

CHEBUCTO COMMUNITY COUNCIL

March 2, 2009

MINUTES

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

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 7:03 p.m.

2. **APPROVAL OF MINUTES - February 2, 2009**

MOVED by Councillor Wile, seconded by Councillor Walker, that the minutes of February 2, 2009, be approved as presented. MOTION PUT AND PASSED.

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

Additions:

- 12.1 Cunard Beach Volleyball Court Policies - Councillor Mosher
- 12.2 Street Renaming and Park Dedication to the Late Ron Hanson - Civic Addressing Update - Councillor Mosher

MOVED BY Councillor Hum, 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 **Tremont Park Alternate Main Entrance**

Councillor Hum advised that there had been no progress on this issue and indicated that she would like it to remain on the Status Sheet.

4.1.2 **Sherbrooke Stormwater Flooding Issues**

Councillor Hum requested an update from Municipal Operations and Halifax Water (if applicable) regarding the stormwater drains on Sherbrooke Drive and what, if anything, would be done when it came time to repave the street.

MOVED BY Councillor Hum, seconded by Councillor Adams, that this item be referred back to Halifax Regional Water Commission and Municipal Operations staff. MOTION PUT AND PASSED.

Councillor Hum indicated that she would like this item to remain on the Status Sheet.

4.1.3 Intersection of Herring Cove Road and Purcell's Cove Road

Councillor Mosher advised that there was no update on this issue and indicated that she would like it to remain on the Status Sheet.

4.1.4 Bike Lanes

Councillor Mosher advised that a report would be going to Regional Council regarding this issue . She indicated that this item could be removed from the Status Sheet.

4.1.5 Crown Drive - Request for Speed Humps

C An information report dated January 30, 2009 was before the Community Council.

Councillor Mosher advised that the information in the report was not what resident's were hoping for, however, she indicated that this item could be removed from the Status Sheet.

4.1.6 Seawall Restoration - Regatta Point and Sir Sandford Fleming Park - North West Arm

Councillor Mosher advised that there was no update on this issue and indicated that she would like it to remain on the Status Sheet.

4.1.7 District 10 Traffic Concerns

Councillor Wile advised that there was no update on this issue and indicated that she would like it to remain on the Status Sheet.

4.1.8 Request to Name the Baseball Diamond at Mainland Common the Harold Pelham Memorial Field

Councillor Wile advised that there was no update on this issue and indicated that she would like it to remain on the Status Sheet.

4.1.9 Traffic and Safety Issues on Melody Drive and Skylark Drive

Councillor Hum requested that this item be added to the Status Sheet.

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RECISSION - NONE

7. CONSIDERATION OF DEFERRED BUSINESS

7.1 Maintenance of the Dunbrack Street Rose Bushes

This item was dealt with later in the meeting. Please see page 7.

8. HEARINGS

8.1 Public Hearings

8.1.1 Case 01221: Rezoning of 3 Sylvia Avenue, Halifax

C A report dated December 12, 2008 was before the Community Council.

Mr. Brian White, Planner, provided the presentation on Case 01221. He advised that the rezoning would still satisfy the applicable policies in the Municipal Planning Strategy.

The Chair reviewed the Rules of Procedure for Public Hearings and called for those wishing to speak for or against Case 01221: Rezoning of 3 Sylvia Avenue, Halifax.

Ms. Linda Gallagher, Applicant, advised that the Home of the Guardian Angel was a centre for new parents, primarily aimed at women and their children. She indicated that the zoning change would accommodate additional office and work space. Ms. Gallagher wished to clarify that the Home of the Guardian Angel was not a daycare centre; stating that it was more similar to a community centre.

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

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

MOVED BY Councillor Adams, seconded by Councillor Walker, that Chebucto Community Council approve the rezoning of 3 Sylvia Avenue, Halifax, (PID #40095945) from R-4 (Multiple Dwelling Zone) Zone to P (Park and Institutional) Zone. 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 - 29 Wyndrock Drive, Halifax, No. 15166

C A report dated February 20, 2009 was before the Community Council.

C A Power Point presentation from the appellant was submitted.

Mr. Andrew Faulkner, Development Officer, provided the presentation on Variance Appeal No. 15166. He advised that the owner had applied for the variance in January, 2009, to add an attached garage to a single family dwelling. He indicated that the proposed setback violated the Land Use By-Law and that the garage would be considerably closer to the

street than other property lines on Wyndrock Drive. Mr. Faulkner noted that there had been no intentional disregard of the Land Use By-Law in this case.

The Chair advised that 4 letters in support of the Variance had been submitted by Mr. Wally Zwicker and Ms. Mary Ellen Ryan-Swicker, Mr. Gord Dickie, Mr. Andrew Gates and Ms. Taby Roger; all residents of Wyndrock Drive. The appellants, Mr. Mike Ross and Ms. Susan Ross also submitted a letter.

The Chair reviewed the Rules of Procedure for Appeal Hearings and called for those wishing to speak for or against Variance No. 15166 - 29 Wyndrock Drive, Halifax. She advised that only those residents living within 30 metres of the property would be permitted to speak.

Dr. Andrew Ross, Appellant, advised that the issue involved the configuration of the existing driveway on his property as there was down sloping. He stated that the sloping driveway created an ongoing issue due to winter maintenance as no matter how much snow was removed there was still runoff melt which would freeze. A drain had been put in, however, Mr. Ross noted that it regularly became clogged and frozen. He advised that he did not like using salt on the area as he lived on Williams Lake and did not wish to cause water pollution; noting that sand would not help either as it merely settled into the ice. Mr. Ross indicated that this was an ongoing and severe safety and liability issue; noting that cars often became stuck. He stated that he had paid someone \$200.00 earlier in the year to get the area down to bare pavement which still did not help. He advised that he wished to regrade the driveway and bring the rock wall up to grade in order to level out the driveway. The proposed single storey addition on the front of the home would be professionally done. Mr. Ross noted that it would actually have a fairly significant setback and, as Mr. Faulkner had pointed out, would be at the minimum only due to the fact that the property was on a curve. He advised that he did not realize that there would be a problem and that no neighbours had voiced their concern.

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

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

MOVED BY Councillor Adams, seconded by Councillor Walker, that Chebucto Community Council overturn the Development Officer's decision and allow the variance. MOTION PUT AND PASSED.

7.1 Maintenance of the Dunbrack Street Rose Bushes

Mr. Peter Bigelow, Manager of Real Property Planning, provided a Power Point presentation on the maintenance of the Dunbrack Street Rose Bushes. He advised that he had been requested to bring forward an overview of what was being done on Dunbrack

Street; stemming from a motion that was passed by Regional Council. The following highlights were noted:

- C There was a 30 foot setback on Dunbrack Street from curb to sidewalk which was much wider than the average roadway;
- C The function of the rose bushes lining the centre median was to stop cars from jumping the curb and they will remain in place for this reason;
- C Staff had been asked to create a conventional tree lined street by removing the rose bushes along the two sidewalks;
- C Studies have shown that as trees mature and begin to canopy it slows traffic. This would alleviate existing speeding issues in the area;
- C Two trees will be placed between each street light in order to maintain the current light standards and avoid further expense;
- C There was a recommended opportunity to widen the sidewalk into an active transportation trail which would commence at Kearney Lake Road and continue to Fairview via Main Avenue and potentially connect to the Chester Spurline and the Halifax Urban Greenway;
- C The proposal would be for a 3.5 to 4 metre trail which would require lights to be moved on one side of the street;
- C Funding was not yet available for the proposed trail;
- C Funds for the total project have been put in the proposed budget for Council's approval.

Mr. Brian Phelan, Superintendent of Parks and Open Spaces, provided information on work schedules and timelines. He advised that winter works staff planned to begin removing the rose bushes within the next week to 10 days. He noted that they would be able to stay off of the travel ways for the most part and that in house equipment would be used to remove the bushes as well as to create a turf boulevard and green space .

The Chair thanked Mr. Bigelow and Mr. Phelan for their presentation.

9. CORRESPONDENCE, PETITIONS AND PRESENTATIONS

9.1 Correspondence: None

9.2 Petitions: None

9.3 Presentations: None

10. REPORTS

10.1 Staff

10.1.1 Case 01234 - LUB Amendments re: Child Daycares, Halifax Mainland

- C A report dated February 5, 2009 was before the Community Council.

MOVED BY Councillor Walker, seconded by Councillor Adams, that Chebucto Community Council give First Reading to the proposed amendments to the Halifax Mainland Land Use By-Law as shown in Attachment A of the report dated February 5, 2009 and schedule a public hearing for April 6, 2009. MOTION PUT AND PASSED.

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 Cunard Beach Volleyball Court Policies - Councillor Mosher

The Chair stepped down at 7:44 p.m. Councillor Wile assumed the Chair.

Councillor Mosher advised that the Cunard Beach Volleyball Court had opened last summer with the intent that Cunard Junior High School and J.L. Ilsley High School would have priority to use the court during school hours and the rest of the community would have access for the remaining time at no cost.

MOVED BY Councillor Mosher, seconded by Councillor Adams, that Chebucto Community Council request a staff report regarding:

- 1. The feasibility of having a written policy and signage posted at the Cunard Beach Volleyball Court stating that J.L. Ilsley High School and Cunard Junior High School have priority over the court during school hours and that at all other times the court would be available to the community on a first come, first serve basis for half hour increments; and**
- 2. That the court not be rented out.**

MOTION PUT AND PASSED.

12.2 Street Renaming and Park Dedication to the Late Ron Hanson - Civic Addressing Update - Councillor Mosher

Councillor Mosher indicated that Chebucto Community Council had previously agreed to name a small street in the Fairmont Subdivision Ron Hanson Drive after the late Alderman and Councillor . She advised that a small park would be named Ron "Butch" Hanson Park, however, civic addressing staff had informed her that having two sites in close proximity with similar names may be confusing for the public .

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

- 1. The street to be named Ron Hanson Drive be changed to Hanson Drive; and**

2. **The park to be named Ron “Butch” Hanson Park be changed to Butch Hanson Park.**

MOTION PUT AND PASSED.

Councillor Mosher assumed the Chair at 7:49 p.m.

13. **NOTICES OF MOTION - NONE**

14. **PUBLIC PARTICIPATION**

Ms. Wendy MacDonald, Halifax, suggested that at budget time consideration be given to harmonizing snow removal in order to maintain safe and usable streets, walkways and pathways. She indicated that different contractors cleared snow at different times which resulted in it taking 12 days to have the snow cleared at the end of her street in order to exit safely. She stated that other districts should have sidewalk clearing; noting that other residents deserved to have that service even though her District paid extra for it. She suggested giving residents the option of an additional sidewalk clearing service. Ms. MacDonald indicated that she was aware of the new Council Focus Areas; transportation being number one and encouraged a public meeting in Mainland North regarding the pressures of traffic going through the Chebucto Community Council Districts. She stated that the sidewalk at the corner of Willet Street was a poor excuse for transit stop; noting that she was looking forward to receiving more information from the new Active Transportation Advisory Committee. In closing, Ms. MacDonald expressed her interest in the future use of Northcliffe Centre.

15. **NEXT MEETING DATE**

The next meeting was scheduled for Monday, April 6, 2009.

16. **ADJOURNMENT**

The meeting was adjourned at 7:55 p.m.

Shawnee Gregory
Legislative Assistant

The following items were added as information:

1. Room Rentals at Captain William Spry Centre
2. Community Champion Awards