

Regional Council

Planning Services

Case 15781
MPS and Land Use Bylaw Amendment
Downtown Dartmouth
Irishtown Rd/Ochterloney St

Regional Council
December 7, 2010



The Application

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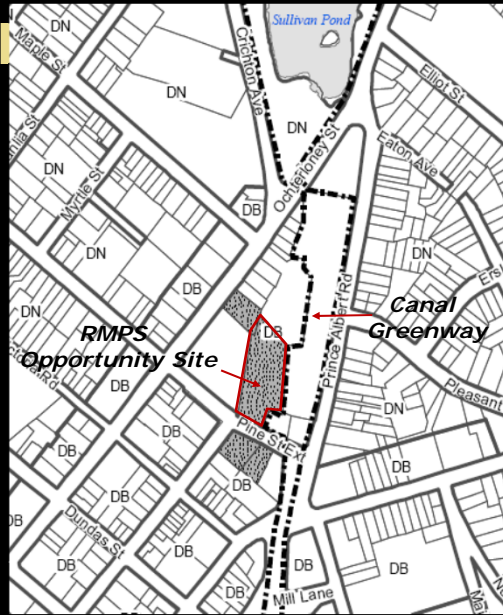
Origin: Request by 3200892 NS Ltd to designate 4 parcels as an "Opportunity Site" under the Downtown Dartmouth MPS;

Regional Council directed staff proceed with public consultation on the application.

MPS change only - a detailed development agreement application would follow.



Background



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The Site:

- 4 parcels,
- 1.6 acres total,
- Abuts HRM's Canal Greenway lands.

Site context



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Conceptual Site Plan

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HALIFAX
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Discussion – Urban Core Policy

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Local MPS - Opportunity sites targeted for intensive development in support of MPS goals:

- Plan seeks to add 4000 residents by 2020,
- Specifically targets larger, vacant sites,
- Site could have been designated in 2000.

Regional MPS - Identifies largest parcel as Regional Opportunity Site.

HALIFAX
REGIONAL MUNICIPALITY

Discussion – New Policy Framework

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Site appropriate for designation as Opportunity Site under local MPS to support general revitalization goals;

Complementary, detailed site-specific policy is needed to:

- Remove as of right ability & require DA process,
- Build on intent of existing Starr/Greenvale policy
- Establish provisions for archaeological study and protection,
- Require wind & shadow studies.



Discussion - Policy Details

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Adopt urban design philosophy based on HRM By Design principles, to require:

- All underground/indoor parking,
- Pedestrian-oriented, townhouse-style building base,
- Appropriate massing for mid/high rise portions of buildings, with maximum heights set by parcel,
- High standards for design and building materials,
- A mix of housing & unit types,
- Project to complement and contribute to Canal Greenway:



Discussion: Heritage/Canal Greenway Issues

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Major as of right development potential exists on applicant's lands,
Proposed policy provides improved design controls relative to existing policy,
Proposed policy addresses unique site context,
RMPS Heritage Policy CH-2 insufficient on its own to guide development planning,



Summary

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Lands appropriate for designation as an Opportunity Site;
Design & heritage concerns are addressed through detailed policy;
Amendments to local MPS are consistent with RMPS;
High design standards set through DA process;
HRM staff to work co-operatively with Canal Commission.



Recommendation

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Staff recommend that Regional Council approve the amendments as outlined in the HAC report dated November 1, 2010.