

HALIFAX

CDAC

Update: Downtown Dartmouth

Update: CDAC July 25th Motion

2018-10-24

Downtown Dartmouth Plan Open House

October 22, 2018

- 6:00 pm Open House
- 6:30 pm Presentation + Q&A
- 7:20 pm Open House
- 8:30 pm Close

Comments: talk to staff and/or send to planhrm@halifax.ca



Open House

1. To present how Downtown Dartmouth Plan Update will be aligned and incorporated with the Centre Plan
2. To seek public feedback on proposed policies and regulations.



Presentation Outline

1. Plan Update / Centre Plan Process
2. The Vision for Downtown Dartmouth
3. What is not changing, and changes are proposed
4. We want to hear from you – how to provide feedback
5. Next steps



Downtown Dartmouth Vision (2000)

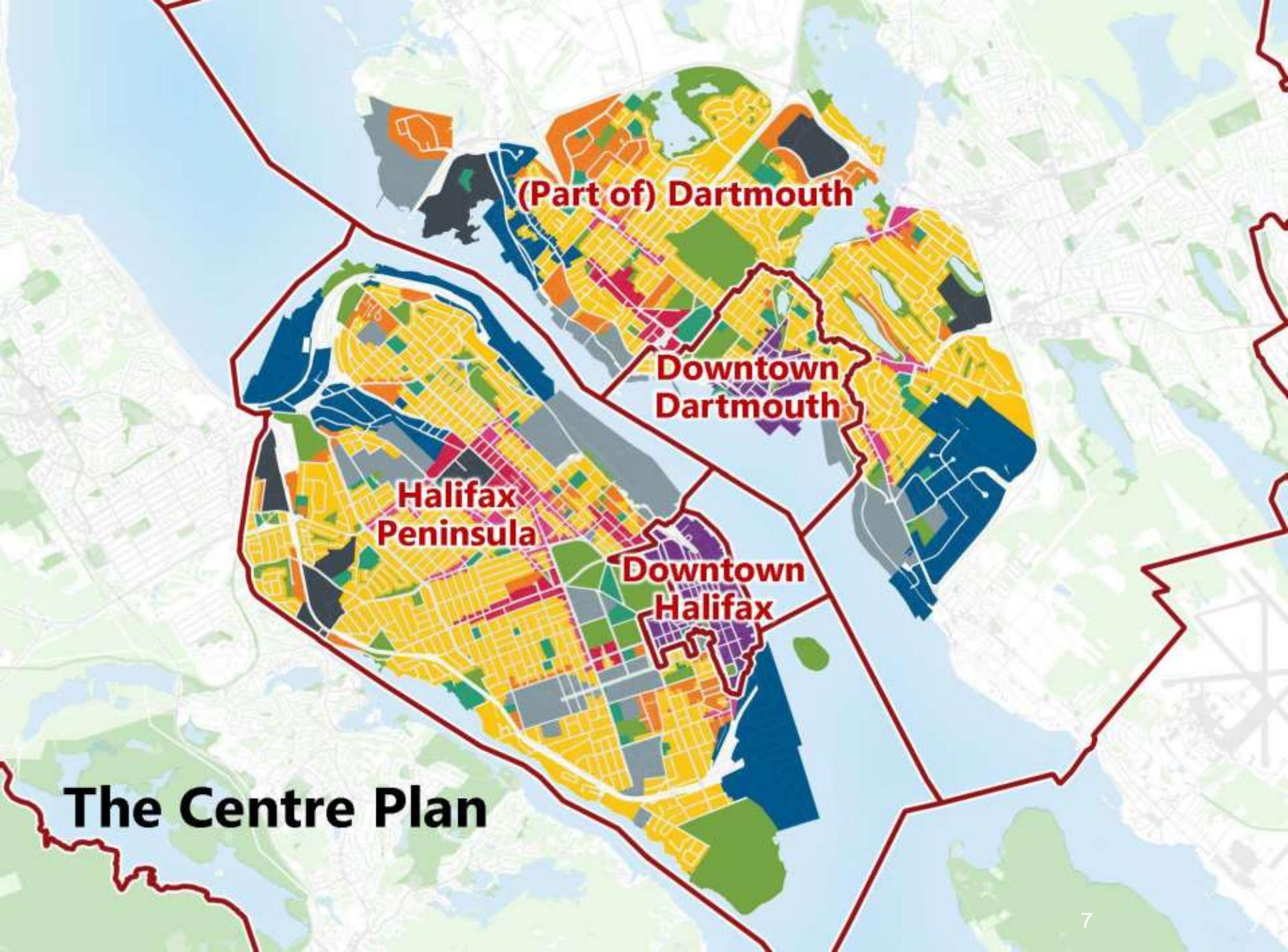
Downtown Dartmouth is an attractive & safe community with a lively business district, quiet and stable neighbourhoods, and an accessible and beautiful waterfront for all to enjoy. The community has retained a strong sense of its heritage and culture, provides a broad range of quality housing choices for all, and assures that all lifestyles can be met through an abundance of park and recreation facilities and employment opportunities.



Downtown Dartmouth Today

- One of the oldest settled areas of the Municipality
- Traditional street patterns
- Heritage properties
- Connection to the Harbour and Shubenacadie Canal
- Diverse parks, open spaces and the Trans Canada Trail
- Vibrant commercial downtown with diverse business community
- Host of many community & cultural events
- Alderney hub and waterfront
- Increased private and public investment
- Planning Documents for Downtown Dartmouth 20 years old





(Part of) Dartmouth

**Downtown
Dartmouth**

**Halifax
Peninsula**

**Downtown
Halifax**

The Centre Plan

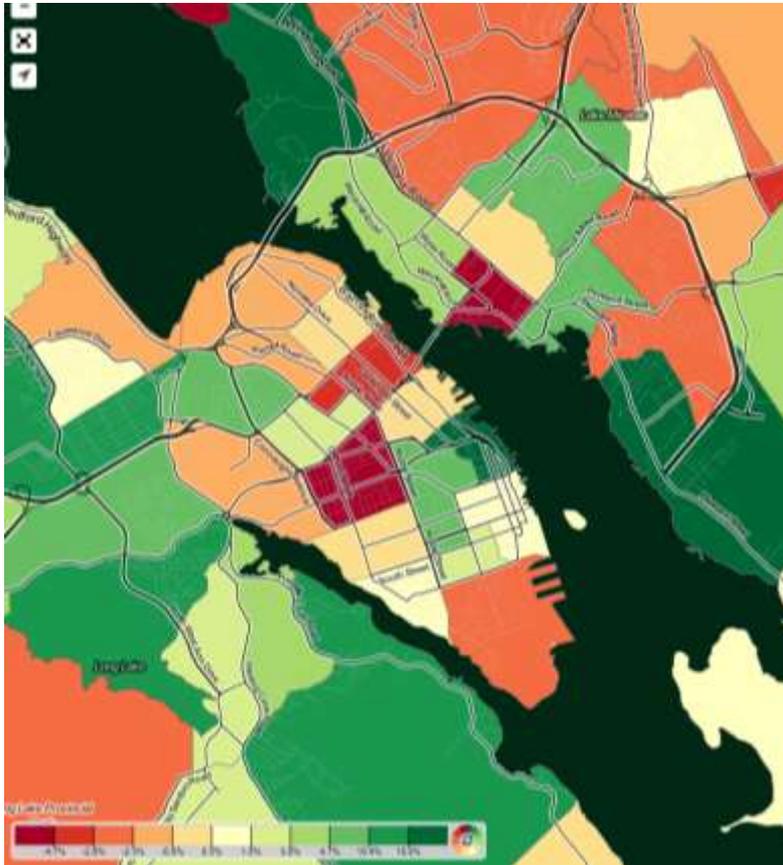
75%↑ BY 2031 in the
**REGIONAL
MUNICIPALITY**



25%↑
BY 2031 in the
REGIONAL CENTRE



2018 in Downtown Dartmouth



Population Change, 2011 - 2016

2011 Population: 6,867

2016 Population: 7,083

3% growth over 5 years

~0.7% annually

Trailing Regional Growth

Downtown Dartmouth Opportunities



Engagement to Date

Downtown Dartmouth Plan Update

June 6, 2013 Project Initiated by Council

Jan. 13, 2014 Initial Public Meeting

Dec. 1, 2014 Public Open House

Nov. 18 & 20, 2015 Design Manual Pop-Up

Dec. 11, 2017 Public Open House



Centre Plan

Feb. 28, 2012 Centre Plan Initiated

Nov. 2016 Centre Plan Launch

May – Nov. 2016 Open Houses, Neighbourhood Workshops & Pop-Ups

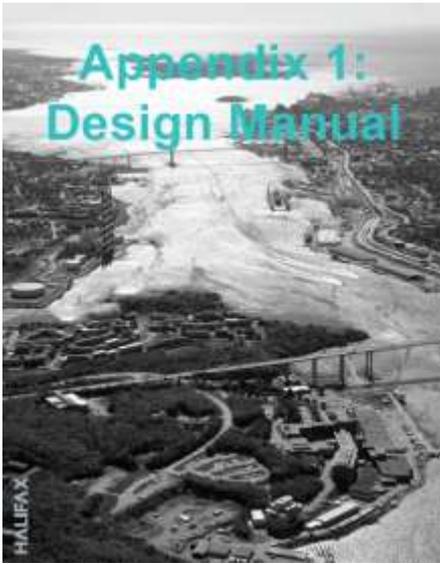
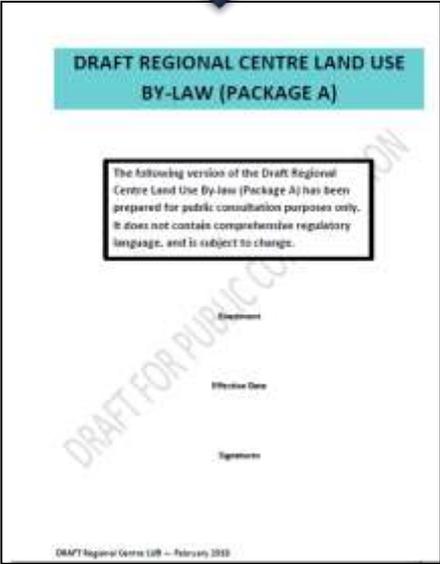
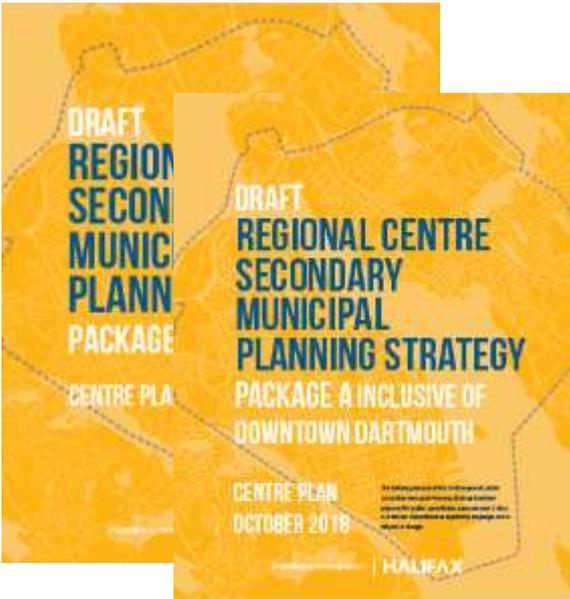
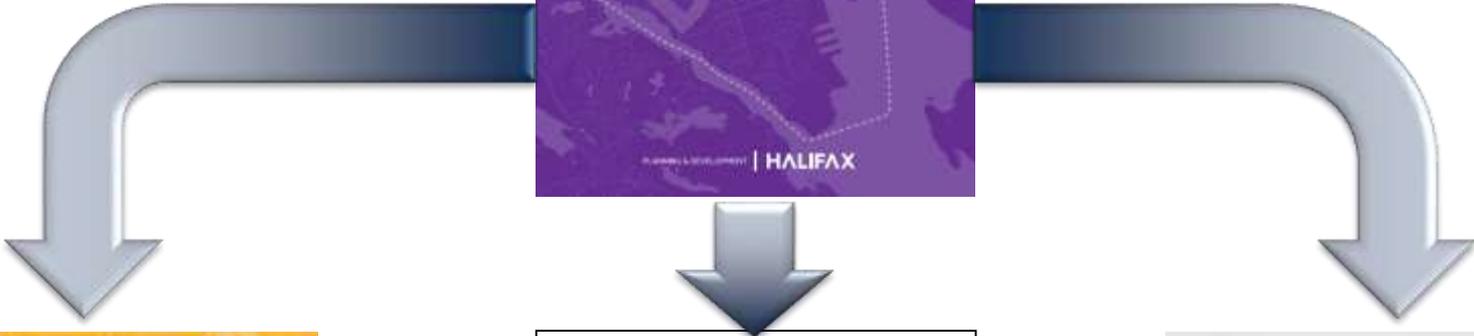
June 2017 – Regional Council Direction (Purple Document)

Feb. – May 2018 Package A Consultation (Plan & LUB)

Feb. 2019 Target for CDAC & start of adoption

HALIFAX

SECONDARY PLANNING
STRATEGY
FOR
DOWNTOWN DARTMOUTH



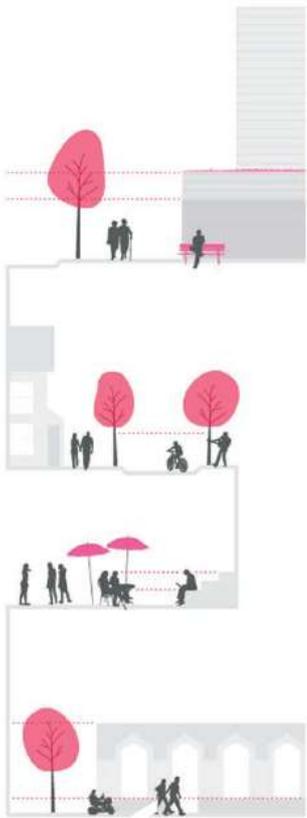
What is being proposed?

3.2 DOWNTOWN DESIGNATION

The downtowns of Halifax and Dartmouth are the cultural, commercial and civic heart of the Municipality they will continue to accommodate new residents, mixed-use development, and support the rest of the Municipality. These lands are major growth areas within the Municipality where the most intense mix of uses and larger scale developments are supported, while also respecting the local heritage context and transitions to surrounding low-rise neighbourhoods.

Centre Plan Core Concepts

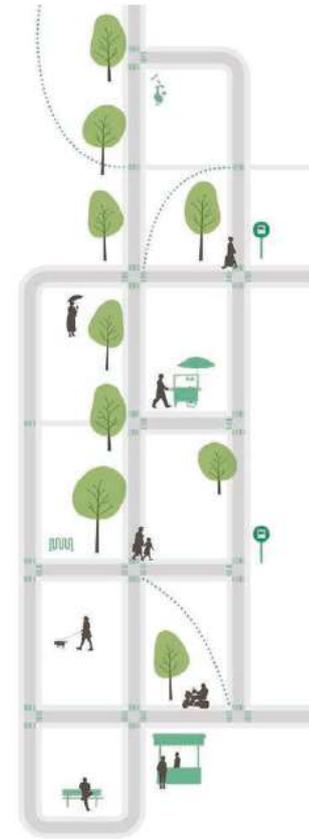
Human Scale Design



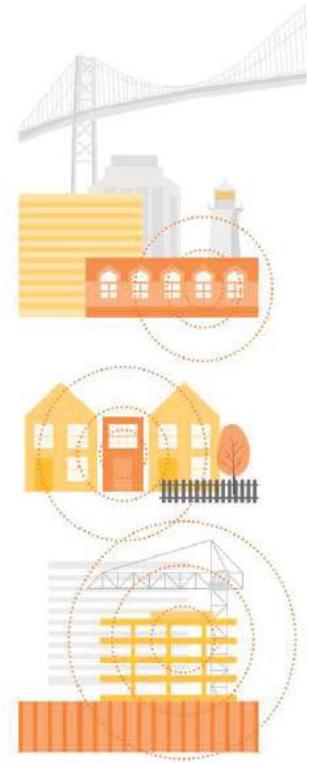
Complete Communities



Pedestrians First



Strategic Growth



CENTRE PLAN

Housing

- New and infill developments
- Mix of unit types required in multi-unit developments
- Ground oriented units
- Greater location choices for shared / special care housing
- Reduced or no parking requirements
- Reduced rent rental housing or cash-in-lieu through density bonusing in all 'Package A' areas
- Continued investigation of government and community partnerships to address affordable housing targets



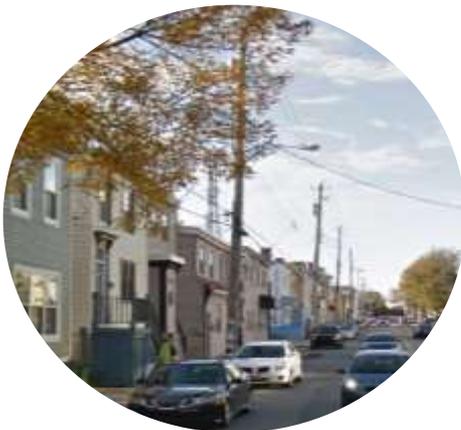
Sustainability

- Focus of growth in areas best served by transit
- Newly permitted urban agriculture uses including chickens (hens only) and bees (two hives for most properties)
- Extended requirements for 'Green Roofs' outside of the downtown
- Landscaping to reduce stormwater runoff

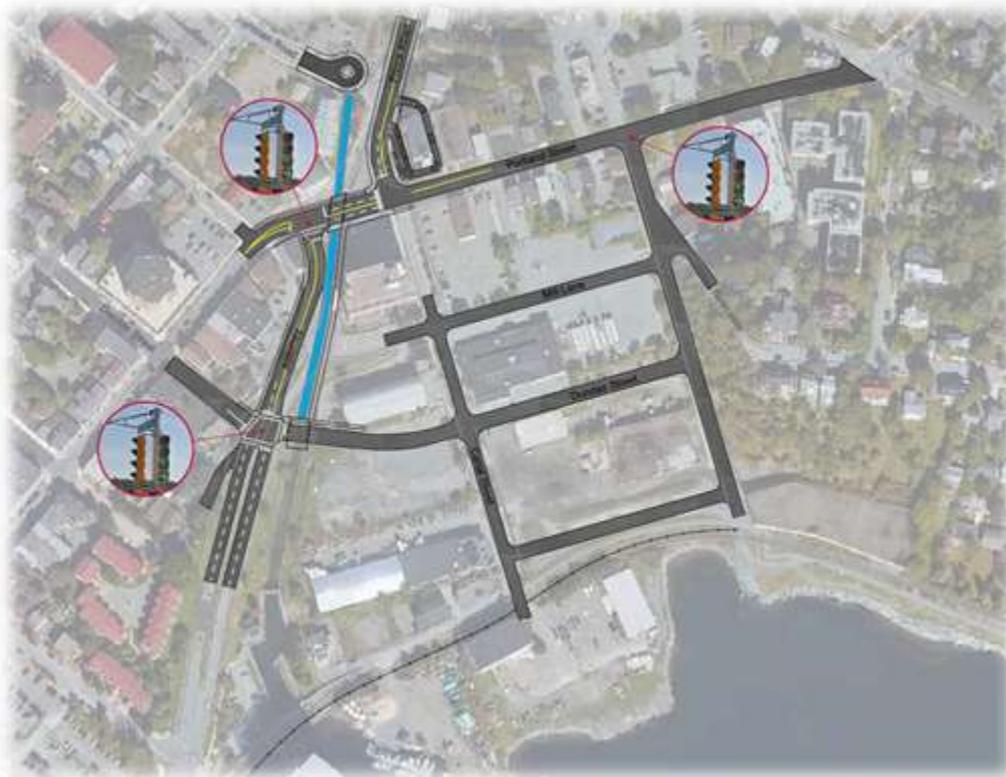


Mobility & Transportation

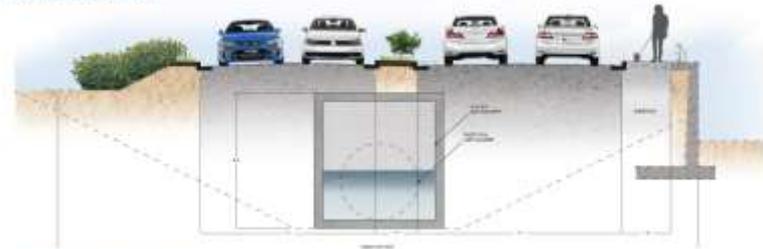
- Modernized bicycle parking requirements and spacing
- Required off-street loading space for residential and commercial uses above a certain threshold
- Growth focused strategically in Downtowns Centres, and Corridors with current and proposed high frequency transit
- Mixed-use buildings permitted in all Package A zones aiding in reducing the need for travel
- Policies to encourage and require traditional street-grid connections



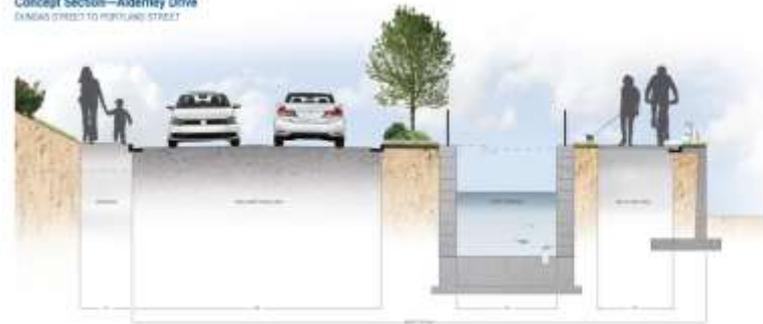
Downtown Dartmouth Combined Infrastructure Renewal Project



Current Section Planned



Concept Section—Aldersey Drive
EXTENDING TO PORTLAND STREET



Downtown Dartmouth Planning

What stays the same?

- Vision
- Key Objectives
- Viewplanes from Dartmouth Common
- Public View Corridors to the Harbour
- Downtown Commercial mixed use zoning



Downtown Dartmouth Planning

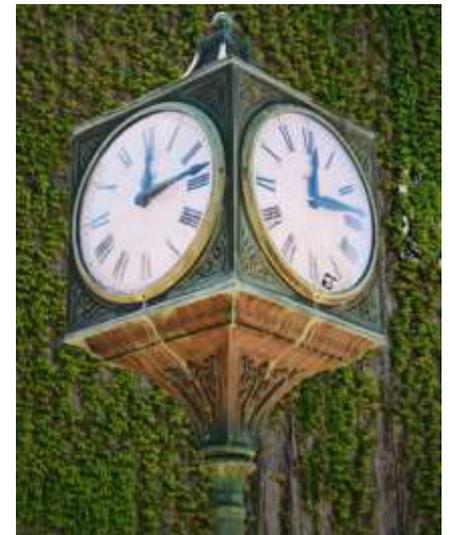
What is being proposed?

- Development approval processes
- Zoning & Permitted Uses
- Pedestrian Oriented Commercial Streets
- Precincts
- Proposed Heritage Conservation Districts
- Built Form requirements
- Design Guidelines
- Density Bonusing



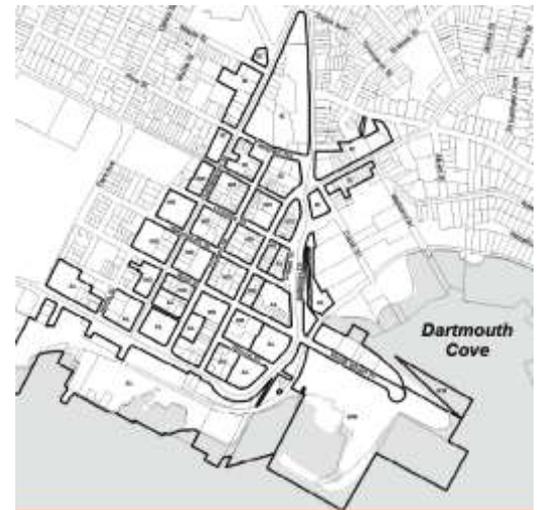
Development Approval

- Development Permit process for developments 2,000 sm or less
- Site Plan Approval for larger developments
 - Land Use By-law (quantitative elements)
 - Design Guidelines (qualitative elements)
 - Design Advisory Committee
- Development Agreements
 - 1 ha lots
 - King's Wharf Special Area
 - Registered Heritage Properties
 - Non-conforming Uses



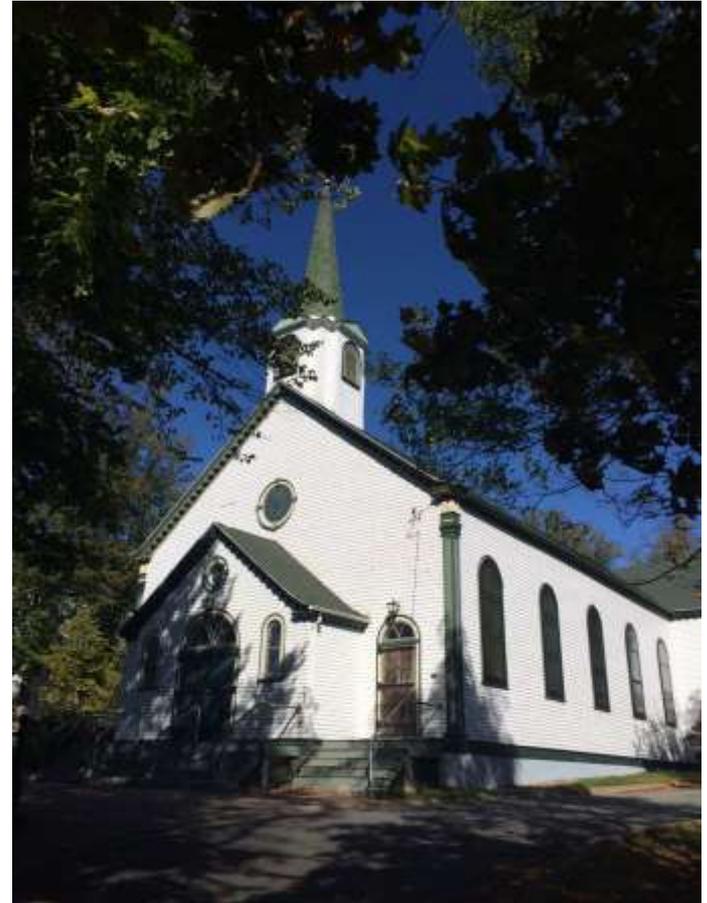
Precincts

- Historic Dartmouth, Alderney, Irishtown/Canal & King's Wharf
- Describe unique existing and desired area characteristics
- Guide policies and regulations for land use, built form, heritage preservation, public realm
- Guide decisions on municipal investments to support growth



Heritage

- Restoration of heritage buildings on a development site qualifies for density bonusing
- Planning flexibility for registered heritage properties through a development agreement option
- Future Heritage Conservation Districts and Cultural Landscapes identified;
- Design guidelines for development that abuts or is adjacent to registered heritage buildings extended to all Package A zones



Proposed Heritage Conservation Districts

- Downtown Dartmouth
- Five Corners
- Harbourview

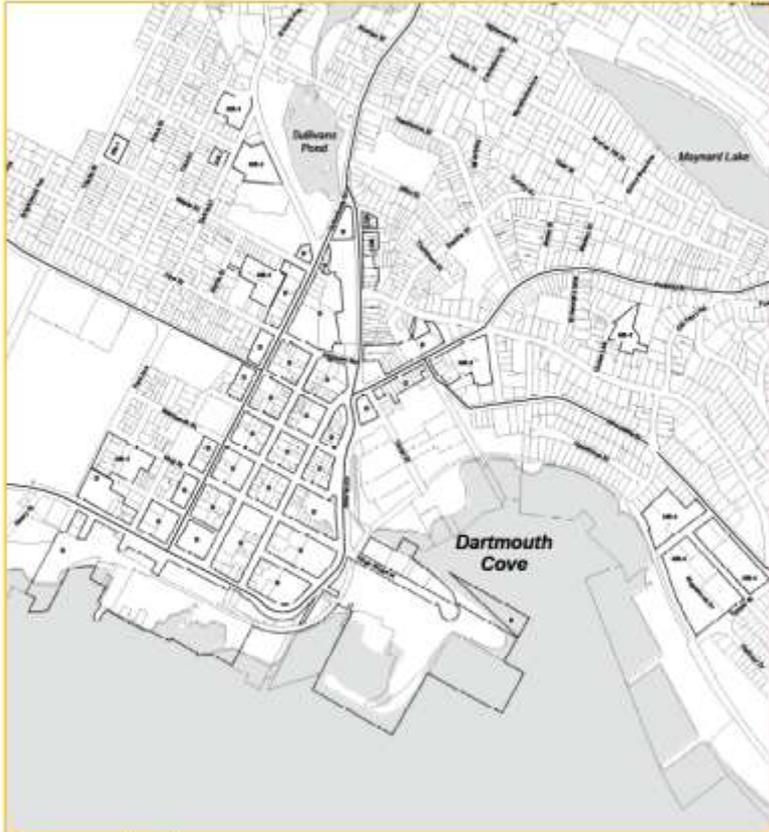


Zoning & Land Use



CENTRE PLAN - DOWNTOWN DARTMOUTH

ZONING



- D Downtown
- COR Corridor
- HR-1 Higher-Order Residential 1



CENTRE PLAN - DOWNTOWN DARTMOUTH

PERMITTED USES BY ZONE

RESIDENTIAL	D	COR	HR-2	HR-1
Single-unit dwelling use	●	●		●
Semi-detached dwelling use	●	●		●
Townhouse dwelling use	●	●		●
Two-unit dwelling use	●	●	●	●
Three- and four- unit dwelling use	●	●	●	●
Medium-density dwelling use	●	●	●	●
High-density dwelling use	●	●	●	●
Secondary or backyard suite use	●	●	●	●
Mobile home use	●	●		
Supportive housing use	●	●	●	●
Bed and breakfast use	●	●	●	●
Lodging use	●	●	●	●
Halfway house use	●	●	●	●
Rooming house use	●	●	●	●
Home occupation use	●	●	●	●
Home office use	●	●	●	●
Work-live unit use	●	●	●	●
Grade-related unit use	●	●	●	●
Model suite use	●	●	●	●
Model suite use	●	●	●	●
COMMERCIAL	D	COR	HR-2	HR-1
Broadcast use	●	●		
Crematorium use				
Day care use	●	●	Ⓢ	Ⓢ
Dealership use		●		
Drinking establishment use	●			
Local drinking establishment use		●	Ⓢ	
Fabrication use	●	●	Ⓢ	Ⓢ
Financial institution use	●	●	Ⓢ	
Fitness centre use	●	●	Ⓢ	
Garden centre use	●			
Grocery store use	●	●	Ⓢ	
Hotel use	●	●		
Kennel use				
Local commercial use	●	●	Ⓢ	2 Ⓢ
Micro-brewery or micro-distillery use	●	●	Ⓢ	
Office use	●	●	Ⓢ	
Pawn shop use		●		
Personal service use	●	●	Ⓢ	Ⓢ
Quick charging station use				
Restaurant use	●	●	Ⓢ	2 Ⓢ
Retail use	●	●	Ⓢ	
Self-storage facility use		●	●	
Service station use				
Service use	●			
Any other commercial use (if not prohibited above)				
URBAN AGRICULTURE	D	COR	HR-2	HR-1
Farmers' market use	●	●	●	●
Heritage farm use				
Keeping of bees as an accessory use	●	●	●	●
Keeping of chickens as an accessory use	●	●	●	●
Urban farm use	●	●	●	●

Ⓢ = permitted on a corner lot only

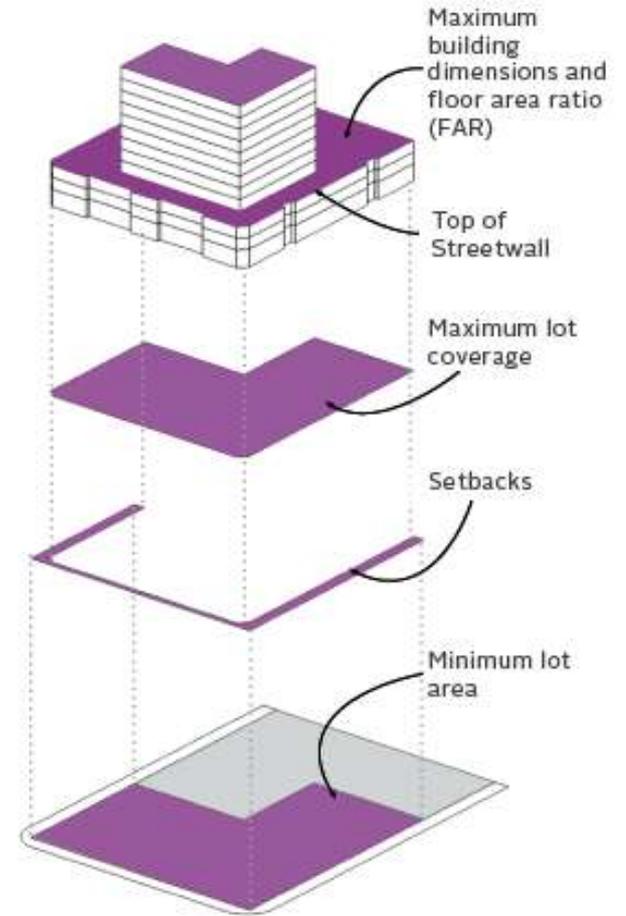
Ⓢ = permitted within a predominantly (at least 75% by floor area) residential mixed-use building only

Pedestrian Oriented Commercial Streets

- Portland Street & Alderney Drive
- Required active ground uses
- Fine-grained storefronts



Built Form

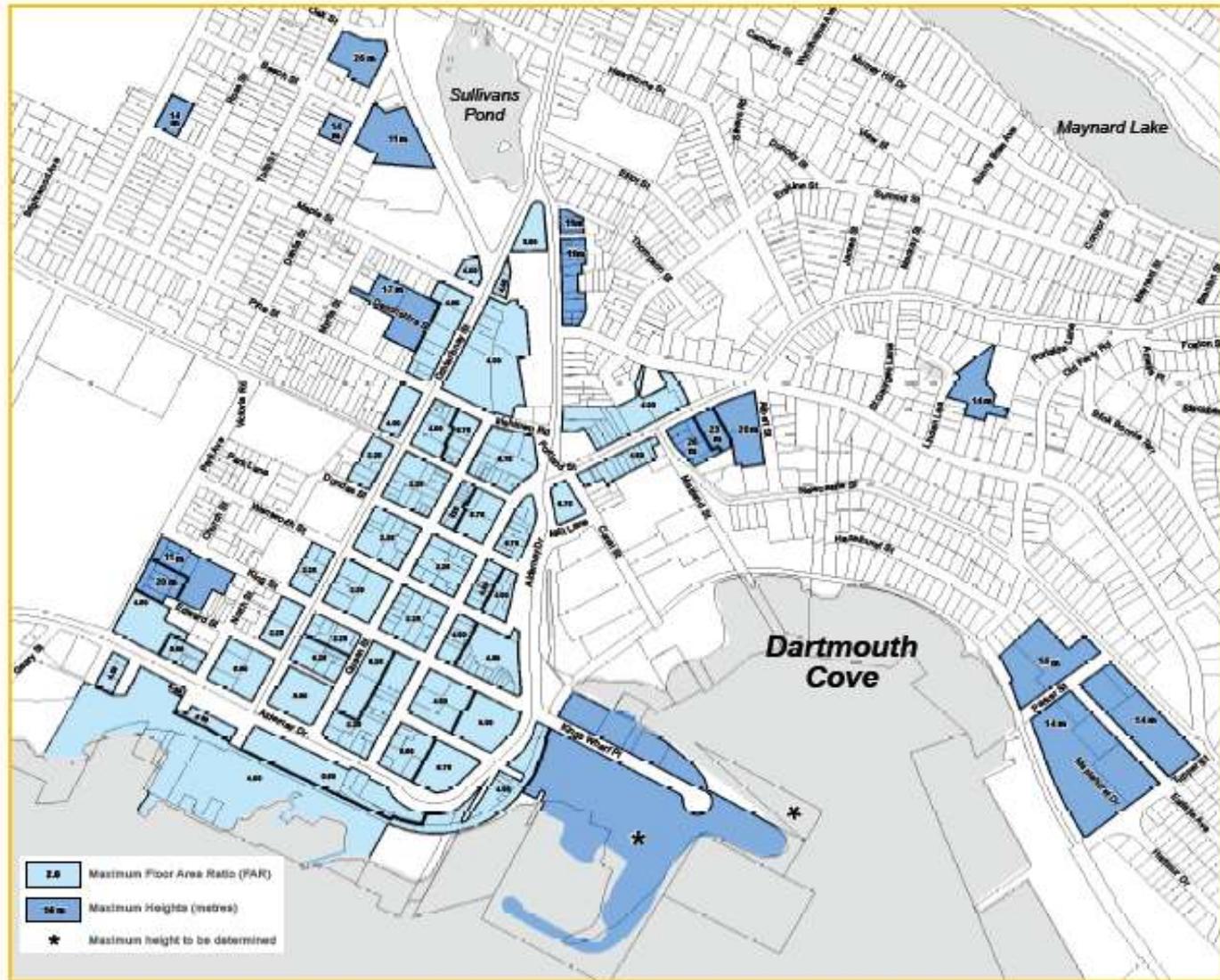


CENTRE PLAN



CENTRE PLAN - DOWNTOWN DARTMOUTH

BUILDING HEIGHTS AND FLOOR AREA RATIOS



Transition Rules

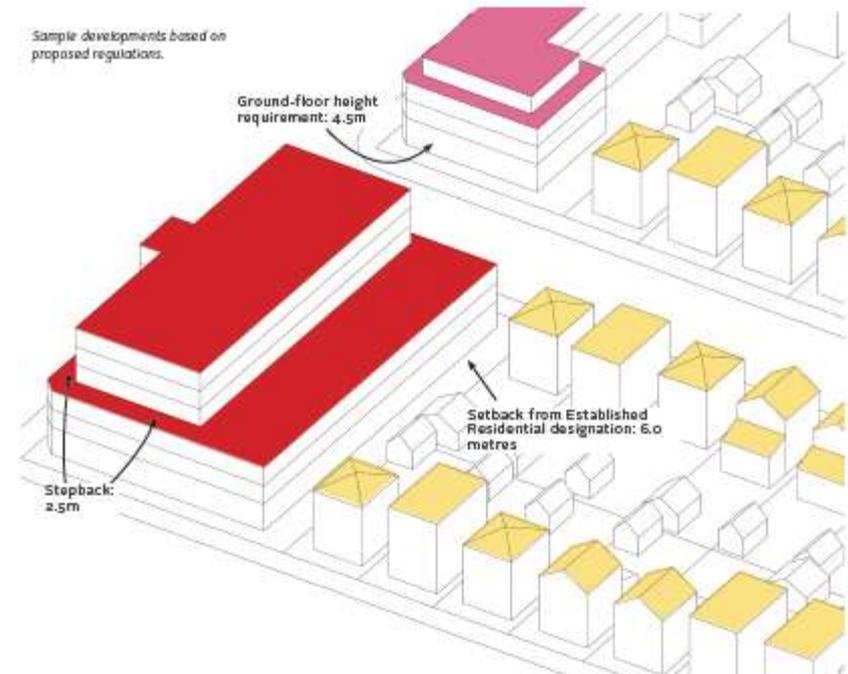
- Transition to Established Residential areas a key to the success of adding density to Package A Designations
- Transition Requirements include Setbacks, Stepbacks after a Streetwall & Landscaped Buffers in some circumstances

DRAFT CENTRE PLAN

TRANSITION TO ESTABLISHED RESIDENTIAL DESIGNATION*

*Additional requirements for the Centre, Corridor, and Higher-Order Residential zones when abutting an Established Residential-zoned property.

Sample developments based on proposed regulations.



TRANSITION REQUIREMENTS

TRANSITION THROUGH ZONING

Zones, maximum heights, and gross floor areas will transition from higher-intensity uses and forms into smaller forms and less-intense uses that are more compatible with the established residential zones.

REQUIRED SIDE YARD

3.0 metres

REQUIRED REAR YARD

6.0 metres

SIDE & REAR STEPBACK Above 11 metre height

2.5 metres for mid-rise buildings
3.5 metres for high-rise buildings

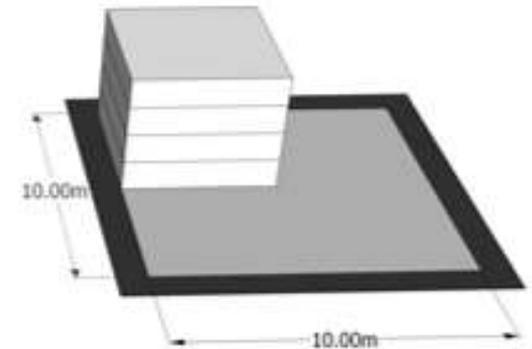
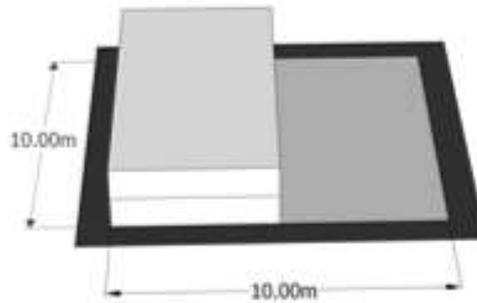
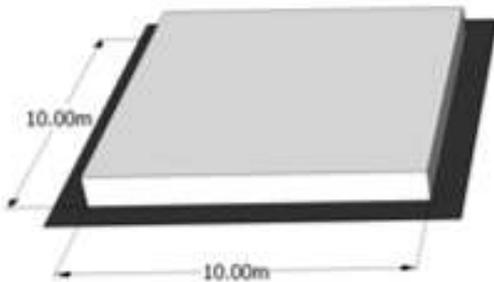
If abutting an Established Residential-designated property, the setbacks on this page supersede the requirements outlined on the Centre, Corridor, and Higher-Order Residential zone summary pages.

This document illustrates proposed requirements. For full details on the draft Centre Plan and Land Use By-law go to Centreplan.ca. This document must be read in conjunction with the Centre, Corridor, and Higher-Order Residential zone summary pages.

Floor Area Ratio

$$\text{FAR} = \frac{\text{Gross Floor Area (m}^2\text{)}}{\text{Total Lot Area (m}^2\text{)}}$$

An FAR of 1 indicates that the lot has been covered once with total floor space



Floor Area Ratio Snapshot

$$\text{FAR} = \frac{\text{Gross Floor Area (m}^2\text{)}}{\text{Total Lot Area (m}^2\text{)}}$$

4.4



5552 Kaye Street

0.2



2651 Windsor Street

9.5



Maritime Centre

Design Manual

CENTRE PLAN - DOWNTOWN DARTMOUTH DESIGN MANUAL

What?

Design guidelines for designing and reviewing development proposals within the Downtown, COR and HR designations.

Why?

To ensure that proposals are human scaled, reflect their specific area goals, and inspire civic awareness, engagement and pride.

How?

By specifying requirements for site design, building design, landscape design and heritage design that proposals must meet.

Who?

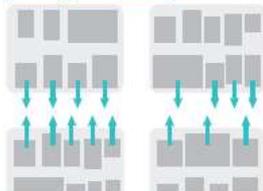
Proposals are assessed against the Design Manual requirements and Land Use Bylaw regulations by a Design Advisory Committee and HRM Planning Staff.

Height Transition



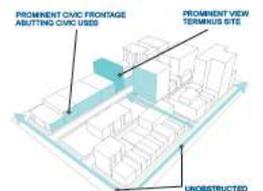
Stepping down to lower buildings integrate with the established block structure.

Building Orientation



Facing the building a specific direction to integrate with the established block structure.

Prominent Sites



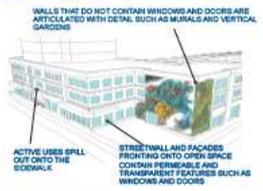
Placing buildings at important intersections to recognize and respond to the area's prominent features.

Topography



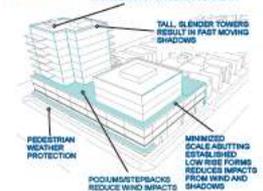
Taking advantage of slope to create unique designs that encourage pedestrian movement.

Building Base



Activating the base by placing shop fronts placed close to the sidewalk, with frequent entries, awnings, and spill-out activity.

Climate



Choosing building form that protects pedestrians from bad weather and does not create negative wind impacts.



Streetwalls



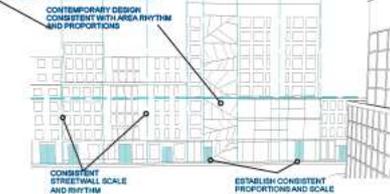
Giving special attention to where a building relates to pedestrians to create well-defined, engaging and active streets.

Building Articulation



Diversifying the shape and form of a buildings exterior to preserve area character.

Scale & Materials



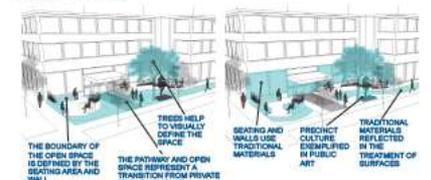
Using a mix of new and traditional materials to distinguish, yet integrate new buildings into existing areas.

Building Elements



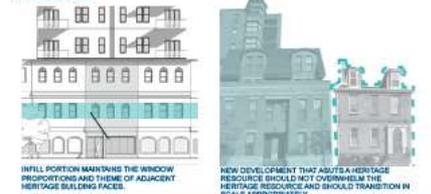
Using combinations of lighting, signage and canopies to create building identity, highlight special features and improve pedestrian experience.

Landscaping



Incorporating features that create inclusive, accessible and inviting places that compliment the sidewalk to reinforce area character and connect the building to the public realm.

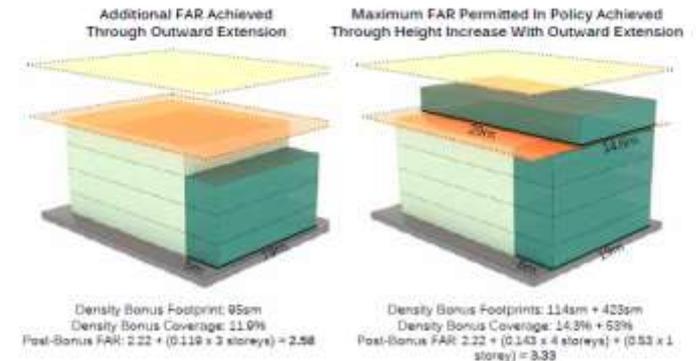
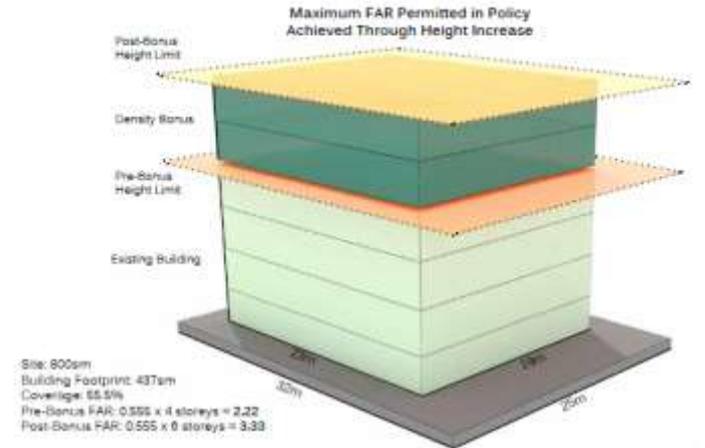
Heritage



Utilize building elements and forms that enhance heritage resources and ensure the continuation of existing heritage resources.

Density Bonusing

- Available for mid-rise and high-rise developments
- Public benefits include: heritage, affordable rental housing, affordable community cultural space public art, open space
- Mandatory inclusion of affordable housing benefit (units or cash)



What Happens Next?

- Provide comments during the Open House
- Write planhrm@halifax.ca until Nov. 6, 2018
- Meet with HRM staff
- Follow us on social media @planhrm
- Join our mail list for updates
- Interactive map
- Next draft of Package A: February, 2019



Interactive Map centreplan.ca

Update on CDAC Motion – Review of Public Feedback

CDAC June 27, 2018 Motion

THAT the Committee supports the direction of the Centre Plan draft while noting the following areas of concern:

- Development industry concerns regarding modeling should be answered where possible with modelling released for public review,
- The Committee shares the concerns of the Keesmaat report and other respondents about needing to strengthen protection and form of neighbourhood character and heritage protection,
- Additionally, the Committee shares concerns regarding integration with parks planning, other municipal frameworks and priority plans, especially the Integrated Mobility Plan, Economic Plan, accessibility framework,
- Centre Plan should outline a need to work to coordinate with the province on siting and delivery of health and education,
- Connection between the Centre Plan and the Regional Plans long term planning and growth vision is especially important and should be strengthened,
- Stronger heritage supports, resources, and incentives already under consideration by Council should be in place and funded when the Centre Plan is adopted,
- The Committee values a strong affordable housing plan and feels an affordable housing reserve fund could be a key component,
- The Centre Plan should indicate a need for public sector investment in Centres and Corridors where required to meet the goal of complete communities.

CDAC June 13, 2018 Motion

THAT the Community Design Advisory Committee recommend to Community Planning and Economic Development Committee that it endorse the adoption of GFAR in substitution of height limits for the Regional Centres in the Cen-2 zones.

CDAC Motion	Update
<p>Development industry concerns regarding modeling should be answered where possible with modelling released for public review</p>	<p>Staff completed additional analysis of many aspects of the plan and regulations. A summary will be presented during Draft 2 presentation to CDAC.</p>
<p>The Committee shares the concerns of the Keesmaat report and other respondents about needing to strengthen protection and form of neighbourhood character and heritage protection,</p>	<p>Staff reviewed and refined Urban Structure analysis. Changes to the Urban Structure will be presented as part of Draft 2 presentation.</p> <p>Consultation with Heritage staff is ongoing to strengthen heritage protection, and unique area characteristics.</p>

CDAC Motion	Update
<p>Additionally, the Committee shares concerns regarding integration with parks planning, other municipal frameworks and priority plans, especially the Integrated Mobility Plan, Economic Plan, accessibility framework,</p>	<p>A number of workshops were completed with all business units to share in greater detail Centre Plan goals, objectives and growth targets. Communication is ongoing to ensure greater alignment, while maintaining the scope of the Centre Plan in relation to other plans.</p>
<p>Stronger heritage supports, resources, and incentives already under consideration by Council should be in place and funded when the Centre Plan is adopted,</p>	<p>Planning documents cannot commit Council to financial expenditures, but the Plan can provide policy support for future Heritage Conservation Districts and other programs.</p>

CDAC Motion	Update
<p>Connection between the Centre Plan and the Regional Plans long term planning and growth vision is especially important and should be strengthened,</p>	<p>This direction can be incorporated in Draft 2. Based on community and stakeholder feedback, all regulations are being reviewed to respond to public and stakeholder feedback.</p>
<p>The Committee values a strong affordable housing plan and feels an affordable housing reserve fund could be a key component,</p>	<p>Greater flexibility for cash-in-lieu. A program on how any reserve fund can be managed and leveraged is being developed.</p>
<p>The Centre Plan should indicate a need for public sector investment in Centres and Corridors where required to meet the goal of complete communities.</p>	<p>The development of complete communities requires both private and public investments. The “Opportunities and Challenges” section of the Plan as well as the Implementation section can make a strong connection between growth and the need for investments. ⁴¹</p>

CDAC Motion

Endorse the adoption of GFAR in substitution of height limits for the Regional Centres in the Cen-2 zones.

Update

- Staff has maintained max. FAR but not height as a built form control in Centres and in the Downtown Dartmouth Designation;
- Staff has maintained height but not GFAR as a built form control in Corridors and Higher-Order Residential Areas
- Refinement of GFAR exclusions, now limited to balconies, underground areas, and elevator shafts.
- Moved to “Floor Area Ratio” term
- Staff will propose some boundary changes for Centres.

Some proposed changes – built form

General

- Introduction of a “tall mid-rise” building typology with generous stepbacks above the podium, for buildings 20–26 metres high
- Elimination of the streetwall heights map in favour of a general 11-metre maximum
- Introduction of a four-storey streetwall exception for four-storey buildings only (i.e., no stepback needed)
- Elimination of lot coverage requirements for “Package A” zones due to robust setback side yard, backyard, transitioning and landscaping requirements
- Reduction in ground floor height requirement from 4.5 metres to 3.5 metres in Package A
- Introduction of maximum 12-metre frontage per commercial use requirement in COR zones, and 18 m in Centres and the Downtown to encourage fine-grained commercial areas
- Proposed changes to pre and post bonus thresholds to provide access to density bonusing in more areas

CORRIDOR ZONE - SUMMARY OF PROPOSED REQUIREMENTS

WHAT IS THE CORRIDOR ZONE?

The Corridor designation contains one zone: Corridor (COR).

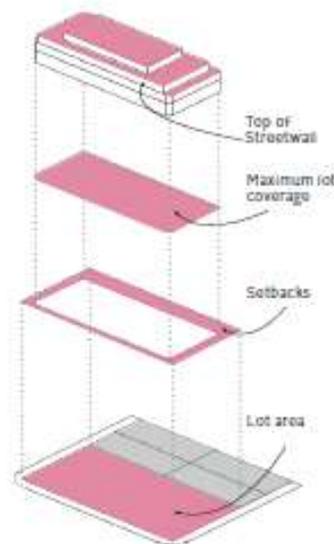
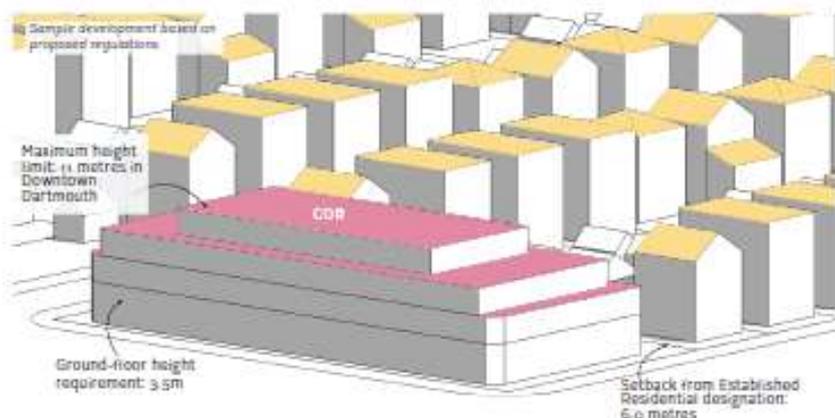
WHAT IS PERMITTED?

Permits mixed-use buildings (residential and commercial) within low- and mid-rise buildings, tailored to local context.

The Corridor zone permits the greatest mix of uses such as residential, office, retail, personal service, restaurant, and institutional uses.

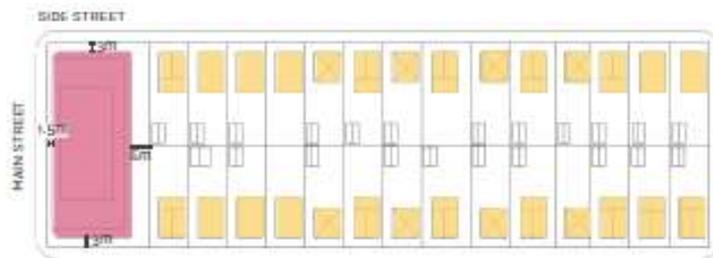
WHERE IS THE CORRIDOR ZONE TYPICALLY LOCATED?

The Corridor zone is located along transit corridors, in proximity to lower-density residential neighbourhoods.



MINIMUM LOT AREA	375 square metres <small>*Unless otherwise specified on map.</small>
MINIMUM LOT FRONTAGE	12.2 metres <small>*Unless otherwise specified on map.</small>
MAXIMUM BUILDING DEPTH (IN METRES)	Below streetwall - 6.0m
MAXIMUM LOT COVERAGE	no requirement
MAXIMUM HEIGHT (Mapped)	11.0 to 20.0 metres, >6.0 metres in limited locations
REQUIRED SIDE YARD	0.0 metres, or 6.0 metres where abutting ER
REQUIRED REAR YARD	3.0 metres, or 6.0 metres where abutting ER
REQUIRED FRONT OR FLANKING YARD	Typically 1.5 to 3.0 metres
MAXIMUM STOREFRONT WIDTH	12.0 metres
MINIMUM STOREFRONT DEPTH	3.0 metres
STREETWALL HEIGHT	11.0 metres
ARTICULATION BREAKS	Every 8.0 metres
PARKING REQUIREMENTS	Multi-unit residential buildings exempt
APPROVAL PROCESS	Development Permit, Site Plan Approval, with Density Bonus available for 20% of floor area that exceeds 2000 square metres.

EXAMPLE PROJECTS



HIGHER-ORDER RESIDENTIAL ZONES - SUMMARY OF PROPOSED REQUIREMENTS

WHAT ARE THE HIGHER-ORDER RESIDENTIAL ZONES?

THE HIGHER-ORDER RESIDENTIAL DESIGNATION CONTAINS TWO ZONES: HIGHER-ORDER 1 (HR-1) AND HIGHER-ORDER 2 (HR-2).

WHAT IS PERMITTED?

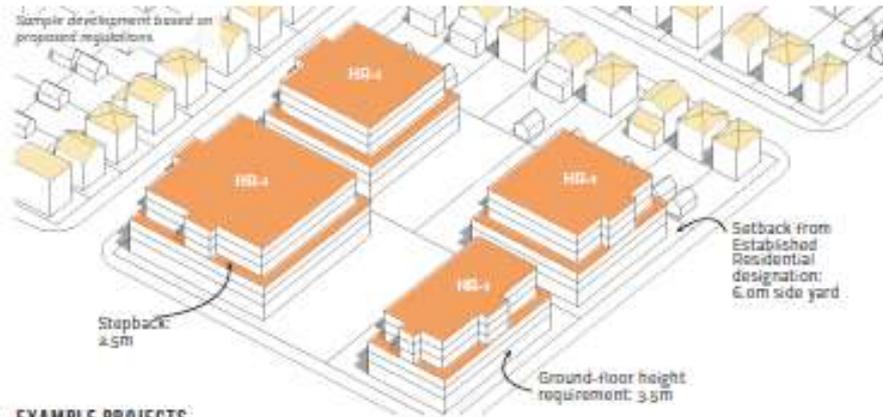
The Higher-Order Residential zones encompass neighbourhoods with a concentration of multi-unit residential buildings, within low-rise and mid-rise forms.

Design controls permit a variety of building forms within the Higher-Order Residential designation, which range in height from 4 to 12 storeys.

The Higher-Order Residential zones are primarily higher-density residential zones with increased opportunities for work-live units, professional offices, local commercial, and other businesses appropriate to the neighbourhood.

Higher-Order Residential zones are located in areas close to goods and services needed for daily living as well as places of employment, and are well-served by transit.

WHERE ARE THE HIGHER-ORDER ZONES TYPICALLY LOCATED?



EXAMPLE PROJECTS

EXAMPLE PROJECTS



WHAT IS THE DIFFERENCE BETWEEN HR-1 AND HR-2?

HR-1 OR HR-2 ZONE ABUTTING ANOTHER HR-1 OR HR-2 ZONE:

HR-1

HR-1 is the lower-intensity zone within the Higher-Order Residential designation, permitting "missing middle" residential forms and limited commercial uses.

The HR-1 zone permits mid-rise multi-unit dwellings, townhouses, stacked townhouses, supportive housing, as well as single-, semi-detached, and two-unit dwellings.

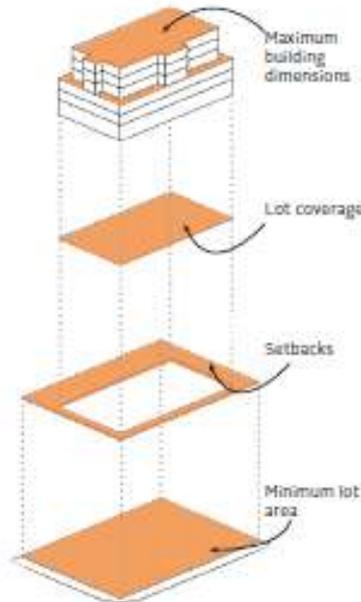
The HR-1 zone transitions to adjacent established residential uses through lower heights.

HR-2

HR-2 is the higher-intensity zone within the Higher-Order designation permitting a wider variety of commercial uses.

The HR-2 zone permits low- to high-rise multi-unit residential buildings, as well as stacked townhouses. Single- and two-unit dwellings are not permitted.

Within the Higher-Order Residential designation, the HR-2 zone permits greater heights. It is applied in limited locations not abutting established residential areas.



MINIMUM LOT AREA	558 square metres	<small>Unless otherwise specified or less.</small>
MINIMUM LOT FRONTAGE	12.2 metres	<small>Unless otherwise specified or less.</small>
MAXIMUM BUILDING DIMENSION	Below streetwall - 6.4m	
MAXIMUM HEIGHT (Mapped)	HR-1: 14 to 20 metres HR-2: 14 to 38 metres	
REQUIRED SIDE YARD	4.5 metres, or 6.0 metres where abutting ER	
REQUIRED REAR YARD	3.0 metres, or 6.0 metres where abutting ER	
REQUIRED STREETLINE YARD	Typically 1.5 to 3.0 metres	
MAXIMUM STREETWALL HEIGHT	11.0 metres	
ARTICULATION BREAKS	Every 8.0 metres	
PARKING REQUIREMENTS	1 space for every 3 units	
APPROVAL PROCESS	Development Permit, Site Plan Approval, with Density Bonus available for 20% of floor area that exceeds 2000 square metres.	

CENTRE PLAN - DOWNTOWN DARTMOUTH

DENSITY BONUS

What?

A voluntary option enabled in the planning documents that allows for an increase in gross floor area, up to a prescribed maximum, in exchange for set public benefits that contribute to the livability and inclusiveness of the neighbourhood.

Why?

Larger developments can place demands on existing neighbourhood amenities. Density bonusing provides benefits that are connected to the development and will improve the public realm and livability of the area. They must support the local context.

How?

As part of a Site Plan Approval, applicants apply for a bonus zoning agreement and provide a public benefit as part of the site plan approval process. There is a mandatory inclusion of affordable housing for 75% of the required bonus, except for registered heritage properties.

The required value of public benefits will be based on updated local land values. A Development Officer will be able to approve the density bonus agreement.

The list of public benefits includes:

- » affordable housing units in the development;
- » conservation of a registered heritage building;
- » publicly accessible space;
- » affordable community or cultural indoor space;
- » public art;
- » cash-in-lieu where none of the above are appropriate or possible.

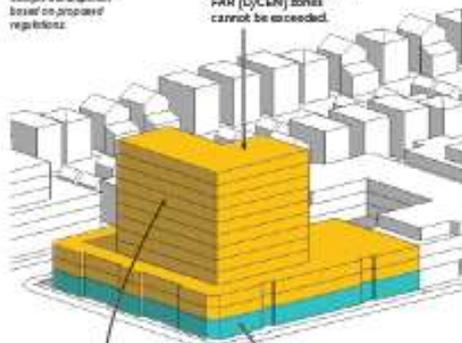
Where?

For developments that exceed 2,000 sq. m in floor area, on land zoned D, COR, HR-2 and HR-1 under the Land Use By-law.

EXAMPLE SITE

Example development based on proposed regulations

Maximum Height for (COR, HR) and Maximum FAR (D, COR, HR) zones cannot be exceeded.



Bonus built form for remaining floor area up to maximum permitted FAR or height. Post-bonus floor area is subject to bonusing at 2.0x rate.

Maximum building dimensions up to 2,000 sq. m.

ZONE	D (Downtown)
SITE SIZE	3264 sq. m
MAXIMUM HEIGHT	no requirement
BUILDING FOOTPRINT	2833 sq. m (this example)
MAXIMUM DENSITY	5.5 FAR
MAXIMUM BUILDABLE SQUARE AREA PRE-BONUS	2000 sq. m
MAXIMUM BUILDABLE SQUARE AREA POST-BONUS	$3264 \times 5.5 \text{ FAR} = 17,952 \text{ sq. m}$
SQUARE AREA REQUIRING BONUS	$(17,952 \text{ sq. m} - 2,000 \text{ sq. m}) \times 0.20 = 3,190 \text{ sq. m}$
BONUS RATE	\$161/square metre
TOTAL BONUS VALUE	\$513,590

Thank you centreplan.ca

CENTRE PLAN

View the Package A documents. Interact with the map. Refresh your memory. Check out these documents and videos:

The screenshot displays a grid of blue buttons and map thumbnails for the Centre Plan website. The buttons are arranged in columns and rows, providing access to various documents and interactive features. A legend for the maps is also visible, detailing different land use categories and their corresponding colors.

- CENTRE PLAN
- DRAFT SECONDARY MUNICIPAL PLANNING STRATEGY (SMP)
- DRAFT SMP- MAPS
- DRAFT REGIONAL CENTRE LAND USE BY-LAW (LUB)
- DRAFT LUB SCHEDULES
- DRAFT REGIONAL CENTRE DESIGN MANUAL
- COMMUNITY DESIGN ADVISORY COMMITTEE PRESENTATION
- FREQUENTLY ASKED QUESTIONS
- CENTRE PLAN INTERACTIVE MAP
- Map Legend
 - CDM2 (Downtown)
 - CDM1 (Centre E)
 - CDM (Downtown)
 - CDM3 (Kimmikwan Development District)
 - HD1 (High-Order Residential)
 - HD2 (High-Order Residential)
 - HD3 (High-Order Residential)
 - HD4 (High-Order Residential)
- Map Legend
- Downtown (Dartmouth) DRAFT Map
- DOWNTOWN DARTMOUTH DRAFT INTERACTIVE MAP
- DRAFT DOWNTOWN DARTMOUTH LAND USE BY-LAW (LUB)
- DRAFT DOWNTOWN DARTMOUTH SECONDARY MUNICIPAL PLANNING STRATEGY (SMP)
- DOWNTOWN DARTMOUTH ZONE SUMMARY PLANS
- CENTRE PLAN ZONE FACT SHEETS
- ZONING 101
- BIG CHANGES SUMMARY