

PENINSULA COMMUNITY COUNCIL
MINUTES

January 10, 2011

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

STAFF: Ms. Karen Brown, Senior Solicitor
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 Blumenthal, seconded by Councillor Watts that the minutes of December 13, 2010 be approved.

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

There were no additions or deletions to the agenda.

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

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Business Arising:

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

An information report dated November 1, 2010 was submitted at Peninsula Community Council's December meeting. At that time Councillor Watts referred the matter to this meeting and requested that staff attend to respond to questions from Community Council.

Mr. Mike Gillett, Senior Event Coordinator addressed Community Council and responded to questions. In response to questions from Councillor Watts, he concurred that the Greater Halifax Partnership and Events Nova Scotia could perform the role of Economic Analysis of a particular event. With regard to carrying out an in-depth study, such as one referenced in the information report that the United Kingdom commissioned, Mr. Gillett advised that the benefit of such a report would be the detailed information it would provide on an event, however, the cost to undertake that level of analysis could be prohibitive.

Councillor Watts noted that when Regional Council provided direction to staff with respect to concerts on the Common, among the criteria discussed was a preferred season—mid-September to the first week of October—and she requested that staff keep this in mind when revisiting this issue. She pointed out that, in fact, most of the concerts have happened in mid-summer.

Councillor Watts asked for comment on HRM's ability to know the progress of ticket sale as there has been a difference of opinion on how public those figures are. She questioned who, outside of the event promoter, has information on ticket sales.

In response, Mr. Gillett advised that during the ticket selling process, the Deputy Chief Administrative Officer has access directly to either Ticket Atlantic or to the promoter to determine the status of the ticket sales and to find out final ticket sales as well. Mr. Gillett added that staff use this information internally for planning purposes in regard to the amount of policing required, or if any additional transit is required, etc. Mr. Gillett noted that a number of complimentary tickets are given out by the promoter through Ticket Atlantic and staff are able to quantify this as well.

In response to a further question, Mr. Gillett advised that there were a number of rumored figures publicized in regard to the amount of complimentary tickets handed out for the last concert, but he did not have any information on actual numbers.

Councillor Uteck advised that her concern with the policy was that the Chief Administrative Officer has full discretion to sign-off on a concert. She indicated that it should be more broadly review and suggested that perhaps it could be put before a panel of individuals comprised from the music industry. Councillor Uteck also noted that the Municipality has never been able to track the actual attendance numbers and this was primarily due to the secrecy around the event by the promoters. She pointed out that Regional Council gave a commitment to the public that anything less than 40,000 in attendance would be moved to the Garrison Grounds. The Councillor added that in her view there is a gap in the policy that addresses how much advance notice a promoter will be given when an event is moved from one area to another.

Mr. Gillett advised that staff will be coming to Council soon with a new policy which will speak to these issues. He explained that staff will be proposing a different way of funding for those type of projects than the way it has been in the past; and the new policy will propose that this matter go beyond staff, and include having a review by the Special Events Advisory Committee. In reference to the comment in regard to the Garrison Grounds, Mr. Gillett added that, based on his past experience with concerts on the Common, he felt there were a lot of strong attributes in support of holding concerts on the Garrison Grounds.

Councillor Sloane pointed out that although the intent was to have the concerts in the late summer, early fall timeline, this changed due to the tour circuit the of the bands. She explained that in order to get a particular group to come to Halifax to perform, it generally meant that the group would come either at the beginning or the end of their tour.

Further to this, Mr. Gillett advised that the original dates chosen took into account the condition of the ground, pointing out that in late summer the surface is much harder and can better withstand the impact of a concert.

In conclusion, Councillor Watts thanked Mr. Gillett for providing clarification, and she indicated that she was pleased with the direction that staff are proposing to move on this matter.

4.2 Status Sheet: No reports

5. MOTIONS OF RECONSIDERATION – NONE

6. MOTIONS OF RESCISSION – NONE

7. CONSIDERATION OF DEFERRED BUSINESS – None

8. HEARINGS

8.1 Public Hearings

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

A staff report dated November 22, 2010 was before Community Council for consideration.

Notice of Motion of this matter was given by Community Council at its December 13, 2010 meeting.

Mr. Paul Sampson, Planner provided the staff presentation on the application by Westwood Developments Limited to amend the development agreement for 2723- 2753 Gladstone Street, Halifax to include additional property at 6136 Almon Street (former CNIB site) in order to permit a mixed-use, residential/commercial building.

The Chair reviewed the Rules of Procedure for Public Hearings and opened the hearing for those wishing to speak.

Mr. Derek Mathers, Halifax, advised that he owned the properties across from this proposal and that he operated his taxi business out of the property on Gladstone Street. Mr. Mathers advised that he felt the development itself was fine, but that he had some concern with the creation of another traffic lane on Gladstone Street, going north, on Almon, which will allow vehicles to turn left or right. He questioned if this was going to change the width of the street at this intersection. Mr. Mathers added that his primary focus was in regard to parking. He explained that his taxi business sometimes has over 250 cabs coming and going and that the parking on the street is restricted to only about six spots. Mr. Mathers noted that while there are 109 apartments proposed, there will be a minimum of 100 underground parking spaces, and he expressed concern that there could be nine additional vehicles without parking and could end up in his lot at night. In addition, Mr. Mathers pointed out that the commercial component of the development will result in employees and customers also looking for parking spots.

Mr. Danny Chedrawe, representing the developer, Westwood Developments addressed Community Council and advised that he began with this development in 2005, which has been very successful, and he was now completing the final phase. Mr. Chedrawe added that the new proposal has 109 apartment units, 32 of which are studio apartments; it has 20,000 sq. ft. of ground floor commercial space; 104 indoor parking spaces, and 13 outdoor parking spaces. Additional details on the residential component he noted were:

- Active rooftop garden
- Rainwater retention
- Units will be air conditioned
- Units will be a combination of studio, one bedroom, two bedroom, and three bedroom units; with rents ranging from \$995/month to \$1,795/month.

Mr. Chedrawe advised that during the public consultation process, traffic was one of the main issues which arose. He advised that the traffic impact study for this proposal showed that there would be very little impact on the existing conditions on the street and that most of the traffic on Gladstone is 'cut through' traffic from Almon Street to North Street, or traffic going to the Gladstone Medical Centre or Sobey's.

Mr. Chedrawe added that the other issue of concern was parking. He pointed out that a second level of underground parking has been included in this new proposal. With regard to parking on Gladstone Street, he suggested that there is currently a parking issue there, advising that it could be alleviated if the permitted parking was moved to the other side of the street where there are fewer driveway openings. Mr. Chedrawe added that the main parking issue in this area was due to people using it for parking when they plan to go downtown. He suggested that this could be resolved by putting time limits on the parking from 8:00 a.m. – 5:00 p.m. Mr. Chedrawe also suggested that traffic issues could be alleviated by moving the crosswalk on Almon Street, which was initially installed for the CNIB, from mid-block to the intersection and by doing this, then additional on-street parking could be put on Almon Street.

Mr. Chedrawe advised that he was confident there was ample residential parking with this proposal, and this was based on his experience with the existing building on the site. He also noted that there will be 26 surface parking spots available to commercial customers during the day and that these spots can be used for visitor parking in the evenings. Mr. Chedrawe also noted that the development has bicycle racks proposed for inside the development and on Gladstone Street.

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

In response to a question by Councillor Blumenthal, Mr. Sampson clarified the following points:

- The current location of the crosswalk as referred to by Mr. Chedrawe is temporary and the Agreement requires the relocation of the crosswalk in a location suitable to HRM.
- The traffic study indicated a need for additional turn lanes; the initial analysis showed that Almon Street was wide enough to do this but Gladstone Street may not. There may be some widening of a portion of the street, and this would be determined at the next stage of detailed design, and before a permit is granted.

MOVED by Councillor Watts, seconded by Councillor Blumenthal that peninsula Community Council:

- 1. Approve the amending Agreement included as Attachment A of the November 22, 2010 staff report to include additional property at 6136 Almon Street (former CNIB site) in order to permit a mixed-use, residential/commercial Building; and**
- 2. Require that the Amending Agreement be signed by the property owner within 120 days, or an extension thereof granted by Council on request of the property owner, 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.**

Councillor Watts advised that there was general support for this proposal at the public meeting. She added that she appreciates the concerns that have been expressed in regard to traffic and parking and that she has discussed these issues with traffic staff. Councillor Watts offered assurance that once the development was complete and occupied there would be further analysis and additional traffic counts. Councillor Watts advised that she was pleased with the efforts the developer has made in regard to addressing these issues, and that she appreciates the efforts made in regard to sustainable development.

MOTION PUT AND PASSED.

8.2 Variance Appeal Hearings: None

9. CORRESPONDENCE, PETITIONS & DELEGATIONS

9.1 Correspondence: None

9.2 Petitions: None

9.3 Presentation: None

10. REPORTS

10.1 Staff

10.1.1 Peninsula Community Council Meeting Schedule for 2011

A staff report dated January 4, 2011 was submitted with proposed meeting dates for 2011 in accordance with Community Council's Rules of Procedure.

There was general consensus to hold a meeting in July and to hold a meeting on the first Monday in October.

MOVED by Councillor Uteck, seconded by Councillor Watts that the following dates be approved for Peninsula Community Council's 2011 meetings.

**February 14
March 14
April 11
May 9
June 13
July 11
August – None
September 12
October 3
November 14
December 12**

MOTION PUT AND PASSED.

- 11. MOTIONS: None**
- 12. ADDED ITEMS: None**
- 13. NOTICES OF MOTION: None**
- 14. PUBLIC PARTICIPATION**

No one came forward to address Community Council.

- 15. NEXT MEETING DATE – February 14, 2011**
- 16. ADJOURNMENT**

The meeting adjourned at 7:45 p.m.

Sheilagh Edmonds
Legislative Assistant