

**PENINSULA COMMUNITY COUNCIL
MINUTES
January 8, 2007**

PRESENT:

Councillor Sheila Fougere, Chair
Deputy Mayor Sue Uteck, Vice-Chair
Councillor Dawn Sloane
Councillor Patrick Murphy

STAFF:

Ms. Karen Brown, Solicitor
Ms. Jennifer Weagle, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 7:03 p.m. in Council Chambers, City Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF MINUTES - December 11, 2006

MOVED by Councillor Murphy, seconded by Councillor Sloane, that the minutes of December 11, 2006, be approved as distributed. MOTION PUT AND PASSED.

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

MOVED BY Deputy Mayor Uteck, seconded by Councillor Sloane, that the agenda be approved as distributed. MOTION PUT AND PASSED UNANIMOUSLY.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Status Sheet

4.1.1 Public Participation - Proposed changes to property assessments

Deputy Mayor Uteck indicated that this matter has been referred to the Tax Reform Committee, which met for the first time last week. This item will be deleted from the status sheet.

4.1.2 Public Participation - Letter to Finance re: amended tax rate for revenue-producing residential properties

This information has also been referred to the Tax Reform Committee, and will be deleted from the status sheet.

4.1.3 Presentation re: Noisy Vehicles in Halifax

An update will be provided on this matter at the February 5, 2007 meeting. This item to remain on the status sheet.

4.1.4 Mitchell's Enviro Depot update

Councillor Sloane indicated that staff recently held a meeting with the property owner. She indicated that she has been receiving calls from residents throughout HRM and from the media wanting to know the status of this property. Councillor Sloane and Councillor Fougere

indicated the importance that this property be dealt with as soon as possible, and requested that staff provide an update at the February 5, 2007 meeting. This item to remain on the status sheet.

4.1.5 Correspondence from Westmoor Co-Op Ltd. dated March 4, 2006 re: Kenneth Walker Field

Councillor Fougere indicated that it is nearing a year since the naming of this field was requested. She requested that staff provide an update for the February 5, 2007 meeting. This item to remain on the status sheet.

4.1.6 Closure of HRM Private Lane - June Street to Princess Place

Councillor Fougere indicated that this matter has been on the status sheet for about two years, and requested an update on this matter for the February 5, 2007 meeting. This item to remain on the status sheet.

4.1.7 CN Property Maintenance

No information received. This item to remain on 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 Appeal Hearings

8.2.1 Variance No. 13422: Appeal of the Development Officer's decision to approve an application for a Variance - 1211 Queen Street, Halifax

C A staff report dated December 29, 2006 on the above noted was before Community Council.

Mr. Andrew Faulkner, Development Officer, reviewed the report with Community Council, noting that this is an appeal of the Development Officer's decision to approve an application

for a variance from the side yard and lot area requirements of the Halifax Peninsula Land Use Bylaw to permit a conversion from a single family dwelling to a duplex.

Mr. Faulkner clarified that the actual area of the property is 1650 square feet, and not 1855 square feet as previously notified. He indicated that this was a Nova Scotia Property Online error and notification to area residents was corrected when the error was detected.

Mr. Faulkner responded to questions of clarification of Community Council, noting that the proposed renovations will not change the footprint of the home.

The Chair opened the appeal hearing and called for speakers.

Mr. Elliott MacNeil, Property Owner

Mr. MacNeil addressed Community Council, noting that he is contributing to improving his neighbourhood by updating one of the last homes on the street to be renovated. He indicated that his property is also one of the only single unit homes on the street, and therefore adding a unit to the basement would fit with the other properties on the street. Mr. MacNeil advised that he contacted Councillor Sloane and a concerned neighbour to explain his plans for the property. He clarified that the variance he is seeking is to change the roof profile of the home to create more room in the upstairs residence, which he will be occupying. Mr. MacNeil distributed a letter of support from a neighbour, for the information of Community Council.

The Chair called three times for any further speakers.

Hearing none, it was **MOVED by Councillor Sloane, seconded by Deputy Mayor Uteck, that the appeal hearing be closed. MOTION PUT AND PASSED UNANIMOUSLY.**

MOVED by Councillor Sloane, seconded by Deputy Mayor Uteck, that Peninsula Community Council uphold the decision of the development officer to approve the variance. MOTION PUT AND PASSED UNANIMOUSLY.

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence - None

9.2 Petitions - None

9.3 Presentations - None

10. REPORTS

10.1 Staff Reports - None

10.2 District 12 PAC Reports - None

11. MOTIONS - None

12. ADDED ITEMS

Councillor Murphy noted that a fence was erected along Barrington Street by CN, to rectify problems with the decaying wall. He indicated disappointment with the design of the fence, and requested that members of Community Council view the fence and let him know their thoughts.

Councillor Sloane noted that a former resident of Halifax, Ms. Helen Hill, was killed in New Orleans this week. She noted that Ms. Hill was a very active member of the arts community while residing in her district, and was a founding member of Food Not Bombs. She indicated that she will be requesting that Regional Council send regrets to Ms. Hill's husband and son at the Council session tomorrow.

13. NOTICES OF MOTION - None

14. PUBLIC PARTICIPATION

15. NEXT MEETING

The next meeting of Peninsula Community Council will be held on Monday, February 5, 2007 at 7:00 p.m.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 7:22 p.m.

Jennifer Weagle
Legislative Assistant