

HALIFAX

Public Hearing for Case 21548

Rezoning for 4 Fernhill Drive,
Dartmouth

Harbour East and Marine Drive Community Council
September 6, 2018

Applicant Proposal

Applicant: Shelley Dickey Land Use Planning on behalf of LakeCity Works

- LakeCity Works is an umbrella brand encompassing LakeCity Employment Services Association, LakeCity Industries Association, LakeCity Woodworkers and other enterprises
- Application with permission from HRM, which owns the subject site

Location: 4 Fernhill Drive, Dartmouth

Proposal: Rezone to C-2 for potential expansion of LakeCity Woodworkers

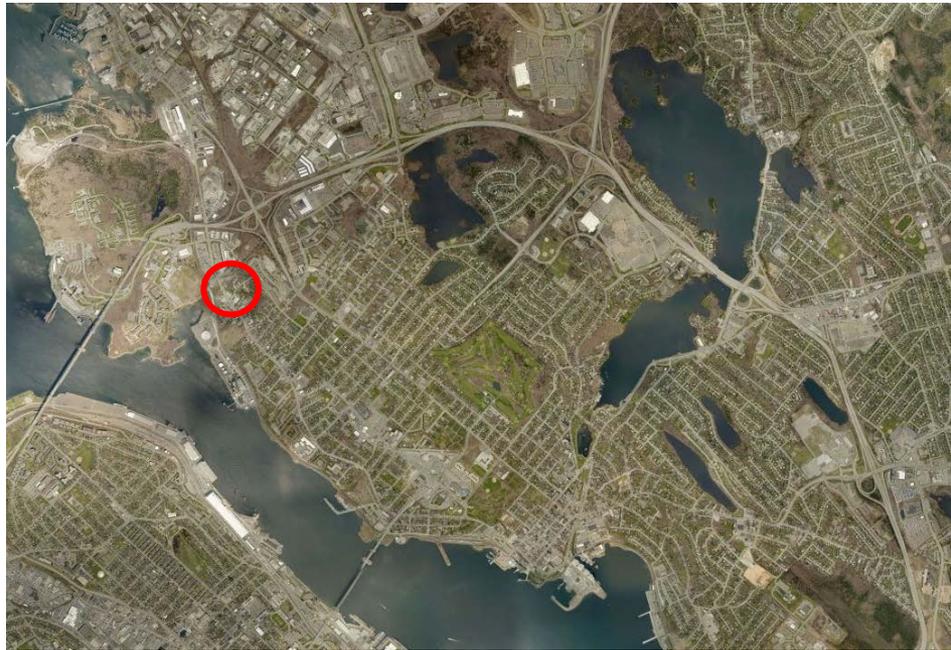
- No immediate plans for construction
- May use for staff parking and outdoor storage



Subject site seen from the northwest on Fernhill Drive

Site Context

4 Fernhill Drive, Dartmouth



General Site location



Site Boundaries in red

Site Context



Subject site seen from Fernhill Drive, looking west toward Windmill Road

Site Context



Subject site seen from Fernhill Drive, looking north
(LakeCity Woodworkers to the right)

Site Context

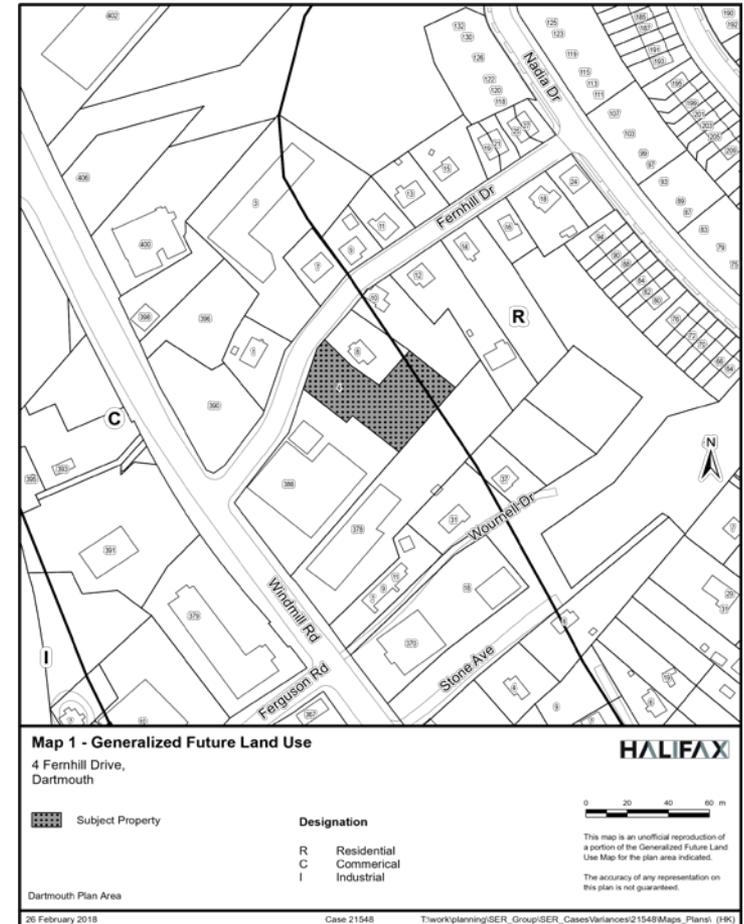


Existing land use, looking west toward Windmill Road

Planning Policy

Dartmouth Municipal Planning Strategy

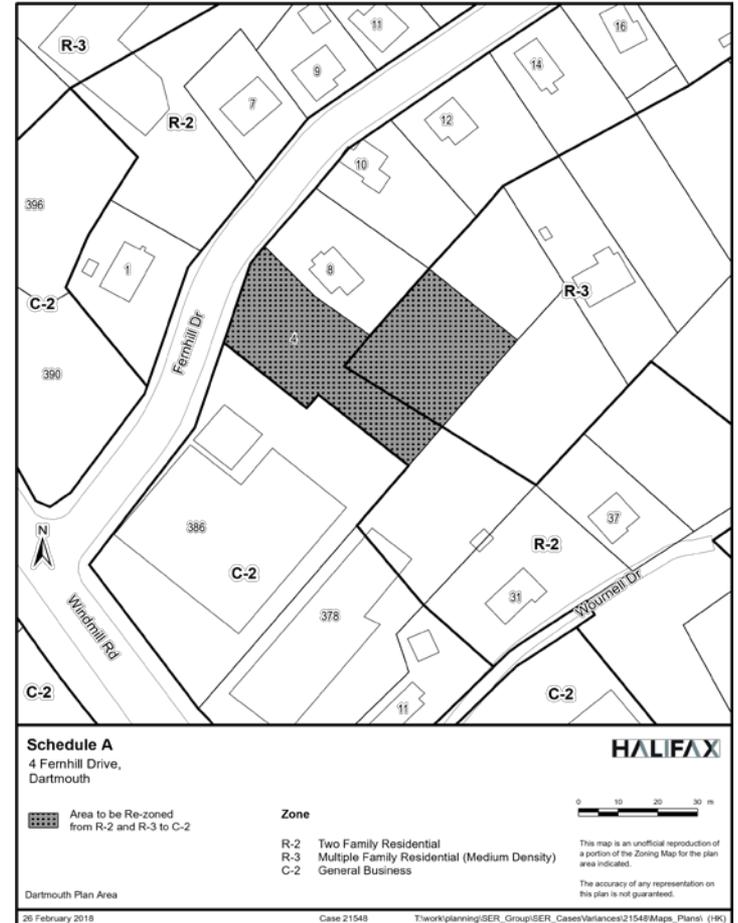
- MPS GFLUM categorizes areas of land into general designations
- Subject site designated Commercial and Residential
- Enabling MPS Policy: IP-1 (b)
- Rezoning possible if:
 - ✓ Zone included in Designation; or
 - ✓ Zone included in an abutting Designation



Land Use By-law

Dartmouth LUB

- Change zoning from **R-2** (Two Family Residential) and **R-3** (Multiple Family Residential) to **C-2** (General Business)
- No change to designation on MPS Generalized Future Land Use Map (GFLUM)
- Change would allow any use permitted in the C-2 zone of the Dartmouth Land Use By-law
- Subject site is currently vacant



Policy Considerations

Enabling Policy IP-1(c) requires Council to consider:

- Conformance with the policies and intent of MPS
- Compatibility and consistency with existing development form in the area
- Provisions for buffering, landscaping, screening, and access control
- Financial costs to HRM
- Adequacy of public utilities (sewer, water services, etc)
- Adequacy of transportation networks adjacent or leading to the development
- That the proposal is not an obnoxious use
- Suitability of the site

Policy Considerations

Landscaped buffer:

- Dartmouth LUB requires that new commercial uses next to existing residential uses provide a landscaped buffer

Transportation:

- Accessible by transit along Windmill Road
- Concrete sidewalk from Windmill Road to western property line

“Stacked” Zoning:

- Uses permitted in C-2 zone include R-1, R-2, R-3, TH and C-1 uses
- Any land uses that comply with the C-2 zone could be established without further Council approval or additional public engagement
- However, in Dartmouth plan area, apartment buildings require a DA and Council approval
- No elevated risk for subject site; potential for changing use exists throughout the surrounding area and in any stacked zone

Administrative Order 50

- Subject site owned by Halifax Regional Municipality
- In 2014, Regional Council declared it surplus, assigned to Community Interest category of Administrative Order 50
- In 2016, Call for Submissions and sole bid from LakeCity Works
- July 18, 2017, public hearing at Regional Council and decision to sell subject site contingent upon:
 - Rezoning the subject site to permit the proposed use; and
 - Consolidating the subject site with 386 Windmill Road

Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through:
 - Postcard mail-out
 - Information shared on the Planning Applications website
 - Sign posted on the subject property
- Public Information Meeting deemed unnecessary (only two comments received)



**Notifications
Mailed**



123

**Telephone Calls
Received**



3

**Letters/Emails
Received**



0

Staff Recommendation

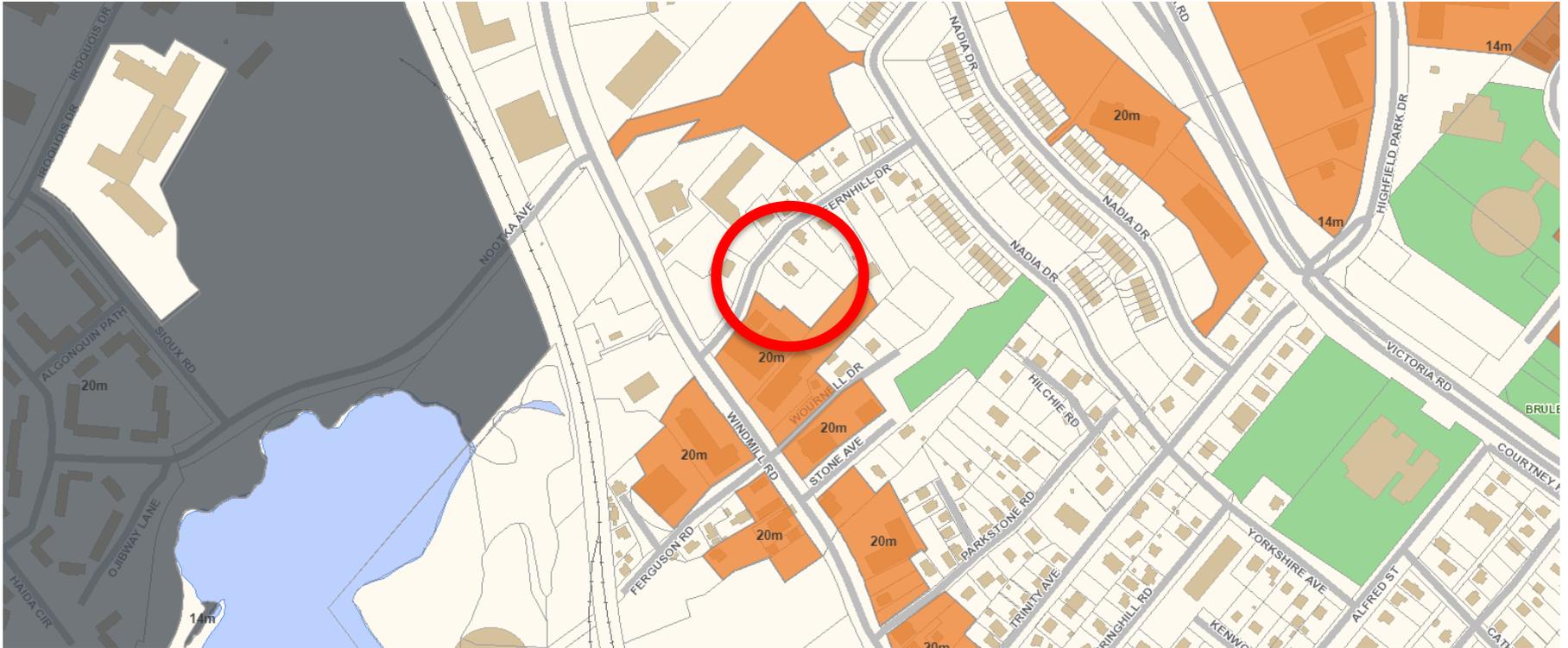
Staff recommend that Harbour East – Marine Drive Community Council:

- Approve the proposed amendments to the Dartmouth Land Use By-law as set out in Attachment A of the staff report dated July 3, 2018

HALIFAX

Thank You

What would Centre Plan say?



 Subject site is in Package B

Fernhill Drive



Fernhill Drive

