

HALIFAX

Case 20436

**MPS and LUB Amendments
and Development Agreement for
102 Albro Lake Road, Dartmouth**

Regional Council
Public Hearing
February 27, 2018

Application

Applicant: Shelley Dickey Land Use Planning, on behalf of Chad Kennedy

Proposal: Allow an automotive repair business at 102 Albro Lake Road, Dartmouth

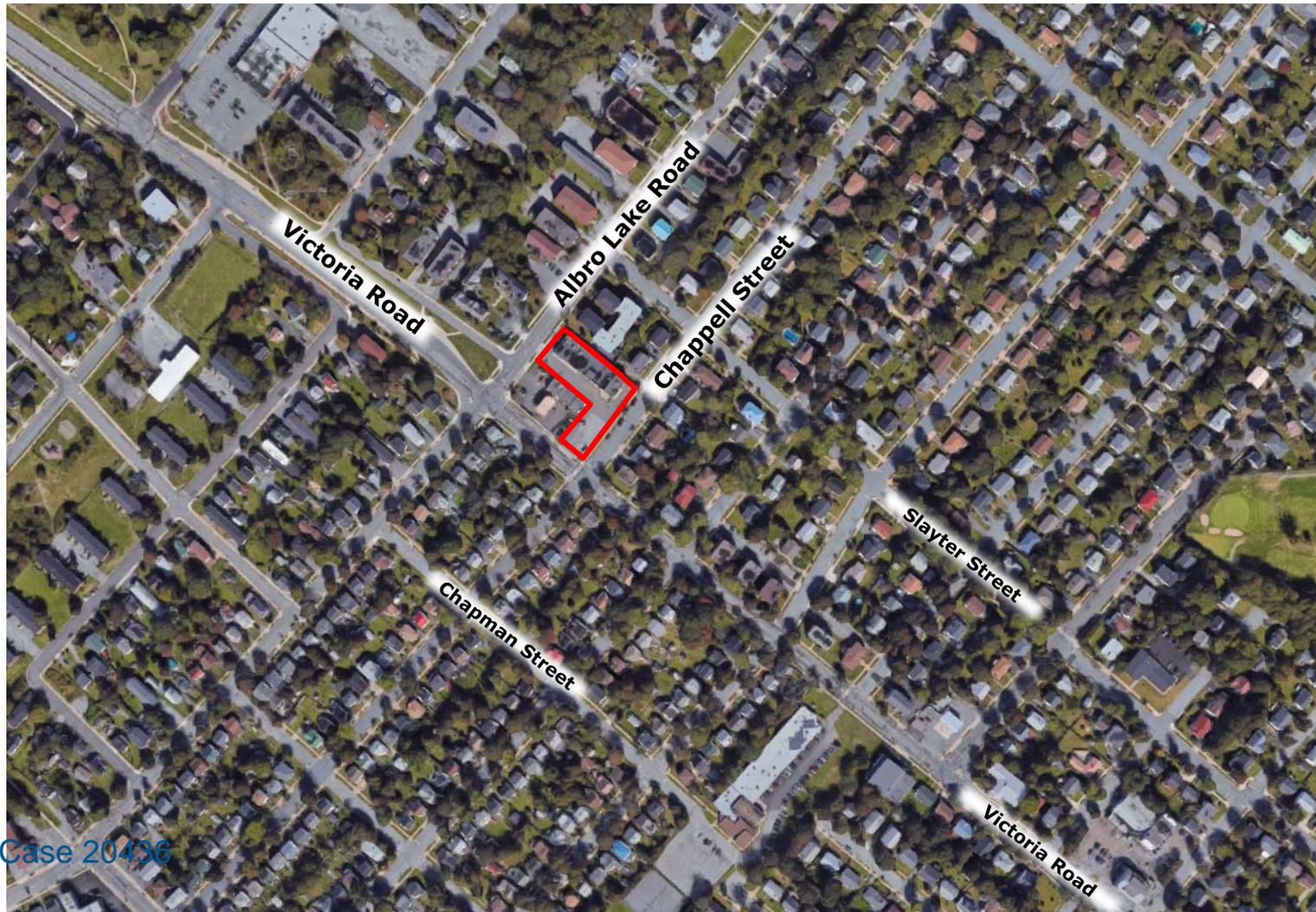
Request: Amend the Dartmouth Municipal Planning Strategy (MPS) and Land Use By-law (LUB), and enter into a development agreement to allow automotive repair at 102 Albro Lake Road

Regional Council direction

- August 1, 2017 Motion of Regional Council
 - process this request as a site-specific secondary municipal planning strategy amendment
- Public participation program
 - December 7, 2016 Open House
 - Neighbourhood Mail-out Notification
 - Dedicated web page on the Municipal website
 - Sign on the site
 - Written notification of the public hearing

Site Context

102 Albro Lake Road



Case 20436

Site Context

102 Albro Lake Road



05/13/2016

© 2016 Pictometry

Site Context

102 Albro Lake Road



View from Victoria Road
(Staff photo, February 2018)

HALIFAX

Site Context

102 Albro Lake Road



View from Albro Lake Road
(Staff photo, February 2018)

HALIFAX

Site Context

102 Albro Lake Road



View from Chappell Street
(Staff photo, February 2018)

HALIFAX

Proposal

- Move the automotive repair business, currently located at 240 Victoria Road, to the commercial building at 102 Albro Lake Road
- Requires interior renovations and service bay installation in the existing building
- Due to a site-specific policy that applies to both 240 Victoria Road and 102 Albro Lake Road, the proposal requires changes to the Dartmouth Municipal Planning Strategy (MPS) and Land Use By-law (LUB)

Policy and Zoning

Dartmouth Municipal Planning Strategy and Land Use By-law

- Commercial Designation:
 - Envisions a range of commercial uses and zones
- C-1 (Local Business) Zone
 - Permits single and two unit dwellings, townhouses, food and grocery stores, offices, personal service shops, restaurants, and veterinary clinics



Map 1 - Generalized Future Land Use
Albro Lake Road
Dartmouth

HALIFAX

 Subject Property

Designation

R Residential
C Commercial

0 20 40 60 80 m

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Case 20436

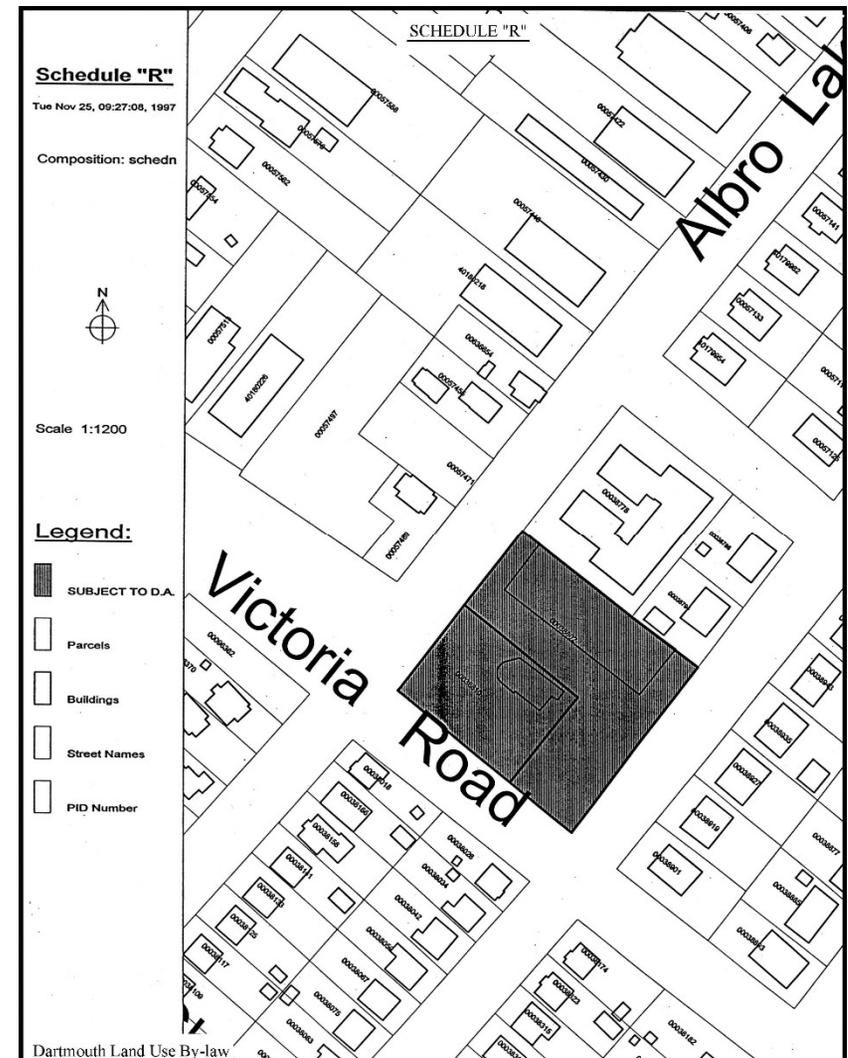
Dartmouth
Plan Area

Municipal Planning Strategy

Policy C-20

- Permits only local commercial uses at 240 Victoria Road and 102 Albro Lake Road, except for a gas bar by development agreement
- Adopted in 1998, due to a site-specific application for a gas bar, developed at 240 Victoria Road (Petro Canada)
- Does not permit automotive service and repair independent of the gas bar use

Case 20436



Public Engagement

- Available for comment at public open house with other plan amendment applications, December 7, 2016:
 - 22 comments received
- Mail-out notification sent August 3, 2017:
 - Fact sheet sent to 68 property owners in the notification area
 - 2 phone calls and 1 email received
- Comments generally supportive
 - Proposal could revitalize the area
 - Proposed building changes fit with the neighbourhood

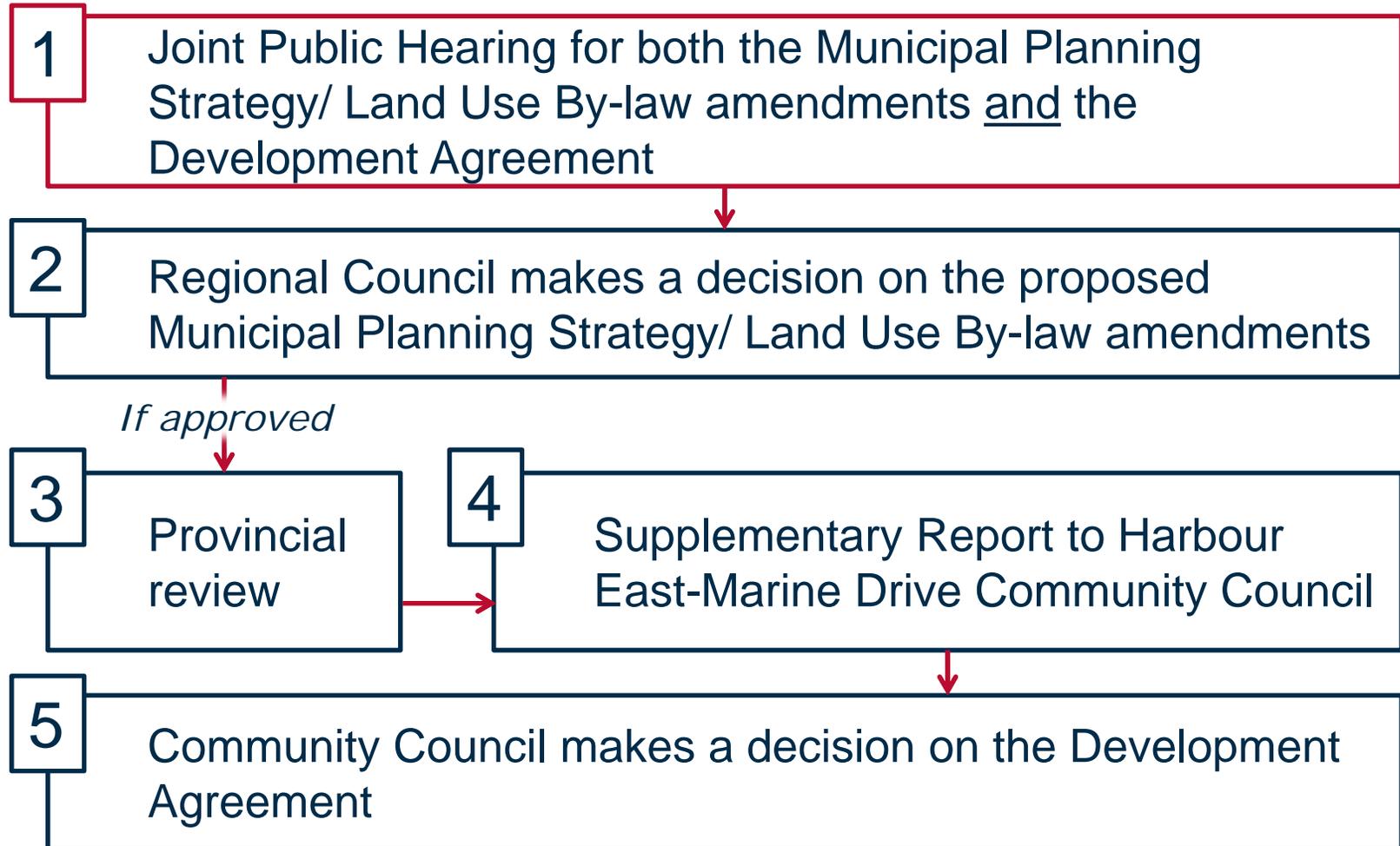
Proposed Policy

- Changes to Policy C-20
 - Original policy would apply to 240 Victoria Road (Petro Canada) only; changes would allow automotive repair garage at 102 Albro Lake Road by development agreement
 - Policy criteria to remain the same for both sites
- Would allow for appropriate reuse of an existing commercial building
- Development agreement would provide control over the site design and conditions for the development, such as hours of operation

Proposed Development Agreement

- Permits an automotive repair garage and any uses permitted by the zone applied to the site
- The automotive repair garage would be limited to the footprint and volume of the existing building
- Service bay installation and changes to the façade of the building would be permitted
- Any additions or expansions to the building would be permitted only for a use permitted by the zone applied to the site
- Outdoor storage requires screening
- Non-operating vehicles could only be kept within the parking area temporarily, and otherwise must be stored indoors
- Driveways limited to the existing driveways on Albro Lake Road and Victoria Road; no access from Chappell Street
- Hours of operation permitted for the automotive repair garage use would be 7:00 am to 8:00 pm.

Process



Recommendation

It is recommended that Regional Council approve the proposed amendments to the MPS and LUB for Dartmouth, as set out in Attachments A and B of the report.

Thank You

