

CHEBUCTO COMMUNITY COUNCIL

MINUTES

MONDAY, MAY 2, 2005

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

ALSO PRESENT: Ms. Randa Wheaton, Planner
Mr. Angus Schaffenbrug, Planner
Ms. Chris Newson, Legislative Assistant

TABLE OF CONTENTS

1. CALL TO ORDER 4

2. APPROVAL OF THE MINUTES. 4

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS. 4

4. BUSINESS ARISING OUT OF THE MINUTES 4

 4.1 Status Sheet Items 4

 4.1.1 Jack Lake Lands 4

 4.1.2 As-of-Right Development Along Bedford Highway 4

 4.1.3 Proposed Sign - Shoppers Drug Mart, Herring Cove Road 6

 4.1.4 Hurricane Juan Clean-Up in Districts 10, 15, 16, 17 and 18 6

 4.1.5 Rezone Ralston Avenue 6

 4.1.6 Preservation of the Blue Mountain/Birch Cove Lakes area 6

 4.1.7 Non-Truck Routes - Mumford Road 6

 4.1.8 Designation of Property to Parkland/Conservation - Keyworth Lane area 6

 4.1.9 Update on Melvin Road (Purcell's Cove area) 6

 4.1.10 Rezoning Lot 3 Crown Drive 6

 4.1.11 20 Forest Hill Drive, District 16 6

5. MOTIONS OF RECONSIDERATION - None 7

6. MOTIONS OF RESCISSION - None 7

7. CONSIDERATION OF DEFERRED BUSINESS - None 7

8. PUBLIC HEARINGS - None 7

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS 7

10. REPORTS 7

 10.1 STAFF REPORTS 7

 10.1.1 Case 00775: Application for Stage II Development Agreement, Lot A-2B, 998 Parkland Drive, Halifax 7

11.	MOTIONS	8
12.	ADDED ITEMS	8
13.	NOTICES OF MOTION	9
14.	PUBLIC PARTICIPATION	9
15.	NEXT MEETING DATE	10
16.	ADJOURNMENT	10

1. CALL TO ORDER

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

2. APPROVAL OF THE MINUTES - April 4, 2005

MOVED BY Councillor Hum, seconded by Councillor Walker that the minutes of April 4, 2005 be approved as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

- Additions:**
- 9.1.1 Correspondence: Letter from the Mainland South Heritage Society re: North West Arm Walkway
 - 12.1 New Area Rate for Portions of Districts 15 and 17 - Councillor Walker
 - 12.2 Proposal for Development of 53 Acres - Williams Lake Road Area - Councillor Adams

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

4. BUSINESS ARISING OUT OF THE MINUTES

- 4.1 Status Sheet Items
 - 4.1.1 Jack Lake Lands

Councillor Adams advised staff have indicated Mr. Havill, the property owner, is not interested in a land exchange with HRM.

MOVED BY Councillor Adams, seconded by Councillor Hum that Chebucto Community Council request staff:

- 1. **Inquire whether Mr. Havill would be interested in selling the land to HRM.**
- 2. **Determine what the purchase price would be for the property.**

Councillor Adams clarified the request is to determine a purchase price for the property.

MOTION PUT AND PASSED UNANIMOUSLY. Item to remain on the status sheet.

4.1.2 As-of-Right Development Along Bedford Highway

Councillor Hum advised staff from HRM's Planning and Development and Regional Planning will be attending a June 13th Public Information Meeting, beginning at 7:00 pm, regarding as-of-right development. The discussion will also include the Harbour Plan. Notice of this meeting will be advertised in the newspaper. **Item to be removed from the status sheet.**

4.1.3 Proposed Sign - Shoppers Drug Mart, Herring Cove Road

Councillor Adams advised staff are working with Shoppers Drug Mart on this issue. **Item is to remain on the status sheet.**

4.1.4 Hurricane Juan Clean-Up in Districts 10, 15, 16, 17 and 18

Councillor Hum advised a report will be presented to Regional Council on May 17th with copies sent to all Community Councils. **Item to be removed from the status sheet.**

4.1.5 Re-Zone Ralston Avenue and Pearson Avenue from R2 General Residential to R1 Single Family Dwelling Designation

Councillor Walker advised due to staff shortages the report will not be available until the June 6th meeting. **Item to remain on the status sheet.**

4.1.6 Preservation of the Blue Mountain/Birch Cove Lakes Area

- An Information Report dated April 20, 2005 was before Community Council.

Councillor Hum requested a copy of this report be sent to the members of the public who spoke on this issue previously (Dr. Chris Miller, MLA Diana Whalen and Ms. Mary Ann McGrath).

MOVED BY Councillor Wile, seconded by Councillor Adams that Chebucto Community Council:

1. **Endorse the staff Information Report dated April 20, 2005.**
2. **Forward the staff Information Report dated April 20, 2005 to Regional Planning with a request to include the Blue Mountain area as part of the wilderness reserve area.**
3. **Request that the Western Region Community Council provide**

comment on this matter as well.

MOTION PUT AND PASSED UNANIMOUSLY.

4.1.7 Non-Truck Routes - Mumford Road

Councillor Walker advised meetings have been held with Halifax Regional Police and traffic staff. A further meeting will be held with the Shopping Centre. A report will be available for the June 6th meeting. **Item to remain on the status sheet.**

4.1.8 Designation of Property to Parkland/Conservation - Keyworth Lane area.

Councillor Adams advised staff indicated a report will be available in a few months. **Item to remain on the status sheet.**

4.1.9 Update on Melvin Road (Purcell's Cove area).

- An Information Report dated April 19, 2005 was before Community Council.

MOVED BY Councillor Adams, seconded by Councillor Hum that Chebucto Community Council request staff provide information on how full snow removal service for all of Melvin Road could be provided. Further, if full service is not possible, staff are asked to provide the reasons why this service is not able to be provided. MOTION PUT AND PASSED UNANIMOUSLY.

Item is to remain on the status sheet.

4.1.10 Rezoning of Lot 3 Crown Drive

- A report dated April 20, 2005 was before Community Council.

MOVED BY Councillor Adams, seconded by Councillor Walker that staff begin the public process to rezone Lot 3 Crown Drive, Halifax (PID # 00299636) from R-3 (General Residential/Low Rise Apartment) zone to R-2P (General Residential) zone.

Upon further clarification from staff on the time lines for the application, permits and public hearing process regarding this issue (which could take up to one year), **Councillor Adams withdrew the motion.** Councillor Adams further commented it is to be clearly noted that the area Councillor is not in favour of the R-3 (General Residential/Low Rise Apartment) zoning for this property.

MOTION WITHDRAWN. Item to be removed from the status sheet.

4.1.11 20 Forest Hill Drive, District 16

Councillor Hum advised the report will come forward at the June 6th meeting. **Item to remain on the status sheet.**

5. MOTIONS OF RECONSIDERATION - None

6. MOTIONS OF RECISSION - None

7. CONSIDERATION OF DEFERRED BUSINESS - None

8. PUBLIC HEARINGS - None

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Correspondence

9.1.1 Letter from Mainland South Heritage Society re: North West Arm Walkway

A copy of the letter was distributed to the Community Council for their information. No further action required.

9.2 Petitions - None

9.3 Delegations - None

10. REPORTS

10.1 STAFF REPORTS

10.1.1 Case 00775: Application for Stage II Development Agreement, Lot A-2B, 998 Parkland Drive, Halifax

- A staff report dated April 19, 2005 was before Community Council.

Ms. Randa Wheaton, Planner, presented the report.

During the ensuing discussion of Case 00775, Chebucto Community Council expressed concern with landscaping for this project and put forward the following motion:

MOVED BY Councillor Hum, seconded by Councillor Walker that a landscape plan be

brought back to Chebucto Community Council for review. MOTION PUT AND PASSED UNANIMOUSLY.

MOVED by Councillor Hum, seconded by Councillor Walker that Chebucto Community Council:

- 1. Approve the Stage II Development Agreement, included as Attachment A of the staff report dated April 19, 2005, to permit a neighbourhood commercial plaza on Lot A-2B, 998 Parkland Drive, Halifax.**
- 2. Require that the development agreement be signed and delivered 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.

11. MOTIONS - None

12. ADDED ITEMS

12.1 Sidewalk Snow Removal Area Rate District 15 & 17

Councillor Walker explained that, at a public meeting held prior to the Chebucto Community Council meeting this evening, area residents voted in favour of an area rate for sidewalk snow removal for the areas outlined and in the amount indicated in the following motion.

MOVED BY Councillor Walker, seconded by Councillor Hum that Chebucto Community Council recommend Regional Council:

- 1. Approve a sidewalk snow removal area rate in the amount of \$16 (0.016) per \$100,000.00 of assessment for District 15 and part of District 17 along Joseph Howe Drive including the following streets off Joseph Howe Drive:**

Glenora Avenue	-	all
Glen Eagle Way	-	all
Joseph Howe Drive	-	from the Armdale Rotary to the Bicentennial Highway
Arlington Avenue	-	Civic numbers 2, 4, 6, 8
Springvale Avenue	-	from Civic # 2 to Civic # 22, on the South side and from Civic # 3 to Civic # 13 on the North

side.

MOTION PUT AND PASSED UNANIMOUSLY.

- 12.2 Proposal for Development of 53 acres on Williams Lake Road, former DOT (Department of Transportation) Site

Councillor Adams explained a staff report expected for tonight's meeting was not completed in time but will be ready by the end of this week. He further explained that in order to maximize public participation by the residents at the public hearing, it is preferable to hold a public hearing prior to the summer months.

MOVED BY Councillor Adams, seconded by Councillor Walker that Chebucto Community Council hold a special Community Council meeting on Tuesday, May 10, 2005 to review the development agreement on Williams Lake Road in respect to the fifty-three acres.

Clarification from planning staff indicated that the purpose of the special meeting will be for Chebucto Community Council to review the report, debate the item if they wish and ultimately make a recommendation to Regional Council on whether to approve the proposed amendments or not.

MOTION PUT AND PASSED UNANIMOUSLY.

13. NOTICES OF MOTION - None

14. PUBLIC PARTICIPATION

Dr. Chris Miller, Birch Cove Lakes Wilderness Society

- Thanked Chebucto Community Council for their interest in the Birch Cove Lakes Wilderness area and expressed appreciation for the staff report.
- Clarified that the proposed Regional Park is called Birch Cove Lakes but does include the Blue Mountain area. He referred to the staff information report circulated this evening which indicates the **entire** crown block is identified and zoned as a *Regional Park Zone*. The report also proposes zoning the private lands as *Holding* which would not limit development but would limit the intensity of the development.

Mr. Allan Ruffman

- Commented that Chebucto Community Council is a political body and has the opportunity to suggest that the name of the proposed Regional Park Zone be changed so the name clearly includes the Blue Mountain area in the plan.

Mr. Jonathon Munro

- Requested clarification on whether there is a plan for the proposed Blue Mountain park and whether or not development of the park could progress considering it would be ten to fifteen years before the proposed Highway 113 is required. Is there any money for development for a park? What is the intent of Chebucto Community Council and does Chebucto Community Council have input into the Regional Plan?

Councillor Hum explained the park proposal is under the Regional Plan. Regional Planning will proceed to take action, an evolution over a number of years, and will bring those items forward to Regional Council. Part of the Regional Plan is also to find the money for those projects and it will be done through the budgetary process. She added Councillors do have input.

Mr. Bill Bent

- Requested clarification on the status of the rezoning request for the Ralston Avenue/Pearson Avenue area regarding the petition previously presented to Community Council. The residents were hoping that development in the area could be put on hold until the situation is resolved. Is that an appropriate motion?

Councillor Walker commented staff will be contacted on whether or not development could be put on hold for that area. He added there are currently nine applications for down zoning on the peninsula.

Councillor Mosher commented that the residents concerns will be forwarded to the appropriate staff persons.

15. NEXT MEETING DATE - Special Meeting Tuesday, May 10, 2005 and Regular Meeting Monday, June 6, 2005.

16 ADJOURNMENT

The meeting adjourned at 7:50 pm.

Chris Newson
Legislative Assistant