

CHEBUCTO COMMUNITY COUNCIL

MINUTES

MONDAY, JULY 8, 2002

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

ALSO PRESENT: Mr. Paul Sampson, Planner  
Ms. Chris Newson, Assistant Municipal Clerk

**TABLE OF CONTENTS**

1.	CALL TO ORDER .....	4
2.	APPROVAL OF THE MINUTES	
2.1	Regular meeting of June 10, 2002 .....	4
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS. ....	4
4.	BUSINESS ARISING OUT OF THE MINUTES .....	6
4.1	Status Sheet Items .....	6
4.1.1	Case 00402 - Amendment to Royale Hemlocks Stage II Development Agreement .....	6
4.1.2	Clutter and Construction Waste - Parkland Drive Area .....	6
4.1.3	Speed Limits Bayview Avenue .....	6
4.1.4	Winter Trail Maintenance .....	6
4.1.5	Herring Cove Service and Settlement Strategy .....	7
4.1.6	Extending Public Participation .....	7
4.1.7	Dogs Off Leash in Hemlock Ravine Park .....	7
4.1.8	Day Care Centres .....	7
4.1.9	North West Arm Ferry .....	5
4.1.10	Wentworth / Bedford South Secondary Planning Strategy .....	6
4.1.11	Sir Sandford Fleming Park Asset Statement .....	6
5.	MOTIONS OF RECONSIDERATION - None .....	6
6.	MOTIONS OF RESCISSION - None .....	7
7.	CONSIDERATION OF DEFERRED BUSINESS - None .....	8
8.	PUBLIC HEARINGS .....	8
9.	CORRESPONDENCE, PETITIONS AND DELEGATIONS .....	8
10.	REPORTS .....	4
10.1	Case # 00478: Land Use Bylaw Amendments, Shipping Containers - Western Region .....	8
10.2	Case # 00477: Application for Stage II Development Agreement, Glenbourne Subdivision, Halifax .....	4

11.	MOTIONS .....	8
12.	ADDED ITEMS .....	8
13.	NOTICES OF MOTION .....	9
14.	PUBLIC PARTICIPATION .....	9
15.	NEXT MEETING DATE .....	9
16.	ADJOURNMENT .....	9

**1. CALL TO ORDER**

The meeting was called to order at 7:00 pm in the Keshen Goodman Library, 330 Lacewood Drive, Halifax.

**2. APPROVAL OF MINUTES**

**2.1 Regular Meeting - June 10, 2002**

**MOVED by Councillor Whalen, seconded by Councilor Walker, that the Minutes of the Regular Meeting held on June 10, 2002, be approved as circulated. MOTION PUT AND PASSED.**

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

Move item: 10.2 Case # 00477: Application for Stage II Development Agreement, Glenbourne Subdivision, Halifax, to immediately follow Item 3.

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

**10. REPORT**

**10.2 Case # 00477: Application for Stage II Development Agreement, Glenbourne Subdivision, Halifax**

Paul Sampson, Planner, presented the staff report dated June 27, 2002 with amendments to the Development Agreement. The proposed amendments and site plan map were circulated to Councillors.

Mr. Sampson reported that staff are recommending changes to the site plan for the 6 semi-detached dwellings to utilize the current existing curb cuts for two driveways. This change would allow for the set back of the buildings to allow landscaping along the front of the lots and retention of some trees on the site.

Mr. Sampson stated that there were some issues regarding cost sharing that will be brought forward at the next Community Council meeting. The cost sharing would have to be recommended to Regional Council once staff reports to Chebucto Community Council.

Councillor Walker requested clarification on the site plan regarding responsibility for the driveway. Mr. Sampson replied that the developer would be responsible for the driveway with an easement in place for the owners; there would be a condominium style agreement

to maintain the driveway. The easements will be required to be shown on the survey plan as HRM will have to know how servicing will take place.

Councillor Whalen requested an amendment be made to this application regarding removal of the proposed walkway on Road "PQ" (crescent street). She explained that the community does not want a defined, paved walkway or footpath.

**MOVED by Councillor Whalen, seconded by Councillor Walker that Chebucto Community Council approve the following amendment to Case # 00477 - Stage II Development Agreement, Glenbourne Subdivision, Clause 3.4 by removing the proposed walkway on Road "PQ" (crescent street) from this development agreement. MOTION PUT AND PASSED UNANIMOUSLY.**

Councillor Whalen explained that she requested a change in Schedule "B", as the original plan had three driveways off Parkland Drive. This change was to allow more green space along Parkland Drive.

**MOVED by Councillor Whalen, seconded by Councillor Mosher that Chebucto Community Council approve the following amendment to Case # 00477 - Stage II Development Agreement, Glenbourne Subdivision, Clause 3.2:**

**Amended Clause 3.2**

**3.2 The parcel on the west side of Parkland Drive near the small pond (Parcel A) may be used for 3 semi-detached dwellings (6 dwelling units) as shown on Schedules "B", "C" and "D". Appropriate easements for servicing and access in order to meet HRM requirements are to be determined at the time of subdivision application and shown on the final survey plan. The Developer / lot owners shall be responsible for the maintenance of water services from the main on Parkland Drive to the buildings.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**Motion as amended:**

**Moved by Councillor Whalen, seconded by Councillor Walker that Chebucto Community Council approve the Stage II Development Agreement, presented as Attachment II to this report, to permit 39 single unit dwellings, an 80-unit apartment building and 6 semi-detached dwelling units in Glenbourne Subdivision, Phases 3B, 4A and 5A with the following amendments:**

- 1. Replacement of Schedule "B" - Site Plan - Semi-detached Dwellings**
- 2. Amended Clause 3.2**
  - 3.2 The parcel on the west side of Parkland Drive near the small pond (Parcel A) may be used for 3 semi-detached dwellings (6 dwelling units)**

as shown on Schedules “B”, “C” and “D”. Appropriate easements for servicing and access in order to meet HRM requirements are to be determined at the time of subdivision application and shown on the final survey plan. The Developer / lot owners shall be responsible for the maintenance of water services from the main on Parkland Drive to the buildings.

3. **Amended Clause 3.4 - remove the following reference to a walkway on Road “PQ” (crescent street).**  
*“A walkway shall be provided along this service easement if deemed necessary and feasible by the Parkland Planning division, Development Officer and the Engineer.”*

**FURTHER**, require that the development 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 UNANIMOUSLY.**

#### **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 commented that further suggestions from staff on alternate ways to deal with this issue have been requested.

##### **4.1.3 Speed Limits Bayview Road**

Councillor Walker requested a staff report for September regarding this issue. Councillor Whalen reported that there will be an Open House meeting on July 10<sup>th</sup> to discuss proposed traffic calming measures on Bayview Road and Flamingo Drive. Councillors Whalen and Walker commented that over 13,000 letters were mailed.

##### **4.1.4 Winter Trail Maintenance**

Nothing new to report.

**4.1.5 Herring Cove Service and Settlement Strategy**

**MOVED by Councillor Mosher, seconded by Councillor Whalen that Chebucto Community Council forward a copy of the information dated June 4, 2002, to Mr. Brain Dempsey, Rate Payers Chair, for his comment and direction. MOTION PUT AND PASSED UNANIMOUSLY.** To be removed from Status Sheet.

**4.1.6 Extending Public Participation for Planning on District 16**

Nothing new to report.

**4.1.7 Dogs Off Leash in Hemlock Ravine Park**

No report has come forward as yet.

**4.1.8 Day Care Centres**

No report has come forward as yet.

**4.1.9 Wentworth / Bedford South Secondary Planning Strategy**

Councillor Whalen commented that the staff report dated April 17<sup>th</sup>, 2002 was returned to the WAB for clarification. This clarification has been received. The information will be forwarded to Regional Council. To be removed from the Status Sheet.

**4.1.10 Sir Sandford Fleming Park Asset Statement**

Councillor Mosher commented that she would like to delete the telephone request and forward to staff the request for a report on the Asset Statement and washroom for Sir Sandford Fleming Park. A response was requested for the September meeting.

**4.1.11 26 Armshore Drive - Regatta Point**

Councillor Mosher commented that a written report is expected for September 09<sup>th</sup> meeting. Councillor Mosher will send information she received to the Regatta Point Residents Association.

**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 Presentations**

**9.1.1 People Around Communities Everyday (PACE)**

Ms. Hilary Marentette, Representative of PACE, presented a brief report to the Committee regarding the Williams Lake Pocket Park on Herring Cove Road. A slide presentation was shown, photos of area were circulated to Councillors.

As a result of the presentation, the following points were raised:

- < Councillor Mosher commented that she and Councillor Adams had requested a study, similar to the Sackville Drive revitalization, be done for Herring Cove Road and are proceeding to have this issue added to the Capital District plan.
- < Councillor Mosher reported that Mr. McCusker would like to meet with PACE personally.
- < Councillor Mosher commented that she is meeting with the CAO on July 15th and this issue is on the agenda for that meeting.
- < Councillor Mosher commented that art students from J.L. Ilsley are interested in partnering with the community regarding permanent planters for this project
- < Councillor Adams commented that he will contact the Project Manager for the Herring Cove Road project and PACE will be contacted as soon as possible regarding work on this project.

**10. REPORTS**

**10.1 Case #00478 - Land Use By-law Amendments - Shipping Containers.**

First reading was given at June 10<sup>th</sup>, 2002 Chebucto Community Council meeting.

**MOVED by Councillor Walker, seconded by Councillor Whalen that Chebucto Community Council schedule the Public Hearing for Monday, September 09<sup>th</sup>, 2002 at the regularly scheduled Chebucto Community Council meeting at the Keshen Goodman Library at 330 Lacewood Drive. MOTION PUT AND PASSED UNANIMOUSLY.**

**11. MOTIONS- None**

**12. ADDED ITEMS- None**

**13. NOTICES OF MOTION- None**

**14. PUBLIC PARTICIPATION**

Mr. Alan Ruffman, 202 Ferguson's Cove Road, brought to Council's attention the following points:

- < an intersection / sidewalk on the Herring Cove Road that is inaccessible to wheelchairs (photos supplied) as well as a second site on Barrington Street. In response, Councillor Mosher commented that she has already contacted staff.
- < toll gate on old bridge, difficult to cross with a stroller or wheelchair
- < more guardrails on Ferguson's Cove Road required. Mr. Ruffman gave a letter to Councillor Adams on this issue. In response, Councillor Adams commented that he will speak to staff regarding this issue.
- < END OF NEW HIGHWAY sign on Dunbrack. Mr. Ruffman suggested that this sign be removed and the name changed to Dunbrack all the way. In response, Councillor Whalen commented that the new civic addressing - street naming policy does discourage having a street name that is interrupted (changing names).
- < Mr. Ruffman would like to see completion of the walkway around Regatta Point. He suggested HRM obtain the necessary land by Quick Claim Deed or expropriating a piece of land to complete the walkway. In response, Councillor Mosher commented that this issue is delayed due to some interested parties disputing the Federal Government's approved location.

Mr. Tiller, Clayton Park West, expressed his concern with the current speed limit and proposed chicanes in his area. He inquired if there would be a public meeting after the Open House scheduled for July 10<sup>th</sup>. He also expressed concern with HRM spending money on trial procedures for traffic calming at the expense of the tax payers. In response, Councillor Walker commented that after the Open House the issue will go back to the Committee and, before the issue goes to Council there will be a public meeting.

**5. NEXT MEETING DATE**

Monday, September 9, 2002 at 7:00 pm in the Keshen Goodman Library.

**16. ADJOURNMENT**

**MOVED by Councillor Whalen, seconded by Councillor Mosher that the meeting be adjourned at 8:05 pm.**

Chris Newson  
Assistant Municipal Clerk