

PENINSULA COMMUNITY COUNCIL  
MINUTES

August 13, 2012

PRESENT: Councillor Jennifer Watts, Chair  
Councillor Sue Uteck  
Councillor Dawn Sloane

REGRETS: Councillor Jerry Blumenthal, Vice Chair

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. in the Multi-purpose Room, Bloomfield Centre, 2786 Agricola Street, Halifax.

**2. APPROVAL OF MINUTES**

**MOVED by Councillor Sloane, seconded by Councillor Uteck that the minutes of May 14, 2012 be approved. MOTION PUT AND PASSED.**

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

Deletion:

8.2.1 Variance Appeal: Appeal of the Development Officer's decision to approve an Application for a Variance at 1813 Armview Terrace, Halifax

The Chair advised that this item was being deleted from the agenda because the applicant has withdrawn the application and the appeal.

Addition:

12.1 Community Recreation Facilities – Councillor Sloane

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

**4. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET**

**4.1 Business Arising: None**

**4.2 Status Sheet: None**

**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 Appeal of the Development Officer's decision to approve an Application for a Variance at 1813 Armview Terrace, Halifax**

This item was deleted from the agenda.

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

**9.1 Correspondence: None**

**9.2 Petitions:**

9.2.1 Councillor Uteck Submitted a petition containing 57 signatures requesting Peninsula Community Council to amend the Halifax Peninsula Land Use Bylaw to prohibit rinks and arenas in a U-1, Low Density University Zone.

**9.3 Presentations:** None

**10. REPORTS:**

**10.1 Staff Reports:**

**10.1.1 Case 17371: Development Agreement for 1749 to 1759 Vernon Street, Halifax**

A staff report dated June 12, 2012 was submitted.

**MOVED by Councillor Uteck, seconded by Councillor Sloane that Peninsula Community Council move Notice of Motion to consider approval of the proposed development agreement presented as Attachment A to the June 12, 2012 staff report to enable a third storey addition to a 6-unit residential building at 1749-1759 Vernon Street, and schedule a public hearing. MOTION PUT AND PASSED.**

**10.1.2 Case 17256 – LUB Amendment and Development Agreement for 6100 Young Street, Halifax**

Councillor Watts stepped down from the Chair and Councillor Sloane assumed the Chair.

A staff report dated July 18, 2012 was submitted.

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

- 1. Give First Reading to consider approval of the proposed amendment to the Halifax Peninsula Land Use By-law, contained in Attachment A, to include 6100 Young Street, Halifax, in Schedule Q of the July 18, 2012 staff report and schedule a public hearing for September 10, 2012.**
- 2. Move Notice of Motion to consider the proposed development agreement as contained in Attachment B of the July 18, 2012 staff report to allow for a mixed use development, with the exception that clause 5.2 b relating to the option for two additional residential floors through non-substantive amendment be deleted, and schedule a public hearing. The public hearing for the development agreement shall be held concurrently with that indicated in Recommendation 1.**

Councillor Watts indicated she was revising the second recommendation to allow for only 17 stories because at the public information meeting the proposal that was presented was for a 17 storey building. She noted that she felt the additional two stories is a substantive change and problematic and that in discussion with the developer, he is in agreement that the public hearing will be based on what was presented at the public information meeting.

**MOTION PUT AND PASSED.**

Councillor Watts assumed the Chair.

**10.2 Committee Reports:** None

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

**11. MOTIONS:** None

**12. ADDED ITEMS**

**12.1 Community Recreation Facilities – Councillor Sloane**

Councillor Sloane made reference to a report on tomorrow's Regional Council agenda in regard to the larger community recreation facilities and noted that there were a number of smaller community-based recreation facilities, such as the George Dixon Centre and St. Andrews Centre which have residents concerned because their future status is unknown.

Councillor Sloane advised that she would like and update from staff on whether there is a long term strategy for these types of community centres

**13. NOTICE OF MOTION**

**13.1 Councillor Uteck** Gave Notice that at the September 10, 2012 Peninsula Community Council Meeting she intends to request a staff report with regard to an amendment to S. 70AA(1)9a) of the Low Density University zone of the Land Use Bylaw, Halifax Peninsula by adding South Street and a R-1 zone," for the amended bylaw to read as follows:

"The following uses shall be permitted in any U1 zone:

University uses excepting university commercial facilities, student union building, rinks and arenas that directly abut South Street and an R-1 zone physical plant buildings, parking garages, auditoriums and laboratories.

**14. PUBLIC PARTICIPATION**

Mr. Art McLaughlin, Halifax addressed Community Council and read and submitted his comments with regard to the planned and/or rumored Dalhousie physical facilities changes south of South Street, Halifax. In his remarks Mr. McLaughlin advised that he was concerned about the environmental impact of a change in use of the Dalhousie property south of South Street. He expressed concern about the effects of noise, air borne contaminants, light pollution, traffic, waste/refuse, water run-off and view planes. He called upon members of Community Council to support the residents of the area in helping to preserve their quality of life.

**15. NEXT MEETING:** September 10, 2012

**16. IN CAMERA:** None

**17. ADJOURNMENT**

The meeting adjourned at 7:20 p.m.

Sheilagh Edmonds  
Legislative Assistant

The following information items were submitted:

1. Information Report dated April 24, 2012 RE: Notification of By-law Infraction Report
2. Information Report dated May 24, 2012 RE: Update – Commons Pay Parking