

# HALIFAX REGIONAL MUNICIPALITY

---

## DARTMOUTH LAKES ADVISORY BOARD MINUTES

June 27, 2007

PRESENT: Ms. Audrey Manzer, Chair  
Ms. Catherine Lunn, Vice-Chair  
Ms. Christine Hoehne  
Mr. Peter Connor  
Dr. Hugh Millward  
Mr. Pierre Clement  
Dr. Klaus Hellenbrand

REGRETS: Ms. Stephanie Bird  
Mr. Mark McLean  
Dr. Mark Trevorrow  
Dr. Ron Beazley  
Councillor Gloria McCluskey

STAFF AND  
GUESTS: Ms. Cathy Spencer, Development Officer, Eastern Division, HRM  
Planning & Development Services  
Mr. John Fawcett, Design Engineer, HRM  
Mr. Michael Wile, Business Parks Manager, HRM  
Ms. Annabelle Singleton, Environmental Scientist, CBCL  
Mr. Clinton Pinks, Environmental Design, CBCL  
Mr. Rick Giffin, Project Manager, CBCL  
Mr. Wes Strome, Whitestone Developments  
Mr. Byron Topp, President, Titans Gymnastics & Trampoline Club.  
Mr. Stan Kochanoff, Consultant/Arborist, Environova  
Ms. Chris Newson, Legislative Assistant



**TABLE OF CONTENTS**

1.	CALL TO ORDER .....	3
2.	APPROVAL OF MINUTES .....	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS.....	3
4.	BUSINESS ARISING OUT OF THE MINUTES .....	6
4.1	Dartmouth Crossing - Update .....	6
5.	CONSIDERATION OF DEFERRED BUSINESS .....	6
6.	REPORTS .....	6
6.1	Buffer Zone Management Plan for Phase 3 - Russell Lake West	6
6.2	Concept Plan - Process	7
6.2.1	183 John Savage Drive, Burnside Business Park - Concept Plan -	7
6.2.2	261 Commodore Drive, Burnside Business Park, Phase 12 Concept Plan	7
6.3	Chairman's Report	9
6.3	Staff Update	9
7.	ADDED ITEMS .....	3 & 9
7.1	Willow Ridge .....	3 & 9
7.2	Titan's Gym, Broom Road .....	4 & 9
7.3	Parkland Dedication .....	9
8.	DATE OF NEXT MEETING .....	9
9.	ADJOURNMENT .....	9

1. **CALL TO ORDER**

The meeting was called to order at 5:25 p.m.

2. **APPROVAL OF MINUTES - April 25, 2007**

Correction: Page 4: Comments re: PowerPoint presentation were made by Mr. Connor not Mr. Clement.

**MOVED BY Dr. Millward, seconded by Ms. Lunn that the minutes of April 25, 2007, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

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

Additions:

7.1	Willow Ridge – Phase II and III – Update ( <i>Verbal</i> )- Mr. Peter Connor
7.2	Titan's Gym, Broom Road – Update ( <i>Verbal</i> )- Mr. Peter Connor
7.3	Parkland Dedication – Update – ( <i>Verbal</i> ) – HRM Planning Staff

The Board agreed that Added Items 7.1 and 7.2 would be dealt with immediately following the approval of the agenda.

**MOVED BY Dr. Millward, seconded by Ms. Lunn that the agenda, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

7. **ADDED ITEMS**

7.1 **Willow Ridge – Phase II and III**

Mr. Peter Connor, Connor Architects, noting a perceived conflict of interest, advised that for this presentation he would be acting on behalf of the Developer and not as a Dartmouth Lakes Advisory Board member. He clarified that he is a resource rather than an advocate for this project. Mr. Connor introduced Mr. Wes Strome of Whitestone Developments, an associate company working with the land developer ARW Ltd. Mr. Strome is involved with construction of the road, water and sewer components for this project.

Highlights of Mr. Connor's presentation and responses to questions of DLAB members are as follows:

- Phase I has been developed and approval has been given to move forward with Phase II, A and B.
- The site grading specifics were changed to minimize disruption to the site wherever possible. A variety of house types (walkout basements and/or front yard garages) that will work with, and respect, the natural grade are now offered.
- Every effort is being made to save as many trees as possible. Most of the trees required to be cut for this project have already been removed. The Development Agreement requires that if trees are cut, the area will be re-vegetated.
- Routing the sanitary sewer by gravity to the Highway 118/111 interchange and connecting it to the North Dartmouth Trunk sewer will eliminate the need for three pumping stations; two existing and one proposed. Full approval has been obtained by all agencies including the Department of Environment and Labour.
- Construction will be done in two contracts: one contract will cover all onsite subdivision related servicing; the second, with a different contractor, will cover everything within the highway right of way including an upgrade of some storm culverts as per the previous Stormwater Master Plan suggestions. The storm culvert work is being done with the full knowledge and approval of the Department of Transportation and Public Works.
- The culvert to Lake Mic Mac, across Highway 111, is undersized. At this time, there are no plans to upsize the pipe. Opportunities to aerate the stored water in the roadside ditch would be through exposed areas and placement of the three berms.
- Currently, boring is only necessary under the Truro ramp; not three ramps as in the original plan.
- The estimated timeframe is an eleven week construction period to commence July 2<sup>nd</sup> to September 17<sup>th</sup>. There is a possibility that work may continue into November as homes cannot be brought online until the sewers are placed.
- Grubbing the area will not be done until the sewers are in (and the homes are ready to be built) in order to control run-off from the construction site.
- There is a buffer area near South Ridge Circle. Efforts will be made to retain the existing pine tree during installation of the pipe to remove standing water from the back section.
- A lot of attention has been given to the park area along the North Dartmouth Trunk Sewer. Native plant materials will be used to restore that site to its natural state. A geotextile material with open grid will be placed at the far end where the sewer pipe will meet the trail. The grid will permit heavy truck traffic along the service road with little disturbance to the area as the vegetation will grow.

Ms. Manzer, Chair, on behalf of the Dartmouth Lakes Advisory Board, thanked Mr. Connor and Mr. Strome for the update.

## **7.2 Titan's Gym, Broom Road – Update**

Mr. Peter Connor, Connor Architects, assisted by Mr. Byron Topp, President, Titan's Gymnastics & Trampoline Club, presented an update on this project.

Referencing a map of the proposed development, the presenters highlighted the following points in regard to this project:

- The proposed (gymnasium) building will be notched into the side of the hill.
- The building will be connected to the Broom Road municipal water service.
- There is no municipal sanitary or stormwater service (treatment) along Broom Road. Effluent will be pumped through a private 2" sewage pipe, equal to the flow from four or five residential homes, then through the easement (approved by the province) to Antares Court and gravity flow toward the Cole Harbour Road system.
- There is an agreement with the province that the Titan's building will connect into a piped sewer system if a piped system is implemented at some future date.
- The Harbour East Community Council (HECC) has received a staff report requesting a rezoning of this property from R1/PUD (Single Unit Dwelling/Planned Unit Dwelling) to P2 (Community Facility). HECC will hold a public hearing on this matter in July. The staff report may be viewed at: <http://www.halifax.ca/commcoun/hecc/documents/070705hecc812.pdf>.
- Concerns expressed by the public during the Public Information Meeting held in late April were in regard to traffic/lease/sewage. These issues have been addressed in the staff report. The land/building will be owned and occupied by Titan's.
- In regard to stormwater, there is a brook that runs along the roadside ditch and flows toward Broom Lake. A Phase I and II Environmental & Watercourse assessment was done by Jacques Whitford. A watercourse and wetlands determination was also completed. The ditch is considered a watercourse. There was no wetland vegetation found on site so it is not deemed to be a watershed.
- Rather than blasting the rock, the building will be set on a slab with a frost wall where needed. Very little of the drumlin will be disturbed.
- There is a CDS separator in the parking lot area. Stormwater from the roof will most likely go to the ditch which runs across Broom Road through a culvert to a swampy area fed by a brook then on to Broom Lake. The brook divides out, and is almost indefinite in its channelization, before reaching Broom Lake.
- There is an approximate 25' setback from the ditch to the existing parking lot.
- The existing driveway and culvert will be used.

Members of the Dartmouth Lakes Advisory Board expressed the following comments/concerns:

- The water in the brook is usually flowing not standing water.
- Ms. Cathy Spencer, Development Officer, clarified that a P2 zone, proposed for this site, would permit a seniors facility, parks and playgrounds. There is a

condition in the sale agreement that if the said property is sold, it must continue to be used as a gymnasium.

- If the ditch is a watercourse, there is a buffer requirement of 20 meters.
- The parking lot would also have to be outside the watercourse buffer zone. Only natural vegetation is to be within the buffer zone area.

Mr. Connor, upon consulting with Mr. Topp, advised that a total of two acres of land had been negotiated from the province, therefore; there would be space available to meet the buffer zone requirements. He further advised that they would rather not consolidate the parking lots as was suggested by HRM's Development Officer. Ms. Spencer added that there is some discretion offered the Development Officer in regard to an existing lot. She offered to check into the parking lot issue.

Ms. Manzer, Chair, on behalf of the Board, thanked the presenters for their update on the Titan's Gymnasium project.

Mr. Peter Connor and Mr. Pierre Clement exited the meeting at 6:30 p.m. Quorum was lost at this time.

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

##### **4.1 Dartmouth Crossing Update**

In response to the Board's concerns with the lack of landscaping at Dartmouth Crossing, Ms. Spencer offered to forward those comments to Ms. Jillanna Brown of EDM.

#### **5. CONSIDERATION OF DEFERRED BUSINESS** - None

#### **6. REPORTS**

##### **6.1 Buffer Zone Management Plan for Phase 3 – Russell Lake West**

- A copy of Environova Planning Group Inc.'s Buffer Zone Management Plan for Russell Lake West, Phase 3 was before the Board.

Mr. Stan Kochanoff, Registered Consulting and Certified ISA Arborist for Environova Planning Group Inc., (EPG) assisted by Mr. Andrew Connors, Clayton Developments, presented the information. Mr. Kochanoff advised that EPG was commissioned by Clayton Developments Ltd. to prepare a Buffer Zone Management Plan (BZMP). The assessment took place in the eastern portion of the development where lots have been cleared. No activity has taken place in the buffer zone. The BZMP includes

recommendations for the protection and preservation of the trees/vegetation and how the Arborist will monitor construction activity to ensure the healthy, viable trees and vegetation remain.

The presenters responded to comments of the Board as follows:

- HRM plans to take over a portion of the buffer zone for a park area (See page 2 of the Management Plan). There is a well beaten trail along the shoreline with nice vegetation at the water's edge.
- In response to concerns on how a buffer zone on private property will be maintained and that lawns may "creep" into that buffer zone, Mr. Connors advised that Clayton Developments will do whatever is recommended by Mr. Kochanoff and will enforce the Buffer Zone Management Plan along with HRM staff. There will be covenants on the deeds and penalties for any destruction in that area. Photographs will be taken and forwarded to Ms. Cathy Spencer, HRM Development Officer, once Phase 3 has been completed. Ms. Spencer commented that there will be public parkland further along Freshwater Trail with access to the lake.
- There has been no cutting in the 100' buffer zone. The only cutting that has taken place has been on the lots.
- There is still some Hurricane Juan damage to be removed. Any removal of spruce trees will have to take into consideration issues surrounding the Brown Spruce Longhorn Beetle.
- Referencing page 5 of the Management Plan, Mr. Connors outlined the proposed neighbourhood park and meandering footpath which would be approximately 6' wide and created of indigenous material. The intent is to leave the 100' buffer zone within the parkland area as much as possible. Ms. Spencer added that a Parkland Planner will also be reviewing this plan.
- Design approval has been granted by HRM but no lots have been sold.
- The two hoses shown (page 1 and 4) are part of the CDS unit installed during the first phase of construction along Freshwater Trail. The management of stormwater run-off includes collecting the water in the manhole and pumping it to the lagoon in consultation with the Department of Environment and Labour. The water is pumped through silt bags. The lagoon is about 25% of the lake.

Ms. Manzer, Chair, on behalf of the Dartmouth Lakes Advisory Board, thanked Mr. Kochanoff for his presentation.

## **6.2 Concept Plan – Process**

- A copy of the Burnside Business Park – Concept Plan map was before the Board.



### **6.2.1 183 John Savage Drive, Burnside Business Park - Concept Plan**

Items 6.2.1 and 6.2.2 are part of the same concept plan and will be dealt with under agenda item 6.2.2. See below.

### **6.2.2 261 Commodore Drive, Burnside Business Park, Phase 12**

Mr. John Fawcett, Design Engineer, HRM, and Mr. Michael Wile, Business Parks Manager, HRM, presented the update. They acknowledged the following representatives of CBCL who were in attendance: Annabelle Singleton, Environmental Scientist, Clinton Pinks, CSLA Environmental Design and Rick Giffin, Project Manager. A large map of the area was referenced during the presentation.

Highlights from the Phase 12 – Burnside Business Park Concept Plan presentation are as follows:

- The site is bordered by Highways 107 / 118 and Dartmouth Crossing.
- There are three watersheds in this area: Grassy Brook (drains to Lake MicMac), MacGregor Brook (drains to Lake William) and the eastern portion of lands that drain to Lake Charles. The watershed areas will guide how the land will be developed.
- The thirty-three (33) wetland areas identified, ranging from small to large, were mapped last year and ranked from 1 through 10 based on the North American Wetlands Conservation Guide. The ranking considers the functional benefits (conservation value) of the wetlands versus the social/biological/economical issues. The majority of this area's wetlands differ from traditional bogs/wetlands as they are considered wet forests and you do not see them until you are right on top of them.
- Phase 12-1 (development area) is the immediate area adjacent to the proposed Wright Avenue extension and Juniper Lake / Grassy Brook / John Savage Drive.
- Referencing the map, it was indicated that the grey areas are the proposed development areas and the yellow areas are recommended buffer lands.
- 15 wetland areas were identified in the Grassy Brook Watershed totaling 11+ hectares of area. The proposed development would incorporate ten (10) of those fifteen wetlands (1.4 hectares); the remaining five (5) wetlands and wetland buffer zone areas would constitute 25 hectares of land in addition to the 13.9 hectares of land already set aside for Grassy Brook.
- In regard to priority areas for development/conservation, the ranking system takes into consideration size, location and proximity of other wetland systems.
- The proposed Wright Avenue extension has been diverted around Grassy Brook (referenced as wetland area #30 on the map). The diversion encroaches on

another wetland. The Department of Environment and Labour's process will be followed in regard to this encroachment.

- Drainage will be maintained through the boxed culvert system. There will be a need for two culvert systems to maintain the connection from the large corridor (wetland #30) to Grassy Brook.
- To maintain Stormwater run-off protocol, an attenuation basin for catchment areas that will slowly discharge into the drainage corridor has been proposed.
- Some compensation is required, through the provincial Clean Nova Scotia and/or Adopt A Stream programs, in relation to the now completed John Savage Drive to improve some fish habitat connections. The work is expected to commence this summer.

Ms. Manzer, Chair, requested an electronic or hard copy of the PowerPoint presentation for the Dartmouth Lakes Advisory Board as it would be a useful reference tool since it covers the areas of concern for the Board. She complimented staff for their initiative and overall plan for the wetlands in this area. On behalf of the Board, Ms. Manzer thanked staff and the CBCL Representatives for the informative update.

### **6.3 Chairman's Report**

Ms. Manzer advised that she had no updates at this time.

### **6.4 Staff Update**

Ms. Cathy Spencer, Development Officer, advised that her update would be covered under Item 7.3 Parkland Dedication in HRM. See below.

## **7. ADDED ITEMS**

### **7.1 Willow Ridge**

This item was dealt with earlier in the meeting. (See page 3).

### **7.2 Titan's Gym – Broom Road**

This item was dealt with earlier in the meeting. (See page 4).

### **7.3 Parkland Dedication in HRM**

Ms. Cathy Spencer, Development Officer, Eastern Division, advised that Regional Council will hold a public hearing on this matter at their July 3<sup>rd</sup> session. A

Supplemental staff report will be available on that date.

**8. DATE OF NEXT MEETING**

The next regular meeting of the Dartmouth Lakes Advisory Board is scheduled for Wednesday, September 26, 2007 at 5:15 pm.

**9. ADJOURNMENT**

There being no further business, the meeting adjourned at 7:06 p.m.

Chris Newson  
Legislative Assistant