

Dartmouth View Planes Study

Regional & Community Planning



Project 01367
Public Hearing - Regional Council
July 23, 2013

Mitch Dickey - Planner

Process

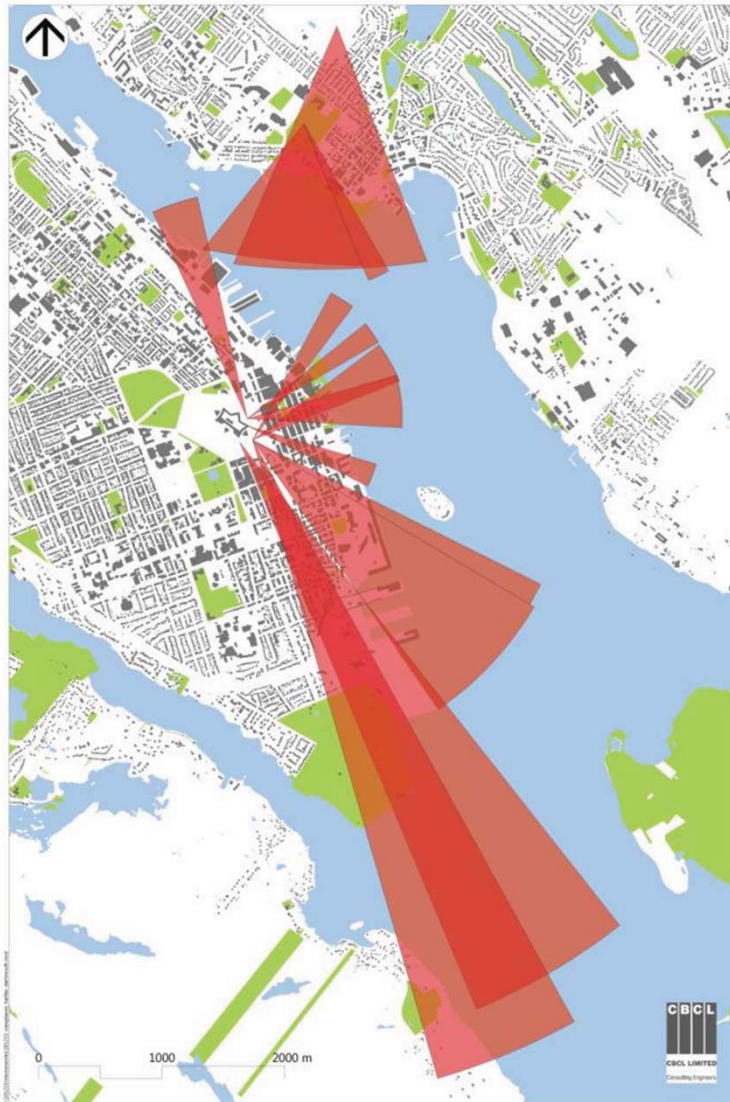
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Regional Council in 2011 initiated the MPS amendment process to undertake a review of the Dartmouth Common and Brightwood view planes, as follows:

- Revise and expand the designated view planes from the Dartmouth Common,
- Eliminate the view plane from Brightwood Golf Course, and
- Review policies and standards pertaining to building height and form in the Downtown Business and Waterfront areas.

Existing View Planes

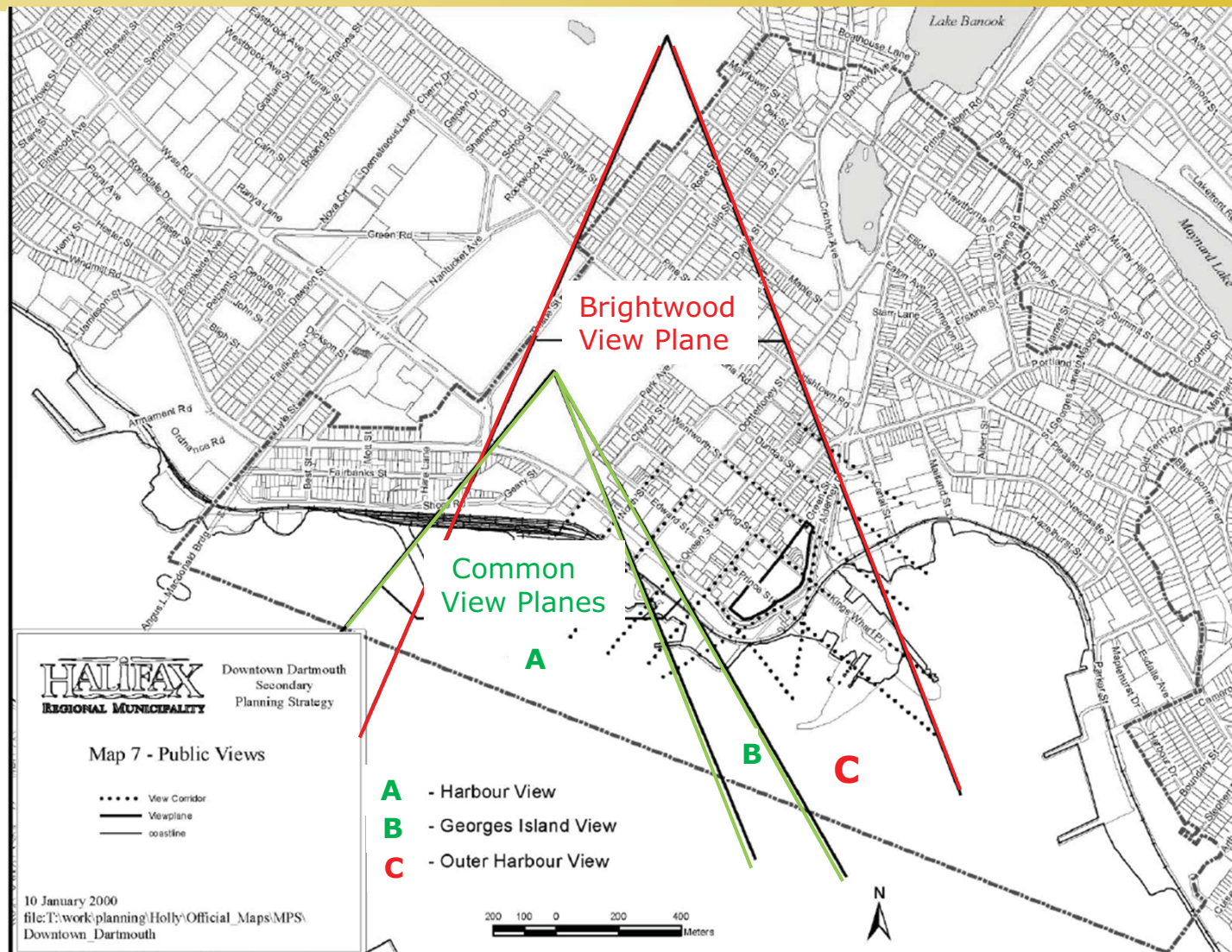
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- 1975 - Brightwood viewplane first adopted
- 1979 - Dartmouth Common view planes adopted; and Brightwood view plane revised;
- 2000 – View planes retained in new downtown Dartmouth MPS

Existing Dartmouth View

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Background

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In 2008 staff advised a review of Dartmouth's view planes was needed due to:

- Imprecise mapping,
- Lack of view plane geometry,
- Difficult to define view plane limits and allowable building heights for individual properties.

CBC Limited was selected through RFP process to undertake technical review:

- Fully define current view planes & identify problems,
- Identify solutions for existing views,
- Model impact of potential development on potential new view planes.

Review Process

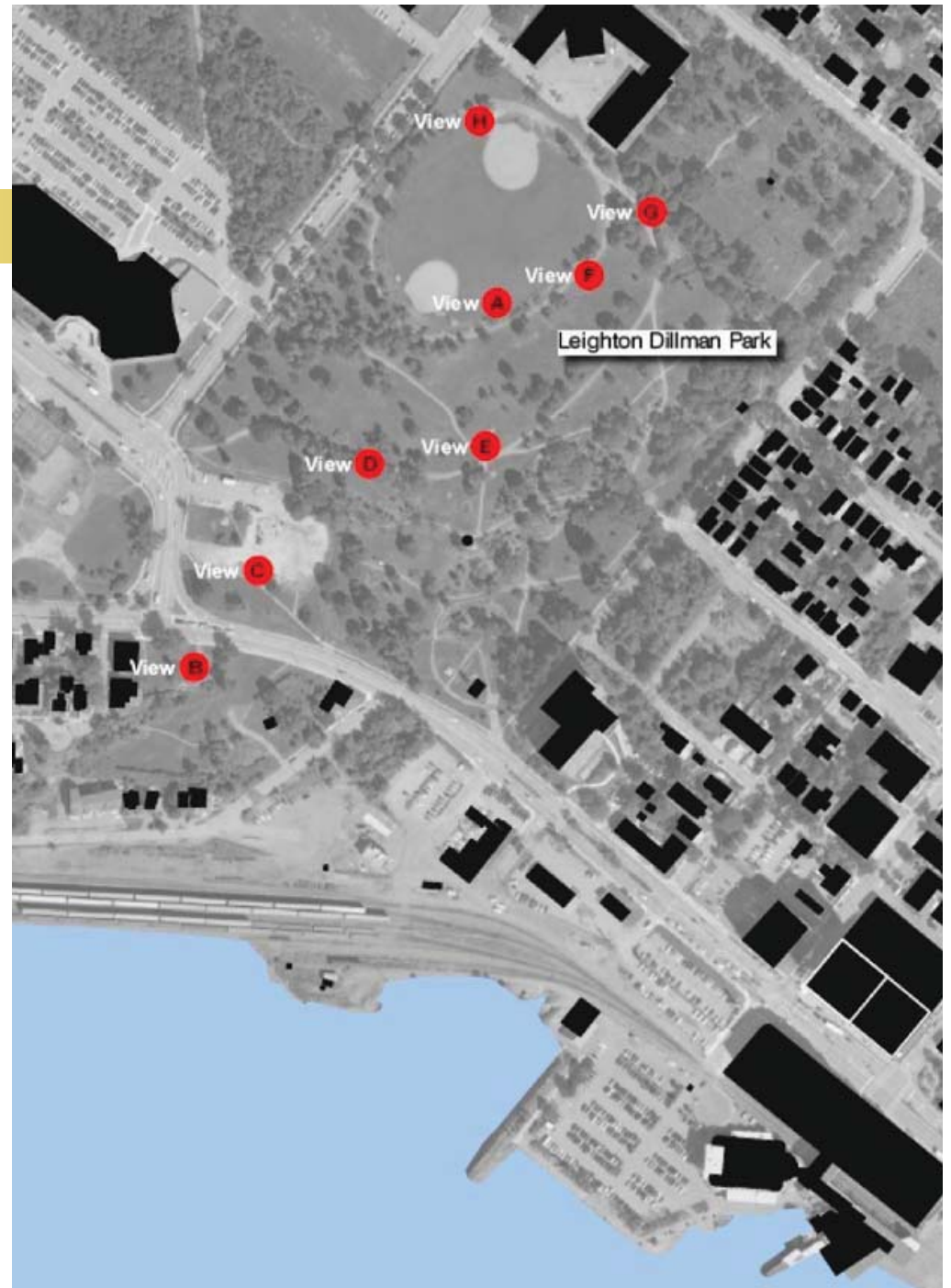
Potential Views:

Eight points selected,
based on:

- Public comment,
- 1988 View Planes Study,
- Staff & CBCL analysis.

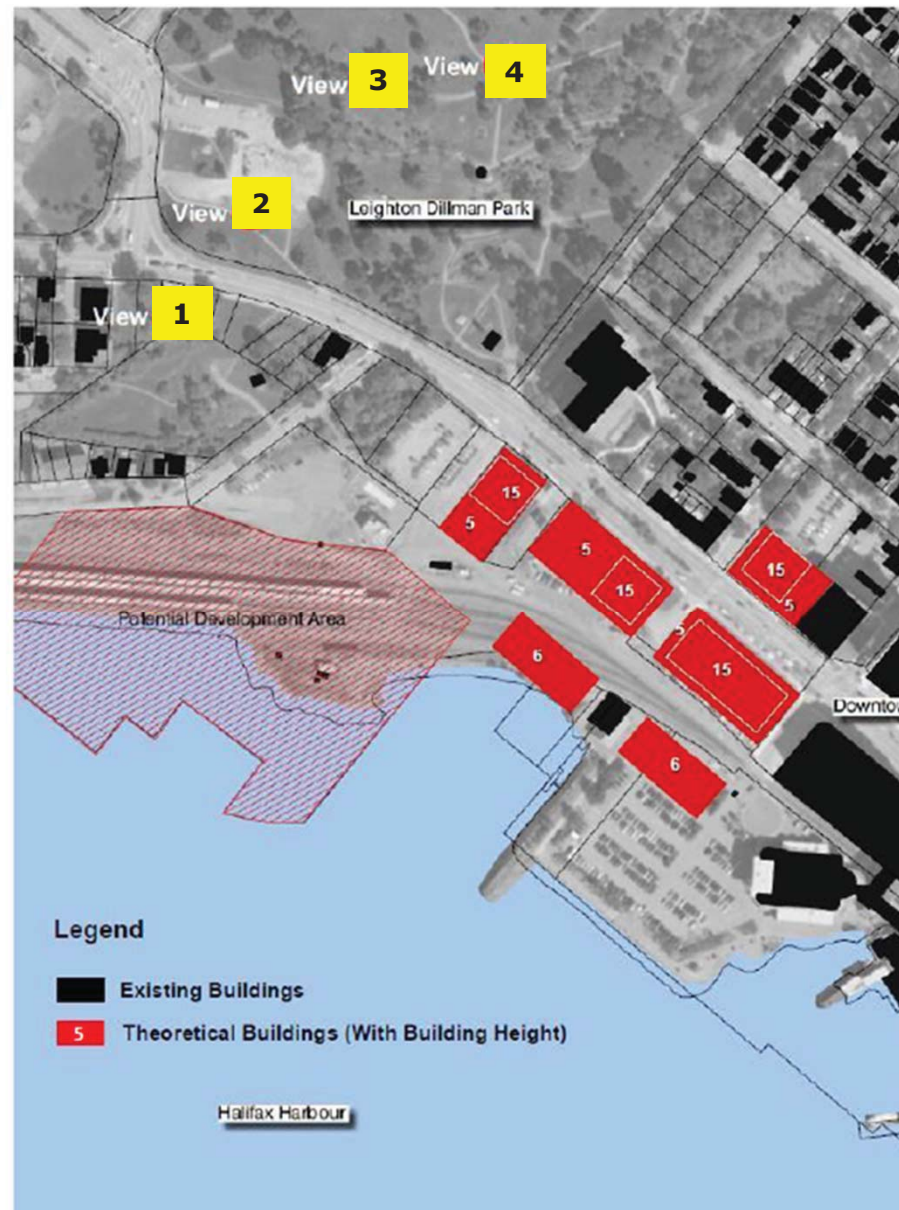
Community Engagement:

- Two public meetings
- Questionnaire
- Online survey

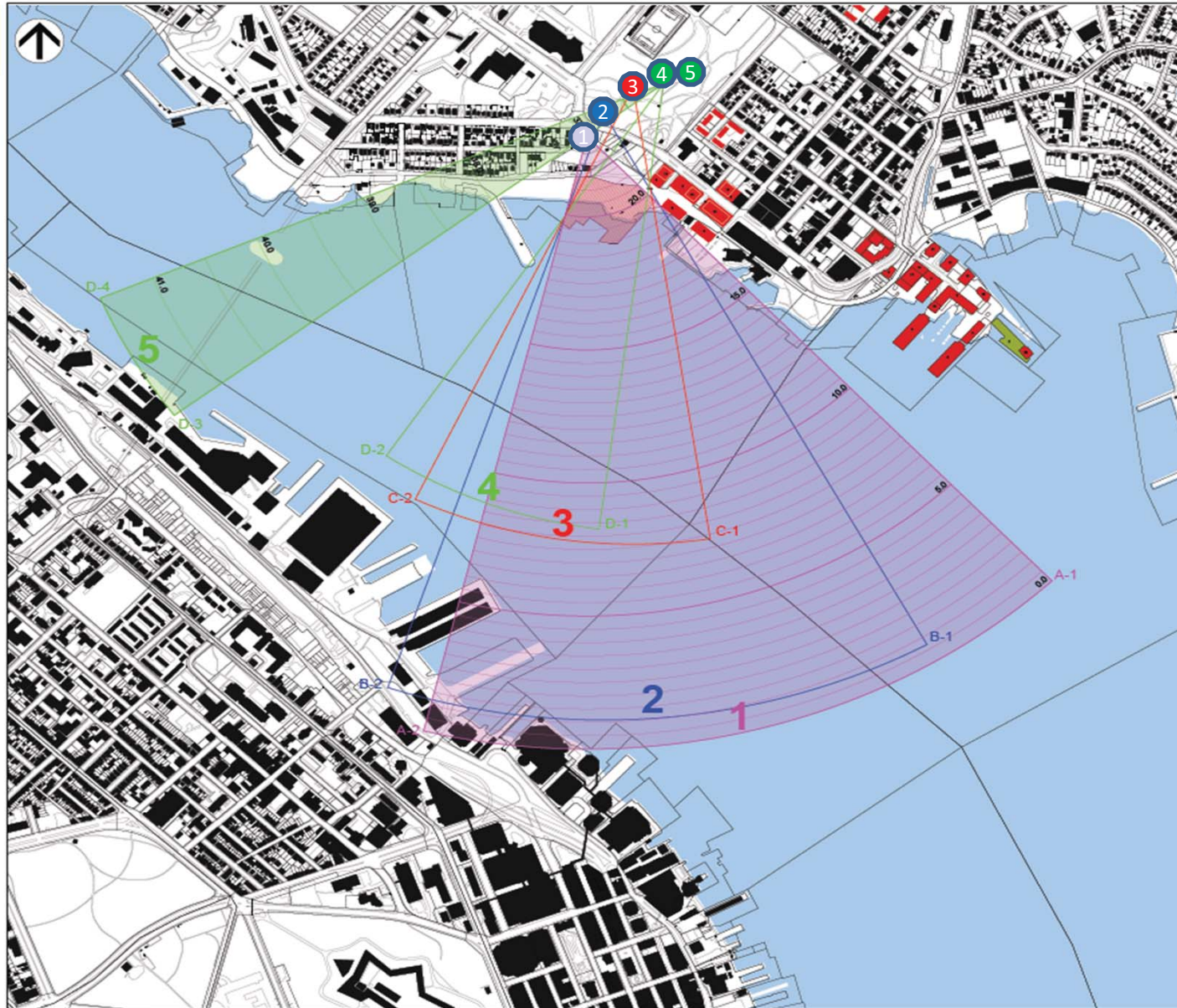


Selected Viewing Positions

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Recommended New View Planes



Planning

View Plane 1

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Existing



Simulation

DEVELOPMENT SIMULATION FOR PREFERRED VIEWS



View Plane 2

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Existing

100% ~15% ~15%



Simulation

DEVELOPMENT SIMULATION FOR PREFERRED VIEWS



View Plane 3

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Existing

100% ~15% ~15%



Simulation

DEVELOPMENT SIMULATION FOR PREFERRED VIEWS



View Planes 4 & 5

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Existing

100% ~15% ~15%



Simulation

DEVELOPMENT SIMULATION FOR PREFERRED VIEWS



View Corridors

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- Waterfront view corridors not adequately protected under current LUB provisions,
- Amendments included to establish a minimum width of these corridors,
- This will maintain harbour visibility throughout Downtown Dartmouth as the waterfront redevelops.

Brightwood View Plane

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- 75% of survey respondents say the Brightwood view plane should not be protected,
- No majority support to protect view, even if HRM acquired park land on golf course site.

However:

- Protection of Common-based views has effect of informally protecting some views from Brightwood

Next Stage of Review Process:

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Review policies and standards pertaining to building height and form in the Downtown Business and Waterfront areas:

- This requires additional public consultation,
- An additional report to Council will follow,
- This will provide an improved interim development agreement process until such time as Centre Plan is approved.

Recommendation

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It is recommended that Regional Council:

Approved the proposed amendments to the Regional MPS; and the MPS & LUB documents for Dartmouth and Downtown Dartmouth as contained in the staff report dated May 17, 2013.