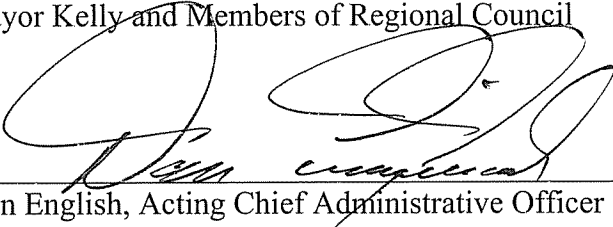


Halifax Regional Council
August 27, 2002

To: Mayor Kelly and Members of Regional Council

Submitted by:



Dan English, Acting Chief Administrative Officer

Date: July 4, 2002

Subject: Case 00450: Halifax MPS and LUB Amendment - 5706 - 5720 South Street.

SUPPLEMENTARY REPORT

ORIGIN:

An application by Rick MacPherson to amend the Municipal Planning Strategy and Land Use By-law for Halifax.

RECOMMENDATION:

It is recommended that Halifax Regional Council:

1. Instruct staff to initiate a process to amend the Halifax Municipal Planning Strategy and Land Use By-law to enable consideration of renovations to the existing buildings at 5706 - 5720 South Street by development agreement for the purpose of allowing additional dwelling units;
2. Request that public participation be undertaken in accordance with the Public Participation Resolution adopted by Regional Council on February 25, 1997.

BACKGROUND:

On July 16, 2002, Regional Council received the attached staff report dated July 4, 2002. It recommends that the process to amend the Halifax Municipal Planning Strategy (MPS) and land use by-law for the subject properties be initiated. The proposal was to construct additions to each of these buildings, including a full storey on top of 5706 and 5710 South Street which would result in three new dwelling units for a total of 18 units. There were a variety of provisions of the land use by-law which this proposal did not meet. As a result the request to amend the MPS was made to create the ability to approve this project.

Council agreed to initiate the process to amend the MPS. A public information meeting was advertised and residents notified on the basis of the project as described in the July 4, 2002 report. **However, after the meeting had been scheduled and notice given, the applicant made significant changes to the proposal by including the properties at 5718 and 5720 South Street and increasing the total number of units from 18 to 42 (see Map 1). Although the meeting was held as scheduled and positive feedback was received, the scope of the project has changed to the extent that Council's authorization to proceed is required again and a second notification and public information meeting must be held.**

Therefore, the purpose of this report is to initiate the process to amend the MPS and land use by-law to enable consideration renovations to the existing buildings at 5706 -5720 South Street by development agreement for the purpose of allowing additional dwelling units.

DISCUSSION:

While staff has not had an opportunity to review the latest proposal in detail, it appears to be an improvement over the previous proposal and complies in more respects with the provisions of the land use by-law.

Although two properties have been added to the proposal, the issues remain the same. For this reason, staff recommends expanding the scope of the Plan amendment study to these other properties. The purpose is to determine whether the proposed development will be better than what is permitted as of right.

BUDGET IMPLICATIONS:

None.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN:

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating Reserves, as well as any relevant legislation.

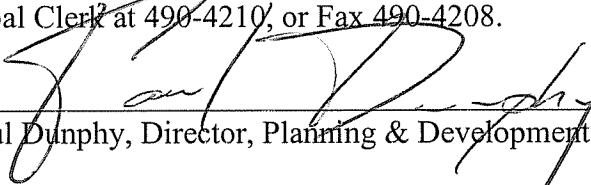
ALTERNATIVES:

Refuse the requested amendment. A request to amend its Municipal Planning Strategy is completely at the discretion of Council. A decision not to amend the MPS cannot be appealed. This alternative is not recommended as Staff feels that there is merit in proceeding with amendments to the Halifax Municipal Planning Strategy.

ATTACHMENTS:

Map 1 - Plan of 5706-5720 South Street.
Map 2 - Perspective showing proposed development
Staff report dated July 4, 2002

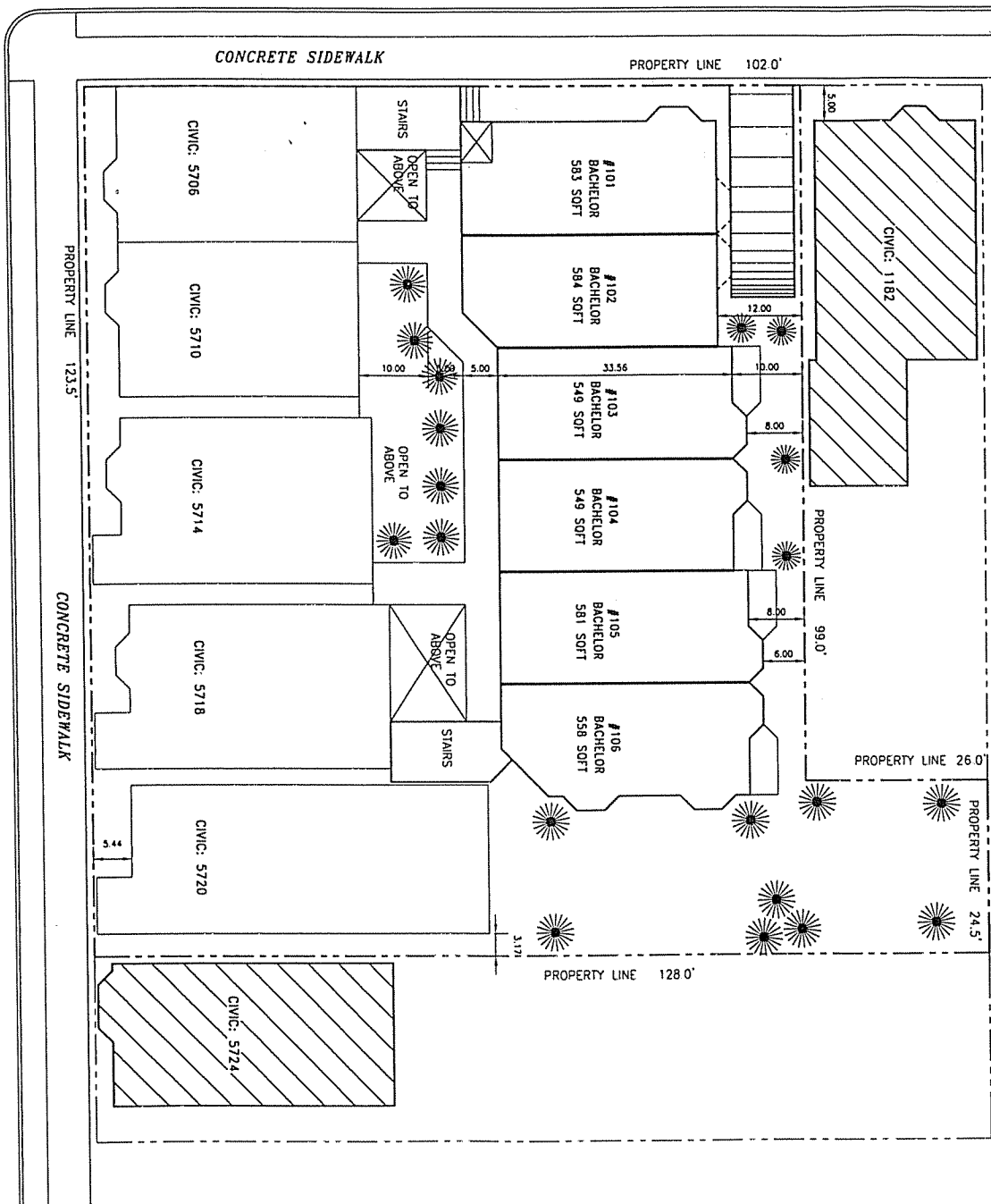
Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report approved by: 
Paul Dunphy, Director, Planning & Development

Report Prepared by: Gary Porter, Planner II, 490-4403

SOUTH PARK STREET

SOUTH STREET



Map 1
Plan of 5706 - 5720 South Street



Planning and Development Services



Map 2
Perspective Showing Proposed Development

HALIFAX
REGIONAL MUNICIPALITY

Planning and Development Services

Case 00450

Halifax Regional Council
August 27, 2002

TO: His Worship Mayor Peter Kelly and
Members of Halifax Regional Council

FROM: Sheila K. Fougere
Councillor Sheila Fougere, Chair
Peninsula Community Council

DATE: August 22, 2002

SUBJECT: Neighbourhood Short-cutting - Romans Avenue

ORIGIN

Peninsula Community Council July 8, 2002

RECOMMENDATION

1. That the chicanes on Romans Avenue, as outlined in the June 24, 2002 Information Report and as depicted on Attachment One of the report, be made permanent.
2. That staff follow up with an investigation and additional treatment for the area between the south chicane and the intersection at Mumford Road and Romans Avenue.
3. That staff respond with an effort to address the issues on the north side of Romans Avenue.
4. That staff study the issues around trucks on Mumford Road and MacDonald Street.

BACKGROUND

A public meeting to consider the making permanent of the trial installation of two sets of traffic chicanes (traffic islands) installed on Romans Avenue in early December of 2001 was held on July 8, 2002.

DISCUSSION

Peninsula Community Council heard representation from area residents and, after discussion, approved the above recommendation. Note should be made that the staff report relative to this matter which was distributed to Council for this meeting, agrees with Part 1 of the Community Council recommendation while addressing Parts 2-4.

BUDGET IMPLICATIONS

N/A

FINANCIAL MANAGEMENT/BUSINESS PLAN

N/A

ALTERNATIVES

N/A

ATTACHMENTS

Revised Draft Extract of July 8, 2002 Peninsula Community Council - Public Meeting Minutes

Additional copies of this report and information on its status can be obtained by contacting the office of the Municipal Clerk at 490-4210, or Fax 490-4208. Report prepared by: Sherryll Murphy, AMC, 490-6517.

3A. PUBLIC MEETING - NEIGHBOURHOOD SHORT-CUTTING - ROMANS AVENUE

- An information report dated June 24, 2002 submitted by John Sheppard, Acting Director, Public Works & Transportation was before Council for consideration.

Mr. David McCusker, Traffic Authority, briefly reviewed the process to date as set out in the Information Report. Mr. McCusker advised that staff was recommending that both sets of chicanes be made permanent. He noted that problems for pedestrians at the intersection of Romans and Cook Avenues observed during the test, will be addressed by locating the chicanes at Cook and Ward Avenues.

Councillor Uteck expressed concern that as per the Neighbourhood Short-Cutting Policy this matter had to go before Regional Council for final approval. The Councillor indicated that this was not a street closure, merely a calming of traffic and safety measures in a local area.

Mr. McCusker then responded to questions from members of Committee.

Councillor Blumenthal commented that the north side of Romans did not receive any treatment due to a lack of response from area residents. Councillor Blumenthal noted that only residents of St. Andrew's and Chisholm Streets were distributed ballots with 24 of the 28 distributed on St. Andrew's Street being returned and no returns being received from Chisholm Street. The Councillor indicated that this lack of response is not unusual in areas where there are a number of rental properties or public housing. Councillor Blumenthal expressed concern that almost two years of work had not resulted in an improved situation.

The Chair then requested members of the public wishing to speak to come forward.

Gaye Pottie, 3259 MicMac Street

Ms. Pottie indicated that she had been a member of the Romans Avenue Short-Cutting Committee. Ms. Pottie commented that neither the concerns of the residents of the north side of Romans Avenue or those of the Halifax Shopping Centre had received a response. She stressed that something must be done to respond to the concerns of the residents. Ms. Pottie noted that the residents of St. Andrew's Street had fully expected some action to be taken to calm traffic and the lack of action was very disappointing. She requested that Council not continue to ignore the north side of Romans Avenue and include all of Romans Avenue in the traffic calming treatment. In conclusion, Ms. Pottie indicated that she felt the process was unbalanced and that she did not agree with the process.

Rocky Jones, Romans Avenue

Mr. Jones addressed Council indicating that he had also been a member of the

Neighbourhood Short-Cutting Committee. He went on to thank staff for their work with regard to this issue. Referring to previous comments, Mr. Jones indicated that he felt there had been opportunity for the concerns of residents from both sides of the street to be addressed. Speaking specifically to the south side of Romans Avenues, Mr. Jones indicated that he was hoping to convince Council to go a bit further with regard to traffic calming. He noted that speed on Romans Avenue is now an issue as motorists manoeuvre through the chicanes. Mr. Jones recommended that speed bumps be installed between Isenor and Archibald Streets. Referring to difficulties emergency vehicles have with speed bumps, Mr. Jones noted that emergency vehicles rarely use Romans Avenue.

Ann Monahan, 6870 Chebucto Road

Ms. Monahan addressed Council objecting to the barriers erected on Romans Avenue noting that the barriers had created a safety issue on Chebucto Road. Ms. Monahan referred to the change on Joseph Howe Drive and noted that until that time the flow of traffic from Highway 102 was very smooth. She commented that allowing the expansion of the Halifax Shopping Centre and the choking off of traffic seemed to be somewhat contradictory. Ms. Monahan went on to indicate that traffic was a regional problem and without addressing improved transit and encouraging cyclists, the problems would not be resolved. Ms. Monahan urged Council to address the larger issue and not to go street by street. In conclusion, Ms. Monahan commented that certain streets in the city should not be given special consideration to the detriment of others. She indicated that although she did not want speed or unsafe conditions, she did want the traffic to flow.

Manuel Escobar, 7059 Mumford Road

Mr. Escobar addressed Council indicating that traffic should be permitted to flow. He went on to indicate that he was opposed to changes to any of the existing accesses to the Halifax Shopping Centre. In conclusion, he requested that Council let the traffic find its own way.

Rosemary Mooney, 6951 Cook Street

Ms. Mooney addressed Council commenting that although she enjoyed the decreased traffic, she was still concerned with speed. Noting that there were other streets in the city that presently have speed bumps, Ms. Cuney suggested that speed bumps should be considered for the opposite end of Romans Avenue. In conclusion, Ms. Cuney noted that drivers must be considerate of residents of the city.

Reg Allen, Romans Avenue

Mr. Allen addressed Council expressing concern regarding remarks of a previous speaker with regard to the process. He noted that he had been very surprised with the outcome of the vote for the north side of Romans Avenue and believed that some action should be taken to address the concerns of these residents. Mr. Allen went on to note that although he was appreciative of the efforts to date, he was disappointed with the

REVISED DRAFT EXTRACT - PENINSULA COMMUNITY COUNCIL - JULY 8, 2002

outcome of the traffic calming. He asked that Council direct staff to take another look at traffic calming for Romans Avenue. Mr. Allen noted that since the expansion of the Halifax Shopping Centre, Romans Avenue has become inundated with trucks. He requested that No Truck Signs be installed.

Mr. Allen went on to note that Romans Avenue is a residential street, not a collector or arterial road. The standard for a residential street is 3000 vehicles per day and he would like to achieve that standard. Mr. Allen noted that a 20% reduction missed the mark significantly. In conclusion, Mr. Allen indicated that he was also concerned about speed.

There were no further persons wishing to speak.

Providing an opportunity for Councillor Fougere to address the matter, Councillor Uteck assumed the Chair.

MOVED by Councillor Fougere, seconded by Councillor Blumenthal that Peninsula Community Council recommend to Halifax Regional Council:

- 1. That the chicanes on Romans Avenue, as outlined in the June 24, 2002 Information Report and as depicted on Attachment One of the report, be made permanent.**
- 2. That staff follow up with an investigation and additional treatment for the area between the south chicane and the intersection at Mumford Road and Romans Avenue.**
- 3. That staff respond with an effort to address the issues on the north side of Romans Avenue.**
- 4. That staff study the issues around trucks on Mumford Road and MacDonald Street.**

Following a brief discussion, the **MOTION WAS PUT AND PASSED UNANIMOUSLY.**