

HALIFAX REGIONAL MUNICIPALITY

CHEBUCTO COMMUNITY COUNCIL

MINUTES

MONDAY, March 6, 2006

PRESENT: Councillor Stephen D. Adams, *Chair*
Councillor Debbie Hum, *Vice-Chair*
Councillor Linda Mosher
Deputy Mayor Russell Walker
Councillor Mary Wile

STAFF: Ms. Chris Newson, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:02 p.m. in the Keshen Goodman Library, Halifax.

2. APPROVAL OF MINUTES - February 6, 2006

MOVED by Councillor Wile, seconded by Deputy Mayor Walker that the minutes of the regular meeting of February 6, 2006 be approved as circulated. MOTION PUT AND PASSED.

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

Additions: 12.1 Cowie Hill Underground Wiring - Councillor Mosher
12.2 New Interpretive Panels for Melville Island/Deadman's Island - Councillor Mosher

Deletion: 8.1.1 Variance Appeal: Appeal of the Development Officer's Decision to Approve an Application for a Variance - 20 Titus Street, Halifax: Variance NO. 12609. *(The appellant has withdrawn the appeal).*

MOVED BY Councillor Mosher, seconded by Councillor Hum 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 Rock Pile - 182 Milsom Avenue, Halifax

No further update at this time. This item is to remain on the status sheet.

4.1.2 Request to Have the Reclaimed Parkland at the Corner of Parkland Drive and Langbrae Drive Named in Honour of the Year of the Veteran.

MOVED BY Councillor Wile, seconded by Deputy Mayor Walker that the Chebucto Community Council endorse the suggested name for the proposed park as

VETERAN'S CORNER.

Councillor Wile explained that in a recent discussion with MLA Diana Whalen on this matter, it was decided that the name VETERAN'S CORNER would commemorate all veterans.

MOTION PUT AND PASSED UNANIMOUSLY.

4.1.3 Welcome to Halifax Sign - St. Margaret's Bay Road

No further update at this time. To remain on the status sheet.

4.1.4 Bus Service - Stoneridge

Councillor Mosher advised that she has recently met with Mr. Paul McDaniels, General Manager, Metro Transit to discuss the matter of bus service in the Stoneridge area. She indicated that as a result of that discussion, Route #6 Stonehaven will be reconfigured if Kelly Street is connected. She advised that the transit issue will be raised when the Kelly Street matter comes before Community Council. Metro Transit has indicated that it is possible to install an arm device that would allow only the passage of buses and emergency vehicles. This would allow for extension of bus service to the Stoneridge area. To remain on the status sheet.

4.1.5 Time Lines re: Re-Submission of Identical Planning Applications for Consideration by Community Council

Councillor Adams advised that Legal Services is preparing a report on this matter. To remain on the status sheet.

4.1.6 Permission to Install a Sign on HRM Property at the Corner of Regency Park Drive / Lacewood Drive

Councillor Wile advised that HRM Staff have met with representatives of Theatre Halifax, no further update available at this time. To remain on the status sheet.

4.1.7 Request for a Trail in Hemlock Ravine Park and other HRM Parkland Areas to be Named in Memory of Mr. Colin Stewart.

No new information at this time. To remain on the status sheet.

5. MOTIONS OF RECONSIDERATION - None

6. MOTIONS OF RECISSION - None

7. CONSIDERATION OF DEFERRED BUSINESS

7.1 Case 00852: Amendment to Development Agreement, Stoneridge on the Park Subdivision, Halifax.

- A Supplemental Report dated February 13, 2006 was before Community Council.

MOVED BY Councillor Mosher, seconded by Councillor Wile that this matter be deferred until the staff report regarding the appraisal is received. MOTION PUT AND PASSED UNANIMOUSLY.

8. PUBLIC HEARINGS

8.1 Appeal of the Development Officer's Decision to Approve an Application for a Variance - 20 Titus Street, Halifax: Variance NO. 12609

This item was deleted from the agenda during the approval of the agenda. The Appellant has withdrawn the appeal. See page 4.

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence

- 9.1.1 Response from Mr. Richard Wex, Director General, Habitat Management for the Department of Fisheries and Oceans, Canada, regarding concerns with infilling along the Northwest Arm.

Councillor Mosher provided background on this matter indicating that:

- The concern with infilling on the Northwest Arm was initiated from the Community Council level, both Chebucto Community Council and Peninsula Community Council.
- Two public information meetings were hosted by Councillor Mosher and Councillor Uteck (from the Peninsula Community Council).
- Due to Chebucto Community Council's motion of a few years ago, a Multi-Disciplinary Committee was formed including Transport Canada, Department of Fisheries and Oceans, Nova Scotia Department of Environment and Labour, Department of Natural Resources, Halifax Port Authority and HRM.
- Items that are being reviewed are: wharves, infills, navigation, heights and view planes.
- There will be a neighbourhood planning process as well as the general Harbour Plan.

MOVED BY Councillor Mosher, seconded by Councillor Hum that Chebucto Community Council request a staff report in regard to this letter. The report is to include a

description of HRM's ongoing efforts as well as a status update on the Inter Agency Committee. MOTION PUT AND PASSED UNANIMOUSLY.

- 9.2 Petitions - None
- 9.3 Delegations- None

10. REPORTS

10.1 STAFF REPORTS

10.1.1 Case 00866: Amendments to the Halifax Peninsula Land Use By-Law Respecting Gross Floor Area Requirements.

- A Supplemental Report dated February 13, 2006 was before Community Council.

MOVED BY Deputy Mayor Walker, seconded by Councillor Mosher that the Chebucto Community Council give first reading to consider the proposed amendments to the Halifax Peninsula Land Use By-Law (Attachment A of the staff report dated January 5, 2006) and schedule a joint public hearing of the Peninsula Community Council and Chebucto Community Council on Monday, April 10, 2006 in the Council Chambers, 3rd Floor City Hall. MOTION PUT AND PASSED UNANIMOUSLY.

11. MOTIONS - None

12. ADDED ITEMS

12.1 Cowie Hill - Underground Wiring

Councillor Mosher provided background on the Cowie Hill development indicating that:

- The development was built in 1973 by a private contractor who implemented underground wiring for the area.
- The wiring is not up to today's standards and problems are occurring such as leaks and power failures.
- Nova Scotia Power is suggesting replacing the current underground system with overhead wiring at a cost of approximately \$900,000.
- The cost to install a new underground wiring system would be approximately \$3.1 million.
- The difference between the \$900,000 and the \$3.1 million would have to be paid by the area residents.
- HRM Staff, indicated in a letter dated in 2000, that the existing underground electrical must be replaced with underground electrical and that the full cost of providing this service to the residents should be borne by Nova Scotia Power.
- Area residents have paid \$1 per month for the last thirty years for the underground wiring.
- The Nova Scotia Utility and Review Board has indicated that the system should be

- replaced with the best, lowest cost alternative.
- The Condo Corp in Cowie Hill has hired a lawyer and an alternative is being suggested.
- If the alternative is not approved, the issue will go to court on May 1st, 2006.
- Underground wiring increases property value. improves aesthetics , allows for more trees/bigger trees , reduces heating and cooling costs , reduces potential for fire hazards and would reduce tree trimming costs for Nova Scotia Power.
- Cowie Hill is a very compact area and was not designed for overhead power lines/poles.
- During Hurricane Juan/White Juan, the Cowie Hill area was shown to have the most reliable power system.
- Councillor Mosher encouraged all members of Chebucto Community Council to speak at the hearing regarding maintaining underground wiring at Cowie Hill.

MOVED BY Councillor Mosher, seconded by Councillor Wile that Chebucto Community Council request a staff report from HRM Legal Services and HRM Engineering Services reaffirming their position that; since the Cowie Hill area was initially approved and constructed with underground electrical plants that it must be replaced with underground electrical plants.

Councillor Mosher advised that this is a time sensitive issue as HRM would have to apply by April 18, 2006 for Intervener Status and May 1st is the hearing.

MOTION PUT AND PASSED UNANIMOUSLY.

12.2 Interpretative Panels - Melville Island/Deadman's Island

Councillor Mosher displayed new interpretive panels for Melville Island and Deadman's Island that are now installed on site. She provided a brief background on the historical importance of Melville Island and Deadman's Island.

Councillors Adams and Mosher have been active with the Herring Cove Road project and suggested that perhaps the Interpretive Panels could be placed at the proposed look-off for that area.

13. NOTICES OF MOTION - None

14. PUBLIC PARTICIPATION

Mr. Chris Miller, Rockingham

He expressed concern on behalf of area residents with substantive changes being considered by the Regional Planning Committee to the proposed Birch Cove Lakes park area in the Regional Plan after public consultation has been completed. The changes are apparently due to private land ownership issues. He encouraged Chebucto

Community Council to have a close look at the Birch Cove Lakes area when the Regional Plan returns to Community Council.

Councillor Hum advised she will be meeting with Regional Planning officials on Tuesday, March 7th and will raise the concerns expressed this evening.

15. NEXT MEETING DATE

The next regular meeting of the Chebucto Community Council will be held on Monday, April 3, 2006 at the Keshen Goodman Library.

A joint public hearing with the Peninsula Community Council will be held on Monday, April 10, 2006 in the Council Chamber, 3rd Floor City Hall, 1841 Argyle Street, Halifax.

16. ADJOURNMENT

The meeting adjourned at 7:21 p.m.

Chris Newson
Legislative Assistant