

PENINSULA COMMUNITY COUNCIL  
MINUTES

June 14, 2010

PRESENT: Councillor Jerry Blumenthal, Chair  
Councillor Dawn Sloane, Vice Chair  
Councillor Sue Uteck  
Councillor Jennifer Watts

STAFF: Ms. Sheilagh Edmonds, Legislative Assistant

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**1. CALL TO ORDER:**

The Chair called the meeting to order at 7:00 p.m.

**2. APPROVAL OF MINUTES:**

**MOVED by Councillor Sloane, seconded by Councillor Watts that the minutes of May 10, 2010 be approved. MOTION PUT AND PASSED.**

**3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

**Addition:**

**12.1 Case 01248 - MPS/LUB Amendments and DA - Cedar Street In-fill, Halifax (Supplementary Report)**

**Deletion:**

**10.1.1 Case 01302: MPS and LUB Amendment for a Development Agreement - 3473 Dutch Village Road, Halifax**

Ms. MacKenzie Stonehocker, Planner 1, addressed Community Council and explained that staff had submitted a report on this matter for Chebucto Community Council's June 7, 2010 meeting and Peninsula Community Council's June 14, 2010 meeting. However, following Chebucto Community Council's meeting of June 7, 2010 it was determined that this case involves a specific area bounded by Dutch Village Road, Joseph Howe Drive and Andrew Street, which is entirely within District 15 (Fairview - Clayton Park). Jurisdiction over planning applications is assigned according to the polling district within which the affected property is located, regardless of plan area. Chebucto Community Council and not Peninsula Community Council, therefore, is the only Community Council responsible for a decision in regard to this matter.

**MOVED by Councillor Sloane, seconded by Councillor Watts that the agenda, as amended, be approved. MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES / STATUS SHEET: None**

There were no changes to the Status Sheet.

**5. MOTIONS OF RECONSIDERATION: None**

**6. MOTIONS OF RESCISSION: None**

**7. CONSIDERATION OF DEFERRED BUSINESS: None**

**8. HEARINGS:**

**8.1 Public Hearings:** None

**8.2 Variance Appeal Hearings:** None

**9. CORRESPONDENCE, PETITIONS AND DELEGATIONS:**

**9.1 Correspondence:** None

**9.2 Petitions:** None

**9.3 Presentations:**

**9.3.1 Khyber Arts Society RE: TCI Consultant's Report**

- A copy of the presentation from the Khyber Arts Society was submitted.

Mr. Anton Christiansen, Mr. Andrew Sowerby, Board Members of the Khyber Arts Society, and Mr. Garry Neill Kennedy, Chair of the Board of the Khyber Arts Society provided a presentation to Community Council in regard to the recommendations contained in the TCI Consultant's Report.

At 7:04 p.m. Councillor Uteck entered the meeting.

Mr. Christiansen began the presentation outlining the mandate and vision of the Khyber Arts Society. In his remarks, he noted that the Society has been working out of the Khyber Building for the past 15 years and, recently, they have been working with HRM staff toward establishing a more permanent long term relationship with the Municipality. He added that Regional Council appointed TCI Management Consultants to evaluate the different models under which the Khyber could secure long term, sustainable use of the Khyber building. In this regard, Mr. Christiansen advised that the Society is recommending Option C of the report, pointing out that this will enable them to achieve their goals of a vital community cultural resource and to have the Khyber be a beehive of activity.

Mr. Christiansen, Mr. Sowerby, and Mr. Kennedy responded to questions from Community Council.

Councillor Sloane referred to accessibility concerns in the building and suggested that the Society consider partnering with nonprofit groups, for example, the Paraplegic Society of Nova Scotia, for aids to assist those individuals that have mobility problems in getting up stairs and in moving around buildings that are not easily accessible to them.

In response to a question by Councillor Watts as to why the Society recommends Option C over Option B, Mr. Sowerby explained that Option B would see the Society operating the building under a Facilities Management Agreement, however, the Board's view is that it would be more interested in operating it as a tenant, with less responsibility over the facilities of the building. He indicated that the mandate of the Khyber Society is to operate good programming and facility management is not within

their mandate.

Councillor Uteck advised that she was supportive of the Society's recommendation for Option C and believed that their focus should be on the cultural component and not on facility management.

**MOVED by Councillor Sloane, seconded by Councillor Watts that Peninsula Community Council endorses the Khyber Arts Society recommendation of Option C of the TCI's Consultant's Report. MOTION PUT AND PASSED.**

**10. REPORTS:**

**10.1 Staff Reports:**

**10.1.1 Case 01302: MPS and LUB Amendment for a Development Agreement - 3473 Dutch Village Road, Halifax**

This item was deleted from the agenda during the approval of the order of business.

**10.1.2 Case 01356: MPS Amendment and Development Agreement - 2579 Windsor Street, Halifax**

- A staff report dated May 19, 2010 was submitted.

Ms. Mackenzie Stonehocker, Planner 1, provided a presentation on the application by Living Benefits Atlantic Limited to amend the Peninsula North Secondary Planning Strategy to allow an office at 2579 Windsor Street. She noted that staff were recommending that the residential zoning remain in effect and that new policy be added to the Peninsula North Plan to enable development agreements for offices on this block. Ms. Stonehocker advised that if Regional Council approves the proposed policy changes, Community Council be able to consider the proposed development agreement for an insurance and financial services office at 2579 Windsor Street.

**MOVED by Councillor Watts , seconded by Councillor Sloane that Peninsula Community Council:**

- 1. Give Notice of Motion to consider approval of the proposed Development Agreement contained in Attachment C of the May 19, 2010 staff report, and schedule a joint public hearing with Regional Council.**
- 2. Recommend that Regional Council give First Reading to the proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law, as provided in Attachments A and B of the May 19, 2010 staff report, and schedule a joint public hearing with Peninsula Community Council.**

**MOTION PUT AND PASSED.**

**10.2 Committee Reports:** None

**10.3 Members of Peninsula Community Council:** None

**11. MOTIONS:**

**11.1 Councillor Watts:**

**MOVED by Councillor Watts, seconded by Councillor Sloane that Peninsula Community Council recommends HRM develop a policy to manage requests for upgrades to sports fields in HRM parks on the Peninsula. The following items could be included:**

- **There needs to be an approved plan for upgrades to sports fields that is presented to HRM staff that includes Real Property Planning, Area Recreation Coordinator, TPW staff and District Councillor. For replacement of existing equipment, this process would include TPW staff and District Councillor only.**
- **In the case of sports groups or leagues that use several sports fields that cover one or more districts, the plan for upgrades would come to Community Council for approval.**
- **Sports teams using sports fields or facilities need to be made aware that unless the upgrades are in an approved plan they will not be approved even if there is external funding available.**
- **Community consultation about a proposed upgrade is at the discretion of the District Councillor.**
- **If the upgrades are not coming from capital or district capital funds, then an agreement needs to be developed between the sports team and HRM that covers maintenance, insurance, removal agreement, etc.**

**In the case of the baseball leagues specifically, staff provide an analysis done with representatives from all the leagues that play on the Peninsula to look at the resources available, needs of the leagues and develop a plan for upgrades that reflects the Peninsula reality of multi-use fields. This analysis would then guide an approved plan for upgrades.**

Councillor Watts explained that she has already had some discussion with staff and circulated this request to them. She added she was not actually asking staff to establish a policy at this stage, but her motion was to have staff consider this as a policy and to comment and report back. Councillor Watt's referred to the fourth bulleted item and clarified that, under 'community consultation about a proposed upgrade', this would not be automatic but the process would be that, if there was going to be an upgrade, the upgrade needs to be communicated to the Councillor and the Councillor in that district would then decide if it is necessary to go to the community for consultation

Councillor Sloane advised that previously Community Council sent a request to staff for

consideration of developing a Sports Council. She requested an update on this request.

**MOTION PUT AND PASSED.**

**12. ADDED ITEMS:**

**12.1 Case 01248 - MPS/LUB Amendments and DA - Cedar Street In-fill, Halifax**

- A staff report dated May 31, 2010 was submitted.

Mr. Richard Harvey, Senior Planner addressed Community Council and provided a brief background on the application noting that Regional Council and Peninsula Community Council held a joint public hearing and Regional Council approved changes to the Municipal Planning strategy and now the application is back to Community Council in regard to the Development Agreement.

**MOVED by Councillor Uteck, seconded by Councillor Sloane that Peninsula Community Council:**

- 1. Approve the proposed development agreement as contained in Attachment A of the May 31, 2010 Supplementary staff report to allow for a development comprised of a two unit dwelling, a townhouse style residential dwelling, and a parking lot for surrounding residents;**
- 2. Require the agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

**13. NOTICES OF MOTION: None**

**14. PUBLIC PARTICIPATION**

Ms. Emma Rosen, Halifax, addressed Community Council speaking in support of the concept of urban hens. Ms. Rosen explained how chickens were sustainable for the land as they eat bugs and their fertilizer is a by-product which can be used in sustainable growing, and dispelled concerns of noise and disease that people often associate with chickens. She indicated that she supports the idea of permitted homes in the urban areas of being permitted to have four or five chickens.

In response to a question by Councillor Watts in regard to any personal experience in dealing with chickens, Ms. Rosen advised that she spent several days on an



sustainable green farm in New Germany which raised approximately 30 chickens and roosters.

**15. NEXT MEETING** - September 13, 2010

**16. ADJOURNMENT**

The meeting adjourned at 7:39 p.m.

Sheilagh Edmonds  
Legislative Assistant