

HALIFAX REGIONAL MUNICIPALITY

**CHEBUCTO COMMUNITY COUNCIL
MINUTES**

November 7, 2005

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

STAFF: Ms. Sheilagh Edmonds, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:03 p.m. in the Keshen Goodman Library, Halifax.

2. APPROVAL OF MINUTES

MOVED by Deputy Mayor Walker, seconded by Councillor Hum, the minutes of the regular meeting of October 3, 2005 and the minutes of the Special Joint Meeting with Peninsula Community Council of October 3, 2005 be approved. **MOTION PUT AND PASSED.**

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

Councillor Hum noted that she and Councillor Mosher would be away during Chebucto Community Council's regular December meeting and requested, therefore, the December meeting be rescheduled.

MOVED by Councillor Hum, seconded by Councillor Wile that the next regular meeting of Chebucto Community Council, originally scheduled for December 5, 2005 be rescheduled to December 12, 2005, 7:00 p.m., in the Keshen Goodman Library. **MOTION PUT AND PASSED.**

MOVED by Councillor Hum, seconded by Councillor Wile that items 9.3.2 and 9.3.3 be moved ahead of item 9.3.1 **MOTION PUT AND PASSED.**

MOVED by Councillor Hum, seconded by Councillor Walker, the agenda as amended be approved. **MOTION PUT AND PASSED.**

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Status Sheet Items:

4.1.1 Jack Lake Lands

Councillor Adams noted that the landowners are not willing to pursue the option of a land exchange. He advised that this item can be removed from the status sheet.

4.1.2 Proposed Sign - Shoppers Drug Mart, Herring Cove Road

C An information report dated October 27, 2005 was submitted. This item is to be removed from the status sheet.

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

C A staff report dated October 26, 2005 was submitted.

In referring to the submitted report, Deputy Mayor Walker advised that he supported Alternative 3 and was prepared to move a motion in that regard.

MOVED by Deputy Mayor Walker, seconded by Councillor Hum that Chebucto Community Council consider amending the Halifax Peninsula Zoning Map to rezone the Ralston Avenue Area, bounded by the Bi-Centennial Highway, Mumford Road, Joseph Howe Drive, and Pennington Street and as more particularly identified on Map 1 of the October 26, 2005 staff report, from R-2 to R-1, by scheduling a public hearing.”

In moving the motion, Deputy Mayor Walker advised that he would like staff to hold a public meeting prior to a public hearing.

MOTION PUT AND PASSED.

4.1.4 Non-Truck Routes - Mumford Road

Deputy Mayor Walker indicated that the matter was now closed because the residents are generally pleased with situation, and advised that this item can be removed from the status sheet.

4.1.5 Update on Melvin Road (Purcell's Cove area)

Councillor Adams advised that he has not received anything from staff. Noting that winter was approaching, he requested the Legislative Assistant to forward a reminder to staff. This item is to remain on the status sheet.

4.1.6 20 Forest Hill Drive, District 16

No update was received. To remain on the status sheet.

4.1.7 Rock Pile - 182 Milsom Avenue, Halifax

No update was received. To remain on the status sheet.

4.1.8 Request to Have the Reclaimed Parkland at the Corner of Parkland Drive and Langbrae Drive Named in Honour of the Year of the Veteran.

MOVED by Councillor Wile, seconded by Deputy Mayor Walker that Chebucto Community Council request staff provide a report on naming the reclaimed parkland at the corner of Parkland Drive and Langbrae Drive as Veterans Memorial Park. MOTION PUT AND PASSED.

This item is 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 Response from The Honourable Minister Kerry Morash dated June 29, 2005, received in the Municipal Clerk's Office on October 12, 2005 re: Governor's Brook Development.

C A letter dated June 29, 2005 from the Honourable Kerry Morash, Minister of Environment and Labour was submitted.

The Chair noted that she was circulating the letter to Community Council for information. She advised that it was in response to her letter pertaining to Governor's Brook Development.

Councillor Adams pointed out that the letter appears to have been copied to the former MLA of the area in error, and he suggested that it be forwarded on to the present MLA, Michele Raymond, **to which it was agreed.**

9.1.2 E-mail from Ms. Kelly Greenwood dated October 15, 2005 re: Berkshire Close

The Chair noted that an e-mail from Ms. Kelly Greenwood regarding 'Errors and

Omissions - Chebucto Community Council Minutes of September 12, 2005' and the Chair's response to the e-mail was submitted.

9.1.3 Letter from Ms. Betty Fry, PRO, Fairview Branch, NS 142 dated October 17, 2005 re: Reclaiming Parkland in Honour of Veterans.

The Chair advised that a letter dated October 17, 2005 from Betty Fry, PRO Fairview Branch N.S. 142 regarding a request to have the reclaimed parkland at the corner of Parkland Drive and Langbrae Drive named in honour of the Year of the Veteran was submitted.

9.2 Petitions - None

9.3 Delegations

9.3.3 Cultural Plan - Holly Richardson

During the approval of the agenda, Community Council moved this item up on the agenda.

Ms. Holly Richardson, Community Developer, addressed Community Council and provided an update on the HRM Cultural Plan process. A copy of her presentation was submitted.

In her remarks, Ms. Richardson provided background information on the HRM Cultural Plan, the formation of the Cultural Advisory Committee, and the work the Committee has been carrying out to date. She went on to note that the Committee was gearing up for more community consultation, and starting November 16 they will be holding six public consultation sessions throughout HRM. Ms. Richardson advised that the Committee anticipates having the Plan to Regional Council in early January and final approval in February. Ms. Richardson then reviewed the key areas the Committee has identified to achieve strategic, long-term outcomes; and further elaborated on the five strategic directions, as outlined in her submission. She concluded her presentation advising of the opportunities for HRM that could be achieved with the HRM Cultural Plan.

The Chair thanked Ms. Richardson for her presentation, and encouraged all those present to attend the open houses as listed in Ms. Richardson's submission. In particular, she noted the open houses to be held November 28th at City Hall and November 30th at Halifax West High School.

9.3.2 Halifax Public Libraries

During the approval of the agenda, Community Council moved this item up on the agenda

Mr. Leo McKenna, Chair of the Halifax Regional Library Board, and Ms. Susan McLean, Deputy CEO, Director of Public Services, HRM Library were in attendance to give a presentation on the Facilities Plan for the Regional Library over the next 10 years. Highlights of their remarks are as follows:

1. first priority is the replacement of the Spring Garden Road Library
 2. second priority is the replacement of the Woodlawn branch
 3. third priority is a new Bedford Library and the expansion of the Keshen Goodman Library
 4. fourth priority is the Musquodoboit area and the eastern rural part of HRM
- Captain William Spry Library is part of a national pilot project which aims to better serve marginalised communities - focussing in on the Greystone Community - project has been ongoing on for two years, and funding has been received for an additional two years.
 - Major issue facing the Captain William Spry Library is refurbishing, no work has been done since 1994.
 - Keshen Goodman Library is facing increased demand for services due to the huge growth in population of the area and the diversity of the population - looking at increasing staff.
 - Youth has become a major issue at the Keshen Goodman Library - this will require an effort to involve them positively in the branch.

The Chair thanked Mr. McKenna and Ms. McLean for their presentation.

MOVED by Councillor Walker, seconded by Councillor Hum that items 10.1.1, 10.1.2, and 10.1.3 be dealt with at this time. MOTION PUT AND PASSED.

10. REPORTS

10.1 STAFF REPORTS

10.1.1 Case 00797: Stage II Development Agreement to Permit a Funeral Home at 339 Lacewood Drive.

C A staff report dated October 20, 2005 was submitted.

Ms. Jaime Smith, Planner I, addressed Community Council and outlined the request by Stewart McKelvey Stirling Scales, on behalf of Alderwoods Group Canada Inc., to approve the Stage II development agreement to permit a funeral home at Parcel C-1, 339 Lacewood Drive, Halifax, as contained in the submitted staff report.

Ms. Smith responded to questions from Community Council.

In response to a question by Deputy Mayor Walker, Ms. Smith advised that the

applicant has stated they will begin development within the two-year timeframe as contained in the Agreement

The Chair noted that the report indicates there will not be a traffic impediment with this proposal. She suggested, however, if the funeral home provides visitation services, which are usually mid to late afternoon and early evening, this could have an impact on the traffic.

Councillor Hum requested that Traffic Services carry out an evaluation on Stratford Way once construction is completed to ensure visibility and accessibility are not compromised.

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

- 1. Approve the Stage II development agreement, included as Attachment A of the October 20, 2005 staff report, to permit a funeral home at 339 Lacewood 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.

10.1.2 Case 00816: Application for Stage II Development Agreement to Permit a 145 Unit Apartment Building at Block "Z", Regency Park Drive, Halifax

C A staff report dated October 25, 2005 was submitted.

Ms. Jaime Smith, Planner I, addressed Community Council and outlined the application by Clayton Developments Limited on behalf of S. Hantias, to enter into a Stage II development agreement for Block "Z", Regency Park Drive, Clayton Park West, to permit a 145 unit multiple dwelling building, as contained in the submitted staff report.

Ms. Smith and Mr. Michael Hanusiak, Senior Vice President, Clayton Developments responded to questions.

In response to a concern expressed by Councillor Wile with regard to the exterior of the building being very plain looking and lacking character, Mr. Hanusiak advised that he would pass on this concern to Mr. Hantias. Mr. Hanusiak indicated that he was

quite certain Mr. Hantias would address the concern about aesthetic feature of the building.

Councillor Hum noted the clause in the agreement pertaining to the development of a multi-use trail, and advised that as Regency Park Drive is developed the linkages of trails become critically important. She suggested that staff involve the North West Trails Group in this aspect, if it has not already been done.

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

- 1. Approve the Stage II development agreement, included as Attachment A of the October 25, 2005 staff report, to permit a 145 unit multiple dwelling building at Block "Z" Regency Park Drive, Clayton Park West.**
- 2. Approve amendments to the amending Stage II development agreement, included as Attachment B of the October 25, 2005 staff report, to permit a re-subdivision of Block "X", Regency Park Drive, Halifax.**
- 3. Require that the development agreements be signed and delivered within 120 days, or any extension thereof granted by Community Council on request of 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.

10.1.3 Case 00795: As-of-Right Development along the Bedford Highway

C A supplementary staff report dated October 20, 2005 was submitted.

MOVED by Councillor Hum, seconded by Deputy Mayor Walker that Chebucto Community Council give First Reading to the proposed amendments to the Mainland Area of the Halifax Land Use Bylaw as contained in Attachment A of the October 20 supplementary report to limit the height of residential buildings in the C-2A and C-2B Zones to 35 feet; and to repeal the provision allowing development on septic and wells along the Bedford Highway, and to schedule a public hearing for December 12, 2005. MOTION PUT AND PASSED.

9.3.1 Regional Plan

Mr. Marcus Garnet, Planner, was in attendance to provide an update on the Regional Plan. Other staff in attendance to assist with the presentation were Mr. John Charles, Mr. Peter Duncan, Mr. Roger Wells, Mr. Fred Wendt, and Mr. David McCusker.

In his remarks, Mr. Garnet provided an overview of the Regional Plan, highlighting the changes made since last spring and, in particular, changes affecting the jurisdiction of Chebucto Community Council. In conclusion, he advised that a summary of the public feedback will be provided to Regional Council and Council will then be asked to set a public hearing date. Mr. Garnet advised that staff is anticipating the public hearing to be scheduled in January.

The Chair advised that usually when presentations are made, Community Council does not permit questions from the public, however, in this instance it would be allowed.

Staff then responded to the following comments and questions put forward in response to the Regional Plan presentation:

Mary Ann McGraw, Hamshore Drive - addressed the issue of transit links - noted that she can drive to the Bayers Lake Business Park in five minutes from her residence, but to take the bus, the trip takes an hour. She suggested that consideration be given to not only linking communities, but linking the places where people live to their place of work.

Mr. Kevin Umlah - questioned how the Plan will interact with the Herring Cove Streetscape Study.

Mr. Frank Hope, Woodens River Watershed Environmental Association - noted that his Association continues to run into problems with the Department of National Environment Integrated Resource Management Process and the categories of land use designation they have assigned, and he asked the planners to explain how they intend to reconcile the land use designations in the Plan with the DNR categories of land use. Secondly, in reference to the First Pillar and the importance of planning being based on watershed rather than communities, he requested assurance that the community visioning process will include consideration of watersheds rather than the individual communities within those watershed. He noted that the activities in the upper half of the watershed affect the communities downstream

Linda Christensen Robinson - expressed concern that shopping centres have been chosen as areas on which to build communities and that there does not seem to be any social element for the Plan, and that it is based more on economics than the people.

Patricia Cully, Albion Road - noted there was a lot of emphasis on residential in the regional centre and as well, in the economic portion there is a lot of emphasis on the residential. She cautioned against this, pointing out the trend Vancouver is such that, because it has become so residential-oriented, rush hour traffic is now reversed.

Randy, representing the Canadian Paraplegic Association of Nova Scotia advised that

the Plan does not have a lot of discussion on accessibility, and indicated that, for a plan of 25 years, he was surprised that it did not have more information in this regard.

The Chair thanked staff for their presentation, and members of the public for providing their comments.

10.2 MEMBERS OF COUNCIL

10.2.1 Maintenance to the *Welcome to Halifax Sign* on the St. Margaret's Bay Road - Councillors Mosher/Adams

Due to time constraints, this item was not discussed.

11. MOTIONS - None.

12. ADDED ITEMS - None

13. NOTICES OF MOTION - None

14. PUBLIC PARTICIPATION

Due to time constraints, the Public Participation session was not held.

15. NEXT MEETING DATE - December 12, 2005

(Earlier in the meeting, a motion was passed to move the regular meeting date from December 5, 2005 to December 12, 2005)

16. ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Sheilagh Edmonds
Legislative Assistant