

An aerial photograph of Dartmouth Cove, Nova Scotia, featuring a semi-transparent map overlay that highlights various urban and waterfront areas in shades of blue, green, and yellow. The map overlay shows building footprints, streets, and waterfront developments.

# Dartmouth Cove

## Comprehensive Plan

### **Plan Overview**

Harbour East Community Council

June 14<sup>th</sup> 2012

# Presentation Outline

## Dartmouth Cove Comprehensive Plan

- 1 Introduction
- 2 Recap of the Process
- 3 Approach to the Preferred Plan
- 4 Guiding Principles & Vision
- 5 Implementation



A stylized, low-poly aerial map of Dartmouth Cove. The map uses a color palette of blues, greens, and greys. The water is represented by various shades of blue, while land areas are in shades of green and grey. Buildings and infrastructure are depicted as simplified geometric shapes. The title 'Dartmouth Cove' is in a large, bold, blue font, and 'Comprehensive Plan' is in a smaller, blue font below it.

# Dartmouth Cove

## Comprehensive Plan

# 1 Introduction

# 1

## Introduction

### Project Team

#### Project Management:

Waterfront Development Corporation (WDCL)  
Halifax Regional Municipality (HRM)

#### Consultant Team:

The**Planning**Partnership  
**CBC**LLtd.  
Build**Green**Solutions





# 1

## Introduction

### Study Goals & Objectives

#### Goal:

Prepare a comprehensive, mixed-use plan for the re-development of the study area.

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#### Key Objectives:

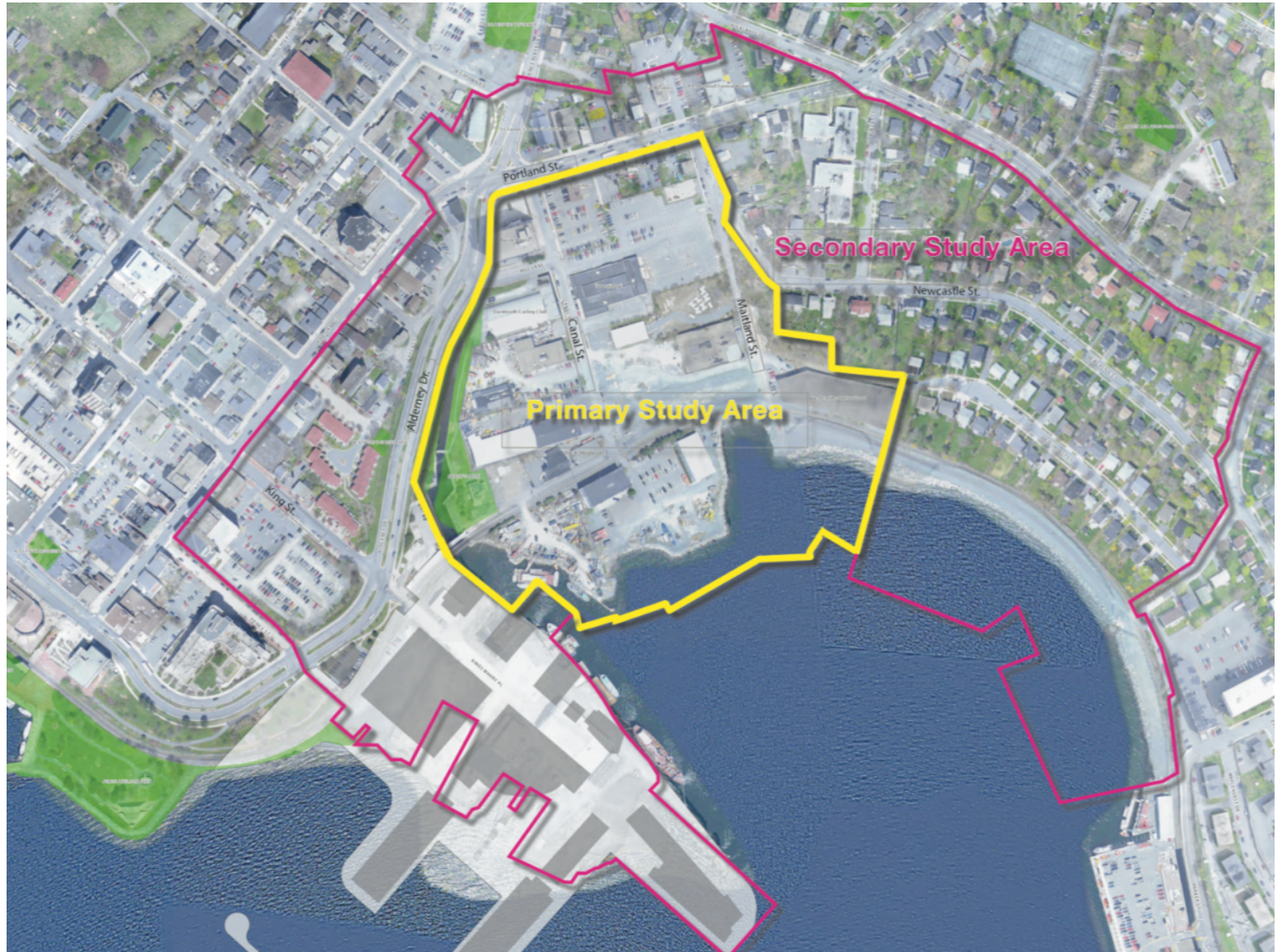
- Identify appropriate land uses and provide design guidelines for new developments
- Identify the location and characteristics of vehicular and pedestrian routes and access points
- Plan for sea-level rise
- Identify location and size of public parks, open spaces and plazas to provide direct access to the waterfront
- Identify links to existing trails and public view corridors to the harbour



# 1

## Introduction

### Study Area



# 1

## Introduction

### Planning Context

The Dartmouth Cove Comprehensive Plan has been informed by and achieves the following HRM Council directives:

#### ***Regional Plan 2006***

- Blueprint for sustainable and balanced growth that identifies Dartmouth Cove as a key Opportunity Site for intensification to support HRM's economic and cultural centre

#### ***2011-2012 Corporate Plan***

- Implements the Regional Plan and advances the current ***RP+5 & Centre Plan*** planning process through its emphasis on good urban design and progressive form-based regulations
- A 'complete', 'green', walkable and transit-oriented development that supports Active Transportation and Clean & Healthy Environmental objectives
- A vibrant 'life-long' community that will accommodate a diverse living and working population, nurture Downtown Dartmouth, and strive for excellence in urban design, public realm and cultural amenities

#### ***Economic Strategy 2011-16***

- Dartmouth Cove will contribute to meeting objectives for local and regional prosperity by accommodating growth in a sustainable form; revitalizing existing areas and attracting investment; creating an appealing and desirable place in the urban core for people to live and work; and, enhancing the overall quality of life for the broader community







# Dartmouth Cove

## Comprehensive Plan

# 2

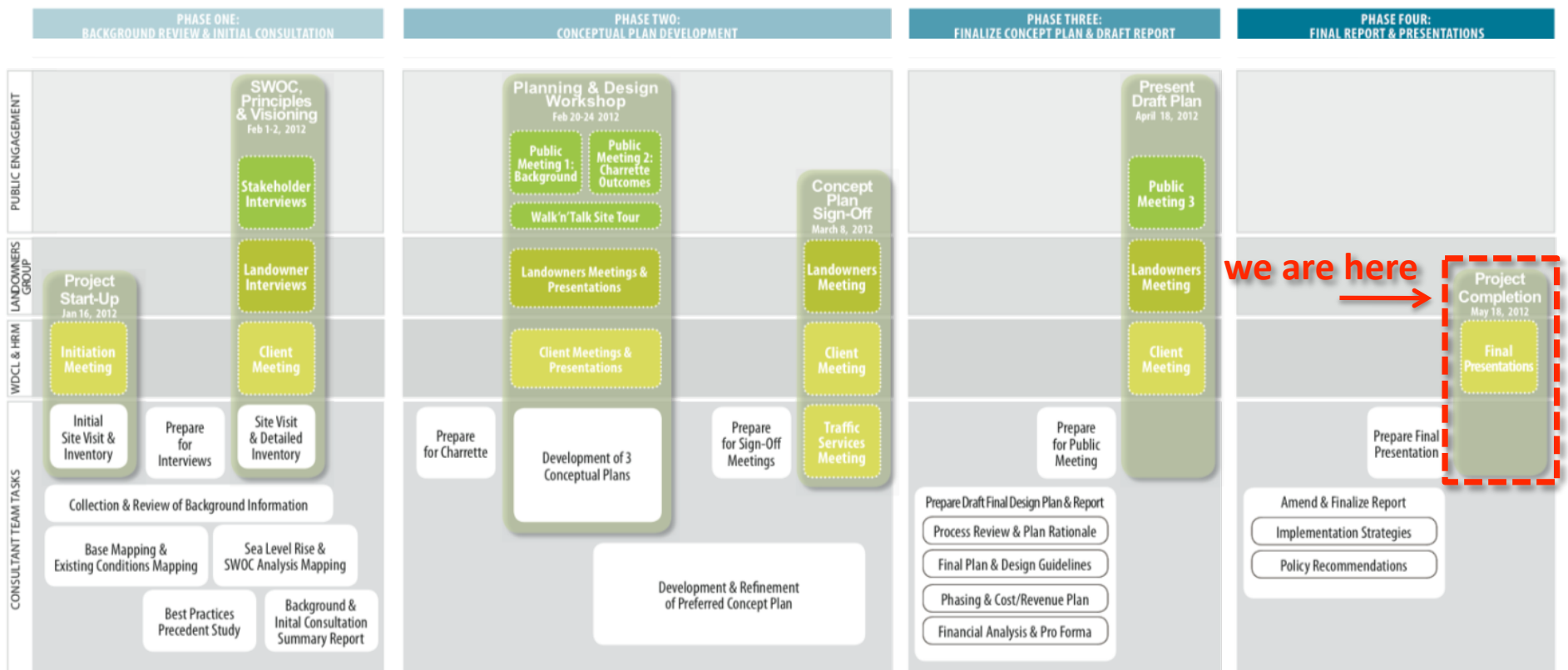
## Recap of the Process



# 2

## Recap of the Process

### Where we are in the Process



we are here →



# 2

## Recap of the Process

### Engagement Process

The engagement process included a variety of techniques to ensure as broad a reach as possible, as well as a number of opportunities for input, including:

- **Stakeholder Interviews** at the outset of the process;
- **Questionnaires** provided through a mail out, on-line and at public events;
- A multi-day **Planning & Design Workshop** that included public presentations and workshops, interactive display panels, drop-in sessions and a walking tour;
- **Focused meetings and presentations** with WDCL and HRM staff and landowners at key milestones in the process to gain agreements and set direction; and,
- **Public and stakeholder presentations and meetings** for review and input on the draft Plan prior to its finalization.



# 2

## Recap of the Process

### Engagement Process

#### Public feedback on the draft Plan

*"...this is a fantastic development for the future of Dartmouth Cove. Its about time Dartmouth took advantage of its world class waterfront."*

*"This is a fantastic plan for the Dartmouth Cove area. It's nice to see high density numbers which will have a positive effect on downtown Dartmouth businesses."*

*"Very creative and sensitive balancing public returns with commercial viability/density. A great vision for this site... I would like to live there."*

*"I think it is a beautiful plan that meets the needs of the community, increases density, allows for beautiful buildings and public spaces and creates a destination sustainable community..."*



An aerial map of Dartmouth Cove, showing the coastline, surrounding urban areas, and water bodies. A large blue area covers the central part of the cove, indicating the study area. The text 'Dartmouth Cove' is in a large, bold, blue font, and 'Comprehensive Plan' is in a smaller, blue font below it.

# Dartmouth Cove

## Comprehensive Plan

# 3

## Approach to the Preferred Plan



# 3 Approach to the Preferred Option

## Character Areas & Transitions

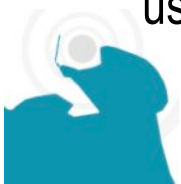
- Canal Street Greenway Corridor
- Canal Side
- Maitland Street Corridor
- The Harbourfront
- Portland Street Corridor



# 3 Approach to the Preferred Option

## Integrating Existing Uses & Properties

- Close alignment with existing property lines & utilities
- Enhancing prominence of St. James Church
- Minimal disruption and ease of infill on Portland Street
- Block configurations best for phasing while accommodating current uses





# 3 Approach to the Preferred Option

## Fine-Grained Circulation & Public Space

- Builds on and links existing network of streets and trails
- Connections through site and along waterfront
- New streets along park edges and rail line for access, building addresses and enhanced security



# 3 Approach to the Preferred Option

## Enhanced Connections

- Potential Tram Station at the foot of Canal Street
- Direct link between Harbourwalk Trail and Dartmouth Heritage Museum
- Potential narrowing of Alderney Drive to enable trail link between Shubenacadie Canal and Sullivan's Pond

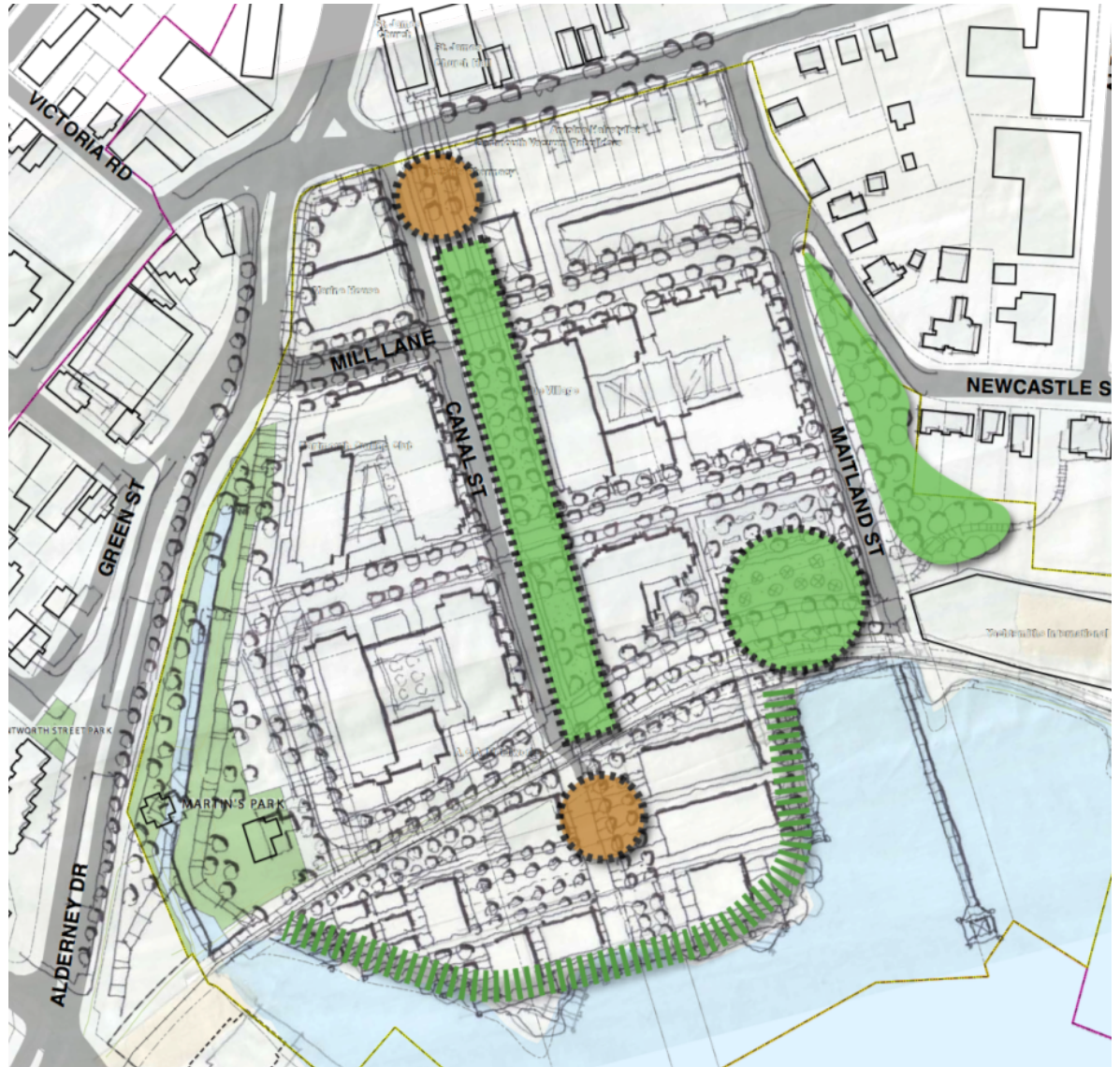




# Approach to the Preferred Option

## Variety of Open Spaces

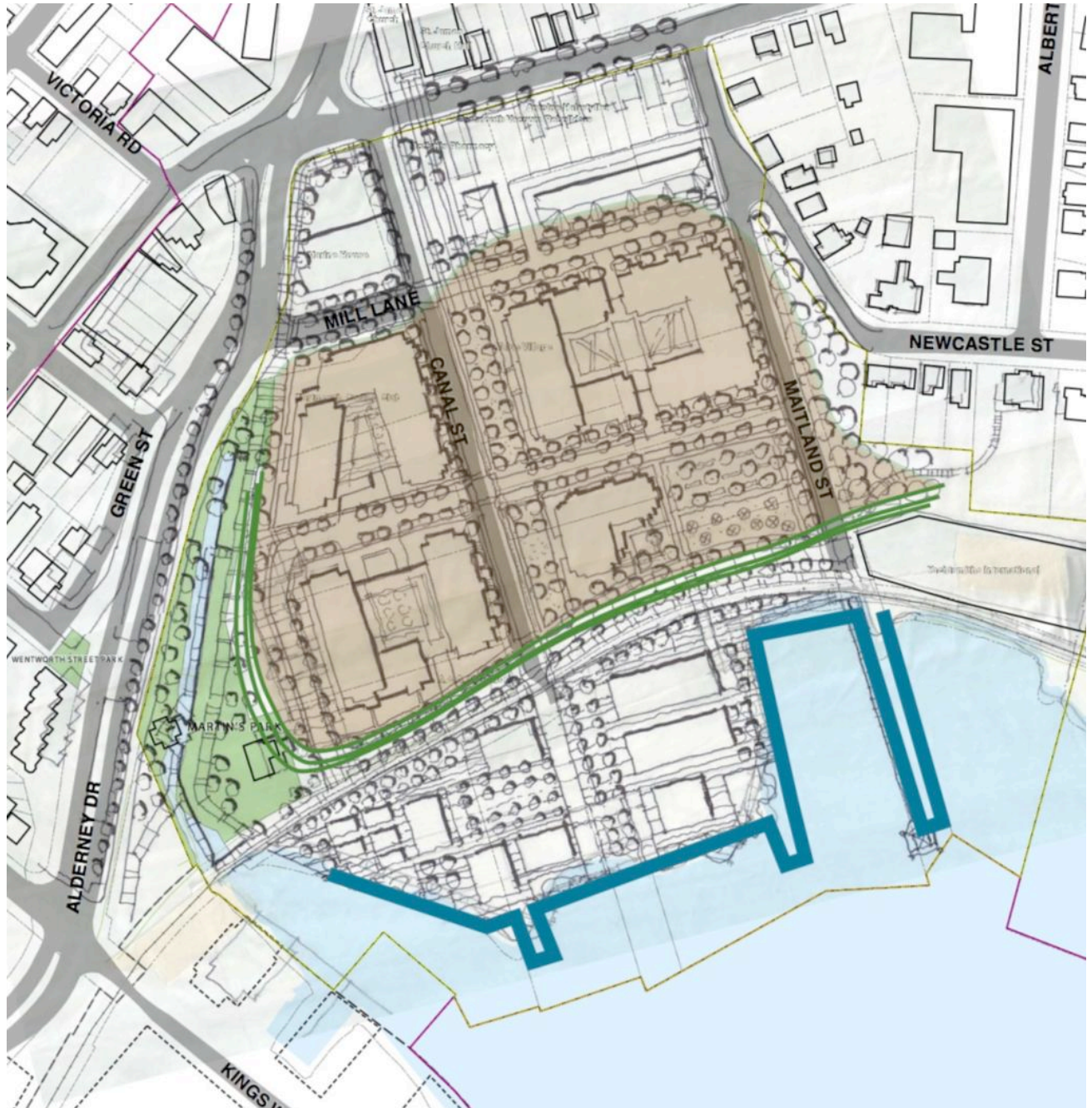
- Central linear greenway connecting waterfront to Portland Street
- Two potential squares at either end of Greenway
- New park & pier at foot of Maitland St.
- Continuous boardwalk along the waterfront





## Approach to the Preferred Option Environmental

- Fill is necessary to cap contaminated soils, improve geotechnical conditions and raise elevations to 4.4m in response to sea level rise
- Roads along the perimeter of the fill line to mitigate grade shifts
- Sea wall to mitigate storm surges





# Approach to the Preferred Option

## Microclimate and Green Systems

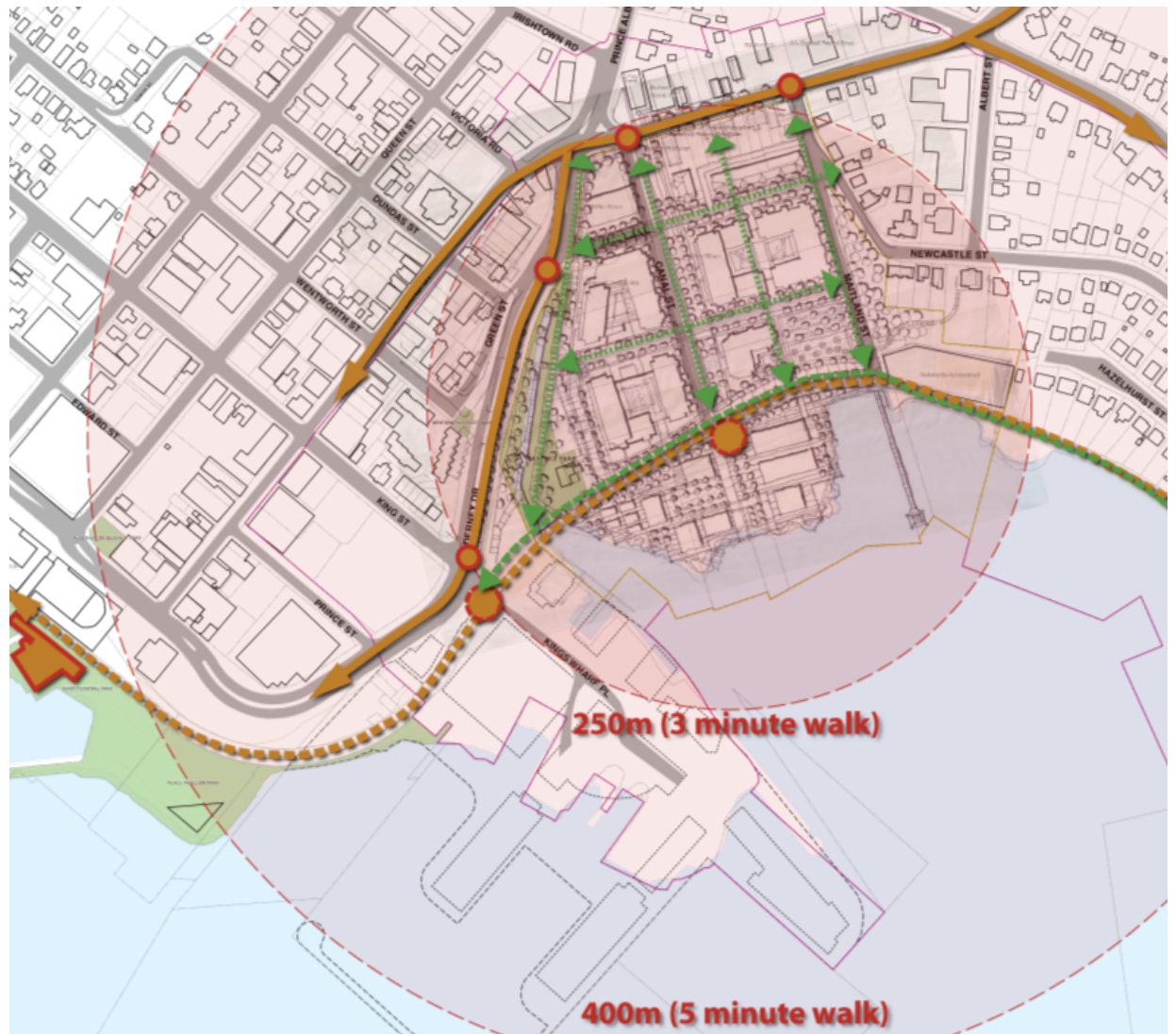
- Enables orientation of open spaces & buildings to optimize solar gain & sheltering from northwest winds
- Greenway as a bioswale or large rain garden
- Existing pump station can be refurbished to become a district thermal plant
- Porous paving, roof gardens & street rain gardens to treat storm water in site
- Demonstration and interpretive centre at foot of Maitland St



# 3 Approach to the Preferred Option

## Active Transportation

- Potential to become a model community for active transportation due to interconnected streets, pedestrian and cycling trails, bus stops and proximity to Downtown and Ferry Terminal
- All can be accessed within 3 to 5 minute walk





A stylized, low-poly aerial map of Dartmouth Cove. The map uses a color palette of blues, greens, and greys. The water is represented by various shades of blue, with small boat icons in the lower section. Land areas are shown in shades of green and grey, with building footprints and street layouts indicated by geometric shapes. The overall style is modern and graphic.

# Dartmouth Cove

## Comprehensive Plan

4

## Guiding Principles & Vision

# 4

## Guiding Principles

### A Complete Community

- A mix of uses for living, working and playing
- A diversity of residents should be accommodated – ‘life-long community’
- Ability to accomplish most of daily needs within short walking distances



# 4

## Guiding Principles

### A Downtown and Waterfront Neighbourhood

- Build on the unique assets of its location in Downtown Dartmouth and on the waterfront and in turn benefit these places
- Ensure a safe and vibrant neighbourhood in all hours and season through:
  - strengthened visual and physical connectivity
  - complementary uses
  - the necessary critical mass of activities and people





# 4

## Guiding Principles

### Rooted in Local Context and Character

- Maintain, protect and reinforce its distinct sense of place as defined by:
  - its marine industrial history
  - the Shubenacadie Canal
  - human-scaled character of Portland Street
  - adjacent historic neighbourhoods.



# 4

## Guiding Principles

### Pedestrian, Cycling and Transit Supportive

- Leverage the downtown location and accessibility to transit and trails to make active transportation choices easier and more appealing
- The densities, mix of uses, locating of destinations and design of the public realm should work in concert to create this supportive urban environment



# 4

## Guiding Principles

### Environmentally Sensitive and Sustainable

- Serve as a model community for best practices in environmental design and sustainability with respect to:
  - soil contamination
  - sea level rise
  - storm water management
  - energy efficiency & carbon reduction
  - natural habitat
  - alternative road standards





# 4

## Guiding Principles

### Livable and Beautiful

- Strive for the highest possible quality and design excellence in buildings and streets and open spaces
- Enhance and contribute to the livability and appeal of the neighbourhood and the surrounding community



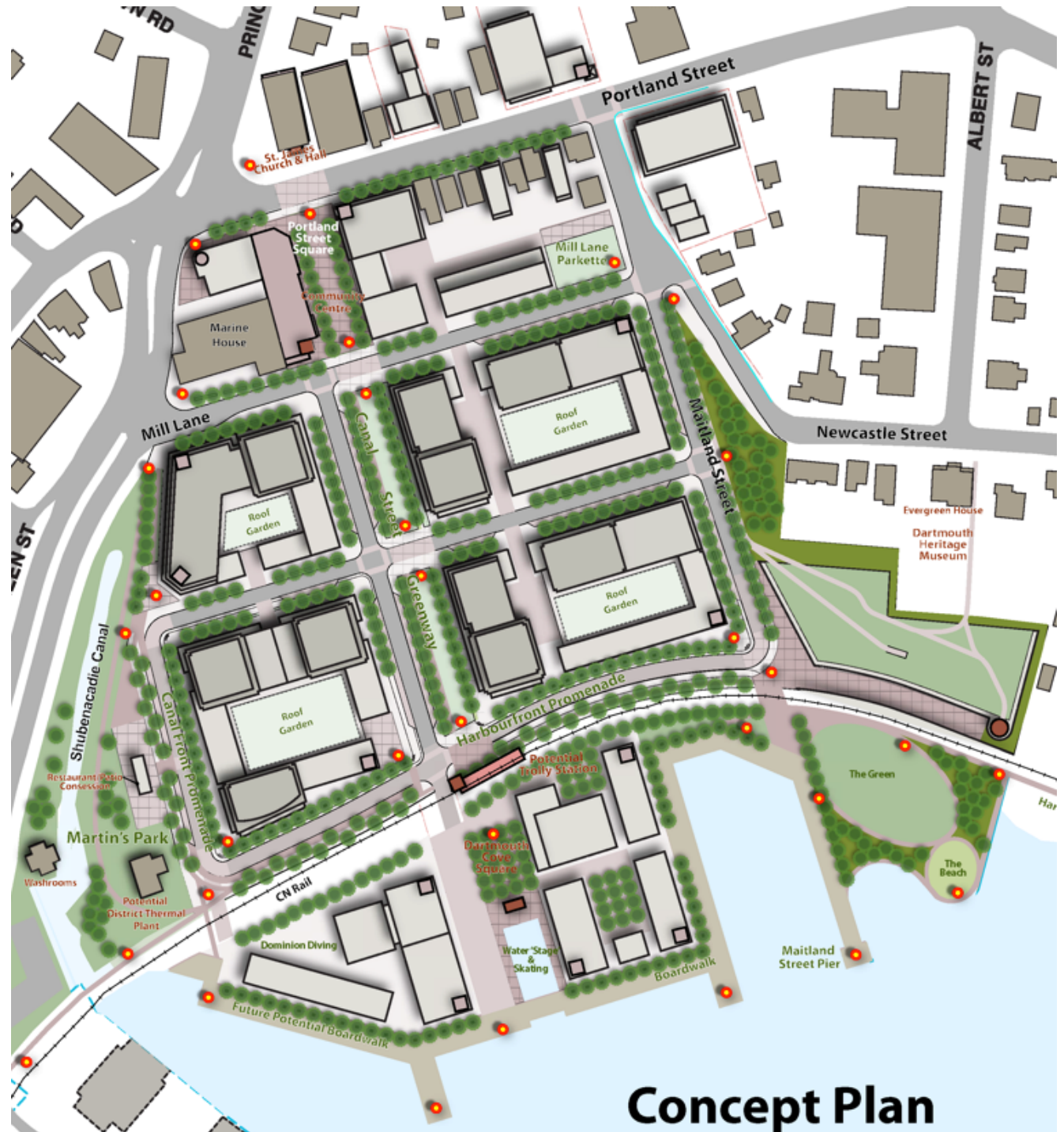
# 4

## Vision

### Concept Plan

#### Concept Plan

- Demonstration of potential long-term build-out
- Informs enabling policies
- Pro-forma undertaken to ensure viability
- Densities necessary to address environmental complexities while delivering on the extent of above-standard public realm features amenities

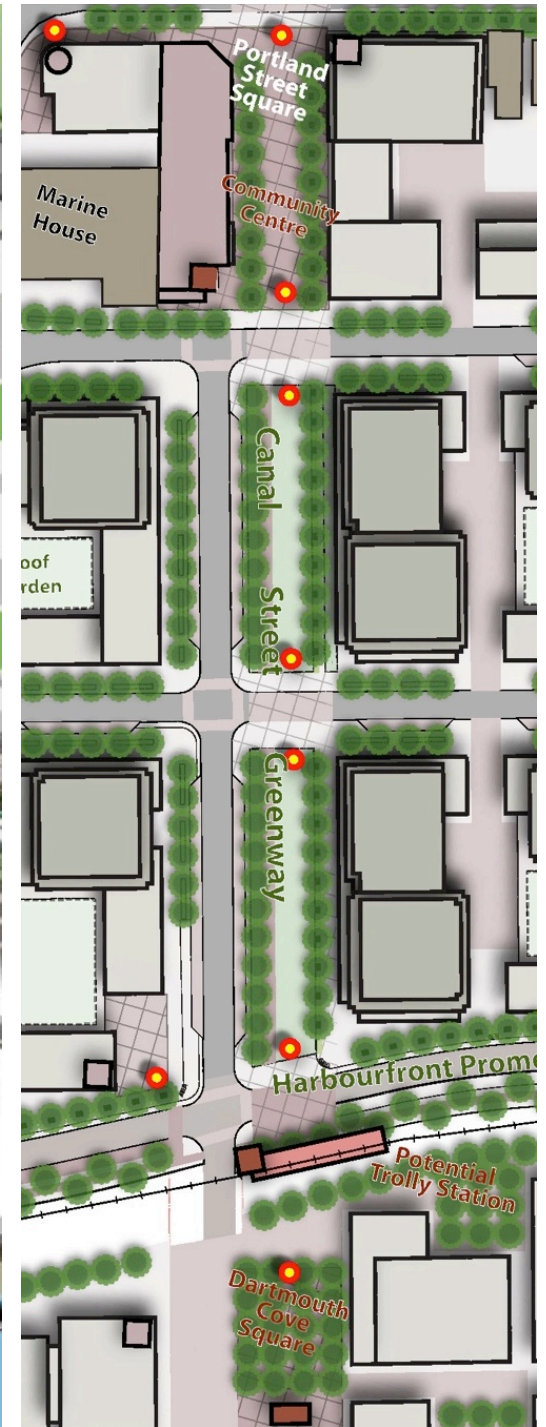




# 4 Vision

## Canal Street Greenway

- Broad green linear park anchored by multiuse squares
- A bikeway and storm water function
- Continuous retail, restaurants and café with patios
- Opportunities for public art
- Larger scaled and taller buildings for sense of enclosure and optimal use of greenway

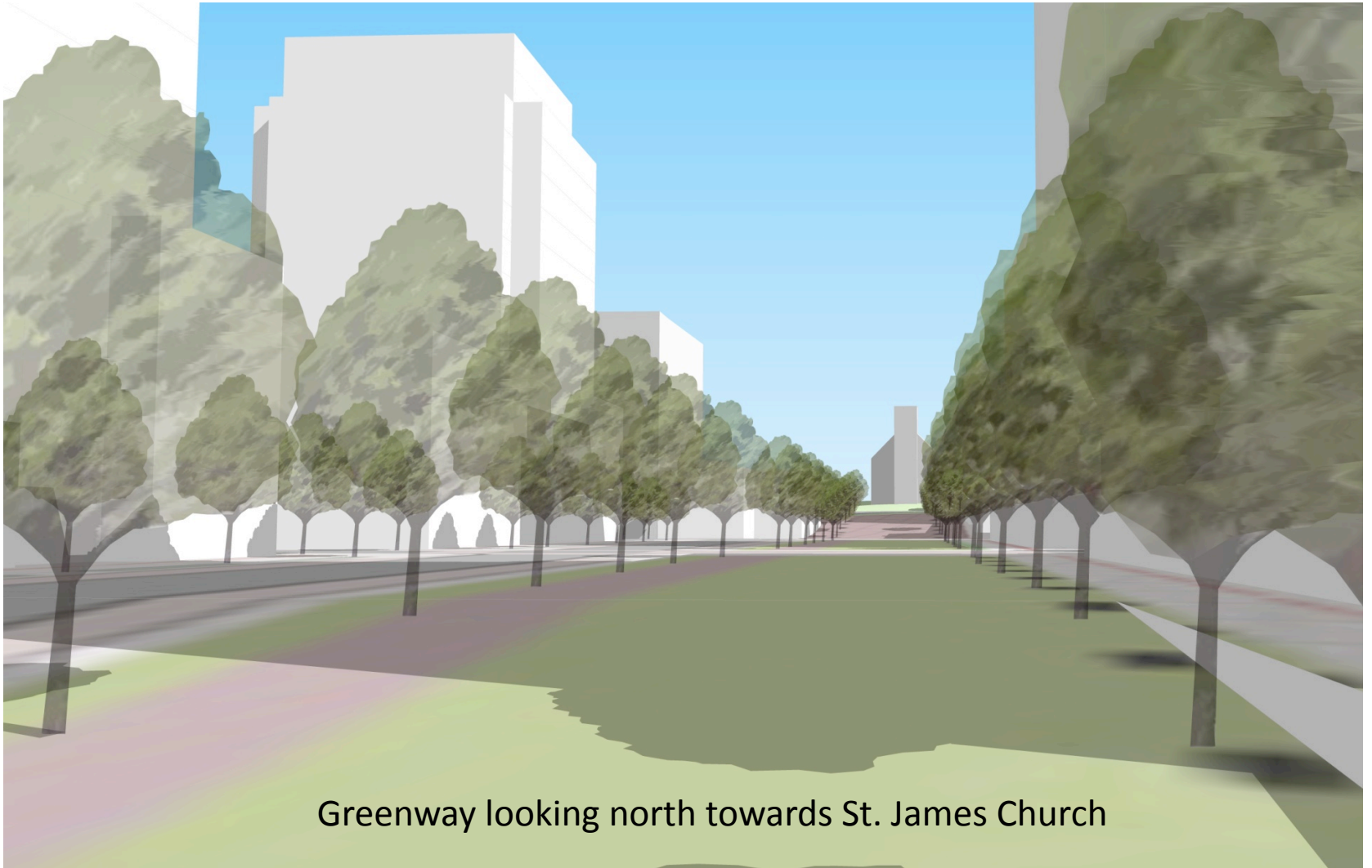




4

## Vision

### Canal Street Greenway



Greenway looking north towards St. James Church



# 4 Vision

## Canal Street Greenway



Example of Activated Greenway: West Don Lands, Toronto (TPP)



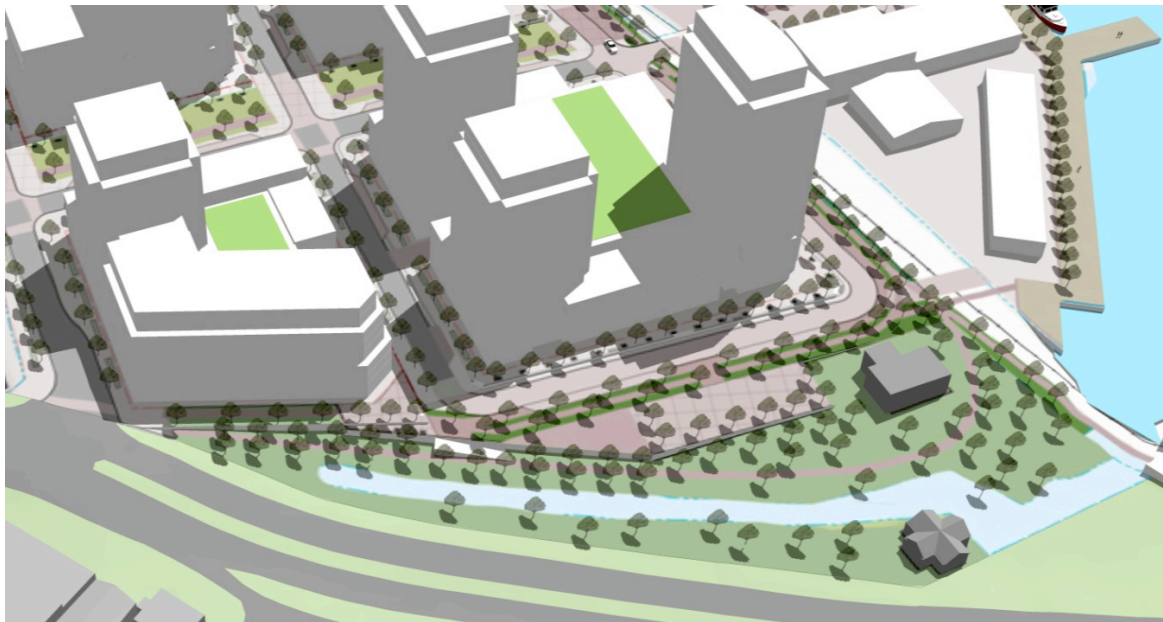


# 4

## Vision

### Canal Side

- Canal Front Promenade as new appealing pedestrian priority street
- Enhancements to the park include new trail link, refurbished washrooms, public art and opportunity for a restaurant
- Potential for retail, restaurants and café with patios, as well as live-work units to animate park
- Appropriate for larger scaled and taller buildings adjacent to downtown for enclosure and optimal use of park



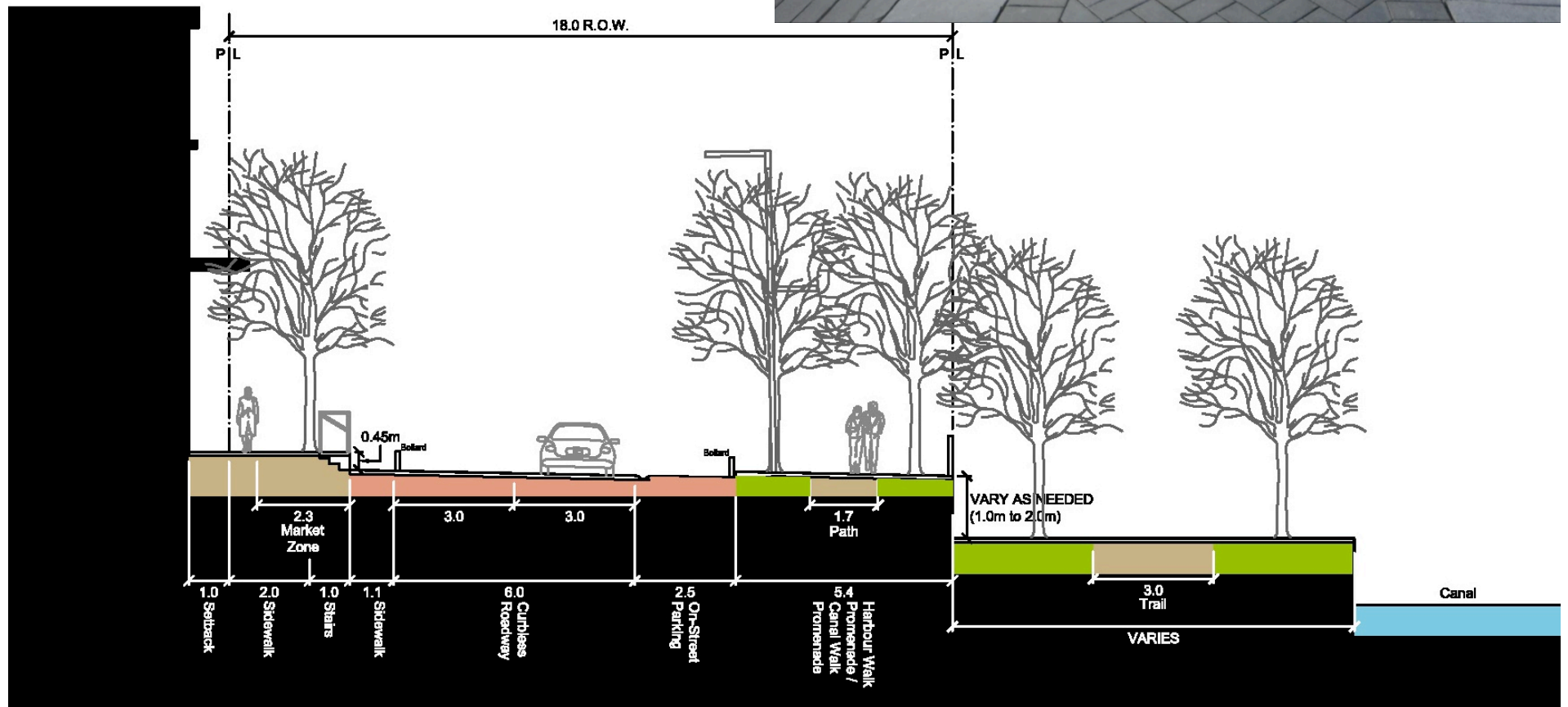
# 4

## Vision

### Canal Side



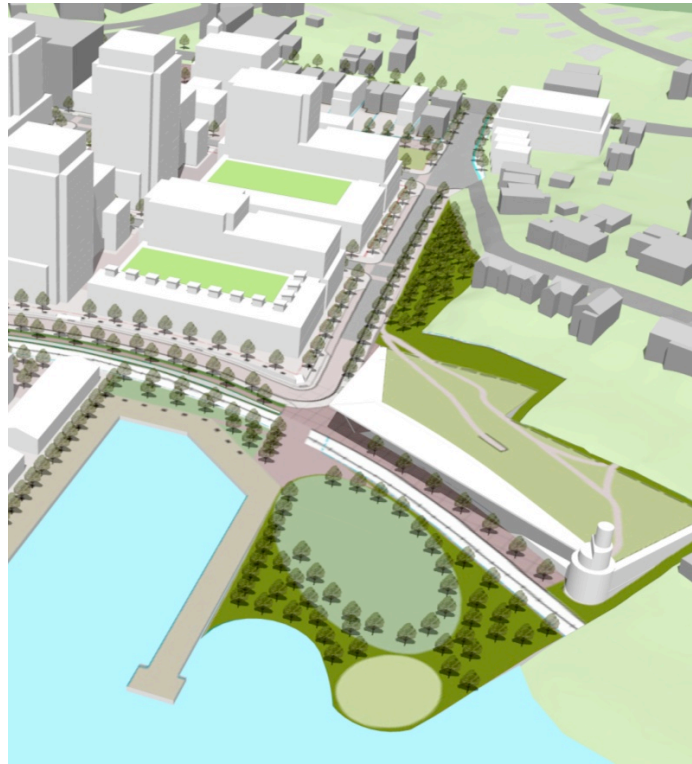
Canal Front Promenade



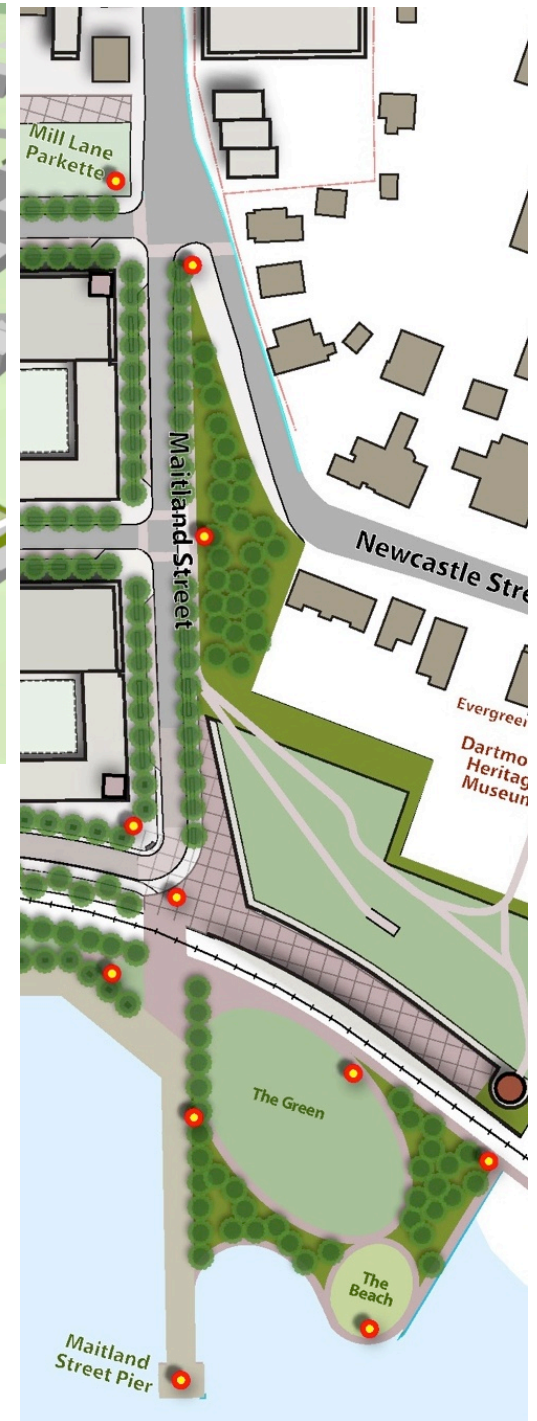


# 4 Vision

## Maitland Street Corridor



- Potential pier, boat launch and new waterfront park at the terminus of Maitland St.
- Yachtsmiths site redeveloped into a signature and environmentally sustainable building with a green roof and path to Evergreen House
- New Parkette at Newcastle
- Stepping down building heights and more residential emphasis on uses to transition to the adjacent neighborhood





4

## Vision

### Maitland Street Corridor

Signature Sustainable  
Building with Green Roof





# 4 Vision

## Maitland Street Corridor

New Waterfront Park with  
Demonstration Sustainable  
Features & Potential Beach



# 4 Vision

## The Harbourfront

- Provision for a multiuse square at the terminus of Canal Street to maintain views to the harbour
- Consolidation of the Dominion Diving operations on the waterfront with the potential for introducing other uses in future
- Creation of a continuous boardwalk in conjunction with a sea wall
- Harbourfront Promenade as a new appealing pedestrian-priority street that integrates the Harbourwalk Trail
- Building heights step down to the waterfront





# 4

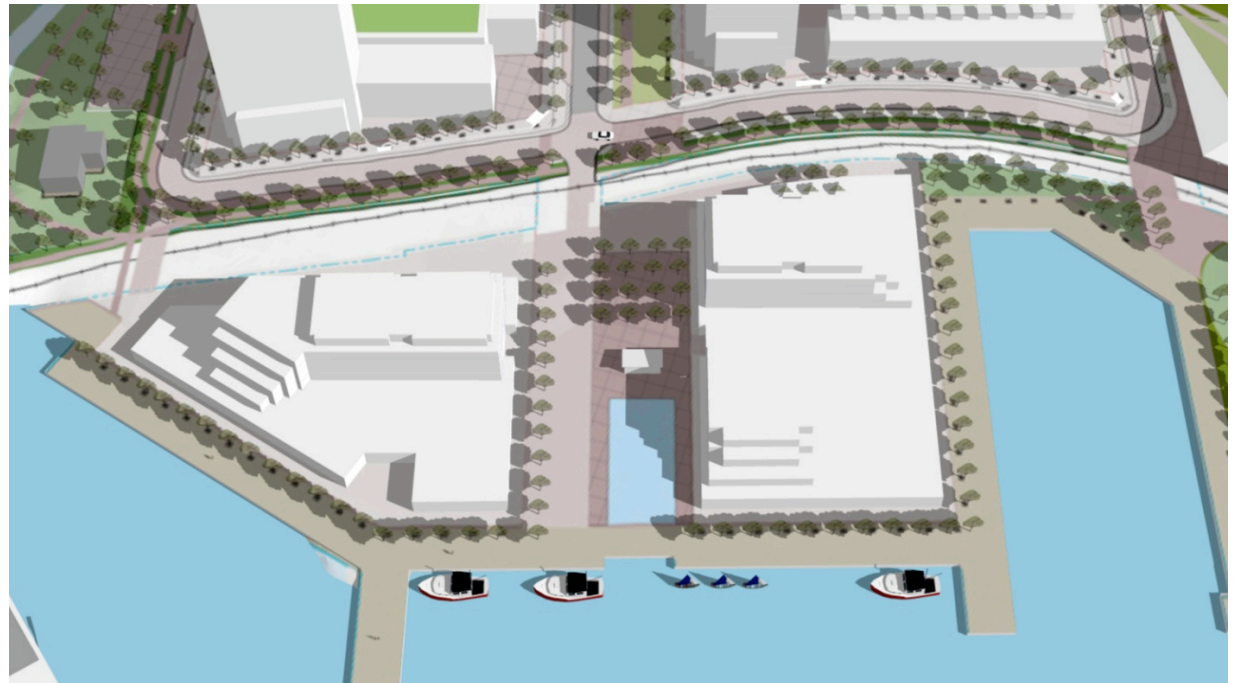
## Vision

### The Harbourfront

Demonstration of Granville Island inspired mix of commercial & marine industrial uses



Demonstration of mixed uses that include residential in buildings that step down to the waterfront





# 4 Vision

## The Harbourfront

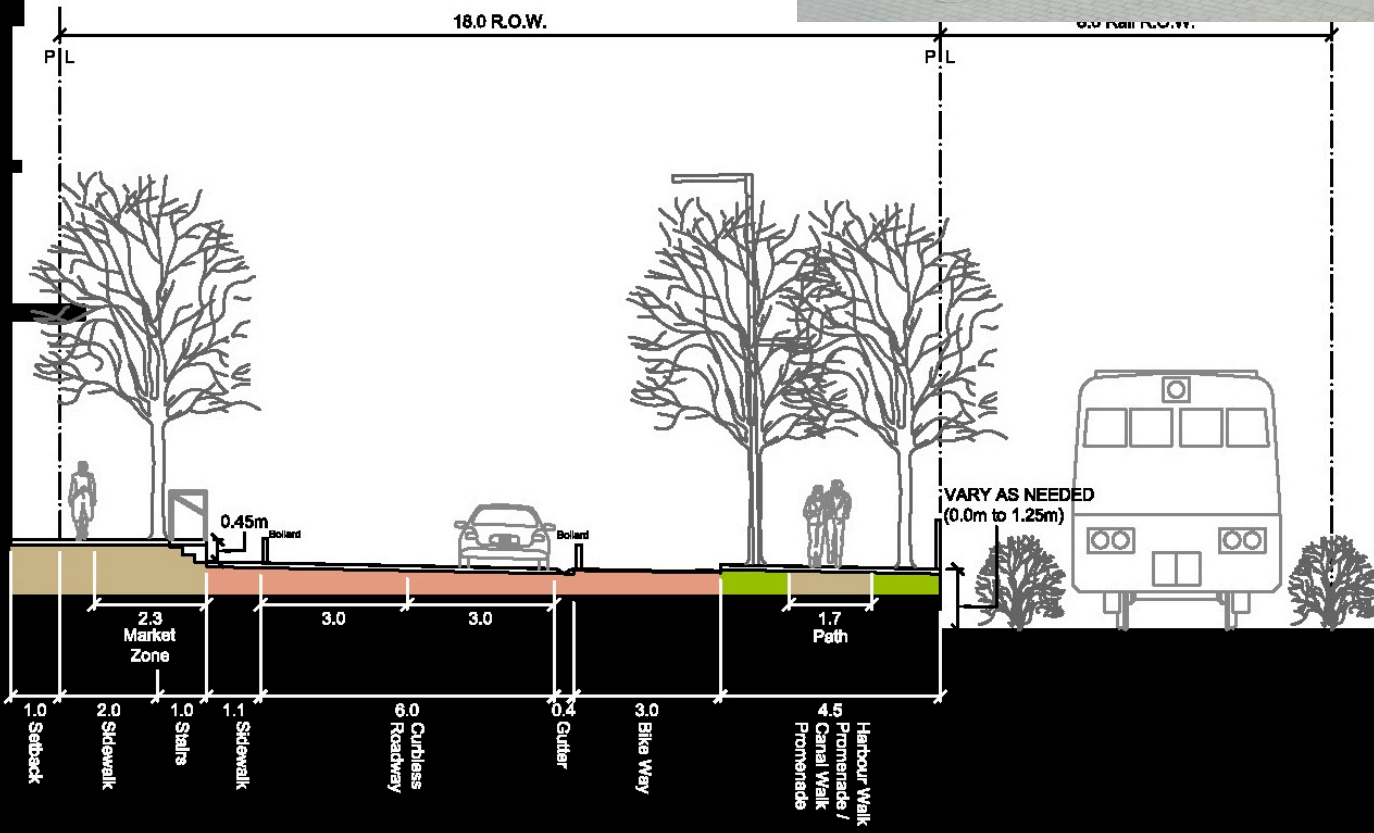
Continuous Boardwalk



Granville Island



# The Harbourfront





# 4

## Vision

### Portland Street Corridor

- Potential closure of Canal Street to introduce a square and gathering place
- Introduce a new building on the closed Canal Street site to animate to the square and to conceal the existing blank wall of the Marine House
- Public Art, Gateway treatments and enhanced streetscaping
- Introduce rear lane access for parking and deliveries
- Step down heights to Portland Street





# 4 Vision

## Portland Street Corridor

Square and gathering place  
as a new focus for Portland Street

Articulated crosswalks to calm  
traffic and enhance the pedestrian  
environment and safety





# 4 Vision

**Demonstration Massing  
Model: Looking  
Northwest**



# 4

## Vision

**Demonstration Massing  
Model: Looking Southwest**





# 4 Vision

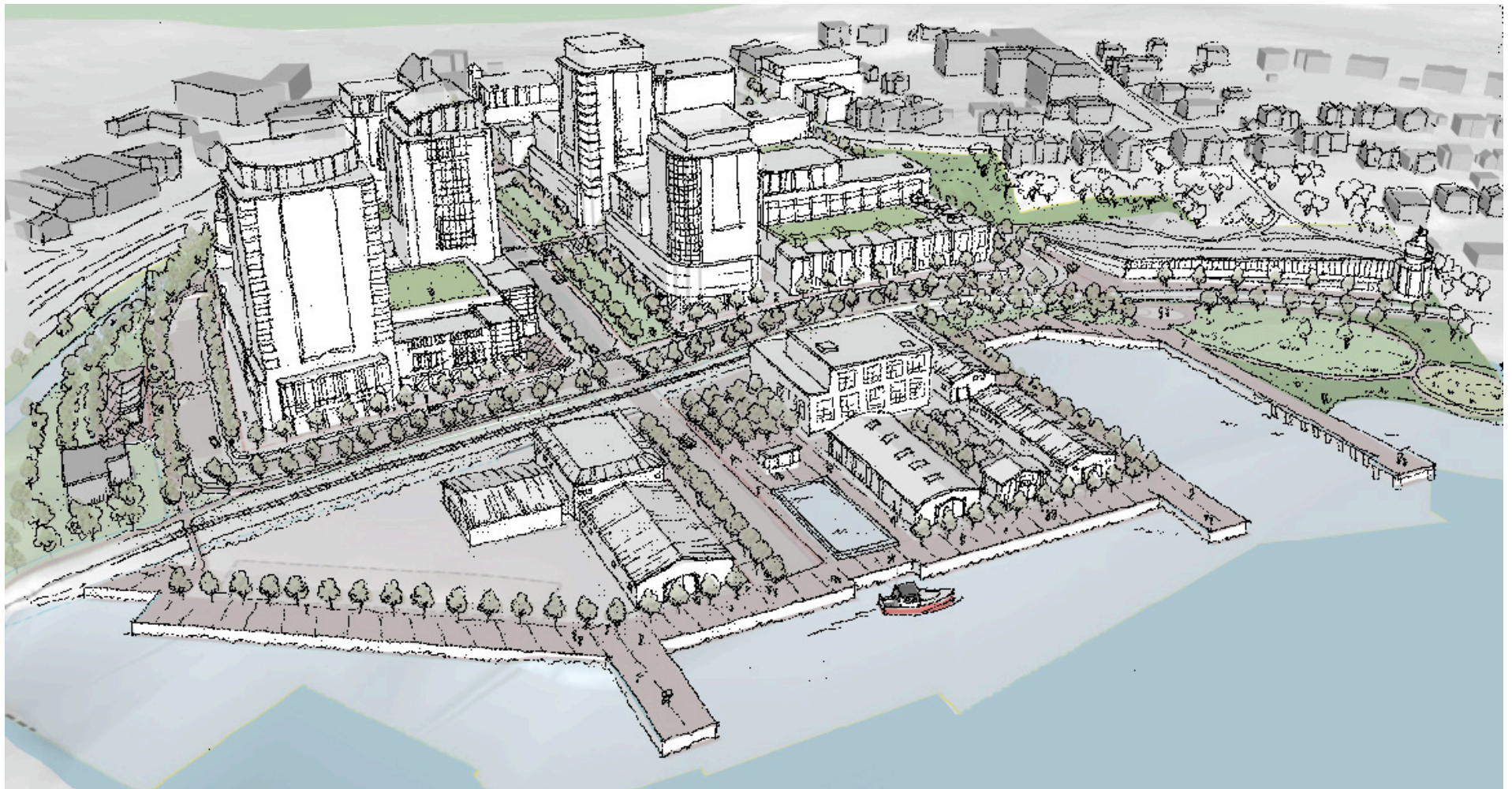
Demonstration Massing  
Model: Looking East



# 4 Vision

## Summary of Development Potential

- 1,200 units, 2,200 new residents
- 230,000 square feet of community, commercial, office and industrial space (including the curling club)
- 6.7 acres of publicly accessible open spaces or 25% of the land area
- 1,350 potential private and public parking spaces







# Dartmouth Cove

## Comprehensive Plan

# 5

## Implementation

# 5 Implementation

1. **Adopt the Plan** – to put in motion the necessary steps to implement
2. **Gain Provincial Approval for Bonusing** – to incentivize developer contributions and compliance in bringing the vision to fruition
3. **Amend Enabling Policies & Regulations** – to be consistent with the plan and ensure predictable outcomes
4. **Undertake an Integrated Public Realm & Transportation Plan** – to coordinate and detail the design, quality and implementation of services, streets, public spaces, trails, ‘green’ infrastructure and remediation/fill, as well as explore other potential community-wide improvements to support the development
5. **Pursue Federation of Canadian Municipalities Green Municipal Finds** – to secure grants for leading-edge brownfield redevelopments
6. **Pursue LEED for Neighbourhood Development Certification** – to serve as a model development for the region and enhance the allure and marketability of the community

