

CHEBUCTO COMMUNITY COUNCIL
MINUTES

Monday, July 5, 2010

PRESENT: Councillor Russell Walker, Chair
Councillor Debbie Hum, Vice Chair
Councillor Mary Wile
Councillor Linda Mosher
Councillor Stephen Adams

STAFF: Ms. Kirby Grant, Solicitor
Ms. Shawnee Gregory, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:05 p.m. in the Keshen Goodman Library.

2. APPROVAL OF MINUTES - June 7 & Special Meeting Minutes of June 15, 2010

Amendments:

June 7, 2010:

Item 8.2.1, Page 12 - *Concerns not corners*

Item 8.2.1, Page 11 - *however, prior to being sworn in, will be added after in 2000, a week after she was elected.*

Item 14, Page 16 - the line *she indicated that the Traffic Control Department would not post 'Children Playing' signs, however, they had now been mysteriously installed as well as speed signs* will be removed as it was incorrect that this was an HRM responsibility

Item 14, Page 16 - two possibly defamatory emails

June 15, 2010:

Item 4.1 - the appointee was Ms. Joan MacKinnon

MOVED BY Councillor Mosher, seconded by Councillor Hum, that the minutes of June 7 & Special Meeting Minutes of June 15, 2010 be approved as amended.

MOTION PUT AND PASSED.

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

Additions:

12.1 Presentation - Convention Centre - Mr. Scott Ferguson, President & CEO, Trade Centre Limited

Councillor Hum requested that item 12.1 be moved immediately following item 4. Community Council agreed.

MOVED BY Councillor Adams, seconded by Councillor Wile, that the agenda be approved as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Status Sheet Items

4.1.1 J.L Ilsley High School - Campus Opportunity

Councillor Mosher indicated that all information had been submitted regarding this item with the exception of the response from HRM Real Estate staff.

This item is to remain on the Status Sheet.

4.1.2 Keefe Drive - Emergency Concerns Due to Road Condition and Lack of Seawall

- Correspondence dated June 3, 2010 was before Community Council.

Councillor Mosher indicated that she was still waiting for Transportation and Public Works staff to respond.

This item is to remain on the Status Sheet.

4.1.3 Northwest Arm Seawall

Councillor Mosher stated that the report had been finalized by the Consultant. She requested that staff present on this item at the next meeting.

This item is to remain on the Status Sheet.

4.1.4 Plow Damage

There was no update. This item is to remain on the Status Sheet.

4.1.5 Resident Traffic and Safety Concerns - Fairmount Subdivision

Councillor Mosher advised that she was coordinating a meeting with staff.

This item is to remain on the Status Sheet.

4.1.6 Fire and Dirt Bike Concerns on the Chain of Lakes Trail Behind Springvale Avenue

Councillor Mosher stated that staff were ready to install a barricade on the site and that HRP would not patrol the area until this was done. She indicated that she would like to work with staff as well as Councillor Walker to have the process sped up.

This item is to remain on the Status Sheet.

4.1.7 Vandalism in Frog Pond/Sir Sandford Fleming Park

Councillor Mosher stated that staff was working with the neighbourhood on this issue.

This item is to be removed from the Status Sheet.

4.1.8 Request for Installation of Waste Receptacle and Dog Waste Bag Dispenser at the HRM Owned Chain of Lakes Trail Head - Crown at Brook Street

There was no update. This item is to remain on the Status Sheet.

12.1 Presentation - Convention Centre - Mr. Scott Ferguson, President & CEO, Trade Centre Limited

Mr. Scott Ferguson, President & CEO, Trade Centre Limited, stated that he appreciated being given an opportunity to speak on the Convention Centre and provide an update on aspects of development. Highlights of Mr. Ferguson's presentation were as follows:

- Halifax has many natural attributes for hosting major events such as accessibility to the ocean, airline connections and research and medical institutions
- The proper infrastructure to host major events was required
- An architect report is available regarding why the current convention centre could not just be renovated or rebuilt
- The convention industry is strong in Canada, however, Halifax has hit the ceiling of \$6,000,000 in revenue over the last four years as there was currently no room for growth
- A national delegate attending an event will spend approximately \$16,000
- There was interest in HRM in maximizing national and international conference business
- There was opportunity for economic growth; particularly for spin off businesses
- The old facility is over 25 years old and does not meet the standard of national and international customers
- The new convention centre will also house a hotel, office and retail spaces, an entertainment complex and parking
- 120,000 square feet will be required
- Trade Centre Limited staff were looking at July 19, 2010 to see the proposal from Rank Inc
- There was a hope to have a decision on the project by the fall

In closing, Mr. Ferguson stated that an online discussion had been taking place for the past four weeks and that reports could also be found online for further information.

The Chair thanked Mr. Ferguson for his presentation.

5. MOTIONS OF RECONSIDERATION - None

6. MOTIONS OF RECISION - None

7. CONSIDERATION OF DEFERRED BUSINESS - None

8. HEARINGS

8.1 Public Hearings

8.1.1 Case 15951: Development Agreement - 3109 Joseph Howe Drive

- A staff report dated May 13, 2010 was before Community Council. Ms. MacKenzie Stonehocker, Planner, provided the presentation on Case 15951: Development Agreement - 3109 Joseph Howe Drive. She stated that the request was for a development agreement to add an additional six children to a daycare facility submitted by Montessori Monarch Private School. She indicated that the subject property had frontage on two streets and could go beyond the as of right daycare allowances of 14 children via the development agreement public hearing process. Ms. Stonehocker indicated that the area fell under the Peninsula Land Use By-law, however, was located in Councillor Walker's District which was why the Public Hearing was taking place at Chebucto rather than Peninsula Community Council. She stated that no additions were required to the home as a result of this change and that the parking and play area would remain the same as well. In closing, Ms. Stonehocker advised that the daycare must also meet the province's requirements for daycares and that resident attendance was quite low at the public information meeting.

A discussion ensued with Ms. Stonehocker responding to questions.

Ms. Stonehocker indicated that she had not heard of any concerns or issues regarding traffic in the area.

The Chair reviewed the Rules of Procedure for Public Hearings and called for those wishing to speak for or against Case 15951: Development Agreement - 3109 Joseph Howe Drive.

Ms. Jody MacDonald, Halifax, stated that her youngest daughter attended the school and that the School Master had requested that she speak on her behalf as she was away. She indicated that the new facility had opened in September 2008 in the single unit building and that children from ages three to six were given a solid foundation to their education. She stated that the Montessori program began in Italy; noting that there was a long waiting list for this school as it was the only one in HRM. Ms. MacDonald advised that the school would like to see an adjustment in zoning; stating that drop off and pick up times spanned a half hour in the morning, at noontime and later in the afternoon. In closing, Ms. MacDonald indicated that the school was an alternative to traditional education as well as an asset to the community and that the proposed change would allow more children and families to share this opportunity.

Mr. Bruce Thompson, Walter Havill Drive, stated that while he had no problem with the change from 14 to 20 children he was concerned that the school could keep coming back and asking for even more. He requested to know if there was a limit on the amount of children the school could permit.

Ms. Stonehocker advised that if the school did wish to increase their size there would have to be another public hearing process, however, she noted that the school must also follow provincial requirements and 20 was all the existing building could accommodate under these regulations.

The Chair called three times for additional speakers. Hearing none, the following motion was placed:

MOVED BY Councillor Adams, seconded by Councillor Wile, that the public hearing be closed. MOTION PUT AND PASSED.

MOVED BY Councillor Mosher, seconded by Councillor Hum, that Chebucto Community Council:

- 1. Approve the development agreement contained in Attachment A of the report dated May 13, 2010; and**
- 2. Require the 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, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

**8.1.2 Case 15976: Amendments to Development Agreement, Rockcliffe Village, Mainland South, Halifax
(i) Report Dated May 19, 2010 from the Halifax Watershed Advisory Board**

- A staff report dated May 27, 2010 was before Community Council.

Mr. Paul Sampson, Planner, provided the presentation on Case 15976: Amendments to Development Agreement, Rockcliffe Village, Mainland South, Halifax. Highlights were as follows:

- The application was from RV Atlantic Holdings Limited on the site which comprises 34 acres of land in Mainland South which abuts the southern arm of Northwest Arm Drive and Old Sambro Road
- The original development agreement was approved one year ago
- Proposed amendments include changes to roads and driveways as well as increased building heights from 10 to 12 storeys
- The shift in roads will take them further away from the water course
- The amendment will also allow for the construction of more townhouses
- Some houses will now front on local streets
- Setbacks meet the Mainland Land Use By-law requirements

The Chair reviewed the Rules of Procedure for Public Hearings and called for those wishing to speak for or against Case 15976: Amendments to Development Agreement, Rockcliffe Village, Mainland South, Halifax.

Mr. Bill Campbell, spoke on behalf of Mr. David Graham, owner and proponent, RV Atlantic Holdings Limited, stating that Mr. Sampson had provided most of the details. Mr. Campbell noted that the obvious question was why they were back only one year after approval; indicating that the year had allowed them to do more detailed planning. He stated that, as a result, they found that the lanes behind the townhouses were expensive to build and hard to access for things such as snow removal, therefore, they had come up with more options. He stated that the plan was essentially the same, however, new benefits included bigger lots to allow for a 50 foot vegetative buffer by Drummond Road, formalized community access to park land as well as a good interconnection with Rockcliffe Village for park space. Mr. Campbell stated that about a third of the site had been left in conservation land and would be left to HRM. He indicated that they had tried to concentrate development within density guidelines to provide open space as illustrated.

The Chair called three times for additional speakers. Hearing none, the following motion was placed:

MOVED BY Councillor Wile, seconded by Councillor Hum, that the public hearing be closed. MOTION PUT AND PASSED.

MOVED BY Councillor Mosher, seconded by Councillor Adams, that Chebucto Community Council:

- 1. Approve the amending development agreement, included as Attachment A to the report dated May 27, 2010, to permit amendments to the mixed-use development; and**
- 2. Require that the amending 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, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

Councillor Mosher thanked the applicant; noting that concerns had been expressed by residents and the proponents had met with them to have their issues resolved.

MOTION PUT AND PASSED.

8.2 Variance Appeal Hearings

8.2.1 Appeal of the Development Officer's Decision to Refuse an Application for a Variance 16145 - 72 Main Avenue (PID 40021016)

- A report dated June 23, 2010 was before Community Council.

Ms. Gillian MacLellan, Development Technician, provided the presentation on the Appeal of the Development Officer's Decision to Refuse an Application for a Variance 16145 - 72 Main Avenue (PID 40021016). Highlights were as follows:

- The appeal was in reference to the staff refusal to allow for a duplex at 72 Main Avenue, Halifax which was located in the Halifax Mainland Land Use By-law area
- The currently vacant property was zoned R2
- The property does not meet the 5000 square foot area and 50 foot lot frontage requirements to allow for a two unit dwelling on the site
- There were some three to four unit buildings within the R2P zone, however, they were much larger than the subject property
- The property located next to the subject property at 74 Main Avenue was a duplex, however, it was built prior to the 1970s and was, therefore, exempt from the By-law requirements
- The applicant previously applied for a three unit dwelling and was denied
- Staff has seen no intentional disregard for the requirements of the Land Use By-law by the applicant
- As the application only met one of the three variance requirements, it was denied

The Chair reviewed the Rules of Procedure for Variance Appeal Hearings and opened the hearing for the Appeal of the Development Officer's Decision to Refuse an Application for a Variance 16145 - 72 Main Avenue (PID 40021016).

Mr. Geoff Keddy, Appellant and Architect, stated that he was in the area in question that day and saw a property under construction on Coronation Street with two units which he thought was interesting. He stated that the Development Officer had refused his application due to area and frontage requirements, however, it had recently occurred to him that since the property was located in a subdivision the property line could have been adjusted which would remove the lot area issue and only the frontage issue would remain. He stated that his client's family would be living in one part of the duplex as he wished to move in next door to his parents.

A discussion ensued with Mr. Keddy responding to questions.

Regarding the driveway layout, Mr. Keddy stated that the driveways would split and then merge into one to connect to the main road.

MOVED BY Councillor Adams, seconded by Councillor Wile, that the Variance Appeal Hearing be closed. MOTION PUT AND PASSED.

Regarding Mr. Keddy's suggestion of moving the property line, Mr. Trevor Creaser, Development Officer, stated that it may be possible through the subdivision process, however, that would be a separate initiative.

MOVED BY Councillor Wile, seconded by Councillor Adams, that Chebucto Community Council overturn the Development Officer's decision and approve the variance.

A discussion on the motion ensued.

Councillor Mosher advised that she could not support the motion as the application did not meet the intent of the Land Use By-law as it was out of scale; noting that it was contrary to the general provisions on page 9 of the staff report dated June 23, 2010. Councillor Mosher indicated that the development was not permitted in the R2 zone and was contrary to the scale, compatibility and character of the neighbourhood.

Councillor Hum advised that she too could not support the motion as per the provisions and policies presented.

MOTION PUT AND PASSED.

9. CORRESPONDENCE, PETITIONS AND PRESENTATIONS

9.1 Correspondence - None

9.2 Petitions

9.2.1 Councillor Mosher

Councillor Mosher rose on a point of personal privilege regarding the two petitions which were submitted at the June 7, 2010 meeting regarding Metro Transit Route 22 as residents were in attendance regarding the issue. She advised that she had contacted the Director of Metro Transit earlier that day and was told that staff had thought the meeting was on Wednesday and, therefore, were unable to attend. Councillor Mosher indicated that Community Council received an information report from staff dated June 23, 2010 as well as written proof that she had requested they attend the meeting. She stated that, at this point, she would have to move to table the information report as staff were not there to respond to questions. She requested that the minutes express her frustration with staff not being at the meeting; noting that she had requested a staff report not an information item.

9.3 Presentations - None

10. REPORTS

10.1 Staff

10.1.1 Case 01214: Amendments to the Accessory Building Requirements of the Halifax Peninsula Land Use By-law

- A staff report dated June 14, 2010 was before Community Council.

MOVED BY Councillor Hum, seconded by Councillor Mosher, that Chebucto Community Council give First Reading to the proposed amendments to the Halifax Peninsula Land Use By-law as provided in Attachment A of the report dated June 14, 2010 and schedule a joint public hearing between the Chebucto Community Council and the Peninsula Community Council. MOTION PUT AND PASSED.

10.2 Councillor

10.2.1 Tall Trees Lane - Councillor Hum

- Correspondence dated December 1, 2009 was before Community Council.

Councillor Hum stated that this item was in response to the submitted correspondence; noting that in discussion with staff, it was recommended that the request be vetted through Community Council for a report and follow up.

MOVED BY Councillor Hum, seconded by Councillor Wile, that Chebucto Community Council request a staff report to address the issues and concerns raised by residents regarding Tall Trees Lane as outlined in the submitted correspondence. MOTION PUT AND PASSED.

11. MOTIONS - None

12. ADDED ITEMS

12.1 Presentation - Convention Centre - Mr. Scott Ferguson, President & CEO, Trade Centre Limited

This item was dealt with earlier in the meeting. Please see page 6.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

Mr. Mike Bonin, Walter Havill Drive, stated that the residents of Walter Havill Drive felt stonewalled as 80% of them were not in favour of the route 22 bus and wondered why someone had not said that a poor decision was made. He indicated that 80% was a large number of people and was discouraged that his phone calls were not being returned. Mr. Bonin advised that Metro Transit staff was telling residents that they should be addressing another department and wondered why no one wanted to own up to the fact that a mistake had been made; noting that a viable solution was presented in the petition. He wondered why Community Council would accept the second petition, in

favour of the route, if it was already in place as this seemed redundant. He stated that the route would just be used to shuttle employees back and forth. In closing, Mr. Bonin wondered when Council and Metro Transit would understand that people living along Walter Havill Drive do not support this service and he requested that it please be rerouted.

The Chair advised that Community Council did not have jurisdiction over the transit system. He stated that Metro Transit had already indicated that they do not agree with residents and that they could revisit the issue in 18 months at the earliest. The Chair advised that residents could submit their petition to Regional Council.

Ms. Megan Acheson, Walter Havill Drive, stated that residents were contacting Metro Transit and other HRM staff members and were being shuffled back and forth and did not know where to go. She advised that they were not asking for the bus to be cancelled, they were asking for it to be rerouted to Osborne Street; noting that Metro Transit had not said why the change was not possible. In closing, Ms. Acheson stated that Metro Transit said they would not attend to address resident concerns and this was beyond frustrating.

The Chair reiterated that Community Council had no jurisdiction over this matter.

Councillor Adams advised that a letter addressed to Mr. Bonin dated June 30, 2010 states that Metro Transit must be directed to make the change by Regional Council and, even so, Regional Council would have to wait to do so until November 30, 2010. He indicated that, therefore, November would be the earliest that this issue could be addressed and that Metro Transit had stated they would recommend against the change for another 12 months.

Ms. Maria Dlutek, Walter Havill Drive, stated that she did not agree with the Chair's comments and wondered who was governing this community. She indicated that it was a waste of money to do a survey for 18 months to keep this route as it was supposed to be done before; noting that she had written to everyone on the list and had received no answer. She expressed disappointment that only 9000 residents were polled during the last HRM citizen satisfaction survey. Ms. Dlutek advised that 80% of residents on Walter Havill Drive did not want this service and HRM should not give them something they did not want. She stated that Councillors were representing residents and not one institution such as Metro Transit should be ruling them; noting that Metro Transit wanted to do a pilot project. In closing, Ms. Dlutek requested that whoever could address this issue please do so.

Ms. Cathy Clarke, Walter Havill Drive, asked what residents were supposed to do at this point.

The Chair stated that the route was going forward as indicated in the information report dated June 23, 2010 and could be revisited in 12 to 18 months.

Mr. Bruce Thompson, Walter Havill Drive, expressed disappointment that residents were being told different things, for instance, that this was not a Regional Council issue and that they should talk to Metro Transit. He stated that residents had spoken to Metro Transit staff and were told to leave them alone for 18 months and, in the meantime, they would have to see 64 buses a day. Mr. Thompson requested that Community Council have Metro Transit come to a meeting and face residents; noting that staff would have a choice to speak to them or deal with the consequences. He stated that they were tax paying residents and requested that Councillors advise and direct them on what their next step should be.

Mr. Dave Gates, Stonehaven Road, stated that he did not appreciate some of the comments Councillors had made. He indicated that residents had come forth with this issue and had sent emails to Councillor Mosher as well as spoken to her; noting that at no time did he think this paper process was being defeated. Mr. Gates stated that he then found out that Metro Transit had said the service would go into effect on August 29, 2010; advising that it looked as though they had delayed the process just to run this route through. He indicated that maybe residents should get the media involved in order to get some action as residents were not getting any help from Community Council.

Councillor Mosher advised that she had done an interview with CBC Radio earlier that afternoon and that the story was also being shopped to the Chronicle Herald, therefore, the media was already involved.

Ms. Elizabeth Burlasso, Stonehaven Road, stated that she lives across the street from the existing route 6 bus which services the area very well. She indicated that 68 buses a day was highly excessive; noting that she wished to express her concern with this contentious issue on record. Ms. Burlasso advised that it was not that residents did not value the Metro Transit Five Year Plan, however, staff were being short sighted and this appeared to be a make work project to push this route through. She noted that this was not using intelligence in the right way. Ms. Burlasso encouraged her fellow residents to go to Regional Council with their good, level headed and clear information to request that the route be changed. In closing, she stated that she hoped Councillor Mosher would be on their side as their Councillor.

Councillor Hum stood in support of Councillor Mosher; noting that it was unfortunate that this issue seemed to be taking a personal turn. Councillor Hum stated that this route addressed the transit needs of all residents. She advised that all Councillors had routes like this in their neighbourhoods and their residents would even like to have more as some areas in her District had no transit service at all. Councillor Hum indicated that she did also have residents who did not want buses, however, there were operational requirements and that transit staff required three months to make just a time change let alone to change an entire route. She stated that she did not know all the emails Councillor Mosher had received, however, she knew she was doing her best to address the needs of all residents in her District and that their concerns had not gone unheard. In closing, Councillor Hum advised that this issue did not mean that

Community Council or Councillor Mosher were not doing their jobs, however, they did have limitations.

Mr. Umberto Catalano, Walter Havill Drive, advised that residents were becoming emotional as for the past six or seven years HRM was promising a community one thing and giving them something else. He asked what residents needed to do by November so that they did not miss this opportunity.

The Chair advised that a request would have to go to Regional Council.

Councillor Mosher stated that she had requested that Metro Transit staff look at rerouting which she thought was a reasonable request which she supported. She indicated that it was frustrating from her standpoint; noting that she had put the routing in her newsletter and Metro Transit had then changed it without telling her. Councillor Mosher stated that only the Chief Administrative Officer was permitted to tell staff what to do; which was a frustrating structure. In closing, she indicated that she thought the rerouting was a perfect alternative.

Mr. Catalano stated that he understood that fact that some residents wanted the bus. He requested to know how to get on the Regional Council agenda.

Councillor Mosher advised that she would be requesting that Metro Transit staff attend the September Community Council meeting. She stated that this issue had been emotionally difficult for her and that she would no longer respond to negative emails.

Councillor Adams stated that the process for residents would be to bring their request to present to Council forward via the Municipal Clerk's Office.

Mr. Clarence Doucet, 60 Barry Crescent, stated that he was in attendance to speak to a serious problem in his area. He indicated that he had brought Ms. Janet Langille who would read his letter.

Ms. Janet Langille, Program Supervisor with Community Health Services, stated that Mr. Doucet had dictated a letter to her which she would present as he could not read or write. In his letter, Mr. Doucet indicated that he was a wheelchair user living in a small options home and was concerned that the street he was living on was not safe for wheelchairs or anyone else. He stated that there was no sidewalk on Barry Crescent, the sides and shoulder were crumbling and there were potholes. Mr. Doucet advised that he lived in a small options home which had the goal of making people more independent; noting that he had the same right to use Herring Cove Road as everyone else. He indicated that he had taken the first step of contacting Councillor Adams and that Dalhousie Law staff had told him that he had every right to use the road. Mr. Doucett advised that he could use Access-a-Bus anytime, however, the service must be booked a week in advance and sometimes there were no seats available. He also stated that his aides did not have the insurance to take him their vehicles. Mr. Doucet indicated that there were different rules for the disabled; noting that his ability to get around on his own had been decreased as he would like to go to school and have a

part time job and a sidewalk would make that possible. He requested Community Council's consideration. Upon finishing the presentation of Mr. Doucet's letter, Ms. Langille noted that Mr. Doucet could not wheel his power chair up the road from his small options home on Barry Crescent as it was dangerous and staff did not want to encourage this behaviour. In closing, Ms. Langille stated that they were in attendance to see what the process was for getting a sidewalk on Barry Crescent added to the next Capital Budget.

MOVED BY Councillor Adams, seconded by Councillor Wile, that Chebucto Community Council request a staff report regarding the possibility of having a sidewalk installed on Barry Crescent. MOTION PUT AND PASSED.

Mr. Doucet stated that he had previously contacted HRM regarding this issue at which time he was advised that it would take approximately two years for a sidewalk to be installed as staff had a quota. He advised that he felt like a prisoner in his own home and the whole point of a small options home was to provide independence.

15. NEXT MEETING DATE

The next meeting was scheduled for August 9, 2010

16. ADJOURNMENT

The meeting adjourned at 8:51 p.m.

Shawnee Gregory
Legislative Assistant

The following item was added as information:

1. Route 22 Bus Service in the Stoneridge Community