

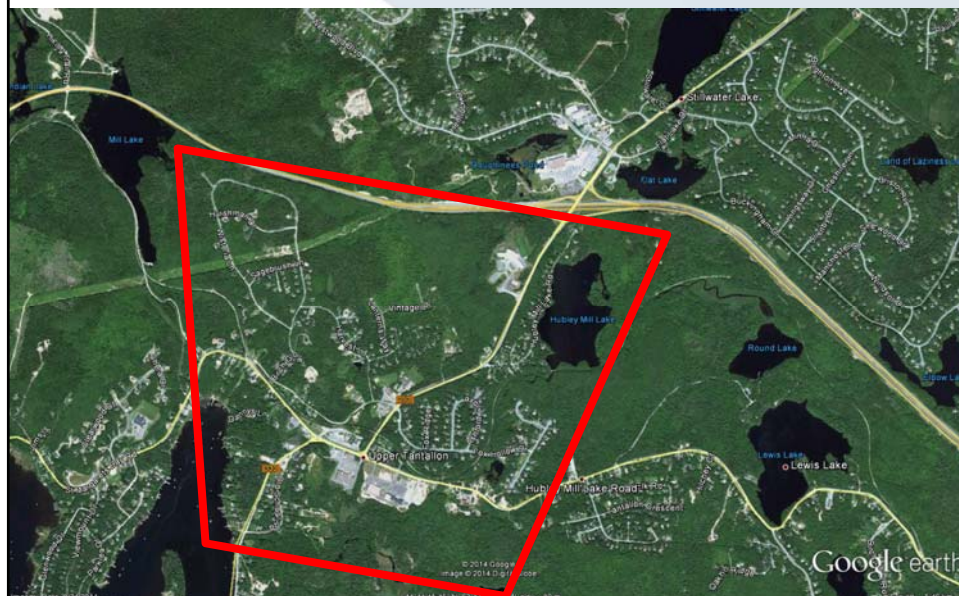
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Tantallon Crossroads Plan Review

Case 16424
Public Hearing
July 22, 2014

July-21-14

Where is Tantallon Crossroads?



Background

- community organized and led 3 forums culminating in spring 2010
- On Sept. 21, 2010 Regional Council directed staff to initiate plan & zoning amendments
- Public Information Meeting (June 2, 2011)



Tantallon Crossroads Plan Review



July-21-14

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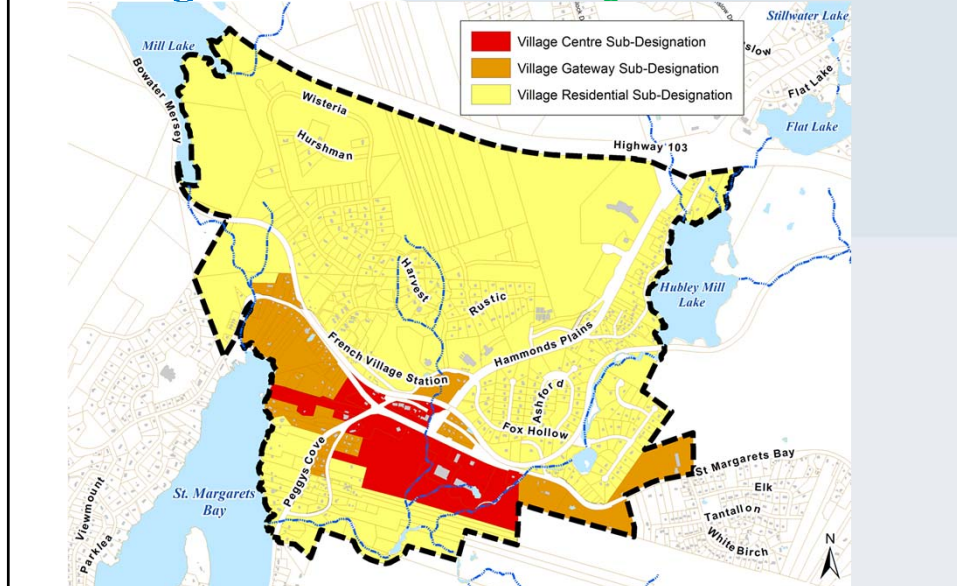
The Vision

- Coastal village character:
 - Streetscape for walking & socializing
 - Small buildings with pitched roofs
 - Traditional style siding
- Local centre: mix of small commercial, residential and community uses
- Traditional craftshops & marinas for tourism & local jobs
- Housing choices for all ages, especially near shops and services
- Education and health care for residents and local jobs
- Protect groundwater and surface water



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Tantallon Crossroads Coastal Village Designation with 3 Sub-Designations



Minor legend correction

- Map 1 of Attachment 1 (MPS amendments) should read "Tantallon Crossroads Coastal Village Designation"
- non-substantive correction
- The Clerk has provided a corrective clause to include in the resolution, with a corrected map

Building Footprint

- Maximum 6000 sq. ft. for **Village Centre** and **Village Gateway** Sub-designations/zones
- *Footprint*, not floor area



Tantallon Crossroads Plan
Review

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Architectural Requirements

- Apply within the entire designation
- **Exceptions:**
 - 1-2 unit dwellings
 - Accessory buildings
 - Greenhouses
 - Temporary structures
 - **Changes in use/occupancy** in an existing building



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Plan Review

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Walls and Windows

- *Maximum* setbacks
- Max. 50 ft uninterrupted street facade
- Siding must look like horizontal or vertical wood, shingles, stone or brick
- Window, door & corner trim
- Vertical or square window openings
(except retail display and basement)



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Pedestrian Access

- At least one wall must face the street
- 60% of street *façade* must be arcades, display windows, entries, awnings, etc.
- Clearly defined street façade entry
- Paved walkway from street façade entry to where the driveway joins the street



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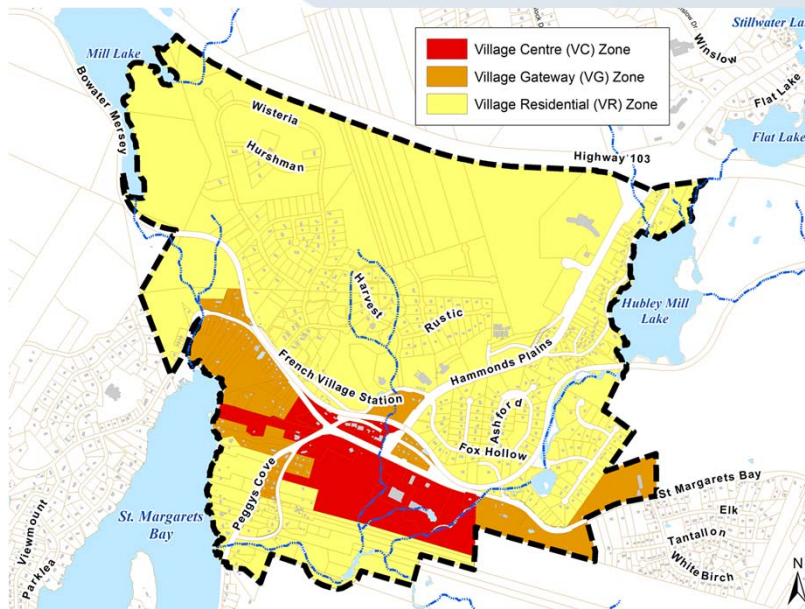
Roofs

- Must be pitched at least 6:12 (except Green Roofs)
- If visible from the street, must be articulated at least every 50 ft with cross-gables, dormers, parapets, masonry-style chimneys, etc.
- Rooftop equipment must be screened from the road



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Proposed Zoning



Village Centre Zone

- Multiples up to 12 dwelling units
- Tourist accommodations
- Commercial uses **except** dry cleaning, drive-throughs, drive in theatres, adult uses
- Traditional uses (e.g. craftshops)
- Maple product processing
- Small club houses
- Institutional uses, **except** cemeteries



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Village Centre Zone

By development agreement only:

- multiple unit dwellings **over 12 units**, or with a footprint **over 6000 sf**
- institutional building footprint **over 6000 sf**
- Marinas
- ... also ...



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Village Centre Zone

Schedule N

(Cobalt, Canadian Tire & Lawtons plaza)

- New buildings may be considered by DA, only if:
 - front setbacks, building footprints and heights do not exceed the zone maximum
 - Facades parallel the street, with display windows, awnings and doorways
 - doors connect to walkways without any need to cross parking or lanes
 - no parking, lane, fuel station or loading bay between road and façade



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Village Centre Zone

Schedule N (continued):

- Buildings may be expanded by DA only if:
 - expansion reduces front setback or increases height
 - building has a street-oriented façade with display windows, awnings and doorways
 - expansion does not add surface parking, lanes, fuel stations or loading bays between street and façade



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Village Gateway Zone

- Max. 12 dwelling units, based on lot size
- Tourist accommodations
- Existing mobile homes
- Existing service stations
- Commercial (except car dealerships, drive-through, dry cleaning & adult)
- Veterinary clinics
- Institutional, clinics, daycare
- Traditional Uses



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Village Gateway Zone

Exception for light industry site encumbered by power lines

- 5434 to 5444 St. Margarets Bay Rd. may also have these uses subject to screening requirements:
 - Fabrication, maintenance, repair, sales & service of boats, trailers, docks, decks, rafts, slipways & ramps
 - Storage of materials used for on-site operations
 - Storage of boats (with masts removed) or trailers



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Village Gateway Zone

By development agreement only:

- Dwellings with more than 12 units
- Dwellings exceeding 6000 sf building footprint
- Institutional buildings with footprints exceeding 6000 sq. ft.
- Exception: at 4 French Village Station Rd., self-storage uses with max. 7500 sq. ft. footprint, max. 35 feet high
- Marinas



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Parking & Landscaping

Village Centre & Village Gateway Zones

- Parking at side or rear only
- Min. parking requirements reduced by 20%
- Large parking lots must incorporate landscaping
- Bicycle parking requirements
- 15 ft. wide landscape strip alongside all streets



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Village Residential Zone

- Single unit dwelling & auxiliary apt.
- Semi-detached dwellings:
 - for lots 1+ acre
 - on Azalea Lane
- Townhouse/townhouse style:
 - 3 units for lots 48,000+ sf
 - 4 units for lots 64,000+ sf
- Home business including:
 - daycare for up to 14
 - B&B up to 3 rooms
- Community & Open Space
- Fishery support & forestry
 - except sawmills
- Stables/pastures for 4 animals on lots 100,000+ sf
- Existing commercial



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Village Residential Zone

By development agreement only:

- Multi-unit residential buildings exceeding four units:
 - ✓ Lot must be at least 100,000 sf
- Small tourist accommodations:
 - ✓ Building footprint must not exceed 3200 sf
- Marinas



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Signs

- Ground Signs - maximum heights:
 - Village Centre Zone: 20 ft
 - Village Gateway Zone: 15 ft
 - Village Residential Zone: 6 ft
- Landscaping under Ground Signs:
 - Village Centre & Village Gateway Zones
- Backlighting:
 - In Village Centre Zone only



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Nonconforming structures may be altered/expanded if:

- ✓ the nonconforming structure remains on one lot
- ✓ additions total no more than 1200 sf
- ✓ additions are for a permitted use
- ✓ additions comply with the new rules except max. front & flankage yard setbacks and building footprint
- ✓ a landscaped walkway links the door & driveway entry



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Thank you!

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