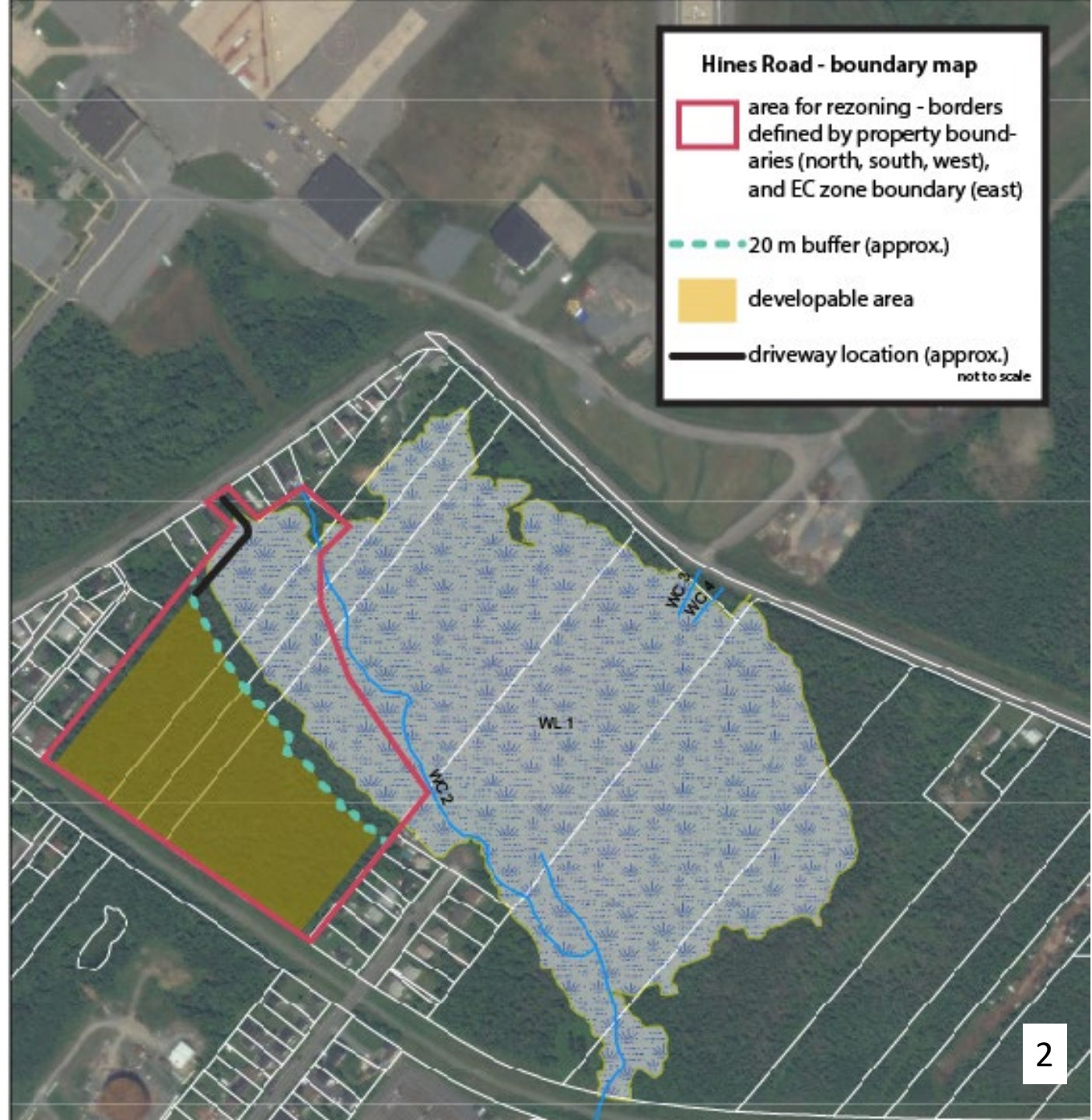


Item 10.1.1

# Hines Road Rezoning



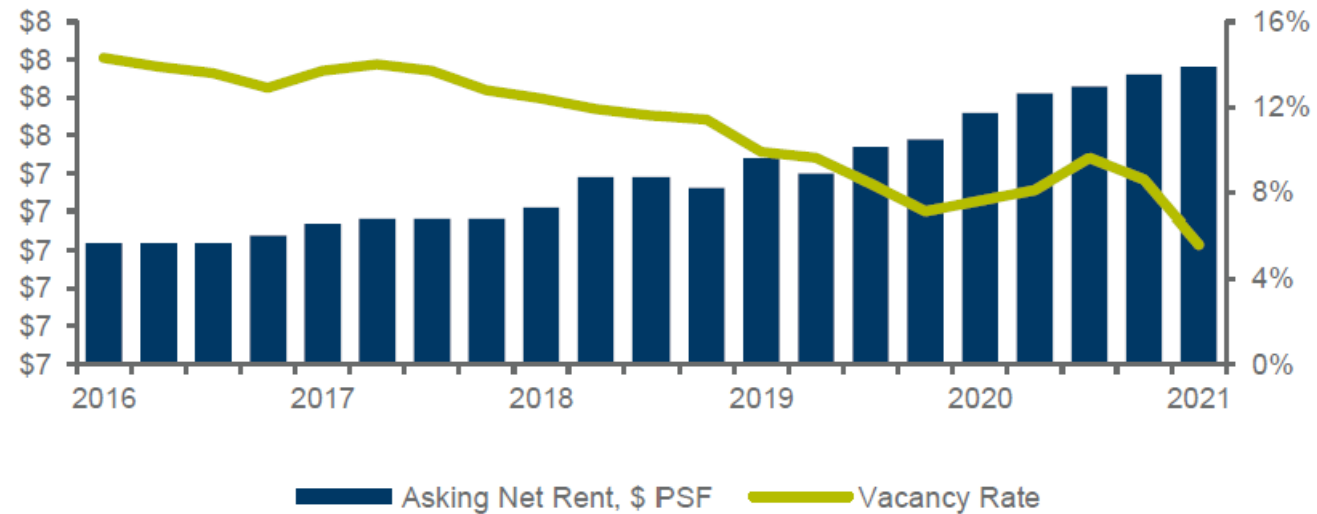
# Proposed Area for Rezoning



## Policy Context – Eastern Passage/Cow Bay MPS

- Property is designated “Industrial”
- “The Industrial Designation has been applied to those lands which define the major industries at the present time and those which are **reasonable areas of expansion**”
- Policy IND-3 “In recognition of existing industrial use and **the potential transition of residential use** within the Industrial Designation, Council shall also establish a light industrial zone which permits the development of light and service industrial, commercial, and community facility uses.”
- The intent of the MPS is to allow for expansion of industrial uses in the Industrial Designation

## OVERALL VACANCY & NET ASKING RENT



# Need for Industrial Space

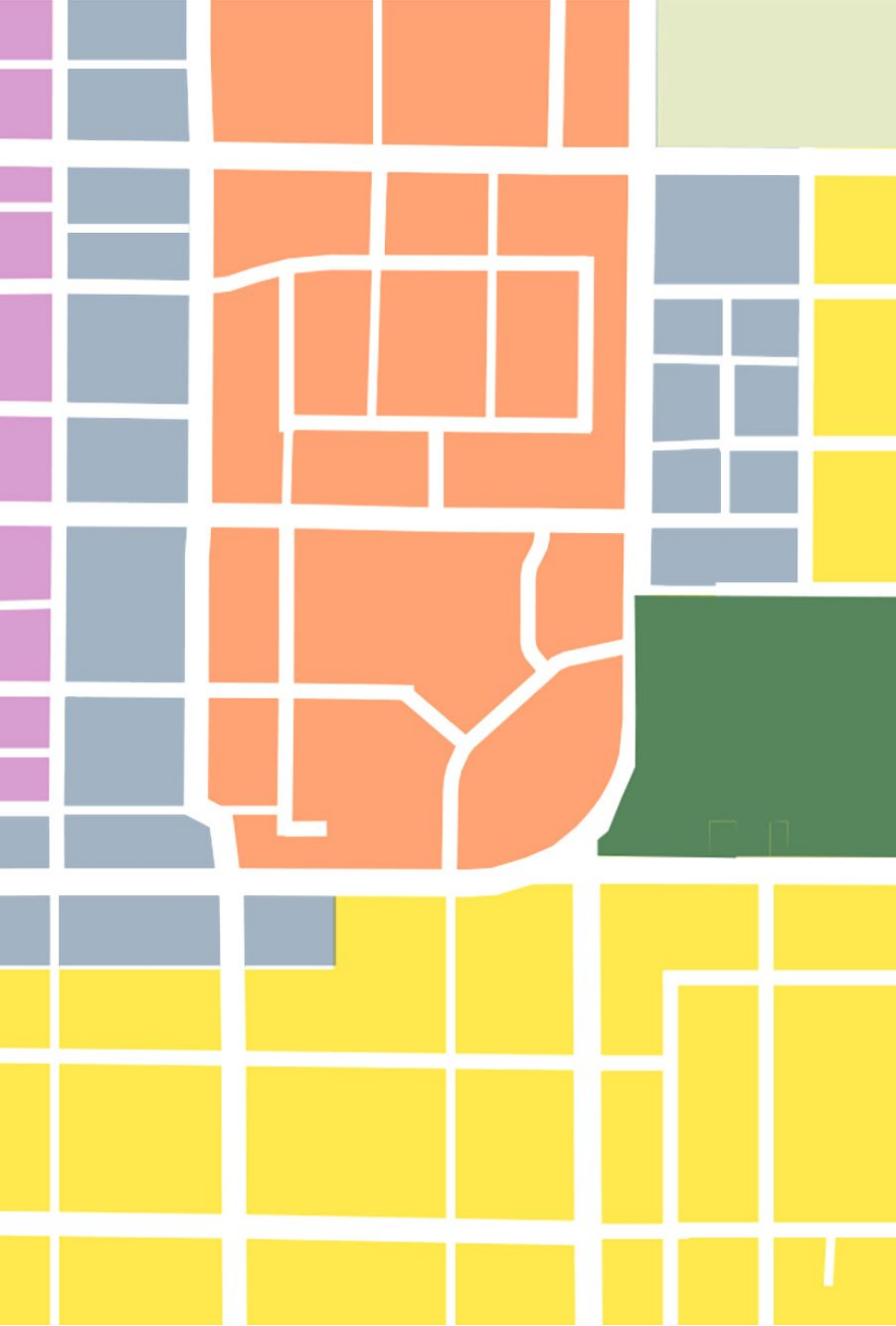
- Industrial vacancy rate down 3% in the last year\*
- Coincides with increased demand for warehouse and logistics space due to changing market and supply chain demands resulting from the COVID-19 Pandemic.
- Smaller industrial spaces required for Research and Development and Manufacturing are being consolidated.
- Opportunity exists for industrial spaces that allow for small and medium sized business growth.

\* Cushman Wakefield Industrial MarketBeat – Halifax Q1 2021



## Opportunity for business growth

- Lands developed for employment purposes.
- Allows small incubator-type businesses, medium-size businesses that are growing, or larger businesses to come.
- COVID-19 brought to light the importance of distribution centres and manufacturing space, driving demand for these kinds of industrial spaces.



# What is being considered on the site?

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Uses being considered

Uses NOT being considered

- Permitted Uses in I-1 Zone

- Manufacturing, processing, assembly or warehousing operation wholly contained within a building
- Marine, road, rail and pipe transportation uses
- Railway related uses
- Composting operations
- Cannabis production facilities
- Service industries
- Any activity related to the automotive trade except a salvage yard;
- Commercial recreation uses;
- Outdoor display courts;
- Retail and wholesale stores;
- Shopping plazas and malls;
- Taxi and bus depots;
- Parking lots.

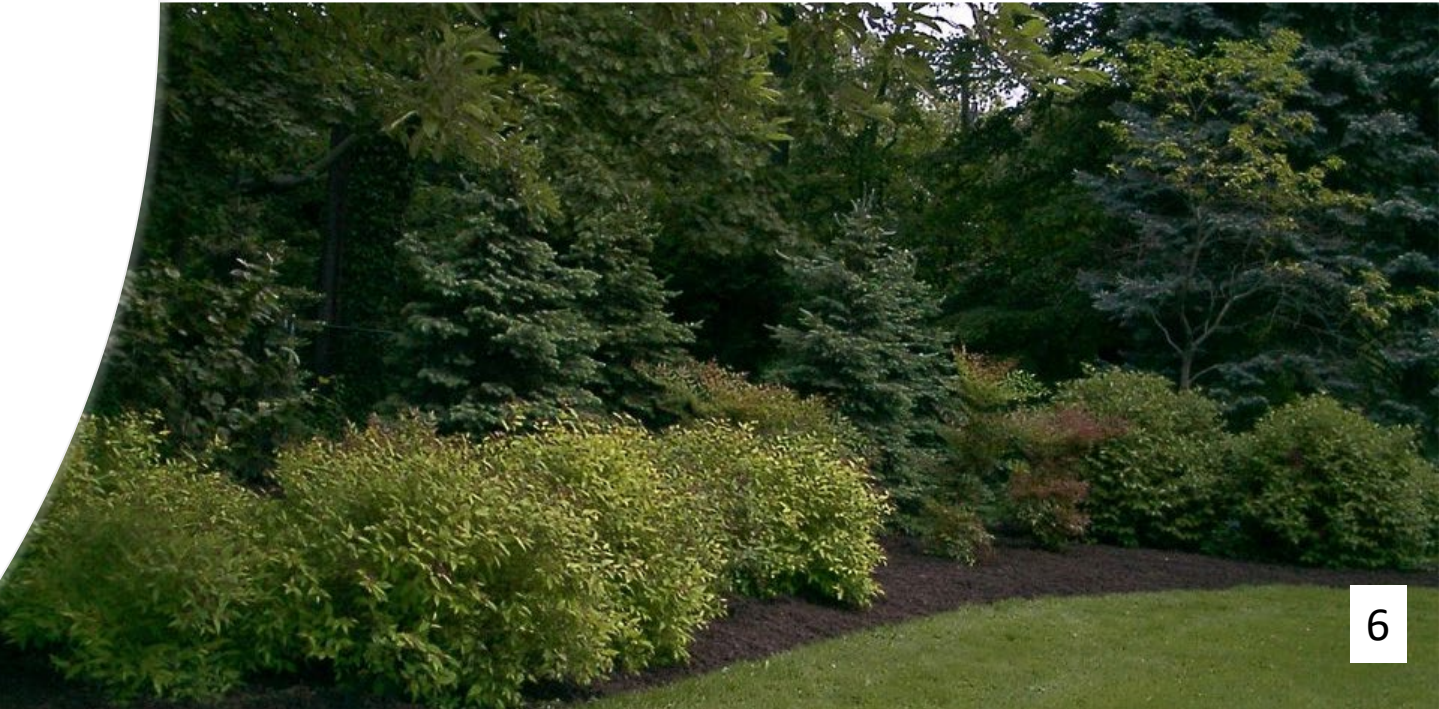
# Opportunities for community growth

- Situated nearby the NSCC Ivany Campus, Dartmouth General Hospital, and Shearwater Airforce Base.
- Provides opportunities for collaboration between residents, government organizations, and private industry.



# Buffering Requirements in I-1 Zone

- Buildings located at least 50 feet away from the rear & side lot lines which abut residential uses.
- A visual screen is required along the rear and side lot lines which abut residential uses.
- Either a 25-foot landscaped buffer or opaque fence.





# Summary

- Request that Council support the recommendation from HRM Staff to rezone these lands to “Light Industrial”
- Property is designated “Industrial”
- MPS intent and policy support rezoning to “Light Industrial (I-1)”
- Limited scope of uses being considered
- Supporting a growing need for industrial/warehouse space
- Land Use Bylaw provides guidance on separation between uses and buffering.



Thank You –  
Questions?



Armco  
COMMUNITIES



zzap

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