


HALIFAX

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Item No. 11.1.7
Halifax Regional Council
July 21, 2015

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed by 

SUBMITTED BY:

Mike Labrecque, Acting Chief Administrative Officer

Original Signed

Jane Fraser, Acting Deputy Chief Administrative Officer

DATE: June 8, 2015

SUBJECT: Plan Dutch Village Road—Boundary amendment

ORIGIN

August 6, 2013 Halifax Regional Council made motion to request staff to initiate a planning process to establish comprehensive planning policies that enable additional commercial and residential developments on the lands located within Dutch Village Road and neighbouring areas, as outlined in Map 1 Plan Dutch Village Road Study Area.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, Part VIII, Planning and Development

RECOMMENDATION

It is recommended that Halifax Regional Council expand the boundary of the Plan Dutch Village Road Project to include all commercially designated properties in the Fairview Secondary Planning Process as shown on Map 2 Proposed Dutch Village Road Study Area.

BACKGROUND

On August 6, 2013 Halifax Regional Council requested that staff “initiate a planning process to establish comprehensive planning policies that enable additional commercial and residential developments on the lands located within Dutch Village Road and neighbouring areas in a larger area” in response to a number of site specific, plan amendment development proposals in the area. To assist in communication of the project staff has been referring to the project as Plan Dutch Village Road. Staff are currently preparing Municipal Planning Strategy and Land Use Bylaw amendments to enable a mix of built form and land uses on the lands shown on Map 1 in response to Council’s motion. Public consultation on the project has included an open house and workshop that was held on March 25, 2015 as well as via forums and online discussions at shapeyourcity.ca. Through this process staff have determined that the boundary should be modified to incorporate all commercially designated properties in the area, as shown on Map 2.

DISCUSSION.

The goals of Plan Dutch Village Road are to create:

- commercial and residential development that contributes to an attractive and pedestrian-friendly environment;
- attractive buildings that are integrated with the existing community;
- site design that creates livable and walkable communities;
- a vibrant and well-defined commercial node;
- regulation under a single land use by-law (i.e. move certain lands from Peninsula LUB to Mainland LUB); and
- clarity and predictability about development to residents, business and property owners.

As a means to deliver on the project goals, the Commercial Facilities section of the Fairview Secondary Planning Strategy in the Halifax MPS will be replaced with an updated policy set through the Plan Dutch Village Road process. However, there are seven commercially designated properties located on Dutch Village Road, bound by Main Avenue and Evans Avenue that are not currently included in the Plan Dutch Village Road study boundaries. To maintain the clarity and readability of the MPS, as well as to provide a consistent approach to development in the commercial area, staff are recommending that all commercially designated properties be included in this process (Map 2). This will allow for consistent development within the DVRA and allow for a complete update of the commercial policies in the local plan.

FINANCIAL IMPLICATIONS

There are no direct financial implications arising from this report.

COMMUNITY ENGAGEMENT

Community engagement was achieved through an Open House and Workshop that took place on March 25, 2015 at the Royal Canadian Legion – Fairview Branch as well as through an online forum and website on shapeyourcity.ca. Community outreach was conducted through Facebook, twitter, online (HRM’s website, shapeyourcityhalifax.ca), traditional newspaper advertising in three newspapers and post cards were sent to over 3,000 addresses.

Community engagement was intended to inform the public about the process, to seek feedback on the four proposed areas and to seek feedback on the areas as a whole.

Approximately 50 residents and interested stakeholders attended the meeting. Public input was received through a Q&A session, written comments on posters, maps and through discussion with staff.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report

ALTERNATIVES

1. Halifax Regional Council may choose to approve the proposed amendments to the Plan Dutch Village Road study area boundary with modifications. This may necessitate further analysis and a supplementary report.
2. Halifax Regional Council may choose to refuse the proposed amendments to the Plan Dutch Village Road study area boundary. This is not recommended for the reasons outlined in the report.

ATTACHMENTS

- Map 1 Current Plan Dutch Village Road Study Area
Map 2 Proposed Dutch Village Road Study Area

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

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Map 1 - Current Plan Dutch Village Road Study Area

-  Study Area
-  Parcel
-  Zoning
-  Generalized Future Land Use

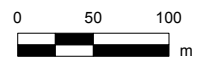
- Zoning**
Peninsula
- C-2 General Business Zone
 - C-2A Minor Commercial Zone
 - C-3 Industrial Zone
 - R-2 General Residential Zone
 - R-2AM General Residential Conversion Zone

- Mainland**
- C-1 Local Business Zone
 - C-2A Minor Commercial Zone
 - R-2P General Residential Zone
 - R-2AM General Residential Conversion Zone

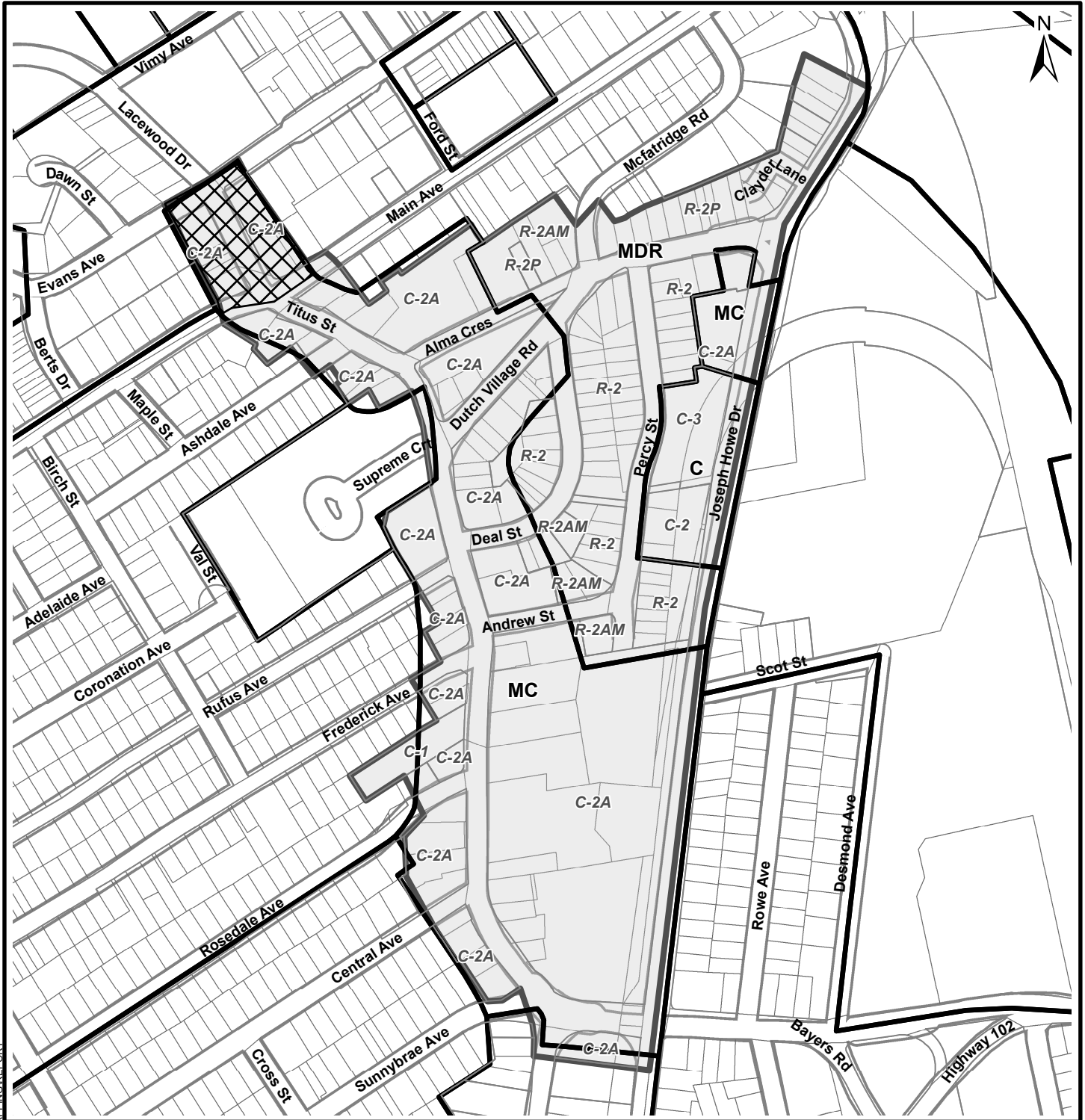
- Generalized Future Land Use**
- C Commercial
 - MC Mainstreet Commercial
 - MDR Medium Density Residential

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




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Map 2 - Proposed Dutch Village Road Study Area

-  Proposed Addition to Study Area
-  Study Area
-  Parcel
-  Zoning
-  Generalized Future Land Use

- Zoning**
Peninsula
- C-1 Local Business Zone
 - C-2 General Business Zone
 - C-2A Minor Commercial Zone
 - C-3 Industrial Zone
 - R-2 General Residential Zone
 - R-2AM General Residential Conversion Zone

- Mainland**
- C-1 Local Business Zone
 - C-2A Minor Commercial Zone
 - R-2P General Residential Zone
 - R-2AM General Residential Conversion Zone
- Generalized Future Land Use**
- C Commercial
 - MC Mainstreet Commercial
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