



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 4
Halifax Regional Council
January 11, 2011

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by Director

Paul Dunphy, Director of Community Development

DATE: December 9, 2010

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

INFORMATION REPORT

ORIGIN

November 23, 2010 (status sheet item 9.2.1) - A petition to Regional Council containing 244 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 unit dwellings in three buildings, plus 54 townhouse units. Since that first public meeting, two petitions have been tabled at Regional Council in opposition to the proposal.

On November 22, 2010, a second public information meeting was held. The applicant presented a revised concept for 120 multiple unit dwellings in 2 buildings, and 73 townhouse units. Immediately following the meeting, a third petition, the origin of this report, was submitted to Regional Council.

DISCUSSION

Staff have not completed an evaluation of the application. The standard planning process should continue, and this will result in a staff report which contains a detailed evaluation and staff recommendation in order 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 approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement is consultation achieved through two Public Information Meetings, held on March 31, and November 22, 2010, pursuant to standard procedure approved by Council.

For the Public Information Meetings, notices were posted on the HRM website, in the newspaper and hand delivered and/or mailed to approximately 200 property owners within the notification area. A survey was distributed at the first meeting to ensure that all had a chance to express their opinion. A public hearing has to be held by Regional Council to consider approval of any MPS amendments. Should Council decide to schedule a public hearing, property owners within the notification area mentioned above will be notified of the hearing by mail. Public notices will also be posted in the local newspaper and on the HRM website. As submitted, the application would require a second public process to enable consideration of a detailed development agreement proposal by Harbour East Community Council.

The proposed MPS amendment would potentially impact the following stakeholders: local residents and property owners.

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.

Report Prepared by: Mitch Dickey, Planner, Community Development, 490-5719

Report Approved by: Austin French, Manager, Planning Services, 490-6117

Original Signed