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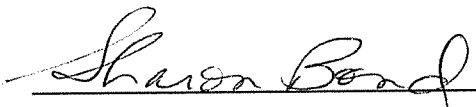
PO Box 1749
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Peninsula Community Council

~~December 3, 2007~~

January 14, 2007

TO: Chair and Members of Peninsula Community Council

SUBMITTED BY: 
Sharon Bond, Acting Director, Community Development

DATE: November 23, 2007

SUBJECT: Status of Zoning Reviews for 10 Halifax Peninsula Neighbourhoods

INFORMATION REPORT

ORIGIN

Peninsula Community Council Motion, October 1, 2007

BACKGROUND

During a variance hearing at the October 1, 2007 Peninsula Community Council meeting, a question arose from a member of the public about the status of the zoning reviews that were slated for 10 Halifax Peninsula neighbourhood areas. This led to a Community Council motion requesting an update on this matter.

DISCUSSION

At the November 6, 2006 Community Council meeting, a staff report was received that outlined the status of the neighbourhood area reviews. It stated that they had been halted due to the fact that much of the concern within these neighbourhood areas was over “quasi-rooming houses” and that the zoning review exercises were not effectively addressing this issue. Rather than proceed with the neighbourhood reviews, staff introduced Peninsula-wide amendments that have seemingly addressed the “quasi-rooming house” issue.

There continues to be matters of concern within low and medium density neighbourhood areas of the Peninsula, but they are not to the degree that was present prior to the “quasi-rooming house” amendments. Neighbourhood zoning issues on the Peninsula and other neighbourhoods within the Regional Centre are currently under review as part of the HRMbyDesign project. The HRMbyDesign process is the community visioning program for Halifax Peninsula and will deliver community design standards that promote stability and infill that is keeping with the character of established neighbourhoods. As the project proceeds into the implementation phase, neighbourhood areas will be reviewed in detail with community consultation to determine how this may best be achieved.

BUDGET IMPLICATIONS

None.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

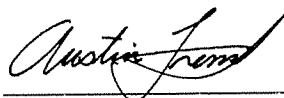
This report complies with the Municipality’s Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ATTACHMENTS

None.

A copy of this report can be obtained online at <http://www.halifax.ca/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.

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