



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 9.1

Halifax Regional Council
July 8, 2008
August 5, 2008

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

A handwritten signature in cursive script, appearing to read "G. Kaiser".

Geri Kaiser, Acting Chief Administrative Officer

A handwritten signature in cursive script, appearing to read "Wayne Anstey".

Wayne Anstey, Deputy Chief Administrative Officer - Operations

DATE: June 9, 2008

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

ORIGIN

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

On March 25, 2008, Regional Council initiated a process to review the parking requirements for health practitioners in all the LUBs.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Give First Reading to consider amendments to the HRM Land Use By-laws identified in Attachments A through to P to reduce the parking requirements for health practitioners and to schedule a public hearing; and
2. Approve the proposed amendments to the HRM Land Use By-laws identified in Attachments A through to P.

BACKGROUND

NWCC requested staff open a case to consider amending the LUBs under their jurisdiction¹ 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 reviewed. Of the 21 LUBs, 14 plan areas require 5 parking spaces per consulting room. Sackville Drive, Bedford, Planning Districts 14 and 17 (Shubenacadie Lakes), Halifax Peninsula, Halifax Mainland, Downtown Dartmouth and Dartmouth Plan Areas have lower parking requirements.

DISCUSSION

Parking standards ensure that patients and staff of health practitioner offices can have on-site parking. Parking standards must find a balance between peak parking demand and reasonable development of a site. Historically, the parking standard of five spaces per consulting room has been difficult to achieve and has been an issue for a number of permit applications. Based on an average size clinic, this standard is equivalent to requiring one parking space per 77 square feet (7.15 sq. m) of clinic area. Given that parking intensive uses such as restaurants and retail uses typically require one space per multiples of a hundred or thousand square feet, staff are of the opinion that this requirement is unreasonably high.

Reduced Standard

Staff are recommending that the standard be reduced from five spaces per consulting room to two spaces per consulting room. Based on a typical clinic, this standard would be roughly equivalent to one space per two hundred (200) square feet (18.6 sq. m). The proposed reduction is supported by the following:

- *Precedence:* Council decided that a reduced parking standard was reasonable for the Sackville Drive and Planning Districts 14 and 17 Plan Areas (Cases 00808 and 01093). The two spaces per consulting room standard was adopted in the Sackville Drive amendments.
- *Review of Other Municipalities:* Research determined that in other municipalities the parking ratio for clinics typically varies from a low of 1 space per 500 ft² (46.5 sq. m) to a high of 1 space per 77 ft² (7.15 sq. m); in addition a number of urban areas did not require parking. The current standard of five spaces per consulting room was the highest found. Two spaces per consulting room would be in the mid-range of parking requirements for other municipalities and should be a reasonable control.

Extension of Amendments

As parking standards for health practitioners have already been amended in two plan areas and are recognized by NWCC as being problematic in the Central region, it is logical to extend the amendments to other regions of HRM with the higher standard. The following chart outlines the

¹ Bedford; Sackville; Sackville Drive; Beaver Bank, Hammonds Plains and Upper Sackville Plan Areas.

current requirements found in HRM and the staff recommendation for amendment:

Reduce to 2 spaces/ consulting room	Land Use Bylaw	Number of Parking Spaces	Description of Use
	Central		
(amended 09/06)	Sackville Drive	2 per consulting room	Medical, Dental, or any Health Practitioner (inc. Vet Clinic)
U	Sackville	5 per consulting room	Med clinics & offices of any health practitioner
U	Bedford	5 per practitioner for first 5. 4 for each additional.	medical/dental
U	Beaver Bank, Hammonds Plains & Upper Sackville	5 per consulting room	med clinics & health practitioner
(amended 01/08)	Planning Districts 14 and 17 (Shubenacadie Lakes)	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"
U	St Margarets Bay	5 per consulting room	med clinics & health practitioner
U	Timberlea/ Lakeside/ Beechville	5 per consulting room	med clinics & health practitioner
U	Planning District 5 (Chebucto Peninsula)	5 per consulting room	med clinics & health practitioner
U	Planning District 4 (Prospect)	5 per consulting room	med clinics & health practitioner
	Eastern		
	Downtown Dartmouth	1 per 1000 sq.ft of floor area	prof. offices & medical clinics
	Dartmouth	1 per 600 sq.ft of floor area	prof. offices & medical clinics
U	Cole Harbour/ Westphal	5 per consulting room	med clinics & health practitioner
U	Eastern Passage/Cow Bay	5 per consulting room	med clinics & health practitioner
U	North Preston/Lake Major	5 per consulting room	med clinics & health practitioner

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

Staff are not recommending changing plan areas with lower parking standards as they have not been problematic, with the following exceptions:

- *Bedford Amendment:* Staff are recommending that the Bedford standard be amended. Currently, the Bedford LUB ties the number of parking spaces required to the number of practitioners (see above). In the rest of HRM, parking requirements are tied to the physical structure of a clinic through a ratio to square footage or number of consulting rooms. Under these standards, an expansion or reduction of a clinic would be reflected in the parking requirements. In Bedford, parking is based on the number of practitioners at permitting time and there is no trigger to notify HRM of additional practitioners, unless the clinic is physically changed to accommodate the expansion. It is difficult for HRM to keep track of an increase in parking demand. Staff are recommending that the parking standard in Bedford be changed to a ratio of spaces to number of consulting rooms to be consistent with other HRM LUBs.
- *Housekeeping Amendment:* When reviewing the parking standards of all the LUBs, staff discovered a typographical error in the Halifax Mainland LUB. The LUB states that offices under the General Business (C-2) zone in the Mainland South secondary area require five point five (5.5) parking spaces per one thousand (1000) square feet of GLA (Gross Lot Area). Staff are recommending a housekeeping amendment to change the requirement to five point five (5.5) parking spaces per one thousand (1000) square feet of GFA (Gross Floor Area).

Public Participation

Public information meetings were held in each of the administrative regions of HRM (Attachment Q). There was low turnout for the meetings, however all attendees were in favour of reducing the parking requirements.

Conclusion

Staff are of the opinion that the proposed standard finds a suitable balance between parking needs and reasonable development. In addition to reducing the demand on developers, the lower standard may also have an environmental benefit from a reduction in hard surfaces. Based upon the tests of reasonableness, precedence and experience of other municipalities, staff recommend the proposed changes as contained in Attachments A through to P of this report.

BUDGET IMPLICATIONS

The costs to process this planning application can be accommodated within the approved operating budget for C310.

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

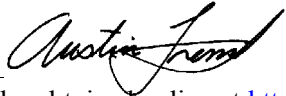
1. Council may choose to proceed with the proposed Land Use By-law amendments. This is staff's recommended course of action as identified above.
2. Council may choose to refuse the proposed Land Use By-law amendments, and in doing so, must provide reasons based on a conflict with the MPS policies. This is not the recommended course of action for the reasons outlined above.

ATTACHMENTS

Attachment A:	Amendments to the Land Use By-law for Sackville
Attachment B:	Amendments to the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville
Attachment C:	Amendments to the Land Use By-law for Bedford
Attachment D:	Amendments to the Land Use By-law for Planning Districts 1 & 3 (St. Margarets Bay)
Attachment E:	Amendments to the Land Use By-law for Planning District 5 (Chebucto Peninsula)
Attachment F:	Amendments to the Land Use By-law for Planning District 4 (Prospect)
Attachment G:	Amendments to the Land Use By-law for Timberlea, Lakeside, Beechville
Attachment H:	Amendments to the Land Use By-law for Cole Harbour/Westphal
Attachment I:	Amendments to the Land Use By-law for Eastern Passage/Cow Bay
Attachment J:	Amendments to the Land Use By-law for North Preston/Lake Major/Lake Loon, Cherry Brook, East Preston
Attachment K:	Amendments to the Land Use By-law for Lawrencetown
Attachment L:	Amendments to the Land Use By-law for Planning Districts 8 & 9 (Lake Echo/Porter's Lake)
Attachment M:	Amendments to the Land Use By-law for Eastern Shore (East)
Attachment N:	Amendments to the Land Use By-law for Eastern Shore (West)
Attachment O:	Amendments to the Land Use By-law for Musquodoboit Valley/Dutch Settlement
Attachment P:	Amendments to the Land Use By-law for Halifax Mainland (Housekeeping)

Attachment Q

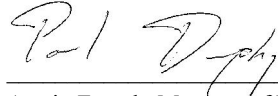
Public Information Meeting Minutes- May 5, 2008; May 15, 2008; May 29, 2008



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.



Report Prepared by: Leticia Smillie, Planner, Community Development, 869-4747



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

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

Report Approved by: Paul Dunphy, Director of Community Development

Attachment A:
Amendments to the Land Use By-law for Sackville

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Sackville Land Use By-law as enacted by the former Halifax County Municipality on the 5th day of April, 1994 and approved by the Minister of Municipal Affairs on the 16th day of June, 1994 as amended, is hereby further amended as follows:

- 1) Amend Section 4.24 (Parking Requirements) by deleting the following:

Medical clinics and offices of any health practitioner 5 spaces per consulting room

and replacing it with the following:

Medical clinics and offices of any health practitioner 2 spaces per consulting room

I HEREBY CERTIFY that the amendment to the Land Use By-law for Sackville, as set out above, was passed by a majority vote of the Regional Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2008

GIVEN under the hands of the Municipal Clerk and Under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2008

Julia Horncastle
Acting Municipal Clerk

Attachment B:
Amendments to the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-law, which was adopted by Halifax Regional Municipality on the 9th day of November, 1999, as amended, is hereby further amended as follows:

1) Amend Section 4.26 (Parking Requirements) by deleting the following:

Medical clinics and offices of any health practitioner 5 spaces per consulting room

and replacing it with the following:

Medical clinics and offices of any health practitioner 2 spaces per consulting room

I HEREBY CERTIFY that the amendment to the Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville, as set out above, was passed by a majority vote of the Regional Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2008

GIVEN under the hands of the Municipal Clerk and Under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2008

Julia Horncastle
Acting Municipal Clerk

Attachment C:
Amendments to the Land Use By-law for Bedford

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Bedford Land Use By-law, which was adopted by Bedford Town Council on the 26th day of March, 1996, as amended, is hereby further amended as follows:

- 1) Amend Part 5 (General Provisions- Parking and Loading Facilities) Section 34 (Parking Requirements) by deleting the following:

Medical/Dental	Five (5) spaces per practitioner for the first five. Four (4.0) parking spaces for each additional practitioner.
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and replacing it with the following:

Medical/Dental	Two (2) spaces per consulting room
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I HEREBY CERTIFY that the amendment to the Land Use By-law for Bedford, as set out above, was passed by a majority vote of the Regional Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2008

GIVEN under the hands of the Municipal Clerk and Under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2008

Julia Horncastle
Acting Municipal Clerk

Attachment D:

Amendments to the Land Use By-law for Planning Districts 1 & 3 (St. Margarets Bay)

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Planning Districts 1 & 3 Land Use By-law, which was adopted by Halifax County Municipality on the 3rd of April, 1995, as amended, is hereby further amended as follows:

1) Amend Section 4.27 (Parking Requirements) by deleting the following:

Medical clinics and offices of any health practitioner 5 spaces per consulting room

and replacing it with the following:

Medical clinics and offices of any health practitioner 2 spaces per consulting room

I HEREBY CERTIFY that the amendment to the Land Use By-law for Planning Districts 1 & 3, as set out above, was passed by a majority vote of the Regional Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2008

GIVEN under the hands of the Municipal Clerk and Under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2008

Julia Horncastle
Acting Municipal Clerk

Attachment E:
Amendments to the Land Use By-law for Planning District 5 (Chebucto)

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Planning District 5 (Chebucto) Land Use By-law, which was adopted by Halifax County Municipality on the 5th day of December, 1994, as amended, is hereby further amended as follows:

1) Amend Section 4.27 (Parking Requirements) by deleting the following:

Medical clinics and offices of any health practitioner 5 spaces per consulting room

and replacing it with the following:

Medical clinics and offices of any health practitioner 2 spaces per consulting room

I HEREBY CERTIFY that the amendment to the Land Use By-law for Planning District 5 (Chebucto), as set out above, was passed by a majority vote of the Regional Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2008

GIVEN under the hands of the Municipal Clerk and Under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2008

Julia Horncastle
Acting Municipal Clerk

Attachment F:
Amendments to the Land Use By-law for Planning District 4 (Prospect)

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Planning District 4 Land Use By-law, which was adopted by Halifax County Municipality on the 12th day of December, 1994 , as amended, is hereby further amended as follows:

1) Amend Section 4.25 (Parking Requirements) by deleting the following:

Medical clinics and offices of any health practitioner 5 spaces per consulting room

and replacing it with the following:

Medical clinics and offices of any health practitioner 2 spaces per consulting room

I HEREBY CERTIFY that the amendment to the Land Use By-law for Planning District 4, as set out above, was passed by a majority vote of the Regional Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2008

GIVEN under the hands of the Municipal Clerk and Under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2008

Julia Horncastle
Acting Municipal Clerk

Attachment G:
Amendments to the Land Use By-law for Timberlea, Lakeside, Beechville

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Timberlea, Lakeside, Beechville, Land Use By-law, which was adopted by Halifax County Municipality on the 10th day of August, 1992, as amended, is hereby further amended as follows:

1) Amend Section 4.27 (Parking Requirements) by deleting the following:

Medical clinics and offices of any health practitioner 5 spaces per consulting room

and replacing it with the following:

Medical clinics and offices of any health practitioner 2 spaces per consulting room

I HEREBY CERTIFY that the amendment to the Land Use By-law for Timberlea, Lakeside, Beechville, as set out above, was passed by a majority vote of the Regional Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2008

GIVEN under the hands of the Municipal Clerk and Under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2008

Julia Horncastle
Acting Municipal Clerk

Attachment H:
Amendments to the Land Use By-law for Cole Harbour/Westphal

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Cole Harbour/Westphal Land Use By-law, which was adopted by Halifax County Municipality on the 30th day of November, 1992, as amended, is hereby further amended as follows:

1) Amend Section 4.25 (Parking Requirements) by deleting the following:

Medical clinics and offices of any health practitioner 5 spaces per consulting room

and replacing it with the following:

Medical clinics and offices of any health practitioner 2 spaces per consulting room

I HEREBY CERTIFY that the amendment to the Land Use By-law for Cole Harbour/Westphal, as set out above, was passed by a majority vote of the Regional Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2008

GIVEN under the hands of the Municipal Clerk and Under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2008

Julia Horncastle
Acting Municipal Clerk

Attachment I:
Amendments to the Land Use By-law for Eastern Passage/Cow Bay

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Eastern Passage/Cow Bay Land Use By-law, which was adopted by Halifax County Municipality on the 22nd day of June, 1992, as amended, is hereby further amended as follows:

1) Amend Section 4.25 (Parking Requirements) by deleting the following:

Medical clinics and offices of any health practitioner 5 spaces per consulting room

and replacing it with the following:

Medical clinics and offices of any health practitioner 2 spaces per consulting room

I HEREBY CERTIFY that the amendment to the Land Use By-law for Eastern Passage/Cow Bay, as set out above, was passed by a majority vote of the Regional Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2008

GIVEN under the hands of the Municipal Clerk and Under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2008

Julia Horncastle
Acting Municipal Clerk

Attachment K:
Amendments to the Land Use By-law for Lawrencetown

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Lawrencetown Land Use By-law, which was adopted by Halifax County Municipality on the 15th of May, and 27th of August, 1990, as amended, is hereby further amended as follows:

1) Amend Section 4.25 (Parking Requirements) by deleting the following:

Medical clinics and offices of any health practitioner	5 spaces per consulting room
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and replacing it with the following:

Medical clinics and offices of any health practitioner	2 spaces per consulting room
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I HEREBY CERTIFY that the amendment to the Land Use By-law for Lawrencetown, as set out above, was passed by a majority vote of the Regional Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2008

GIVEN under the hands of the Municipal Clerk and Under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2008

Julia Horncastle
Acting Municipal Clerk

Attachment L:
Amendments to the Land Use By-law for Planning Districts 8 & 9

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Districts 8 & 9 Land Use By-law, which was adopted by Halifax County Municipality on the 20th day of December, 1988, as amended, is hereby further amended as follows:

1) Amend Section 4.24 (Parking Requirements) by deleting the following:

Medical clinics and offices of any health practitioner 5 spaces per consulting room

and replacing it with the following:

Medical clinics and offices of any health practitioner 2 spaces per consulting room

I HEREBY CERTIFY that the amendment to the Land Use By-law for Planning Districts 8 & 9, as set out above, was passed by a majority vote of the Regional Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2008

GIVEN under the hands of the Municipal Clerk and Under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2008

Julia Horncastle
Acting Municipal Clerk

Attachment M:
Amendments to the Land Use By-law for Eastern Shore (East)

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Eastern Shore (East) Land Use By-law, which was adopted by Halifax County Municipality on the 4th day of March, 1996, as amended, is hereby further amended as follows:

1) Amend Section 4.24 (Parking Requirements) by deleting the following:

Medical clinics and offices of any health practitioner 5 spaces per consulting room

and replacing it with the following:

Medical clinics and offices of any health practitioner 2 spaces per consulting room

I HEREBY CERTIFY that the amendment to the Land Use By-law for Eastern Shore (East), as set out above, was passed by a majority vote of the Regional Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2008

GIVEN under the hands of the Municipal Clerk and Under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2008

Julia Horncastle
Acting Municipal Clerk

Attachment N:
Amendments to the Land Use By-law for Eastern Shore (West)

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Eastern Shore (West) Land Use By-law, which was adopted by Halifax County Municipality on the 4th day of March, 1996, as amended, is hereby further amended as follows:

- 1) Amend Section 4.24 (Parking Requirements) by deleting the following:

Medical clinics and offices of any health practitioner 5 spaces per consulting room

and replacing it with the following:

Medical clinics and offices of any health practitioner 2 spaces per consulting room

I HEREBY CERTIFY that the amendment to the Land Use By-law for Eastern Shore (West), as set out above, was passed by a majority vote of the Regional Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2008

GIVEN under the hands of the Municipal Clerk and Under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2008

Julia Horncastle
Acting Municipal Clerk

Attachment P:
Amendments to the Land Use By-law for Halifax Mainland

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Halifax Mainland Land Use By-law, which was adopted City Council on March 30, 1978 and May 11, 1978, as amended, is hereby further amended as follows:

- 1) Amend sub-clause 41A(1) (c) (C-2 - General Business Zone- Mainland South Area) by deleting the following:

Parking requirements shall be 5.5 spaces per 1,000 sq. ft. of G.L.A.

and replacing it with the following:

Parking requirements shall be 5.5 spaces per 1,000 sq.ft. of G.F.A.

I HEREBY CERTIFY that the amendment to the Land Use By-law for Halifax Mainland, as set out above, was passed by a majority vote of the Regional Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2008

GIVEN under the hands of the Municipal Clerk and Under the Corporate Seal of the Halifax Regional Municipality this ____ day of _____, 2008

Julia Horncastle
Acting Municipal Clerk

Attachment Q
Public Information Meeting Minutes

HALIFAX REGIONAL MUNICIPALITY
PUBLIC INFORMATION MEETING
CASE NO. 01119 - Parking Requirement for Medical, Dental and Other Health
Practitioner Clinics

7:00 p.m.
Monday, May 5, 2008
Alderney Gate Library (Maxine Tynes Room)

STAFF IN

ATTENDANCE: Leticia Smillie, Planner, HRM Planning Services
Jennifer Little, Planning Controller, HRM Planning Services

PUBLIC IN

ATTENDANCE: 1

The meeting commenced at approximately 7:05 p.m.

1. Opening remarks/Introductions/Purpose of meeting

Ms. Smillie introduced herself as the planner guiding this application through the process and Jennifer Little as Planning Controller who would be recording the minutes.

This is an application by HRM to review the parking requirements for medical, dental and other health practitioner clinics for HRM Land Use By-laws excluding Sackville Drive, Bedford, Planning Districts 14/17, Halifax Peninsula, Halifax Mainland, Downtown Dartmouth and Dartmouth.

Ms. Smillie went over the agenda for the meeting.

The purpose of the public information meeting is to identify that HRM has received an application, identify the scope of what the development proposal is, provide the public with an overview of the planning process, and to give the public an opportunity to ask questions and make comments.

2. Overview of planning process

Ms. Smillie explained that this public information meeting is the initial stage of the process in order to allow the public to provide feedback. After this meeting staff will review and prepare a report that will be submitted to Council for a Public Hearing. She noted that after Councils decision, there will be an appeal period of 14 days.

3. Presentation of Proposal

Ms. Smillie explained that North West Community Council initiated this request because it was felt that the current number of parking spaces for health practitioners is high. This will affect the land use by-laws for Cole Harbour/Westphal, Eastern Passage/Cow Bay, North Preston/Lake Major/Lake Loon, Cherry Brook, East Preston, Lawrence Town, District 8 & 9 (Lake Echo/Porter's Lake), Eastern Shore (East), Eastern Shore (West) and Musquodoboit Valley/Dutch Settlement.

Ms. Smillie explained that in two previous cases the standards have been reduced in Sackville Drive and District 14 & 17. The current standard is 5 spaces per consultant. This equals 1 space per 77 square foot. Typically having 2-3 consulting rooms. In other Municipalities the standard ranges from 1 space / 500 square foot to 1 space per 77 square foot.

4. Questions/Comments

Carolyn Judd, 118 Maplewood Drive, is relieved that this amendment will be taking place. She is currently in the process of buying an space for her Physiotherapy Clinic. The ideal spot for her needs has 5 consulting rooms but, not enough property to hold the required parking spaces that are currently required in the Land Use By-Law. She added that with this line of work there is no need to have more than a couple parking spaces since one client may take up to 1.5 hours for each appointment. She explained that even her waiting area only has a couple of seats in it. Ms. Judd is concerned with meeting the current regulations since the parking lot is already constructed. She appreciates that new developments can design to allow for larger parking areas but, older structures are not so flexible. She asked when this change would be coming into affect.

Ms. Smillie explained that the end of the Public Information Meetings will be May 29th. At that time, it will then take 3-4 weeks to go to Council. She explained that if approved, this application may be completed in July 2008.

Ms. Judd is concerned that she will not meet the current parking requirements and added that she is not financially able to cut down the consulting rooms either.

5. Closing comments

Ms. Smillie thanked Ms. Judd for coming to the meeting and expressing her comments and concerns.

6. Adjournment

The meeting adjourned at approximately 7:12 p.m.

**HALIFAX REGIONAL MUNICIPALITY
PUBLIC INFORMATION MEETING
CASE NO. 01119 - Parking Requirements for Health Practitioners**

**7:00 p.m.
Thursday, May 15, 2008
Sackville Library (Program Room)**

STAFF IN

ATTENDANCE: Leticia Smillie, Planner, HRM Planning Services
Cara McFarlane, Planning Controller, HRM Planning Services

ALSO IN

ATTENDANCE: Councillor Bob Harvey, District 20
Walter Regan, North West Planning Advisory Committee and
Sackville Rivers Association

PUBLIC IN

ATTENDANCE: Approximately 0

The meeting commenced at approximately 7:01 p.m.

7. Presentation of Proposal - Leticia Smillie

The application was initiated from a motion by North West Community Council (NWCC) in response to some issues regarding the high number of parking spaces required for consulting rooms in new developments for health practitioners. Regional Council supported a review of the land use by-laws throughout HRM.

Within the Central Region, the Sackville and Beaver Bank, Hammonds Plains and Upper Sackville plan areas are affected.

This issue has been dealt with in two previous plan areas, Sackville Drive and Planning Districts 14 and 17. The majority of HRM LUBs require five spaces per consulting room and practitioners generally have two to three consulting rooms bringing the total to ten or fifteen spaces. The five per consulting room was roughly equivalent to one parking space per 77 square feet of office. When a review of other municipalities was conducted, it was found that they ranged from 1 parking space per 500 square feet to the highest standard of 1 parking space per 77 square feet.

8. Questions/Comments

Mr. Regan asked if this will be an HRM wide by-law when approved. Ms. Smillie explained that it would be an amendment to the Land Use By-laws that have a standard of five parking space per consultant room. Therefore, it will only affect the plan areas with this standard.

Mr. Regan asked if this will bring all the reduced standards to one level or three to four different reduced standards. Ms. Smillie said the latter will probably be the case because it will be kept at the number per consulting room and looking at probably two or three spaces. The plan areas that have been reduced previously will not be amended.

Councillor Harvey believed that Bedford initiated this issue. Ms. Smillie understood it was a case in Sackville that brought this topic to light. Councillor Harvey understood that this would cover all the plan areas under NWCC and he is surprised that Bedford is not covered under this application. Ms. Smillie explained that the Bedford LUB has a reduced requirement of five spaces per practitioner. Councillor Harvey explained that there is a new building on the Bedford Highway (across from Bedford Place Mall) and he believes the chiropractor there had an issue that initiated this application, but NWCC decided that all the plan areas should be reviewed at one time. Ms. Smillie will look into it.

Mr. Regan endorses anything that will reduce hard surface runoff. He is glad to see the application reflects HRM wide. Anything to reduce ground water runoff is to be encouraged. He fully supports the application.

Mr. Regan asked if the reduction in parking spaces automatically increases the green space per lot. Ms. Smillie said staff is not looking to change the landscape requirement.

9. Adjournment

The meeting adjourned at approximately 7:09 p.m.

HALIFAX REGIONAL MUNICIPALITY

PUBLIC INFORMATION MEETING

CASE NO. 01119 - HRM to review parking requirements for practitioner clinics.

7:00 p.m.

Thursday, May 29, 2008

Keshen Goodman Library, Halifax

STAFF IN

ATTENDANCE:

Leticia Smillie, Planner, Planning Applications

Sharlene Seaman, Planning Controller, Planning Applications

PUBLIC IN

ATTENDANCE:

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No one from the public attended the public information meeting.