of the Pinecrest area. A new park is needed in this location. Highfield Park requires additional lot development. Other specific active recreational needs identified include a ball diamond and soccer field.~~

~~Two major recreation uses existing within the neighbourhood are currently being developed. The Pinehill Look-off Park is undergoing trail construction. The park land adjacent the shore of Albro Lake has undergone a trail/boardwalk development. That portion of the lake and shoreline within the Planning Study area has tremendous potential as a recreational focal point for the neighbourhood, and continued improvements to the beach area, parking area and trail system are seen as desirable projects.~~

~~Streetscape improvements are also needed throughout the Pinecrest-Highfield Park neighbourhood. In this regard, the City should continue its implementation of an extensive street tree planting program for all streets and parks within the area.~~

~~Finally, a major concern throughout the neighbourhood, and particularly within the areas of dense apartment construction, is the lack of adequate landscaping. The "greening" of apartment building, properties would provide visual relief and significantly increase the attractiveness of the area.~~

~~Policy 4.1.1 — It shall be the intention of City Council to apply the P (Park) Zone to the major recreation areas and facilities existing within the Pinecrest-Highfield Park neighbourhood, including the Pinehill Look-off Park, the Gray Arena and adjacent recreational area, and lands adjacent the shore of Albro Lake, as shown on Map 3.~~

~~Policy 4.1.2 — It shall be the intention of City Council to undertake a program of park and open space development within the Pinecrest-Highfield Park neighbourhood in order to better meet the recreational needs of all segments of the population.~~

~~Policy 4.1.3 — It shall be the intention of City Council to continue to implement an extensive street tree planting program throughout the Pinecrest-Highfield Park area.~~

~~Policy 4.1.4 — It shall be the intention of City Council, through demonstration projects and~~

~~incentive programs, to encourage apartment owners to improve the landscaping of their properties.~~

4.2 — Garbage and Litter

~~Another issue which contributes to the general unattractiveness of the area is that of litter. Although some improvements have been made, many buildings have no dumpsters, or have unsightly dumpsters which are not adequately screened from view, or are not emptied often enough.~~

~~There is a desire of residents to recycle their household waste, but are unable to because the City curbside newspaper program does not serve larger apartment buildings, and because there is no recycling depot close by.~~

~~Policy 4.2.1 — It shall be the intention of City Council to help rectify the litter problem in the Pinecrest Highfield Park neighbourhood by sponsoring clean-up drives, in cooperation with the Ward 5 Citizens' Association, local schools, or other groups, and by installing trash receptacles on streets and in parks throughout the area.~~

~~Policy 4.2.2 — It shall be the intention of City Council to enforce its Solid Waste By-law and Minimum Standards of Use and Maintenance of Property By-law in order to ensure and maintain adequate upkeep of properties within the neighbourhood.~~

~~Policy 4.2.3 — It shall be the intention of City Council to consider sponsoring a monthly recycling drive, through the John Martin Community School and/or a local commercial facility. It shall also be the intention of City Council to investigate the feasibility of locating a recycling depot within the Pinecrest Highfield Park neighbourhood.~~

5.0 — TRANSPORTATION

5.1 — Internal Neighbourhood Connections

~~Due mainly to the existing street pattern in the Pinecrest Highfield Park area, getting around the neighbourhood is quite difficult. The long blocks contribute to short-cutting through private property by pedestrians and cyclists. The Brule Street Extension that parallels Victoria Road is an irregular road layout which is confusing to motorists and pedestrians alike.~~

~~These problems can be reduced or erased through the construction of a new neighbourhood cross-street connecting lower Pinecrest Drive through to Albro Lake Road. This would eliminate the need for the Brule Street Extension and help alleviate the short-cutting problem by creating smaller blocks. It also affords the opportunity for back-lot development within the R-1M Zone.~~

~~Because of the high number of pedestrians within the neighbourhood it is important that more facilities be provided to facilitate this form of transportation. This includes an extensive sidewalk construction program and the provision of other walkways/bikeways as required.~~

~~Policy 5.1.1 — It shall be the intention of City Council to provide for the construction of a new street or streets within the Pinecrest area in order to (a) facilitate easier vehicular and pedestrian circulation and (b) eliminate the need for the Brule Street Extension.~~

~~Policy 5.1.2 — It shall be the intention of City Council to undertake an sidewalk/walkway construction program throughout the Pinecrest Highfield Park neighbourhood in order to make the area more accessible for pedestrians.~~

5.2 — External Connections

~~The Pinecrest-Highfield Park neighbourhood, although situated in a central city location is isolated from the rest of Dartmouth. As it stands now much of the access between the Pinecrest-Highfield Park area and the surrounding City is restricted by the physical barriers of Albro Lake and limited access roadways such as the Circumferential Highway and Victoria Road Extension.~~

~~Presently there is only one vehicular connection between the Pinecrest area and the Highfield Park area that being a one-way street connection (right turn only from Victoria Road to Highfield Park Drive). Highfield Park Drive links to the Burnside Industrial Park/City of Lakes Business Park however this roadway includes no facilities for pedestrian or bicycle movements. Such connections should be provided in order to facilitate easy movement between a major employment area (Burnside) and a major working population concentration (Highfield Park-Pinecrest).~~

~~Policy 5.2.1 It shall be the intention of City Council to improve transportation connections between the Pinecrest-Highfield Park neighbourhood and other parts of the City, through such means as creating full vehicular turning movements at the Victoria Road/Highfield Park Drive intersection, and constructing safe pedestrian/cycle connections between Highfield Park and Burnside Industrial Park/City of Lakes Business Park.~~

~~Policy 5.2.2 In order to provide for improved vehicular and pedestrian connections between the Highfield Park area and Burnside Industrial Park, it shall be the intention of City Council to investigate the feasibility of constructing a new overpass linking Highfield Park Drive to Thornhill Avenue/Oland Court.~~

~~7.0 POLICING AND SECURITY~~

~~Throughout the neighbourhood planning process, residents expressed concern respecting the need for a higher level of policing and security. The Pinecrest-Highfield Park area is perceived to have a high crime rate and a lack of security. This increases fear for personal safety and acts as an obstacle to community involvement.~~

~~Policy 7.1 It shall be the intention of City Council, through the Dartmouth Police Department and in cooperation with the Ward 5 Citizens' Association, to investigate means by which community security concerns can be adequately addressed. Through public workshops, meetings and other community initiatives, topics to be explored may include a Neighbourhood Watch Program, community education programs, increased policing and community-based policing.~~

~~8.0 IMPLEMENTATION~~

~~Policy 8.1 It shall be the intention of City Council to utilize the consultant's report entitled "Pinecrest-Highfield Park Neighbourhood Plan, May, 1991, as a guide in considering future improvement projects and budget expenditures.~~

5. Repeal Map 1: Pinecrest-Highfield Park Secondary Planning Strategy Study Area.
6. Repeal Map 2: Pinecrest-Highfield Park Secondary Planning Strategy.
7. Repeal Map 3: Pinecrest-Highfield Park Secondary (Neighbourhood) Planning Strategy.
8. Amend Policy C-21, under Section (6) Portland Valley/Portland Street, as shown below in ~~strikeout~~, by:
 - (a) deleting the words, numbers, and hashtag symbol "102 Penhorn Drive (PID #226183) and",

- after the words “described as”, and before the words, numbers, and hashtag symbol “611 Portland Street (PID #73247)”; and
(b) repealing Clause (d).

Policy C-21 It shall be the intention of Council to consider the redevelopment of parcels described as ~~102 Penhorn Drive (PID #226483)~~ and 611 Portland Street (PID #73247) only by development agreement. In considering the approval of such agreements, Council shall have regard to the following:

- (a) the adequacy of measures to be taken to integrate and buffer the commercial use relative to surrounding land uses. (Integration shall include the height, bulk and scale of the proposed use relative to the overall site and surrounding neighbourhood. Buffering shall refer to measures taken to mitigate impact on adjacent uses, such as separation distances, retention of existing vegetation, and the installation of suitable screening features such as new vegetation, berming and/or fencing;
- (b) the proposed use is defined, from a traffic engineering perspective, as a low traffic generating use unless it can be demonstrated through a traffic impact analysis that a higher volume traffic generating commercial use can be satisfactorily accommodated on the road network serving the proposed development;
- (c) any proposed access/egress to/from 611 Portland Street, directly to/from Portland Street, is restricted to “right-in” and/or “right-out” turning movements only;
- ~~(d) traffic movements between the 102 Penhorn Drive site and the residential neighbourhood on/near Penhorn Drive are prohibited and improvements necessary to prohibit traffic shall be the responsibility of the developer unless otherwise approved by Council;~~
- (e) the adequacy of environmental protection measures and erosion and sedimentation control mechanisms including the implementation of an effective storm water management plan; and
- (f) any and all other applicable matters as set out in Policy IP-1(c).

9. Amend Section “(1) Recreation System” under the Open Space Recreation and Environment Designation to repeal Clause 1(h), as shown below in ~~strikeout~~:

(1) Recreation System

The Recreation System provides a framework through which the Recreation Master Plan can be implemented by applying guidelines and polices to individual elements of the system. It also provides definitions for each of the elements, including service radius and possible contents. There are seven major elements in the system with appropriate policies for each.

(a) VEST POCKET PARKS AND BOULEVARDS

These small parcels of parkland serve primarily an aesthetic purpose, generally suitable for more passive activity such as walking, sitting, and often plant observation is provided (Policy R- 1 and R-2).

(b) NEIGHBOURHOOD RECREATION AREAS

Parklands which are designed to service an area within one-half mile catering to all ages. These parks are normally located adjacent schools and include landscaped areas, benches, grassy play areas, play equipment, and possible hard surfaced areas such as tennis courts (Policy R-3 and R-4).

(c) DISTRICT RECREATION AREAS

Areas serving an area of up to two miles in radius and designed for all age groups. Elements of district recreation areas may include athletic fields, parks, beaches, and arenas. District areas are normally located adjacent secondary schools. Map 5A identifies the recreation districts (Policy R-4 and R-5).

(d) CITY RECREATION AREAS

Recreation areas are designed to serve the entire city and all age groups. These areas should be large enough to include sufficiently specialized and large scale facilities to attract users from a wide area. City recreation areas are normally associated with areas that contain special or unique features of the City (Map 5A) (Policy R-6, R-7 and R-8).

(e) LINKAGES

Linkages provide connections between elements of the recreation system including pathways, bikeways, and trails, etc. (Policy R-9 and R-10).

(f) REGIONAL PARKS

A regional park is one which provides recreational facilities or open space for the metro area as a whole. Regional Parks must be large and provide facilities for a wide variety of activities and passive leisure time pursuits and normally have characteristics (physical, historical, etc.) which are unique to the region (Policy R-11).

(g) PRIVATE RECREATION FACILITIES

Recreation facilities provided by non-profit recreational agencies and private clubs serve an important function in meeting the recreational needs of the citizens (boat clubs, curling, tennis, YM-YWCA, etc. (Policy R-12 and R-13).

~~(h) DARTMOUTH COMMON~~

~~In 1788, King George III granted the Common to the community as a whole, for the benefit of all citizens. Since 1988 the citizens of Dartmouth have begun an enhancement plan to reclaim as much of the original Common as possible, and develop it as an open space for outdoor activity. Notwithstanding the need for the open space, there is a requirement for a transit terminal on the Common between Nantucket Avenue, Thistle Street, Dartmouth High School and the Dartmouth Sportsplex, to provide an efficient transit system to the Metro area.~~

~~Council recognizes that a good transit system protects the environment and has economic benefits to the community but that there is also need to clearly limit the size and location of such a facility.~~

10. Amend Policy R-6 under Section “(5) Regulations of Lake and Park Use” under the Open Space Recreation and Environment Designation, as shown below in **bold** and ~~strikeout~~, by:

- (a) deleting the words “Dartmouth Commons and” after the words “develop the” and before the words “the City-owned lands”;
- (b) adding the word “and” after the words and comma symbol “Lake Charles,” and before the words “MicMac”; and
- (c) deleting the comma symbol and words “ , and Banook” after the word “MicMac” and before the words “as strong city wide”.

Policy R-6 It shall be the intention of City Council to protect and develop the ~~Dartmouth Commons~~ and the City-owned lands along Lake Charles, **and** MicMac, ~~and Banook~~ as strong city wide recreation areas.

11. Repeal Policy R-19 under Section “(5) Regulations of Lake and Park Use” under the Open Space Recreation and Environment Designation, as shown below in ~~strikeout~~:

~~Policy R-19 — It shall be the intention of Council, subject to the HRM Charter, to establish a Schedule in the Land Use By law, which identifies a site on the Dartmouth Common located between Nantucket Avenue, Thistle Street, Dartmouth High School and the Dartmouth Sportsplex to be considered for the installation of a Metro Transit Terminal, subject to the Land Use By law and to the provisions as Council requires, to adequately control~~

~~the development and operation of these facilities.~~

12. Amend Section "Environmental Concerns" under the Open Space Recreation and Environment Designation, by deleting Section "(3) Views" in its entirety as shown below in ~~strikeout~~:

~~(3) Views~~

~~NOTE: For information on views within the Downtown Dartmouth Plan Area, please refer to the Downtown Dartmouth Secondary Planning Strategy.~~

~~Since 1974, Dartmouth City Council has been dealing with a variety of views and their protection ranging from window views to the panoramic views from Brightwood.~~

~~In a report to Council dated December 5, 1974, the views to be protected were outlined and policies were established. These views included:~~

~~(iv) views from Brightwood Golf and Country Club~~

~~(d) Under the category of semi-public views, there are the panoramic views of the Halifax skyline, the harbour, and approaches to the harbour as seen from the Brightwood Golf and Country Club. These views, although not available to the general public year round, at present, are among the most magnificent of all views available in Dartmouth.~~

~~The Zoning of the area affected should be such as to protect these panoramic views. In areas where the existing zones may permit development to pierce this view, a height limitation should be applied (Map 7a, Policy Ea-3).~~

13. Repeal Policies Ea-3 and Ea-3a, under Section "(4) Urban Form" of "Environmental Concerns", in their entirety, as shown below in ~~strikeout~~:

~~Policy Ea-3 — It shall be the intention of City Council to protect the panoramic views of the Halifax Skyline and the harbour as seen from the Brightwood Golf and Country Club. Map 7a identifies a maximum height permitted above the mean sea level necessary to protect this view.~~

~~Policy Ea-3a — Notwithstanding Policy Ea-3, lands within the Brightwood Viewplane and Dartmouth Common Viewplane where the potential for downstream views are negated by existing structures or policy permitted building height, may be developed in a manner where the building height does not further impact the existing Viewplane penetration.~~

14. Delete the words and hyphen "DOWNTOWN – PLEASE REFER TO DOWNTOWN DARTMOUTH SECONDARY PLANNING STRATEGY" after Policy E-9 and before "CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT STRATEGY".

15. Repeal Section (q) Lake Banook Canoe Course and Policies IP-9, IP-10, and IP-11 under the IMPLEMETATION Section, in their entirety, as shown below in ~~strikeout~~:

~~(q) Lake Banook Canoe Course~~

~~Lake Banook canoe course is one of the best natural canoe courses in the world and it hosts both national and international canoe events. It is the only course of its kind in Atlantic Canada. The paddling and rowing regattas that occur on the lake are major recreational events and have a~~

~~significant historical, economic and social benefits to the region. In 2004, the importance of protecting the Lake Banook Canoe Course from large scale development was highlighted in a Wind Impact Study on the Lake Banook Canoe Course for two developments abutting the lake. Thus, wind impacts resulting from large building developments which prevent the course from holding national and international regattas would have significant regional impacts.~~

~~Due to the importance of protecting the Lake Banook canoe course, the potential for large scale buildings to negatively impact the course and the lack of height restrictions for most land uses, Council shall adopt regulations to restrict building heights around Lake Banook. Further, any height restriction shall apply to all buildings, regardless of how they are developed (by right or through a discretionary approval process).~~

~~Policy IP 9 — It shall be a policy of Council to apply a maximum height restriction through the Land Use By-law to all buildings situated within “Lake Banook Canoe Course Area” as identified on Map 9s”~~

~~Policy IP 10 — Further to Policy IP 9, Council shall not consider any rezoning or development agreement application for buildings having a height greater than 35 feet within the Lake Banook Canoe Course Area.~~

~~Within the Lake Banook Canoe Course Area, there are instances where buildings exceed the maximum height restriction. Generally such buildings would be made non-conforming structures and subject to the provisions of the Municipal Government Act. It is not the intention of Council to require these buildings to comply with the new height restriction nor be prevented from being replaced. Instead, Council objective is to maintain current height conditions and allow for modification and replacement of existing buildings.~~

~~Policy IP 11 — Existing buildings situated within “Lake Banook Canoe Course Area”, as identified on Map 9s, which exceed the height restriction under the Land Use By-law shall be recognized as existing structures.”~~

16. Repeal Map 9aa: Green Village Lane Dartmouth

17. Repeal Map 9s: Height Restrictions

THIS IS TO CERTIFY that the plan 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_____.

Municipal Clerk