

HALIFAX REGIONAL MUNICIPALITY

PENINSULA COMMUNITY COUNCIL MINUTES JUNE 9, 2003

PRESENT: Councillor Sheila Fougere, Chair
Councillor Jerry Blumenthal
Councillor Dawn Sloane
Councillor Sue Uteck

STAFF: Ms. Sherryll Murphy, Legislative Assistant

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1. **CALL TO ORDER**

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

2. **APPROVAL OF MINUTES** - May 12, 2003

Councillor Fougere noted the following corrections to the minutes:

Anne Marie North should be Ann Noreen Norton
Kerrigan should be Carrigan
Hugh Pullen lives on Oakland Road

Councillor Uteck noted that her comments regarding Jubilee Road traffic concerns should also refer to future action to be taken.

MOVED by Councillor Sloane , seconded by Councillor Blumenthal that the minutes of May 12, 2003 be approved, as amended. MOTION PUT AND PASSED UNANIMOUSLY.

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

The following information items were added to the agenda:

1. Traffic Concerns - Jubilee Road
2. Regional Planning Principles

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

4. **BUSINESS ARISING OUT OF THE MINUTES**

4.1 **Status Sheet**

4.1.1 **6199 Coburg Road - Development Permit - Request for Staff Report**

- An information report dated June 5, 2003 was before Community Council for consideration.

The Chair noted that the information report responded to the concerns expressed by residents at the previous meeting. She went on to indicate that this matter is now the subject of legal

action and questions in this regard should be referred to Legal Services. This matter can be removed from 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 Hearings** - None

9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS**

9.1 **Correspondence** - None

9.2 **Petitions** - None

9.3 **Delegations** - None

10. **REPORTS**

10.1 **Case #00545: Development Agreement - Former Kidston Glass Site, Brunswick Street and Portland Place, Halifax**

- A staff report dated May 12, 2003 prepared for Paul Dunphy, Director of Planning and Development Services, was before Community Council for consideration.

MOVED by Councillor Sloane, seconded by Councillor Uteck that Peninsula Community Council give Notice of Motion to consider an application by Cantwell & Company for a 22 unit residential development on the former Kidston Glass site, at Brunswick Street and Portland Place, Halifax and schedule a Public Hearing for July 14, 2003. MOTION PUT AND PASSED UNANIMOUSLY.

10.2 **Case #00522: Development Agreement - Former Alexandra School Site, Brunswick, Cornwallis and Maitland Streets, Halifax**

- A staff report dated May 21, 2003 prepared for Paul Dunphy, Director of Planning and Development Services, was before Community Council for consideration.

MOVED by Councillor Sloane, seconded by Councillor Blumenthal that Peninsula Community Council give Notice of Motion to consider an application by Cantwell & Company for a 64 unit residential development on the former Alexandra School site at Brunswick, Cornwallis and Maitland Streets, Halifax and schedule a public hearing for July 14, 2003.

For the record, Councillor Sloane expressed concern regarding the proximity of the rear property of the six units depicted on Schedule B, to the property line of adjacent properties. She noted that she believed the development agreement spoke to the same setbacks for both these properties.

MOTION PUT AND PASSED UNANIMOUSLY

11. **MOTIONS**

12. **ADDED ITEMS**

13. **NOTICES OF MOTION**

14. **PUBLIC PARTICIPATION**

Janet Morris, Portland Street

Ms. Morris addressed Community Council advising that her company was located at 5124-25 Portland Place and that her property would be affected by the plan for the Kidston Glass site. Ms. Morris noted that the proposal to erect a fence would in effect eliminate parking on her property. She went on to note that after the public information meeting it was understood that the developer and she would continue to work to resolve the parking issue. Since that time there has been very little contact and unsatisfactory responses.

Ms. Morris went on to specifically request staff to arrange a meeting with the applicant, EDM (another interested property owner) and herself. Ms. Morris indicated that at the present time she has a fifteen foot right of way to the back of her building which she understands is only one way access. She expressed concern regarding access by service and emergency vehicles to her property. In conclusion, Ms. Morris recognized that she did not own the property, but noted that it was in the best interests of everyone to work out these issues.

Councillor Sloane advised that she would be following up with the developer and Ms. Morris with a view to resolving this matter.

Hugh Pullen, 6262 Oakland Road

Mr. Pullen referring to the June 5, 2003 Information Report regarding 6199 Coburg Road, congratulated the author on the thoroughness of the presentation. Mr. Pullen went on to comment that he was still struggling with the concept of the non conforming structure.

Referring to Page 3, Number 2, the paragraph headed Non-conforming Structure, Mr. Pullen, asked how in light of the increased height, would the siting and site coverage regulations be applied. The second part of that paragraph refers to the primary use of the structure for residential purposes. Mr. Pullen noted that he believed the primary use to be a commercial use, a corner store and requested clarification in this regard.

Ms. Beverly Miller, South Street

Ms. Miller advised that an area resident had expressed concern to her regarding a pool of stagnant water at 5620 South Street and the spread of the West Nile virus. She went on to indicate that when the resident had spoken to the Call Centre, the staff person was not sure as to where this matter should be referred and had indicated she would follow up on the matter. Ms. Miller noted that the situation has not been resolved and a further call to the Call Centre resulted in a similar response. Given the concerns around the West Nile virus, Ms. Miller suggested that the Call Centre should be provided information on how to handle inquiries of this nature.

Councillor Sloane suggested that this matter should be referred to Environmental Services.

This matter is to be referred to staff for resolution.

Mr. Ross Cantwell, Cantwell and Company

Mr. Cantwell noted that his company had given Ms. Morris an easement to the rear of her property. He noted that at least two meetings have been held and a number of phone calls and e-mails have been exchanged. Mr. Cantwell noted that the site was a very complex site, however, he would make a further effort to resolve the situation.

15. NEXT MEETING

The next meeting of Peninsula Community Council will be held on Monday, July 14, 2003 beginning at 7:00 p.m. in the Council Chamber, City Hall.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 7:30 p.m.

Sherryl Murphy
Legislative Assistant