

TO: Harbour East Community Council

SUBMITTED BY: *Gail Harnish / for*
Ray DeRoche, Chair
Harbour East Planning Advisory Committee

RE: Case 00847: Revisions to the Downtown Neighbourhood Zone in Downtown Dartmouth

DATE: May 26, 2006

ORIGIN

Harbour East Planning Advisory Committee meeting - May 10, 2006

RECOMMENDATION

The Harbour East Planning Advisory Committee recommend that Harbour East Community Council:

1. Give First Reading to the proposed amendments to the Land Use By-law for Downtown Dartmouth as shown in Attachment A of the staff report dated April 7, 2006, and schedule a public hearing;
2. Approve the proposed amendments to the Land Use By-law for Downtown Dartmouth as shown in Attachment A of the staff report dated April 7, 2006;
3. Incorporate more stringent architectural controls for the Downtown Dartmouth Neighbourhood Zone and further that similar controls be adopted for the Downtown Business Zone.

The Committee feels the proposed amendments to the Land Use By-law for Downtown Dartmouth are an improvement and a step in the right direction. The Committee is aware that HRM is currently undertaking an urban design study of the Capital District and it is anticipated that additional architectural design regulations would be applied to some of the neighbourhoods in the Downtown Dartmouth Municipal Planning Strategy at a future date, however, it feels that more stringent controls are required as soon as possible to preserve the character of the downtown.

ATTACHMENTS

Staff report dated April 7, 2006

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

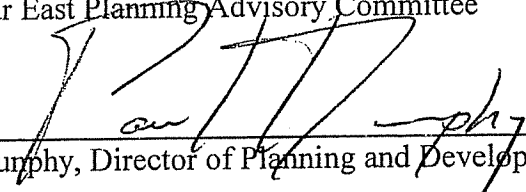
Report prepared by: Gail Harnish, Admin/PAC Coordinator, 490-4937
Report reviewed by: Ray DeRoche, Chair, Harbour East PAC



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Harbour East Planning Advisory Committee
May 10, 2006

TO: Harbour East Planning Advisory Committee

SUBMITTED BY: 
Paul Murphy, Director of Planning and Development Services

DATE: April 7, 2006

SUBJECT: **Case 00847: Revisions to the Downtown Neighbourhood Zone in Downtown Dartmouth**

ORIGIN:

- Request on July 7, 2005 by Harbour East Community Council to undertake a comprehensive review of the land use policies and zoning for the Harbourview neighbourhood located in the Downtown Dartmouth Plan Area.
- Information report on August 4, 2005 to Harbour East Community Council indicating that an analysis was being undertaken of the five neighbourhood identified in the Downtown Dartmouth Plan.
- Information report on November 3, 2005 to Harbour East Community Council indicating that the requested review would most appropriately be processed as possible amendments to the Downtown Dartmouth Land Use By-law after a series of neighbourhood consultations.

RECOMMENDATION:

It is recommended that Harbour East Community Council:

- Give First Reading to the proposed amendments to the Land Use By-law for Downtown Dartmouth as shown in Attachment A of this report and schedule the public hearing;
- Approve the proposed amendments to the Land Use By-law for Downtown Dartmouth as shown in Attachment A of this report.

EXECUTIVE SUMMARY:

On November 15, 2005 Harbour East Community Council passed a resolution requesting that staff follow the public participation policy and enter into a planning process to amend the Downtown Dartmouth LUB to increase lot size regulations in the Downtown Neighbourhood (DN) Zone. Of concern is the ability to create small lots and townhouse developments in the midst of existing neighbourhoods. The proposed amendments are described below.

Lot Frontage and Lot Area Amendments for One & Two Unit Dwellings and Institutional Uses

Current lot frontage and lot area regulations in the Downtown Neighbourhood Zone are intended to facilitate a repopulation of the downtown area through the creation of new lots with narrow frontages and reduced lot areas. However these regulations can be interpreted to be somewhat inconsistent with the goal of preserving existing lotting patterns, a stated objective of the MPS (Attachment B). No changes are proposed for the Harbourview neighbourhood which are proposed to remain at the existing requirement of 25 feet of frontage and 2500 square feet of lot area. Lot frontage and lot area regulations for three of the neighbourhoods under study, North/Park, Austenville and Prince Albert/Hawthorne are proposed to be increased marginally to 30 feet of frontage and 3000 square feet of lot area. In contrast, the Hazelhurst neighbourhood is proposed to increase more substantially to 40 feet of lot frontage and 4000 square feet of lot area.

Lot Frontages and Lot Areas for Townhousing

A key concern for residents is the potential for the removal of existing houses to make way for townhouse developments. Therefore a marginal increase in the frontage requirement for all townhouse lots to 20 feet with a corresponding increase in lot area to 2000 square feet, is recommended for all of the neighbourhoods in the Downtown Neighbourhood zone. This would mean that a townhouse development, at a minimum of 3 units per building, would require a lot of at least 60 feet of frontage and 6000 square feet of area. This change would allow for the construction of three unit townhouses in four of the five neighbourhoods in the Downtown Neighbourhood Zone.

A higher proportion of lots in the Hazelhurst neighbourhood contain frontages of 60 feet or greater than in any of the other neighbourhoods in the downtown. As a result, while the effect may be unintended, there remains a greater opportunity for the demolition of existing houses in favour of three unit townhouse developments in this area if the minimum number of townhouses in a building were to remain at 3 units. Setting the minimum number of units permitted in a building to 4 units in the Hazelhurst neighbourhood would require a lot of not less than 80 feet of frontage and 8000 square feet of lot area which would reduce the number of applicable lots for townhouses. As a result, the intent to continue to encourage the location of small scale townhouse projects would still be maintained while the threat to the demolition of existing housing stock would be diminished.

Architectural Requirements

Compatibility with existing housing styles is an important issue for neighbourhood residents in the Downtown Neighbourhood Zone. It is therefore recommended that regulations be established that provide some consistency between a newly proposed building and the architectural style of buildings within its proximity. The Development Officer can then interpret the consistency of building styles as a measure to protect the integrity of existing neighbourhoods.

BACKGROUND:

An increase in development activity in areas of the Downtown Neighbourhood zone of the Downtown Dartmouth MPS has resulted in a request from the district councillor to undertake a planning process to revise lot frontage and lot area requirements and to address the potential for an over supply townhouses in Downtown Dartmouth.

As a result of the existing minimum lot frontage requirement of 25.0 feet, residents feel that established lots with larger frontages are at risk to new development which will change neighbourhood character. It has been suggested that lot frontage regulations in the Downtown Neighbourhood Zone should be increased to a range of 50 to 60 feet to reflect actual lot frontages in some of the neighbourhoods. It is thought that by increasing the lot frontage requirement to 50 feet, lotting patterns would be protected from development.

To address these concerns, an analysis of each of the five neighbourhoods in the Downtown Neighbourhood Zone has been undertaken, followed by a series of Public Information Meetings with the residents of the five neighbourhoods.

DISCUSSION:

Lot frontages and lot areas vary substantially between the five neighbourhoods in the Downtown Neighbourhood Zone. The current lot frontage requirement of 25.0 feet set out in the Downtown Dartmouth LUB can be considered a substantial change from the existing lotting pattern in many of the neighbourhoods in the Downtown Dartmouth Plan area.

The Dartmouth SPS Policy N-1 requires a balance between permitting development that is consistent with "*traditional lot and housing patterns*" while seeking to encouraging new housing through "*the development of one and two unit dwellings, small scale townhousing and limited conversion of existing dwellings.*"(Attachment B) For example, while amending the LUB requirements for lot frontage back to the 50 to 60 feet range would be consistent with the lotting pattern in some areas, it would not encourage the creation of new lots. The Downtown MPS sets out a strategy to encourage more housing in Downtown Dartmouth to enable a repopulation of the downtown core.

Neighbourhood Consultations

A series of Public Information Meetings were held to obtain information from residents of all five Downtown Dartmouth neighbourhoods. Discussion with the community dealt primarily with two basic concerns:

- 1) *the appropriateness of existing lot frontage and lot area regulations; and,*
- 2) *the effectiveness of the existing architectural control regulations.*

Residents from four of the five neighbourhoods in the Downtown Neighbourhood zone were generally supportive of the introduction of new development. Residents from the Harbourview neighbourhood raised little concern with existing regulations. However, residents from the North/Park, Austenville and Prince Albert(Hawthorne) neighbourhoods were more concerned with the introduction of small lots and new dwellings that did not integrate well into these areas. These residents were generally supportive of moderate increases in lot frontage and lot area regulations provided that housing compatibility and architectural styles could be addressed in the LUB.

In contrast, the residents of the Hazelhurst neighbourhood were much more resistant to new development opportunities in their area. There was substantial concern between the difference in existing lotting pattern and the current 25.0 foot lot frontage and 2500 square foot lot area regulations in the LUB. The Hazelhurst residents were supportive of a substantial revision to the existing lot frontage and lot area requirements.

Summary of Neighbourhood Residents' Requests for Changes to Lot Frontage and Lot Area Regulations:

- *Harbourview Neighbourhood -- no concern with existing regulations*
- *Park Avenue Neighbourhood -- slight increase of existing regulations*
- *Austenville Neighbourhood -- slight increase of existing regulations*
- *Hawthorne Neighbourhood -- slight increase of existing regulations*
- *Hazelhurst Neighbourhood -- substantial increase of existing regulations*

Recommendation

The Harbourview, North/Park and Austenville neighbourhoods are grid pattern development generally comprised of narrow lot frontages and lot areas. The Prince Albert neighbourhood (otherwise known as "Hawthorne") is an irregularly developed grid with a mix of many narrower frontages that also contain a number of larger lots. On average however, this area contains larger lots than the aforementioned neighbourhoods.

The Hazelhurst neighbourhood is however, substantially different in character and lotting pattern from Harbourview, North/Park and Austenville neighbourhoods and quite different from the PrinceAlbert/ Hawthorne neighbourhood in many respects. This neighbourhood contains large lot frontages and lot areas developed over an irregular grid. Much of its density is achieved by way of a cluster of medium to higher density apartment dwellings. Most of the single detached lots within this neighbourhood contain 50 to 60 foot frontages with corresponding lot depths.

The application of the 25.0 foot frontage and 2500 square feet of lot area regulation at the time of the adoption of the Downtown Dartmouth MPS in 2000 does, in general, provide the conditions to achieve a repopulation through the creation of small lots. However, in the Hazelhurst neighbourhood, these regulations are of such substantial difference from the existing lotting fabric of this neighbourhood that the other pervasive goal of the Downtown Dartmouth MPS, to protect neighbourhood character and stability by maintaining existing lotting patterns, cannot be met (Attachment B).

As a result, no change is recommended for the Harbourview neighbourhood. Marginal increases are recommended to the North/Park, Austenville and Prince Albert neighbourhoods at this time. The increase to the Hazelhurst neighbourhood is proposed to be more substantial which is consistent with the intent of the MPS and the feedback provided by the residents of that neighbourhood. These changes are summarized as follows:

Recommended Changes to Lot Frontage and Lot Area for One & Two Unit Dwellings and Institutional Uses

	<u>Minimum Lot Frontage</u>	<u>Minimum Lot Area</u>
• Harbourview	25 feet	2500 square feet
• North/ Park	30 feet	3000 square feet
• Austenville	30 feet	3000 square feet
• Prince Albert	30 feet	3000 square feet
• Hazelhurst	40 feet	4000 square feet

Recommended Changes to Lot Frontages and Lot Areas for Townhouses

The potential for an overabundance of townhouse development in the neighbourhoods was raised at the outset of the planning process. The issue was centered around lots with moderate frontages that could be utilized for townhouses with a concern that the narrow frontages and small lot areas would inappropriately be utilized to develop too many townhouse projects in a given area. The MPS however, actively encourages the location of small scale townhouse developments (Attachment B).

Under existing LUB regulations, a minimum of 3 townhouse units are required in all neighbourhoods in the Downtown Neighbourhood zone. The existing requirement for a townhouse is 18 feet of frontage and 1800 square feet per lot. Therefore a 3 unit townhouse development could potentially sit on a lot with 54 feet of frontage. While it is acknowledged that small scale townhouses are encouraged, the MPS also indicates that dramatic changes in the housing mix are not desired (Attachment B). The Plan also encourages the retention of existing dwelling units. The removal of existing housing stock is discouraged (Attachment B).

As such a marginal increase in the frontage requirement for townhouses to 20 feet, with a corresponding increase in lot area to 2000 square feet, is recommended for all five neighbourhoods in the Downtown Neighbourhood zone. This would mean that proposed townhouse developments in a location where a minimum of 3 townhouse units per building is permitted, would require a lot of at least 60 feet of frontage and 6000 square feet of lot area. This would reduce but not eliminate the condition to allow for the creation of three unit townhouses in four of the five neighbourhoods in the Downtown Neighbourhood Zone.

However, a higher proportion of lots containing 60 foot frontages (or greater) exist in the Hazelhurst neighbourhood than in any other in the Downtown Neighbourhood zone. As a result, there remains are greater opportunity for the demolition of existing structures in favour of three unit townhouse developments in this area if the minimum number of units in a building were to remain at 3. Setting the minimum number of townhouse units permitted in a building to 4 units would require a lot of not less than 80 feet of frontage and 8000 square feet of lot area. While this change would reduce the number of applicable lots for townhouse developments in the Hazelhurst neighbourhood, small scale townhouse projects would still be possible and the threat to the demolition existing housing stock would be diminished.

Architectural Requirements

Neighbourhood residents recognize the importance of infilling as a means to utilize existing services more efficiently. One concern raised by residents is the lack of consistency of applied building styles particularly in infilling situations. Section 9 (8) of the Downtown Dartmouth LUB provides some authority to consider the height, roof pitch and window openings of a new building (Attachment C). It is therefore recommended that some authority be provided to enable staff to use buildings within a given neighbourhood to establish a form of architectural consistency to be applied to a proposed building. The Development Officer can then use this measure to protect the integrity of existing neighbourhoods.

It should be noted that the Municipality is currently undertaking an urban design study of the Capital District. It is anticipated that additional architectural design regulations would be applied to some of the neighbourhoods within the Downtown Dartmouth MPS at a future date.

Conclusion:

In conclusion, these recommendations are consistent with the policies set out in the Downtown Dartmouth Secondary Planning Strategy. Staff therefore recommend approval of the changes as presented.

BUDGET IMPLICATIONS:

There are no budget implications.

FINANCIAL MANAGEMENT POLICIES/ BUSINESS PLAN:

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES:

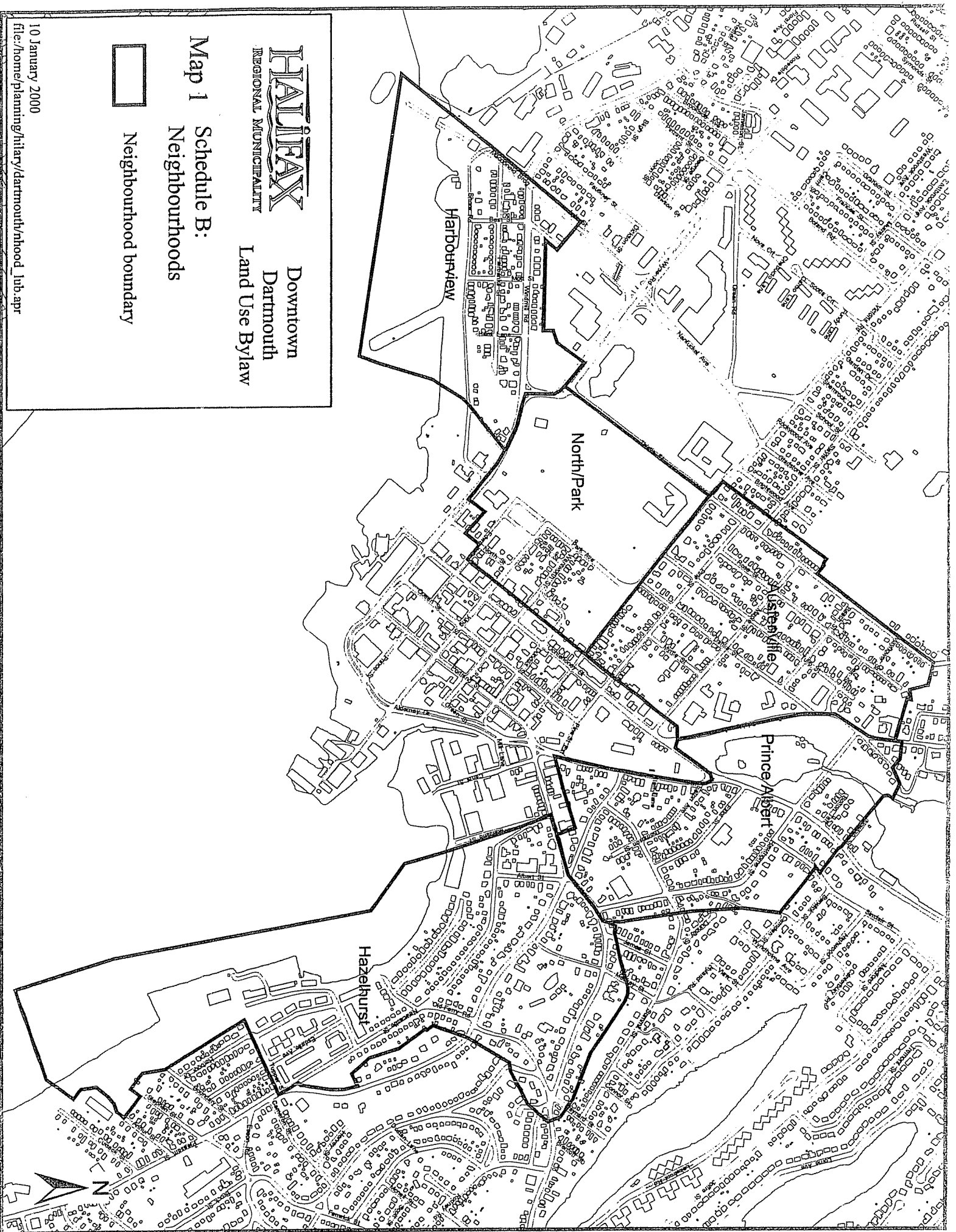
1. Council could approve the proposed amendments to the Land Use By-law for Downtown Dartmouth. This is the staff recommendation.
2. Council could increase the lot frontage and lot areas regulations beyond the staff recommendation. However as these increases could be interpreted to be inconsistent with the Downtown Dartmouth MPS, therefore this alternative not recommended.

ATTACHMENTS:

Map 1	--	Schedule B: Neighbourhoods
Attachment A	--	Proposed Amendments to the Downtown Dartmouth Land Use By-law
Attachment B	--	Relevant Municipal Planning Strategy Policies for Downtown Dartmouth
Attachment C	--	Relevant Land Use By-law Regulations for Downtown Dartmouth
Attachment D	--	Minutes of Public Information Meetings for the Harbourview, North/Park, Austenville, Prince Albert (Hawthorne) and Hazelhurst neighbourhoods.

Further information regarding the contents of this report may be obtained by contacting Shayne Vipond, Planners at 490-4335.

For additional copies or for information on the report's status, please contact the Office of the Municipal Clerk at 490-4234 or 490-4208 (FAX).



HALIFAX
REGIONAL MUNICIPALITY

Downtown
Dartmouth
Land Use Bylaw

Map 1 Schedule B:

Neighbourhoods



Neighbourhood boundary

10 January 2000
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ATTACHMENT A
PROPOSED AMENDMENTS TO THE
DOWNTOWN DARTMOUTH LAND USE BY-LAW

The Land Use By-law for Downtown Dartmouth is hereby amended by:

- 1) Deleting Part 9, Section (5) in its entirety and replacing it with the following:

"(5) Zone Standards

One & Two Unit Dwellings and Institutional Uses

<u>Neighbourhoods</u> (refer to Schedule B)	<u>Minimum Lot Area</u>
Harbourview	2500 square feet (232.3 square metres)
Park Avenue	3000 square feet (278.7 square metres)
Austenville	3000 square feet (278.7 square metres)
Prince Albert	3000 square feet (278.7 square metres)
Hazelhurst	4000 square feet (371.6 square metres)
<u>Neighbourhoods</u> (refer to Schedule B)	<u>Minimum Lot Frontage</u>
Harbourview	25 feet (7.6 metres)
Park Avenue	30 feet (9.1 metres)
Austenville	30 feet (9.1 metres)
Prince Albert	30 feet (9.1 metres)
Hazelhurst	40 feet (12.2 metres)
<u>Maximum Height</u>	30 feet (9.14 metres) except that this may be waived under Section 9 (8) where existing buildings exceed this height or where the grades of a lot present design limitations (HECC - Sept 5/02, Effective - Sept 29/02)
<u>Maximum Lot Coverage</u>	40%

Townhouse Dwellings:

Minimum Lot Area per dwelling unit	2000 square feet (185.7 square metres)
Minimum Frontage per dwelling unit	20 feet (6.096 metres)
Maximum Lot Coverage	35 %
<u>Neighbourhoods</u>	<u>Minimum Number of Units per Building</u>
Harbourview	3
Park Avenue	3
Austenville	3
Prince Albert	3
Hazelhurst	4
Maximum Number of Units per Building	6
Minimum Side Yard for End Units	10 feet (3 metres)
Maximum Height	30 feet (9.14 metres)

"

- 2) Deleting Part 9 Section 8 and replacing it with the following:

"Architectural Requirements for Dwellings:

- (8) In order to provide a consistency of building form with the surrounding neighbourhood, any new single unit or two unit dwelling, or enlargement or addition to an existing building shall, as determined by the Development Officer, have an architectural style that is consistent with buildings in the immediate neighbourhood in which the new building is intended to locate.

Further, building height, roof pitch, proportion, and window opening proportions shall be consistent with other buildings in which the new building is intended to locate.

New two unit dwellings shall be designed to maintain the appearance of a single unit dwelling from the street."

ATTACHMENT BRELEVANT MUNICIPAL PLANNING STRATEGY
POLICIES FOR DOWNTOWN DARTMOUTH**Chapter 4:**
The Policies**4.1 THE NEIGHBOURHOODS**

The Downtown Dartmouth plan area encompasses five distinct neighbourhoods which surround the business district and house three quarters of the downtown's population (refer to Map 3 for location).

Figure 3: The Neighbourhoods

- ⇒ The **Harbourview** neighbourhood, located between the harbour and Windmill Road, is an 1840's subdivision which contains many older homes. Its lands were originally part of the Dartmouth Common until 1840 when the area was divided into 41 buildings lots which were laid out west of Windmill extending to the harbour's edge. The neighbourhood takes its name from the sweeping views of the harbour it offers from many points.¹
- ⇒ The **Park Avenue** neighbourhood (also known as the "downtown neighbourhood") forms part of the northern boundary of the original 1750 town plan, and is next door to the Dartmouth Common. It is one of the oldest downtown neighbourhoods, and still retains many historic houses. The large 22 room Seaview estate once stood at the corner of Church and Edward Streets until it was demolished in 1965 to make way for housing redevelopment².
- ⇒ **Austenville** is well known for its streets named after trees and flowers. It is named after the original developer, James Austen who acquired much of the area in the mid 1800's.
- ⇒ The **Hawthorne** neighbourhood was developed on a number of former large estate properties in the mid 1800's, with the largest being that of Colonel Robert Bligh Sinclair.

¹Neighbourhood Improvement Program Harbourview Scheme; 1976.

² Images of Our Past: Historic Dartmouth; Mike Parker: 1998.

This area was historically home to a large black community, which still exists today.

⇒ **Hazelhurst**, the area between Dartmouth Cove and Portland Street along Old Ferry Road, is named after the huge estate of John Prescott Mott which extended from Dartmouth Cove up to Portland Street. Mott operated large scale chocolate and soap factories in the area where Hazelhurst Street is now located.

Downtown's neighbourhoods were originally built before the turn of the century and still retain much of their historic character. They are laid out with grid iron street patterns as was the practice in the 18th and 19th centuries. Traditional housing on small lots are the prevalent form of development.

Over the years, some lots have been consolidated to make way for medium and high density apartment buildings, resulting in the mix of housing types which now exists³. Much of this apartment development occurred during the 1960s and 70s, and was the catalyst for the formation of a number of residents' associations both in the downtown and in other areas of Dartmouth. Through the Neighbourhood Improvement Program (NIP) sponsored by senior levels of government and in close cooperation with local residents' groups, large scale downzonings occurred to slow the unchecked development of apartments. More recent concerns are with inappropriate commercial and industrial development on the periphery of neighbourhoods. There is also a desire to see properties better maintained and housing renovated to improve the appearance and encourage investment in the neighbourhoods.

Through a series of public meetings and workshops in spring of 1998, area residents were asked to provide direction on how they wish to see their neighbourhoods grow and develop.

Within the neighbourhoods, the consensus is to preserve the character, scale and mix of housing and amenities. Dramatic changes in this housing mix are not desired. The community would like to build upon traditional housing stock in the downtown in an effort to attract more families and young people into the area. This will help offset an increasingly aging population and declines in school enrollments.

The plan seeks to promote neighbourhood stability through the creation of the "Neighbourhood" land use designation and zone. The predominant form of housing enabled by the Neighbourhood Zone is lower density housing consisting of single, two unit dwellings and small scale townhousing. This plan also sets out a strategy for five "residential opportunity sites"

³For details on population and housing stock within the downtown, refer to Chapter 2 - Community Overview.

within the neighbourhoods, to encourage innovative housing opportunities that would not be otherwise enabled by the zoning (Policy N-5).

Higher density housing and larger apartment development will be directed towards the business district and on the waterfront, where the development process will be streamlined to stimulate private sector interest. Five additional residential opportunity sites are discussed further in the business district and waterfront sections of this plan where higher densities are permitted (refer to Map 3 & Policies B-6 & W-6).

Objectives:

- *To protect and strengthen the traditional character and stability of the downtown neighbourhoods.*
- *To provide a variety of housing types to meet the needs of a diverse population base, with an emphasis on housing for family households*
- *To ensure a high level of design in all housing development, which is sensitive and complements surrounding neighbourhoods.*

Policies*Policy N-1*

This plan establishes a "Downtown Neighbourhood Designation" to recognize and protect the character of residential neighbourhoods surrounding the downtown business district. Within the designation, a Downtown Neighbourhood Zone will control future development to ensure it is consistent with the traditional lot and housing patterns in the neighbourhoods. Lower density housing types such as one and two unit dwellings, small scale townhousing, and limited conversion of existing dwellings will be encouraged throughout the neighbourhoods. Proposals for medium density townhousing and low rise apartments that are not enabled by the zoning may be considered on designated "residential opportunity sites" in accordance with Policy N-5.

Policy N-2

This plan encourages the retention and creation of dwelling units suitable for families with children in an effort to diversify the population and maintain area schools. This shall be achieved through the following means:

- a) *specific targets for family housing on the residential opportunity sites (Policies N-5, B-6 & W-6);*

- b) *standards set out in the Land use bylaw for conversion of units to family type accommodation;*
- c) *policies which encourage incentives for renovation of existing housing (Policy N-3).*

Housing Renovation

There is a desire to see older housing stock in the neighbourhoods renovated and upgraded to improve the image of the area and stimulate further investment and repopulation. Housing renovation will be encouraged through several means. Additional development opportunities will be provided to encourage re-use of older housing, with added incentives for registered heritage properties. Other means include vigorous enforcement of minimum standards bylaws, public/private partnerships, and new incentive programs to be developed at the provincial level.

Policy N-3

This plan shall foster the renovation of existing housing stock and improvements to the condition of properties within the neighbourhoods to enhance neighbourhood stability and image. The following means should be used to achieve the intent of this policy:

- a) *vigorous enforcement of HRM's land use and other bylaws, including the Noise and Minimum Standards Bylaws. Where needed, such bylaws shall be revised or strengthened to ensure residents reasonable enjoyment of their properties.*
- b) *incentives to upgrade older housing, in particular registered heritage properties (refer to expanded provisions for heritage properties in Policy H-11).*
- c) *partnerships with the private sector and senior levels of government and to encourage the development of HRM owned parcels for residential purposes and to explore other creative incentives aimed at fostering residential investment and renovation.*

ATTACHMENT C**RELEVANT LAND USE BY-LAW**
REGULATIONS FOR DOWNTOWN DARTMOUTH**DOWNTOWN NEIGHBOURHOOD ZONE**

9. (1) *Purpose:* *The goal of the Downtown Neighbourhood Zone is to protect the integrity and character of existing residential neighbourhoods by limiting the type, scale and design of new development, renovations, and home based businesses.*
- (2) *Permitted Uses:*
- Single Unit Dwellings
Two Unit Dwellings
Converted Dwellings
Bed and Breakfasts in conjunction with single unit dwellings
Home Business Uses
Public Parks and Playgrounds
Townhouse and multiple residential uses in existence on the effective date this By-law
Institutional uses (Deletion - HECC - Sept 5/02, Effective - Sept 29/02)
Accessory Uses
- (3) *Additional Uses Which May be Considered Through Site Plan Approval:*
- Townhouse Dwellings
 - Neighbourhood Commercial Uses
 - Downtown Business Uses Along Prince Albert Road between Eaton Avenue and Pleasant Street
- (4) *Additional Uses Which May be Considered by Development Agreement:*
- Multiple unit dwellings and townhouses on those sites noted on Schedule B.
 - Conversions of registered heritage properties to uses of land not permitted above.
 - Expansion of the St. Georges Tennis Club.

(5) Zone Standards

One & Two Unit Dwellings and Institutional Uses (HECC - Sept 5/02, Effective - Sept 29/02)

Minimum Lot Area	2500 square feet (232.3 square metres)
Minimum Lot Frontage	25 feet (7.6 metres)
Maximum Height	30 feet (9.14 metres) except that this may be waived under Section 9 (8) where existing buildings exceed this height or where the grades of a lot present design limitations (HECC - Sept 5/02, Effective - Sept 29/02)
Maximum Lot Coverage (for new construction)	40%

Townhouse Dwellings:

Minimum Lot Area per dwelling unit	1800 square feet (167.2 square metres)
Minimum Frontage per dwelling unit	18 feet (5.5 metres)
Maximum Lot Coverage	35 %
Maximum Number of Units per Building	6
Minimum Side Yard for End Units	10 feet (3 metres)
Maximum Height	30 feet (9.14 metres)

(HECC - Sept 5/02, Effective - Sept 29/02)

(6) Requirements for Building Setbacks:

- (a) Front Yard: The minimum front yard shall be the front yard of the majority of the residential buildings fronting on the same side of the same block in which the building is to be constructed. For the purposes of measuring, existing front yard dimensions shall be rounded to the nearest whole unit of measure.
- (b) Flanking Yard: As for front yards.

- (c) Side Yard: As specified in the Building Bylaw of the Municipality.
 - (d) Rear Yard: 10 feet (3 metres)
 - (e) Existing Dwellings: Notwithstanding the above requirements, dwellings in existence before the date of adoption of this bylaw will be permitted to be altered, rebuilt and expanded provided the rear yard requirements are satisfied.
- (7) Special Requirements - Parking
- (a) Notwithstanding anything contained in this bylaw, no area of the front yard greater than 33 percent of the lot width (HECC - Sept 5/02, Effective - Sept 29/02) shall be used for vehicular access, manoeuvring or parking;
 - (b) except for a driveway, not greater than 8 feet in width which provides access to a garage within the building or parking space in the side or rear yard or,
 - (c) except for a parking space not greater than 8 feet by 16 feet (4.9 metres) in the front yard for a residential building legally existing on the date of the approval of this plan, provided that the parking space is perpendicular to the street on which it has its entrance. In the case of irregular shaped lots or where the side lines are not perpendicular to the street, the parking space is to be as perpendicular as possible to the street as may be determined by the Development Officer.
 - (d) the remainder of the front yard must be landscaped.
 - (e) Where parking is to be provided in the rear yard of any dwelling, the parking area shall be screened from adjacent properties through the use of a solid board fence of at least 5 feet (1.5 metres) in height.

Architectural Requirements for Dwellings:

- (8) For any new or replacement single or two unit dwelling to be constructed, enlarged or renovated, the resulting building shall be consistent with adjacent dwellings in terms of height, roof pitch, proportion, and window opening proportions, as determined by the Development Officer. New two unit dwellings

shall be designed to maintain the appearance of a single unit dwelling from the street.

Special Requirements - Converted Dwellings:

- (9) An existing dwelling may be converted to two dwelling units provided that:
 - (a) there is no increase in the height or volume of the building; except for the addition of dormers provided that sufficient floor space already exists or the addition of structures necessary for fire safety purposes;
 - (b) the gross floor area of each unit is not less than 800 square feet (74.3 square metres); and
 - (c) at least one unit must have two bedrooms.
- (10) An existing dwelling may be converted to three units provided that:
 - (a) the above requirements for two unit dwellings are satisfied;
 - (b) the dwelling was in existence on or before December 31, 1950;
 - (c) lot coverage does not exceed 50 %;
 - (d) any parking area shall be screened from adjacent single unit dwellings by a five foot high fence, and the remainder of the property shall be landscaped.

Special Requirements - Home Businesses

- (11) The following requirements shall apply for all home businesses:
 - (a) Any business shall be wholly contained within the dwelling which is the principal residence of the operator of the business. No more than one employee not living in the dwelling shall be permitted.
 - (b) No more than twenty-five (25) per cent of the gross floor area of the dwelling or accessory building shall be devoted to any business use, and in no case shall any business use occupy more than three hundred (300) square feet (27.9 m²) of gross floor area.

- (c) Notwithstanding sections (a) and (b) pertaining to home businesses, day care services for not more than 7 children may be permitted in conjunction with single unit dwellings subject to the remaining requirements for home business uses.
- (d) No mechanical equipment shall be used except that which is reasonably consistent with the use of a dwelling and which does not create a nuisance by virtue of noise, vibration, glare, odour or dust or which is obnoxious.
- (e) No outdoor storage or display of materials, goods, supplies, or equipment related to the operation of the business use shall be permitted.
- (f) No more than one (1) sign shall be permitted advertising any such home business and no such sign shall exceed two (2) square feet (0.2 m²) in area. Only exterior illumination of a low-wattage, shielded design shall be permitted.
- (g) No exterior alterations to the dwelling related to the business use shall be permitted except to meet fire safety, structural safety, or health regulations.
- (h) No retail operation shall be permitted except where retail is accessory to a business use which involves the production of goods or crafts or the provision of a service.
- (i) Adult entertainment uses or massage parlours shall not be considered a permitted business use.
- (j) Where parking is required is the rearyard abutting a residential use, an opaque fence of an adequate height to screen the view from the adjacent residential property shall be constructed along all property boundaries abutting the residential use and a landscaped buffer strip of a minimum width of feet shall be provided in these portions of the property.
- (k) Not more than one commercial vehicle is permitted to park on a lot in a residential zone and no such commercial vehicle shall exceed a registered vehicle weight of five (5) tons (4.5 tonnes) nor be kept less than ten (10) feet (3 m) from any front lot line. (Harbour East Community Council-October 4, 2001, Effective-October 21, 2001)

Special Requirements for Bed and Breakfast Uses:

- (11) The following requirements shall apply for all bed and breakfast uses:
- (a) Not more than four (4) rooms may be let;
 - (b) No more than one (1) sign advertising the bed and breakfast shall be permitted and no such sign shall exceed two (2) square feet (0.2 m²) in area. Only exterior illumination of a low-wattage, shielded design shall be permitted;
 - (c) One (1) off-street parking space in addition to that required for the dwelling shall be provided for each of the first two rooms to be let; with an additional space for the third and fourth rooms;
 - (d) where parking is required is the rear yard abutting a residential use, an opaque fence of an adequate height to screen the view from the adjacent residential property shall be constructed along all property boundaries abutting the residential use and a landscaped buffer strip of a minimum width of three (3) feet (HECC - Sept 5/02, Effective - Sept 29/02) shall be provided in these portions of the property.
 - (e) The operator of the bed and breakfast shall reside in the dwelling where the use is carried out.

Neighbourhood Commercial Uses

- (13) The following requirements apply to neighbourhood commercial uses with the Downtown Neighbourhood Zone:
- (a) Neighbourhood commercial uses shall be as defined by this by-law (HECC - Sept 5/02, Effective - Sept 29/02)
 - (b) Residential uses shall be permitted in conjunction with neighbourhood commercial as per the requirements of the Downtown Neighbourhood Zone.
 - (c) Neighbourhood commercial uses are limited to properties located within 100 feet (30.5 metres) of a major intersection and shall not be permitted to locate in the interior of a neighbourhood block (Deletion - HECC - Sept 5/02, Effective - Sept 29/02)

- (d) Neighbourhood commercial uses shall be limited in size to 1,000 square feet (92.9 metres) in gross floor area.
- (e) No outdoor storage or display of materials, goods, supplies, or equipment related to the operation of the neighbourhood commercial use shall be permitted.
- (f) No more than one (1) sign shall be permitted advertising any neighbourhood commercial use and no such sign shall exceed ten square feet (0.9 square metres) in area. Only exterior illumination of a low-wattage, shielded design shall be permitted.
- (g) Neighbourhood commercial uses shall be subject to the approval of a site plan.
- (h) Notwithstanding the requirements of (c), neighbourhood commercial uses lawfully in existence on the effective date of this by-law shall be permitted to be repaired or renovated. Any expansion to such existing uses shall be pursuant to the requirements of this section. (HECC - Sept 5/02, Effective - Sept 29/02)
- (i) No parking or driveways shall be provided between the street and the neighbourhood commercial use. Where on-site parking is proposed, the requirements of Section 9 (12) (d) shall apply. All parking areas shall be paved, and all requirements of Section 6 (4) shall apply. (HECC - Sept 5/02, Effective - Sept 29/02)

Requirements for Site Plan Approval for Townhouse Dwellings

- (14) All townhouse dwellings are subject to approval of a site plan. The Development Officer shall approve a site plan where the following matters have been addressed:
 - (a) Adequate separation distances shall be provided for townhouse dwelling units which abut single detached dwellings.
 - (b) The front yard setback required for townhouse buildings shall be in context with the setbacks of buildings within the immediate neighbourhood.
 - (c) Driveways should not be located so as to dominate the front yard of the lot, and the remainder of the front yard not required for parking shall be landscaped.

- (d) Any common parking areas shall be screened from adjacent single unit dwellings and the street by landscaping and/or fencing.
- (e) Landscaping and/or trees of an adequate caliper shall be provided in the front yard of townhouse dwellings at a rate of one tree per two townhouse units
- (f) To create additional opportunity for development on designated sites A, B, C, D, and E on Schedule B of this Bylaw, provisions are established to permit construction of laneways narrower than the standard public street width to provide access to the development, provided that the laneway is of adequate width to facilitate the safe movement of traffic to and from the site, and adequate addresses maintenance.
- (g) Measures including lot grading shall be required to adequately dispose of storm and surface water.
- (h) Provisions are established to ensure individual townhouse units and any required site improvements are maintained to a high standard.

Architectural Requirements: Townhouses Dwellings

- (15) All new townhouses dwellings shall conform to the architectural requirements of Sections 8(5), 8(6), 8(7), 8(8), 8(9), 8(10) & 8(11) of this bylaw.
Amendment (RC January 6, 2005 - E January 26, 2005)

General Requirements for Site Plan Approval for Commercial Development

- (16) Notwithstanding the provisions for home businesses and bed and breakfast uses, commercial development within the Neighbourhood Zone is subject to the approval of a site plan. The following provisions apply to Neighbourhood Commercial uses permitted in the Downtown Neighbourhood Zone, and to Downtown Business uses along Prince Albert Road between Eaton Avenue and Pleasant Street. The Development Officer shall approve a site plan where the following matters have been addressed:
 - (a) New development and expansions to existing Downtown Business Uses along Prince Albert Road between Eaton Avenue and Pleasant Street are permitted to a maximum floor area of 5,000 square feet (464.5 square metres).

- (b) Where the proposed commercial use abuts a residential use, required parking shall be setback from side and rear property boundaries, an opaque fence of an adequate height to screen the view from the adjacent residential property shall be constructed along all property boundaries abutting the residential use and a landscaped buffer strip of a minimum width of three (3) (HECC - Sept 5/02, Effective - Sept 29/02) feet shall be provided in these portions of the property.
- (c) No outdoor storage or display shall be permitted.
- (d) If the proposed commercial use involves re-use of an existing structure, on-site parking shall not be required.
- (e) Commercial signs shall be limited in size and located so to minimize intrusion on the neighbourhood. A maximum of one sign per business premise shall be permitted.
- (f) All requirements in this section shall be adequately maintained.

ATTACHMENT D

**MINUTES OF PUBLIC INFORMATION MEETINGS FOR HARBOURVIEW,
NORTH/PARK, AUSTENVILLE, PRINCEALBERT(HAWTHORNE) AND
HAZELHURST NEIGHBOURHOODS**

**HALIFAX REGIONAL MUNICIPALITY
PLANNING SERVICES - ALDERNEY GATE OFFICE
PUBLIC INFORMATION MEETING
CASE 00847 - DOWNTOWN DARTMOUTH NEIGHBOURHOOD ZONE**

6:30 P.M.

NOVEMBER 16, 2005

**DARTMOUTH HIGH SCHOOL - AUDITORIUM
HARBOURVIEW COMMUNITY**

STAFF IN

ATTENDANCE: Shayne Vipond, Planner
Sean Audas, Development Officer
Don Bickford, Planning Technician
Samantha Charron, Administrative Support

OTHER: Local Councillor, Gloria McCluskey

MEMBERS OF

THE PUBLIC: Approximately 20 people

The meeting commenced at approximately 6:30 p.m.

INTRODUCTIONS/OPENING COMMENTS

Shayne Vipond welcomed residents to the meeting and thanked them for attending. He introduced local Councillor, Gloria McCluskey, and Sean Audas, Development Officer with Planning and Development Services. He then introduced himself as the planner assigned to this case.

Councillor McCluskey also welcomed residents to the meeting and explained the purpose of this city initiated application.

Mr. Vipond gave a brief presentation explaining, the application came about from residents concerns and a petition that was presented to Councillor McCluskey, who brought the issue forward.

Mr. Vipond described the Downtown Dartmouth Land Use By-Law (LUB) regulations for the Downtown Neighbourhood Zone and Municipal Planning Strategy (MPS) policies applicable (Policy N-1 and Policy N-2) to new construction in this community. He then defined lot frontage and lot area for residents.

With use of overhead Mr. Vipond described actual lot frontages in the area and outlined possibilities for lot consolidation and future development. He then asked residents to come forward with any concerns or questions they may have. He explained the comments and concerns heard from the series of meetings scheduled for this application, will help him formulate a recommendation in the report he will write and present to Council.

QUESTIONS AND CONCERNS

Mike McCormick asked for staff to describe what is considered as a water lot. He also asked what type of development would be permitted on a water lot.

Sean Audas indicated there are different types of water lots. There are pre and post confederation water lots which both have different rights. Research into the deed of the land would determine the rights of development. He suggested the authority of the water course would be determined, which could be the Coast Guard, Department of Environment or Labour or Fisheries and Oceans. In some cases it could be more than one authority and they would have a say in whether the lot could be in filled or not. It's not the Municipalities decision if the property can be in filled or not, although most of the lots are zoned waterfront. He then read the acceptable uses from the Downtown Dartmouth Land Use By-Law, in the Waterfront Zone.

Mike McCormick asked if there is a maximum height on waterfront development.

Sean Audas indicated there are height restrictions and read them from the Downtown Dartmouth Land Use By-Law.

Mr. Vipond noted the Municipality is undertaking a regional planning effort, which may or may not be adopted in the near future. He suggested in this undertaking there is a Harbour Plan associated with that initiative that may result in changes to the policies and regulations to the harbour front.

Mr. Vipond indicated all questions regarding the Dartmouth Harbour Front should be directed to Roger Wells, with HRM's Regional Planning office.

Les Krizsan suggested he is pleased with recent changes to the neighbourhood but would like to see more opportunity for public consultation. He feels appeal periods are too short and when changes come they move too quickly.

Mr. Vipond indicated appeal periods time lines are established in Provincial Legislation and must be addressed through the province's Utility and Review Board.

Richard Bonner indicated he is not a resident of the neighbourhood but does own a business within the Harbourview neighbourhood zone. He is concerned about height restrictions.

Sean Audas indicated heights are determined by the grade of the land, he suggested there is a 30 foot limit. Developments could possibly be three storeys in height.

Richard Bonner commented he feels the town houses recently constructed on Windmill Road have certainly enhanced the area. He feels the design suits the neighbourhood.

Brea Koeller spoke to policy N1, she feels the new development on Shore Road is not consistent with this policy. She stated some of the reasons she enjoys living in this neighbourhood it is mixed architecturally and economically, she now finds the townhouses being developed now too uniform and feels they don't really suit the neighbourhood. She feels the intensive development is going to take away the views of existing residents and pointed out this is why her and many of her neighbours purchased their homes. She suggested the lower section of her home has already lost the view of the bridge. She asked if the new development on Shore Road should be regulated at the 18 foot lot frontage and if that is the case, she suggested these developments are only 16 feet.

Mr. Vipond asked if the 16 feet included the lot frontage or just the building envelope.

Brea Koeller indicated the inside from unit to unit is only 16 feet.

Sean Audas stated the proposed frontage of the lots is 18 feet as per the By-Law regulations. Which means the street frontage is 18 feet.

Brie Kohler suggested the density of this development changes the character of the neighbourhood and feels this is going to negatively effect this neighbourhood.

Mr. Vipond indicated from staff's perspective it is very hard to regulate view to the harbour. We would like to preserve the views if possible but the only legislation available to us is the view plan policy from Brightwood.

Dave Hampson suggested the neighbourhood has been vastly improved in the last few years some of it through renovation and some by townhouse construction. He is concerned if the Downtown Neighbourhood zoning is left the way it is, the architectural requirements will be lost from the current By-Law. He would like to see emphasis placed on architectural design to ensure new developments will fit into the street scapes. He does not want to see the character of the neighbourhood lost.

Mr. Vipond indicated staff is not considering removing existing policy. Lot frontage is what staff is considering changing if residents wish to do so.

Dave Hampson stated he would like to see lot frontage reduced. He also feels one By-Law for the five neighbourhood is not suitable. He suggested each of the neighbourhood zones in Downtown Dartmouth is unique and expecting all five of them to have the same regulations is not reasonable.

Mr. Vipond thanked Mr. Hampson for his comments and stated the point of this exercise is to possibly differentiate or not differentiate between the five neighbourhoods. Staff would like to know if there is merit in considering a Variety of regulations across the board. He suggested the process will unfold and give us a better understanding of how best to proceed. He stated within the next 24 months there will be an urban design study that will occur in the Capital District to address these issues. He stated staff is trying to address the immediate concern with this exercise.

Colin Day a former Councillor for the area, suggested there have been significant gains in the neighbourhood in the past few years, far outweighs the negative aspects. He spoke to the history of policy, lot frontages and developments in the Harbourview area.

Jeff Marshall suggested he is fine with the lot frontages requirements, the way they are but would like to see more architectural requirements on new developments. He feels new developments are going up too quickly and are lacking character.

Mr. Vipond suggested he has seen rapid development in this area in the last year and is not surprised residents have concerns regarding this. He asked residents if they feel there is a lot of available or develop-able land in this neighbourhood, in which significant changes would be made to this community. He asked for feedback from the residents on this issue.

Jeff Marshall suggested the development opportunity probably lies in old homes being demolished and new being ones constructed.

Mr. Vipond stated staff understands there may be a public perception that consolidation or assembly of lands may be possible for additional development in the area. He indicated he cannot tell residents if the opportunities are there but only that staff is trying to determine whether the existing lot frontage regulations are acceptable to residents.

Maria Souliere suggested individuals choose neighbourhoods for many different reasons and stated she is very happy residing in this neighbourhood and is happy with the lot frontages the way they are, she does want to see the character of the neighbourhood remain the same as well. If this means architectural requirements then she would like to see this.

Mike Murphy a resident from the Austinville neighbourhood asked to speak this evening, he indicated he will not be able to attend the Austinville meeting next week. He would like to see architectural requirements and lot frontages increased. He is very upset that the corner lot of Tulip and Pine Street was able to be sub-divided. He feels the developments going up there destroy the street scape and seems totally out of character for the neighbourhood. He supports any changes that will eliminate this type of infilling in his neighbourhood in the future.

Susan Guppy suggested residents in the Harbourview neighbourhood seem to have issues with architectural designs rather than lot frontages. She feels if stronger regulations are enforced on new developments requiring them to blend with the existing neighbourhood this will be satisfactory.

Monica Kennedy is concerned with traffic and services in the neighbourhood. She is worried if infilling is permitted it will only add to the existing problems.

Mr. Vipond asked residents if there were anymore questions, he explained the remaining planning process and thanked everyone for attending.

Councillor McCluskey also thanked residents for attending, and closed the meeting.

MEETING ADJOURNMENT

Meeting adjourned at approximately 7:30

**HALIFAX REGIONAL MUNICIPALITY
PLANNING SERVICES - ALDERNEY GATE OFFICE
PUBLIC INFORMATION MEETING
CASE 00847 - DOWNTOWN DARTMOUTH NEIGHBOURHOOD ZONE**

7:30 P.M.

NOVEMBER 16, 2005

**DARTMOUTH HIGH SCHOOL - AUDITORIUM
PARK AVENUE COMMUNITY**

STAFF: Shayne Vipond, Planner
Sean Audas, Development Officer
Don Bickford, Planning Technician
Samantha Charron, Administrative Support

OTHER: Local Councillor, Gloria McCluskey

**MEMBERS OF
THE PUBLIC:** Approximately 18 people

The meeting commenced at approximately 7:30 p.m.

INTRODUCTIONS/OPENING COMMENTS

Shayne Vipond welcomed residents to the meeting and thanked them for attending. He introduced local Councillor, Gloria McCluskey, and Sean Audas, Development Officer with Planning and Development Services. He then introduced himself as the planner assigned to this case.

Councillor McCluskey also welcomed residents to the meeting and explained the purpose of this city initiated application.

Mr. Vipond gave a brief presentation explaining, the application came about from residents concerns and a petition that was presented to Councillor McCluskey, who brought the issue forward.

Mr. Vipond described the Downtown Dartmouth Land Use By-Law (LUB) regulations for the Downtown Neighbourhood Zone and Municipal Planning Strategy (MPS) policies applicable (Policy N-1 and Policy N-2) to new construction in this community. He then defined lot frontage and lot area for residents.

With use of overhead Mr. Vipond described actual lot frontages in the area and outlined possibilities for lot consolidation and future development. He then asked residents to come forward with any concerns or questions they may have. He explained the comments and concerns heard from the series of meetings scheduled for this application, will help him formulate a recommendation in the report he will write and present to Council.

QUESTIONS AND CONCERNS

Francoise Howard stated she is a long term resident of the Park Avenue community. She suggested there have been major development changes in the community, over the years, and is concerned older homes will be demolished to combine properties and redevelop higher density developments. She is afraid of land assembly and the negative effect it will have on the character of the community. She would like to see staff have the ability to prevent this from happening.

Mr. Vipond thanked Ms. Francis for her comments.

Fred Evans questioned the origin or the application.

Mr. Vipond indicated changes were requested by residents through petition that was submitted to the local councillor.

Councillor McCluskey indicated there were a combination of residents from all five Downtown Neighbourhoods that signed the petition.

Fred Evans suggested the community wants to see protection against consolidation or assembly of land to accommodate higher density development. He stated he does not want to see the Park Avenue being overrun with the same type of development as Starr Lane. He would also like to see Heritage properties protected.

Mr. Vipond stated if staff comes away from this series of meetings with the understanding that the community is happy with the regulations as they are, then he indicated his recommendation would be to keep lot frontages as they are.

Councillor McCluskey spoke to the history of lot frontages in the Park Ave neighbourhood.

Fred Evans asked when Mr. Vipond's report would be made public.

Mr. Vipond indicated once the report has gone to Council it is made public.

Mary Kate Needler suggested she would like to see the lot frontages increased to 30 foot frontage. She feels the new development in the area does not suit the neighbourhood.

Brenda Gorman-Wright does not agree with in-filling lots. She would be happy to see the increased lot frontage as well.

Colin May suggested the previous meeting discussions for the Downtown area that were held for the creation of the Downtown Dartmouth MPS and LUB were very detailed. He suggested staff hosting the neighbourhood meetings now should speak with the planners that held those meetings in the past, to fully understand all five neighbourhoods concerns and visions. He stated he is not comfortable with Regional Council (RC) voting on a Dartmouth issue, he feels this is something that the Harbour East Community Council (HECC) should be making these decisions.

Mr. Vipond indicated this application would go before HECC not the RC.

Brenda Goreman-Wright asked why the neighbourhood meetings were broken up into different groups

Mr. Vipond suggested this was a logistical issue, there were over 1600 residents notified. In light of this, staff thought it would be best to have five smaller meetings one for each neighbourhood.

Lindsay May suggested policy N1 has not been met with recent developments in their neighbourhood. She commented she would like to see more stringent architectural design controls created to eliminate future developments that are not suited for their neighbourhood and have a negative impact on the integrity the community.

Sean Audas indicated at this time he must accept applications based on the criteria. He stated that there is not much latitude in decision making available based on the existing architectural controls.

A brief discussion followed regarding St. Georges Lane. There was also a discussion regarding services and capital costs.

Councillor McCluskey responded to residents concerns.

Mr. Vipond asked residents if there were any further questions regarding lot frontages. He thanked everyone for attending and closed the meeting.

MEETING ADJOURNMENT

Meeting adjourned at approximately 8:25

**HALIFAX REGIONAL MUNICIPALITY
PLANNING SERVICES - ALDERNEY GATE OFFICE
PUBLIC INFORMATION MEETING
CASE 00847 - DOWNTOWN DARTMOUTH NEIGHBOURHOOD ZONE**

**6:30 P.M.
NOVEMBER 21, 2005
DARTMOUTH HIGH SCHOOL - AUDITORIUM
AUSTINVILLE COMMUNITY**

STAFF IN

ATTENDANCE: Shayne Vipond, Planner
Cathy Spencer, Development Officer
Don Bickford, Planning Technician
Samantha Charron, Administrative Support

OTHER: Local Councillor, Gloria McCluskey

**MEMBERS OF
THE PUBLIC:**

Approximately 20 people

The meeting commenced at approximately 6:30 p.m.

INTRODUCTIONS/OPENING COMMENTS

Shayne Vipond welcomed residents to the meeting and thanked them for attending. He introduced local Councillor, Gloria McCluskey, and Cathy Spencer, Development Officer with Planning and Development Services. He then introduced himself as the planner assigned to this case.

Councillor McCluskey also welcomed residents to the meeting and explained the purpose of this city initiated application.

Mr. Vipond gave a brief presentation explaining, the application came about from residents concerns and a petition that was presented to Councillor McCluskey, who brought the issue forward.

Mr. Vipond described the Downtown Dartmouth Land Use By-Law (LUB) regulations for the Downtown Neighbourhood Zone and Municipal Planning Strategy (MPS) policies applicable (Policy N-1 and Policy N-2) to new construction in this community. He then defined lot frontage and lot area for residents.

With use of overhead Mr. Vipond described actual lot frontages in the area and outlined possibilities for lot consolidation and future development. He then asked residents to come forward with any concerns or questions they may have. He explained the comments and concerns heard from the series of meetings scheduled for this application, will help him formulate a recommendation in the report he will write and present to Council.

QUESTIONS AND CONCERNS

Albert Were asked if the Planning and Development Department evaluates each lot application by examining the surrounding neighbourhood, to determine whether or not it will be a suitable addition to the community before approving a subdivision.

Cathy Spencer stated lot permits are issued without evaluating the surrounding neighbourhood.

Albert Weir stated he feels new construction or lots being in-filled should comply with existing subdivision covenants.

Cathy Spencer explained the existing subdivision covenants are not regulated by Planning and Development. She suggested they are a private contract between the developer and the property owners and cannot be addressed by Planning and Development Services.

Albert Weir noted there is a lot in his area, recently subdivided, with a lot frontage he feels is not suitable for the neighbourhood. He asked Cathy Spencer when the regulations for 25' lot frontages were adopted.

Cathy Spencer indicated the regulations were adopted in 2000. She suggested there was a two and a half year public consultation period concerning these issues.

Albert Weir stated established residents would like to see all new development in the area be more appropriate for the surrounding area. He suggested larger lots would be one way to achieve this. He would also like to see the lot frontage regulations be increased.

Mr. Vipond suggested Staff are considering whether regulations should be different for different neighbourhoods.

Bonnie Arthur stated she attended the public meetings held in 2000 for the creation of the Downtown Dartmouth Secondary Planning Strategy and Land Use By-Law and she does not agree with the small lot sizes and feels they have a negative impact on the neighbourhood.

Dave Fostburn asked Mr. Vipond to clarify the lot frontage and area regulations for his area. He also asked Mr. Vipond if the planning department can enforce varying architectural regulations within the five Downtown Dartmouth Neighbourhoods.

Mr. Vipond described the lot frontage and area regulations again and suggested varying architectural regulations would be very difficult. He noted it would be a subjective interpretation of everyone's ideas that may not be agreed upon. He suggested there could be many different examples of lot layouts within the five neighbourhoods that make up Downtown Dartmouth.

Dave Fostburn asked if all new lots will be required to have parking.

Cathy Spencer indicated the LUB regulations require new construction to provide parking on site. She then described options and solutions that have worked to resolve parking issues in the past for residents with limited space.

Jill Grant suggested she does not have an issue with lot size or new development just the finished product. She would like to see the Development Officers have the ability to use their judgement on architectural aspects of the proposed developments to ensure they will fit in with the surrounding community.

Trevor Parsons agreed with the previous speaker, he feels the neighbourhood could benefit by infilling but feels maintaining the character has to be taken into consideration when permits are being issued. He feels some size constraints should be administered. He also suggested the heritage advisory committee should be consulted when trying to ensure new construction will blend in with this aging community. He described a development located at the end of Rose Street and stated this is exactly what the neighbourhood does not want to see. He feels permits should never have been issued for this type of development. He suggested the important criteria should be to build suitable development that will have a positive impact on the community, maybe developments that will attract young families.

An unknown resident suggested he also agrees with the previous speakers and stated infilling is not the problem, the problem is the architectural details of the new homes. He feels lot frontages should be left the way they are but additional restrictions and regulations should be created for architectural details.

Ms Tulip stated she is also in agreement with the lot frontages remaining the same, and agrees the architectural detail should be addressed.

Ms. Pine agreed lot frontages are fine, but stated she would like to see architectural design regulations considered. She asked staff how smaller lot frontages will effect parking for residents.

Cathy Spencer explained parking requirements allow for the space to be located in the front of the home, but this space has to be less then 33% of the lot, with the remaining 66% landscaped. Generally the parking will be at the back or side of the house.

Doug Mixem noted his home is on one of the smaller lots in the community (25feet) and feels this size is great for a single family home but much too small to accommodate more then one family. He would like to see architectural design addressed more then lot frontage

Mr. Vipond asked residents if he could summerize what he has understood from them this evening. He stated residents seem to have main concerns with the architectural design guidelines, it is not the lot size that residents have main concerns with. Also that residents would like to see the development officers have more tools within the Land Use By-Law to administer continuity in their neighbourhood and that residents would like to see more emphasis placed on beautifying the street scape, within their community.

Catherine Rose stated she has lived in this community for many years and would like to see the character maintained. She is not opposed to infilling but would like to have assurances that developments totally unsuited for the community will not be permitted.

Barb stated she would like to see the aging properties at the end of Rose St demolished and asked if they are redeveloped that the architectural design be considered this time. She is also asking for assurances that developments with no similar characteristics to the existing neighbourhood be permitted.

Catherine Rose asked if previous rezoning in the neighbourhood allowed for multiple dwellings.

Cathy Spencer indicated the R2 zone did allow for multiple dwelling construction through development agreement.

Dave Shalsburg asked when the Brightwood Golf and Country Club land development will be discussed publically.

Mr. Vipond indicated the application has been submitted for the redevelopment of Brightwood Golf and Country Club lands, but there is no public consultation meetings arranged at this time. Staff is in the process of formally opening the application.

Albert Weir a long time resident of Fairview Subdivision, stated all the lots in this area have a 50 foot frontage, with exception to one smaller lot. He would like to see the original covenants respected when new developments are being considered.

Cathy Spencer informed Mr. Weir that subdivision covenants are not something Development Services can regulate. She suggested the covenants are a civil matter that must be addressed by the developer and land owner. She reiterated that Planning and Development Services do not have the authority to administer the subdivision covenants.

Albert Were suggested he can understand the developer wanting to make money by ignoring the original covenants, but cannot understand how Planning and Development Services can ignore these covenants and allow developers to build developments that are totally unsuited to these established communities. He noted he would like to see lot frontages remain at 50 feet.

Mr. Vipond indicated the original covenants were a contractor between the developer and the home owner. He suggested at this time there is a movement toward healthy sustainable communities. Regional Planning is trying to create a plan that takes into considerations the pedestrian environment, convenience for Downtown residents. He stated in some cases infilling is helpful to communities.

Albert Were stated he would like to see Planning and Development be responsible for regulating the protective covenants.

Ethel Cooper suggested she is a long term resident of the neighbourhood suggested she likes the neighbourhood the way it is and does not want to see the character of the community change.

Mr. Vipond asked residents if there were any further questions. He explained the remaining planning process this application will go through, and the future public forums in which the residents will have a chance to speak directly to this application.

Cathy Spencer thanked residents for attending and suggested there input at this stage of the application is very important. She suggested all their concerns and questions will be considered when Mr. Vipond prepares his report and recommendation for Council.

MEETING ADJOURNMENT

Meeting adjourned at approximately 7:35

**PLANNING SERVICES - ALDERNEY GATE OFFICE
PUBLIC INFORMATION MEETING
CASE 00847 - DOWNTOWN DARTMOUTH NEIGHBOURHOOD ZONE**

**NOVEMBER 21, 2005 - 6:30 P.M.
DARTMOUTH HIGH SCHOOL - AUDITORIUM
HAWTHORNE/PRINCE ALBERT COMMUNITY**

STAFF: Shayne Vipond, Planner
Cathy Spencer, Development Officer
Don Bickford, Planning Technician
Samantha Charron, Administrative Support

OTHER: Local Councillor, Gloria McCluskey

**MEMBERS OF
THE PUBLIC:** Approximately 15 people

The meeting commenced at approximately 6:30 p.m.

INTRODUCTIONS/OPENING COMMENTS

Shayne Vipond welcomed residents to the meeting and thanked them for attending. He introduced local Councillor, Gloria McCluskey, and Cathy Spencer, Development Officer with Planning and Development Services. He then introduced himself as the planner assigned to this case.

Councillor McCluskey also welcomed residents to the meeting and explained the purpose of this city initiated application.

Mr. Vipond gave a brief presentation explaining, the application came about from residents concerns and a petition that was presented to Councillor McCluskey, who brought the issue forward.

Mr. Vipond described the Downtown Dartmouth Land Use By-Law (LUB) regulations for the Downtown Neighbourhood Zone and Municipal Planning Strategy (MPS) policies applicable (Policy N-1 and Policy N-2) to new construction in this community. He then defined lot frontage and lot area for residents.

With use of overhead Mr. Vipond described actual lot frontages in the area and outlined possibilities for lot consolidation and future development. He then asked residents to come forward with any concerns or questions they may have. He explained the comments and concerns heard from the series of meetings scheduled for this application, will help him formulate a recommendation in the report he will write and present to Council.

QUESTIONS AND CONCERNS

Residents briefly discussed in-filling of land in their neighbourhood.

Councillor McCluskey indicated she is aware of one lot near the corner Hawthorne and Prince Albert Road that has the potential to be in-filled.

Mr. Vipond stated in this particular neighbourhood there are a number of single family dwellings that have wide lot frontages and could result in the severance or sub-division of the side yard to create another lot.

Brian Pickrem asked if there are height restriction for development in the area.

Mr. Vipond indicated there are height restrictions regulated in the Downtown Dartmouth Land Use By-Law.

Brian Pickrem asked if the height restriction was enforced in this area.

Mr. Vipond suggested building permits would not be issued if the application did not meet the requirements.

Cathy Spencer described the process staff follows when regulating height restrictions.

Brian Pickrem commented he recently came to Nova Scotia from Calgary, where he resided for the past 20 years. He suggested Calgary undertook the same urban in-filling initiative, and in his opinion, it worked very well. He stated it helped revitalize small communities, much like the Downtown Dartmouth neighbourhoods. He fully supports in-filling in his neighbourhood.

Residents discussed architectural design and asked staff if there area any requirements in the LUB for Downtown Dartmouth.

Cathy Spencer explained there are some criteria in the LUB to consider, she suggested generally staff will look at the existing homes in a neighbourhood, the aspects we can evaluate allow us to have the proposed development as close to or a similar design to the existing street scape.

Joe MacDonald suggested municipal services in the area cannot handle additional development. He stated his home shares services with four other homes on his street and adding more to that will only create additional problems. He suggested the lot that has in-fill potential, Councillor McCluskey pointed out earlier, has a foot path next to it that he does not want to see removed. He suggested city services need to be upgraded before they should permit in-filling.

Terri Henson, a local resident, suggested she supports in-filling, she believes it will create more sustainable communities.

Rosie Porter stated the lot for sale on Prince Albert Road is approximately 40 feet wide. She suggested in-filling a lot this size is perfectly acceptable. She agrees with the previous speaker and feels it will help revitalize their community.

Marilyn More local MLA asked if there could be more definition for neighbourhood character, she feels the issue is architectural design and ensuring new development suits the existing neighbourhoods.

Mr. Vipond suggested the development officers have some discretionary leeway to determine appropriate architectural design that will retain the neighbourhood character.

Mr. Stevens suggested consideration should be given to traffic generated by in-filling. He feels infilling will generate more local street traffic which is already bad.

Mr. Vipond apologized engineering staff were not available for tonight meeting and suggested traffic concerns raised at this evenings meeting are being recorded and will be part of the report.

Residents asked Cathy Spencer about driveway access for the recent lot, put up for sale, on Prince Albert Road.

Cathy Spencer indicated the existing driveway located on Hawthorne for the corner lot, will be shared with the new lot on Prince Albert Road.

Joe MacDonald asked if residents will be notified before this application goes any further in the planning process.

Mr. Vipond indicated residents that received letters for this meeting, will receive another public notification, along with anyone who signed the neighbourhood sign in sheet. He also explained when residents receive notification for the public hearing it will be advertised in the Herald, two consecutive Saturdays before the meeting, in the municipal notices section.

Joe MacDonald asked when staff report will be made public

Mr. Vipond indicated once the report is presented to Council residents will be able to have a copy. He suggested all residents have to do is call the Planning office.

Ann Higgins asked about parking regulations for a specific lot on Ochterloney Street.

Cathy Spencer indicated the LUB for Downtown Dartmouth allows for 33% of the lot to be used for parking.

Donna Richardson asked staff about subdividing a specific lot on Pleasant Street. She suggested she would like to see Downtown Dartmouth have more in-fill development and feels it will create more sustainable, vibrant communities.

Joe MacDonald stated he is satisfied with lot frontages the way they are but would like to see architectural design better regulated.

Margarie Gibbons asked Mr. Vipond for clarification regarding lot frontage. She stated she is in support of infilling, but like Mr. MacDonald she feels development officers need the ability to better regulate architectural characteristics.

Anne Higgins asked if lot frontage is decreases does it affect set backs and lot coverage.

Cathhy Spencer explained how setbacks and lot coverage are regulated within the building code requirements and the Downtown Dartmouth LUB .

Anne Higgins suggested she would like to see that change and mandatory setbacks be created.

Sandra Coffin stated she supports the in-filling in the community but would like to see architectural design be considered to ensure new development will blend with the surrounding community.

Art Curtis supports new development and in-filling in the community but would like to see the city conduct a traffic study to ensure new development will not have a negative effect on the already congested downtown neighbourhood streets.

Mr. Vipond asked residents if there were any further questions and thanked residents for attending. He explained the planning process remaining and again explained the notification procedure. He then closed the meeting.

MEETING ADJOURNMENT

Meeting adjourned at approximately 7:20 p.m.

**HALIFAX REGIONAL MUNICIPALITY
PLANNING SERVICES - ALDERNEY GATE OFFICE
PUBLIC INFORMATION MEETING
CASE 00847 - DOWNTOWN DARTMOUTH NEIGHBOURHOOD ZONE**

**6:30 P.M.
NOVEMBER 16, 2005
DARTMOUTH HIGH SCHOOL - AUDITORIUM
HAZELHURST COMMUNITY**

STAFF: Shayne Vipond, Planner
Sean Audas, Development Officer
Don Bickford, Planning Technician
Samantha Charron, Administrative Support

OTHER: Local Councillor, Gloria McCluskey

**MEMBERS OF
THE PUBLIC:** Approximately 25 people

The meeting commenced at approximately 6:30 p.m.

INTRODUCTIONS/OPENING COMMENTS

Shayne Vipond welcomed residents to the meeting and thanked them for attending. He introduced local Councillor, Gloria McCluskey, and Sean Audas, Development Officer with Planning and Development Services. He then introduced himself as the planner assigned to this case.

Councillor McCluskey also welcomed residents to the meeting and explained the purpose of this city initiated application.

Mr. Vipond gave a brief presentation explaining, the application came about from residents concerns and a petition that was presented to Councillor McCluskey, who brought the issue forward.

Mr. Vipond described the Downtown Dartmouth Land Use By-Law (LUB) regulations for the Downtown Neighbourhood Zone and Municipal Planning Strategy (MPS) policies applicable (Policy N-1 and Policy N-2) to new construction in this community. He then defined lot frontage and lot area for residents.

With use of overhead Mr. Vipond described actual lot frontages in the area and outlined possibilities for lot consolidation and future development. He then asked residents to come forward with any concerns or questions they may have. He explained the comments and concerns heard from the series of meetings scheduled for this application, will help him formulate a recommendation in the report he will write and present to Council.

QUESTIONS AND CONCERNS

Stephanie Young is disappointed HRM would allow downtown lots to be subdivided. She feels that new developments going up lack character and negatively effect the integrity of the neighbourhood zones. She would like to see lot frontages increased and more specific architectural requirements in the Downtown Dartmouth Land Use By-Law to protect existing residents.

Stephanie Young is skeptical that staff will actually implement amendments if they are approved. She noted a specific incident within her community, where staff failed to implement amendments to the subdivision by-law. She then read a response from Mayor Kelly indicating there was an administrative oversight. She would like to have assurances this will be avoided in the future.

Cathy Spencer responded that she was aware of the Mayor's response and that a legal interpretation had been made regarding the lot frontage, lot area regulations that were previously administered through the Subdivision By-Law prior to the existence of the Downtown Dartmouth Secondary Plan. However once the Downtown Dartmouth Secondary Plan came into effect it became the prevailing authority for lot frontage and lot area in Downtown Dartmouth.

Stephanie Young asked why the Mayor would suggest a housekeeping amendment would be appropriate to change the lot frontage and lot area requirements.

Mr. Vipond indicated housekeeping amendments do not necessarily have to go through the public review as these amendments are used to correct mistakes. This have been appropriate to make changes to the Subdivision By-Law to ensure consistency with the Downtown Dartmouth Secondary Planning Strategy.

Stephanie Young suggested this contradiction was brought to staffs attention over a year ago, and now she has development going in all around.

Mr. Vipond suggested that, for clarity, the differences in wording in the Dartmouth Subdivision By-Law and the Downtown Dartmouth Land Use By-Law have had relationship to the amount of new development activity.

Cathy Spencer suggested the new Regional Subdivision By-Law will consolidate all subdivision by laws which would eliminate the perceived differences.

Stephanie Young questioned the subdivision by law and suggested this is what should guide staffs decisions not the Land Use By-Law.

Mr. Vipond explained the new Downtown Dartmouth Land Use By-law regulations supercedes the Subdivision By Law and would prevail in law in this instance.

Stephanie Young stated she is very disappointed.

Mr. Vipond suggested the movement in planning is sustain-ability, the use of resources at an appropriate rate for future generations.

Margaret Moody a resident of Newcastle Street feels their street should not be included in the Downtown Dartmouth Plan Area. She suggested she has resided in Dartmouth her entire life and never imagined her neighbourhood would be included with the Downtown Area. She is concerned new residents do not use local facilities. She also stated the demographic of children is not being attracted. She feels the new development is not geared to young family's and would like to see this change.

Ed Lake suggested 25 foot lot frontage is normal for old neighbourhoods. He stated although the Downtown Dartmouth Land Use By-Law allows for these size lots he feels some of the new development in their area has caused problems. The subdivision of some properties is destroying the fabric of small communities. He suggested while they may be allowed by the Land Use By-Law and through the context of the Municipal Planning Strategy, consideration must be given to small communities. He stated this could be a good opportunity to point out these problems that are pitting neighbour against neighbour.

Joan Rankin feels her small community is now changing drastically and does not feel this is positive. She suggested the support for small shops in downtown Dartmouth are not supported. She is very discouraged to see high density.

Ann Mathews feels Dartmouth is overrun with development and that it has created major traffic and parking concerns. Regarding St. George's lane she stated that the developer stated they were going to preserve the community integrity with suitable development. However she feels St. Georges Lane will be destroyed with the development of the town houses. The development will ruin the look of the lane. Loose the ambience. The safety of children in the neighbourhood she feels is also in jeopardy.

Dianne Heatherington suggested she is happy with St. George's lane the way it is and asked if the development will be proceeding. It destroys the ambience and small community feel.

Shayne Vipond asked residents if the issue is lot frontages or suggested is there a way to keep the existing lot frontages but address architectural details.

Dainne MacDonald suggested if the purpose of the By Law is bring life to the community I don't believe this has worked. She feels Portland Street and surrounding streets are going down hill. Lets not have a more modern eye sore. She asked if there are any other developments applied for now

An unknown Resident asked for clarification on the Harbourview area.

Gloria suggested in the beginning Harbourview area had made petition to ask for a review of the existing regulations.

Dianne feels the bylaw needs to encompass all aspects of the downtown area to bring life to the community.

Ross Armstrong suggested urban sprawl is a problem. In general he supports increasing the population in the downtown core while maintaining the integrity and character of the neighbourhood. He suggested maybe residents should look at what type of developments could be acceptable in the neighbourhoods.

Kevin Hall feels the big picture was not considered when the Municipal Planning Strategy and Land Use By-Law were created. He feels community sustain-ability needs to be looked into

Margaret Moody asked if this is what the Regional Plan is looking at when it is approved.

Mr. Vipond indicated the Regional Plan will focus on high level policy considerations. He indicated that a series of community plan reviews would be undertaken at some point in the future, should the Regional Plan be adopted. That would be the appropriate process to review matters of a planning nature that are relevant to a specific community.

Troy Scott suggested side yard restrictions should be considered, a proper side yard by law amendment would be appropriate.

Stephanie Young suggested the National Building Code allows development into side yards.

Cathy Spencer 7% or less openings allows for a four foot side yard. Certain things can encroach.

Bod Taylor suggested existing residents some type of protection against developments against property lines.

Troy Scott asked what the Planning Dept has considered as architectural design aspects. That facade studies, taking into consideration the downtown architecture, be awarded to a landscape architect, also street scape planning.

Anne Mathews asked Mr. Vipond to explain who the developers are catering to with these new developments. She feels this type of development is not attracting family's, she would like to see the development

Mr Vipond stated the developer must feel there is a market for the building that they create.

Barbara Currie asked if staff was requesting a consideration from residents to reduce lot frontages to 25 feet.

Mr. Vipond indicated the 25 ft lot frontage is in place now, he further explained the purpose of the meeting was to determine if an increase was warranted.

Barbara Curry asked if a developer could come in and buy up property to build new development. She wants to be on the record stating she feels this is unacceptable. She is concerned the neighbourhood will be demolished to make way for new development. She suggested new developments in the area are not taking into consideration the entire community.

John Robinson is a member of the St. George's Lane Tennis Club. He indicated that the club would like to see a change to lot frontages in the neighbourhood. He feels some of the old properties in the neighbourhood are a large enough size. He also feels the lane is a Heritage site and is worried the properties will be demolished for higher density development in the area.

Mr. Vipond suggested St. George's Lane residents could look into a Heritage designation for these properties. He noted this is a lengthy process.

An unknown resident asked if there are any restriction on lot coverage.

Cathy Spencer stated there are lot coverage regulations in the Dartmouth Land Use By-Law.

Troy Scott suggested there is a real possibility homes will be torn down to make way for additional townhouses.

Margaret Moody is opposing the 25 foot frontage.

An unknown resident asked if heritage properties can be sold an subdivided, she stated there was one on Albert Street.

Cathy Spencer indicated the property in question would have to be de-listed. In order to be de-listed it would have to go to Council. If the Municipality does nothing within one year it can be de-listed from the Heritage list.

An unknown resident is also concerned of redevelopment on that particular parcel of land and noted she is in favour of increasing the lot frontages in the Hazelhurst community.

Stephanie Young suggested staff was brushing her off one year ago regarding the lot frontage and lot area requirements in the Land Use By-Law.

Cathy Spencer indicated development officers have no authority to deny applications that are in accordance with the Land Use By-Law.

Mr. Vipond discussed local development in the past year and the Regional Planning initiative underway at this time. He suggested new development has been approved under the existing guidelines in the Downtown.

Dawn MacNutt asked about the land abutting the Hazelhurst area.

Councillor McCluskey suggested Roger Wells is undertaking a new Harbour Plan. She is really disappointed with the Land Use By-Law ie. Legals interpretation, of new development, regarding St. George's Lane.

Mr. Vipond stated that the preamble that appears in the Land Use By-Law regarding neighbourhood character iss a statement more appropriate in policy.

Ed Lake would like to see consideration be placed on architectural controls, although he does not feel it will help this problem of lot frontages.

Mr. Vipond explained architectural controls, ie. Compatibility with the surrounding neighbourhood, and landscaping. He suggested it may be appropriate for all five of these neighbourhoods to have separate regulations for lot frontage and lot area.

Barb Currie asked Mr. Vipond about the Regional Plan, she asked Mr. Vipond to clarify the application of the Municipal Planning Strategy and the Land Use By-Law.

Mr. Vipond explained the Municipal Planning Strategy and the Land Use By-Law. He indicated the Regional Plan had not yet been approved and explained all current application would be processed under existing policy and land use regulations.

Barb Currie suggested if some areas of the city can be protected why can't our area be protected as well.

Hearing no more comments Councillor McCluskey closed the meeting.

MEETING ADJOURNMENT

The meeting adjourned at approximately 7:45 p.m.

