

**HALIFAX**

# **Public Hearing for Case 21808**

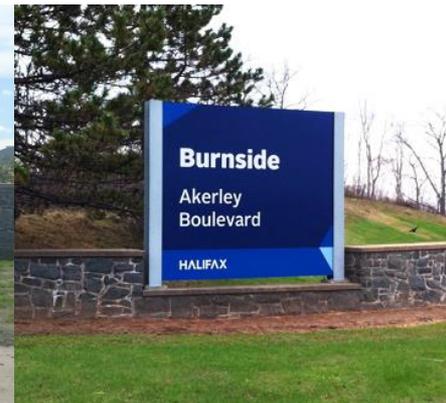
Municipal Planning Strategy and Land Use By-Law Amendments for Burnside Industrial Park and City of Lakes Business Park, Dartmouth

Regional Council

September 29, 2020

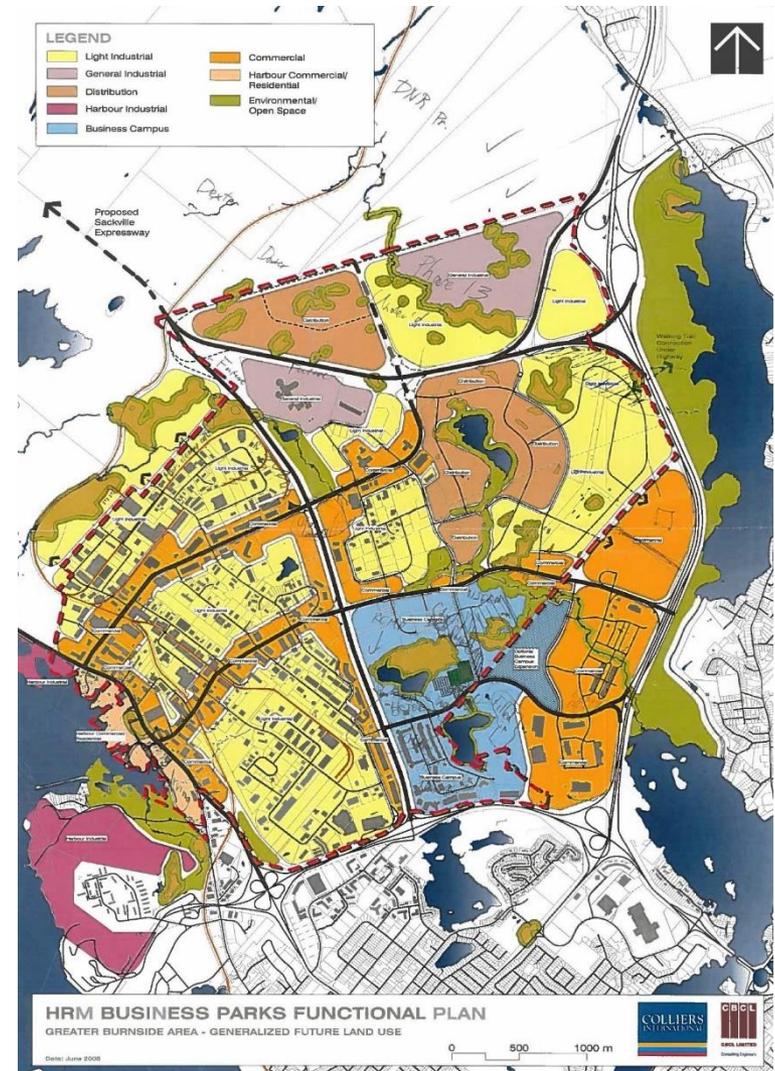
# History and Development

- Burnside Industrial Park was assembled by the former City of Dartmouth beginning in the early 1960s
- City of Lakes Business Park was created in 1984 as a prestige office and business campus
- Grown to approximately 3,400 acres with an estimated 30,000 employees
- HRM's Business Parks program administers the development and sale of new serviced industrial lands



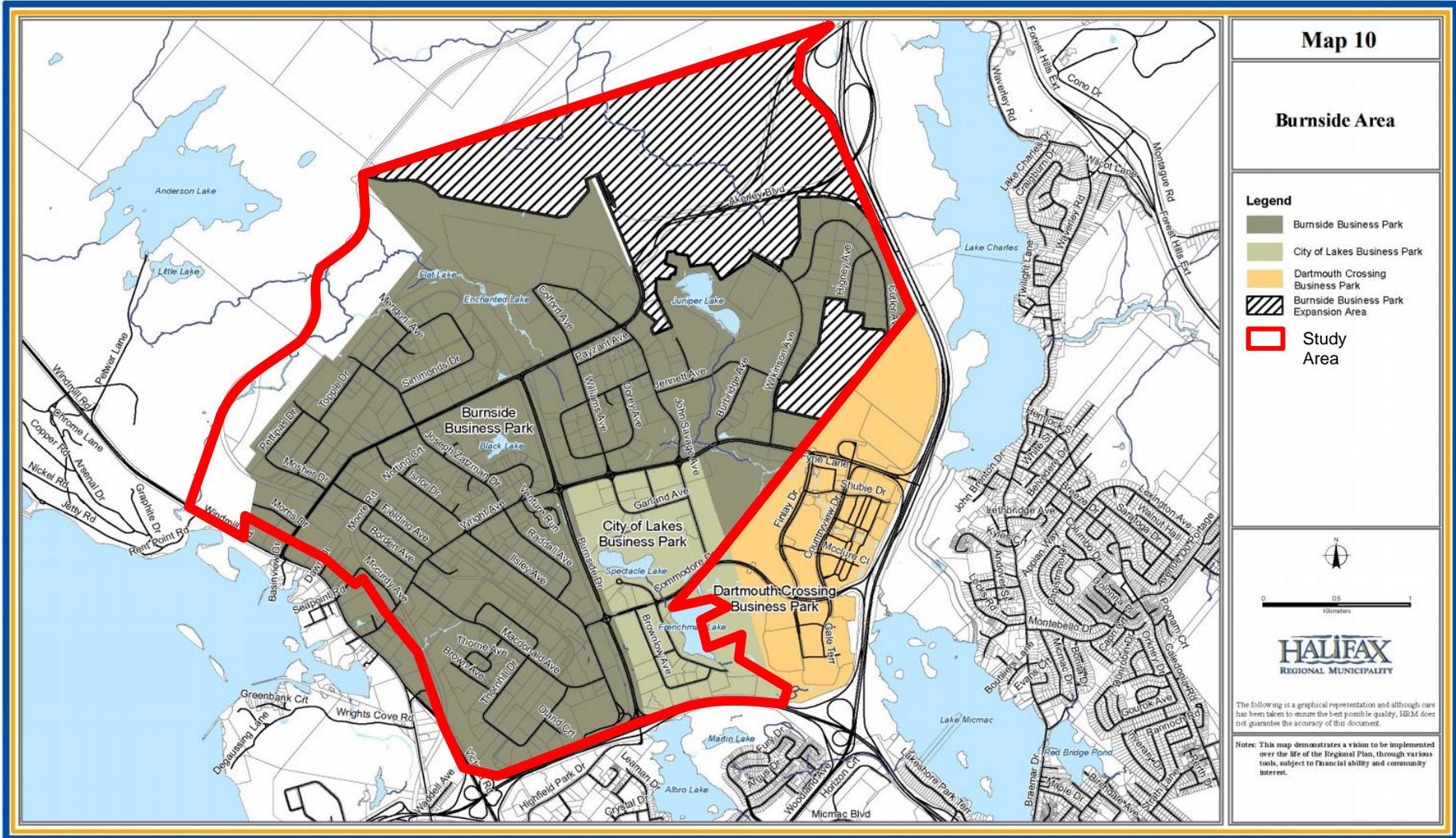
# Project Background

- Regional Plan and Economic Growth Plan: ensure there is a sufficient supply of industrial land for economic development opportunities
- In 2008, Regional Council approved the *Business Parks Functional Plan (BFPF)*
- The BFPF included specific recommendations for Burnside and City of Lakes



# Project Scope

## Burnside Industrial Park and City of Lakes Business Park

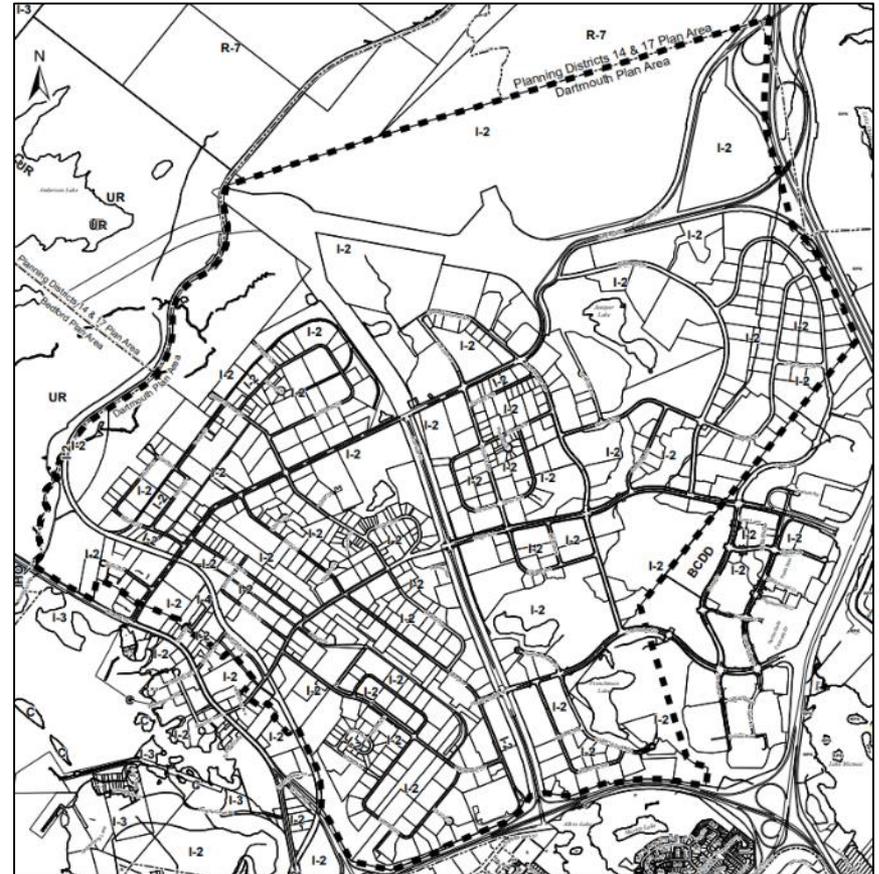


# Dartmouth Municipal Planning Strategy and Land Use By-Law

- Designated Industrial and Reserve



- Zoned I-2: allows all commercial and industrial uses
- In the Burnside Expansion Area, office and retail limited to accessory uses only

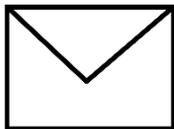


# Public Engagement Feedback

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- Public open house (January 8, 2019)
- Staff presentation to Greater Burnside Business Association (October 24, 2018)
- Comments included:
  - support for the project's intent to introduce zoning that protects Burnside for industrial use
  - concerns about businesses that could become non-conforming
  - concerns about restrictions on office and retail uses
  - suggestions for ways to best regulate particular uses
  - requests from individual property owners for particular zoning

**Notifications  
Mailed**



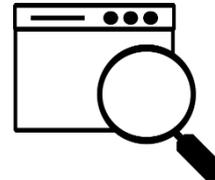
**1691**

**Meeting  
Attendees**



**~50**

**Webpage  
Views**



**1004**

**Emails/Phone Calls  
Received**



**~15**

# Policy Intent

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- Protect and support efficient use of industrial lands
- Recognize and support Burnside and City of Lakes as important employment lands in the Municipality
- Recognize industry needs for specific locations and site design, such as access to rail and highways
- Strategically direct a range of uses to support transit, shops and services for workers and customers
- Mitigate potential conflict between intensive industrial uses and less intensive uses
- Accommodate quality suburban office development in City of Lakes Business Park, while limiting new office space in Burnside Industrial Park

# Proposed Policy Amendments

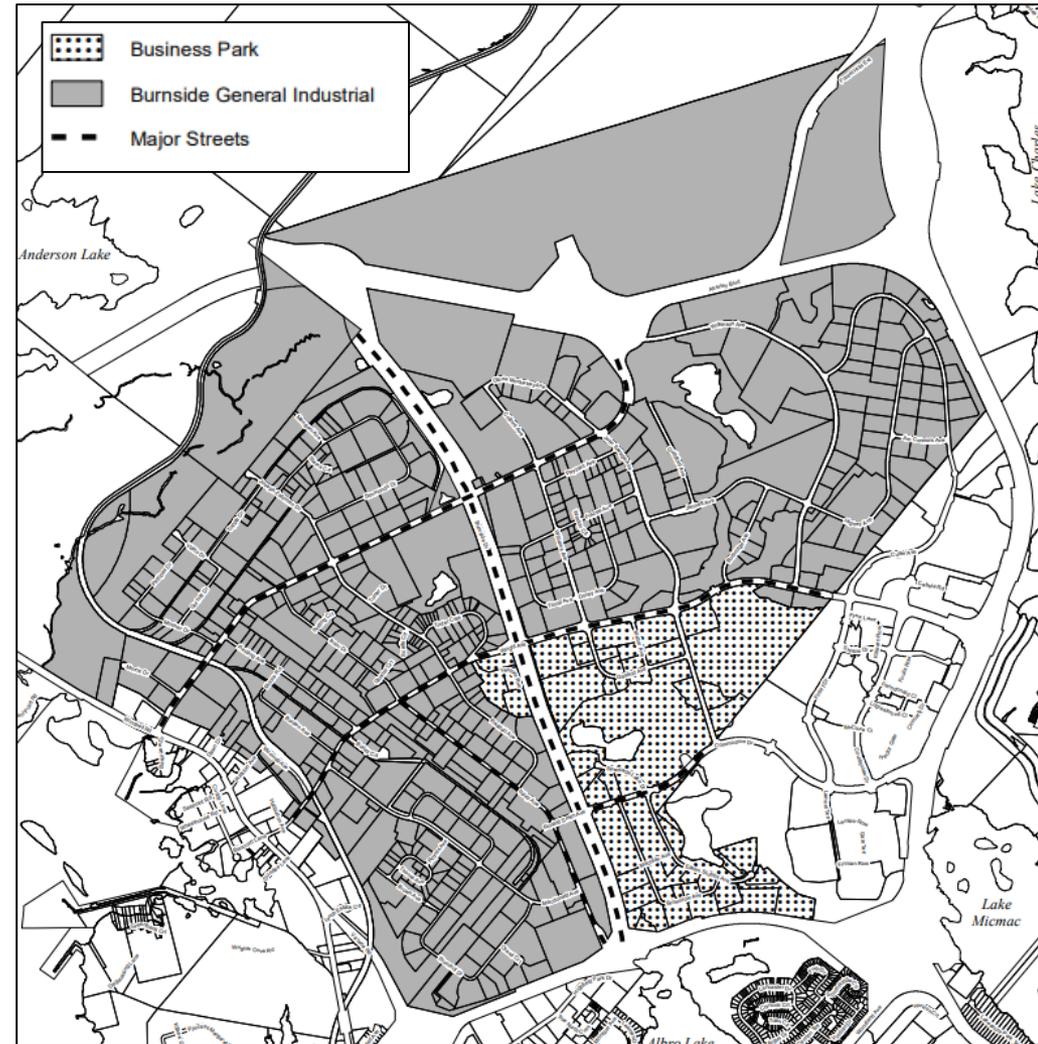
## Dartmouth Secondary Municipal Planning Strategy

### Burnside General Industrial sub-designation

- Encourage both light and heavy industrial uses, and commercial and support uses that are compatible with an industrial environment

### Business Park sub-designation

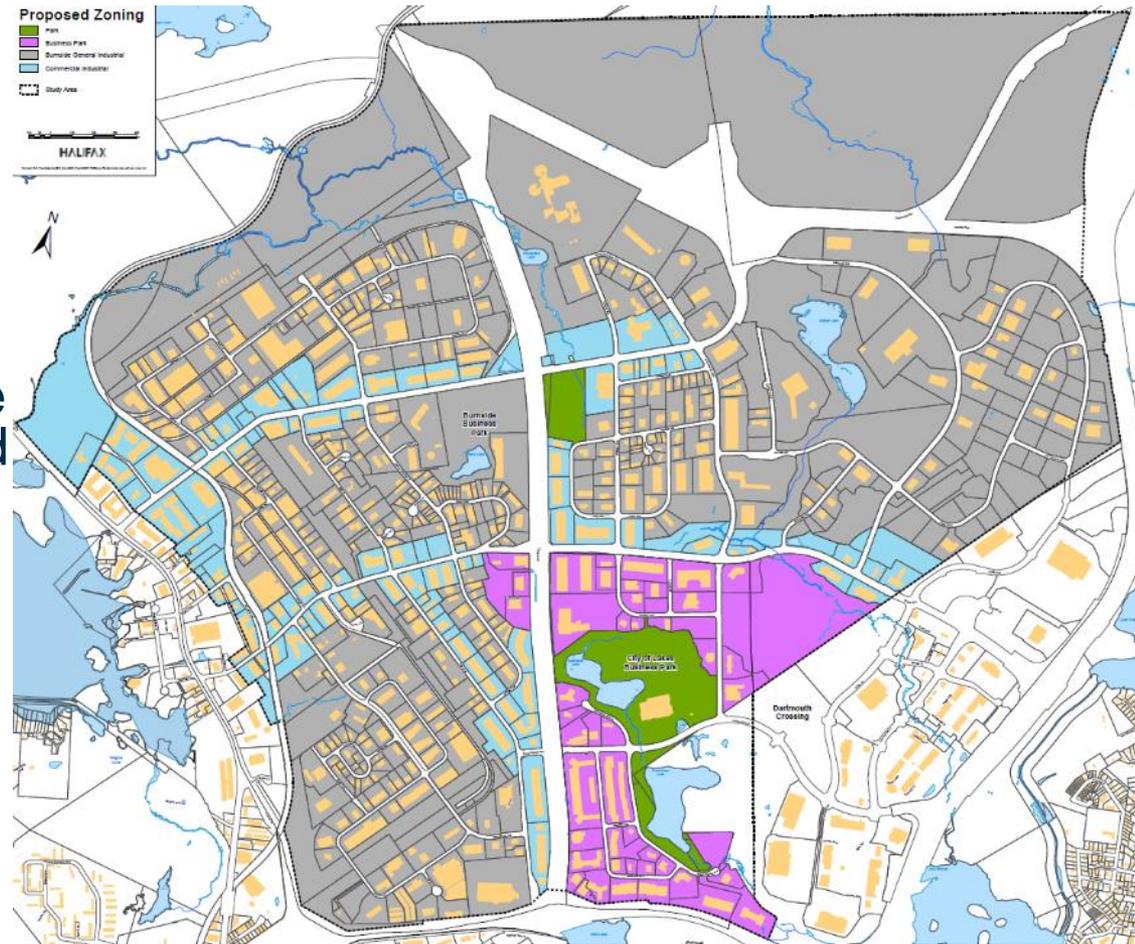
- Support City of Lakes Business Park and limited additional lands for suburban office space compatible with nearby industrial land



# Proposed Zoning Amendments

## Dartmouth Land Use By-Law

- **Burnside General Industrial (BGI) Zone:** applied to the majority of Burnside
- **Commercial Industrial (CI) Zone:** applied to major streets to encourage the clustering of shops and services close to transit services
- **Business Park (BP) Zone:** applied to City of Lakes Business Park and Wright & Burnside Business Campus



# Burnside General Industrial (BGI) Zone

## Permitted Uses

- Light industrial and heavy industrial uses; salvage yards; construction and demolition (C&D) transfer stations and processing facilities
- Commercial uses that support industrial uses
- Restricts the size and type of office and retail uses
- No residential except caretaker units



# Burnside General Industrial (BGI) Zone

## Architectural and Site Design Requirements

### All uses:

- Outdoor storage and outdoor display permitted
- Landscaping with trees and shrubs required along the street; landscaped buffer next to 100-series highways
- Lighting directed away from streets and adjacent properties



### Heavy industrial uses:

- 1 hectare lots
- Set back from less intensive uses
- Additional requirements for salvage yards
- C&D facilities must follow the requirements of the CD-1 and CD-2 Zones



# Commercial Industrial (CI) Zone

## Permitted Uses

- Range of industrial and commercial uses (except heavy industrial)
- Restricts the size and type of office and retail uses
- No residential except caretaker units



# Commercial Industrial (CI) Zone

## Architectural and Site Design Requirements

- Limit low quality building materials
- Buildings should have barrier-free doors with paths to the public street
- Outdoor display permitted
- Outdoor storage permitted away from the street
- Landscaping with trees and shrubs required along the street, and next to 100-series highways
- Lighting directed away from streets and adjacent properties



# Business Park (BP) Zone

## Permitted Uses

- Office uses in buildings up to five storeys
- Range of commercial uses including offices, hotels, restaurants, and personal services
- Restricts the size and type of general retail uses
- Light industrial uses that are wholly contained within a building
- No residential except caretaker units



# Business Park (BP) Zone

## Architectural and Site Design Requirements

- High quality building materials
- Buildings should have barrier-free doors with paths to the public street
- No outdoor display or outdoor storage
- Landscaping with trees and shrubs required along the street
- Lighting directed away from streets and adjacent properties



# Existing Uses

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- Uses (businesses) that exist when new zoning is adopted would be permitted as “existing uses”
- Existing uses may:
  - continue to be considered as permitted uses
  - be extended, enlarged or altered
  - resume operations if discontinued for no more than two years
  - be replaced or rebuilt if destroyed.

# Staff Recommendation

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Staff recommend that Regional Council adopt the proposed amendments to the Dartmouth Secondary Municipal Planning Strategy and Land Use By-Law, to introduce new planning policy and zoning for Burnside Industrial Park and City of Lakes Business Park.