

HALIFAX REGIONAL MUNICIPALITY

NORTH WEST COMMUNITY COUNCIL October 26, 2006 MINUTES

PRESENT: Councillor Robert Harvey
Councillor Gary Martin

REGRETS: Councillor Brad Johns, Chair

STAFF: Mr. Randy Kinghorne, Senior Solicitor, Legal Services
Stephanie Parsons, Legislative Assistant
Mr. Andrew Bone, Planner

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1. **CALL TO ORDER**

Councillor Harvey, Acting Chair, called the meeting to order at 7:15 p.m.

2. **APPROVAL OF MINUTES - September 28, 2006**

MOVED by Councillor Martin, seconded by Councillor Harvey, that the minutes of the September 28, 2006 meeting be approved. MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions:

11.1 Appointments to Boards and Committees

11.2 Bridges over the 101 Highway, Old Sackville Road

MOVED by Councillor Martin, seconded by Councillor Harvey that the agenda be approved as amended. MOTION PUT AND PASSED.

4. **BUSINESS ARISING OUT THE MINUTES**

4.1 **STATUS SHEET ITEMS**

4.1.1 **Pinehill Street Stormwater Drainage**

No update. This item to remain on status sheet.

4.1.2 **Storm Drain Issue - Cavalier Drive**

No update. This item to remain on the status sheet.

4.1.3 **Shopping Car Bylaw Report**

No update. This item to remain on the status sheet.

4.1.4 **Judy Avenue Pathway**

No update. This item to remain on the status sheet.

4.1.5 Purchase of Land for Springfield Lake Recreation Center

No update. This item to remain on the status sheet.

4.1.6 Union Street Flooding

No update. This item to remain on the status sheet.

4.1.7 Policy P-71, Beaver Bank, Hammonds Plains and Upper Sackville, MPS

No update. This item to remain on the status sheet.

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RECISSION - NONE

7. CONSIDERATION OF DEFERRED BUSINESS

7.1 Case 00833 - Rezoning to Institutional/Development Agreement 806 Kearney Lake Road Bedford

- A committee report dated September 7, 2006 with an attached staff report dated August 1, 2006 was before Community Council.
- A supplementary staff report dated October 26, 2006 was before Community Council.
- A draft minute extract of the October 26, 2006 meeting of North West Community Council was before Community Council.

Mr. Andrew Bone, Planner advised that at the public hearing was held and closed on September 26, 2006. Community Council deferred its decision and requested a supplementary report to address the issues and concerns raised at the public hearing. Mr. Bone provided an overview of the report noting:

- As a result of a meeting with residents and the applicant, staff has incorporated a number of amendments. Based on the proposed amendments staff is recommending that the rezoning and revised development agreement be approved;
- To address the issues of the church being too close to adjacent homes the revised development agreement has a minimum landscaped buffer of 71 ft, as a result of the increased buffer the parking has been relocated;
- There is additional fencing included to limit access to and from the site;
- The original agreement allowed the construction of a residential unit, the revised

- agreement requires that the residential unit be constructed;
- The applicant also agreed to provide 24 hour video surveillance and include metal halide lighting of the exterior;
- HRM engineers have advised that the drainage system will not have a significant impact to 71 Blue Forest Lane.

Mr. Marc McGonnell, Development Engineer commented that the property in question is 20-30 feet above the church, therefore there will be no impact on the adjacent resident's septic systems.

With no questions of Community Council the following motion was placed:

MOVED BY Councillor Martin, seconded by Councillor Harvey that North West Community Council

- 1. Approve the rezoning of 860 Kearney Lake Road, PID#41140989 from US (Urban Settlement) Zone to SI (Institutional) Zone as set out in Attachment "A" of the supplementary staff report dated October 23, 2006.**
- 2. Approve the development agreement as set out in Attachment "B" of the supplementary staff report dated October 23, 2006, to permit establishment of a church and permit disturbance within 30.5 m (100 feet) of a watercourse.**
- 3. Require that the development agreement be signed and registered 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, whichever is later; otherwise this approval shall be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED UNANIMOUSLY.

7.2 Traffic Impact Studies - North West Transit Advisory Committee

- A North West Transit Advisory Report dated September 13, 2006 regarding the above noted was before Community Council.

Councillor Harvey, Acting Chair advised that a report had been received requesting that staff ensure all traffic impact studies for new developments consider active transportation issues.

MOVED BY Councillor Martin, seconded by Councillor Harvey that North West Community Council:

1. Request that staff ensure all traffic impact studies for new developments consider active transportation issues (pedestrian, cycling and transit) in addition to vehicular traffic.
2. Forward the recommendation to the Director of Community Development
3. Forward a copy of the report to the Bikeways Advisory Committee.

MOTION PUT AND PASSED UNANIMOUSLY.

8. CORRESPONDENCE, PETITIONS AND DELEGATIONS

8.1 Correspondence None

8.2 Petitions

A petition was submitted to request that civic numbers 43-87 Nordic Crescent be rezoned from R2 - R1 to reflect the single family nature of the neighbourhood.

MOVED BY Councillor Harvey, seconded by Councilor Martin that the petition be forwarded to staff for a response. MOTION PUT AND PASSED.

8.3 Presentation

8.3.1 Metro Transit Passenger Profiles

- North West Transit Advisory Report dated October 18, 2006 regarding the above noted was before North West Community Council.

Mr. John Merrick, North West Transit Advisory Committee, outlined some of the deficiencies in relation to core transit services on routes 80, 82, 84 and 85. During his presentation he pointed out the following:

- The slides illustrate that 90 percent of the time during crush load periods there is standing room only which poses a potential liability where the zones are 70 km per hour;
- The low floor buses hold fewer passengers than a regular bus thus increasing the number of passengers standing;
- The evening routes slow down the bus as there are a number of passengers who get on the Sackville/Bedford buses who are not going to Sackville or Bedford, seating is usually available by the time the bus gets to Bedford;
- The Bedford and Sackville routes are at capacity;

- Other municipalities in Canada receive substantial funding from their provincial governments in addition to federal funding, while Halifax receives no funding.
- In 2004 HRM received 134 million from the Federal Government for the Metro Link System, however that funding was not allowed to be used on operational and infrastructure requirements. Other municipalities were able to use their funding as they deemed appropriate;
- No funding has been received since amalgamation;
- Metro Transit is funded from the fare box. It is a good user fee operation, with the remainder of resources allocated from HRM's budget, which is why HRM cannot address the serious capacity deficiencies within Metro Transit.

Councillor Martin asked if the Province of NS provides subsidies to other parts of the province.

Mr. Phil Cox, Chair, North West Transit Advisory Committee commented he was not aware of any.

Councillor Harvey commented that there was a service exchange that took place during amalgamation and grants to transit services were eliminated. Building them back in will be a major challenge. He asked the Committee if this information has been provided to Metro Transit.

Mr. Cox advised that Metro Transit had provided all the data and that there are service deficiencies across HRM.

Mr. Merrick added that ridership has increased by 11 percent and that HRM's goal is to increase ridership, HRM is increasing ridership without increasing capacity.

Councillor Harvey asked if the Committee received a response from Metro Transit regarding the fleet.

Mr. Cox advised that they are replacing regular buses with low floor busses on a one to one basis, which means we are losing seating. We cannot sustain the growth with this process as we are already at crush loads. It will be difficult to the sell transit service as an option to vehicle use.

Councillor Harvey commented that given that budget deliberations are about to begin that the report be forwarded to the CAO for a response.

MOVED BY Councillor Harvey, seconded by Councillor Martin that the report be forwarded to the CAO for consideration and a response as to how the service deficiencies within Metro Transit may be addressed in the 2007-2008 budget.

MOTION PUT AND PASSED.

Councillor Harvey thanked the Committee for their professional presentation.

9. REPORTS:

9.1 MEMBERS OF COMMUNITY COUNCIL

9.1.1 Councillor Harvey - Motion to request an amendment to the Sackville Drive Land Use Bylaw

MOVED BY Councillor Harvey, seconded by Councillor Martin that North West Community Council request that staff initiate a process to amend the Large Scale Commercial Zone of the Sackville Drive Land Use By-law to enable service and personal service uses within existing multiple unit dwellings. MOTION PUT AND PASSED UNANIMOUSLY.

10. ADDED ITEMS

10.1 Appointments to Boards and Committees

- This item was discussed at an earlier In Camera Session and was now before Community Council for ratification.

MOVED BY Councillor Martin, seconded by Councillor Harvey that North West Community Council appoint Mr. Quentin Hill, Ms. Elaine Loney and Mr. Robert Apold to the Bedford Watershed Advisory Board for a two-year term from November 1, 2006 to the end of November 2008. MOTION PUT AND PASSED.

MOVED BY Councillor Martin, seconded by Councillor Harvey that North West Community Council appoint Mr. Stephen Scott to the North West Transit Advisory Committee for a two-year term from November 1, 2006 to the end of November 2008. MOTION PUT AND PASSED.

10.2 Bridges over the 101 Highway, Old Sackville Road

Councillor Harvey advised that some issues arose regarding the bridge on the 101 Highway. It was questioned whether or not the guard rail barriers meet code requirements and whether or not the guard rail barriers were high enough. In addition, who is responsible for raising the height of the guard barriers. He recommended that this issue be forwarded to staff for a response to address the above noted questions.

MOVED BY Councillor Harvey, seconded by Councillor Martin that North West Community Council request a staff report on the height of the guard rail barriers on the bridge over the 101 Highway, Old Sackville Road. MOTION PUT AND PASSED UNANIMOUSLY.

11. NOTICES OF MOTION - NONE

12. PUBLIC PARTICIPATION

Mr. Walter Reagan, Sackville Rivers Association addressed Community Council and commented that:

- He is disappointed that the new park and rides have no landscaping;
- HRM should set the standard and build oil grit separators and water retention facilities into development agreements;
- He is pleased to see the additional garbage cans along Sackville Drive;
- He asked if there is any movement on the Sackville Drive building plan.

Councillor Harvey advised that in his submissions for the Capital Budget he suggested that the Sackville Drive Transpiration Study be phased in. There will be additional street furniture and garbage receptacles next year.

He advised that November 2, 2006 is Community Pride Day. As part of the festivities a mural will be placed in front of Acadia School. There will also be a barbeque and ribbon cutting service for the bench project at 11:45 a.m. at the school.

Ms. Avis Taylor, Sackville, addressed Community Council and made the following comments:

- Community Council made the right decision regarding the Full Gospel Church, however, she is disturbed that there is no rebuttal process for the public;
- Water does not run up a hill and therefore there will be no impact on the adjacent residential properties;
- The development agreement does not require that the residential unit be occupied.

Referencing the presentation on Transit Services Ms. Taylor further commented:

- She is surprised that Metro Transit is not raising the issues of capacity but rather an advisory committee;
- If you want people to use Metro Transit, it must be useful;
- She questioned why an additional fare is required to use a community bus. You

- should be able to transfer to Metro Transit without additional fees;
- HRM is replacing the buses with lower capacity buses, but there is no discussion on increasing the number of buses, not only do you have to buy them you need to operate them.

Councillor Harvey advised of the following:

- North West Transit Advisory Committee is an advisory committee to North West Community Council;
- There is a staff liaison from Metro Transit who attends the meetings of the Committee;
- The Director of Transit Services has the same concerns;
- Metro Transit is conducting a strategic study on transit routes;
- Rather than have the people come to Metro Transit, the routes will be re organized to have transit services go to the people;
- He requested that a presentation by Metro Transit be added to a future agenda.

Ms. Taylor asked if snow removal contractors were awarded annually as she has an ongoing problem with the snow removal on her street.

Councillor Harvey suggested that she contact the Operations Coordinator.

13. NEXT REGULAR MEETING DATE - November 23, 2006

14. ADJOURNMENT

The meeting adjourned at 8:06 p.m.

Stephanie Parsons
Legislative Assistant