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February 3, 2016

Ben Sivak, Major Projects Planner  
Development Services / Planning and Development  
Halifax Regional Municipality  
40 Alderney Drive, 2nd Floor  
Dartmouth NS B2Y 2N5

**Re: Request to initiate an amendment to Map 9Y in the Dartmouth MPS to include additional lands within the BCDD Designation**

Dear Mr. Sivak:

Please accept this letter in request to amend Map 9Y of the Dartmouth MPS to include the remaining portion of lands owned by Dartmouth Crossing Limited (DCL) (PID 41215476) in the Burnside Comprehensive Development District (BCDD) Designation. This request is for an amendment to Map 9Y only. Please refer to **Attachment 1** for a map indicating the proposed BCDD designation extension.

The Halifax Regional Municipal Planning Strategy (RMPS) recognizes opportunities for medium to high density residential development in private business parks. To date, approximately 450 of the 500 acre Dartmouth Crossing business park has been designated BCDD, as per Policy BC-13 of the Dartmouth Municipal Planning Strategy (MPS). This secondary designation still permits as-of-right I-2 (General Industrial) development, but allows for residential development via a rezoning and Development Agreement. Rezoning, however, can only be requested for land identified on Map 9Y. This request proposes to bring the remaining 50 acres under the BCDD designation. This will allow us to better plan future development of the remaining areas in a manner that complements and integrates with existing uses and amenities, while mitigating conflicts with industrial use.

### Rationale for Amendment Request

In 2009, a portion of the DCL owned lands north of Wright Avenue (approximately 78 acres) was rezoned to BCDD to permit commercial and residential mixed-use development. As you are aware, this portion north of Wright Avenue was rezoned back to I-2 in December 2015 for reasons outlined in your Staff Report at that time. During the Public Hearing, it was communicated to Council that the intent was to relocate residential to a more suitable location in Dartmouth Crossing.

The subject lands adjacent to the City of Lakes Business Park provide a superior site for support of the provision of residential development in the area. Investments by Halifax Regional Municipality (HRM) in recreation infrastructure on Commodore Drive (all-weather fields, trails, 4-pad arena and potential future AT pedestrian bridge across Highway 111), and hotel and retail commercial uses to the west highlight the future potential of DCL's Frenchman Lake lands for use as a mixed-use community adjacent to key amenities and the region's largest employment centre.

The June 2, 2014 Staff Report to Regional Council for the adoption of the RP+5 (June 24, 2014) notes the possibility of the amendment we request today, recognizing that "an application can be made to initiate a plan amendment process to the Dartmouth Secondary Plan" to have the BCDD applied to DCL lands within the City of Lakes Business Park. In this respect, we are pleased to submit our request for amendment as outlined in this letter and attached map. If you have any questions concerning any aspect of this application, please do not hesitate to contact me by phone (902-425-7900) or email ([margot@edm.ca](mailto:margot@edm.ca)) at your convenience.

Sincerely,

EDM · Environmental Design and Management Limited

Original Signed

Margot Young, MCIP



## Attachment B: Applicant's Proposed BCDD Redesignation

