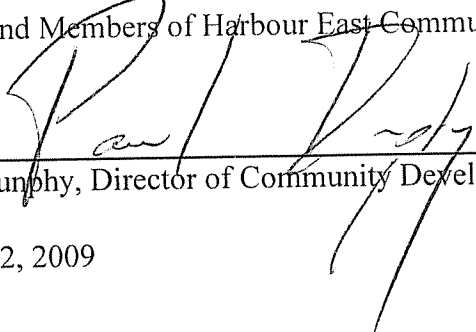


**TO:** Chair and Members of Harbour East Community Council

**SUBMITTED BY:**   
Paul Dunphy, Director of Community Development

**DATE:** April 22, 2009

**SUBJECT:** Case 01053: Dartmouth MPS / LUB Amendments -Waverley Road

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**SUPPLEMENTARY INFORMATION REPORT**

**ORIGIN**

April 2, 2009 Harbour East Community Council (HECC) meeting:

- Staff tabled a report on the proposed amendments to the Dartmouth Municipal Planning Strategy (MPS) and Land Use By-law (LUB) for the Waverley Road area, dated March 19, 2009;
- HECC passed the motion "MOVED BY Councillor Karsten, seconded by Councillor Nicoll that the Harbour East Community Council defer this item to May 11, 2009";
- During HECC's discussion on the issue, staff was requested to prepare a supplementary report discussing public comments about the proposed amendment package.

## **BACKGROUND/DISCUSSION**

In 2007, Regional Council initiated the Waverley Road planning study to address compatibility issues, arising due to the proximity of industrial uses to residential uses near Red Bridge Pond on Waverley Road. In 2008, Regional Council expanded the scope of the project, due to feedback from the initial public consultation process. As a result, the project area now includes the lands along Waverley Road from Red Bridge Pond to Montebello Drive. The goal of the project is:

**To establish a mixed use commercial and residential area on Waverley Road that encourages and supports business while addressing land use compatibility issues with surrounding residential neighbourhoods.**

The March 19, 2009 staff report includes proposed MPS and LUB amendments. Staff propose that Council adopt a new land use designation entitled ‘Waverley Road’ which contains three sub-designations. The new designation and sub-designations will be applied upon Regional Council’s approval of the amendment package. Certain properties within the study area will be rezoned; however, policy for future rezonings will also be provided.

### **Public Comments**

At the April 2, 2009 meeting of HECC, Council directed staff to collect comments from the public regarding the proposed MPS and LUB amendments, and to address these comments in a supplementary report. At the deadline for the May 11, 2009 meeting of HECC, staff were still expecting comments from specific members of the public. The district councillor asked staff to include all comments in the supplementary report. Staff anticipate that a supplementary report on the comments will be ready for the June meeting of HECC.

## **BUDGET IMPLICATIONS**

None.

## **FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

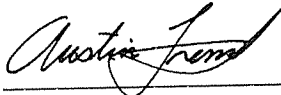
This report complies with the Municipality’s Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

## **ATTACHMENTS**

None.

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

Report Prepared by : Mackenzie Stonehocker, Planner I. 490-3999



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

**Council Report Sign-Off Sheet**

**Subject: Case 01053: Dartmouth MPS / LUB Amendments - Waverley Road**

Meeting Date: May 11, 2009 \_\_\_\_\_  Regular Council  In Camera  Information Report  
 Community Council  Board / Committee

Prepared by: Mackenzie Stonehocker, Planner I, Community Development Date: April 20, 2009

<input checked="" type="checkbox"/>	Stakeholder - Internal	Reviewed By	Date/Time	Time Spent on Report	Initial/Signature
	Not Required (unique to originating BU)				
	BPIM				
	CD				
	Finance - FinTrack - Accounts - Financial Consultants - Procurement - Manager				
	Fire				
	HR				
	IAM				
	Legal - By-Laws - Admin Orders - Other				
	Police				
	TPW				
	Library				
	Halifax Water				
	Councillor(s)				
	Regional Youth Advisory Committee (RYAC)				
	<b>Stakeholder - External</b>				