

PENINSULA COMMUNITY COUNCIL  
MINUTES

May 14, 2012

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

STAFF:             Mr. Randolph Kinghorn, Senior Solicitor  
                  Ms. Sheilagh Edmonds, Legislative Assistant

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**1. CALL TO ORDER**

The Chair called the meeting to order at 7:05 p.m. in the Council Chamber, City Hall.

**2. APPROVAL OF MINUTES**

**MOVED by Councillor Sloane, seconded by Councillor Blumenthal that the minutes of April 16, 2012 be approved. MOTION PUT AND PASSED.**

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

Additions:

Information Report: Update – Bloomfield Redevelopment Project

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

**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**

**7.1 Information Report: Land Use By-law Regulation of Heat Pumps**

This matter had been deferred to this meeting from the April 16, 2012 meeting, in order that Councillor Uteck would have an opportunity to address the report.

An Information Report dated March 12, 2012 was before Community Council.

E-mail correspondence was submitted from Carl Myers.

Councillor Uteck advised that in consultation with staff she understands the economic importance of heat pumps, however, she was prepared to request that staff begin the procedure to have heat pumps regulated under the Land Use Bylaw and the Noise Bylaw which is the direction of staff as contained in the information report.

Councillor Sloane indicated that she was not opposed to Councillor Uteck's suggestion but noted that it was important to look at the economics as well. Councillor Sloane also suggested that this matter should be forwarded to the Environment and Sustainability Standing Committee.

Councillor Uteck added that the issue wasn't about the environmental and sustainability aspects, but rather it is about the distance and site setbacks. She added that staff would like to look at regulating these in the future as the Municipality continues on with densification.

The Chair noted that the e-mail correspondence submitted expressed concern about over-regulating.

**MOVED by Councillor Uteck, seconded by Councillor Sloane that, as presented in the March 12, 2012 Information Report, staff begin the formal process of incorporating heat pumps into the Land Use Bylaw and Noise Bylaw and report back to Community Council.**

It was noted that once staff came back to Peninsula Community Council with a report, Community Council would forward it on to the Environment and Sustainability Standing Committee.

**MOTION PUT AND PASSED.**

**8. HEARINGS**

**8.1 Public Hearings:** None

**8.2 Variance Appeal Hearings:** None

**9. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**9.1 Correspondence:** None

**9.2 Petitions - None**

**9.3 Presentations:**

**9.3.1 Presentation by Imagine Bloomfield**

An Information report dated May 4, 2012 entitled, *Update – Bloomfield Redevelopment Project* was before Community Council.

Ms. Susanna Fuller, Co-chair of Imagine Bloomfield provided a presentation in regard to the Bloomfield Master Plan Implementation 2012 Tenancy Surveys. She advised that

they carried out a month-long survey to look at potential partners and tenants for the Bloomfield Centre. Highlights of her presentation and survey results were as follows:

- Funding for the survey was provided by the Nova Scotia Volunteer Sector Trust
- 125 surveys were returned.
- Survey participants were from the commercial, non-profit, and community group sectors.
- Surveys from the commercial sector indicate that city transit and parking for vehicles and bicycles were the most important features; the non-profit surveys indicated that city transit and meeting space were their most important features; and the features most important to community groups were meeting space and gym space.
- Non-Profits are very interested in the idea of sharing space with other non-profits, business, and organizations as a way of reducing cost, and allowing for synergy collaboration, and community among themselves.
- With regard to community groups, it was noted that it is very important to find a way to accommodate these groups during transition; and that many of the user groups are very attached to Bloomfield Centre because of locality, accessibility, and history with the space.
- Next steps:
  - Incorporating the survey results into REOI/RFP and making them available.
  - Consideration by HRM staff and Council of a one time reinvestment in the site.
  - HRM facilitation/enabling of the process/outcome.
  - Imagine Bloomfield: Public presentation of results; explore creation of non-profit management entity, such as Artscape East.

A discussion ensued with Ms. Fuller, and Mr. Peter Stickings, Acting Director, Planning and Infrastructure responding to questions.

Mr. Stickings referred to the submitted information report and advised that it sets out the general framework of the proposal call, which will be a two-part Request for Proposal, with the first part being a qualification section and which will ask the applicant to demonstrate their concept and capability, and part two is the invitation to provide the detailed plan and the detailed financial piece. He indicated that he expected that staff would be ready to issue the RFP by June.

Councillor Watts advised that, she wanted it noted for the record, that the presentation by Ms. Fuller illustrated the importance of gym space and that it was highly valued. She noted that St. Pat's Alexandra lost their gym space, and if St. Pat's High School closes this year, it is another potential loss of gym space. She noted that it was a concern that there are potentially three gyms, well utilized by the community, that will be gone and this is a huge loss for residents on the Peninsula who want accessible, low cost recreational opportunities.

**MOVED by Councillor Blumenthal, seconded by Councillor Sloane that staff provide a report on the status of the Peninsula gym requirements in light of the closure of the St. Pat's Alexandra School and the pending implications resulting from the planned closure of St. Pat's High School and the redevelopment of Bloomfield. MOTION PUT AND PASSED.**

**10. REPORTS**

**10.1 Staff Reports:** None

**10.2 Committee Reports:** None

**10.3 Members of Peninsula Community Council:**

**10.3.1 Councillor Watts – Clarification of Status of St. Pat's High School Property and Centre Plan Amendment**

Councillor Watts left the Chair and took her usual seat at Community Council. Councillor Blumenthal assumed the Chair.

Councillor Watts advised that she placed this item on the agenda to get clarification as to the status of St. Pat's High School property and the Centre Amendment Plan process, specifically, that the former St. Pat's High School will be declared surplus by the School Board and come back to HRM as early as this fall. She added that for the public record she would like staff to address the process once the school board declares the property surplus; the status of HRM's current policy and the recent request by Council for some work to be done on that policy; and if the policy is not in place before the school transfer to HRM, what the situation will be in this instance.

Mr. Peter Stickings, Acting Director, Planning and Infrastructure, advised that he met with the operations staff of the School Board last week, and they are hopeful they will be moving the property to HRM within six to twelve months. He noted that if staff were contacted next week, then that would be at the six-month mark. Mr. Stickings explained that about a decade ago, transfer notice between HRM and the School Board was established as six months and designed to give both agencies room to plan for the transfer of the asset. He added that once staff receives the information from the School Board, an information report is prepared for Regional Council advising of the status of the proposed transition date for the building and, at that time, staff will provide Council recommendation around the process. Mr. Stickings advised that with the school being in the Centre Plan process, it has brought the transfer into focus, and it will give St. Pat's some new plan policy through the public consultation and the staff recommendation. He pointed out that the decision with respect to the site is ultimately Council's decision.

With regard to the staff review of surplus property disposal policy or practices, Mr. Sticking's noted that at a previous Regional Council meeting, staff indicated that the report would be ready for the July/ August timeframe. He pointed out that when the

report comes forward, it will address surplus properties broadly and not be asset specific or use specific. He explained that it has to be broad enough to treat surplus walkways or 200 sq. ft. parcels, as well as \$10 million sites. .

Councillor Watts explained that she was concerned that HRM is already in one planning process with this property now, as part of the Centre Plan Quinpool Corridor, and there is a potential zoning change before the land transfers over to the Municipality, i.e. moved from Park and Institutional zoning to General Mixed Use with a height limit. She questioned where there would be opportunity for public consultation and comment.

In response, Mr. Stickings advised that the Centre Plan process is a community engagement exercise, and he noted that the protocol around disposal of the property includes a review by municipal business units to see if there is any requirement for the property. The property will then move through a process approved by Regional Council.

Councillor Uteck pointed out that both sides of Quinpool Road are included in the Centre Plan process, and she asked for clarification on how there could be public consultation if the site is rezoned.

In response, Mr. Andy Fillmore, Urban Design Project Manager advised that the Centre Plan process envisions a zoning redesignation on the site from Park and Institutional to a Mixed-Use zone which would include institutional uses as well. In addition, it envisions an increase in the allowance of lot coverage and height allowance. Mr. Fillmore added that the Centre Plan would bring a tremendous amount of flexibility to the site.

Councillor Watts requested further clarification on where the public consultation process would happen in this process.

Mr. Stickings explained that staff are operating within the following protocol: staff advise Council when they receive notice on a school and staff provide a recommendation either with a formal declaration of it being surplus or not, along with a suggested disposal methodology. He explained that if there are questions around items like gyms, auditoriums, meeting space, then those questions would be addressed by Community and Recreation Services as part of an assessment on the site.

In response to a request for clarification from the Solicitor as to whether there will be public consultation when the former St. Pat's High School is transferred to HRM, Mr. Kinghorn, Senior Solicitor explained that once it is transferred and, assuming that no business unit has a use for the property, staff would then be at a stage where it would recommend to Council disposal of the property. He noted that, currently, there is no policy that addresses the issue. He advised that it would be up to Regional Council to decide what procedure they wanted to follow; and until there is a policy in place, there is no present procedure in place to require a public participation on this. He pointed out, however, that there is a rezoning process ongoing with the site and there is a public participation component to it.

Councillor Watts advised that, based upon a previous discussion the former Director of Planning and Infrastructure had with Regional Council, she had a different understanding of the process, and she would research the minutes on the matter.

Mr. Stickings explained that the motion from Regional Council gave staff direction to review the surplus property disposal practices, and he advised that as the report is shaped there are possible two outcomes--either maintain the status quo or introduce a new protocol. He pointed out that the particular policy was school specific staff deal with far more non-school surplus properties than school properties. Mr. Stickings advised that that the report will likely not be asset class specific. He added that the repeal policy did not have a public consultation component, it had some windows of opportunity and some required exposure. With the repeal of that policy the commitment at the time of debate was that, following the repeal of that policy, St. Pat's High School or any other surplus school would come through Regional Council for Council to formally declare it surplus and to endorse a disposal methodology that is appropriate for the subject.

Mr. Kinghorn concurred that this was his understanding of the matter.

Councillor Watts assumed the Chair.

**11. MOTIONS:** None

**12. ADDED ITEMS**

**12.1 Information Report: Update – Bloomfield Redevelopment Project**

This matter was dealt with in regard to agenda item 9.3.1

**13. NOTICES OF MOTION - None**

**14. PUBLIC PARTICIPATION**

No one came forward to address Community Council at this time

**15. NEXT MEETING DATE – June 11, 2012**

**16. ADJOURNMENT**

The meeting adjourned at 8:23 p.m.

Sheilagh Edmonds  
Legislative Assistant