

CHEBUCTO COMMUNITY COUNCIL

MINUTES

SEPTEMBER 13, 1999

THOSE PRESENT: Councillor Bill Stone, Chair
Councillor Russell Walker
Councillor Stephen D. Adams

ALSO PRESENT: Roger Wells, Regional Coordinator, Planning Services
Sandra Shute, Assistant Municipal Clerk

Regrets: Councillor Graham Read

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1. **INVOCATION**

The meeting was called to order with an Invocation at 7:00 p.m. at 2750 Dutch Village Road, Halifax.

At a later point in the meeting, the Chair acknowledged the presence of Mary Ann McGrath, MLA, newly elected for Halifax Bedford Basin.

2. **APPROVAL OF MINUTES**

2.1 **Regular Meeting - June 14, 1999**

MOVED by Councillors Walker and Adams to approve the Minutes of meeting held on June 14, 1999 as circulated. MOTION PUT AND PASSED.

2.2 **Special Meeting - July 7, 1999**

MOVED by Councillors Walker and Adams to approve the Minutes of Special Meeting held on July 7, 1999 as circulated. MOTION PUT AND PASSED.

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

Added Item: Councillor Adams - Rotary - Emergency Vehicles

MOVED by Councillors Adams 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**

Councillor Walker indicated that his latest request had been about commercial assessments and he hoped that staff would now take into consideration the new assessment rates.

4.1.2 **RCMP/Halifax Regional Police Responsibility**

No additional information available.

4.1.3 Extension of Water to Herring Cove

The Clerk read a copy of an e-mail which indicated that the Terms of Reference have been drafted and circulated to various departments for review and comment. A report should be ready for Regional Council by early October.

4.1.4 Feasibility of Community Transit

No additional information.

4.1.5 Dumping - Harrietsfield and Williamswood

No additional information.

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**

9.1 **Correspondence**

Councillor Adams submitted a letter undated from Steve Anderson, Vice Chair, Herring Cove Ratepayers Association and recognized Brian Dempsey, Chair, Herring Cove Ratepayers Association, who was in attendance. He then read the letter regarding on-going planning and development in the Herring Cove area.

Councillor Adams requested that a report be prepared as a result of this letter and look at the possibility and feasibility of setting up a Planning Advisory Committee specifically for Herring Cove. He stated his reason for looking into the Planning Advisory Committee was that the former District 5 area has issues that are far removed from the traditionally urban areas of HRM with very special requirements and needs. In his opinion, it was appropriate that Herring Cove have a PAC to develop specifically with those issues.

It was agreed to request the report.

10. **REPORTS**

10.1 Appointment to Halifax County/Halifax Mainland Watershed Advisory Board

MOVED by Councillors Adams and Walker to defer this matter until the next meeting when Councillor Read will be in attendance for his direction. MOTION PUT AND PASSED.

10.2 **Case No. 00164 - Proposed Telecommunication Facilities - Geizer Hill and 36 Abbey Road**

A Staff Report dated September 3, 1999 was before Community Council.

Councillor Walker asked if these towers would be the same as on Granbury Place. Mr. Wells, Regional Coordinator, Planning Services responded they were.

Councillor Walker advised that he had not received any calls.

MOVED by Councillors Walker and Adams to support the proposal by Clearnet PCS Inc. to locate telecommunication facilities as proposed for 36 Abbey Road and Geizer Hill Road, Halifax. MOTION PUT AND PASSED.

11. **MOTIONS** - None

12. **ADDED ITEMS**

12.1 **Rotary - Emergency Vehicles**

Councillor Adams explained that there are certain times - not traditionally peak times - i.e. Friday afternoon around 1:00 p.m. when, for no apparent reason, there are traffic jams at the Rotary. He requested that a report be provided as to what contingency plans are in place should fire, police, ambulance vehicles be required to get through in a hurry.

It was agreed that a report would be requested in this regard.

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION**

Councillor Stone noted that an Information Report dated August 31, 1999 re Kearney Lake Area - Safety Concerns was available.

Ms. Debbie Hum, 169 Cresthaven Drive raised the following points:

- S With regard to billboards, she expressed concern that billboards at Avery's and Wedgewood Motel appear in close proximity of crosswalks on Kearney Lake Road, obscuring the view of the crosswalks because you are looking up at the billboards instead of looking at the crosswalk. As well, they were located in a residential area. The "Love Goddess" billboard was located close to schools and, in her opinion, not appropriate in that location. The proposed billboard amendments will address a number of issues. She would be attending the Public Hearing on billboards at Regional Council on September 14.

- S With regard to clear cutting in the Hemlock Ravine area, she realized the property in question was privately owned; however, there would certainly be an impact on Hemlock Ravine. She encouraged HRM to take the initiative to review the whole process and ensure this never happens again as you cannot recover 400 year-old hemlock trees.

- S With regard to traffic and safety in the Kearney Lake Road area, she expressed appreciation for anything the Police Department does do to address traffic and safety issues on Kearney Lake Road. There was, however, in her opinion, more that could be done that was not the responsibility of the police. Nothing has been done with regard to traffic volumes on Kearney Lake Road - which has seen an increase due to rerouting of traffic from the Bedford Highway and increased traffic again since school started. She begged Council to address the situation both immediately and long term. Vehicles are going through crosswalks, children and pedestrians are being caught in the middle of the street. The Dunbrack/Kearney Lake intersection has to be redesigned to address the problem of the merging/yield lane coming up on Kearney Lake Road outbound. Crosswalks at Grosvenor and Wedgewood Avenue are affected. Although Mr. McCusker indicated he would look at something on a more permanent basis in the next fiscal year, she stressed the fact that someone could have a serious accident before that time. The actual design of the crosswalks and the RA-5 lights were non-functional and did not allow anyone to cross safely. She suggested neon signs similar to those at Glendale Drive installed as a pilot project. Another suggestion was a painted stop bar across Kearney Lake Road so vehicles can stop further away instead of coming right up to the crosswalk.

- S She referred to a problem with Exit 2 on and off ramps from the 102 onto Kearney Lake Road. Inbound into Halifax from Bedford, turning left on the off ramp to Kearney Lake Road, there was a blind corner which was dangerous. She had requested that the MLA address the solution, as well as HRM. She suggested straightening the highway and extending the off ramp out further so there is no blind corner. The

shoulder of the road near the quarry could be utilized to straighten out the road. She requested HRM's co-operation with the province to address this situation.

Councillor Stone, in reply, acknowledged that the exit concerns were provincial highway responsibility but he felt that discussion could take place with the new MLA to work together to try to improve the exit. He noted that some of the increased traffic was from the outlying areas and there might be an opportunity to reduce speed of the traffic. He noted a report from Insp. Falkenham who responded very quickly to policing concerns. There would have to be on-going discussions with Mr. McCusker to see what his department can do.

Mr. Hiram Tiller, 4 Thackeray Close raised the following points:

- S He asked why there had been no public participation for the development of a limited number of homes, apartments and a new school off Langbrae Drive. As well, he understood that playground usage at the new school would entail some public consultation but there had not been any public participation. A sizeable amount of land was involved with the playground but he did not know who the land had been turned over to.
- S With regard to Bayers Lake Interchange, he advised he had spoken to Paul O'Brien, Department of Transportation who indicated there was no money available for a design study and it would be more advantageous to HRM to have the improvements than the province. He asked who would be responsible when an accident occurs. He stated that, in his opinion, this was a priority item and unless Community Council makes an effort to keep current on the status, there would be serious loss of life.
- S He agreed that there was excessive speeding on Kearney Lake Road. He suggested a solution of setting up an old radar system on a permanent basis which would have a red light come on when someone is speeding. It would not be an infraction unless the police were present, rather an indication to the driver of excessive speed.

Councillor Stone, in response to Mr. Tiller's points, advised that with regard to the Lacewood/102 Interchange, the intention is for HRM to do some work on that but cannot do it without Department of Transportation doing its part. It had been agreed that the design would be cost shared with DOT but the ramps and lights were the responsibility of DOT. HRM will be doing the sidewalk area but cannot do it until the go ahead is received from DOT. The DOT budget has been tied up by the provincial election and it appears that everything has been put on hold until the new government decides its priorities. This intersection has always been a priority with HRM, however. He was glad the new MLA was in attendance to hear the concerns. There was money in HRM's budget but if DOT does not do its part, then improvements will be done at the other end of Chain Link Drive because the money has been

allotted for Chain Lake Drive improvements. HRM has a policy that abutters have to cost share the sidewalk.

With regard to the school in the Langbrae Drive area, Councillor Stone advised that most of this has been through the public/private partnership. HRM has agreed to lease the land for a multi-purpose field to the builders of the school because it was always going to be an active recreation facility. The developers of the school are going to pay for it.

Ms. Patricia Manuel, Forward Avenue stated her comments were with regard to the Hemlock Ravine issue but with a broader view of the responsibilities of Community Council as a whole towards parks in the area. She advised there were four regional parks - Hemlock Ravine, Shubie Park, Point Pleasant Park and Fleming Park. Chebucto Community Council had Hemlock Ravine Park and Fleming Park under its jurisdiction. People were caught unawares by the clear cutting on the property adjacent to Hemlock Ravine Park. Unfortunately, it was an as-of-right development opportunity. There was a responsibility to the rest of the residents to protect the parks through the development process. Development impacts will cause problems for these parks, not just now but in the future. There needed to be vigilance to the kind of development being encouraged adjacent to park areas. If there were timely reviews of the Municipal Planning Strategies, a situation such as at Hemlock Ravine could be identified as potentially problematic and dealt with through an amendment to the MPS for the area. This should be a warning to all who live in the four Districts making up the Community Council area. To be vigilant, it was necessary to know the MPS very well, push for reviews of those strategies when the time comes for review, identify those issues which will be problematic prior to the five-year mandate for review of the MPS, then push for an amendment before then. This was the only way to control development adjacent to park areas. She asked if members of Chebucto Community Council would take this on as a challenge as custodians for the parks. She acknowledged, however, that it was a regional issue.

Councillor Adams asked if Ms. Manuel was asking Community Council to dictate to people what they can do with their own property. In response, Ms. Manuel stated she could not ask that but residents and Councillors could look at the MPS and the uses of the land. As well, Subdivision Regulations have to be scrutinized.

Councillor Adams asked what Community Council could do to prevent clear cutting as it appears the issue is clear cutting of Hemlock Ravine. In response, Ms. Manuel stated the end result was the clear cutting of Hemlock Ravine but there should be a very vigilant approach to review the MPS with particular regard to pressures of development. With respect to the area clear cut, it was zoned for apartments but certainly within the Subdivision Regulations, there was capacity to provide for some form of public input or to provide for the kind of buffers you could acquire through Contract Development.

Councillor Adams then asked if, even if there was a Development Agreement, was she asking Community Council to dictate what they can and cannot do on their own property. Ms. Manuel, in response, stated that a Development Agreement could do that.

Councillor Adams then asked if a report could be provided from staff indicating whether or not it was possible to do what Ms. Manuel was asking.

Ms. Mary Ann McGrath, MLA, 23 Hamshaw Drive raised the following points:

S As far as telling people what they were allowed to do on their own property, she pointed out that there were enough By-laws dictating that and it was nothing new. HRM was probably the only major municipality in Canada that does not have a regulation in place that requires a permit before any cutting and site development is done.

Councillor Adams pointed out that By-laws allowed the protection of quiet enjoyment of one's property.

S There will be a Public Information Fair dealing with the new school in Clayton Park West at Grace Chapel on September 16 at 7:00 p.m. They will be looking for people to sit on three Committees - Technology Issues, Community Use of the Learning Centre and Site Naturalization.

S There will be a Public Information Meeting on Monday, September 20 at 7:00 p.m. at Grosvenor Wentworth School re the Hemlock Ravine.

S With respect to Kearney Lake Road traffic, having presented a Petition to Community Council in June, she was pleased to see a report back dealing with some of the concerns but there was still no information regarding others, such as the moving of a stop sign at Saskatoon Drive, parking signs and cutting of trees along Kearney Lake Road. As well, there has been no information regarding the speed limit along Kearney Lake Road. She requested consideration of an updated study on traffic volumes along Kearney Lake Road, speed counts and counts of cross traffic where Kearney Lake Road is crossed by Wedgewood Drive and Broadholme. She asked Community Council's assistance to have a public meeting with the residents along Kearney Lake Road to address the problems and look for solutions. She offered to organize the meeting but would require assistance from various departments to have expertise opinion to conduct a useful meeting.

It was agreed to request a report from appropriate departments.

15. **NEXT MEETING DATE** - Monday, October 4, 1999.

16. **ADJOURNMENT**

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

Sandra M. Shute
Assistant Municipal Clerk