

Welcome to Tonight's Virtual Meeting!

The Meeting Will Commence At 6pm

December 9, 2020



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Public Information Meeting for Case 22651

Rezoning for Hines Road, Eastern
Passage (4 PIDs)

Public Participation and Q & A

By Phone

- We will call on you using the last 4 digits of your phone number
- One speaker at a time
- To unmute, select  
- Please provide your name and community

Online

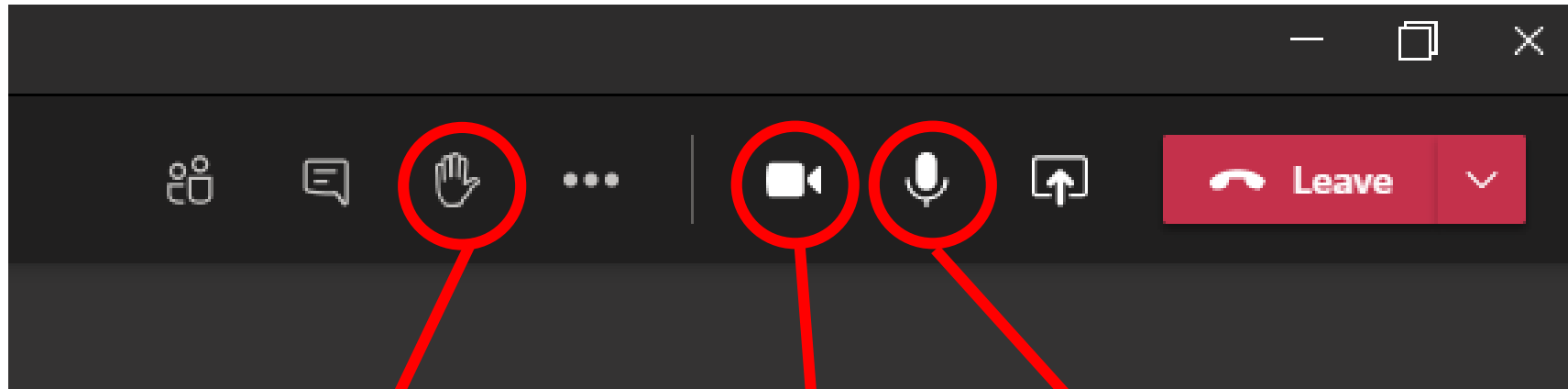
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Please respect all points of view and opinions.

A summary of comments and responses to questions will be available on the case website

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Agenda for Tonight's Meeting

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1. HRM Planning Staff presentation



2. Presentation by the applicant, Zzap Consulting



3. Public participation and Q & A

The website will detail all status updates for this application



Public feedback will be collected until December 23

Introductions

Brittney MacLean – Planner

Maggie Holm – Principal Planner

Tara Couvrette – Planning Controller

Becky Kent – Councillor for District 3

Chris Markides, Zzap – Applicant

Purpose of this Meeting

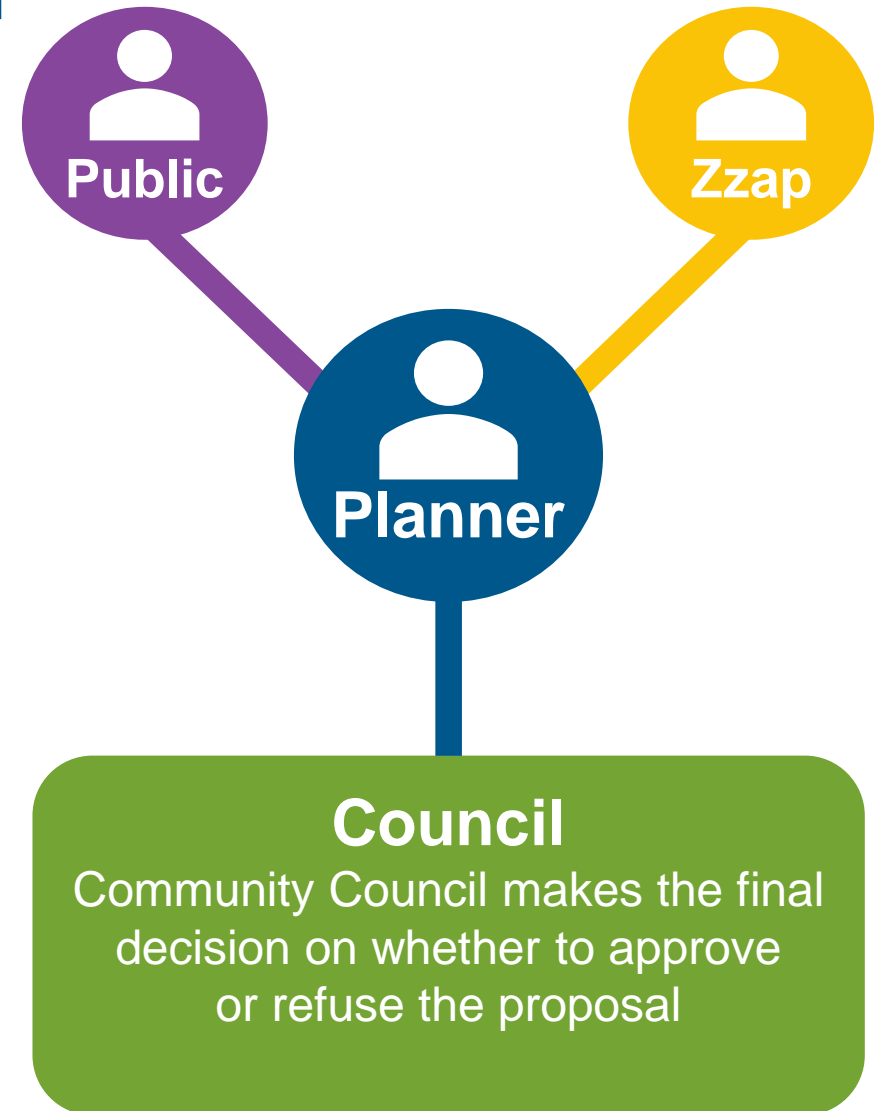
- Share information about the proposal
- Listen and collect your questions, concerns, comments and feedback on the proposal



*Feedback provided tonight will inform the process and will form part of the public record. **No decisions will be made tonight.***

Role of HRM Planning Staff

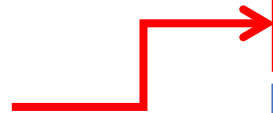
- Manage the application through the planning process
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendation to Harbour East Marine Drive Community Council



Planning Application Process

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We Are Here



Application Submitted

HRM Internal Circulation &
Review

Public Information Meeting

Plan Revisions &
Refinement

Staff Report with Policy
Review & Recommendation

Community Council
Hearing & Decision

14 Day Appeal Period

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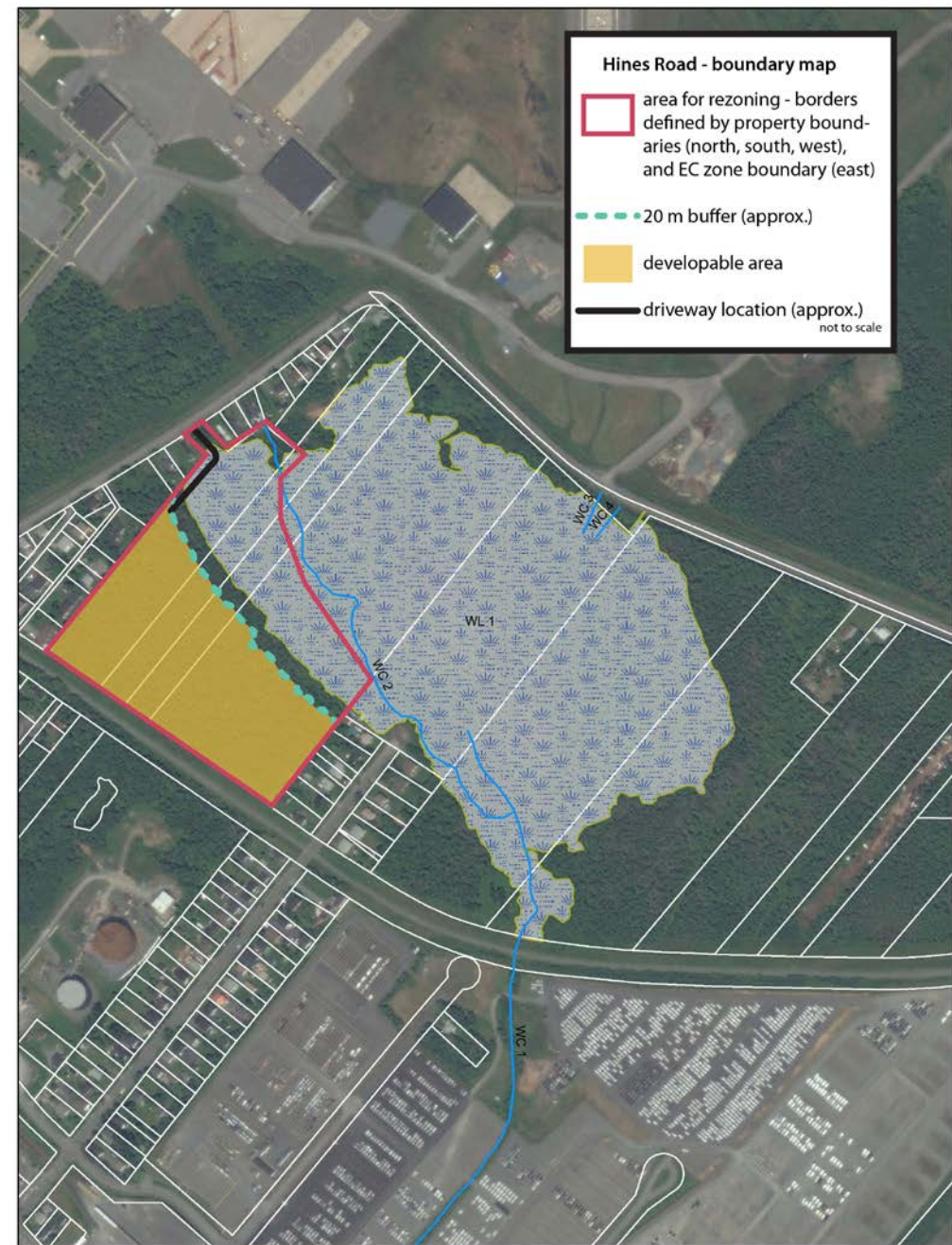
Applicant Proposal

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Applicant: Zzap Consulting

Location: Hines Rd, Eastern Passage

Proposal: To rezone portions of 4 properties from R-1 (Single Family Dwelling Zone) to I-1 (Light Industry Zone)



Site Context

Hines Road, Eastern Passage

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Site Context

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Subject site seen from Hines Rd (proposed access)



Site Context

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Subject site seen from Hines Rd (proposed access)





Hines Road - boundary map

- area for rezoning - borders defined by property boundaries (north, south, west), and EC zone boundary (east)
- 20 m buffer (approx.)
- developable area
- driveway location (approx.)

not to scale

The map shows an aerial view of a residential area. A red outline defines the rezoning area, which includes a yellow-shaded developable area. A blue line represents the Shearwater Flyer Trail, with segments labeled WL-1, WL-2, WL-3, and WL-4. A black line indicates a driveway location. A green arrow points to the western boundary of the rezoning area. The map is titled 'Hines Road - boundary map' and includes a legend with symbols for the rezoning area, 20 m buffer, developable area, and driveway location. A note at the bottom right states 'not to scale'.



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Policy & By-law Overview

Eastern Passage/Cow Bay Municipal Planning Strategy – Eastern Passage/Cow Bay LUB

- **Zone**
 - R-1 (Single Unit Dwelling) Zone
- **Designation**
 - Industrial
- **Existing Use**
 - Vacant
- **Enabling Policy**
 - IND-3, IMD-1, and IM-11

I-1 Zone Permitted Uses

Eastern Passage/Cow Bay LUB

	I-1 Zone (Light Industry)
Commercial Uses	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
Industrial Uses	Any manufacturing, processing, assembly or warehousing operation which is not obnoxious and which is conducted and wholly contained within a building; Service industries; Marine, road, rail and pipe transportation uses; Railway related uses, Composting operations, Cannabis production facilities
Community Uses	Open space uses; Institutional uses

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Zone Comparison

Eastern Passage/Cow Bay LUB

	R-1 Zone (Single Unit Dwelling)	I-1 Zone (Light Industry)
Lot Coverage Max	35%	70%
Max Building Height	35 feet	N/A
Front Yard Setback Min	20 feet	30 feet
Side Yard Setback Min	8 feet	30 feet (50 feet if abutting a residential property)
Rear Yard Setback Min	8 feet	30 feet (50 feet if abutting a residential property)
Landscaping required	N/A	Landscaped buffer/fence required along rear/side lot lines abutting residential use. Minimum of twenty-five (25) feet and shall consist of either existing or replanted vegetation.

Policy Consideration

Enabling Policy IM-11: A re-zoning requires that Council consider the following in rendering their decision:

- Adequacy of sewer services
- Adequacy of road networks
- That controls are placed on the site for:
 - Types of use
 - Height, lot coverage
 - Traffic generation, access to site, parking
 - Open storage
 - Signs

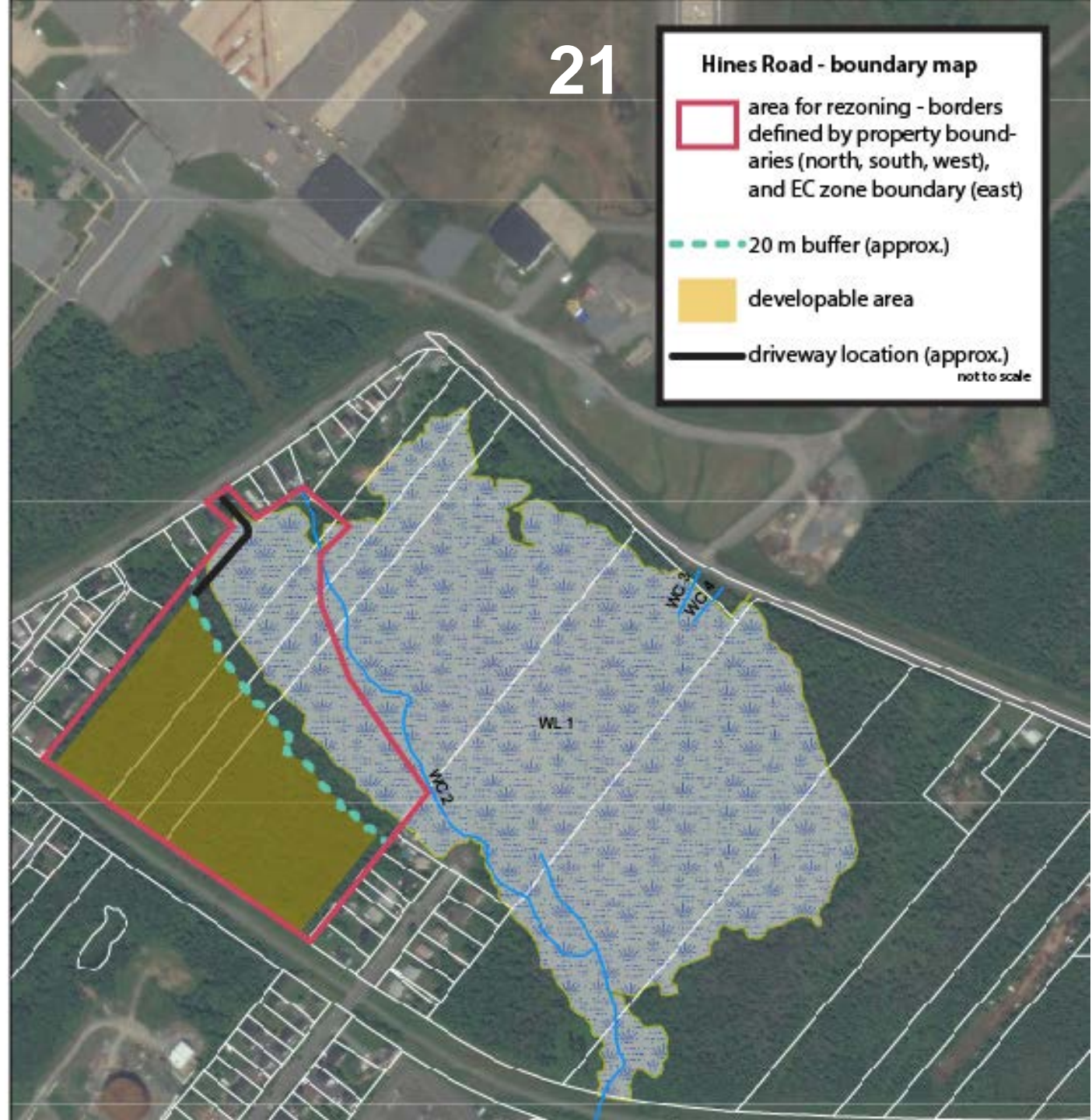
Presentation by Applicant

Chris Markides, Zzap Consulting

Hines Road Rezoning



Proposed Area for Rezoning





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?

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.



Thank You





Contact Information

Chris Markides MCIP,
LPP

ZZap Consulting Inc.
chris.markides@zzap.ca

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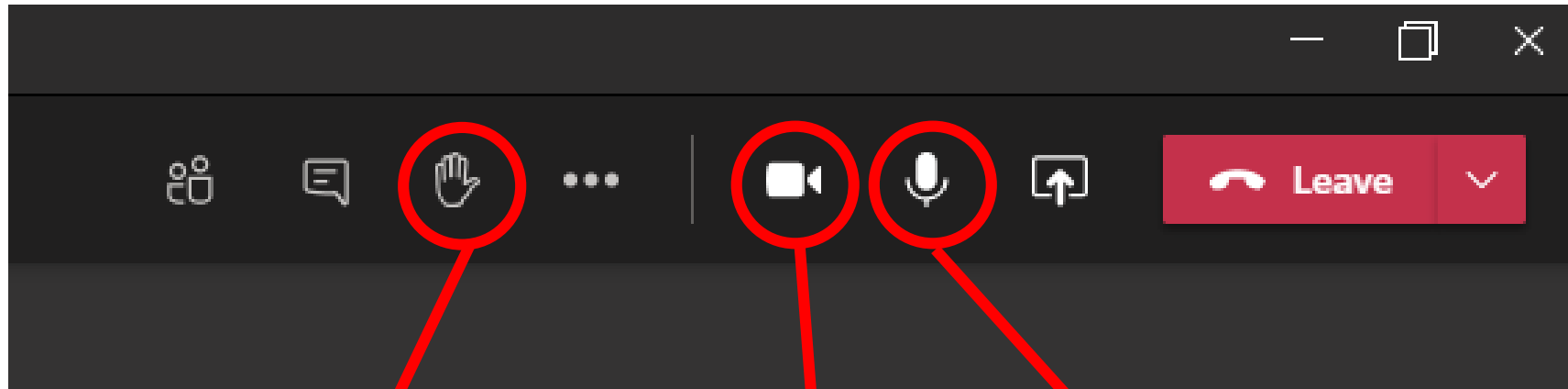
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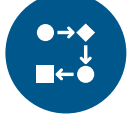


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Examples of Topics to Discuss

-  Existing Neighborhood
-  Industrial Uses
-  Business Uses
-  Size of Buildings (Height and Footprint)
-  Signage
-  Parking
-  Transportation Network
-  Site Layout (Setbacks, lot coverage)
-  Landscaping and screening
-  Watercourse Setback

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Thank You For Your Participation!

<https://www.halifax.ca/business/planning-development/applications/case-22651-hines-road-eastern-passage>

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**Ways to provide 30
feedback after
tonight's meeting until
December 23**

Contact the Planner

Brittney MacLean

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☎ 902-223-6154