

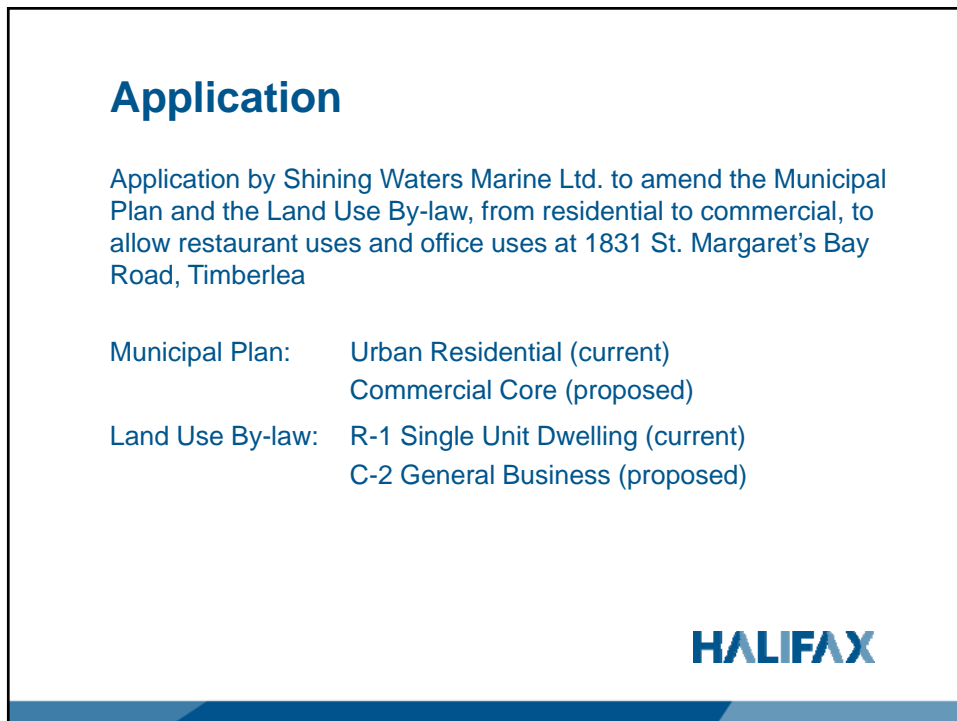
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Case 19535

**MPS & LUB Amendments for
Timberlea/Lakeside/Beechville**

*Commercial Development:
1831 St. Margarets Bay Road
Timberlea*

Regional Council
Public Hearing – September 19th, 2017



Application

Application by Shining Waters Marine Ltd. to amend the Municipal Plan and the Land Use By-law, from residential to commercial, to allow restaurant uses and office uses at 1831 St. Margaret's Bay Road, Timberlea

Municipal Plan: Urban Residential (current)
 Commercial Core (proposed)

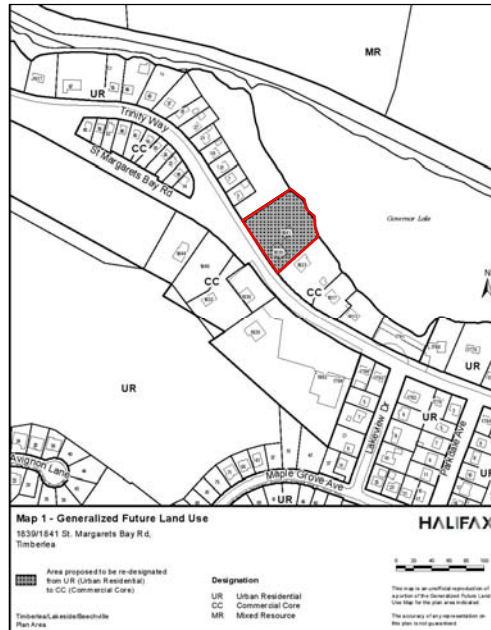
Land Use By-law: R-1 Single Unit Dwelling (current)
 C-2 General Business (proposed)

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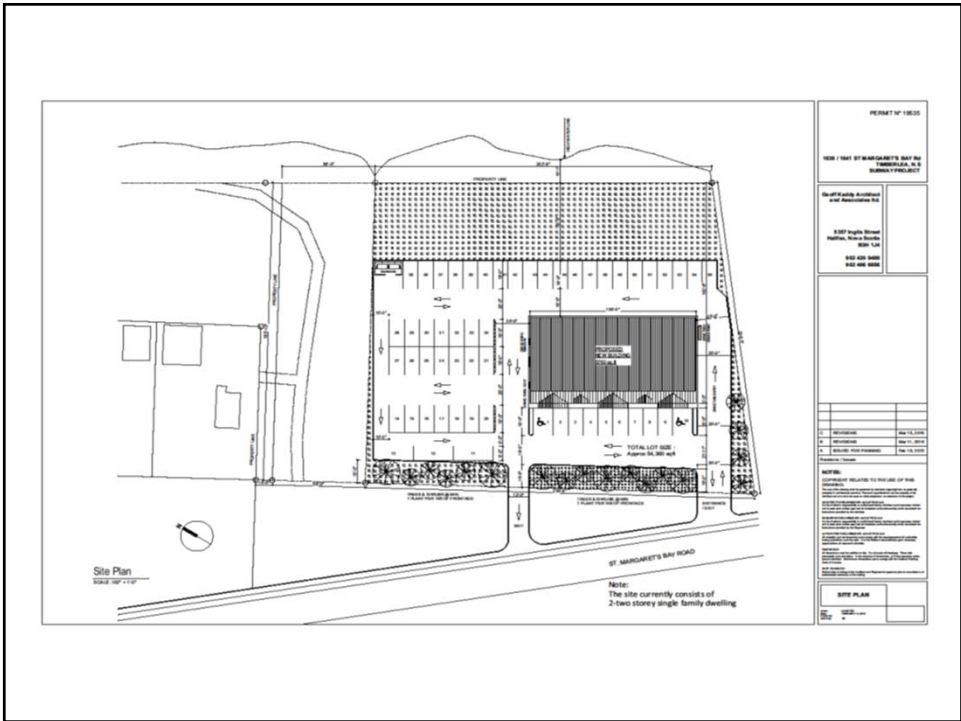


Context



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Scope

May 24, 2016 Regional Council initiated a MPS amendment process to consider:

- Allowing commercial development at 1831 St. Margarets Bay Road (Applicant's site)
- Changing the LUB's parking requirements for restaurants
- Introducing landscaping requirements in the General Business (C-2) Zone

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Policy & LUB Review

- Commercial Core designation applied in the vicinity of St. Margarets Bay Road and Timberlea Village Parkway (the commercial core of the T/L/B Plan Area)
- 1831 St. Margarets Bay Road abuts the Commercial Core designation
 - Appropriate location for commercial uses
- Parking requirements for restaurants are high
- No landscaping required for commercial developments (C-2 Zoning)

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Adjusting Parking Standards

for Restaurants

- Parking standards for restaurants in T/L/B Plan LUB among highest in HRM
 - 27 spaces per 1000 sf gfa (drive thru)
 - 20 spaces per 1000 sf gfa (full service)
 - 16 spaces per 1000 sf gfa (take-out)
- Sackville Drive LUB has standards for restaurants (8 spaces per 1000 sf gfa) that are appropriate to apply in the T/L/B Plan area
- Many HRM LUBs require screening between commercial parking and residential zoning/uses
 - this approach is appropriate to apply in the T/L/B Plan area (for C-2 zoned properties)

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Introducing Landscaping Standards

for C-2 developments

- Many HRM LUBs require the front portion of commercial developments to be landscaped
- The Cole Harbour/Westphal LUB requires a 10 ft landscape strip
 - this approach is appropriate to apply in the T/L/B Plan area (for C-2 zoned properties)

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Summary of Proposed Amendments

- re-designate 1831 St. Margarets Bay Road to the Commercial Core Designation
- rezone 1831 St. Margarets Bay Road to the C-2 (General Business) Zone to enable a proposed development with restaurant and office uses
- reduce parking standards for restaurants
- require new or expanded commercial parking in the C-2 Zone to be visually screened from abutting properties zoned or used for residential or community uses
- require landscaping in the front yard of new or expanded commercial developments in the C-2 Zone

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Staff Recommendation

- It is recommended that Regional Council:
 - Approve the proposed amendments to the MPS and LUB for Timberlea/ Lakeside/ Beechville, as set out in Attachments A and B of the June 27, 2017 staff report

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