

HALIFAX REGIONAL MUNICIPALITY

**DARTMOUTH LAKES ADVISORY BOARD
MINUTES
JUNE 25, 2003**

PRESENT: Ms. Audrey Manzer, Chairman
Dr. Don Gordon
Mr. Robert Bell
Mr. Pierre Clement
Mr. John Osborne
Dr. Ron Beazley
Dr. K. Hellenbrand

REGRETS: Ms. C. Lunn (regrets)
Ms. C. Hoehne (regrets)
Councillor Ron Cooper (regrets)
Ms. S. Bird
Dr. P. Hines
Dr. Hugh Millward (regrets)

ALSO PRESENT: Mr. Kurt Pyle, Planner
Mr. Mitch Dickey, Planner
Ms. Lynne Le Boutillier, Legislative Assistant

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1. **CALL TO ORDER**

Meeting called to order at 5:20 p.m. at Findlay Community Centre, Dartmouth.

2. **APPROVAL OF MINUTES**

Mr. Clement's name to be deleted from the list of those in attendance at the May 28, 2003 meeting.

MOVED BY Dr. Hellenbrand, seconded by Mr. Bell that the May 28, 2003 minutes, as amended, be adopted. MOTION PUT AND PASSED.

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

The Chair asked that items 4.6, Highway 111 Plans (CBCL) and 4.7 Paddler's Cove be moved up on the agenda.

MOVED BY Dr. Gordon, seconded by Dr. Hellenbrand that the agenda be adopted as revised. MOTION PUT AND PASSED.

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

4.7 **PADDLER'S COVE - REVISED WATER MONITORING PROGRAM**

- C Letter dated June 19, 2003 from Sara Brockman, Planner, Terrain Group Inc. which was accompanied by a Sedimentation Erosion Control Plan, Stormwater Management Plan and Landscaping Plan.

In his introduction of the item, Mr. Pyle noted that the revised Water Monitoring Program will not be dealt with this evening. It has been decided that the proponents will go with the program recommended by the Board at its March 26, 2003 meeting.

In attendance to address this item were Mr. Gerald Conrad, J & J Developments, Ms. Sara Brockman, Planner and Mr. Greg Zwicker of the Terrain Group Inc.

Mr. Zwicker indicated that the Sedimentation and Erosion Control Plan and the Stormwater Management Plan had been revised since they last met with the Board in March 2003.

Referring to the Stormwater Management Plan, he noted that the plan is similar to the one

earlier submitted except for the addition of eight parking spots in front of the building off Prince Albert Road.

Mr. Zwicker identified catchment basins which will direct runoff to a stormceptor which presently exists. Runoff will then be piped to an outfall in Lake Banook. Mr. Pyle noted that there is currently no stormceptor associated with the existing development, so this will be an improvement.

Secondly, Mr. Zwicker reviewed the landscaping plan, prepared by Environova Planning Group Inc., which the Board was seeing for the first time. He highlighted the following:

- C Between the shoreline of Lake Banook and grassed areas will be an area of evergreen and deciduous plantings to buffer the lake from fertilizers used on the lawn.
- C The sea wall, which has eroded in part, will not be removed or repaired.
- C Existing large trees on the property. An existing shed will not be disturbed.
- C Additional tree plantings and a fence will be erected at the edge of the property where an existing dwelling abuts the property. An existing shed will be removed.
- C Smaller street trees will be planted on the Prince Albert Road side of the property.

Dr. Gordon raised the subject of public access. In particular, he wondered if any barrier will be constructed between the wedge of HRM property off Prince Albert Road and this property. Mr. Zwicker noted that no barrier is planned. Mr. Clement suggested they might wish to consider landscaping differently the area adjacent the HRM property to provide definition.

Referring to the Erosion and Sedimentation Control Plan, Mr. Zwicker noted that it had been before the Board in March and not changed a great deal since. He identified the following features:

- C Silt fence
- C Existing asphalt parking area adjacent Prince Albert Road to remain in place, as long as possible, during construction.
- C Reference was made to Note 15 regarding the pumping of excavation water. The contractor is to contact HRM if this is required for permission to discharge silty/discolored water into the sanitary sewer. If this permission can't be obtained, the contractor is to work in the wet. At no time can trench water be discharged from the site in a fashion where it will eventually end up in the lake, i.e. directly, across the ground or via storm sewer.

Mr. Zwicker indicated he had discussed the disposal of trench water with Glen Whitford, who has experience in this area. Mr. Whitford advised that this has been

done during off peak hours when the sanitary sewers are basically empty.

The Chairman asked how the existing building will be demolished, as she was concerned about materials getting into the lake. While Mr. Zwicker did not know which firm will be used for this phase, he assured the Board the Erosion and Sedimentation Control Plan would be in place, ie. silt fences, rumble strip, etc. A discussion followed on their method of constructing silt fences, as they have often been observed to be ineffective on other sites. The silt fence detail diagram on the Erosion and Sedimentation Control Plan was reviewed with the Board.

There was also discussion of the existing boom in the cove adjacent the property originally installed when Banook Shores was being constructed and now owned by Joe Ross, who is constructing the townhouses on Celtic Drive. The boom was observed to have half sunk and Dr. Gordon wondered if there was anything which could be done to make it more effective. It was acknowledged that such booms have fallen out of favour with NSDE&L, as they are so difficult to remove without releasing the collected silt.

Mr. Zwicker indicated that should there be anything which can be done to alleviate the problem, when work begins on the site, there should be manpower resources to help out.

Referring to timing, Mr. Conrad noted that if the project starts in the fall, it will be roof tight by Christmas. Landscaping would be done in the spring. Mr. Dickey indicated it would be desirable to have the site fully stabilized by March or April. He explained what had taken place regarding the townhouse construction on Celtic Drive and the need to avoid this happening again. Mr. Dickey concluded that once the Permit Applications are made, the Board can comment on the timing implications. The Board was assured that it will see this item again before the permit stage.

Staff was seeking direction from the Board, as to what they wished to see incorporated in the Development Agreement, in addition to the comments made at the March meeting.

In summary, the Chair speaking on behalf of the Board, indicated the members were in agreement with the aspects of the project included in the three plans provided in the presentation made tonight and wished these measures reflected in the Development Agreement, plus inclusion of performance bond aspects. The Board wishes to see the plans again before the permits are issued.

4.6 **HIGHWAY 111 PLANS**

Present for this item were Mr. Paul Burgess, Engineer with the HRM Design and

Construction group and Mr. Michael MacDonald, CBCL.

Displayed by Mr. MacDonald was a plan associated with the widening of Micmac Boulevard.

Mr. Burgess explained that this portion of the project falls within HRM's jurisdiction. This is essentially Phase 1 of the two phase project. The second phase, related to widening Highway 111, is the Province's responsibility through the N. S. Department of Transportation (DOT). The second phase, widening of the overpass structure and the ramp on the Lake Micmac side of the Circumferential Highway, is a much larger project.

In addition to acquiring lands for the widening of Micmac Boulevard, primarily from the owners of Micmac Mall, HRM is tendering for the first phase. The work to be done involves the area between the off ramp and entrance to Micmac Mall.

Mr. Burgess explained that the project is to essentially address a traffic problem at this interchange which results in traffic backing up on Highway 111. This is a real safety concern for the Province, as Highway 111 is part of their 100 series of highways. No substantial development can take place on the Micmac Mall site until this bottleneck is corrected.

Essentially the work for the HRM part involves widening the road 12 feet. This widening will require the construction of a retaining wall, essentially the extension of the existing poured concrete retaining wall. It was noted that the underpass will also have to be widened from two to four lanes.

When DOT's plans are prepared, it is anticipated that they will also be brought to the Board for its input. The Chair noted that this has been done in the past. The Chair questioned if any infilling of Lake Micmac will be required for the second phase (widening of Highway 111). Mr. Burgess could not comment. He indicated the design has yet to be started on the actual highway and ramp widening.

During the ensuing question session, queries were made regarding how much excavation will be required in the area of the existing parking lot and why Micmac Mall feels a need to expand their parking area. It was reflected that one of the features of Micmac Mall has been the good plantings and landscaping by HRM around Micmac Mall's perimeter. It was hoped that some attempt will be made to soften the retaining wall with plantings of trees and flowers. The Board was advised that in addition to the reenforced concrete retaining wall, modular block construction is being considered where the overhead traffic light structure is installed. The transition would start at this point. In the latter instance, terracing can be incorporated. Terracing would require the acquisition of more land, however. This approach has been suggested to the owners. In addition to the owners not wanting to lose

parking spaces, it will be costly for HRM to acquire these additional lands.

(Dr. Gordon departed)

The project will be coming back to the Board for comment on Erosion and Sediment Control measures to be taken during construction. HRM's objective is to conduct this work in August or September, but some land purchases have yet to be made. They desire to do the work in the dry months and avoid the Christmas season.

4.1 **EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES - DRAFT CORRESPONDENCE**

Deferred.

4.2 **WATER RESOURCE MANAGEMENT STUDY RESPONSE - UPDATE ON JOINT MEETING**

The Chair noted there had been no enclosure related to this agenda item. It had been the Secretary's intention to provide copies of the submissions. The Chair did not feel there was any need for these to be circulated.

The Chair advised that a meeting has been suggested for Thursday, July 3rd to discuss the submissions on the HRM Water Resource Management Study. As stated before, she felt there was no need to attend as Mr. Bernard had the matter well in hand and she did not see any purpose in having a joint meeting. The Board is in full agreement with this. She felt the process to be working very well and noted that Mr. Bernard is coordinating the submissions.

4.3 **REPORT ON SITE VISIT EVERGREEN**

Present for this item was Mr. Ricky Wolfe, Pinnacle and Maria Jacobs, HRM Planner.

During her presentation to the Board, Ms. Jacobs referred to a staff report which was prepared since the site visit and which went to the June 24th meeting of Harbour East Community Council. A few copies of this report were available, one of which was provided to the Chairman. Ms. Jacobs noted that a Public Hearing is scheduled for July 10th to deal with changes to the Development Agreement. These changes came about as the developer desires amendments to the agreement in relation to the commercial plaza. As discussed at the previous meeting, staff will be using this as an opportunity to tighten up environmental measures and have disturbed lands rehabilitated.

Copies of pages 10 and 11 of the report were circulated to the members. Ms. Jacobs

reviewed aspects associated with the security deposit, requirement for Landscaping and Landscaping Re-mediation Plans which have been tightened up.

Ms. Jacobs sought input from the Board on any outstanding wording changes which they would like included. These could be submitted to staff and dealt with at the Public Hearing.

Ms. Jacobs indicated that since the Board's May meeting, communication between the developer, HRM and NSDE&L has improved.

Reporting on the site visit, members of the Board reflected on the appalling condition of the site as a result of erosion, construction debris, shopping carts, silt fence fallen over, impossibly steep grades and dead trees observed. There is a need for a major clean up and rehabilitation. It was one of the worst construction sites the members had viewed.

Ms. Jacobs suggested asking the developer to submit another plan, identifying existing and proposed grades in detail, so the Board can comment. Mr. Dickey noted that at the last meeting, he had asked for maps identifying existing and proposed grades.

The Board focused on the lowering of grades and wondered if there is anyway to redistribute the soil rather than take it off site. Questions were posed as to whether there was any way to lessen the need for these grade alterations, which require the moving of large quantities of earth and result in the need for large retaining walls. Given the history of the development, it was felt these grade alterations will create more problems.

Ms. Jacobs suggested the way this might be addressed is through the Lot Grading Plan. Each plan has to be submitted to Kenda MacKenzie, HRM Development Engineer. Ms. Jacobs noted that as a Board, it can make recommendations to Ms. MacKenzie, who in turn can make suggestions and recommendations to the developer. Mr. Dickey agreed that the Development Engineer would welcome advice from the Board on the proposed grading.

It was stressed that given the nature of the soil, if there is heavy rain associated with a storm event, a disaster could result.

Referring to the area behind the townhouses, it was proposed that the dead trees be cut off, leaving the stumps and roots to help stabilize the soils and that the area be covered with wood chips. The Chair did not believe the slope behind the units can be maintained. This was also the area where the silt fence was observed to have fallen down. It was noted that this is an Austin development and debris is encroaching on the Pinnacle property. The Board wondered if there was anything Pinnacle can do to get Austin to clean up their property.

In addition, circulated at the meeting was a letter from Barry Zwicker, Terrain Group dated June 25, which confirmed that Terrain Group has been retained by the developers of Evergreen (Pinnacle Homes) to assist their onsite Project Manager and provide regular inspections of the site, specifically as it relates to erosion and sedimentation control plans developed by Terrain. It was also reported in the letter that it has been observed that the erosion and control measures in place have worked in controlling and minimizing the amount of silt exposed on the site. During the last rain storm, it was observed that runoff did not make it to the lake, indicating controls have been improved somewhat.

A discussion followed on the boom in Northwest Arm, Russell Lake. Mr. Pyle noted that the original one had been replaced and the second one installed in the marsh area.

For the development agreement, the Chair felt the term 'successful' stabilization should be used. Secondly, the Board felt stabilization plans must be submitted before any earth is moved. Mr. Pyle explained to Mr. DeWolfe that Pinnacle will need to direct Terrain to prepare a Stabilization Plan. There will be a need to get an idea of the volume of soil to be removed and what measures will be taken to stabilize the areas affected, through hydro seeding, straw, etc. Essentially, a proposed and existing grade plan and associated stabilization plan is required.

4.4 **WATER LEVEL LITTLE ALBRO LAKE**

As Dr. Gordon had to leave the meeting early, the Chairman updated the Board. She reported that Dr. Gordon visited the site. She will be preparing a letter to Councillor Smith to which she will attach Dr. Gordon's report.

4.5 **BASELINE WATER TESTING RESULTS - LAKE BANOOK**

It was reported that testing is proceeding, but at this time no useful summary from United Gulf is available.

- **NEW BUSINESS**

5.1 **BURNSIDE DEVELOPMENTS IN VICINITY OF SPECTACLE AND JUNIPER LAKES**

Mr. Dickey gave an overview of a variety of developments being proposed for Burnside. The three items will be coming to the Board in due course. They are at the very early concept stage.

- Phases 10 & 11 - CBCL's concept involves filling in a 12 acre wetland.

- Council approved in principle extension of Wright Avenue to Highway 118 and associated interchange.
- Countryview Lands, the subject of an earlier C & D proposal, coming up for sale. Commercial/Industrial development is being proposed. This development is of potential concern due to the grade of lands and the fact that receiving waters will not be the Harbour but Lake Micmac.

One positive element will be the extension of the trail system.

5.2 **JAPANESE KNOTWOOD**

Mr. Osborne had a sample of the plant which can be very invasive. He noted that it looks somewhat like bamboo. He wondered if HRM staff are concerned about the spread of this plant and if so, is there a Parks and Open Space policy on its control.

Mr. Dickey confirmed that there is a lot of the weed in the vicinity of schools and parks. It was observed that it appears to like to grow adjacent waterways. It was decided that Steven King should be contacted.

6. **CHAIRMAN'S REPORT**

WAVERLEY ROAD PUMPING STATION

The Chair was in receipt of plans from Ian Guppy regarding the construction of a new pumping station, with back up power plant, in the vicinity of Red Bridge Pond. She had a copy of the plans. It is anticipated that work will commence in late July and take forty-six (46) weeks to complete. The plans and letter were provided for the members' information. She will review the plans and bring the item back to the Board if necessary.

REVIEW PUBLICATION

The Chair had a couple of copies of 'Review' - News from the National Round Table on the Environment and the Economy for any interested members.

LAKES TOUR

Dr. Hellenbrand raised the subject of completing the Lakes Tour. There are about six lakes left to tour. Once completed, the reports on the various lakes can be compiled into a report for publication.

7. **STAFF UPDATE**

WIND IMPACT STUDY LAKE BANOOK

Mr. Dickey reported that a consultant has been selected by HRM to conduct the Wind Impact Study, associated with redevelopment of the Y property and Paddler's Cove. Scale models are to be built and tested in Guelph. He confirmed, depending on the study results, the projects could be stopped or have to be redesigned so as to not affect the canoe course which is considered to be world class. The Canoe Association has been involved with HRM on this initiative. HRM is paying for half the cost, the balance is shared by the two developers.

Mr. Dickey noted this will be his last meeting with the Board, as he has taken on a new position with Real Property Services.

The Chairman expressed her and the Board's thanks to Mr. Dickey for all the wise counsel and assistance over the years and she emphasized how the members had enjoyed working with him and how sorry they were to be losing him.

8. **DATE OF NEXT MEETING**

Meetings will not be held in July and August. If something urgent comes up, the Chair will call a special meeting.

9. **ADJOURNMENT**

Meeting adjourned at 7:15 p.m.

Lynne Le Boutillier
Legislative Assistant