

PENINSULA COMMUNITY COUNCIL
MINUTES

December 13, 2010

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

STAFF: Ms. Angela Jones-Rieksts, Solicitor
Ms. Sheilagh Edmonds, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:02 p.m.

2. APPROVAL OF MINUTES

MOVED by Councillor Blumenthal, seconded by Councillor Watts that the minutes of November 8, 2010 be approved. MOTION PUT AND PASSED.

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

Additions:

12.1 Request for Permit Parking on James Street – Councillor Sloane

MOVED by Councillor Uteck, seconded by Councillor Blumenthal that the agenda, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET

4.2 Status Sheet

4.2.1 Information Report – Economic Analysis of Major Concerts & HRM Major Concerts Decision Making Process

An Information Report dated November 1, 2010 was submitted.

Councillor Watts advised that she had some questions in regard to the information report and would like to have staff attend Community Council's next meeting to respond.

MOVED by Councillor Watts, seconded by Councillor Blumenthal that this item be referred to the January 10, 2010 meeting of Community Council and that staff be requested to attend. MOTION PUT AND PASSED.

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

8.2.1 Variance Appeal: Variance 16473 - 2692 Belle Aire Terrace

A staff report dated December 3, 2010 was submitted.

Correspondence was submitted from:

- Peter Lavell, Tom Creighton, Ron Skibbens, representing the Steering Committee of the Bloomfield Neighbourhood Residents' Association.
- Peter Wallace
- Paul Falvo
- Scott Donovan

Mr. Trevor Creaser, Development Officer provided a presentation on his decision to refuse a variance application to reduce the lot frontage and area requirements of 2692 Belle Aire Terrace to legalize of a third dwelling unit in an existing two-unit dwelling under the Halifax Peninsula By-law. Mr. Creaser advised that the variance was refused based on his opinion that legalizing the third unit would violate the intent of the land use bylaw and that there was disregard for the requirements of the land use by-law. He noted that a permit had been issued to construct a two-unit dwelling but a third unit was discovered through a complaint brought to staffs' attention.

The Chair reviewed the Rules of Procedure and opened the hearing.

The Chair called three times for anyone wishing to speak; there being none, it was MOVED by Councillor Blumenthal, seconded by Councillor Watts that the appeal hearing close. MOTION PUT AND PASSED.

MOVED by Councillor Watts, seconded by Councillor Uteck that the decision of the Development Officer be upheld and the variance refused.

Councillor Watts advised that she supported the Development Officer's decision in this situation because the third unit violates the intent of land use by-law and impacts the integrity of the neighbourhood; and that the third unit was knowingly put in illegally.

MOTION PUT AND PASSED.

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence: None

9.2 Petitions - None

9.3 Presentation

9.3.1 One-way Streets - Dave McCusker, Manager, HRM Regional Transportation

Mr. Dave McCusker, Manager, HRM Regional Transportation provided a presentation on street network changes in the downtown of Halifax that are targeted for implementation in June 2011. He explained that the pattern of streets in downtown

Halifax was disjointed and inconsistent and, through the changes that are proposed, it will enable for bike lanes on Lower Water and Hollis Streets; it will provide for up to 40 new spaces for on-street parking or loading; it will provide better manoeuvrability for tour bus and large trucks, and improve the traffic flow on Lower Water Street. Mr. McCusker advised that part of the consultation process involved a presentation to the Downtown Halifax Businesses in April and as a result of this, staff made some changes to address their concerns. He noted the cost is estimated at \$400,000, which includes one new set of traffic signals and one or two pedestrian traffic beacons.

Mr. McCusker responded to questions.

The Chair thanked Mr. McCusker for his presentation and suggested that he also provide it to Regional Council.

10. REPORTS

10.1 Staff

10.1.1 ecoMOBILITY Project: Potential Initiative

A staff report dated November 19, 2010 was submitted.

Mr. Dave McCusker, Manager, Strategic Transportation Planning addressed Community Council and explained that this past January staff presented to Regional Council a recommendation in regard to an ecoMOBILITY project but Council turned it down. He advised that upon reflection, staff feel that a mistake was not ensuring that the recommendation was something that could be supported by Peninsula Community Council as a whole. Mr. McCusker explained that the ecoMOBILITY project is intended to deal with the increasing demands on streets in the regional centre.

Mr. McCusker presented the report, with the following points being noted:

- There is some Federal and Provincial funding for ecoMOBILITY.
- A survey was conducted and over 1000 responses were received and the idea of additional charges for parking was supported, with close to 70% support.
- Two recommendations for consideration are: targeting parking around the Common and using ¼ of all the spaces--use Pay and Display technology rather than the parking permit; and, using greater application of parking by permit only which is permitted under By-law P-1000.
- The Pay and Display parking spaces are in the Cogswell Street/North Park Street intersection, and the proposal has been scaled back to 70 spaces from 320 that staff originally presented to Council.
- Signs will be posted to prevent any parking unless there is a valid resident sticker.

- The policy states that it is implemented only at the invitation of the community and requires '50% + 1' agreement of all of the residents on the street.

Mr. McCusker responded to questions from Community Council.

Councillor Uteck indicated that although she had some concerns with the report, but she was pleased with the efforts staff made to accommodate Capital Health and would, therefore, support the recommendation.

Councillor Watts expressed concern that the new report was recommending only 70 parking spaces (Parking by Permit Only) around the Halifax Common, which is a significant reduction from 320 that was proposed in the original report. She advised that she supported the original configuration.

Councillor Blumenthal indicated that he could only support the recommendation if additional Metro Transit service was implemented first, in order to offer an alternative to those people who bring their cars into work and park around the Common.

MOVED by Councillor Watts, seconded by Councillor Uteck that Peninsula Community Council direct staff to prepare a second submission to Halifax Regional Council of an initiative for the ecoMOBILITY project and that this initiative consist of a Halifax Commons Pay-and-Display component and a Neighbourhood Parking by Permit Only expansion component as described in the November 19, 2010 staff report.

Councillor Blumenthal proposed to move an amendment to include the implementation of additional transit service first, however, there was no seconder to the amendment.

Councillor Watts suggested that when staff brings the matter to Regional Council, Council could recommend that the funds are to be directed to transit.

MOTION PUT AND PASSED.

10.1.2 Case #16248: Amendments to Development Agreement, Gladstone Ridge, Gladstone and Almon Streets, Halifax

A staff report dated November 22, 2010 was submitted.

MOVED by Councillor Watts, seconded by Councillor Uteck that Peninsula Community Council give Notice of Motion to consider an application by Westwood Developments Limited to amend the development agreement for 2723-2753 Gladstone Street, Halifax, and schedule a public hearing. MOTION PUT AND PASSED.

10.1.3 Case 15937: Fenwick Tower Redevelopment: MPS / LUB Amendments and Development Agreement

A staff report dated November 18, 2010 was submitted.

MOVED by Councillor Uteck, seconded by Councillor Blumenthal That Peninsula Community Council

- 1. Give Notice of Motion to consider approval of the proposed Development Agreement contained in Attachment C to allow for the redevelopment of the Fenwick Tower property, 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 contained in Attachments A and B and schedule a joint public hearing with Peninsula Community Council.**
- 3. Recommend that Regional Council approve the proposed amendments to the Halifax Municipal Planning strategy and the Halifax Peninsula Land Use By-law as contained in Attachments A and B of the November 18, 2010 staff report.**

MOTION PUT AND PASSED.

11. MOTIONS: NONE

12. ADDED ITEMS

12.1 Request for Permit Parking on James Street – Councillor Sloane

Councillor Sloane advised that she received a concern from a resident of James Street about the amount of parking that has been taken away on her Street. Councillor Sloane added that she has asked staff to look at By-law P-1000, noting that Williams Street still has the signs in place, and that she would like this to occur on James Street.

MOVED by Councillor Sloane, seconded by Councillor Watts that staff provide a report on the different options available for permit parking. MOTION PUT AND PASSED.

13. NOTICES OF MOTION: None

14. PUBLIC PARTICIPATION

Mr. Tom Creighton, Halifax, addressed Community Council and expressed his concern with nonstop noise pollution created by ambulances going down North Street as a result of the ambulance station being located on Agricola Street a couple of years ago. He also noted that it was also an issue with fire trucks going down Maynard Street to North and questioned if there were any rules concerning incessant noise such as this and if it could be curbed.

Mr. Creighton also noted a concern he had with the exit from the Northwood Centre, onto Gottingen Street. He explained that it was very difficult to pull out of the driveway because on-street parking is permitted up to the point of the driveway. He noted that when cars are parked there, it is very difficult to see what is coming south on Gottingen Street, and he questioned if there was some way that this specific parking spot could be eliminated. Mr. Creighton referred to the area where North Street meets the bridge approach, and questioned if it would be legal to permit vehicles to turn down to Barrington Street on a red light. He advised that the vehicle would be in the right-hand lane there would be no traffic coming on Brunswick Street toward you.

Councillor Sloane indicated that she could look into these matters.

Ms. Sharon Earle, Halifax addressed Community Council expressing concern about the recent work done on the Halifax Common to turn a portion of it into a skating rink. She emphasized that this area is supposed to be common green space for the residents but the public is now cut off from having this green space available. She pointed out that there were other areas in the city in which skating was available and that the Common should not be used for this purpose.

Councillor Uteck addressed this concern and pointed out that rink was created for the 2011 Canada Winter Games, which is a not for profit society and that, prior to the Canada Games, the rink is available for the public to use free of charge. She also noted that during the Canada Winter Games the rink events will be open and free to the public, and following the Games this area of the Common will be converted back to its original state.

15. NEXT MEETING DATE – January 10, 2011

16. ADJOURNMENT

The meeting adjourned at 8:13 p.m.

Sheilagh Edmonds
Legislative Assistant