

# Presentation to the Harbour East-Marine Drive Community Council

By the  
Wyse Society for  
Sensible Urban  
Development  
(WSSUD)

Dec 4, 2014 6 pm



# Wyse Society for Sensible Urban Development (WSSUD)

Promoting  
Community Participation  
in the  
Planning Process



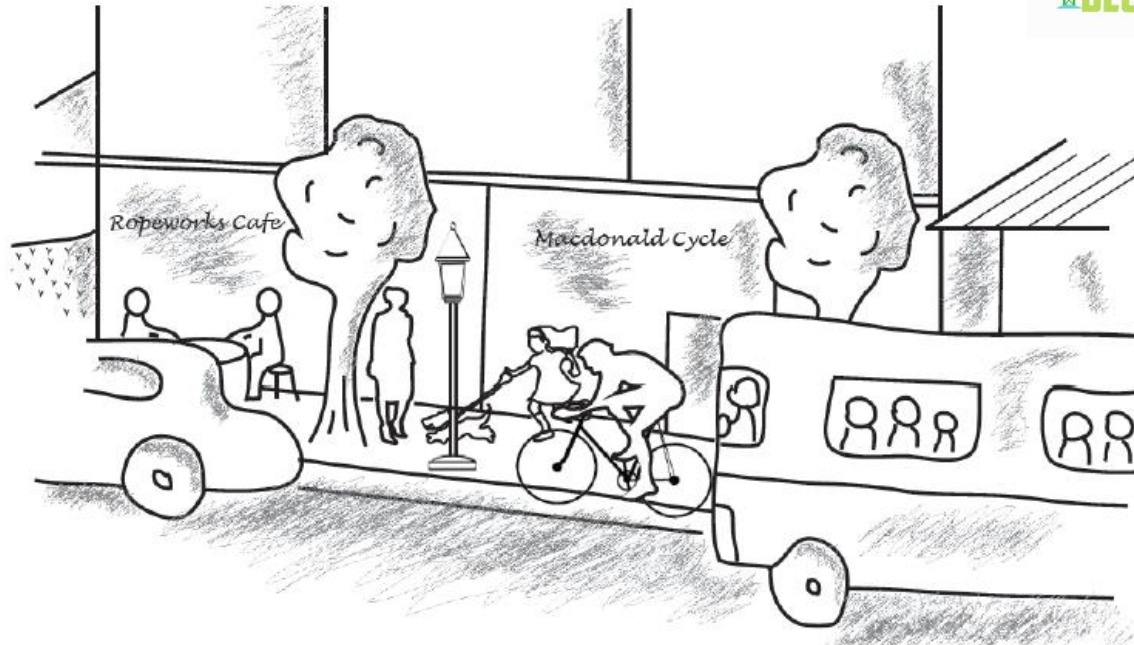


# From protest to being involved and involving others



- Spring, 2012 Group established; local surveys undertaken.
- Sept, 2013 - Registered as a Society.
- Autumn, 2013 - Commissioned planning alternatives report by 4 Dalhousie U, Master of Planning Students\*
- Autumn, 2013 - Commissioned Citizen Participation Tool Kit by Planning Design Centre & 5 Dalhousie U Sustainability students
- Feb 12 & 15, 2014 – Co-sponsored community planning exercises
- July 19, 2014 – Held Howe Park re-envisioning Bbq.

# Visualizing Development Alternatives



Visualizing Development Alternatives for the  
Wyse Road Gateway  
Final Report

April 4th 2014

Download at: <https://www.dropbox.com/s/e9vvf79654grcqf/TLC%20Report.pdf?n=1845996>

# Sustainability students and PDC guiding us through the Participation Tool Kit












Wyse Society Webpage <http://wysedecisions.wordpress.com/>

# The Wyse Road Area

## Built Form Analysis



### Legend

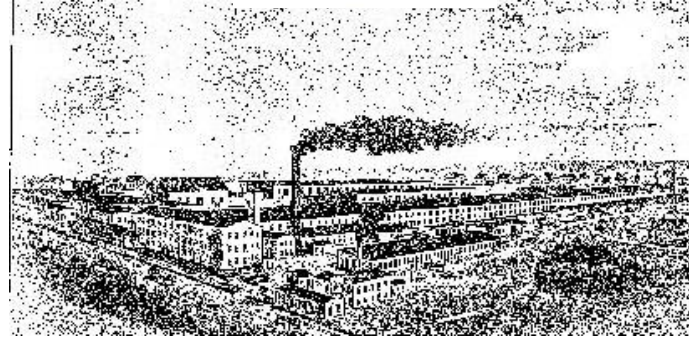
- Opportunity for Intensification  Dartmouth Sportsplex 
  - Low Density Residential  Bridge Terminal 
  - Building Entrance 
  - Mid to High Rise Building 
  - Surface Parking 
-  N  100M



# Wyse Road Then



# ....and now



**DARTMOUTH**  
**SPORTSPLEX**

Metro's Premiere Fitness Facility



# The Wyse Road Community



- **Transportation, Shops and Services:**  
Macdonald Bridge, Bus Terminal, Sportsplex, Hotel Offices and a Shopping Centre
- **A demographical diverse population**  
Low & middle income including female led single parent families; 60% population are renting including public housing.
- **Significant residential investment:**  
Renovation, landscaping and extension of private homes.
- **The challenge of periodic vandalism**
- **Positive youth programs and activities**  
eg. Intergenerational & the Take Action Society



# Visualizing Alternatives



The Wyse Road area has the potential to become a vibrant community and an attractive gateway if the opportunity is facilitated by:

- Street redesign
- New building height & design control
- Revised zoning
- Citizen participation and employment opportunities

# Wyse Road Planning Issues



- Accommodating increased residential density
- Building form/height and uses
- Building design controls
- Road redesign components
- Gateway plaza concept
- Open space development
- Community participation

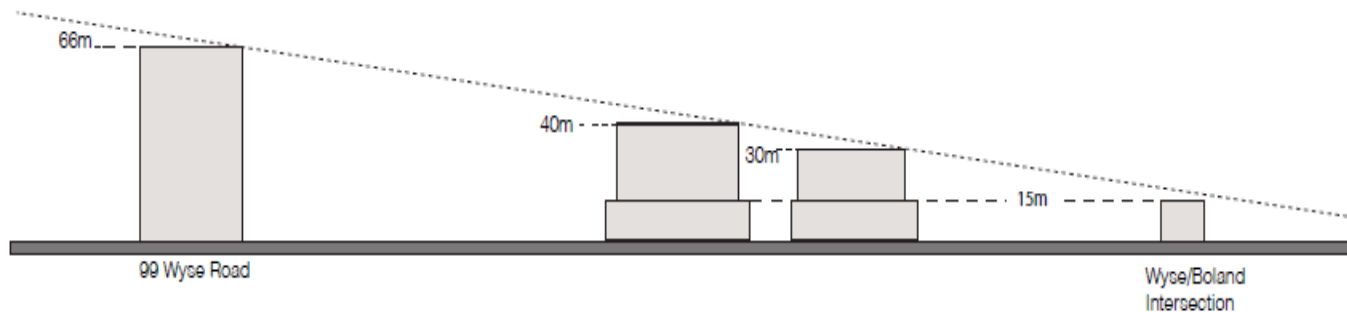
# Accommodating Increased Residential Density



- Allow existing bungalows to add separate units in the basement or as a second storey extension (see picture on right)



# Building Form/Height and Uses



WSSUD recommends:

- A sloping envelope of 8 storeys at Macdonald Bridge to 3 storeys at Boland Rd.
- Zoning to permit a mix of commercial and residential uses .
- The inclusion of affordable housing.



# Building Design Controls

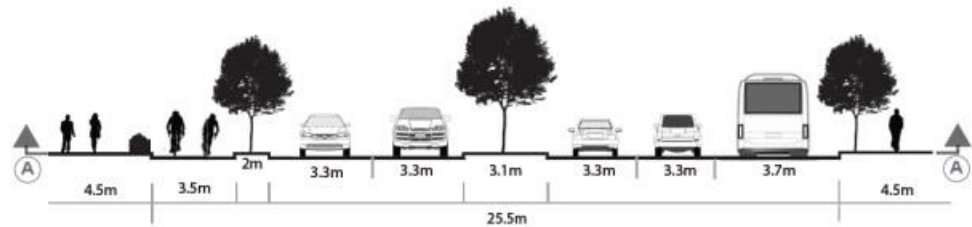


Building controls and street furniture are needed to create a pedestrian friendly environment that encourages people to stop and stay awhile.

# Wyse Road Redesign Components



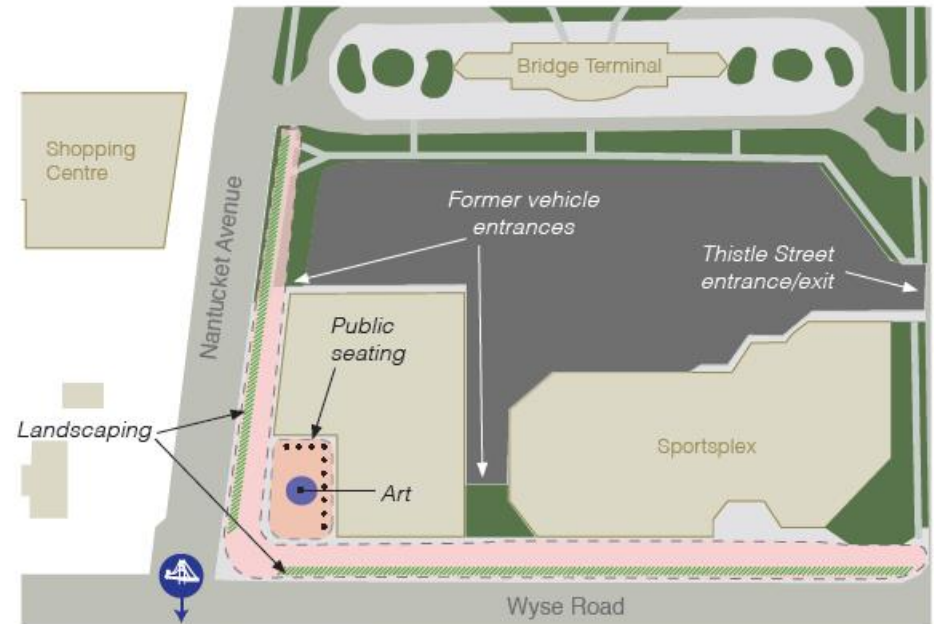
Example of a Bi-Directional Bikeway in Montréal



- The 25.5 m width allows a redesign to:
    - Incorporate separated bike lanes
    - Build safer pedestrian island crossings
    - Create a welcoming landscaped medium
- Without significant impact on vehicular movement

# Gateway Plaza Concept

- To create a visual Gateway entrance at the Macdonald Bridge.
- To create a pedestrian meeting point through the use of collaborative public/private space
- To facilitate pedestrian movement between the new bus terminal and the Dartmouth Shopping Centre
- To reclaim a piece of commercialized “Commons” land.



Dartmouth Gateway Function Map

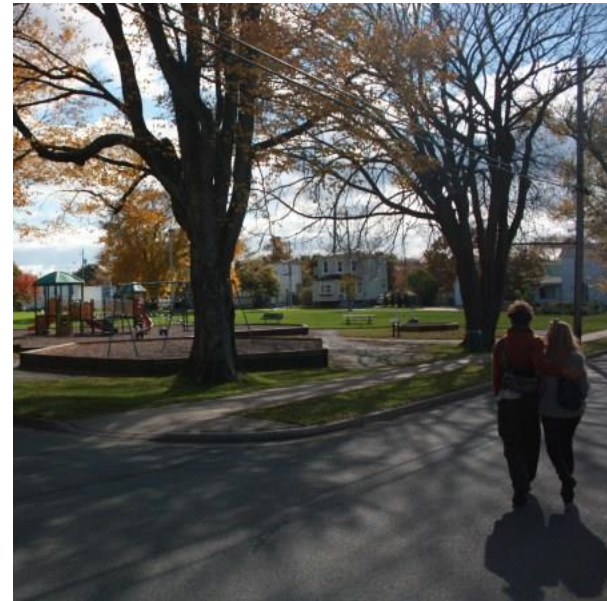


Dartmouth Gateway Plaza Concept

# Open Space Development



- To create neighbourhood pride and a sense of belonging in the community.
- To rejuvenate small park spaces as the focus for collaborative community events.



Howe Street Park - Howard Schultz Ball Field  
Summer Barbeque, July 19, 2014

Victoria Park - playground & garden



# Community Participation

The opportunity to participate in an ongoing planning process



To encourage participation in programs that support youth such as the Take Action Society



To build public recreation facilities such as the proposed skateboard park.





# The Road Ahead

## 1. Central Plan Support

- At our meeting with the HRMby Design planners, Nov 12/14, it was confirmed that the present focus is on implementing the Centre Plan and to that end they would welcome our support. One way we could do this within the Wyse Road area is to organize a community engagement session to examine the relationships between the Centre Plan to the Wyse Road area.



# Street Redesign

2. While the \$50 million funding of renewing main streets has not yet materialized, it may not be too early to put forward Wyse Road as a candidate for street redesign to incorporate the aims of the Active Transportation Plan for greater bike and pedestrian movement.



# Revising Residential Zoning

- 3. Until building heights, design control and zoning are in place, landholders of vacant land along Wyse Road or what the Centre Plan calls “opportunity sites” will not be developed.
- For this we need a secondary and zoning plan. Given the current priority on implementing a Downtown Dartmouth Secondary Plan, a secondary and zoning plan for the Wyse Road area is still some time in the future.
- In the meantime, discussion of revising the residential zoning to permit a modest density increase that would not materially change the residential character of the neighbourhood, could be the focus for a second community engagement session and the development of a rezoning proposal.



# A Community led plan?

What would a community led secondary plan for the Wyse Road area require?

- Ongoing commitment of a group like the Wyse Society
- Integration with the Centre Plan and the Active Transportation Plan
- Application for funding street redesign (if funding comes through)
- Consulting with Macdonald Bridge Commission
- Ongoing community participation
- Ongoing consultation with City Planning staff
- Ongoing Council support
- Additional assistance from planning/sustainability students and the PDC



# 2008 North Dartmouth Study

The United Way study found that:

- Families often move in and out of the area
- 31% female-led single-parent families (HRM:17%)
- More people 15-24 than HRM average
- Lower than HRM family incomes
- Higher unemployment rates

# Problems Related to High Rise

- Less positive for low income families.
- Linked to youth crime, alienation and depression in young mothers.
- Lower sense of community
- More social isolation (Gifford, 2007)
- A poor choice for children