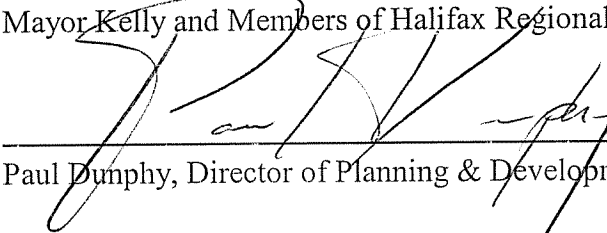




Box 1749
Halifax, Nova Scotia
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Halifax Regional Council
February 1, 2005

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Paul Dunphy, Director of Planning & Development Services

DATE: January 17, 2005

SUBJECT: Petition - Councillor Uteck: Rezoning of Henry Street from R-2 to R-1

INFORMATION REPORT

ORIGIN

Petition presented by Councillor Uteck on behalf of residents of Henry Street between South Street and Jubilee Road.

BACKGROUND

On October 26, 2004 Councillor Uteck presented a petition to Regional Council from residents requesting that their section of Henry Street be rezoned from R-2 to R-1. This matter was referred to staff for a review and report.

At a December 8, 2003 meeting, Peninsula Community Council adopted a staff report recommendation to undertake a consultation process with residents and property owners within ten areas of the Peninsula. The purpose of the exercise is to review the appropriateness of the zoning regulations in each of the areas and to recommend changes where it is concluded that out of character development is occurring. Each of these areas is being reviewed one at a time, based on a prioritization of the areas and as staff resources are available for each exercise. The study areas, in order of priority are as follows:

1. MacDonald Street/Chebucto Road/Quinn Street/Quinpool Road Area (Complete)
2. Church/Harvey Street Area (Under review)
3. Lucknow/Victoria Road Area (Commencing Review)

4. Walnut/Watt Street Area
5. Beech/Oak Street Area
6. Carlton Street
7. Maynard/Falkland Street Area
8. John/West Street Area
9. Bellevue/Inglis Street Area
10. Bridges/Harrington Drive Area

As the project proceeds, the overall approach is being revised to incorporate a stronger emphasis on urban design issues.

The Walnut/Watt Street area partially includes the area cited in the petition, but is bounded by Coburg Road, whereas the petition's area extends further south, to South Street. This matter will be addressed with the Peninsula Community Council as staff provides an update on the overall project, likely in March.

BUDGET IMPLICATIONS

There are no budgetary implications to proceeding with this project.

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 and utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

None.

ATTACHMENTS

None.

ADDITIONAL INFORMATION

Additional copies of this report and information on its status can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report prepared by Richard Harvey, Planner II, 490-3691.