

CHEBUCTO COMMUNITY COUNCIL

MINUTES

MONDAY, JUNE 6, 2005

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

ALSO PRESENT: Mr. Paul Sampson, Planner  
Mr. Richard Harvey, Planner  
Ms. Thea Langille-Hanna, Planner  
Mr. Angus Schaffenburg, Planner  
Ms. Chris Newson, Legislative Assistant

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**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 - May 2, 2005 and Special Meeting of May 10, 2005**

**MOVED BY Councillor Wile, seconded by Councillor Adams that the minutes of May 2, 2005 be approved as circulated. MOTION PUT AND PASSED UNANIMOUSLY.**

**MOVED BY Councillor Walker, seconded by Councillor Wile that the minutes of the Special Meeting held on May 10, 2005 be approved as circulated. MOTION PUT AND PASSED UNANIMOUSLY.**

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

**Deletion:** 9.3 Delegations

9.3.1 Cultural Plan - Rachel Harrison & Holly Richardson

**Additions:** 12.1 Case 00761: Amendments to Royale Hemlocks Stage II Development Agreements for Transom Drive (Formerly Boatswain Street).

**MOVED BY Councillor Adams, seconded by Councillor Wile 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 that staff are looking into a possible purchase of the property in question. Item to remain on the status sheet.

4.1.2 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.

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

- An information report dated May 24, 2005 was before Community Council.

Mr. Richard Harvey, Planner, presented the report.

**MOVED BY Councillor Walker, seconded by Councillor Adams that Chebucto Community Council instruct staff to move forward with the rezoning to R1 Single Family Dwelling Designation without additional considerations. MOTION PUT AND PASSED.** Item to remain on the status sheet.

4.1.4 Non-Truck Routes - Mumford Road

Councillor Walker advised Halifax Regional Police are working on this issue and are receiving full cooperation from the Halifax Shopping Centre. He indicated an improvement has been noted. Item to remain on the status sheet for one more month.

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

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

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

Councillor Adams advised staff are working on this issue and will have a report in a few months. Item is to remain on the status sheet.

4.1.7 20 Forest Hill Drive, District 16

- An Information report dated May 24, 2005 was before Community Council.

Mr. Richard Harvey, Planner, presented the report.

Councillor Hum advised that due to the fact that she has just returned from the Federation of Canadian Municipalities conference in St. John's, Newfoundland and has not had time to review the information, this item is deferred to the June 27, 2005 meeting.

Mr. Harvey advised staff are conducting further research into the issue and would not have any

new information by June 27. The property in question at 20 Forest Hill Drive has had seventeen (17) inspections and has not been in violation of the existing By-laws.

Councillor Hum requested this item be **deferred to the September 12, 2005 meeting**. To remain on the status sheet.

4.1.8 Landscape Plan for Case 00775: Application for Stage II Development Agreement, Lot 1-2B, 998 Parkland Drive, Halifax.

- A Memorandum dated May 24, 2005 was before Community Council.

Councillor Hum requested this item be **deferred to the June 27<sup>th</sup> meeting**. Item to remain on the status sheet.

4.2 Community Council Recreation Fund

Mr. Blair Blakeney, Coordinator, Capital Projects - Parks, was in attendance. The following motion was made after a brief discussion by Chebucto Community Council:

**MOVED BY Councillor Adams, seconded by Councillor Walker that the Chebucto Community Council Recreation Fund be allocated as follows:**

1. **District 10 - \$25,000 for the Stratford Way Park for park development and landscaping. To include benches, vegetation and general landscaping to make the park a public park/picnic area.**
2. **District 15 - \$25,000 for the Centennial Arena toward the installation of two new dressing rooms, one for girls and one for referees, as well as a storage room for minor hockey.**
3. **District 16 - \$25,000 for the D. J. Butler Playground Improvement project.**
4. **District 17 - \$25,000 for Environmental Remediation and Landscaping of the Frog Pond area.**
5. **District 18 - \$12,500 to Hartlen Park and \$12,500 to Graves Oakley Park for park upgrades.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

4.3 Chebucto Community Council Summer Meeting Schedule

- A Summer Meeting Schedule was before Community Council.

**MOVED BY Councillor Adams, seconded by Councillor Walker that Chebucto Community Council approve the following meeting dates:**

1. **Monday, June 27, 2005. Meeting to begin at 6:30 pm, location to be announced.**
2. **Monday, July 4, 2005 meeting is cancelled.**
3. **No August meeting.**
4. **The next regular meeting date after the summer break will be Monday, September 12, 2005.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

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 North West Arm Shoreline Trail - letter from Ms. Heather Watts dated April 20, 2005. No further action required.

9.2 Petitions - None

9.3 Delegations

9.3.1 Capital Health - Dr. Ed Kinley

**Deferred** to the June 27, 2005 meeting as presenters were not in attendance.

9.3.2 Cultural Plan

**Deleted** during approval of the agenda. See page 3.

## 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 Case 00761: Amendments to Royale Hemlocks Stage II Development

Agreements for Transom Drive (Formerly Boatswain Street).

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

Mr. Angus Schaffenburg, Planner, presented the report.

Councillor Hum explained that due to her attendance at the Federation of Canadian Municipalities (FCM) she has not had time to review the report and requested a deferral.

**MOVED BY Councillor Hum, seconded by Councillor Walker that Case 00761: Amendments to Royale Hemlocks Stage II Development Agreements for Transom Drive (Formerly Boatswain Street) be deferred to the June 27, 2005 meeting.**

Councillor Walker requested staff include a closure date, such as September 2006, for the construction of Transom Drive (formerly Boatswain Street). **MOTION PUT AND PASSED UNANIMOUSLY.**

**13. NOTICES OF MOTION - None**

**14. PUBLIC PARTICIPATION**

Ms. Regina Maas, Jollimore

In response to Ms. Maas's comments, Councillor Mosher requested a copy of HRM's Idling By-Law and that a copy also be sent to Ms. Maas.

Ms. Maas raised a safety concern in regards to an unprotected well located along the path off Purcells Cove Road from Pine Haven Drive to Deadman's Island (on the right hand side as you walk toward Deadman's Island). She added there is a piece of plywood over the well and debris in the well.

Ms. Maas suggested the Northwest Arm be made a heritage water body due to its recreational and heritage importance. Councillor Mosher referred to a previous e-mail from Mr. Roger Wells, Senior Advisor, Harbour Plan, Regional Planning and explained that the issue of in-filling is a component of the Regional Plan.

Ms. Wendy MacDonald

In response to Ms. MacDonald, Councillor Hum indicated that the matter of the Cabin Lake area and proposed land swap will be brought forward to the Friends of Hemlock Ravine.

Ms. MacDonald encouraged everyone to participate in the Regional Plan policy workshops. She requested a review of the Mainland Master Plan and inquired what guide lines have been

included in respect to the remaining passive or open space areas.

**15. NEXT MEETING DATE** - September 12, 2005

**16 ADJOURNMENT**

The meeting adjourned at 7:53 pm.

Chris Newson  
Legislative Assistant