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Item No. 3
Halifax Regional Council
May 18, 2010

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Austin French, Acting Director of Community Development

DATE: April 30, 2010

SUBJECT: **Petition Regarding Case 15790, Hines Road and Howard Avenue,
Eastern Passage**

INFORMATION REPORT

ORIGIN

April 27, 2010 (Item 10.2.2) - A petition to Regional Council containing 270 signatures requesting that Halifax Regional Council stop the rezoning and development of lands owned by Armco Capital on Hines Road and Howard Avenue under Case 15790.

BACKGROUND

On December 8, 2009, Regional Council initiated the municipal planning strategy (MPS) amendment process for 66 acres of land owned by Armco Capital on Hines Road and Howard Avenue in Eastern Passage. The lands are designated Industrial under the MPS, and are currently zoned for both residential and industrial development. Armco is requesting that the Residential Designation be applied to the lands, and that policy be amended to allow more than 12 units per multi-unit building.

On March 31, 2010 a public information meeting was held in the community as the first stage of the public process. The applicant presented a concept plan showing 180 multiple units in three buildings, plus 54 townhouse units.

DISCUSSION

The lands in question have as-of-right development potential under the R-1 (Single Unit Dwelling) and I-1 (Light Industrial) zoning which currently apply to the site. Many of the concerns expressed at the public meeting regarding Armco's proposed development, such as those relating to traffic, loss of treed buffers, sewage treatment, and wetland impacts, are the same in either scenario.

The public meeting held in March was only the first step in the public process which was initiated by Regional Council. The next step in the process would be for Armco's consultant to address the concerns raised at the public meeting, and provide more detailed information. The standard planning process should continue, and this will result in a staff report which contains sufficient information for Regional Council to make an informed decision on the requested amendments. A copy of the petition will be attached to the staff report for consideration by both Harbour East Community Council and Regional Council.

BUDGET IMPLICATIONS

There are no budget implications.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

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

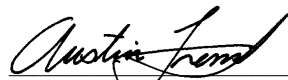
ATTACHMENTS

None

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