

TABLE OF CONTENTS

1.	Call to Order	4
2.	Swearing In Ceremony	4
3.	Approval of Minutes - October 25, 2000 and November 6, 2000	4
4.	Approval of the Order of Business and Approval of Additions and Deletions	4
5.	Business Arising Out of the Minutes - None	5
6.	Motions of Reconsideration - None	5
7.	Motions of Rescission - None	5
8.	Consideration of Deferred Business	
8.1	Supplementary Report - Case 7074 - Proposed Amendments to the Low Density University (U-1) Zone, Halifax Peninsula Land Use By-law	5
9.	Public Hearings	
9.1	Case 00259 - Application for a Development Agreement to Permit a Change in Use in a Registered Heritage Property at 2085-2089 Maitland Street, Halifax	6
10.	Correspondence, Petitions and Delegations - None	7
11.	Reports	
11.1	Meeting Schedule 2001	7
11.2	Community Council Representative on Membership Selection Committee	7
11.3	Community Council Representative on Grants Committee	7
12.	Motions - None	8

13.	Added Items	
13.1	Exterior Condition of Recycling Facility at Bayers Lake Park	8
13.2	Drainage Problem - 8 Tiger Maple, Timberlea	8
13.3	Lack of Lighting - Intersection of Uplands Park and Hammonds Plains Road	8
13.4	70 Fraser Road, Glengarry Estates	8
13.5	Rear of 24 Kingsmere Drive, Glengarry Estates	9
13.6	Dockside Marina - Tantallon	9
14.	Notices of Motion - None	9
15.	Public Participation	9
16.	Next Meeting Date	11
17.	Adjournment	11

1. **INVOCATION**

The meeting was called to order at 7:00 p.m. by His Worship Mayor Peter J. Kelly with an Invocation.

2. **SWEARING IN CEREMONY**

The Swearing-In Ceremony took place. Mayor Kelly swore in the following Councillors as members of Peninsula and Western Region Community Council:

Deputy Mayor Blumenthal - District 11
Councillor Sloane - District 12
Councillor Uteck - District 13
Councillor Fougere - District 14
Councillor Rankin - District 22
Councillor Meade - District 23

Following the ceremony, Councillor Rankin took the Chair. He thanked Mayor Kelly for attending the meeting and swearing in the Community Council members. Mayor Kelly left the meeting at this point.

3. **APPROVAL OF MINUTES**

3.1 **Regular Meeting - October 25, 2000**

MOVED by Councillor Fougere, seconded by Deputy Mayor Blumenthal to approve the Minutes of Regular Meeting held on October 25, 2000. MOTION PUT AND PASSED.

3.2 **Special Council Session - November 6, 2000**

MOVED by Councillor Fougere, seconded by Deputy Mayor Blumenthal to approve the Minutes of Special Council Session held on November 6, 2000. MOTION PUT AND PASSED.

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

Added Items: Councillor Rankin

Exterior Condition of Recycling Facility at Bayers Lake Park

Drainage - 8 Tiger Maple
Lack of Lighting - Uplands Park & Hammonds Plains Road
70 Fraser Road, Glengarry Subdivision - water issues
24 Kingsmere Drive, Glengarry Subdivision - Nova Scotia
Power lines impacting on trees

Councillor Meade - Dockside Marina, Tantallon

MOVED by Deputy Mayor Blumenthal, seconded by Councillor Uteck to approve the Order of Business as amended. MOTION PUT AND PASSED.

5. **BUSINESS ARISING OUT OF THE MINUTES** - None
6. **MOTIONS OF RECONSIDERATION** - None
7. **MOTIONS OF RESCISSION** - None
8. **CONSIDERATION OF DEFERRED BUSINESS**
- 8.1 **Case 7074 - Proposed Amendments to the Low Density University (U-1) Zone, Halifax Peninsula Land Use By-law**

The Public Hearing was held on this matter on October 25, 2000. A decision was deferred to obtain additional information contained in the Supplementary Report dated November 15, 2000, which was before Community Council.

MOVED by Councillor Uteck, seconded by Deputy Mayor Blumenthal to approve the amendments to the U-1 Zone of the Halifax Peninsula Land Use By-law, as contained in Appendix A of the Supplementary Report dated November 15, 2000 to include provisions regarding the development of residential accommodation for students.

Councillor Fougere referred to page 10 of the original report dated August 23, 2000 and asked if parking provisions would apply as per zoning. In response, Mr. Gary Porter, Planner advised that under Section 70AB(5), a building in a U-1 zone would have to comply with all requirements that would normally apply to such a building in a residential zone. Section 70AB(7) maintains the status quo with respect to university uses.

Councillor Uteck advised that she was satisfied with the information provided in the Supplementary Report and the proposal is actually an improvement in the U-1 Zone. With regard to the statistics available from across the country, it appears that Dalhousie University is slightly above in some areas. There is a need to address the parking situation throughout

the South End. This process was started last spring and Traffic Authority will be designating certain streets for on-street residential parking. She looked forward to working with Traffic Authority in this regard.

MOTION PUT AND PASSED.

Councillor Uteck left the meeting at this point - 7:25 p.m.

9. **PUBLIC HEARINGS**

9.1 **Case 00259 - Application for a Development Agreement to Permit a Change in Use in a Registered Heritage Property at 2085-2089 Maitland Street, Halifax**

The following information was before Community Council:

1. Staff Report dated October 26, 2000
2. Memorandum dated November 2, 2000 from Planning & Development Services re Heritage Advisory Committee recommendation
3. Supplementary Report dated November 14, 2000

Mr. Bernard Moe, Planner provided an overview of the application. During the course of his presentation, he explained that the issue of landscaping was taken to Heritage Advisory Committee and would have to be sent to Regional Council for consideration. The application has been reviewed against all the policies in the Brunswick Comprehensive Development District and meets the requirements. Staff was, therefore, recommending approval of the Development Agreement.

Mr. Kevin Barrett, Heritage Planner was also in attendance.

The Chair then called for speakers for or against the application.

Ms. Margo Cantwell, on behalf of Environmental Design and Management Limited (EDM), the applicant, speaking in favour of the proposal, expressed concern with the permitting process for heritage properties. She asked for consideration in the processing of permits to receive a response in the same time frame as other applicants who do not have heritage properties.

The Chair called three times for further speakers for or against the application. There were none.

MOVED by Councillor Fougere, seconded by Deputy Mayor Blumenthal to close the Public Hearing. MOTION PUT AND PASSED.

MOVED by Councillor Sloane, seconded by Deputy Mayor Blumenthal to:

- 1. Approve the Development Agreement attached as Attachment 1 to the Supplementary Report dated November 14, 2000 to permit a change of use and changes to a registered heritage property at 2085-2089 Maitland Street in Halifax and construction of a new building on abutting lands.**
- 2. Recommend to Regional Council approval of any substantial alterations to the existing building and permit construction of a new building pursuant to the Heritage Property Act.**
- 3. Require that the Development 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, whichever is later; otherwise, this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

Councillor Sloane acknowledged Ms. Cantwell's concerns re permits, advised she would look into this situation and see what she could do about moving permits along faster.

10. CORRESPONDENCE, PETITIONS AND DELEGATIONS - None

11. REPORTS

11.1 Meeting Schedule 2001

It was agreed to adopt the Meeting Schedule as presented.

11.2 Community Council Representative on Membership Selection Committee

MOVED by Councillor Fougere, seconded by Councillor Meade that Deputy Mayor Blumenthal be Community Council's representative on Membership Selection Committee. MOTION PUT AND PASSED.

11.3 Community Council Representative on Grants Committee

MOVED by Deputy Mayor Blumenthal, seconded by Councillor Fougere that Councillor Rankin be Community Council's representative on Grants Committee. MOTION PUT AND PASSED.

12. **MOTIONS** - None

13. **ADDED ITEMS**

13.1 **Exterior Condition of Recycling Facility at Bayers Lake Park**

Councillor Rankin expressed concern with the exterior condition of the Recycling Facility at Bayers Lake Park and the discoloration of the building.

MOVED by Councillor Fougere, seconded by Deputy Mayor Blumenthal that this matter be brought to the attention of staff to see if it would be possible to allocate some dollars to make the building more presentable. MOTION PUT AND PASSED.

13.2 **Drainage Problems - 8 Tiger Maple, Timberlea**

Councillor Rankin explained that at the above location drainage is not tied into the collection system and is allegedly impacting on Nine Mile River. He asked for a Staff Report and, if this is true, staff find a remedy for the situation.

MOVED by Councillor Fougere, seconded by Deputy Mayor Blumenthal that a Staff Report be requested. MOTION PUT AND PASSED.

13.3 **Lack of Lighting - Intersection of Uplands Park and Hammonds Plains Road**

MOVED by Councillor Fougere, seconded by Deputy Mayor Blumenthal that staff consider the installation of lighting at the intersection of Uplands Park and Hammonds Plains Road and that a Staff Report be provided in this regard. MOTION PUT AND PASSED.

13.4 **70 Fraser Road, Glengarry Estates**

Councillor Rankin explained that Fraser Road is constantly wet and the water is coming up from underneath. He asked that staff be requested to look into this matter and provide a report.

MOVED by Councillor Fougere, seconded by Deputy Mayor Blumenthal that a Staff Report be requested in this regard. MOTION PUT AND PASSED.

13.5 **Rear of 24 Kingsmere Drive, Glengarry Estates**

Councillor Rankin explained that the power lines are close to trees at this location. He requested that Nova Scotia Power be asked to see if it is possible to take the trees further back from the lines.

It was agreed to send the request to staff for direction on to Nova Scotia Power.

13.6 **Dockside Marina - Tantallon**

Councillor Meade explained that there was a Development Agreement in place on this property and he was asking that staff be requested to contact the owners of Dockside Marina to secure all halyards in the boat storage area to prevent unreasonable noise to neighbouring property owners and to remove all debris and waste material from the property.

MOVED by Councillor Meade, seconded by Councillor Sloane that staff be strongly urged to look into this matter and identify and remedy the problems. MOTION PUT AND PASSED.

14. **NOTICES OF MOTION** - None

15. **PUBLIC PARTICIPATION**

Mr. Hugh Pullen, 6262 Oakland Road, President, Peninsula South Community Association referred to an article in the newspaper regarding a Rooming House Brawl at 1135 South Park Street (located in the area of South Park and Fenwick Street), which was actually a residential neighbourhood. He explained the situation with regard to this address and that the difficulty appeared to be that no one seemed to have control. He asked for a report on how something like this can happen and what responsibility HRM has in cases like this. As well, the property is not well maintained. The people who live in the area do not know where to turn.

Councillor Fougere advised that provincial Community Services would be involved, not the Municipality.

Councillor Sloane suggested that Mr. Pullen contact By-law Enforcement with regard to the appearance of the building. She provided Mr. Pullen with a telephone number.

It was agreed to request a report from staff, and when received, Mr. Pullen would receive a copy. Staff will be requested to provide information on the basic jurisdiction as to who manages this type of program, and what By-law would be in effect in this regard.

Councillor Sloane advised that she understood there was a Staff Report coming forward in the near future regarding rooming houses. This might provide some information as well.

Deputy Mayor Blumenthal pointed out that it would take some time to obtain the information but he understood that Mr. Pullen was asking for more immediate action. He suggested that Mr. Pullen, in the interim, should call By-law Enforcement to look into the matter.

Mr. Thomas Creighton, 2623 Fuller Terrace, a member of the Steering Committee for the Bloomfield Residents Association raised the following points:

- Mr. Creighton raised a concern at the first meeting regarding the bus stop on Brunswick Street just before going across the bridge. He explained his concern again. He asked the status of this issue.

The Clerk will follow up on this matter.

- Mr. Creighton was concerned about the need for proactive policing in his neighbourhood. There was no community policing. There was a need for additional police protection, in his opinion.

Councillor Sloane provided information on the number of police available on the Peninsula. She recommended finding out what is needed and how much it would cost to hire additional police officers.

- Mr. Creighton suggested that the police should sit down and meet with some of the residents involved with neighbourhood associations. The police would then have an understanding of the frustrations of the public.

Councillor Meade advised there was a Citizens on Patrol organization in his area. He suggested Community Council might wish to hear more about this organization.

Deputy Mayor Blumenthal pointed out that some of the problem was with the justice system which lets people off no matter how many police officers you have.

Councillor Rankin suggested that for the next meeting, representatives from the RCMP and HRM Police could be in attendance, as well as representatives from the Citizens on Patrol to provide information and address concerns.

It was agreed that discussion would take place between now and the next meeting date to decide what type of presentation could be made.

Mr. Ernie Andrews, Whites Lake asked for clarification on Community Council process re notification and provision of information to residents. Clarification was provided.

Other Business

Councillor Meade pointed to the Halifax County Municipality crest behind the former Mayor's chair and asked that, should the property be sold, this crest be preserved somewhere in the Municipality as a heritage piece, to be appropriately displayed, rather than having it sold with the building and torn down and destroyed. He requested that this matter be looked into.

The Clerk agreed to follow up.

16. **NEXT MEETING DATE** - Wednesday, January 24, 2001.

17. **ADJOURNMENT**

On a motion from Councillor Meade, the meeting adjourned at 8:20 p.m.

Sandra M. Shute
Assistant Municipal Clerk