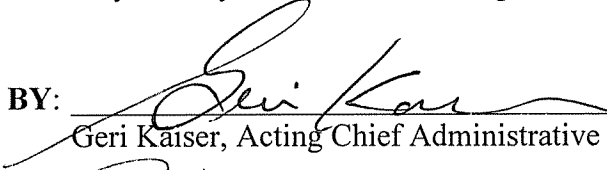
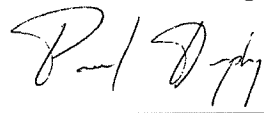


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Halifax Regional Council
May 29, 2007

TO: Mayor Kelly and Members of Regional Council

SUBMITTED BY: 
Geri Kaiser, Acting Chief Administrative Officer


Paul Dunphy, Director of Community Development

DATE: May 22, 2007

SUBJECT: **Case 01004 - MPS and LUB Amendments for the former BC Silver School Site, Halifax**

ORIGIN

Request from Kimberly-Lloyd Developments Limited, to amend the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law to permit a residential subdivision development upon the former BC Silver School Site, Halifax.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Authorize staff to initiate a process to consider amending the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law to permit a residential subdivision development, by development agreement, upon the former BC Silver School Site, Halifax; and
2. Instruct that the Municipal Planning Strategy amendment process include a public participation program in accordance with the Public Participation Resolution adopted by Halifax Regional Council on February 25, 1997.

BACKGROUND

Kimberly-Lloyd Developments Limited proposes to demolish the former BC Silver School building at 1 Theakston Lane and establish a residential subdivision comprised of single detached dwellings. The lots are to typically have 32 foot frontages and a minimum lot area of 3,200 square feet. These are lower than the minimum 50 foot frontage and 5,000 square foot lot area requirements of the Land Use By-law that apply for as-of-right development in the Single Family Dwelling (R-1) Zone. The primary access to the subdivision would be along Theakston Lane, which is proposed to be extended with a cul-de-sac street and a walkway connection to Levis Street. There are also three houses proposed at the end of Levis Street.

The site is located within the Institutional District under the Mainland South Secondary Planning Strategy Area and is zoned Institutional (P). Kimberly-Lloyd proposes to amend the Generalized Future Land Use Map and Zoning Map to include the property within the Residential Development District designation and the Residential Development District (RDD) Zone. This would allow for R-1 and R-2 permitted uses, namely detached one family dwellings and two unit dwellings, to be developed as-of-right pursuant to the standards for such uses in the Land Use By-law. It could also allow for alternative developments, such as Kimberly-Lloyd's proposal for relatively narrow single detached dwelling lots, to be considered by development agreement.

There are sewage capacity issues with the Roach's Pond pumping station that will impact upon the type and intensity of development that can be accommodated upon the site.

The site has traditionally provided recreational amenity in the area. It is also next to the MacIntosh Run watercourse, which has been the focus of environmental protection concerns in the community and longstanding plans to establish a trail system along its length.

DISCUSSION

The closure of BC Silver School in 2001 resulted in the Municipality maintaining the property until it was declared surplus and subsequently sold to Kimberly-Lloyd in 2006. Allowing for a residential redevelopment is appropriate given its residential surroundings, which is also largely comprised of relatively narrow lots. In addition, the replacement of the school building will likely be viewed positively by surrounding residents as it is in a state of deterioration and has been the subject of vandalism.

There are matters that will need to be addressed with the proposal, including:

- how the lack of sanitary sewage capacity at the Roach's Pond pumping station will be addressed, which may entail limiting development to result in a flow pattern that is consistent with the previous school use on the property;
- the type and amount of parkland and possible open space that is to be provided;

- the incorporation of a trail connection;
- the length of the proposed cul-de-sac, which as currently proposed, exceeds municipal standards; and
- the practicalities of using Levis Street, which resembles a country lane, as frontage for three of the proposed lots.

Should Council agree to initiate this application, these issues will need to be addressed as part of the detailed application review process.

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.

ALTERNATIVES


1. Council may choose to initiate amendments to the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law. This is the staff recommendation.
2. Council may choose not to initiate amendments to the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law, thereby retaining the as-of-right allowances of the P Zone. This is not recommended for the reasons outlined above.

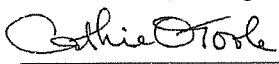
ATTACHMENTS

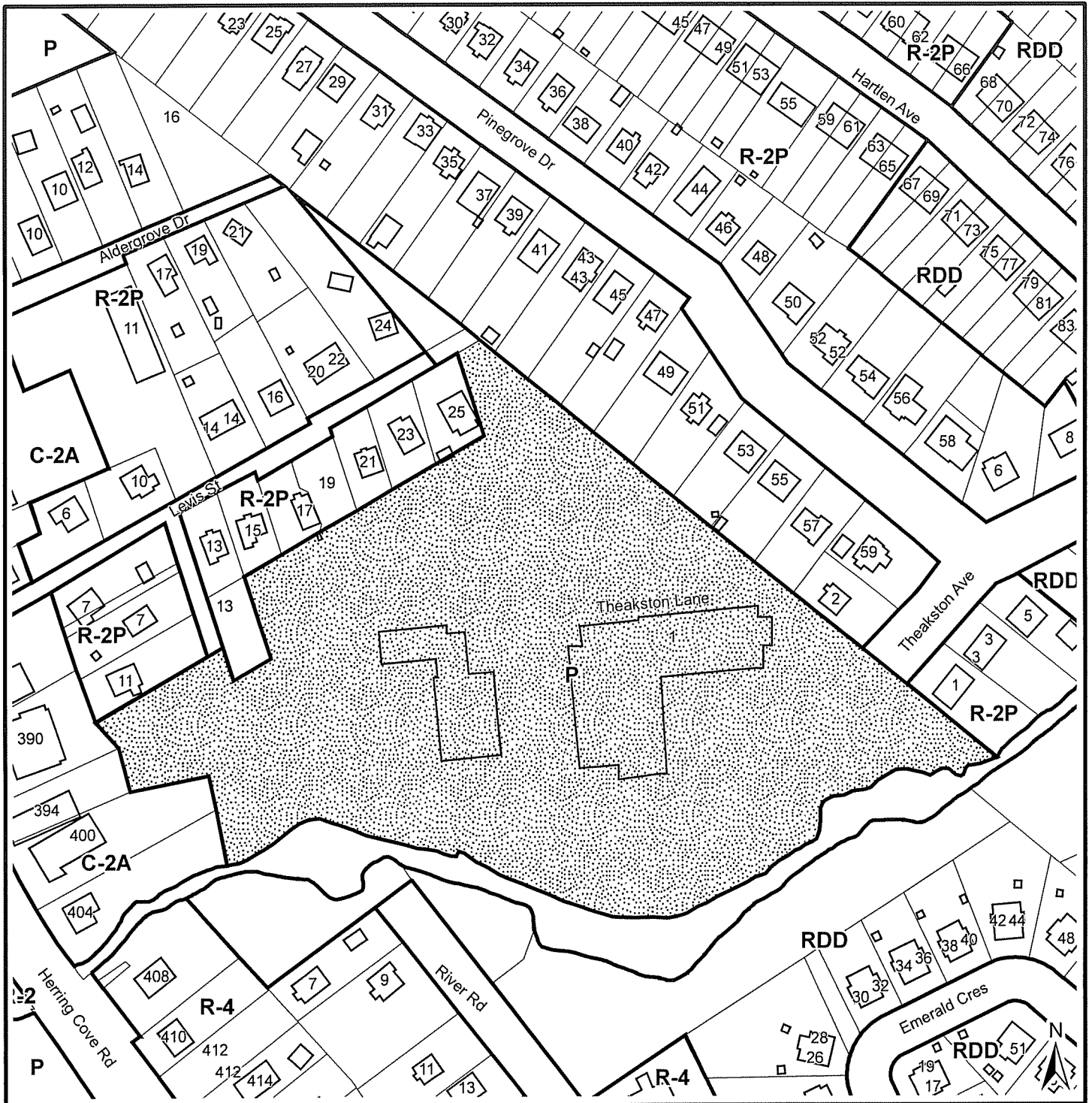
Map 1 Location and Zoning
Conceptual Site Plan

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

Report Prepared by: Richard Harvey, Senior Planner, Community Development Services, 490-3691

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


Report Approved by: 
Catherine Sanderson, Sr. Manager, Financial Services, 490-1562



Map 1 - Location and Zoning

1 Theakston Lane
(formerly BC Silver School)
Halifax

Halifax Mainland
Land Use By-Law Area

 Subject property

Zone

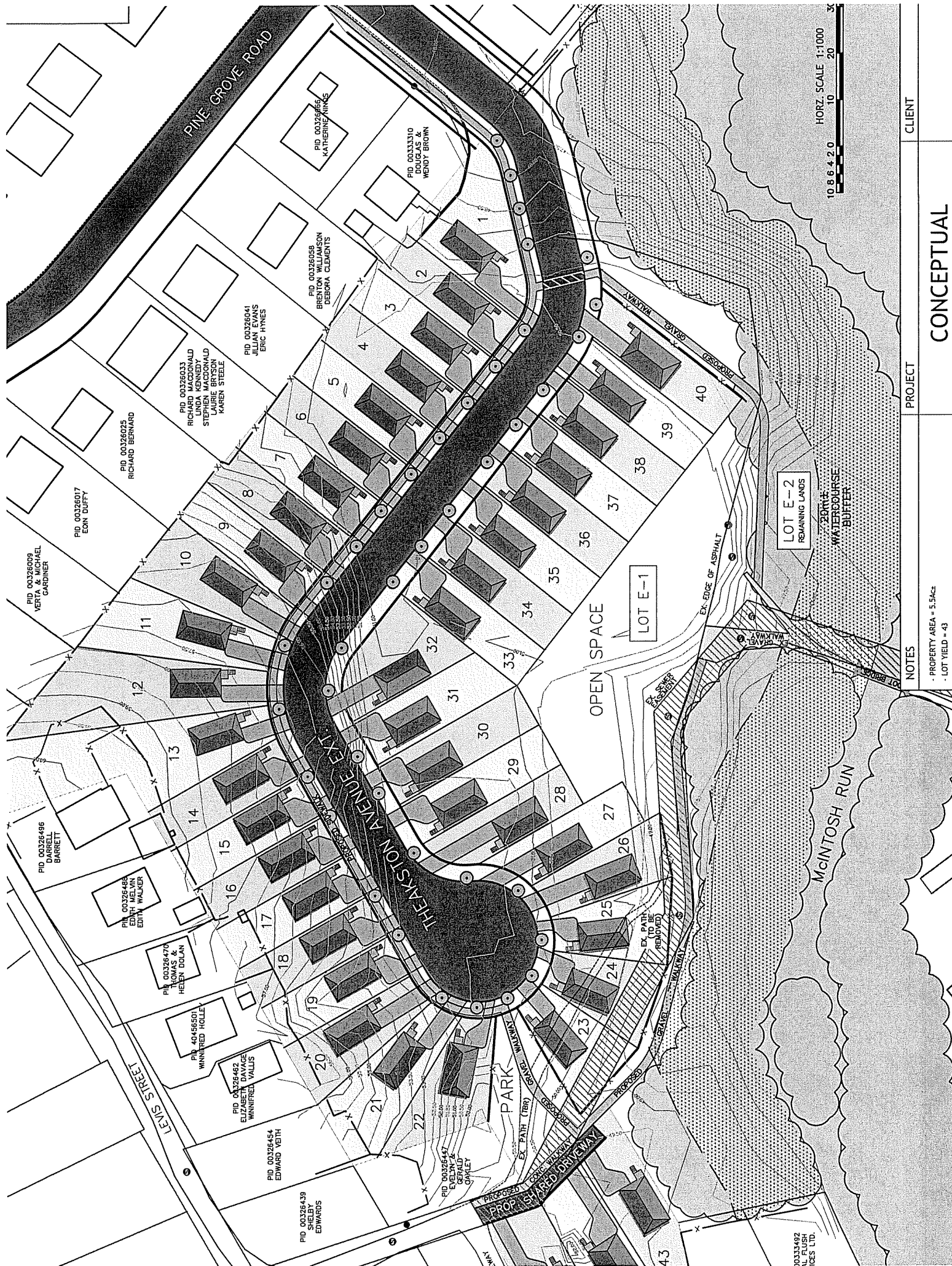
R-2	Two Family Dwelling
R-2P	General Residential
R-4	Multiple Dwelling
C-2A	Minor Commercial
P	Park and Institutional
RDD	Residential Development District

HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES

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This map is an unofficial reproduction of a portion of the Zoning Map for the Halifax Mainland Land Use By-Law area.

HRM does not guarantee the accuracy of any representation on this plan.



CLIENT

PROJECT

NOTES

- PROPERTY AREA - 5.54c
- LOT YIELD - 43

CONCEPTUAL

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