

## Data Summary - 2010 Forum

### I. Village Boundaries

	#	SD	D	N	A	SA	A+SA
<b>Establish a Village Zone that reflects the natural and man-made boundaries that define Upper Tantallon as a coastal village</b>	63	0%	3%	3%	29%	65%	94%
Include land up to the High School for connectivity.	63	0%	3%	0%	49%	48%	97%
Include the two rivers, with buffer zones, bounding the village in the other three directions	62	0%	3%	6%	40%	50%	90%
Include relevant areas that are developable or re-developable	63	0%	3%	0%	49%	48%	97%

### II. Natural environment and cultural assets

	#	SD	D	N	A	SA	A+SA
<b>Protect and enhance the natural and cultural assets that already exist in the village area.</b>	65	2%	0%	0%	22%	77%	98%
Protect East River and Little Indian River	65	2%	0%	0%	22%	75%	97%
Manage storm water and erosion	66	0%	0%	0%	24%	76%	100%
Incorporate recommendations of HRM Watershed Study	58	0%	0%	17%	26%	57%	83%
Improve public access to Gifted Land, Chebucto Wilderness Area and Rails to Trails	62	0%	2%	2%	13%	84%	97%
Explore public access to SMB Coast	62	0%	2%	3%	19%	76%	95%
Protect vegetated wetlands bordering streams and lakes	64	0%	3%	2%	20%	75%	95%
Preserve historic buildings and the trestle bridge	65	0%	2%	8%	29%	62%	91%
Preserve ocean views & vistas from #3 and 333	62	0%	0%	3%	27%	69%	97%

### III. Connectivity and streetscaping

	#	SD	D	N	A	SA	A+SA
<b>Create and enhance a "mainstreet" atmosphere and ambiance that accommodates pedestrians and bicycles.</b>	64	0%	2%	5%	22%	72%	94%
Promote architectural design integration	63	0%	0%	6%	32%	62%	94%
Concentrate and encourage small-commercial development	64	0%	3%	5%	39%	53%	92%
Promote mainstreet landscaping	63	0%	0%	3%	32%	65%	97%
Make the trestle an attractive feature	63	0%	2%	5%	24%	70%	94%
Integrate walkways with trail system	62	0%	3%	3%	27%	65%	92%

### IV. Land Use

	#	SD	D	N	A	SA	A+SA
<b>Respect &amp; enhance the character of a coastal village through clear land-use regulations that will apply to all development or redevelopment.</b>	65	0%	2%	0%	37%	62%	98%
Incorporate and build on existing land uses.	50	0%	2%	18%	42%	38%	80%
Encourage commercial uses in the village core	66	0%	3%	9%	50%	38%	88%
Encourage a variety of housing types	62	2%	2%	10%	44%	44%	87%
Discourage uses damaging to the environment	62	2%	0%	2%	15%	82%	97%
Discourage uses inappropriate to a coastal village	58	0%	5%	10%	17%	67%	84%

	#	SD	D	N	A	SA	A+SA
<i>Commercial</i>	50	6%	20%	10%	40%	24%	64%
<i>Small Scale Commercial</i>	62	0%	2%	2%	34%	63%	97%
<i>Mixed residential (but not high-rise)</i>	63	0%	5%	2%	43%	51%	94%
<i>Institutional</i>	59	0%	5%	10%	44%	41%	85%
<i>Recreational</i>	64	0%	0%	6%	28%	66%	94%
<i>Green space</i>	64	0%	2%	0%	23%	75%	98%
<i>Large scale retail</i>	63	78%	10%	6%	3%	3%	6%
<i>Heavy industrial</i>	64	81%	13%	5%	0%	2%	2%
<i>Intensive food processing</i>	65	77%	15%	8%	0%	0%	0%
<i>Intensive forestry</i>	64	80%	8%	11%	0%	0%	0%
<i>Intensive agriculture</i>	64	73%	13%	11%	2%	2%	3%
<i>Mobile home parks</i>	65	77%	8%	8%	3%	5%	8%
<i>Construction and demolition</i>	64	78%	14%	5%	2%	2%	3%
<i>Material extraction</i>	65	85%	14%	0%	2%	0%	2%
<i>Junkyards and landfills</i>	65	89%	8%	0%	0%	3%	3%
<i>Adult entertainment</i>	58	84%	10%	5%	0%	0%	0%
<i>Drive-through restaurants</i>	59	61%	17%	12%	7%	3%	10%
<i>Gas stations</i>	62	63%	10%	13%	11%	3%	15%
<i>Equipment and car dealerships</i>	61	70%	11%	8%	10%	0%	10%
<i>Light industrial - traditional industries</i>	60	32%	10%	18%	30%	10%	40%
<i>Wind turbines</i>	55	20%	15%	31%	18%	16%	35%

## V. Site design

5a. **Landscaping.** Establish landscaping standards that are aesthetic and which support the Coastal Village ambiance.

Establish landscaping standards

Encourage commercial parking lot landscaping

Encourage green buffers between conflicting uses

Discourage clear-cutting of development sites

5b. **Lighting.** Establish lighting standards that minimize light pollution and energy consumption while maintaining safety and security.

Implement traditional light design for street lighting

Use LED lights in public and commercial applications

#	SD	D	N	A	SA	A+SA
57	0%	0%	2%	26%	72%	98%
57	0%	0%	4%	28%	68%	96%
59	2%	3%	0%	20%	75%	95%
60	0%	0%	2%	20%	78%	98%
61	0%	2%	3%	13%	82%	95%
61	0%	0%	2%	15%	84%	98%
58	9%	9%	16%	24%	43%	67%
59	0%	2%	0%	25%	73%	98%

	#	SD	D	N	A	SA	A+SA
Establish height controls for parking lot and street lighting	60	0%	0%	7%	20%	73%	93%
Establish standards for lowest possible composite light levels for safety and access considerations.	61	2%	2%	5%	20%	72%	92%
Utilize down lighting techniques	60	0%	0%	3%	25%	72%	97%
Limit measurable light across property boundaries	61	0%	0%	13%	15%	72%	87%
Encourage after-hours controls where possible	60	0%	0%	10%	15%	75%	90%
<b>5c. Signage. Within the village zone, establish a signage identity program that harmonizes the coastal village character with commercial interests.</b>	61	0%	0%	2%	28%	70%	98%
Establish signage identity program for street, commercial and way-finding	59	0%	0%	0%	34%	66%	100%
Include standards for size, type, siting, number, and uniformity of commercial signage (improve on existing regulations)	61	0%	3%	2%	33%	62%	95%
Balance signage use with natural features, vistas and viewplanes	61	0%	0%	2%	28%	70%	98%
Minimize visual pollution and visual competition	61	0%	0%	5%	18%	77%	95%
<b>5d. Env. Protection. Take "whole ecosystem" view of nat. resources to protect wetlands, ocean, water supply, airqual. &amp; other aspects of environ't.</b>	61	0%	0%	2%	18%	80%	98%
Protect wetlands and water resources	61	0%	2%	2%	8%	89%	97%
Conserve unique wildlife and habitats	60	0%	0%	3%	15%	82%	97%
Limit nuisances detectable across lot lines (light, smoke, odours, toxic chemicals, etc.)	61	0%	2%	2%	25%	72%	97%
<b>5e. Physical Layout. Encourage a traditional arrangement of commercial buildings, parking lots, roads, and walkways.</b>	57	7%	7%	19%	25%	42%	67%
Encourage pedestrian-friendly walkway connections	62	0%	2%	2%	27%	69%	97%
Encourage placement of parking lots to the rear or side of commercial buildings (when appropriate)	62	0%	0%	3%	35%	61%	97%
Encourage more green space and less asphalt	61	0%	0%	3%	26%	70%	97%
Screen unsightly elements, e.g. trash and fuel storage	62	2%	0%	0%	19%	79%	98%
Encourage building locations that are set back from key environmental features, e.g. wetlands	61	0%	0%	0%	25%	75%	100%

**VI. Building Design**

	#	SD	D	N	A	SA	A+SA
<b>Based on comm. prefs, define the coastal village identity &amp; determine the right mix of encouragement &amp; controls to achieve that identity over time.</b>	59	0%	2%	5%	27%	64%	92%
Laissez faire	37	59%	30%	5%	5%	0%	5%
Traditional or "Comfort Zone"	41	2%	15%	22%	46%	15%	61%
SMB Coastal Style in Modern Echo	55	0%	2%	4%	36%	58%	95%
Establish a community preference	58	0%	2%	12%	33%	53%	86%
Establish preferred design controls for larger developments	61	0%	0%	5%	20%	75%	95%
Encourage a public building that sets an example	59	0%	0%	7%	25%	68%	93%

**Respondent Profile**

	#	YES	NO
Landowner in proposed village zone	66	11%	89%

	#	SD	D	N	A	SA	A+SA
Live in proposed village zone	66		9%	91%			
Own or operated a business in proposed village zone	66		8%	92%			
Developer	66		2%	98%			
Live in greater St. Margarets Bay community	66		88%	12%			