

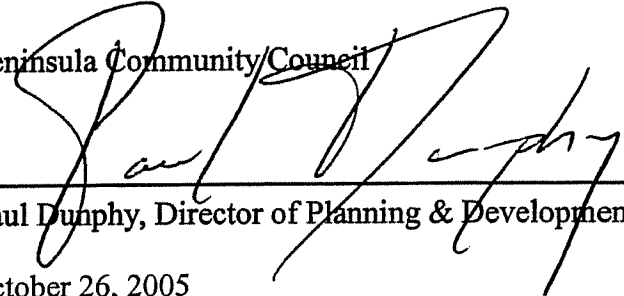
5.1.2



Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

Peninsula Community Council  
November 7, 2005

**TO:** Peninsula Community Council

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

**DATE:** October 26, 2005

**SUBJECT:** Harvey Street Parking Lot - Townhouses (Case 00644- Zoning Review)

**INFORMATION REPORT**

**ORIGIN**

- October 25, 2004 staff Information Report to Peninsula Community Council (November 8, 2004 Meeting)
- March 30, 2005 Report from the District 12 Planning Advisory Committee to the Peninsula Community Council (April 11, 2005 Meeting)
- April 11, 2005 - Peninsula Community Council referred the matter to staff for a report

**BACKGROUND**

At the December 8, 2003 meeting of Peninsula Community Council, staff was instructed to undertake a process of consulting with the residents and property owners of ten areas of Peninsula Halifax in order to:

- Determine if the current R-1, R-2 or R-2A zones and zoning requirements are allowing development which is out of character with existing neighbourhoods; and
- Bring forward to Council amendments to the Land Use Bylaw and Municipal Planning Strategy, where appropriate to address concerns.

One of the areas to be reviewed was the "Church/Harvey Streets Area". Public information meetings were held on February 25, 2004 and April 19, 2004 and a citizen survey was conducted. Two preferences were expressed:

- that the existing R-2A zoning be retained; and
- that townhouses would an appropriate use on the vacant Harvey Street lot and they should be regulated by development agreement.

Subsequently, in the March 30, 2005 District 12 Planning Advisory Committee report to Community Council, the PAC stated that "Whether or not the R-2A and R-2AV zoning review for this area proceeds, the overwhelming support expressed by the community to allow townhouses on the northeast side of Harvey Street should be considered." The site referred to by the PAC is a parking lot on Harvey Street associated with a federal office building located at 1256 Barrington Street. Several years ago, townhouses were constructed immediately to the west of the parking lot.

### **DISCUSSION**

The R-2A zoning of the Harvey Street parking lot allows townhouses. Since townhouses are already permitted on the site, it has to be assumed that the PAC recommendation was for townhouse redevelopment of the site to be regulated by development agreement.

Since the surrounding area is also zoned R-2A, townhouses are permitted as-of-right in the vicinity of the Harvey Street parking lot. Based upon the sentiment of the public at the information meetings, it is staff's sense that the recently constructed as-of-right townhouses in the area were well received. There is no clear rationale for a site specific policy for the Harvey Street parking lot. A site specific policy would create the contradiction of allowing townhouses as-of-right throughout this area with the exception of the Harvey Street parking lot.

Based upon the above, staff suggest that the existing zoning regulations which allow townhouse redevelopment of the Harvey Street parking lot are sufficient. Staff will take no further action on this matter unless directed otherwise by Community Council.

### **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**

- Take no further action as per staff's assessment.
- Peninsula Community Council could direct staff to pursue this further as indicated above.

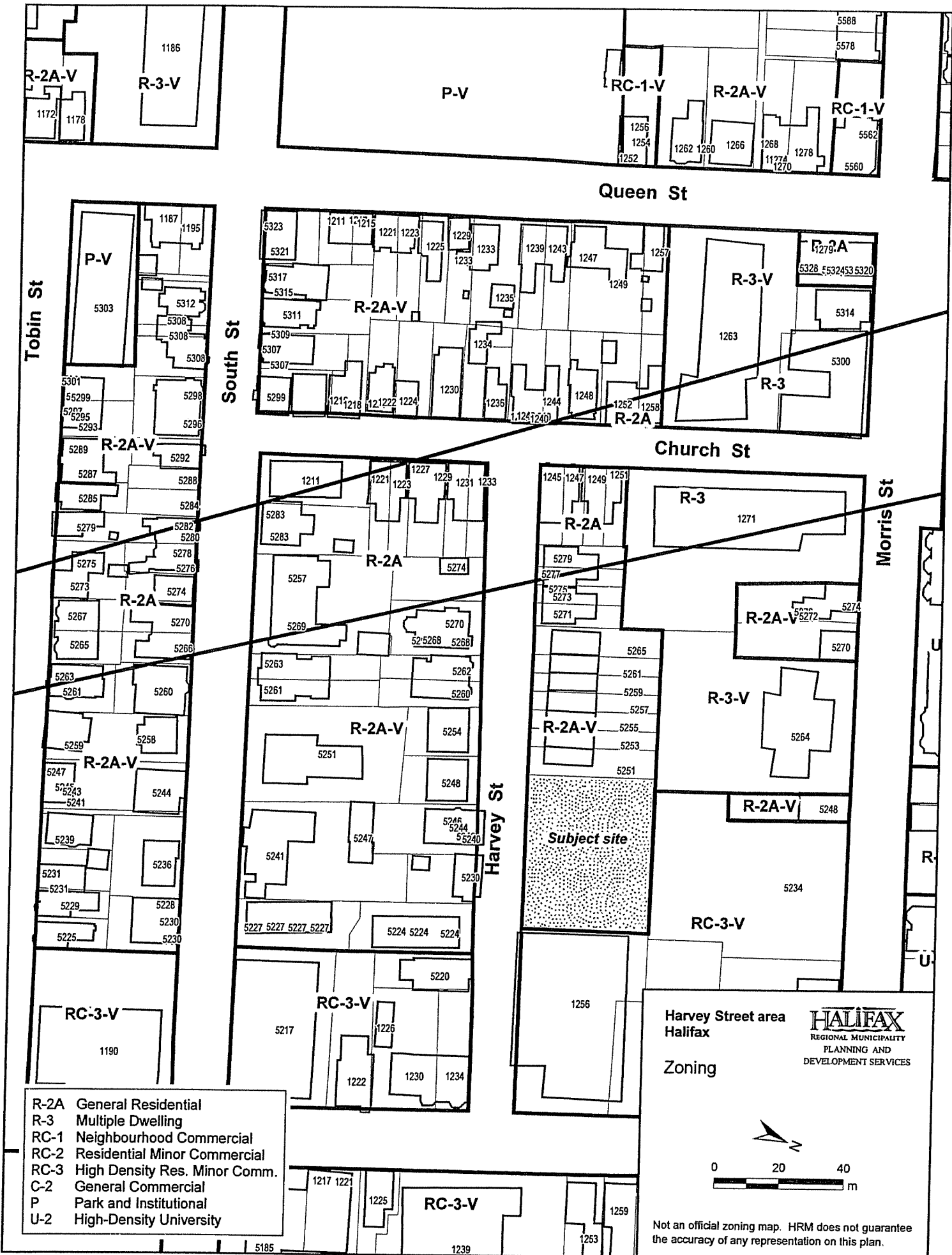
**ATTACHMENTS**

Map 1 - Harvey Street Area Zoning

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.

# Map 1

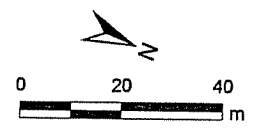


- R-2A General Residential
- R-3 Multiple Dwelling
- RC-1 Neighbourhood Commercial
- RC-2 Residential Minor Commercial
- RC-3 High Density Res. Minor Comm.
- C-2 General Commercial
- P Park and Institutional
- U-2 High-Density University

Harvey Street area  
Halifax

**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING AND  
DEVELOPMENT SERVICES

Zoning



Not an official zoning map. HRM does not guarantee the accuracy of any representation on this plan.