

HALIFAX

Case 24482: Planning District 5 (Chebucto Peninsula) Land Use By-law Parking Amendment

Halifax and West Community Council
Public Hearing

February 28, 2023

Background

- On July 19, 2022 HWCC requested a review of the parking requirements for community centres and recreation uses, under the Planning District 5 (Chebucto Peninsula) Land Use By-law
- This request was based on the Herring Cove Community Association proposal to convert the former fire hall at 30 Latter Pond Lane into a community centre, which would require a minimum of 51 parking spaces.
- In 2022 HWCC reduced parking requirements for community centres and recreation uses under the Timberlea, Beechville and Lakeside Land Use By-law (BLT LUB)
- The proposed amendment is a general amendment to reduce parking requirements within the Land Use By-law for Planning District 5 (Chebucto Peninsula)

Current Parking Requirements

- A Community Centre and Recreational Use fall under the broader category of an Institutional Use
- An Institutional Use requires the greater of:
 - 1 parking space per 100 square feet; or
 - 1 parking space for every 4 people.

Proposed Parking Requirement

- Separate Community Centres and Halls, and Recreational Uses from the broader category of an Institutional Use for the purpose of parking requirements
- Require a minimum of 1 space for every 500 square feet of floor area for both uses (a reduction from 1 space per 100 square feet)
- This more adequately reflects the needs for both uses, and more spaces can be added if desired

Rationale

- The 2008 Regional Parking Strategy recommends to reduce minimum parking standards, and parking requirements have been reduced within:
 - Centre Plan in 2021;
 - regional shared housing amendments in Sep 2022; and
 - BLT LUB amendments in the Winter of 2022
- The parking requirements for all other institutional uses under Planning District 5 stay the same
- Additional flexibility is allowed to locate parking based on location, site conditions, and transportation options

Recommendation

It is recommended that Halifax and West Community Council:

1. Adopt the amendment to the Land Use By-law for Planning District 5 (Chebucto Peninsula), as set out in Attachment A of the staff report.