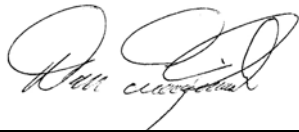


TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



Dan English, Chief Administrative Officer



Wayne Anstey, Deputy Chief Administrative Officer - Operations

DATE: March 19, 2008

SUBJECT: **Case 01053: Dartmouth MPS Amendment - Waverley Road Industrial Land, Dartmouth**

SUPPLEMENTARY REPORT

ORIGIN

At the October 30, 2007 meeting of Regional Council, staff were directed to review the industrial uses occurring at 194, 196, 198 and 200 Waverley Road and consider applying a commercial designation to the lands. A public information meeting was held on January 31, 2008 about this issue. At this meeting it was recommended by the public to consider extending the commercial designation along Waverley Road.

RECOMMENDATION

It is recommended that Regional Council:

1. Expand the site specific amendment process, initiated on October 30, 2007, for a site specific amendment process to the Dartmouth Municipal Planning Strategy (MPS) to redesignate the properties as shown on Map "1" to commercial; and
2. Direct staff to expand the public participation program approved by Council in February 1997 to include additional public meetings.

BACKGROUND

Staff had been directed by Regional Council to consider the appropriateness of the industrial designation at the lands shown on Map 1 and to draft site specific policy for the area. A public information meeting was held on January 31, 2008 on this issue. Many issues came up at the public information meeting as well as through telephone calls and discussions with staff, one of which was to consider a larger area for a commercial designation.

DISCUSSION

Waverley Road from Highway 111 to Montebello Drive has developed as a mixed use area with a variety of commercial, residential and industrial uses. Much of this section of Waverley Road is designated for residential use, with pockets of commercial and one section of industrial as shown on Map 2. While staff are presently reviewing the appropriateness of applying a commercial designation to the site specific parcel of land shown on Map 3, the public has expressed an interest in reviewing the appropriateness of this designation for a larger area.

Land Use and Regulations

Currently, this section of Waverley Road has many commercial uses. Map 4 indicates all the properties that are presently being used for commercial and industrial purposes. Within the residential designation alone there is a martial arts studio, a restaurant, a parking lot, a parcel of industrial land, an automotive repair facility and a radiator repair shop. Further to this, staff have received inquiries from the public about establishing commercial uses on properties that are presently located within the residential designation.

Map 1 displays the zoning for this area and shows that there are many commercial and industrial zones presently occurring in this area. A review of the designations, as shown on Map 2 indicates 4 parcels of commercial designation and 1 parcel of industrial. When contrasted with the zoning map it indicates 2 parcels of land that are currently designated for residential use but have industrial and commercial zoning. Lastly, Map 3 shows the lands that are presently being used for commercial and industrial purposes. These 3 maps together show how the land is currently being used as well as how the land is regulated. When reviewing these it becomes clear that there are discrepancies between land uses, designations and zoning and indicate a need to review what is appropriate for this area.

Review Area

Staff recommend expanding Regional Council previous direction for site specific policy for only those lands shown on Map 4, to include a larger area along Waverley Road as shown on Map 1. The proposed expansion will allow the public and staff to consider the establishment of a commercial designation for the area in a more comprehensive manner. The proposed commercial designation review area was selected by examining current commercial uses in the area. As there are properties that are legal non-conforming uses located north of Montebello Road, the proposed review area has been extended to these lands.

Changing the designation allows for the consideration of commercial zoning in this area. However,

staff are not recommending rezoning any of these lands, with the exception of the properties found at 194, 196, 198 and 200 Waverley Road. Applications to rezone property would proceed through the standard planning approval process and would require approval by Harbour East Community Council.

Public Participation Program

In order for staff to consider the impacts of expanding the review area along Waverley Road, staff recommend that Council enhance its public participation program for this project. To ensure that all affected parties are notified and have the opportunity to provide input, additional public meetings and workshops will be held as required.

BUDGET IMPLICATIONS

None. The costs to process this planning application can be accommodated within the approved C310 operating budget.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

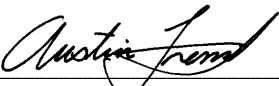
1. Council may initiate the process to amend the Dartmouth Municipal Planning Strategy to redesignate the properties as shown on Map "1", to commercial. This is the recommended approach.
2. Council may refuse to initiate the Dartmouth Municipal Planning Strategy amendment. This option is not recommended for the reasons stated in this report.


ATTACHMENTS

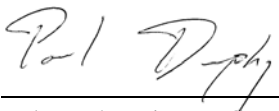
Map 1: Location and Zoning Map
Map 2: General Future Land Use Map
Map 3: Current Review Area
Map 4: Existing Commercial and Industrial Uses

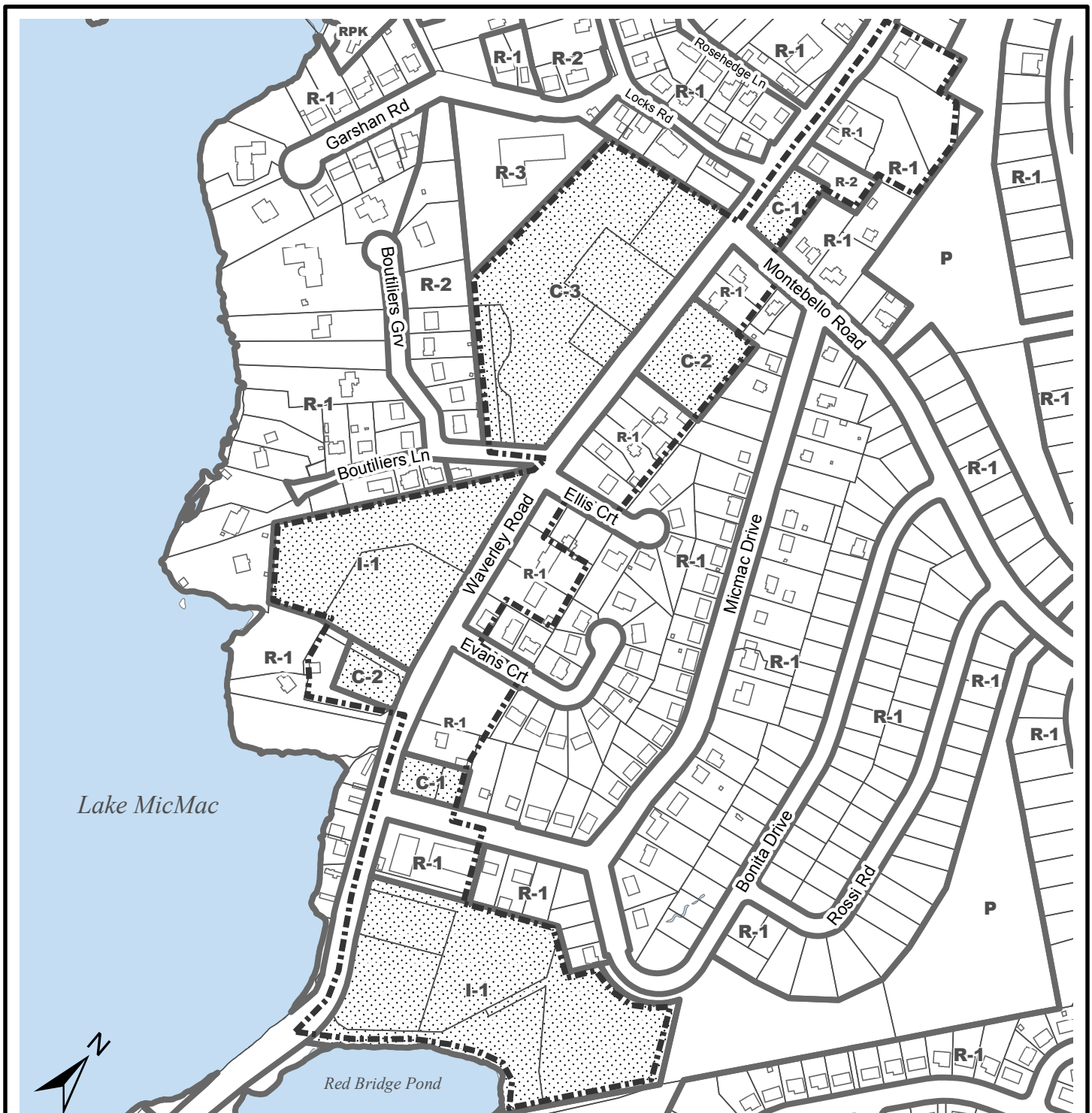
A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Jennifer Chapman, Planner 1, 490-3999

Report Approved by: 
Austin French, Manager, Planning Services, 490-6717

Financial Approval by: 
Catherine Sanderson, Senior Manager, Financial Services, 490-1562


Report Approved by: 
Paul Dunphy, Director, Community Development



Map 1 Location and Zoning Map

Waverley Road

 Industrial & Commercial Zones


 Proposed Review Area for Commercial Designation

Dartmouth Plan Area

Zone

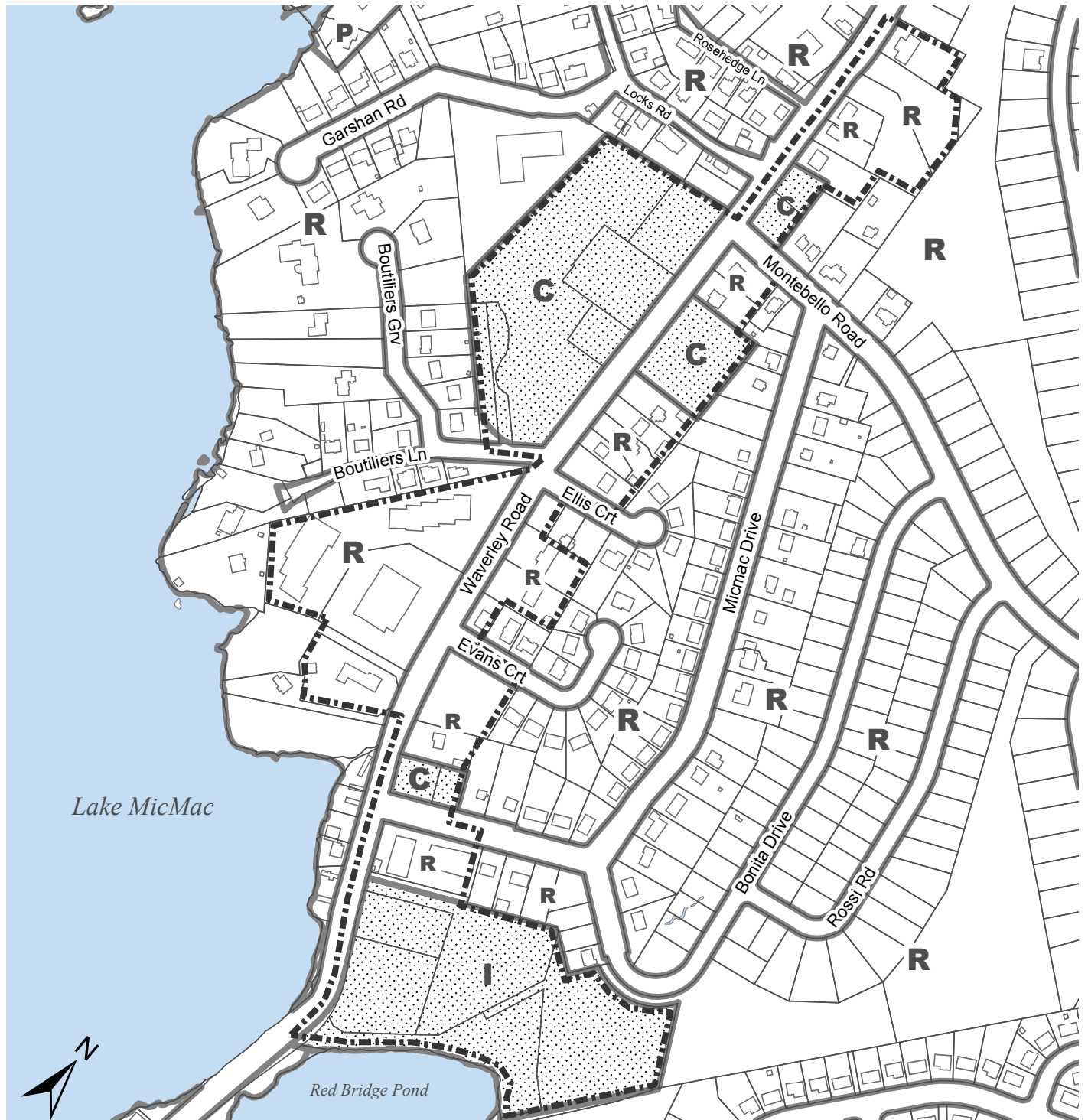
- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 Multiple Family Residential
- C-1 Local Business
- C-2 General Business
- C-3 General Business
- I-1 Light Industrial
- P Park
- RPK Regional Park

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COMMUNITY DEVELOPMENT
PLANNING SERVICES

0 30 60 120
 Meters

This map is an unofficial reproduction of a portion of the Zoning Map for the Dartmouth Plan Area.

HRM does not guarantee the accuracy of any representation on this plan.



Map 2 General Future Land Use Map

Waverley Road

-  Commercial & Industrial Designations
-  Proposed Review Area for Commercial Designation

Dartmouth Plan Area

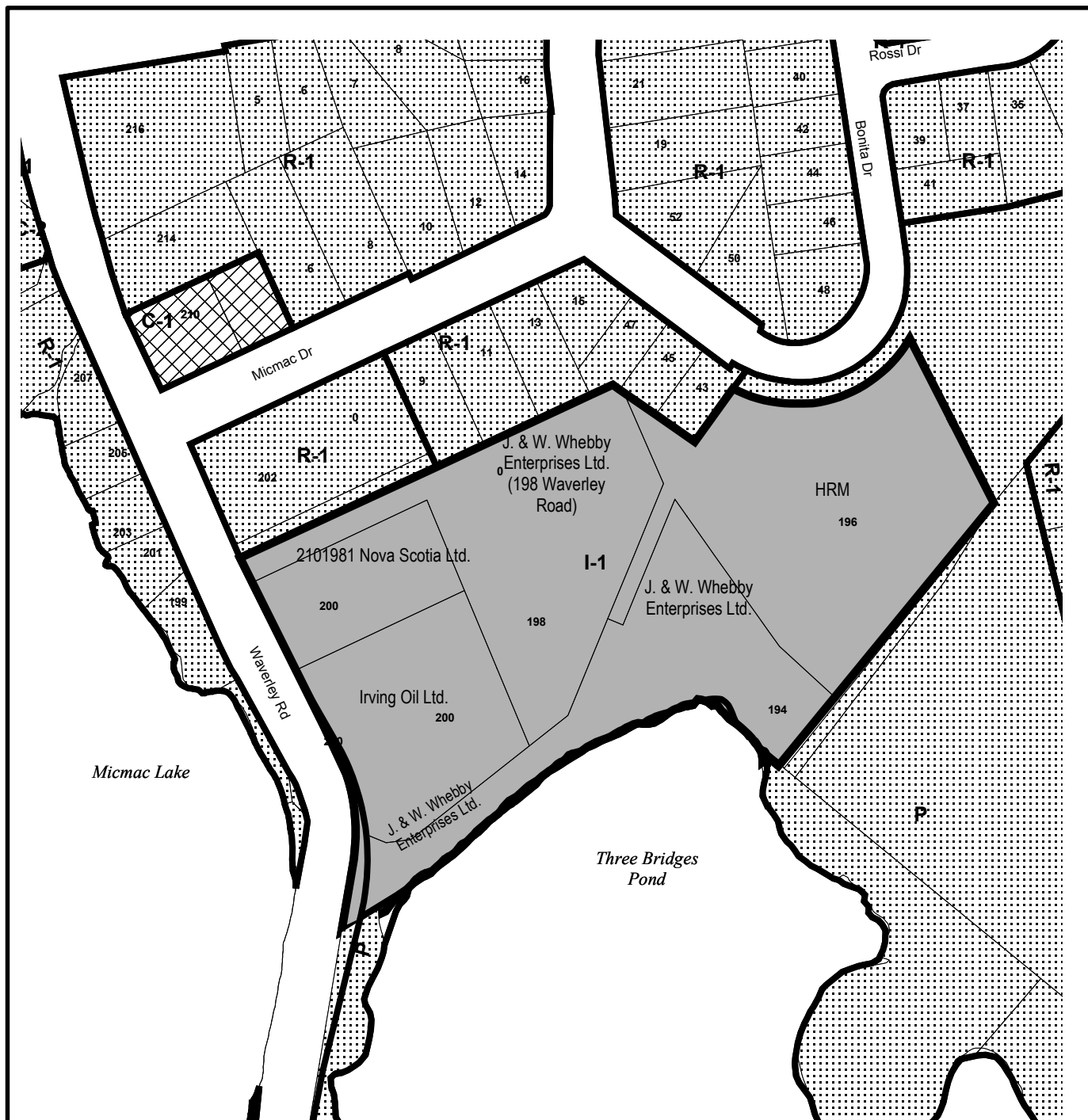
Designation

- R Residential
- C Commercial
- I Industrial
- P Park

0 30 60 120
Meters

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the Dartmouth Plan Area.

HRM does not guarantee the accuracy of any representation on this plan.



Map 3: Current Review Area

Generalized Future Land Use & Zoning

Zone

- R-1 Single Family Residential Zone
- C-1 Local Business Zone
- C-2 General Business Zone
- I-1 Light Industrial Zone
- P Park Zone

Dartmouth MPS

October 23, 2007



Subject Area

Designation



Commercial



Industrial



Residential



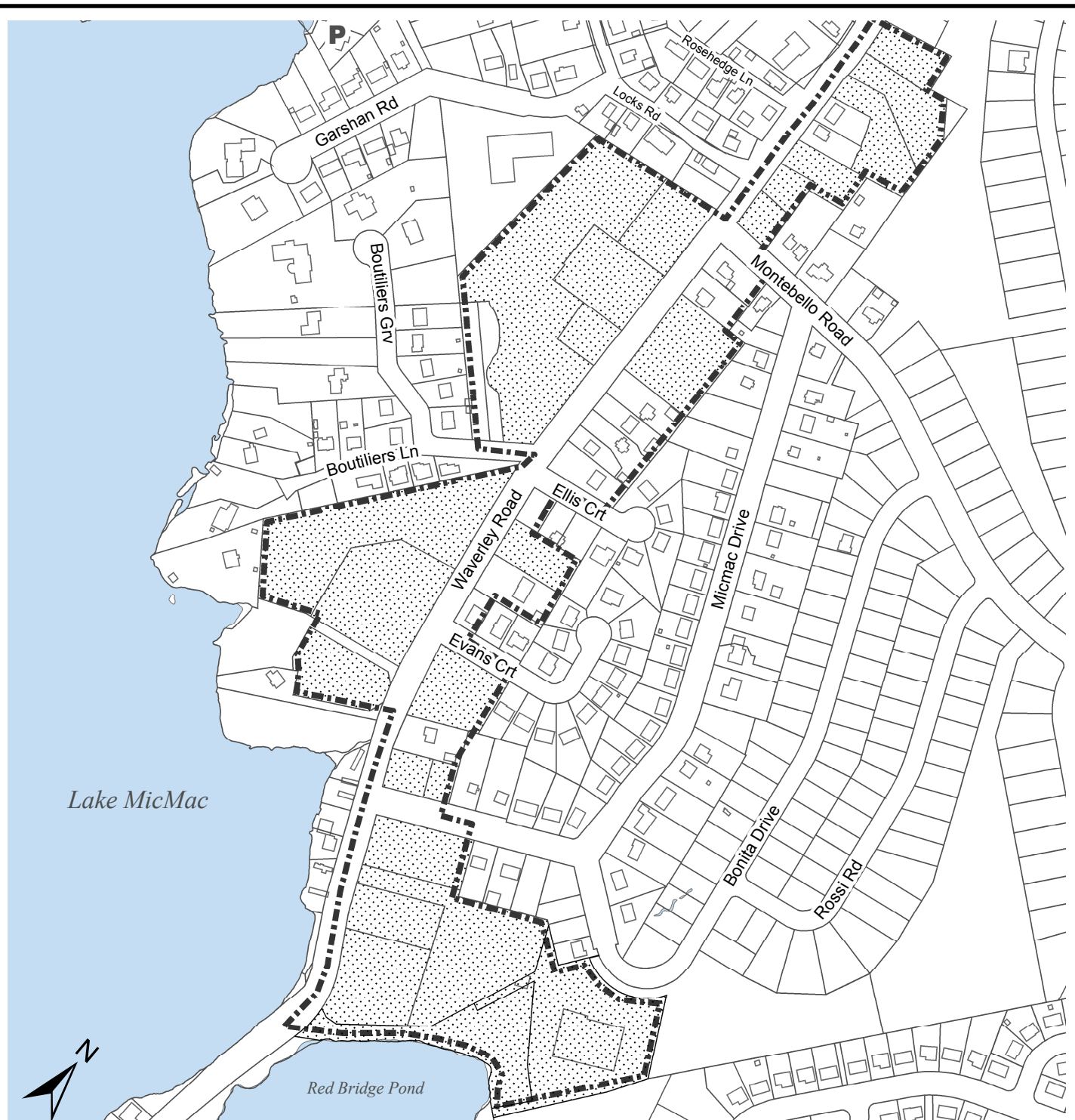
HALIFAX
REGIONAL MUNICIPALITY

COMMUNITY DEVELOPMENT

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

This map is an unofficial reproduction of a portion of the Plan Map for the Dartmouth MPS area.

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Map 4 Existing Commercial and Industrial Uses

Waverley Road

-  Existing Commercial & Industrial Uses
-  Proposed Review Area for Commercial Designation

Dartmouth Plan Area

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PLANNING SERVICES

0 30 60 120
Meters

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the Dartmouth Plan Area.

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