

CHEBUCTO COMMUNITY COUNCIL

MINUTES

MONDAY, JUNE 10, 2002

PRESENT: Councillor Stephen D. Adams, Chair
Councillor Linda Mosher
Councillor Diana Whalen
Councillor Russell Walker

ALSO PRESENT: Mr. Gary Porter, Planner
Ms. Angela Jones-Rieksts, Solicitor
Ms. Chris Newson, Assistant Municipal Clerk

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1. CALL TO ORDER

The meeting was called to order at 7:05 pm in the Keshen Goodman Library, 330 Lacewood Drive, Halifax. At a later point in the meeting, the Chair recognized Mary Ann McGrath, MLA for Halifax/Bedford Basin.

2. APPROVAL OF MINUTES

2.1 Regular Meeting - April 08, 2002

MOVED by Councillor Walker, seconded by Councilor Whalen, that the Minutes of the Regular Meeting held on April 08, 2002, be approved as circulated. MOTION PUT AND PASSED.

2.2 Regular Meeting May 06, 2002

MOVED by Councillor Walker, seconded by Councillor Whalen, that the Minutes of the Regular Meeting held on May 06, 2002, be approved as circulated. MOTION PUT AND PASSED.

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

Move items: 9.1 Presentations, 9.1.1 Off Leash - Proposal for Hemlock Ravine and 9.1.2 Armshore Drive - Regatta Point Landowners Association to after 7.1 for Public Presentations. Councillor Mosher

Added Items: Sir John A. MacDonald High School - Councillor Adams
Area Rate for Sidewalk Snow clearing District 15 - Councillor Walker

MOVED by Councillor Mosher, seconded by Councillor Walker that the Agenda be adopted as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Status Sheet Items

4.1.1 Case 00402 - Amendment to Royale Hemlocks Stage II Development Agreement

Nothing new to report.

4.1.2 Clutter and Construction Waste - Parkland Drive Area

Councillor Whalen reported that some legal action has been taken and Bylaw patrol has been increased in this area. To remain on Status Sheet.

4.1.3 Speed Limits Bayview Avenue

Councillor Whalen received a report, by e-mail, from Mr. Dave McCusker, Traffic Authority. The report did not supply direction on how to approach the Provincial Government to lower speed limits on Bayview / Flamingo Drive and other areas indicated by Community Council. To remain on Status Sheet.

4.1.4 Winter Trail Maintenance

To remain.

4.1.5 Herring Cove Service and Settlement Strategy

To remain.

4.1.6 Extending Public Participation for Planning on District 16

To remain.

4.1.7 Dogs Off Leash in Hemlock Ravine Park

No written report. Individual made presentation later in the meeting, see Section 9.1.1. To remain on Status Sheet.

4.1.8 Day Care Centres

Staff report to be available for July 08, 2002 meeting.

4.1.9 North West Arm Ferry

- A private operator is interested in a ferry from Purcell's Cove to downtown Halifax; Councillor Mosher will coordinate meetings with staff
- reinstating trial at Sir Sandford Fleming Park. Councillor Mosher requested a copy of the Bedford RFP to use as a guide for the group working on the ferry proposal
- Northwest Arm Ferry Service is on the Federal Infrastructure Program

This item to be removed from Status Sheet.

4.1.10 Wentworth / Bedford South Secondary Planning Strategy

A report prepared by Mr. Paul Dunphy, Planning and Development Services, dated June 03, 2002, was before Community Council.

MOVED by Councillor Whalen, seconded by Councillor Walker, that the staff report be returned to the Watershed Advisory Board for comment.

MOTION PUT AND PASSED UNANIMOUSLY.

4.1.11 Sir Sandford Fleming Park Asset Statement

Councillor Mosher reported that Mr. Peter Bigelow, Manager Parks and Recreation, will be presenting to the Friends of Sir Sandford Fleming Park Committee at their June 26th meeting and requests that this item remain on the Status Sheet so that input from the Friends of Sir Sandford Fleming Park Committee may be considered.

5. MOTIONS OF RECONSIDERATION - None

6. MOTIONS OF RESCISSION - None

7. CONSIDERATION OF DEFERRED BUSINESS - None

8. PUBLIC HEARINGS

To be heard later in the meeting. See page 7.

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Presentations

9.1.1 Off Leash - Proposal for Hemlock Ravine

Mr. Wim Kreeft expressed concern regarding the status of Hemlock Ravine Park as an off leash park. He provided background information and informed Council of occurrences in the park. Mr. Kreeft presented a petition (signed by 191 persons) and suggested that:

- Hemlock Ravine be changed to an off leash area or,
- parts of Hemlock Ravine be off leash or,
- have certain times that Hemlock Ravine would be off leash

Councillor Whalen has requested that staff (Parks and Recreation) designate an area for people to walk their dogs off leash and will forward the petition to Mr. Bigelow requesting a written report from staff.

9.1.2 Regatta Point Landowners Association

Mr. Lee Fenwick, President of the Regatta Point Landowners Association, presented the concerns residents in his area have expressed regarding the property located at 26 Armshore Drive which are:

- Storage of sailboat on property. This issue has been with the Legal Department for over a year and seems stalled there, in the meantime, the boat remains.

Councillor Mosher requests a letter be sent to HRM legal department and asks for a written response from the Legal Department as to when this matter will go through the provincial courts. The storage of a boat over 26' is in contravention of the bylaw.

- Building of a large stone breakwater into the Northwest Arm. Part of the breakwater has been constructed on HRM property (as per survey records).

Councillor Mosher commented that HRM Bylaw Enforcement indicated that the resident(s) of 26 Armshore Drive did have permits from the Federal Government and requested a written response from staff on exactly what permits the owners have.

- Structure on the breakwater. Concern from area residents regarding the conversion of a truck cap to a storage shed.

Councillor Mosher had Bylaw Enforcement look at the structure and requested a written report from staff.

- General Appearance of Property. Debris and unfinished construction projects concern residents in the area as the property is located near a park frequented by tourists as well as local residents.

MOVED by Councillor Mosher, seconded by Councillor Walker that, a staff report be made available for the July 08, 2002 meeting of Chebucto Community Council regarding the four issues raised by the Regatta Point Landowners Association.

MOTION PUT AND PASSED UNANIMOUSLY

8. PUBLIC HEARING

8.1 Case#00432: Application for amending Development Agreement, Keyworth Lane, Mainland South, Halifax.

- A staff report dated April 25, 2002 was before Community Council.

Mr. Gary Porter, Planner, provided an overview of the report with the aid of overheads.

Councillor Adams called three times for additional speakers in favour of or in opposition. Hearing none, the following motion was placed.

MOVED by Councillor Walker, seconded by Councillor Mosher to close Public Hearing. MOTION PUT AND PASSED.

MOVED by Councillor Walker, seconded by Councillor Mosher that, Chebucto Community Council approve the amended Development Agreement presented in Attachment I of the staff report dated April 25, 2002, to allow a reduction of lot frontages for lots fronting the outer side of a curve in a street; require that the amending agreement be signed within 120 days, or any extension thereof granted by Community Council on request of the applicant, from the date of final approval by Community Council and any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

MOTION PUT AND PASSED.

8.2 Case # 00369: Amend Development Agreement - Stanley Park, Halifax

- A staff report dated May 02, 2002 was before Chebucto Community Council.

Gary Porter, Planner, provided an overview of the report. During the course of his presentation Mr. Porter raised the following points:

- This public hearing is to consider an amendment to the development agreement for Stanley Park which is a 90 acre mixed residential development along Northwest Arm Drive. This particular section is known as Stoneridge on the Park and is being developed by United Gulf Development Limited (UGDL).
- UGDL requested the four amendments be considered as one package and are as follows:
 - modification to the Hail Pond Park frontage along Walter Havill Drive to permit the development of five single family lots
 - allowing commercial uses on ground floors of the two proposed apartment buildings
 - to increase the height of the approved 12 storey apartment building at the corner of Northwest Arm Drive and Walter Havill Drive (Site A) to 17 storeys.
- Staff expressed concern with the increase in height of the apartment building.
- Mr. Porter stated that the Municipal Planning Strategy calls for future residential

growth to occur on the Peninsula and Mainland while preserving neighbourhood character. The MPS encourages new developments to be compatible with the neighbourhood in which it is located.

- There are no 17 storey buildings in this area and, as all four recommendations were to be included together, it is Staff's recommendation that this application not be approved.

Councillor Mosher asked why two 12 storey buildings had been approved in this area. Mr. Porter replied that originally it was a 6 phase development, the first three are built. The original approval goes back to 1990 and allowed for a mixed residential development. Site A (corner of Northwest Arm Drive and Walter Havill Drive) and Site C (other side of Hail Pond close to Osborne Street) are already approved for apartment development and the development agreement for these two sites state: Site A has one apartment building on it (4 storey) two are allowed, the other is a 12 storey. Site C, three buildings approved, two of the buildings have to be 4 storeys and one can be 12 storeys.

Councillor Mosher requested clarification from staff regarding the 1995 amendment for Commercial convenience centers.

Mr. Porter stated that the 1995 amendment allowed for (on the corner of Osborne and Northwest Arm Drive): a strip mall with a free standing building and a service station on the other side of the property. These are already in the development agreement and can be built now.

Mr. Rob Beck, member of the public, asked if the development agreements are carved in stone and cannot be changed. Mr. Beck also inquired as to a time limit for construction once an agreement has been made.

Mr. Porter stated that a development agreement is an agreement between the two parties and either party can ask to have it changed. The agreement cannot be changed without agreement of the two parties. There is no way to rescind the approval. If the developer wanted to make a change he can come before Council and request that a change be made. Mr. Porter stated that there is a time limit on commencement. The Phase in which this is located has already been commenced therefore, there is no expiry date for completion.

Mr. Kevin Riles, Vice President, United Gulf Developments Limited, commented that his company purchased the property in 1998. When the purchase was made in 1998, Site A could be used for development of a 12 storey condominium. Mr. Riles raised the following points:

- In Stoneridge and other developments, UGDL are trying to create for the city and buyers, a very unique and well designed building.
- UGDL felt that 12 storeys on that site was not the best use of the land as it would

- create a very blockish, square wall across Walter Havill Drive.
- UGDL discussed options and in keeping the same number of units (120-124, maximum for this site would be 159 units) they would build a sleek, elegant design.
- Consultations with area residents indicated that the residents felt the trail around Hail Pond was a little over engineered. UGDL offered to do a more natural trail as part of this amendment package including;
 - improvements to walkway between Hebert and Quarry road to the corner which is the lead into the park,
 - \$25,000.00 in recreation development (facility development) funds for the subdivision.
 - improvements to the traffic issue specifically concerning Walter Havill Drive connecting onto Osborne. A cul-de-sac on Walter Havill Drive and Osborne would reduce traffic.

Mr. Riles commented that for the five extra storeys, UGDL are offering the above improvements but would also like the commercial in the two 12 storey buildings. Some residents he has spoken with would like to see commercial such as a Spa. UGDL would also like to amend some of the sidelines so that it would be consistent with the subdivision.

Councillor Whalen asked Mr. Riles that regardless of the package before Community Council, the four items tied together, is UGDL still interested in commercial on the main floors of the proposed buildings if Community Council does not approve all four items? Mr. Riles replied in the positive and also requested some flexibility to go between R1 and R0 with sidelines.

Councillor Mosher requested clarification from Mr. Riles on the fact that earlier UGDL requested all four amendments or nothing; she asked if the request was being changed and does UGDL still want the commercial? Mr. Riles replied "Yes".

Councillor Mosher inquired what UGDL would offer the community for the commercial. Mr. Riles stated that if the amendments were approved, funds would be made available for \$25,000 in recreation development, \$15 - \$20,000 for Hail Pond improvements. Mr. Riles stated that these offers are based on UGDL receiving approval for a 17 storey building.

Councillor Mosher commented that she had spoken earlier with Mr. Riles regarding realignment with the traffic issue but understood that it was in conjunction with all the recommendations. Mr. Riles explained that the realignment would cost the loss of 8 lots to UGDL and that is not something UGDL are prepared to do if they do not get approval for the 17 storey and the commercial as there is too much cost involved.

Councillor Mosher commented that since the proposal has now changed, could Mr. Porter explain to Council and the public the commercial uses permitted in apartment buildings over 100 units in Mainland South. Mr. Porter explained that the MPS, RDD policy for this

area states that you can have neighbourhood commercial use in apartment buildings. He listed the uses allowed in an apartment building over 100 units.

Councillor Mosher requests clarification regarding hours that a bank or restaurant could be open and if there were any limitations on hours of operation in the bylaws. Mr. Porter replied that the bylaws do not allow you to limit the hours but you can put limits in a development agreement.

Councillor Mosher inquired as to whether childcare centres would be permitted and if there would be a maximum on the number of children. Mr. Porter stated there is no limit to the number of children but there is a limit based on the square footage available.

Councillor Mosher inquired what is allowed now for commercial use in the two 12 storey buildings that have been approved. Mr. Porter replied that nothing is allowed.

The Chair then called for speakers for or against the application.

Mr. Charles Baurin, bought property at Stoneridge and states that he approves of the 12 storey building and feels that by squeezing the base, it would provide more space for green environment. A 17 storey building is a beautiful, well designed building and would bring better value to the property. The package United Gulf Developments have offered is good and will be a benefit to the community.

Mr. Kirk Ross, 7 Ridge Park Lane, commented that he is in favor of a 17 storey building. Mr. Ross inquired of Councillor Mosher if she came tonight prepared to turn down the recommendations by United Gulf Developments. Mr. Ross stated that he cannot find any other reason to turn down the recommendation by UGDL other than there is no precedent. He also commented that UGDL offered to reduce development by 8 lots and redo the walkway around Hail Pond and asks for a good reason to refuse their application besides just that there is no precedent.

Councillor Mosher replied that she had not previously planned to turn down the motion. Councillor Mosher commented that she contacted Mr. Porter and asked if he would consider rewriting the proposal in the positive as the staff report recommends three of the four amendments but not the fourth. Councillor Mosher explained that she inquired of Mr. Porter if he were speaking with Mr. Riles and if based on the staff reports, the public information sessions and the public hearing, if the community still did not support a taller building, would it be appropriate to look at other options from United Gulf based on the amendments that they requested and what they proposed they would give to the community in exchange for that.

Mr. Ross confirms that he is employed by Greater Homes upon the question being posed by Councillor Mosher. Mr. Ross stated that he was speaking on his own behalf and not for

the company.

Mr. Ross Miller, 51 Ridge Park Lane, stated that he was told the building would be four storeys and is not in agreement with having the commercial or recreational facility. If it is all or nothing, he requests that you keep the commercial out.

Ms. Catherine Roberts, 28 Walter Havill Drive, expressed concern with the commercial and stated that a mini mall is planned for the older area (corner of Osborne and Northwest Arm Drive) as well as the gas station development and there are commercial areas nearby. She also expressed concern with the notification process by HRM regarding this issue.

Mr. Tim Colburn, 18 Lanigan Court, commented that he does not want a 17 storey building as it is too big. Even though developers are offering funds for the park, he questions who will want to use the park with two large apartment buildings there. Mr. Colburn remarked that most people are overwhelmingly against the large buildings and feels that three public meetings are enough. He expressed his frustration at having to come and talk to discourage this as residents feel their voices will not be heard.

Mr. Terry Calda, 201 Walter Havill Drive, spoke on behalf of the Stonebury Condominium residents. A letter signed by 21 of the 35 residents of Stonebury Condominium was presented and circulated. The following points were raised:

- As to the first recommendation: the concerned citizens request that the proposed improvements to the walkway include guarantees of proper design, proper lighting, a fence and thorny bushes lining the fence, and for it to be well maintained. The concerned residents also request a written plan and a written commitment as to the responsibility of trail maintenance.
- As to the second and third amendments: regarding commercial businesses, the residents state that they consider their area a residential area and are pleased that a wide variety of commercial businesses are available within a five minute driving radius. If HRM were to approve this amendment, the residents request specific guarantees regarding: nature of businesses allowed (no take-out, no 24 hour, no fast food etc.), the location of signage, availability of sufficient off-street parking.
- As to the fourth amendment: no objection to 17 storey as the footprint would be smaller but there are some concerns with the location and the residents suggest the building be moved to the southwest corner of the lot to allow a better view plane from Stonebury to Hail Pond, to reduce the shadow and wind tunnel effects. The residents would also request a site plan for the proposed 12 or 17 storey building.

Mr. Jim Connolly, 61 Ridge Park Lane, spoke against the 12 storey building. He raised the following points:

- dismayed at the limited options, only two options and one drawing.
- told when he purchased his property that the building across from Stonebury would be its twin.

- under C2A, he understands that you may have adult cabarets and that concerns him. Mr. Porter, Planner, clarified that C2A states that adult cabarets are not permitted.
- expressed concern with the process of notification to the public / residents in the area. Those who have purchase and sales agreements in place should automatically be placed on the mailing list. Mr. Connolly stated he found out about this issue in Calgary and is depending upon electronic channels for updates. He suggests that these channels be “put in the loop”.
- there is some confusion as to what UGDL really want and you don’t change the rules once you come in.

Councillor Mosher responded to Mr. Connolly regarding the notification process and explained that normally the HRM contacts residents 30-50 meters around the development and places ads in the newspaper. Councillor Mosher commented that a development of this magnitude required expanding upon that so 23 streets were added to the notification list. Councillor Mosher will speak with Mr. Riles and perhaps information can be included in their package.

Ms. Nancy Covington, 5 Stonehaven Road, has known Hail Pond as watershed land and bought her property believing it would never be developed. She comments that the land around the bottom of Hail Pond is swamp land and the walkway is an accident waiting to happen. Ms. Covington found some trees slashed that should be saved and suggested the engineering design should be done environmentally. She commented that since trees have been cut there has been an increase in wind and questioned whether a high-rise would cause wind tunnels.

Mr. Brian Shay, 154 Walter Havill Drive, moved into the area assuming a four storey building was going to be built. He expressed frustration that there is discussion concerning the height of the building going up to 12 or 17 storeys but not down to four. Mr. Shay stated that you can definitely notice a difference between a 12 and 17 storey building. He commented that it is a nice community and he doesn’t want to see businesses on the ground floors as the commercial will bring other people into the area who are not residents.

Mr. Keith Eddy, commented that there are obviously quite a few residents who were not told the truth. He stated that he was told a four storey building would be built across the street. Mr. Eddy lives on the south side of Stonebury, directly facing the proposed building and the new building will completely block everything. The 12 storey building would mean a bigger footprint and shadow and he is in favor of a 17 storey for the smaller footprint and less shadow. Mr. Eddy is strongly in favor of the building being moved to the southwest corner of the site. He is against the commercial as there is no support from the community nor is there a need for commercial at this site.

Ms. Esther Innis, 61 Ridge Park Lane, asks for clarification on commercial ownership and

leasing. She was told that applications have to be put in for that.

Mr. Bob Davis, 31 Walter Havill Drive, commented that residents in the area are in favor of the developer realigning the street to a cul-de-sac. He stated that a 17 storey building is better as it is narrower and would have less shadow and would be much more esthetically pleasing than a short fat one.

Mr. Ian MacDonald, 8 Stonehaven Road, has lived there for 22 years and is not in favor of a 12 storey building.

Mr. Paul Skerry, Architect for United Gulf Developments Limited, commented that he was asked to make improvements to this project. He expressed disappointment with staff's negative report and with staff not supporting the amendments yet they have already approved a 156 unit apartment building but not this one of 124 units. Mr. Skerry explained that one reason for suggesting a higher building is that a higher unit offers fewer units per floor and more end units. Mr. Skerry believes the 17 storey building would be an asset to the community and questions what the issue is for staff not supporting the proposal. He commented that he felt the "rug had been pulled out from under" him.

Councillor Adams commented to Mr. Skerry that Mr. Porter was not personally responsible and that no decision had been made as of yet as the issue was before the Community Council.

Mr. Porter commented that the staff report clearly indicates that since the MPS has been approved for this area, there has not been approval above 12 storeys. Mainland South is a community of low rise buildings.

Mr. Riles, clarified the notification process and stated that UGDL spent two years informing the public through meetings. During the public consultation process, UGDL mailed two letters to all 556 residents on the HRM mailing list and in regards to the information sessions with Stoneridge residents, UGDL went door to door and put a notice at every condo unit. Mr. Riles further commented that;

- seems to be some confusion on how the amendments are coming forward
- at the first two public meetings, there was not as much concern regarding the commercial.
- Mr. Riles states that UGDL will drop their request for commercial.
- Mr. Riles further commented that residents of Stoneridge asked UGDL to move the building to Northwest Arm Drive to free up the view plane on Hail Pond. There are storm water issues and service issues with HRM that would make it very expensive to move the property.
- Mr. Riles stated that UGDL will drop the commercial and move the building to the southwest corner of the property.

Councillor Adams called a five minute recess at 8:35 pm. The meeting resumed at 8:40 pm.

Councillor Adams called three times for additional speakers in favour of or in opposition. Hearing none, the following motion was placed.

MOVED by Councillor Walker, seconded by Councillor Whalen to close the public hearing. MOTION PUT AND PASSED UNANIMOUSLY.

Councillor Mosher requested clarification from Mr. Porter regarding precedents for this building. Mr. Porter explained the RDD Zone of 1985 - policy for Regatta Point (7 storey), Melville Ridge (4 storey - possibly one 6 storey), Stanley Park (4 storey with approval of these two 12 storey buildings).

Councillor Mosher requested clarification from staff concerning vegetation loss due to construction of a 12 or 17 storey building and what the difference would be between the two in regards to how much land would be affected. Mr. Porter commented that excavation for underground parking would cause disturbance but that would be landscaped later. He deferred to Mr. Skerry.

Mr. Skerry commented that the footprint for parking is similar for both buildings. The high rise building was to get the building off the ground but with underground parking you take up as much or more land than a 12 storey. Mr. Skerry also commented that there is not much in way of trees left on the land. If the building is shifted onto Hail Pond they would be building in a bog and further from services.

Councillor Mosher requested clarification regarding the reduction of lots. Mr. Porter stated that there would be an 8 lot loss.

Councillor Mosher inquired as to the difference in the footprint between a 12 and 17 storey building. Councillor Mosher commented that she saw drawings for 20 storeys and 17 storeys but it was difficult to discern the difference when there was no drawing for a 12 storey building. Mr. Skerry responded that there would be approximately a 40% increase in cross section area of development.

Councillor Mosher asked why there was no drawing for a 12 storey building. Mr. Skerry responded that he was not asked to draw a 12 storey. Mr. Skerry also stated that the intention was to improve the site and make a smaller, yet higher building.

Councillor Mosher questioned whether there is an issue with wind in comparing a 12 and 17 storey building to which Mr. Porter commented that perhaps a wind tunnel study would give more accurate information.

Councillor Mosher suggested to those who had purchased property and felt that they were not properly informed that they, perhaps as a group, prepare a formal complaint regarding the real estate agent.

MOVED by Councillor Walker, seconded by Councillor Whalen, that the Chebucto Community Council approve the amended agreement which is Attachment A to the staff report dated May 02, 2002 which relates to two amendments; 1) modification of the Hail Pond Park frontage along Walter Havill Drive to permit the development of five single family lots, 2) increase the height of the approved 12 storey apartment building at the corner of Northwest Arm Drive and Walter Havill Drive Site A to 17 storeys subject to the relocation of the building to the southwest corner of the lot, Further require that the amended agreement be signed 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, including any applicable appeal periods; otherwise this approval will be void and obligations arising hereunder shall be at an end.

Councillor Walker stated that he will not be supporting the motion as this is his third meeting on this matter and it seems that no one is in favor of this.

Councillor Mosher made the following comments and advised why she would not be supporting the motion:

- It was not appropriate for Mr. Skerry to make comments that he is disappointed with staff.
- The staff report was very thorough and clear as to why the recommendations were not supported and staff referred to the fundamental residential policy and preservation of neighbourhood character in their report.
- Mr. Porter is one of HRM's best Planners and does an excellent job.
- the public participation process has evolved and the public are more informed
- she expressed disappointment that the Developer made three changes to their proposal this evening alone. Councillor Mosher recommended that the Developers know what they want beforehand and make sure the people are informed as to any changes.
- she will not support the motion as the community is not behind it and the plan is not in keeping with the existing community; it is contrary to the Mainland South Municipal Planning Strategy.
- a list of all the apartment buildings in Mainland South show that there are 121 buildings with only one 13 storey (that was approved prior to the MPS (prior to 1978)) therefore, 95.8% of apartment buildings in Mainland South are 4 storeys or less.
- even with the various amendments, community support is not there for this project.

Councillor Adams commented that in regards to notification for the public, Councillor

Mosher had a suggestion for a community sign at the Armdale Rotary which would give the public information on what is happening in their areas.

MOTION DEFEATED.

10. REPORTS

10.1 Case #00478 - Land Use Bylaw Amendments - Shipping Containers

MOVED by Councillor Walker, seconded by Councillor Whalen that, Chebucto Community Council give first reading and set Public Hearing for July 08, 2002. MOTION PUT AND PASSED.

11. MOTIONS

None

12. ADDED ITEMS

12.1 Sir John A. MacDonald High School

Moved by Councillor Adams, seconded by Councillor Mosher that Chebucto Community Council recommend that, Sir John A. MacDonald High School students not be moved to J. L. Ilsley and that J. L. Ilsley be exempt from any further disruption in their classes with no split shifts recommended for J. L. Ilsley; and that Sir John A. MacDonald High School students be accommodated during regular school hours at J. L. Ilsley if so dispersed. MOTION PUT AND PASSED UNANIMOUSLY

MOVED by Councillor Walker, seconded by Councillor Whalen, that the students of Fairview Junior High / Clayton Park (Fairmount students) should not be displaced to QEH and St. Pat's to make room for Sir John A. MacDonald High School students at the new high school. MOTION PUT AND PASSED UNANIMOUSLY

12.2 Area Rate For Sidewalk Snow and Ice Removal

MOVED by Councillor Walker, seconded by Councillor Mosher that Chebucto Community Council recommend that, Halifax Regional Council approve an area rate of .0055 per \$100 of assessment to be applied to commercial and residential properties in District 15 effective with the 2002/2003 fiscal year for the purpose of providing sidewalk snow and ice removal services in District 15. MOTION PUT AND PASSED UNANIMOUSLY.

Councillor Walker clarified that with this motion he proposed to raise \$5.50 per \$100,000

of assessment.

13. NOTICES OF MOTION

None

14. PUBLIC PARTICIPATION

Mary Ann McGrath, MLA for Bedford Basin, responded to the frustration expressed by the public regarding information availability and suggested HRM should use their website to provide more information in regards to Planning Regulations and Development Agreements that are already approved, or those that are proposed. MLA McGrath responded to Councillor Adams stating that all Provincial legislation and regulations are available on the Provincial website.

Mr. Tiller, Clayton Park West, commented that:

- he would like to know when the Public Meeting will be held regarding installation of chicanes on Bayview / Flamingo and suggests that it be held in an auditorium.
- he saw a Pedestrian and Bicycle sign on Radcliffe and wonders when the lines will be painted across the road and why the warrants differ within the HRM.
- speed be reduced on Bayview, Flamingo and Gateway to 30 mph and enforced.
- the advanced green light traveling to Bedford not be removed.

Councillor Whalen commented that the painted lines have been refused as it has not been shown that 50 people per hour cross that intersection. She read the warrant for special trails which explained how the current sign was obtained.

Mr. Bob Zinck, Dowe Avenue, commented that in the United States most of their main route traffic maintenance is done between midnight and 6:00 am and inquired if HRM could do that here. Mr. Zinck stated that he traveled down Mumford Road this afternoon and due to roadwork, it was blocked.

15. NEXT MEETING DATE

Monday, July 08, 2002 at 7:00 pm in the Keshen Goodman Library.

16. ADJOURNMENT

MOVED by Councillor Walker, seconded by Councillor Whalen that the meeting be adjourned at 9:27 pm.

Chris Newson
Assistant Municipal Clerk