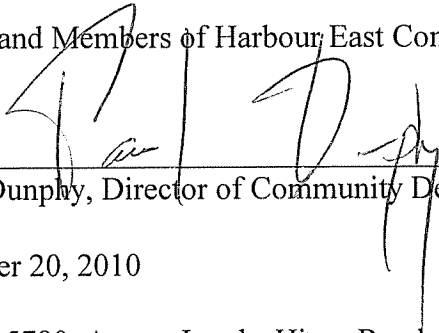


Info #1

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

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

**DATE:** October 20, 2010

**SUBJECT:** Case 15790, Armco Lands, Hines Road, Eastern Passage

---

**INFORMATION REPORT**

**ORIGIN**

Motion of Community Council on April 27, 2010:

***“MOVED by Councillor Barkhouse, seconded by Councillor Smith, that Harbour East Community Council request staff give consideration to an additional public consultation regarding the Hines Road/Howard Avenue Rezoning Plan Amendment. MOTION PUT AND PASSED.”***

**BACKGROUND**

On December 8, 2009, Regional Council initiated the municipal planning strategy (MPS) amendment process for 66 acres of land owned by Armco Capital on Hines Road in Eastern Passage. The lands are designated Industrial under the MPS, and Armco is requesting that the designation be changed to Residential, along with the ability to develop more than 12 units per multi-unit building.

On March 31, 2010 an initial public information meeting was held in the community as the first stage of the public process. The applicant presented a concept plan showing 180 multiple units in three buildings, plus 54 townhouse units. Since the public meeting, two petitions have been tabled at Regional Council in opposition to the proposal.

## DISCUSSION

Following the March public meeting, staff advised the applicant of a need for additional information in order to clearly respond to the concerns and questions raised. It was also confirmed that a second public information meeting would be held. Subsequently, the applicant requested on June 7, 2010 that the case should be placed on hold while options were considered.

The applicant has now advised that a revised proposal will be submitted in early November. Staff therefore anticipate that a second public meeting will be held before the end of the year.

## COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was consultation, achieved through a Public Information Meeting held on March 31, 2010, pursuant to standard procedure approved by Council.

For the Public Information Meeting, notices were posted on the HRM website, in the newspaper and mailed to property owners within the notification area as shown on Map 1. A survey was distributed at the meeting to ensure that all had a chance to express their opinion. A second public information meeting will be held. A public hearing has to be held by Regional Council to consider approval of any MPS amendments. Should Council decide to schedule a public hearing, property owners within the notification area shown on Map 1 will be notified of the hearing by mail. Public notices will also be posted in the local newspaper and on the HRM website. As submitted, the application would require a second public process to enable consideration of a detailed development agreement proposal by Harbour East Community Council.

The proposed development agreement will potentially impact the following stakeholders: local residents and property owners.

## BUDGET IMPLICATIONS

There are no budget implications.

## FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

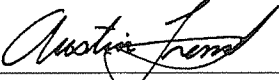
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

ATTACHMENTS

Map 1            Generalized Future Land Use

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:            Mitch Dickey, Planner, Community Development, 490-5719

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