

# **Burnside Functional Plan Land Use Issues**

**Greater Burnside Business Association Open House  
October 15, 2009**

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HRM Planning Services**

# Burnside Functional Plan

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- **Part of the Business Parks Development Functional Plan**
  - **Strategic plan for management/expansion of Burnside**
- **Recommendations for Burnside relate to:**
  - **Land use planning**
  - **Governance**
  - **Infrastructure standards**
  - **Transportation**
  - **Sustainability initiatives**

# Process to Date

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- **Regional Plan: Origin of BPDFP**
- **BPDFP Part 1: approved in principle in 2008**
  - Further consultation regarding specific HRM lands below the NSP corridor
- **HRM adopted new plan for Wright's Cove**
- **HRM to begin process to consider amending planning documents for Burnside**
  - Regional Plan
  - Dartmouth Municipal Planning Strategy
  - Dartmouth Land Use By-Law

# Overview of Current Policy

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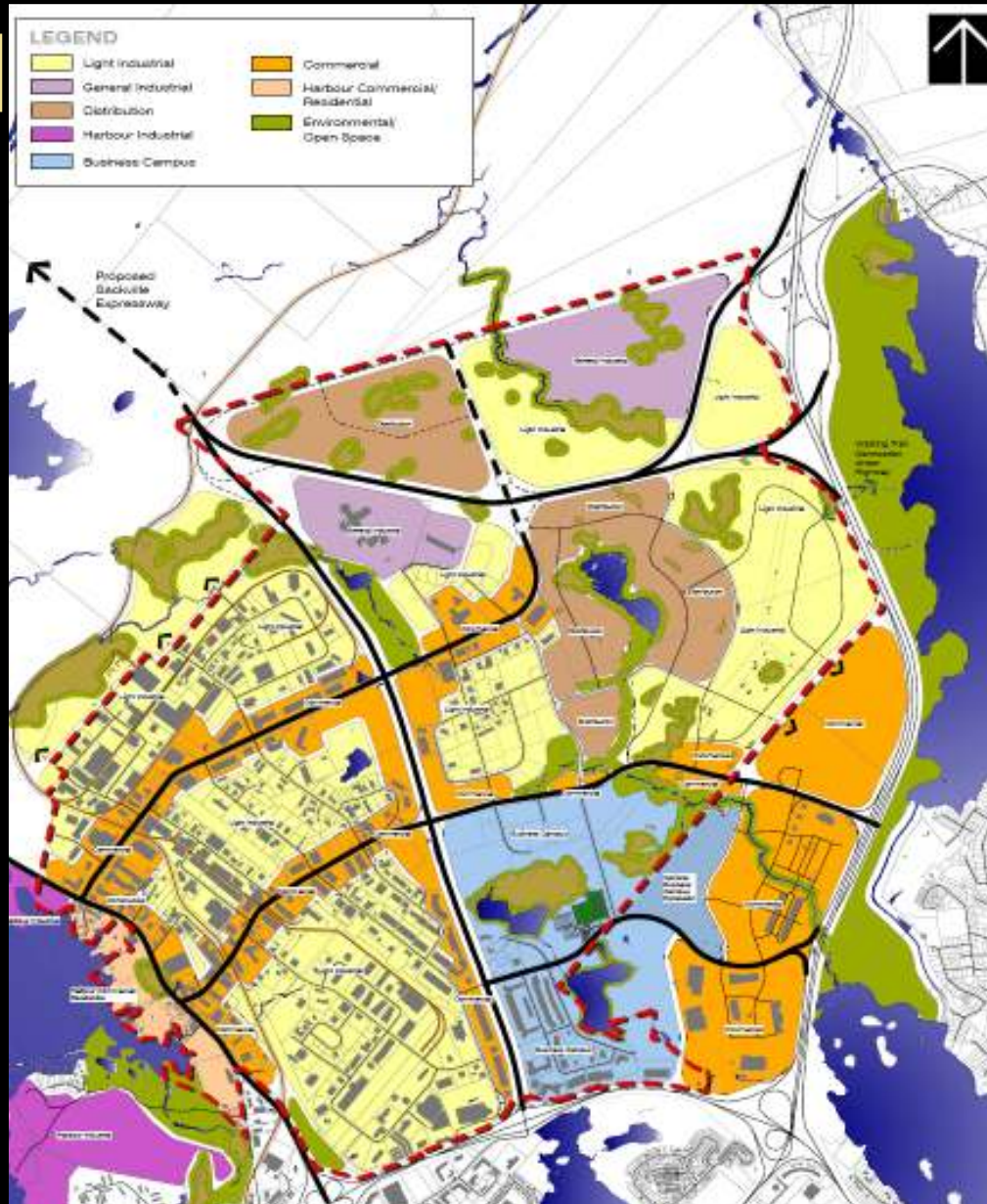
- **Regional Plan**
  - **Urban Settlement Designation**
  - **Business/Industrial Park Sub-Designation**
    - **Priority area for business/industrial park development**
- **Dartmouth MPS**
  - **Industrial Designation**
    - **Current industrial demand and future expansion needs**
- **Dartmouth LUB**
  - **I-2 (General Industrial) Zone**
    - **Permits most business and industrial uses**

# **BPDFP Highlights (Burnside Land Use)**

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- **3 principles for future land use:**
  - **Protect existing industrial land base**
  - **Identify/secure land for future industrial expansion**
  - **Establish priority areas for different uses**
- **Identify areas of Park for specific uses:**
  - **Business Campus: high quality office**
  - **Distribution Area: shared/unique service needs**
  - **General Industrial: minimize impacts on other uses**
  - **Light Industrial: most of older Burnside**
  - **Commercial: encourage along major corridors**

# BPDFP Proposed Future Land Use



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- **Yellow: Lt. Industrial**
- **Orange: Commercial**
- **Blue: Business Campus**
- **Brown: Distribution**
- **Purple: Gen. Industrial**
- **Green: Environmental - Open Space**

# Objectives of Planning Process

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- **Focus development in strategic manner/locations**
- **Recognize and capitalize on Burnside's attributes**
- **Make changes only where required: Don't fix what isn't broken**
  - **Existing Zoning (I-2) permits range of uses: Pros and cons**
- **What we don't want to do: add unnecessary regulations and processes**
- **Consult all stakeholders: GBBA, GHP, public, etc.**
  - **To begin in very near future**

# Future Decisions

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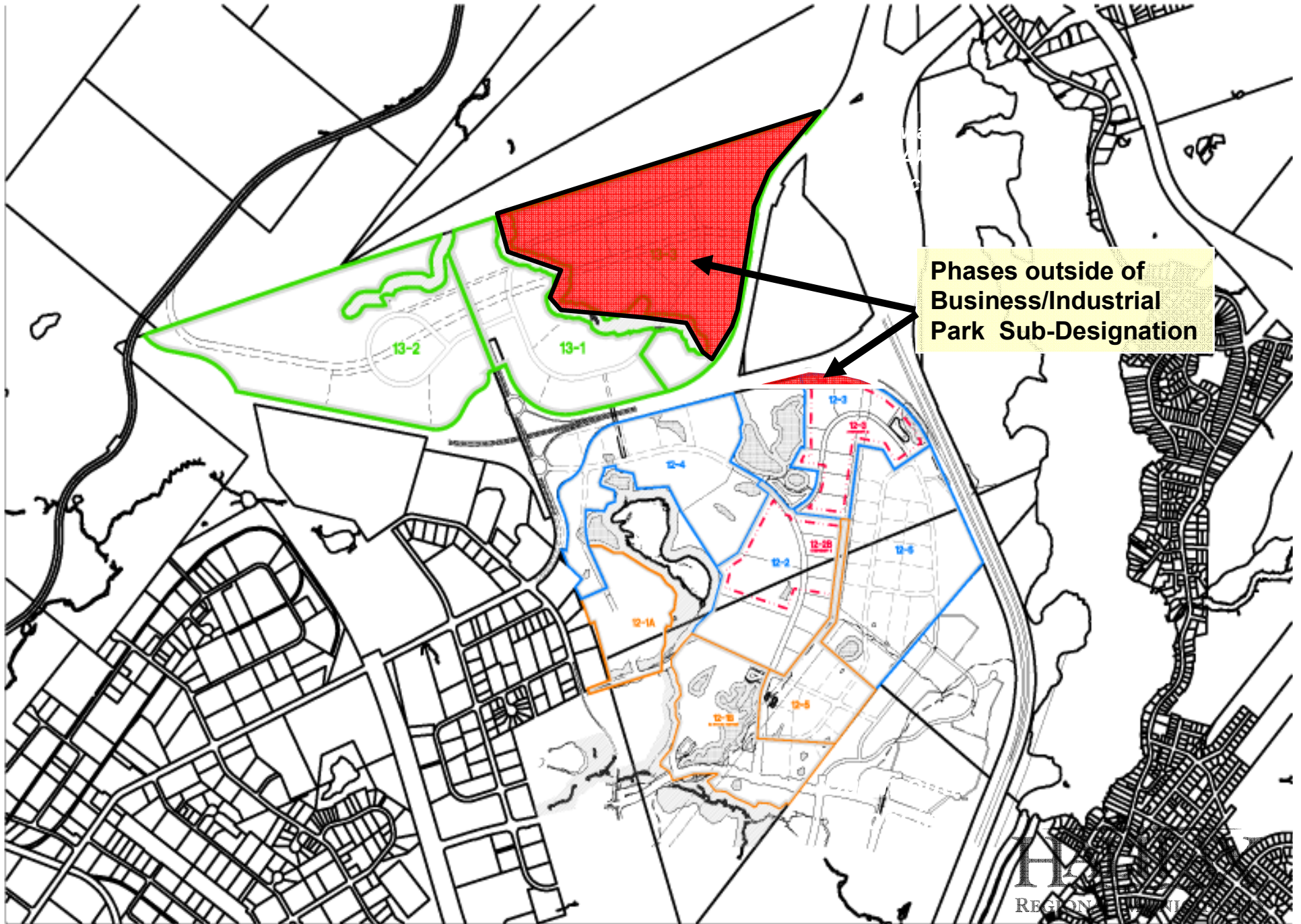
- **Future land use for HRM owned lands between DCL and Wilkinson Ave.**
  - Consultation in near future
  - Residential uses on HRM Business Park land?
- **More specific zoning in specific areas:**
  - Business Campus
  - Distribution Centre
- **Address future expansion needs**



# Expansion of Phases 12-3 and 13-3

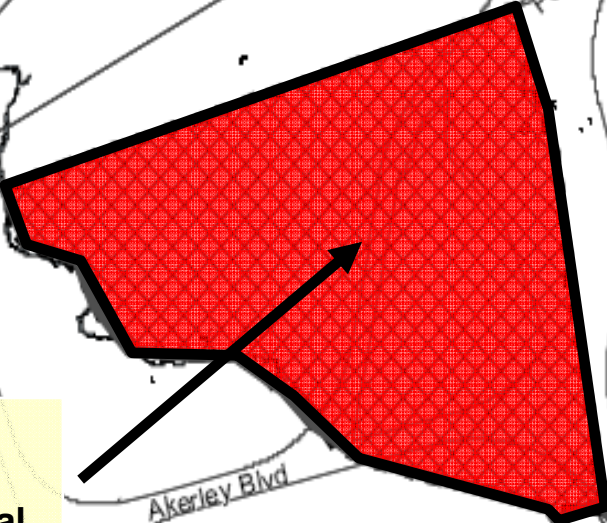
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- **Phases 12-1A 12-1B complete, 12-2 near completion**
- **Full expansion of 12-3 and 13-3 not permitted under Regional MPS due to:**
  - **Not being included within the Business/Industrial Park Sub-Designation**
  - **Service extensions beyond designation not permitted**
  - **Planning Districts 14 & 17 MPS applies, does not permit business parks**



**Area to be included:**

- within RMPS Business/Industrial Park Sub-designation
- within Dartmouth Plan area

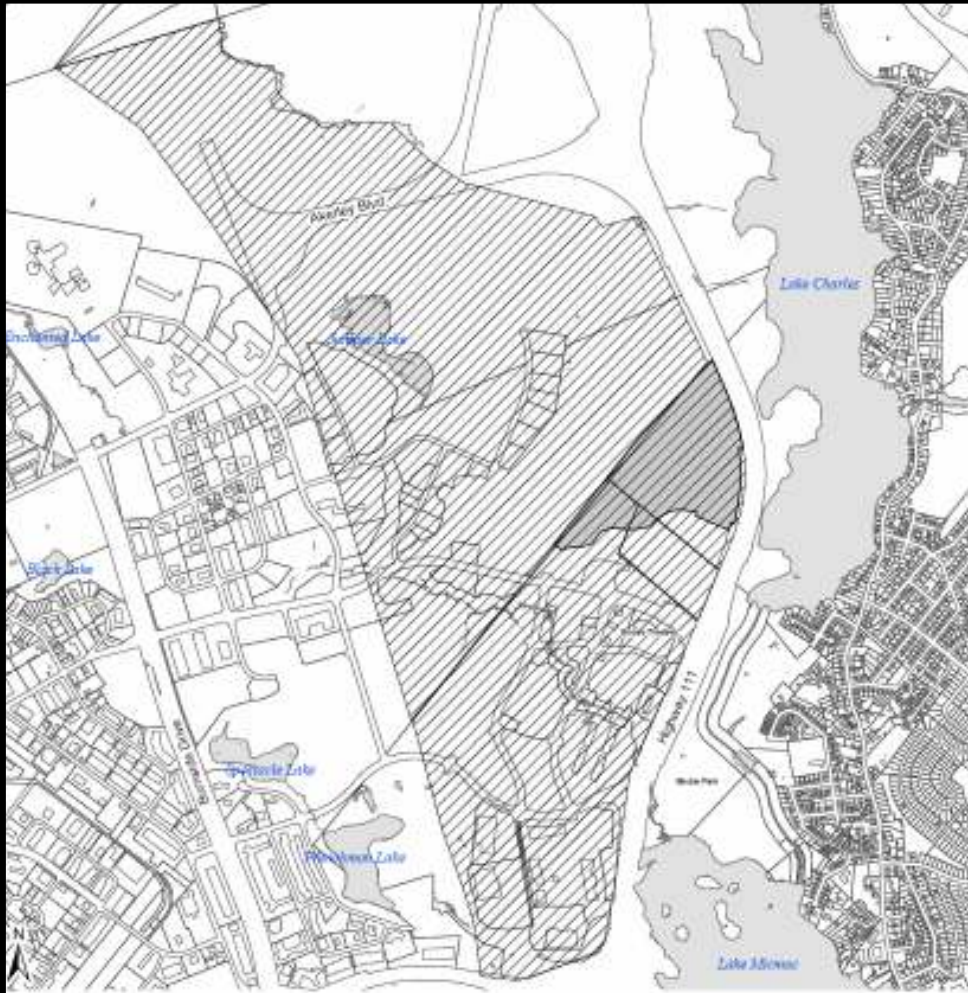


# Comments and Questions

# Burnside Potential Mixed Use Area

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- **Regional Plan**
- **DCL has rezoned 35 hectares**
- **BPDPF: Mixed use more appropriate near Business Campus**



Map 1 - Burnside Potential Mixed Use Area

-  DCL Lands Rezoned to BCDD
-  Potential Mixed Use Area

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This map is an unofficial reproduction  
of a portion of the Dartmouth Plan Area

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