

HALIFAX REGIONAL MUNICIPALITY

CHEBUCTO COMMUNITY COUNCIL

MINUTES

MONDAY, NOVEMBER 1, 2004

PRESENT: Councillor Linda Mosher, Chair
Councillor Russell Walker, Vice-Chair
Councillor Stephen D. Adams
Councillor Debbie Hum

STAFF PRESENT: Mr. Angus Schaffenburg, Planner
Mr. Paul Sampson, Planner
Mr. Barry Allen, Municipal Solicitor
Ms. Chris Newson, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:03 pm.

2. APPROVAL OF THE MINUTES

- 2.1 Minutes of regular meeting September 13, 2004 and Special Meeting of September 28, 2004

Although a motion was made to approve the minutes of the regular meeting of September 13, and special meeting of September 28, 2004 at the November 1, 2004 meeting of Chebucto Community Council, approval of the minutes will be done at the December 6, 2004 meeting as the minutes were not included in the Councillor's package for the Monday, November 1, 2004 meeting.

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

Move: Item 10.1 Supplemental Report - Case 00633: Rezoning, Lot 3 Crown Drive to Item 7.1 under **CONSIDERATION OF DEFERRED BUSINESS.**

Additions:

- 12.1 Exit "0" - Councillor Walker
- 12.2 Status of Proposed Sign for Shoppers Drug Mart on Herring Cove Road - Councillor Adams
- 12.3 Extent of Hurricane Juan Clean-Up within the Districts of Chebucto Community Council - Councillor Hum

MOVED BY Councillor Adams, seconded by Councillor Hum that the agenda be approved as amended. MOTION PUT AND PASSED UNANIMOUSLY.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1.1 Jake Lake Lands

Councillor Adams advised the property is Jack Lake and not Jake Lake. Staff have indicated a report will be available for the December meeting. **To remain** on Status Sheet.

4.1.2 As-of-Right Development along Bedford Highway

Councillor Hum advised the report is outstanding and requested for the December meeting. **To remain** on Status Sheet.

4.1.3 Rosebushes on Dunbrack Street

Councillors Hum and Walker advised the work (cutting rosebushes along Dunbrack Street) was to be done between September 28th to October 12th. Residents were advised of this time frame. Unfortunately the work was not done during that period. Councillor Walker explained work was to commence today, Monday, November 1, 2004. He added the area between Radcliffe to Farnham Gate has been done. **To remain** on Status Sheet until work is complete.

5. **MOTIONS OF RECONSIDERATION - None**

6. **MOTIONS OF RESCISSION - None**

7. **CONSIDERATION OF DEFERRED BUSINESS**

7.1 Case 00633: Rezoning, Lot 3 Crown Drive

A Supplemental Staff Report dated October 21, 2004 was before the Committee.

Mr. Paul Sampson, Planner, presented the report.

Mr. Sampson responded to a question concerning pyritic slate advising it is present in areas of Halifax. He explained this issue would be handled at the development stage and a Soils Engineer would have to be engaged by the developer. There has been no such study to date for this development.

Mr. Sampson further responded to a question on policies supporting the status quo explaining the current zoning is R-2P and the policies do allow for rezoning. He added the Objectives and Policies are listed on page 6 of the original report dated June 28, 2004 and staff feel the current zoning is compatible and the proposal does meet the policies as outlined on page 6.

MOVED BY Councillor Hum, seconded by Councillor Walker that Chebucto Community Council approve the rezoning of Lot 3 Crown Drive, Halifax (PID # 00299636) from R-2P (General Residential) zone to R-3 (General Residential/Low Rise Apartment) zone, as shown on Map 1 of the Supplemental Report dated October 21, 2004.

Councillor Mosher commented she is not convinced this application is consistent with the MPS for the area. She added she does not support placing a 12 - 14 unit building at this location.

She further advised her main reason for not supporting this development is neighbourhood compatibility. Referring to page 3 of the Supplemental Report dated October 21, 2004, Councillor Mosher explained the report only discusses Crown Drive and does not consider Brooke Street (immediately across from the property) or the new development that will have 150 single family homes. She further advised the as-of-right potential is reasonably consistent with the MPS but this proposal is not.

Councillor Mosher advised Councillor Adams was unable to vote on this motion as he was not present for the Public Hearing on September 13, 2004.

MOTION PUT AND PASSED.

8. PUBLIC HEARINGS

8.1 Case 00691: Application by Clayton Developments to amend the Stage I agreement to include Block X, Regency Park Drive, Halifax.

- A staff report dated September 17, 2004 was before the Community council.

Mr. Angus Schaffenburg presented the report.

Councillor Mosher read the guidelines then opened the public hearing calling for any speakers for or against the proposal.

PUBLIC SPEAKERS:

Mr. Chuck Boyd, 114 Regency Park Drive

- Many residents are frustrated with the lack of vision the city is showing in regards to development.
- The City is in a position to develop a special "jewel" in the heart of Halifax with the Recreation Centre, park land etc. If we continue to ignore options available and continue to allow concrete buildings there will no longer be anything *special*.
- When we purchased in Clayton Park West we were told it would be one of the last developments. We did not realize we would be in the middle of a concrete jungle.
- Regency Park Drive will lack the sense of community that will be created in those areas.
- Apartment dwellers traditionally do not spend a lot of time there, nor do they invest there.
- If you look at other areas of Halifax that started as "high end" developments you will see that they are no longer "high end".
- Many people would like to own a home there and not just rent. Please consider this before you approve more highrise apartment buildings.

Mr. Bob Macdonald, 27 Warwick Lane, Clayton Park West.

- Where does this project fit in the overall Master Plan for Regency Park Drive?
- Timing of the project, how does it fit in with the extension of Regency Park Drive? There are 145 units going in, maybe 300 people, 145 cars at least. This means additional traffic on Lacewood Drive which is already stretched.
- Local trails group were delighted to hear there would be a new Recreation Centre situated there. We are concerned with preserving the green space and the trees in the common.
- Concern expressed with amount of trash at and around the proposed site due to the construction of an apartment building next door. Suspect the trash will end up in the green area in the mainland common.
- We (area residents) want assurance that due diligence will be displayed in construction for this area especially due to it being located right beside the common.
- There should be a Johnny-on-the-spot and a garbage receptacle.

Councillor Mosher requested Mr. Schaffenburg speak to the issue of an overall master plan for the Regency Park Drive area and how this proposal fits in. Mr. Schaffenburg explained the parcel of land is the last parcel to have development and staff is presently preparing a report on development for this area. If the road continues it will join up with the Butler Brothers' land (if that development is approved). Mr. Schaffenburg advised in regards to the time frame for the project, it is unknown at the present time. He advised staff will see to the issue of construction debris.

Brian White, 8 Findlay Road, Halifax

- How does this project fit into the Mainland North Density strategy?

Mr. Schaffenburg responded the overall density for Clayton Park West is within the density that is provided for Mainland North by the Mainland Servicing Strategy done in 1983. Councillor Walker commented single family homes did not meet the density so the buildings are meeting density now (it averages out).

Mike Hanusiak, General Manager, Clayton Developments Ltd.

- Property currently belongs to HRM. We (Clayton Developments) approached Regional Council in January. Regional Council agreed to sell the land in accordance with the design parameters you see this evening.
- In 1995 the land was declared surplus by HRM. Clayton Development acquired additional lands that were surplus and extended Regency Park Drive from Solutions Drive to Thomas Raddall Drive to help construction of the high school. That agreement included building the road (by Clayton Developments). Things have changed over the years.
- Our plan was always to have high density development on Lacewood Drive and

Regency Park Drive as it is a collector road (12,000 vehicle trips per day) and capable of accommodating more.

- This project is consistent with the long term vision
- **Request, at the end of public hearing, that this matter be deferred for one month for review with city staff on issue of radio towers and high rise developments.**
- A study is required to determine if Block Z would be negatively impacted by the CJCH tower. We had a study done by CHUM and there is a possibility of impact on the proposed buildings. We did not anticipate this.
- **Deferral is requested.**

Upon third and final call for speakers and hearing none it was, **MOVED BY Councillor Walker, seconded by Councillor Hum that the public hearing be closed. MOTION PUT AND PASSED UNANIMOUSLY.**

Councillor Hum requested Mr. Schaffenburg respond to Mr. Boyd's comments/concerns at this time. Mr. Schaffenburg explained those concerns would be addressed as part of the deferral process (supplemental or information report).

MOVED BY Councillor Hum, seconded by Councillor Walker that the application for approval of the development agreement as set out in Attachment "A" of the staff report dated September 2, 2004 for Stage I be deferred for one month. Further that staff consider and respond to the following concerns expressed by area residents:

1. **Too many concrete, high density buildings in the area of Regency Park Drive. A "concrete jungle" is not conducive to creating a sense of community.**
2. **Concern expressed that other areas of Halifax that started as "HIGH END" apartments are no longer high end and this will happen with Regency Park Drive.**
3. **Apartment dwellers do not stay in the area as long and will not necessarily invest time and money into the area.**
4. **There is a great green space and there will be a great recreation centre on Mainland Commons. Many people would like to be able to move closer to this and be able to own their own homes and not just rent.**
5. **The City is in a unique position to develop a "jewel" in the heart of Halifax with the recreation centre and parkland but if we continue to ignore the options and permit concrete buildings to go up, there will no longer be anything special.**

MOTION PUT AND PASSED UNANIMOUSLY.

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence - None

9.2 Petitions

9.2.1 Petition from Residents of Simcoe Place

Councillor Walker submitted a petition signed by 30 residents of Simcoe Place regarding a request for enforcement of zoning rules for 16 Simcoe Place. The residents expressed concern that 16 Simcoe Place is being run as a Rooming House.

9.3 Delegations - None

10. REPORTS

10.1 Supplemental Report: Case 00633 - Rezoning, Lot 3 Crown Drive

Dealt with as Item 7.1 CONSIDERATION OF DEFERRED BUSINESS.

10.2 Ketch Harbour Road

Councillor Adams advised this item is **to be removed** as a response was received from the Province which indicated the slurry seal was put on during recent paving to increase the life expectancy of that particular area.

10.3 Proposed Community Council Meeting Schedule 2005

Deferred to next meeting.

11. MOTIONS - None

12. ADDED ITEMS

12.1 Exit "O"

Councillor Walker advised the Provincial Department of Transportation will begin work on Wednesday, November 3 to replace a sewer line. The work will cause blockage of Exit "O"

from 2:00 am until 12:00 noon.

12.2 Proposed Shopper's Drug Mart Sign, Herring Cove Road

Councillor Adams advised Shoppers Drug Mart on Herring Cove Road was not able to erect a sign when they opened due to zoning or size of the sign.

MOVED BY Councillor Adams, seconded by Councillor Walker that staff provide a status report on the proposed Shoppers Drug Mart sign. Further, that staff indicate what changes would be necessary to allow this particular sign to be erected on this property. MOTION PUT AND PASSED UNANIMOUSLY.

12.3 Hurricane Juan Clean-up for Districts 15, 16, 17 and 18

MOVED BY Councillor Hum, seconded by Councillor Walker that staff provide a status report on the extent of Hurricane Juan clean-up in Districts 15, 16, 17 and 18 as there are numerous parks, HRM property and wooded areas that still require clean-up. Further, that staff respond to Councillor Adams previous request to engage Boy Scouts and Youth Groups in HRM to participate in the clean-up as a fundraiser for them. MOTION PUT AND PASSED UNANIMOUSLY.

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION**

Mary Ann McGarth, Hamshaw Drive

HRM staff should consider using property PID #'s in development agreements due to the new recording requirements to be implemented on December 1, 2004 at the Halifax Registry of Deeds. More detail will be required for title searches and the PID #'s would assist in locating the property. Development Agreements filed by HRM are a concern in that the descriptive paragraphs are not detailed enough to allocate them to a specific property.

Hiram Tiller, 4 Thackery Close

- Request for a crosswalk on Radcliffe at the power line (Linear Park). Warrants (the number of people in a crosswalk) have been substantially reduced. The students of Park West School cross there daily. This is the only roadway in Linear park that does not have a crosswalk.
- Local traffic lanes on Highway 102. HRM should contact the Provincial Department of Transportation regarding an assessment of local traffic lanes around the Halifax/Bedford area. There should be a third lane for local traffic so they do not have

to merge with the regular traffic. Lanes should be widened during reconstruction to incorporate local traffic lanes.

Councillor Mosher advised the request for local traffic lanes will be forwarded to MLA Diana Whalen and HRM's Traffic Analyst, Kevin MacEachern. Also, a copy of the minutes from 2002, when this issue was first raised at Community Council, is to be forwarded.

Mr. Bob MacDonald, 27 Warwick Lane

- Used to be in District 16 but now I am in District 10. Will there be a District 10 Planning Advisory Committee?

Councillor Mosher advised the Community Council could not address this issue at present as the Councillor Elect for District 10 has not been sworn in and the new Community Council has to be formed to officially include District 10. Councillor Walker advised a notice of motion on this matter will be brought forward to Regional Council on November 9, 2004.

15. NEXT MEETING DATE

The next meeting will be held on Monday, December 6, 2004 at 7:00 pm in the Keshen Goodman Library, 330 Lacewood Drive, Halifax.

16. ADJOURNMENT

The meeting adjourned at 7:55 pm.

Chris Newson
Legislative Assistant