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Item No. 10.1.7

Halifax Regional Council
March 25, 2008

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



Dan English, Chief Administrative Officer



Wayne Anstey, Deputy Chief Administrative Officer - Operations

DATE: February 29, 2008

SUBJECT: Case 01119 - Amendments to Land Use By-laws Regarding Parking Standards for Health Practitioners

ORIGIN

North West Community Council (NWCC) requested that staff initiate a process to consider reducing the parking requirements for health practitioners in the Land Use By-laws (LUBs) under their jurisdiction.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Request staff to initiate a process to amend the HRM Land Use By-laws identified in Attachment A to reduce the parking requirements for health practitioners; and
2. Direct staff to hold a Public Information Meeting regarding this issue in each of the three administrative regions of HRM.

BACKGROUND

NWCC requested that staff open a case to consider amending the LUBs under their jurisdiction to reduce the parking requirements for medical, dental and other health practitioners. Sackville Drive was exempted from the motion as the parking standard was reduced in 2006 (Case 00808).

In recognition that the parking standard for health practitioners might be an issue in other areas of HRM, all LUBs were surveyed (Attachment B). Of the 21 LUBs surveyed, 14 plan areas require 5 parking spaces per consulting room. The parking standards for health practitioners are lower in the Sackville Drive, Bedford, District 14 and 17 (Shubenacadie Lakes), Halifax Peninsula, Halifax Mainland, Downtown Dartmouth and Dartmouth Plan Areas.

DISCUSSION

Parking standards ensure that patients and staff of health practitioner offices can have on-site parking. Staff reviewed the parking requirements for health practitioners in two previous cases and Council supported Staff's conclusion that a reduced parking standard would be reasonable for Sackville Drive and District 14 and 17 Plan Areas (Cases 00808 and 01093). Research for these cases determined that in other municipalities, the parking ratio typically varies from a low of 1 space per 500 ft² to a high of 1 space per 77 ft². Based on an average size clinic, 5 parking spaces per consulting room is equivalent to the highest standard of 1 space per 77 ft².

As parking standards for health practitioners have been problematic in two plan areas and NWCC have recognized that it is an issue throughout their region; it is logical to assume that it may be an issue for other regions of HRM. Staff recommend that Regional Council consider region wide amendments to those HRM LUBs with the higher standard of 5 parking spaces per consulting room (Attachment A). The lower parking standards of the other plan areas are unlikely to be problematic and LUB amendments may be unnecessary.

Since this initiative would be region wide, staff recommend that a Public Information Meeting (PIM) be held in each administrative region of HRM. Staff will submit to Regional Council a report outlining a set of proposed amendments. Regional Council would hold a single Public Hearing and make a decision regarding the proposed amendments for the LUBs.

BUDGET IMPLICATIONS

None. The costs to process this application can be accommodated under the 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

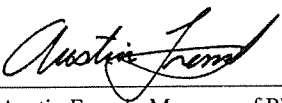
1. Council may choose to initiate the process to amend the LUBs identified in Attachment A to reduce the parking standards for health practitioners. This is the recommended course of action.
2. Council may choose to initiate the process to amend an alternate selection of LUBs. This is not the recommended course of action for the reasons outlined above.
3. Council may choose to not initiate the process to amend the LUBs. This is not the recommended course of action for the reasons outlined above.


ATTACHMENTS

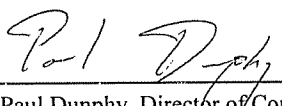
Attachment A Land Use By-laws Recommended for Amendment
Attachment B LUB Parking Standards for Health Practitioners

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

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

Report Approved by: 
Paul Dunphy, Director of Community Development

Attachment A
LUBs Recommended for Amendment

Central Region

Sackville
Beaver Bank, Hammonds Plains and Upper Sackville

Western Region

Planning Districts 1 & 3 (St. Margarets Bay)
Planning District 5 (Chebucto Peninsula)
Planning District 4 (Prospect)
Timberlea, Lakeside, Beechville

Eastern Region

Cole Harbour/Westphal
Eastern Passage/Cow Bay
North Preston/Lake Major/Lake Loon, Cherry Brook, East Preston
Lawrencetown
District 8 & 9 (Lake Echo/Porter's Lake)
Eastern Shore (East)
Eastern Shore (West)
Musquodoboit Valley/Dutch Settlement

Attachment B
HRM LUB Parking Standards for Health Practitioners

Land Use Bylaw	# of spaces required	Description of Use
Central		
Sackville Drive (amended 09/06)	2 per consulting room	Medical, Dental, or any Health Practitioner (inc. Vet Clinic)
Sackville	5 per consulting room	Med clinics & offices of any health practitioner
Bedford	Five (5) spaces per practitioner for the first five. Four (4.0) parking spaces for each additional practitioner	medical/dental
Beaver Bank, Hammonds Plains and Upper Sackville	5 per consulting room	med clinics & health practitioner
Planning Districts 14 and 17 (amended 01/08)	3 per consulting room	med clinics & health practitioner
Western		
Halifax Peninsula	no parking req'd for commercial	
Halifax Mainland	3 per 1,000 sq.ft. of gross floor area of office space; 5.5 for C-2 in Main South	"offices"
St. Margarets Bay	5 per consulting room	med clinics & health practitioner
Timberlea/Lakeside/Beechville	5 per consulting room	med clinics & health practitioner
Planning District 5 (Chebucto Peninsula)	5 per consulting room	med clinics & health practitioner
Planning District (Prospect)	5 per consulting room	med clinics & health practitioner
Eastern		
Downtown Dartmouth	1 per 1000 sq.ft of floor area; exception given for renovations or change in use.	prof. offices & medical clinics
Dartmouth	1 per 600 sq.ft of floor area	prof. offices & medical clinics
Cole Harbour/Westphal	5 per consulting room	med clinics & health practitioner
Eastern Passage/Cow Bay	5 per consulting room	med clinics & health practitioner

North Preston/Lake Major	5 per consulting room	med clinics & health practitioner
Lawrencetown	5 per consulting room	med clinics & health practitioner
Planning Districts 8 & 9 (Porter's Lake)	5 per consulting room	med clinics & health practitioner
Eastern Shore (East)	5 per consulting room	med clinics & health practitioner
Eastern Shore (West)	5 per consulting room	med clinics & health practitioner
Musquodoboit Valley/ Dutch Settlement	5 per consulting room	med clinics & health practitioner