

# HALIFAX

## Kuhn Road Amendments

Planning and Zoning



Halifax Regional Council  
Public Hearing  
October 6, 2015

## Where is it?



Beazley Park

NSCC Akerley

Main Street BID

Google earth

## Why are we doing this?

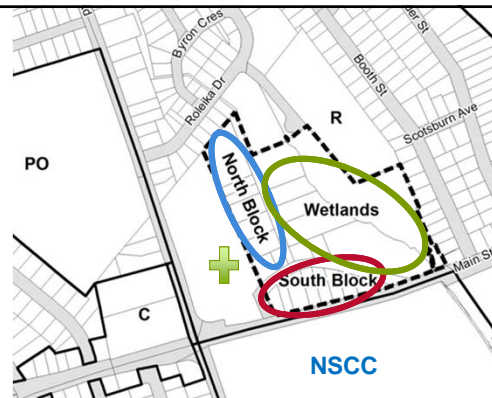
- September 2013: Regional Council approved MPS & LUB provisions for Dartmouth Main Street
- Staff had included Kuhn Rd. area in Main St. process
- Main Street Designation did not fit Kuhn Road lands
- Kuhn Road area would go under a separate report



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## 3 sub-areas:

- **North Block:**
  - Municipal lots behind church, anticipated as surplus
- **Wetlands:**
  - Municipal Lots to be retained
- **South Block:**
  - Private Lots between Kuhn & Main



## North Block (behind the church)

- Strip of vacant lots east of church including old road
- Re-designate from “Residential” to a “Kuhn Road Designation”
- Modify R-3 Zone requirements
- Apply specific criteria for development agreements for multiple-unit residential in case these lands are ever sold



## Specific Criteria for Development Agreements

- Open space, mature trees, protect wetland
- Architectural interest, respect church spire
- Walkable, human scale
- Integrate appearance of buildings, open space and adjacent sites, especially the church
- Landscaping, walkways, driveways
- Sewer, water, erosion, sedimentation & stormwater
- Minimize shadow, lighting & privacy impacts
- Conceal parking, loading & storage



## Wetlands (Municipal lands to be retained)

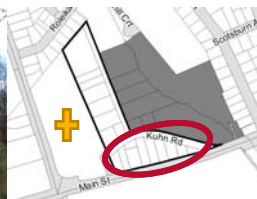
- **Protect wetland** to control runoff to Morris-Russell Lake system
- **Redesignate** from Residential to Park & Open Space
- **Re-zone** from R-3 & R-1 to C (Conservation)



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## South Block (between Kuhn & Main)

- enclave with **no sanitary sewers**
- low-density** residential
- includes a lodging house



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## Between Kuhn & Main (con.)

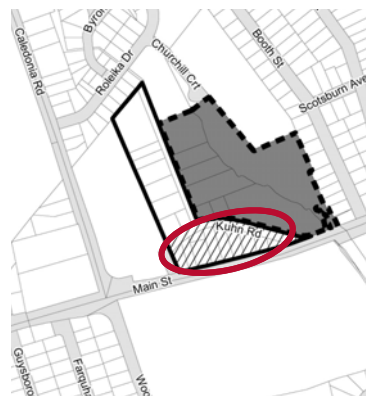
- Align density with service constraints (no sewer)
- Increase scope for small indoor businesses
- Minimize impacts on abutting residents
- If a sanitary sewer connection is ever established, allow multiple units using same development agreement criteria as for North Block



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## Between Kuhn & Main (con.)

- **MPS:**
  - Re-designate from “Residential” to “Kuhn Road”
- **LUB:**
  - Modify R-3 Zone requirements
  - Apply a *Schedule* to:
    - prevent multi-units unless sewers became available
    - allow small indoor enterprises



## Between Kuhn & Main (con.)

- **New Schedule:**

- Limit residential uses to:
  - single units
  - *existing* auxiliary units
  - *existing* lodging houses
- Allow indoor workshops, studios, spas, etc.



- **If piped sewers became available:**

- Multi-unit residential by development agreement
- The new design, site, access & servicing criteria would apply

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## Between Kuhn & Main (con.)

### Indoor commercial uses:

- small B&B
- day spa
- studio
- craftshop
- workshop
- greenhouse
- storage
- *accessory* retail



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## Between Kuhn & Main (con.)

- Allow accessory buildings to be larger and taller than elsewhere in Dartmouth, with architectural & height controls:
  - Maximum height 35 ft
  - Size (max. 1000 sf)
  - Min. roof pitch (8:12)
  - Appearance of greenhouses
- 50% maximum total lot coverage
- Allow small ground signs



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## Recap

- **Add development agreement criteria** for all multiple unit development within the Kuhn Road area, including municipal lands anticipated to be surplus
- **Rezone Kuhn Swamp** from R-3 & R-1 to C
- **Apply a Schedule to Kuhn-Main block**, limiting density unless/until sewer is provided, and allowing small indoor enterprises

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## Questions?



Source: Pictometry Online

Oblique Aerial View (NSCC is at bottom of photo)

## Thank you!

[www.halifax.ca/planning/applications/KuhnRoadArea.php](http://www.halifax.ca/planning/applications/KuhnRoadArea.php)

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