

**HALIFAX**

# **Public Hearing for Case 21599**

Rezoning for Seven Properties on  
Stairs St. and Livingstone St., Halifax

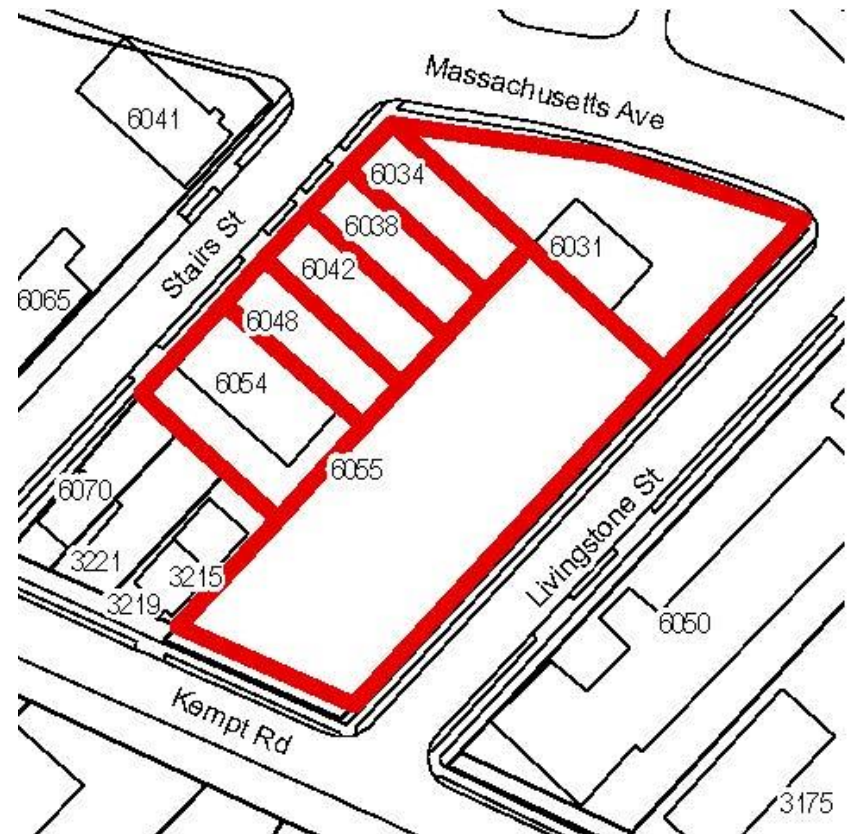
Halifax and West Community Council  
July 10, 2018

# Applicant Proposal

Applicant: Shelley Dickey Land Use Planning on behalf of Dynamic Properties Company Ltd.

Location: Stairs and Livingstone Streets between Kempt Rd. and Massachusetts Ave.

Proposal: Rezone 7 properties to C-3 (Industrial) from R-2 (General Residential) and C-2 (General Business) in order to develop a motor vehicle dealership and service facility





# Site Context

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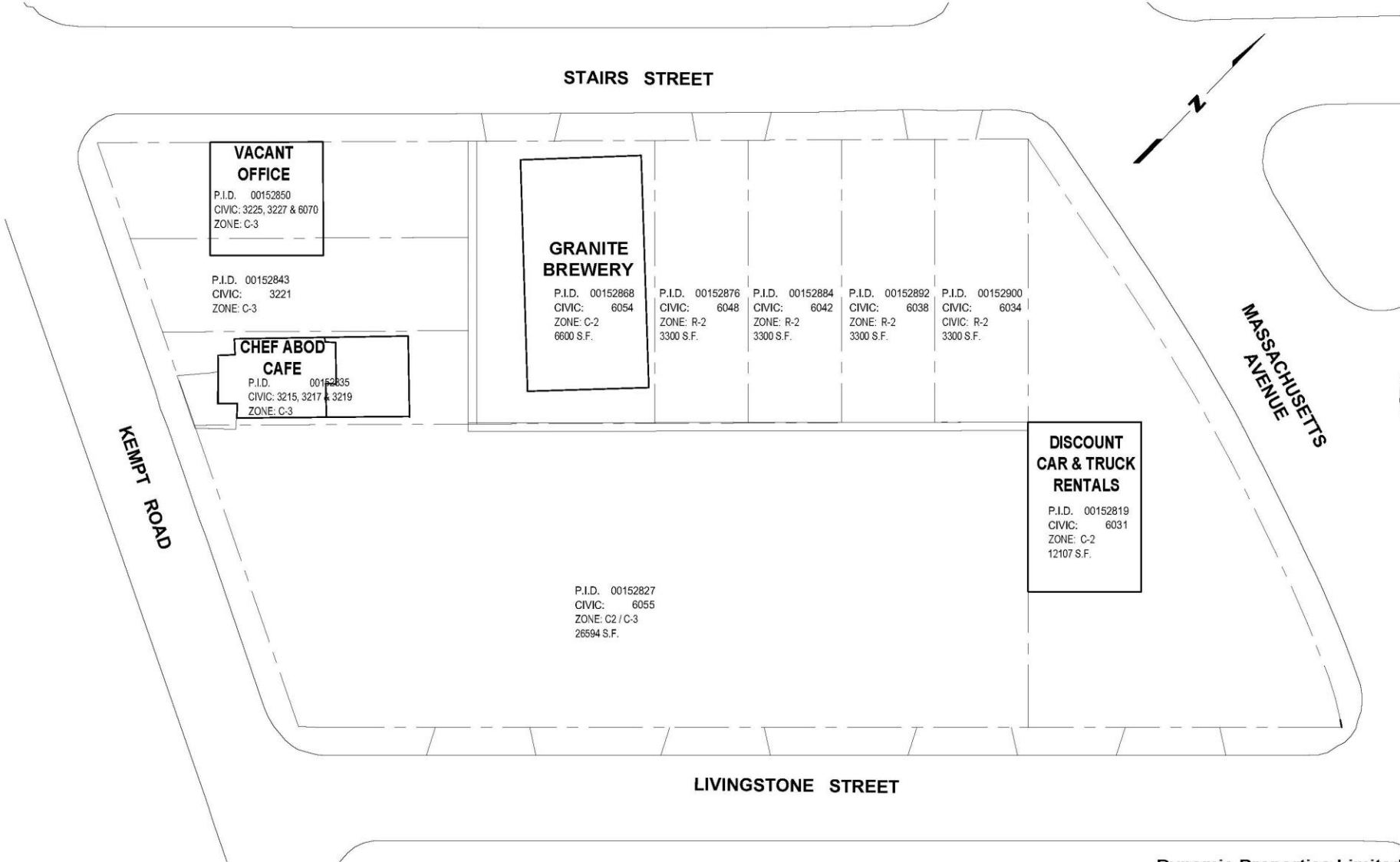
## Site Context

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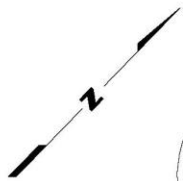


## Site Context

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STAIRS STREET



**VACANT OFFICE**  
 P.I.D. 00152850  
 CIVIC: 3225, 3227 & 6070  
 ZONE: C-3

P.I.D. 00152843  
 CIVIC: 3221  
 ZONE: C-3

**CHEF ABOD CAFE**  
 P.I.D. 00152835  
 CIVIC: 3215, 3217 & 3219  
 ZONE: C-3

**GRANITE BREWERY**  
 P.I.D. 00152868  
 CIVIC: 6054  
 ZONE: C-2  
 6600 S.F.

P.I.D. 00152876  
 CIVIC: 6048  
 ZONE: R-2  
 3300 S.F.

P.I.D. 00152884  
 CIVIC: 6042  
 ZONE: R-2  
 3300 S.F.

P.I.D. 00152892  
 CIVIC: 6038  
 ZONE: R-2  
 3300 S.F.

P.I.D. 00152900  
 CIVIC: 6034  
 ZONE: R-2  
 3300 S.F.

**DISCOUNT CAR & TRUCK RENTALS**  
 P.I.D. 00152819  
 CIVIC: 6031  
 ZONE: C-2  
 12107 S.F.

P.I.D. 00152827  
 CIVIC: 6055  
 ZONE: C2 / C-3  
 26594 S.F.

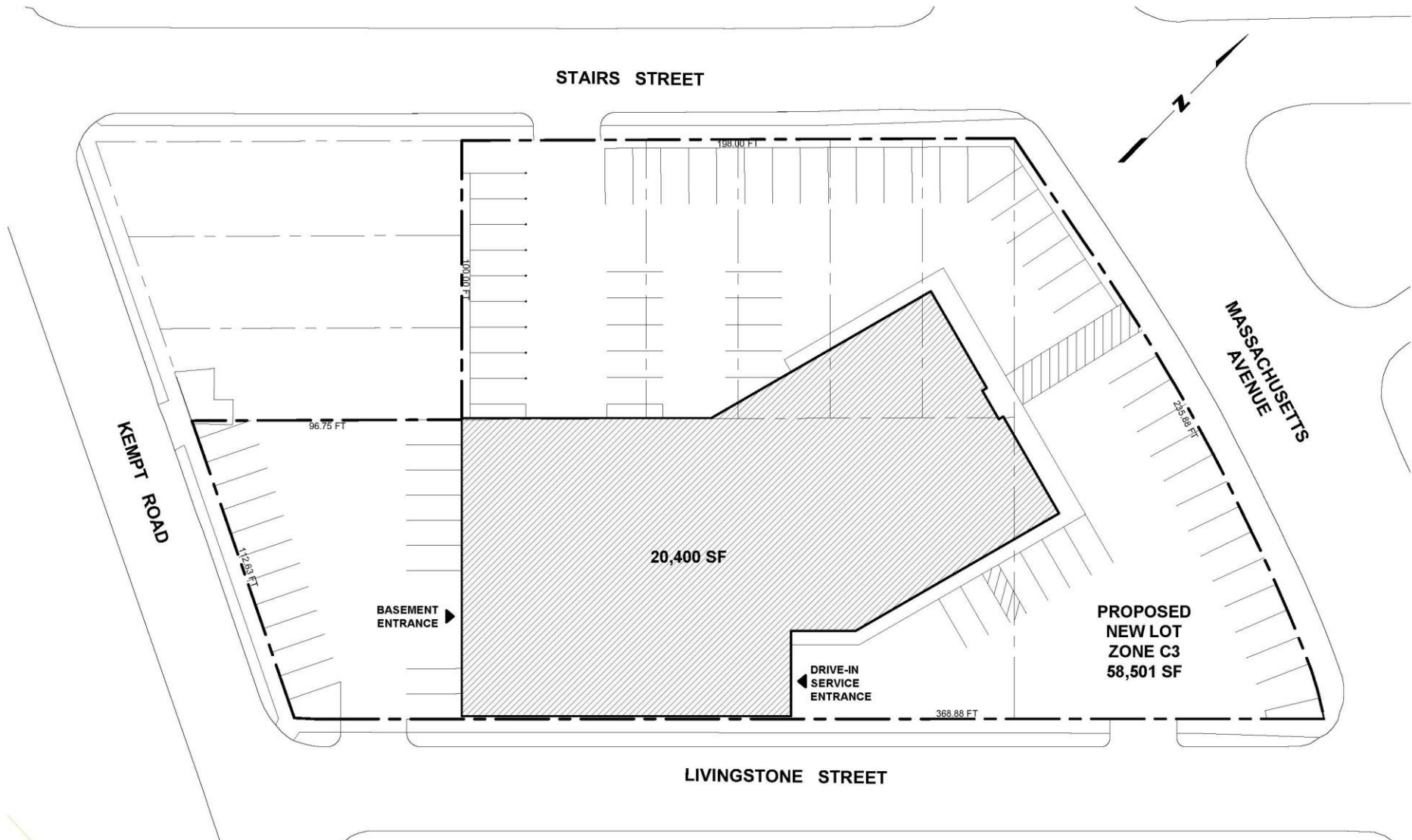
KEMPT ROAD

MASSACHUSETTS AVENUE

LIVINGSTONE STREET

# Current Site





# Proposal

DYNAMIC PROPERTIES LIMITED  
 Proposed Site Plan  B.D. STEVENS  
 Scale 1" = 30' 30.Jan.2018

# Development Concept

- 20,400 square foot commercial/light industrial building
- Showroom, offices, and 10 automotive service bays
- 7,000-square foot basement for additional vehicles and storage
- 76 exterior surface stalls for inventory, staff, and customer parking
- 3 driveways servicing the site (reduced from 7 on the existing lots)



# Halifax MPS Policy

Policy guidance flows from, Part 4. Industries:

- *4.2 Industrial development which is not harbour-related shall be located in specified industrial areas with defined boundaries generally as shown on Map 9. These industrial areas should be separated and buffered from residential areas and shall be located on or adjacent to the principal street network.*
- *4.3 The City should foster industrial activities compatible with the residential areas of the City.*



# Halifax Peninsula Land Use By-law

60(1) *The following uses shall be permitted in any C-3 Zone:*

*(a) R-1, R-2, R-2T, R-3, C-1 and C-2 uses;*

*(b) any industrial enterprise except when the operation of same would cause a nuisance or a hazard to the public and except junk yards.*

60(2) *No person shall in any C-3 Zone carry out, or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).*

60(3) *No person shall in any C-3 Zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1).*

61 *No front, side, or rear yards are required for C-2 or C-3 uses in a C-3 Zone.*

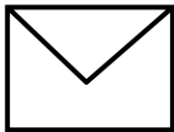
# Planning Analysis

- The R-2 lots are not compatible with the IND (Industrial) designation as citywide policy
- They have no residential structures on them, demolition permit in 2000, and current use is parking
- This city block has been a 40-year transition to commercial and industrial uses
- Redeveloping the R-2 lots residential creates conflict with abutting C-2/3 lots, the IND designation, and the general pattern of land use along the business corridor
- TIS accepted by the Development Engineer

# Public Engagement Feedback

- A post card mailout was sent to 103 neighbouring addresses on March 12, 2018
- A Public Information Meeting was deemed unnecessary as no comments were received
- Feedback from the community included the following:

**Notifications  
Mailed**



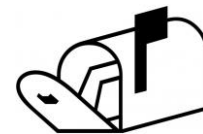
**103**

**Meeting  
Attendees**



**N/A**

**Comments  
Received**



**0**



# HPPAC Recommendation

April 23, 2018

The HPPAC provided the following feedback:

- Agree that the change in zoning from residential generally suits the area context
- Concerns about additional car-related infrastructure and lack of pedestrian comment in the TIS
- Note that rezoning to C-3 would still allow for residential use (“stacked” zoning in Halifax Pen LUB)

The HPPAC recommended rezoning to C-3 Industrial

# Staff Recommendation

Staff recommend that Halifax and West Community Council:

1. Approve the proposed rezoning amendment as set out in Attachment A of the staff report dated June 12, 2018

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**Thank You**

- Add all available plans following last slide for reference in questions as needed
- Include additional site photos in this section as well