

The Village on Main Community
Improvement District

Housing & Development



PREPARED BY
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Agenda



1- Who We Are

2- Why We're Here

3- What We Recommend

WHO ARE WE?



EARLY 2000'S - ENGAGEMENT & NEW VISION

HRM performed an extensive engagement exercise with our community and a new vision arose.

2008 - MAIN ST DARTMOUTH BID CREATED

To pursue this vision.

- approx 100 properties

2013 - NEW RULES (LAND USE BY-LAWS) APPROVED TO ENCOURAGE GROWTH

- Capacity for 8000 residents in The
- "Main Street Designation" (VOM)

MAIN STREET DESIGNATION

2013 vision in the Dartmouth Municipal Planning Strategy

- (a) to become a clearly defined, **dense**, mixed use **town centre** with **pedestrian spaces**, a range of **housing choices**, conveniently located goods and services, and buildings and uses that invite residents to walk or bicycle to obtain daily needs and, in so doing, informally interact with their neighbours.
- (b) to focus **higher density housing** within a short walk of shops, services, employment and public transit, and minimize impacts on established low-density residential neighbourhoods to the north and south of the Main Street Designation;
- (c) to encourage buildings which evoke **streetscapes and townscapes** ranging from traditional to modern;
- (d) to ensure visibility between building interiors and the street while addressing privacy issues for residents;
- (e) to provide direction, **predictability and scope for private sector re-investment** in accordance with the vision;
- (f) to continue to consider the needs of local businesses, the potential for incremental investment, and the **viability of potential redevelopment opportunities**; and
- (g) to maximize synergy and **minimize conflicts between residential and commercial uses**.

WHY ARE WE HERE?



"ESTABLISHED TO
CARRY out
economic
development"

Within the Municipality



WE AGREE WITH
YOU

Village on Main wants
higher-density housing
options.



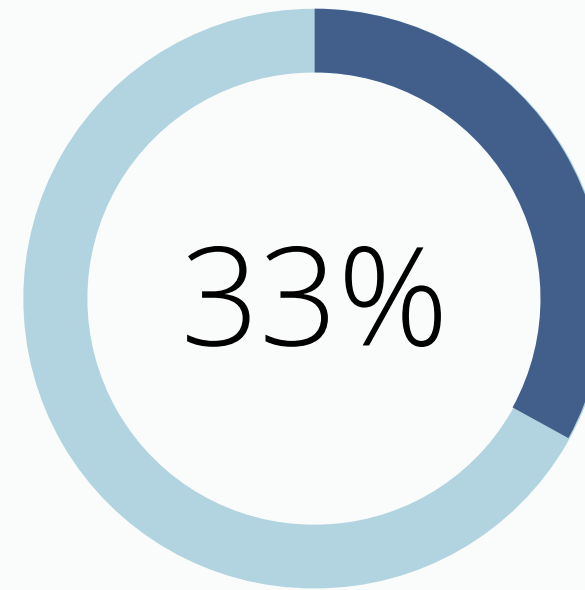
WHY WAIT FOR
THE SUBURBAN
PLAN?

We have done the
engagement, visioning and
changes to the LUB...then
we monitored them for 10
years and are ready for
amendments.

Since 2014 - Is Growth & Development Happening?

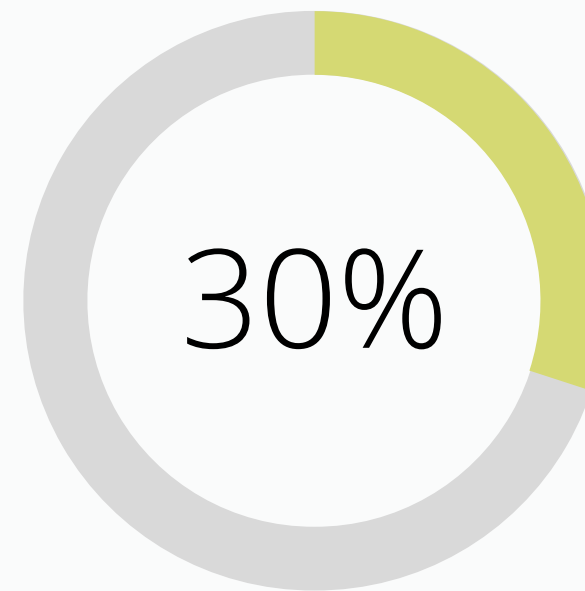


YES AND NO



COMMERCIAL PROPERTIES

Sold or applied for
development permit



RESIDENTIAL PROPERTIES

Sold or applied for
development permit

EFFORTS BY VOM TO ENCOURAGE GROWTH



2013-PRESENT

- Created [interactive map](#) of new rules to simplify awareness for developers and community
- Created [animations \(fly-by\)](#) of the maximum potential of new rules
- [Presented vision, animations, news of development](#) to groups, city and social media
- [Affirmative Ventures Development](#)
- [Demolition](#) of the former Garden View restaurant
- [News article](#) about development on Main Street
- Offered M.Plan [support to large property owners to design and develop](#) based on new rules
- Offered [modeling and pro-forma assessment to property owners](#) to encourage development
- Provided [accessibility and sustainability resources](#) for development
- [Advocated for affordable housing](#) non-profits to wave development fees
- Submitted [documents and reports](#), and met with the city [requesting support and adaptations to encourage growth](#)
- Prepared [data requesting streetscaping program be extended](#) from urban core to VOM in an effort to attract development: request denied.
- Advanced [GIS mapping project tracking underground infrastructure](#) (power, water, drainage, etc) to determine suitability for public space location.
- Created [Development Map](#) to track development permits and sales: VOM Development Activity Map - Google My Maps
- Implemented [programs to encourage growth](#)
- [Age Friendly Community Plan](#) as welcoming tool
- [Place Making](#) for beautification
- [Webcams](#) for security
- [Networking](#) to meet our members face to face
- [Branding and Community Events](#)

From 10 years of tracking LUBs, 25 amendments emerged in 4 categories:

● **PEDESTRIAN ACCESSIBILITY & PRIORITIES**

● **PARKING, SIDEWALKS & GREEN SPACE**

● **HEIGHT, SET BACKS & STEP BACKS**

● **ADAPTIVE USES FOR COMMERCIAL BOTTOM FLOORS**

Recommendations



1

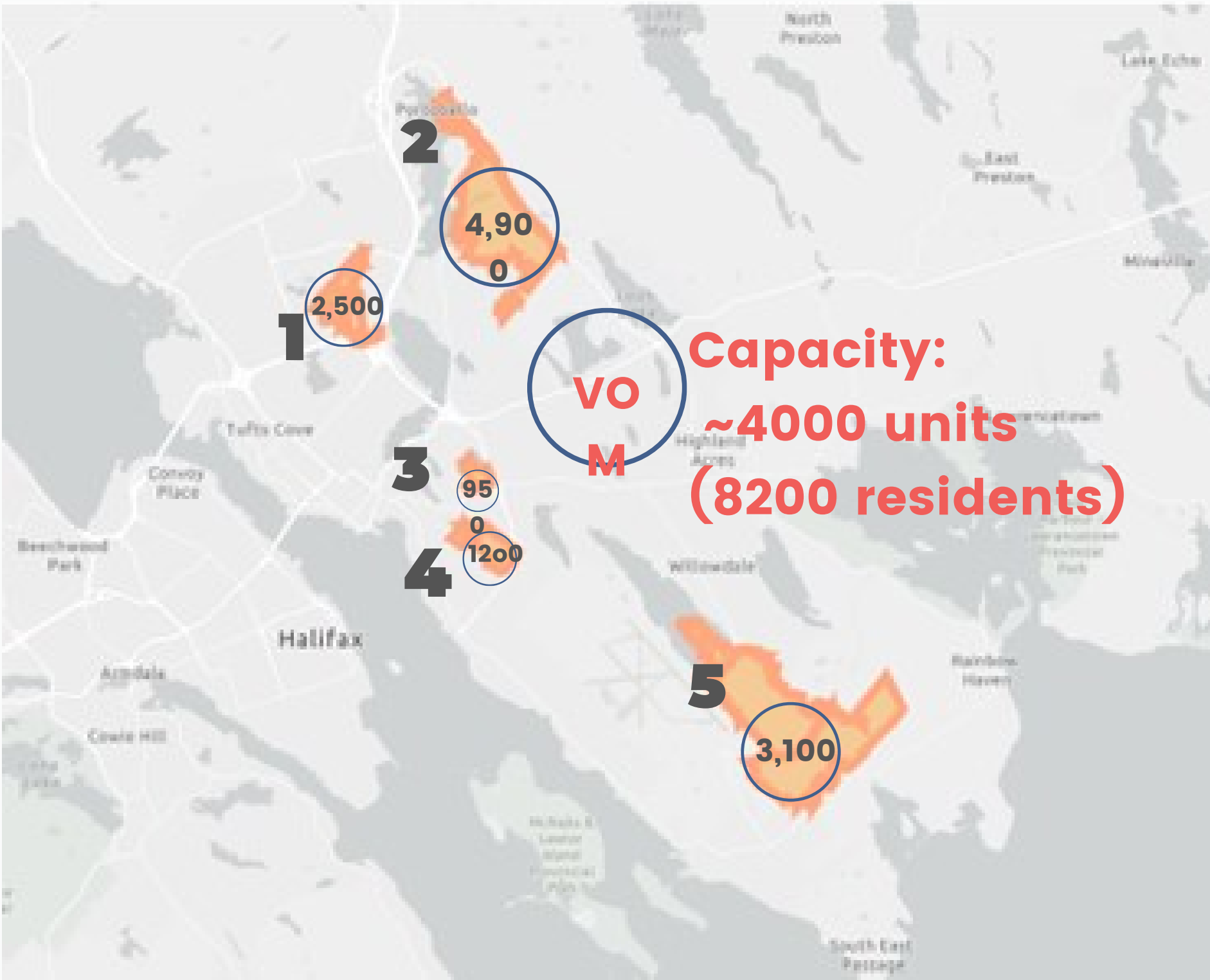
Address 25 LUB amendment recommendations



USE THEM AS BEST PRACTICE
FOR OTHER COMMUNITIES IN
THE SUBURBAN PLAN.

Projected Growth Areas in Dartmouth:

Special Planning Areas



- 1** Dartmouth Crossing
2,500 Units
 - 2** Port Wallace
up to 4,900 units
 - 3** Penhorn Mall
950 Units
 - 4** Southdale-Mount Hope
1,200 Units
 - 5** Morris Lake
3,100 Units
- Total: 12,650 Units**

Source: Ecology Action Center, 2022

2

Move the VOM out of the "Urban Growth Center" category

Regional Plan - 4 categories:

1. Regional District Growth Centre

- West End Mall
- Mic Mac Mall

2. Regional Local Growth Centre

- Shannon Park
- City of Lakes
- Penhorn-Woodlawn
- Woodside

3. Urban Growth Centre



4. Urban District Growth Centre

- Spryfield
- Bedford West
- Sunnyside Mall
- Sackville
- Russell Lake
- Port Wallace
- Sandy Lake
- Hwy 102 West
- Bedford South

Urban Local Growth Centre	Herring Cove Lakeside/Beechville Timberlea Village Clayton Park West Birch Cove Kearney Lake Bedford Mill Cove Lower Sackville Main Street Middle Sackville Morris Lake North Westphal Cole Harbour Eastern Passage	<ul style="list-style-type: none"> • Mix of low, medium and high density residential, small office, small institutional and convenience commercial uses • In established residential neighbourhoods, low to medium density residential uses • Encourage infill or redevelopment of large parking lots into traditional blocks with streetwalls and step-backs • Pedestrian oriented facades 	<ul style="list-style-type: none"> • Transit to connect to other centres and Regional Centre • Pedestrian oriented transit stops • Enhanced pedestrian linkages • Street, or rear yard parking wherever possible • Access to AT routes • Short interconnected blocks for ease of walkability 	<ul style="list-style-type: none"> • Streetscaping featuring landscaped pocket parks and tree-lined streets • Interconnected private and public open space • Improved quality and quantity of parkland • Focus on waterfront parks and trails • Private and public realm urban forest canopy cover to be maintained and improved • Provisions for food security 	<ul style="list-style-type: none"> • Built and natural heritage to be maintained and improved • Heritage features integrated with new development • Public art integrated with new development • Scenic public views preserved • Cultural heritage corridors
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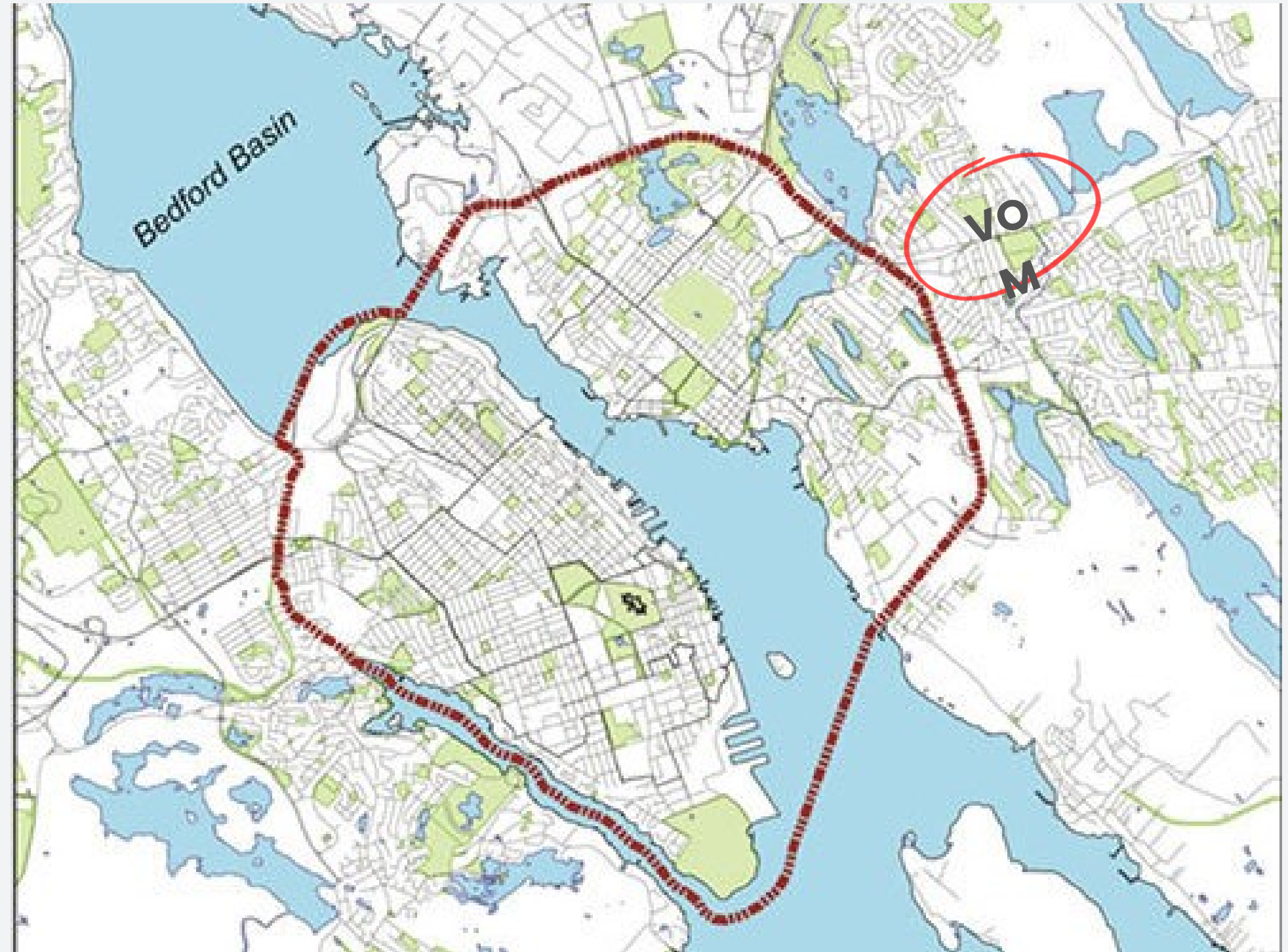
Table 3-1: Future Characteristics of Urban Settlement Growth Centres (Regional Municipal Strategy Plan)

3

Consider creating a new designation in the Regional Plan



CONSIDER A NEW "GATEWAY" DESIGNATION IN THE REGIONAL PLAN.



4

Work in partnership with BIDs for expedited growth

Business Improvement Districts:

- Are mandated to promote and advocate for the community they represent
- Have resources to hire consultants
- Can engage the community
- Have the infrastructure to expedite development/housing



Thank you!



ANY QUESTIONS?

GET IN TOUCH!



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