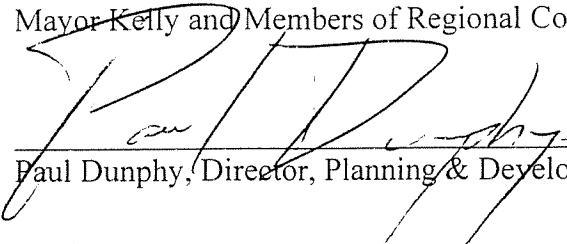



Halifax Regional Council  
December 10, 2002

TO: Mayor Kelly and Members of Regional Council

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

  
Andrew Whittmore, Planner

DATE: December 2, 2002

SUBJECT: **Herring Cove Road Streetscape Design Study**

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## INFORMATION REPORT

### ORIGIN:

At the November 12, 2002, Regional Council meeting, Councillor Mosher moved that the request from the District 18 Business and Development Association to include monies in the 2003/2004 Capital Budget to conduct a streetscape design study of Herring Cove Road, be referred to the budgetary process. (status sheet item #11.4.4)

### BACKGROUND:

In response to a motion by Chebucto Community Council of December 4, 2000, Planning and Development staff met with the District 18 Business and Development Association to discuss opportunities for initiating a streetscape design project for the Herring Cove Road area, similar to that which occurred on Sackville Drive. At this time, staff encouraged the community group to submit a formal letter to Council outlining their request for a streetscape design.

It is staff's understanding that the District 18 Business and Development Association eventually forwarded a letter to the Chebucto Community Council. In response, at the April 8, 2002 meeting of the Chebucto Community Council, it was moved that a staff report be provided as to

whether or not there is money allocated in the current budget year for a study for the Herring Cove Road project. If not, a cost analysis for the study was requested.

A staff report was forwarded on May 6, 2002 indicating that there are no funds budgeted for a study specific to the Herring Cove Road commercial area, however, that the Growth Management component of the Regional Planning program will involve a detailed evaluation and analysis of the opportunities and constraints associated with redeveloping streets.

## **DISCUSSION**

At present, the Growth Management and Transportation Option Paper component of the Regional Planning program is nearing completion. One of the major findings of this research phase is that retrofitting existing suburban areas should be an integral component to any growth management program. Specifically, by creating new opportunities along serviced commercial corridors the need for extending costly serviced development into traditionally undeveloped areas can be offset. Moreover, by focussing on the retrofit of older suburban areas, opportunities for re-instilling a sense of place and character can be afforded.

Staff believe that proceeding with the Herring Cove Road Streetscape design study is a useful exercise but are concerned that it requires diverting resources from HRM's ongoing regional planning initiative. The initial phase of the Herring Cove Road project will focus on urban design research and analysis which requires the services of outside expertise. This part of process should proceed as soon as funds are available through the Capital Budget process. The second phase of the project will involve a substantial amount of staff time in developing amendments to the Municipal Planning Strategy and Land Use By-law. The Planning and Development's Department's ability to staff this exercise will be assessed at the time of completion of Phase One, probably in the fall of 2003.

For these reasons, it is staff's opinion that the consulting portion of the streetscape project for Herring Cove Road should be initiated when funds are available. Consequently, staff has requested the sum of fifty thousand dollars be allocated in next year's Capital Budget to undertake a Herring Cove Road streetscape design study.

## **BUDGET IMPLICATIONS:**

There are currently no funds in HRM's capital budget to cover the costs of consulting assistance required to undertake the Herring Cove Road Streetscape design Study. Funds have been requested in the Planning and Development Department's submission for the 2003-04 Capital Budget. The cost of a streetscape design study for Herring Cove Road is estimated at \$50,000.

**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 other relevant legislation.

**ATTACHMENTS:**

None

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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 Andrew Whittemore, Planner II, 869-4274

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