

**PENINSULA COMMUNITY COUNCIL  
MINUTES**

**April 14, 2008**

**PRESENT:**

Councillor Patrick Murphy, Chair  
Councillor Sue Uteck  
Councillor Dawn Sloane  
Councillor Sheila Fougere

**STAFF:**

Ms. Roxanne McLaren, Solicitor  
Ms. Barbara Coleman, Legislative Assistant

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1. **CALL TO ORDER**

The meeting was called to order at 7:15 p.m. in the Council Chamber, 3<sup>rd</sup> Floor, City Hall.

2. **APPROVAL OF MINUTES** - March 3, 2008 March 25, 2008

**MOVED by Councillor Sloane, seconded by Councillor Uteck, that the minutes of March 3, 2008 and the minutes of March 25, 2008 be approved as distributed. MOTION PUT AND PASSED.**

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

Additions:

12.1 Presentation - Dalhousie University - New Campus Facilities Master Plan

**MOVED BY Councillor Sloane, seconded by Councillor Fougere, that the order of business be approved as amended. MOTION PUT AND PASSED.**

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

4.1 **Status Sheet**

4.1.1 **Neighbourhood Downzoning**

Councillor Uteck requested that this ongoing matter remain on the status sheet.

4.1.2 **Review of Gross Floor Area Ratio Requirements**

Councillor Uteck requested that this ongoing matter remain on the status sheet. The report has been received in this matter.

4.1.3 **Presentation - Halifax Peninsula Community Health Board**

No information received. This item to remain on the status sheet.

4.1.4 **Mitchell's Enviro Depot update**

Councillor Sloane advised Council that the rumours that the deal to sell this property had fallen through were false and the sale was proceeding as planned. However, Councillor Sloane requested this matter to remain on the status sheet until the transaction is complete.

4.1.5 **CN Property Maintenance**

Councillor Fougere requested that this ongoing matter remain on the status sheet.

**4.1.6 Peninsula Place Flooding**

Councillor Sloane requested that this ongoing matter remain on the status sheet

**4.1.7 By-law Regulations respecting the Keeping of Fowl**

Councillor Fougere requested that this ongoing matter remain on the status sheet

**4.1.8 Beaufort Avenue/Regina Terrence Construction**

Councillor Uteck requested that this ongoing matter remain on the status sheet

**4.1.9 Staff to add actuary to the list of occupations for Home Based Businesses and bring back report**

Councillor Uteck advised that a report was due to be here tonight but staff are looking at a number of occupations to be added to the Home Based Businesses and the report will be coming in May.

5. **MOTIONS OF RECONSIDERATION** - None

6. **MOTIONS OF RESCISSION** - None

7. **CONSIDERATION OF DEFERRED BUSINESS** - None

8. **HEARINGS**

8.1 **Public Hearings** -

8.1.1. Case 01062: Halifax Peninsula LUB Amendments - Landscaped Open Space in the R-3 zone

A report from District 12 Planning Advisory Committee dated March 11, 2007 on the above noted was before Community Council.

Ms. Randa Wheaton gave an oral presentation noting the following:

- Amendments to the Proposed Land Use By-law
- Guiding principles
- Evaluations of the Proposed Amendments based on these guiding principles
- What the impact would be on the Ground level Landscaped Open Space

Ms. Wheaton responded to the questions of the Community Council and members of the public.

The Chair called for speakers for or against the proposed development agreement.

**Ms. Beverly Miller, South Street, Halifax** - Ms. Miller felt that this report was naive and incomplete. This report should be sent back to staff for revision. You are trading public good of landscaping at ground level for landscaping on the roof. This goes against both the Regional Plan and Urban Design Plan which talk extensively about a walkable, friendly pedestrian environment. In Halifax there are virtually no energy conservation qualities to a green roof. In the winter time there would be no effect anyway because the sods would freeze. You only see the effects of a green roof in the hotter climates of using less air conditioning. Talking to a developer in Halifax only a small number of buildings use air conditioning so there would be very little energy conservation measures. There is certainly no difference between a tree on the roof or a tree on the ground or grass on ground or grass on roof when it comes to such things as rain water and air quality.

There seems to be no specific guidelines. There needs to be certain specifications as to what the layers need to be to form a green roof. There is none of that in the bylaw proposal. Toronto seems to be the green roof leader. Toronto requires for this type of landscaping that one would need to provide a five-year contract maintenance contract so it would be maintained as it was supposed to be. As it stands now here there is absolutely no guarantee that, that will happen.

This could be a good idea and a sound one but not under this proposal.

**Aubrey Fricker, 1678 Robie Street, Halifax** - Why do we have open space requirements? We must have had the requirements for some reason. A mother is in the kitchen cooking supper she can look out the window and see her kids playing. If we really want families in our residential areas surely there has got to be something that the kids can go out and play and feel safe. Would the family really see the green roof as an enhancement and want to bring a family up there. I am not sure that, that has been truly worked through here. What does it mean as a life style? There should be some form to this space. I don't think that we have worked through this.

**Mr. Ruckman, Ferguson Cove Rd, Halifax** - Mr. Ruckman attended the Public Hearing when this first was brought forward and like most people, I thought it was on fairly thin ground. In terms of rainwater retention green roofs would not go very far specially in the types of storms that we get here. If we really want to obtain more rain fall and not get it into our storm water sewer, and not have it overflow into the basement of the apartment building at the bottom of Inglis Street, we need to be able to deal with the rain water when it hits the ground.

One of the things that we should look at is to base the requirement of the open space requirements based on the number of people that are living there not the type of building. Another thing that we could look at is the parking lot requirements. We still have very generous parking lot requirements. Perhaps these could be reduced for the down town. That would give more green space to the downtown. We must realize that the new family units are not going to be the old mom and pop units of old.

**Resident - 5563 Cornwallis Street, Halifax** - I feel that I could support this it is a move in the right direction, it is progressive measure and should be the 1<sup>st</sup> of many more steps.

**Mr. Arbour - Halifax** - I am not often congratulatory type and usually the other way. He advised Council that this is a very positive step.

The Chair called for any further speakers for or against the proposed development agreement. Hearing none, it was **MOVED by Councillor Sloane, seconded by Councillor Fougere, that the public hearing be closed. MOTION PUT AND PASSED.**

Councillor Uteck asked that part of use be directed to allow the use of vegetation. Staff said that the word "or" should be changed to the definition of "landscape' to read, "'Landscaping' means any combination of trees . . . flowers and other vegetative . . ."

**MOVED by Councillor Sloane, seconded by Councillor Fougere, that Peninsula Community Council approve the proposed amendments to the Halifax Peninsula Land Use By-Law as described in Attachment "A" of the report dated February 4, 2008.**

Further questions were answered by staff.

**MOTION PUT AND PASSED**

#### **8.1.2 Case 01078 - Rezoning from P - R-1 - Harbourview Drive, Halifax**

A staff report dated February 11, 2007 on the above noted was before Community Council.

Mr. Paul Sampson and Ms. Patricia Hughes, Planner I noting the following:

- A request to rezone this property from P to R-1 was previously turned down by Peninsula Community Council;
- The rezoning of this property would allow the construction of five new single unit detached houses
- The proposal is consistent with the policies for this area and the intent of the MPS.;

The Chair called for speakers for or against the proposed rezoning of a parcel of land at Harbourview Drive.

The Chair called for any further speakers for or against the proposed rezoning of a parcel of land at Harbourview Drive. Hearing none, it was **MOVED by Councillor Fougere, seconded by Councillor Sloane, that the public hearing be closed. MOTION PUT AND PASSED.**

**MOVED by Councillor Fougere, seconded by Councillor Uteck, that Peninsula Community Council approve the rezoning of a parcel of land at Harbourview Drive (PID#40795155), from P (Park and Institutional) to R-1 (Single Family Dwelling) as shown on Map 1, of the report dated February 11, 2008.**

**MOTION PUT AND PASSED**

8.2 Appeal Hearings

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence - None

9.2 Petitions

9.3 Presentations - None

10. REPORTS

10.1 Staff Reports - None

10.2 Committee Reports - None

10.3 Members of Peninsula Community Council - None

11. MOTIONS - None

12. ADDED ITEMS

12.1 Presentation - Dalhousie University - New Campus Facilities Master Plan

Presentation - Dalhousie University - New Campus Facilities Master Plan

Professor Lamb gave an oral presentation on the above mentioned topic. The report will be finalized for review in 18 months.

Councillor Sloane inquired if the old section of TUNS would be demolished. Professor Lamb said that would be an option, if it were not needed, that they would look at that possibility

Councillor Sloane thanked Professor Lamb for his presentation and advised him that she would be looking forward to reviewing the plan.

13. NOTICES OF MOTION - None

14. PUBLIC PARTICIPATION

Aubrey Fricker, 1678 Robie Street, Halifax, Mr. Fricker gave an overview of his written presentation that he previously distributed among the councillor of Peninsula Community Council.

Mr. Allan Ruffman, Halifax - Suggested that perhaps we need to review the time allotted for presentations. He told Council that he feels that five minutes is not long enough for presentations such as a presentation by the Heritage Committee. We need to revisit this time allotment.



**Ms. Beverly Miller, South Street, Halifax** - at the last Community Council, Ms. Miller advised that she had asked for some written explanation of the what is being done with the QE High School. She would like to receive the written explanation at the next meeting.

**15. NEXT MEETING**

The next regular meeting of the Peninsula Community Council will be held Monday, May 12, 2008 at 7:00 p.m. in the Council Chamber, City Hall.

**16. ADJOURNMENT**

There being no further business, the meeting adjourned at 8:55 p.m.

Barbara Coleman  
Legislative Assistant