

CHEBUCTO COMMUNITY COUNCIL

MINUTES

JUNE 14, 1999

THOSE PRESENT: Councillor Bill Stone, Chair
Councillor Russell Walker
Councillor Graham Read

ALSO PRESENT: Stephen Feist, Planner
Tony Burbridge, Superintendent, Police Services
Sandra Shute, Assistant Municipal Clerk

Regrets: Councillor Adams

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1. **CALL TO ORDER**

The meeting was called to order with an Invocation at 7:05 p.m. at 2750 Dutch Village Road, Halifax.

2. **APPROVAL OF MINUTES - MAY 3, 1999**

MOVED by Councillors Walker and Read to approve the Minutes of meeting held on May 3, 1999 as circulated. MOTION PUT AND PASSED.

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

Added Items: Information Item No. 1 - Information Report re Community Based Planning Process for Fleming Park - Williams Lake Road Land - Case 00143

MOVED by Councillors Read and Walker to approve the Order of Business as amended. MOTION PUT AND PASSED.

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

4.1 **Status Sheet Items**

4.1.1 **Snow Removal from Sidewalks**

Still awaiting further information requested.

4.1.2 **RCMP/Halifax Regional Police Responsibility**

Superintendent Tony Burbridge was in attendance to provide a verbal report of statistical information requested by Councillor Adams. Of the statistical information provided, further information was sought on:

1. How many tickets the RCMP gave out for overnight parking in Councillor Adams' District alone.
2. Breakdown re residential vs. commercial alarms - particularly in Councillor Walker's and Councillor Stone's Districts.
3. Response time - range of times - longest and shortest time for each District.

During his presentation, Superintendent Burbridge indicated that Police Services intended to develop a profile for each of the Councillors in relation to calls for service, response time, number of schools and student population.

Following a question and answer period, Superintendent Burbridge advised that a written report would be available in the near future and he would include the additional information requested at this meeting in the report.

A letter dated May 26, 1999 from Superintendent Stan Ferguson addressed to the Clerk was before Community Council advising that he had spoken to Councillor Adams about the information requested in a prior letter and Councillor Adams indicated there was no need to do anything at this point in time. If anything further is required, Councillor Adams will advise. Until then, no action will be taken.

4.1.3 Extension of Water to Herring Cove - Next Steps in Process

No information available at this time.

5. **MOTIONS OF RECONSIDERATION** - None

6. **MOTIONS OF RESCISSION** - None

7. **CONSIDERATION OF DEFERRED BUSINESS** - None

8. **PUBLIC HEARINGS** - None

9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS** - None

10. **REPORTS**

10.1 **Clayton Park West, Phase 2 - Case 00150 - Stage II Development Agreement Amendment**

A Staff Report dated May 26, 1999 was before Community Council. Stepher Feist, Planner provided an overview of the report and advised that staff was recommending the granting of an extension to start construction by June 1, 2000 and have it completed by June 1, 2001.

Councillor Walker asked what other uses would be allowed on the site. In reply, Mr. Feist advised that staff would have to go back to the original Stage I Development Agreement. Originally, it was residential but the former Halifax City Council allowed for the amendment for the site to go commercial. If the Development Agreement is not extended, then it would

expire and the fall back would be the original Stage I Development Agreement for the larger area which was primarily residential. Any other use other than residential would have to meet the original intent of the Stage I Development Agreement and the policies of the former City of Halifax. There has been no indication from the Loewen Group Inc. as to their intentions; however, Mr. William Hyde, Fowler Bauld and Mitchell Limited was in attendance on their behalf.

Councillor Stone asked if the proposal coming forward tonight was the same thing as brought forward on September 14, 1998 when Community Council approved the extension. In reply, Mr. Feist advised it was more or less the same - asking for a two-year extension.

Councillor Stone then asked for clarification that if Community Council refuses to grant the extension, it would revert back to the original Development Agreement meaning that anything going on the site would have to come back to Community Council for approval. Mr. Feist, in reply, advised that Councillor Stone was correct.

Councillor Walker asked for input from Mr. Hyde.

Mr. William Hyde advised that there were no other proposals for the property. The company is having some serious financial problems; however, the worst part of the problem appears to be the American cemetery side compared to the Canadian funeral home operations. His instructions from the company was that it was "business as usual" and if possible, they intend to build a funeral home on this location but cannot do it just yet. They are not interested in putting forward any other alternatives and he thought that if Community Council decided not to grant a further extension, the land would either lie fallow for a number of years and they will come back when they have their house in order again. Alternatively, the land would be sold to someone else who would come to Community Council for approval of something else. If Community Council granted the extension, he could not guarantee what would happen.

Councillor Stone advised that he had been in favour of the development when it came forward originally and had also agreed to a one-year extension and to leaving the sign in place. At this point, however, he had no reason to believe the funeral parlour would ever be built on the site. He quoted from the Staff Report on page 2: "It is also difficult to tell how quickly the company may resolve its financial problems". Since this meant the site could be empty for a fair amount of time and, as well, that the company had been given a fair amount of leeway, he was not prepared to support any further extensions.

Councillor Read also expressed reluctance to extend the Development Agreement. Conditions could have changed since the original agreement was made and details might no longer be valid because of what is happening around it. Whether or not the extension is granted would not change the speed at which Loewen Group Inc. would be able to develop the project by getting its house in order. He did not think it would take long to reactivate this

particular project and a new Development Agreement could be entered into consistent with the conditions that exist at the time.

MOVED by Councillors Read and Walker not to grant an extension to the November 23, 1993 Stage II Development Agreement, Phase 2, Clayton Park West, as requested by Fowler Bauld and Mitchell Ltd., to permit the Loewen Group Inc. to construct a funeral parlour at the corner of Lacewood Drive and Stratford Way, Halifax, to be completed by June 1, 2001.

Councillor Stone pointed out that if this motion passes, then the sign will be removed.

MOTION PUT AND PASSED UNANIMOUSLY.

11. **MOTIONS** - None

12. **ADDED ITEMS**

12.1 Update - Community Based Planning Process for Fleming Park - Williams Lake Road Land - Case 00143

An Information Report dated June 2, 1999 was brought forward from Information Items at the request of Councillor Walker.

Councillor Walker referred to Attachment 1 - the map of the area and Attachment 2 - the list of Committee Members and said he did not see the owners of Areas A and C on the list of members. In reply, Councillor Read, who was a member of the Ad Hoc Committee, advised that the owners of Area C were aware of the Committee and had been invited to participate but indicated they would rather not get involved too deeply in the process at this time. Primarily, the process is dealing with Area B and Areas A and C are peripheral but they would have the opportunity to participate if they so wish.

Councillor Walker asked for clarification that the Committee would deal with Areas B and D only. In response, Councillor Read advised it was dealing with the entire area. The owners of Areas A and C have been advised they can be partners if they wish and certainly the owner of Area C has been active in discussions although not on the Committee membership list.

Councillor Walker pointed out that the Committee would ultimately make recommendations for Areas A and C without the owners' consent if they are not players in this. He said he would be happier if the owners of Areas A and C were approached again to be on this Committee because it would make things much easier when it comes time to bring forward a report because all players would be on side.

The Clerk was requested to forward Councillor Walker's comments on to staff.

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION**

Ms. Mary Ann McGrath, 33 Hamshaw Drive presented a Petition on behalf of her community dealing with safety concerns in the Kearney Lake area. This Petition dealt with the dangerous intersection of Kearney Lake Road and Hamshaw Drive, speeding along community streets, illegal parking access for residents to their community, condition of the outhouse at the beach and bridge repair.

In addition, Ms. McGrath added that since the inception of the Petition, a chip truck has been added to the beach which has been parking on the side of the street in such a way that people waiting to buy food have to stand in the street which is an extremely dangerous situation. The community hosts two major recreation facilities with little or no benefit to the community but cause a great deal of difficulty. Use of the parking lot constructed a number of years ago is not enforced and people still park in the street.

The Petition was received.

Mr. Hiram Tiller, 4 Thackeray Close referred to the Public Information Meeting held recently regarding the Clayton Developments proposal with respect to Home Depot and other businesses locating in the Lacewood area. He noted that during that meeting, the main concern had been traffic control and getting out on Lacewood now and in the future when and if this new business gets underway. He recommended improvements in traffic control in this area.

In addition, Mr. Tiller advised that he had been in contact with Department of Transportation regarding Highway 102 and Lacewood and had been told there was no money approved for any improvements in that area.

Mr. Arthur Dunnington, 36 Hamshaw Drive expressed support for the Petition submitted by Ms. McGrath and concern that motorists did not stop at the stop sign at Hamshaw and Saskatoon.

15. **NEXT MEETING DATE**

According to the 1999 meeting schedule approved by Community Council, the next meeting date will be September 13, 1999.

16. **ADJOURNMENT**

On a motion from Councillor Walker, the meeting adjourned at 8:10 p.m.

Sandra M. Shute
Assistant Municipal Clerk

