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Public Hearing for Case 21808

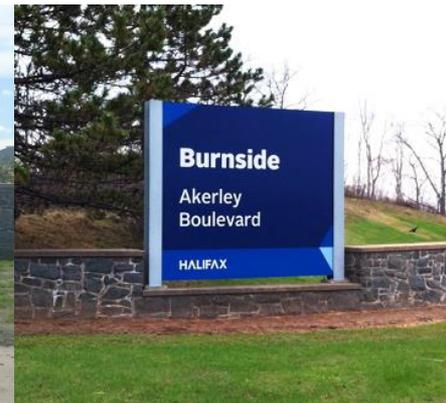
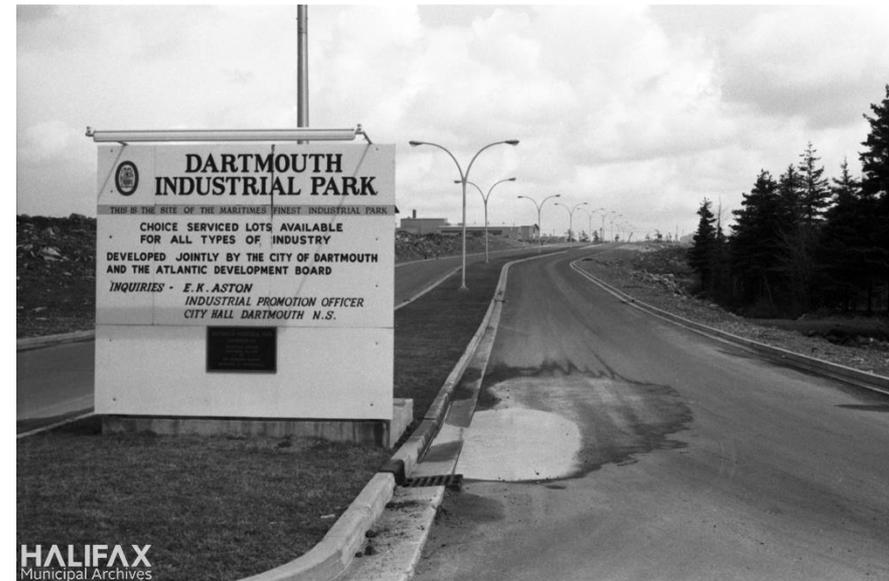
Municipal Planning Strategy and Land Use By-Law Amendments for Burnside Industrial Park and City of Lakes Business Park, Dartmouth

Regional Council

September 29, 2020

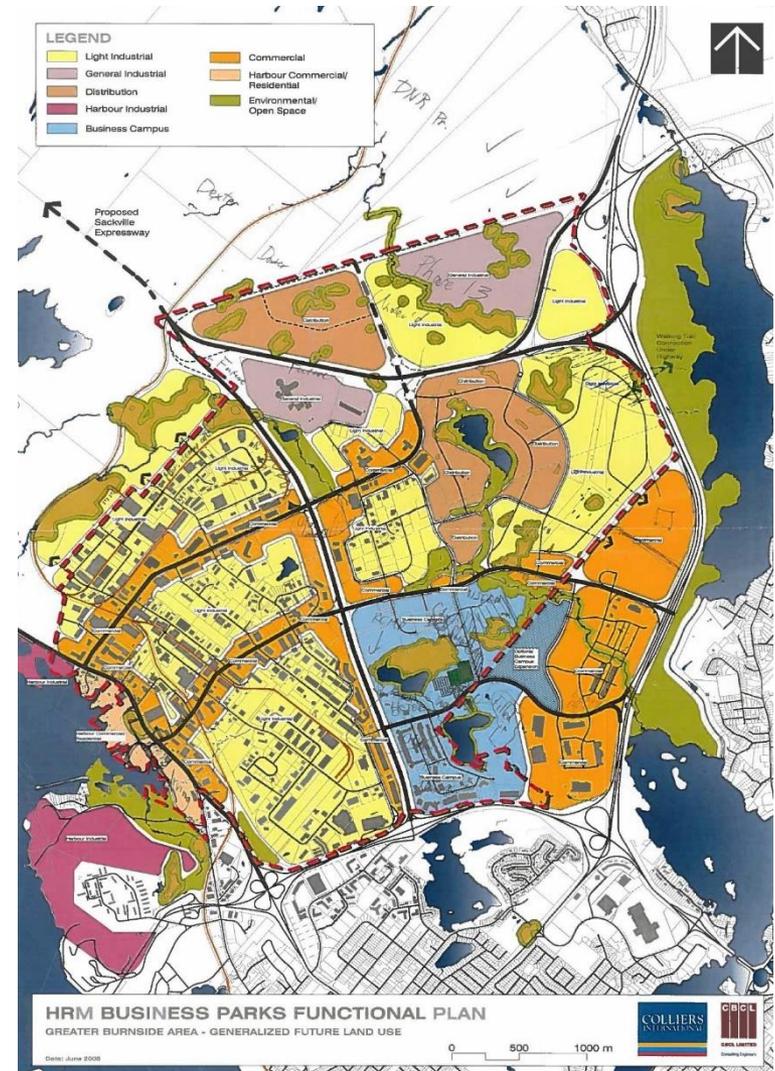
History and Development

- 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



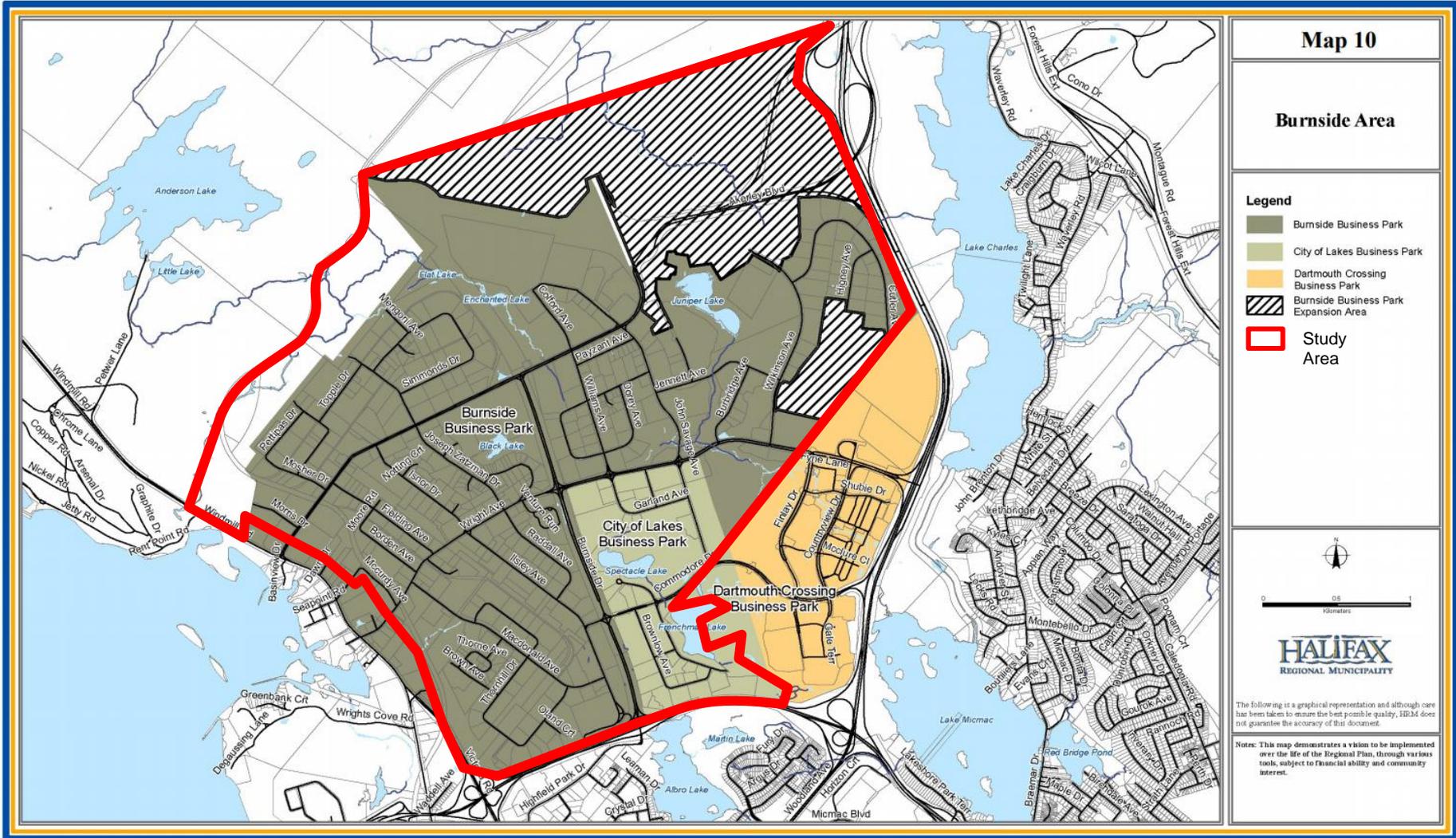
Project Background

- 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



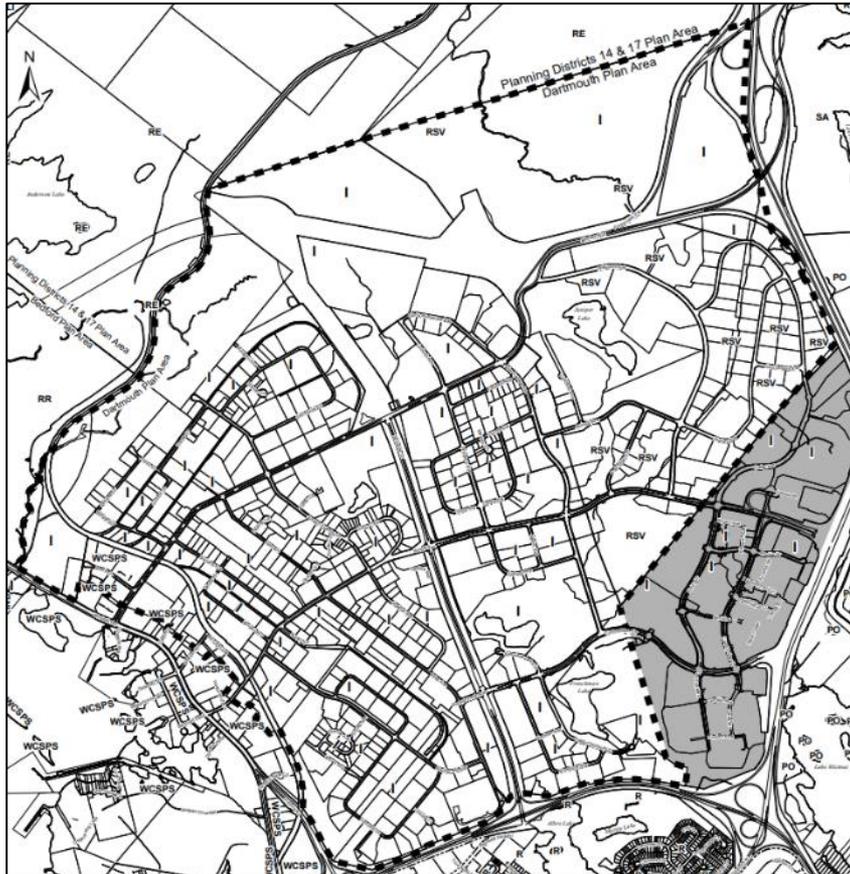
Project Scope

Burnside Industrial Park and City of Lakes Business Park



Dartmouth Municipal Planning Strategy and Land Use By-Law

- Designated Industrial and Reserve



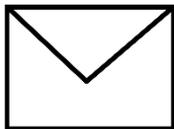
- Zoned I-2: allows all commercial and industrial uses
- In the Burnside Expansion Area, office and retail limited to accessory uses only



Public Engagement Feedback

- 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**



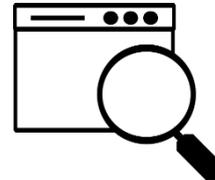
1691

**Meeting
Attendees**



~50

**Webpage
Views**



1004

**Emails/Phone Calls
Received**



~15

Policy Intent

- 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

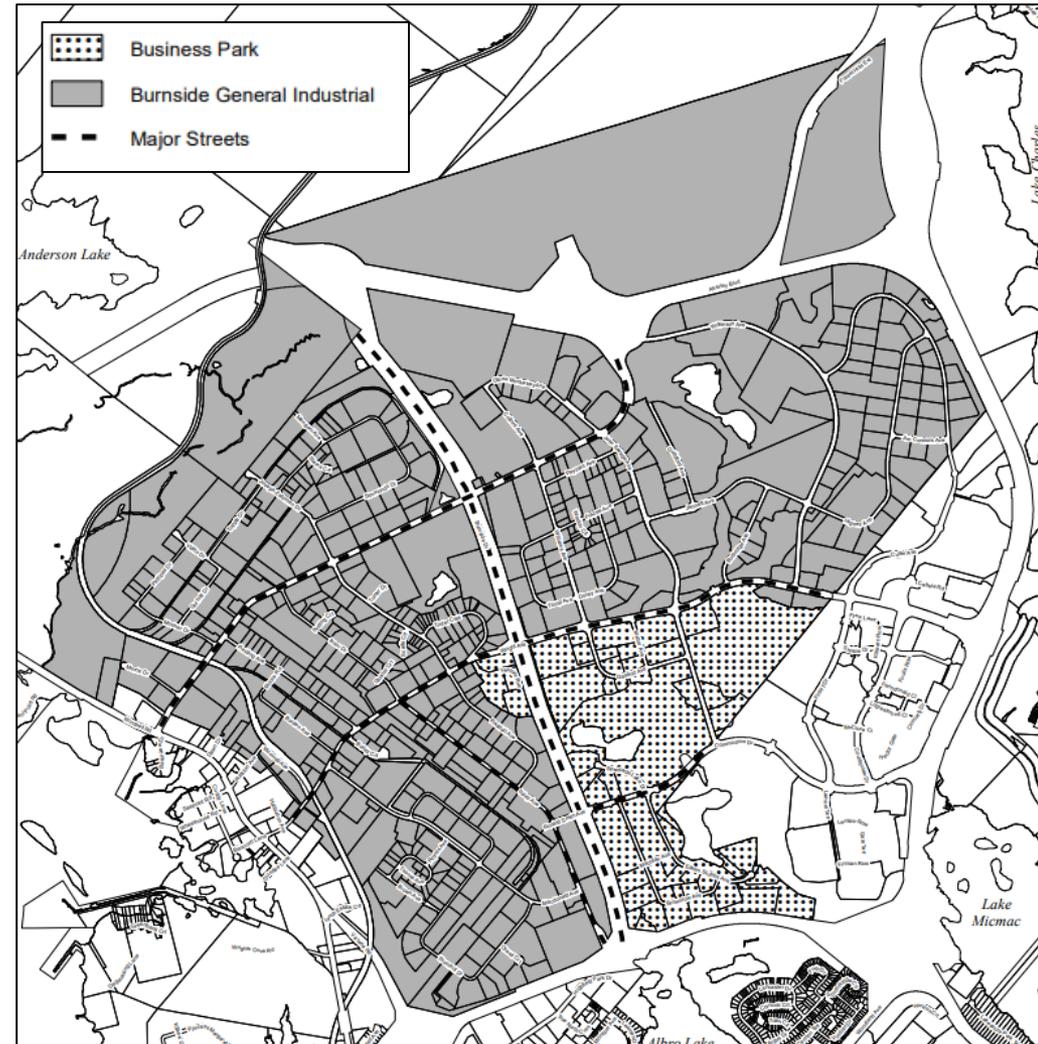
Dartmouth Secondary Municipal Planning Strategy

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

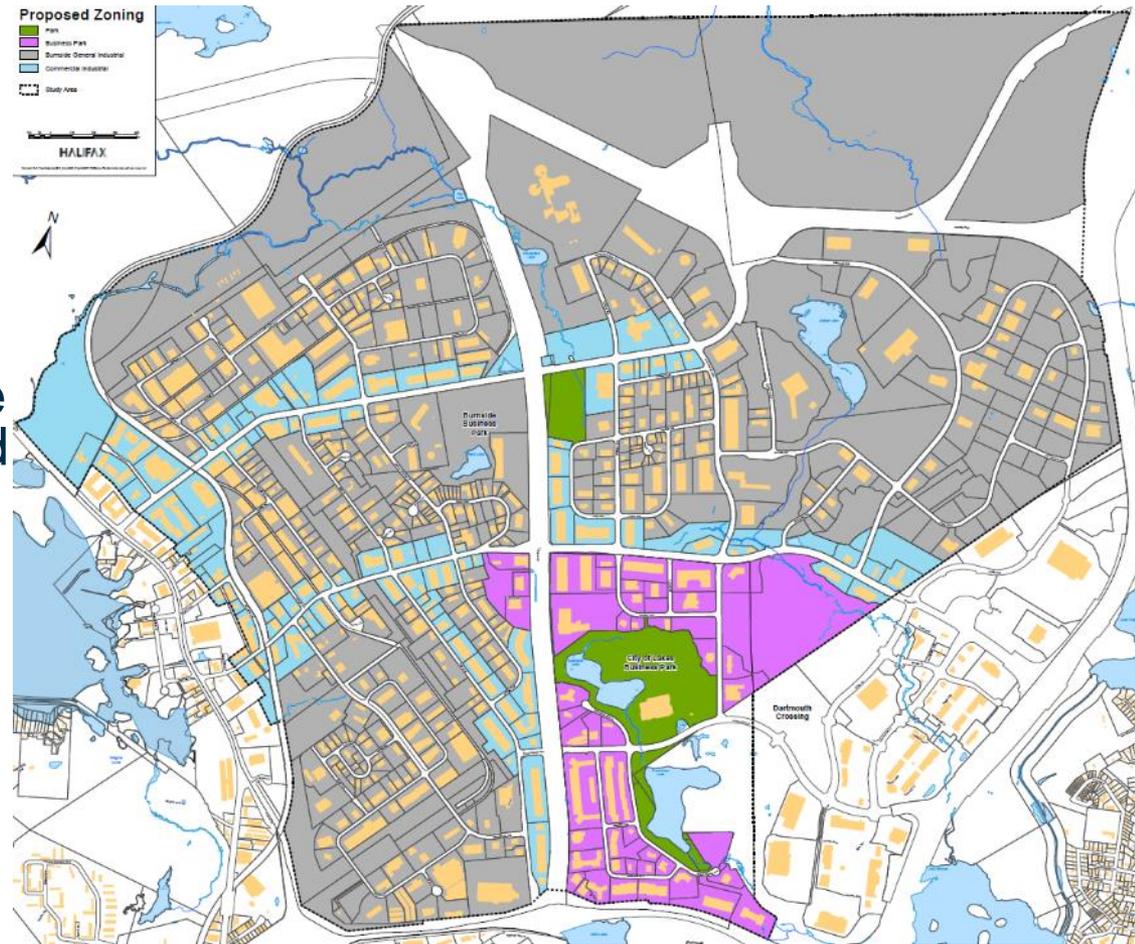
- Support City of Lakes Business Park and limited additional lands for suburban office space compatible with nearby industrial land



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

- 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

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.