




**Main Street
Plan Review**

Sept. 10, 2013
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[www.halifax.ca/
regionalplanning/MSMPSReview.html](http://www.halifax.ca/regionalplanning/MSMPSReview.html)

The slide features a photograph of a street scene with an Esso gas station on the right and a rendering of a modern street with a wide sidewalk and buildings.

Where is it?



NSCC
**Lakecrest
Apartments**
Parclop
Sobeys

(Kuhn Road will be addressed in an upcoming report)

Google Earth

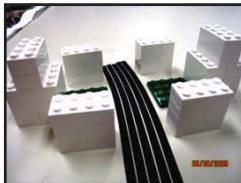
The map shows a residential area with a grid of streets. A road is highlighted in yellow, and a white box with red text points to it.

Why are we doing this?

- On May 13, 2008 Regional Council:
 - approved in principle the “Main Street Dartmouth - **Planning Vision and Streetscape Concept**” (Jan. 20, 2008)
 - authorized staff to prepare a **Secondary Planning Strategy** for Main Street Dartmouth and vicinity



Who has been consulted?



- **5 Public Sessions:**
 1. parking & shortcutting
 2. building styles & development patterns
 3. concept & draft rules
 4. refining the rules; transportation analysis
 5. Public Information Meeting
- **Ongoing BID Liaison:**
 - Introductory BID meeting
 - Updates at BID breakfasts
 - Met with owners on request
 - Overview of proposed new rules to special BID meetings



How has the process evolved?

As approved:

- Website
- On-line forum
- BID updates
- 2 workshops
- Presentation to Community Council
- Optional public meeting



As implemented:

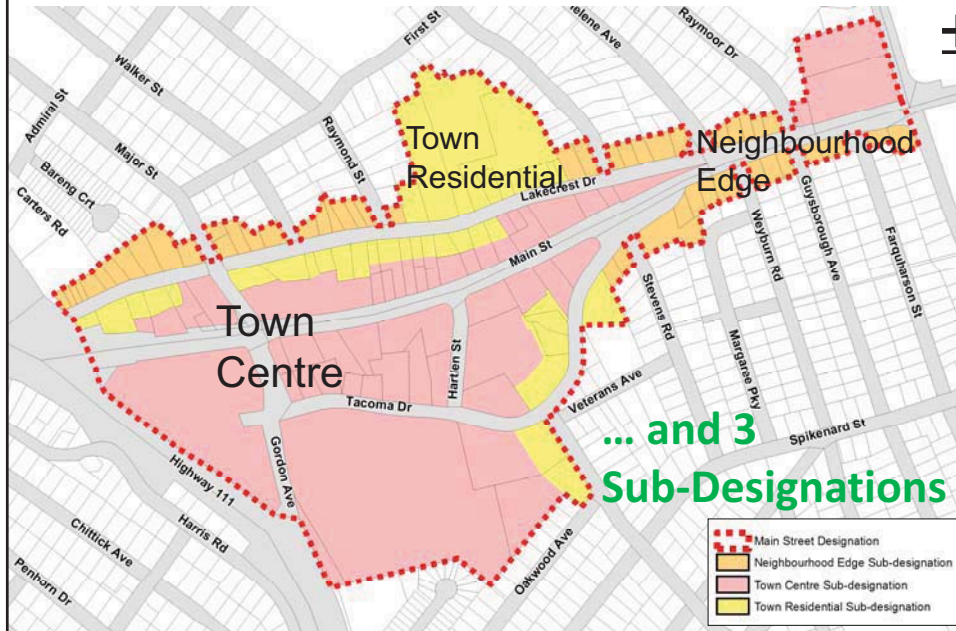
- Website
- No on-line forum
- BID updates
- 4 workshops
- Presentation to Community Council
- Public Information Meeting
- Commercial landowner mailout
- 2 business information meetings

Main Street Designation

- foster a town centre as a focal point for residential and commercial investment
- pedestrian oriented buildings and spaces
- recognize need for automobile access
- reduce uncertainty through as-of-right mixed-use and multiple-unit residential zoning with design requirements



Main Street Designation...



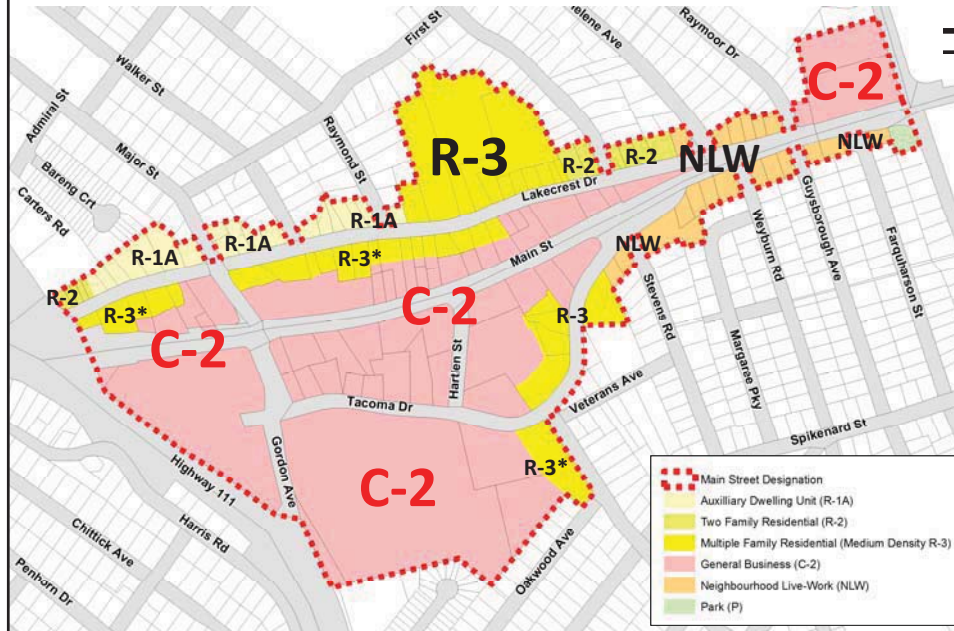
Main Street Designation with 3 Sub-Designations:

- **Town Centre:**
 - sidewalk retail with offices/residences above
- **Town Residential:**
 - townhouses, apartments or condos near Town Centre's goods and services
- **Neighbourhood Edge:**
 - orderly transition between medium-density or high-traffic areas and established low-density neighbourhood



Proposed Zoning

Design rules also apply
* Townhouse facades



General Commercial (C-2) Zone

For a walkable mix of uses and buildings...

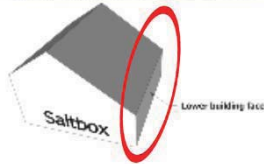
- Sidewalk-oriented commercial on ground floor
- General Offices: max. 3 floors
 - To avoid competing with downtown
- Residences above, as-of-right
- No industrial, storage or “adult” uses
- Rear or subgrade parking



Medium Density Residential (R-3) Zone

Lakecrest/Valleyfield:

- Multiple unit facades must resemble townhouses
- Low (2-storey) street wall



Other Locations:

- 4 storey streetwall
- 12.2 m (40 ft) separation from R-1, R-1A or R-2



Neighbourhood Live-Work (NLW) Zone

For low-impact live/work...

- Craftshop/spa/studio/office
- Accessory retail only
- Other uses and rules comparable to R-1A
- Limited signage
- Townhouse-style dwellings



Auxiliary Dwelling Unit (R-1A Zone)

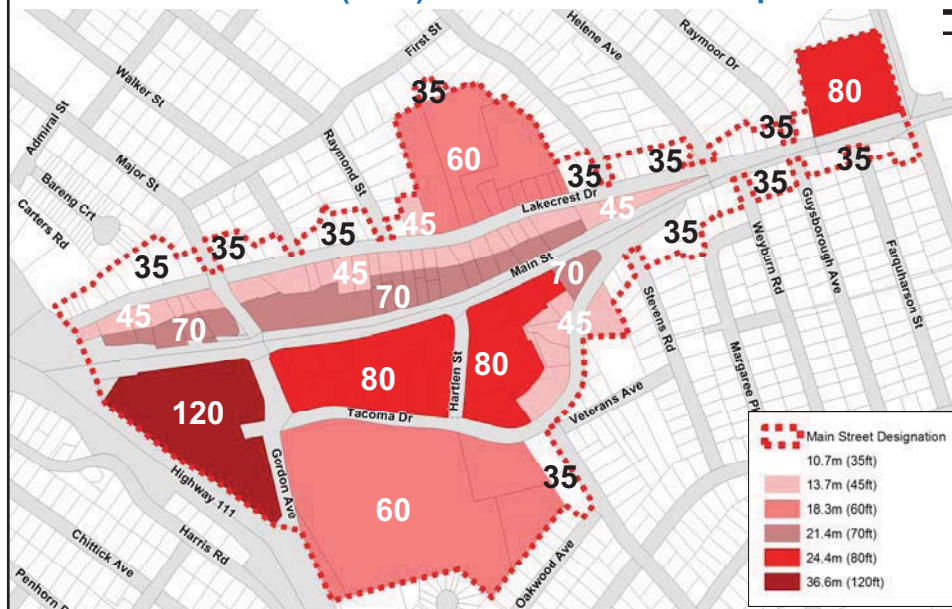
To add more residents near shopping, while retaining a small scale...

- As in R-1, plus one auxiliary unit up to 40% of gross floor area
- Must retain the appearance of a single house

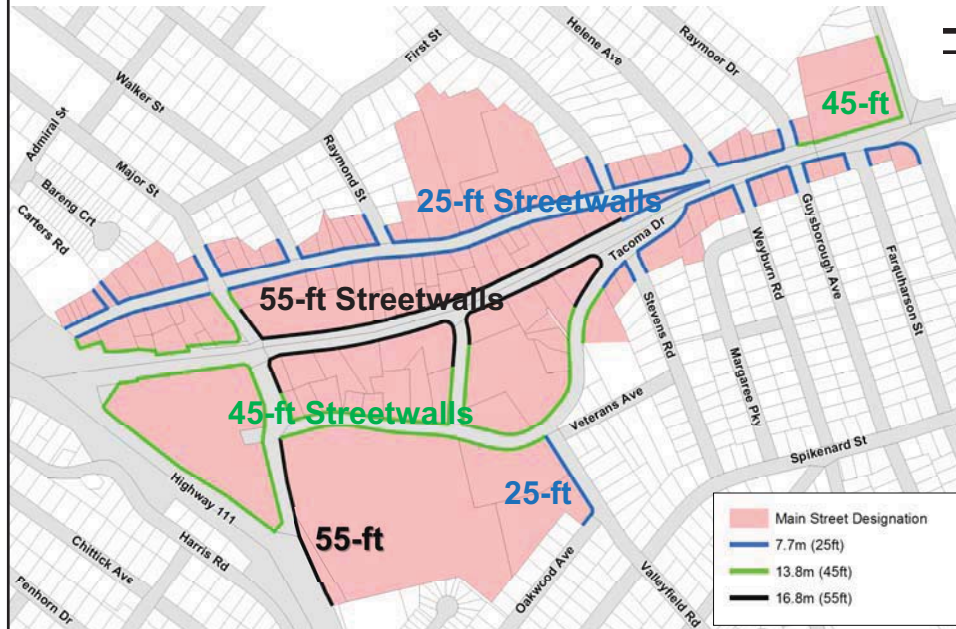


Maximum Building Heights

An additional 4.6 m (15 ft) is allowed for lofts & penthouses



Maximum Streetwall Heights



Rules for NEW PARKING LOTS

- No new front-yard parking
- No new side-yard parking, except alongside a driveway
- Development agreement option for the large shopping centres on Tacoma Drive and Gordon Avenue for large front yard setbacks...



Development Agreement Option Area



D.A. option for deep front yard setback.
(requires pedestrian frontage & design features)

Buildings

Maximum setbacks:

- Gordon, Major & Hartlen: 6.1 m (20 ft)
- Main, Tacoma & Caledonia: 9.1 m (30 ft)

Roofs & walls:

- R-3 & NLW Zones – breaks every 12.2m (40 ft)
- C-2 Zone – breaks every 24.4 m (80 ft)

Windows:

- Vertical or square
- along 35% of each floor
- along 50% of sidewalk façade



When would the rules apply?

- **New occupants** – no effect
- **New uses, extensions, external renovations** – new elements only
- **Replacement buildings, additional parking** – all elements

i.e., in proportion to the amount of change

Nonconforming structures may be altered/expanded if:

- ✓ the nonconforming structure remains on one lot
- ✓ additions total no more than 697 sq. m (7500 sq ft)
- ✓ additions are for a permitted use
- ✓ additions respect all the new rules
- ✓ a landscaped walkway links the door & sidewalk



Thank you

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