

HARBOUR EAST COMMUNITY COUNCIL
MINUTES
November 18, 2004

PRESENT: Councillor Harry McInroy
 Councillor Gloria McCluskey
 Councillor Andrew Younger
 Councillor Becky Kent
 Councillor Jim Smith
 Councillor Bill Karsten

STAFF: Ms. Angela Jones-Rieksts, Municipal Solicitor
 Ms. Julia Horncastle, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order by the Community Council Clerk at 7:00 p.m.

2. ELECTION OF CHAIR AND VICE CHAIR

At this time nominations were received for the position of Chair.

MOVED by Councillor McCluskey, seconded by Councillor Younger, that Councillor McInroy be appointed as Chair of the Community Council. MOTION PUT AND PASSED UNANIMOUSLY.

Councillor McInroy took his seat and called for nomination for the position of Vice-Chair.

MOVED by Councillor Kent, seconded by Councillor Karsten, that Councillor Smith be appointed as Vice-Chair of the Community Council. MOTION PUT AND PASSED UNANIMOUSLY.

3. APPROVAL OF MINUTES - September 30 and October 26, 2004

MOVED by Councillor Smith, seconded by Councillor Kent, that the minutes of September 30 and October 26, 2004 be approved. MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions

- 13.1 Case 00713 - Housekeeping Amendments in the Downtown Dartmouth Land Use By-law
- 13.2 Appointments - Downtown Dartmouth Business Commission
- 13.3 Morris Russell Lake Master Plan Update - Kurt Pyle
- 13.4 Councillor Younger - Main Street Business District Revitalization

MOVED by Councillor McCluskey, seconded by Councillor Smith, that the Order of Business, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

5. BUSINESS ARISING OUT OF THE MINUTES

5.1 STATUS SHEET ITEMS

5.1.1 Request for Four Way Stop - Robbie Burns Drive and Primrose Street

C A report from Ken Reashor, Traffic Authority, dated November 8, 2004, on the above noted, was before Council.

Councillor Smith requested the item be removed from the status sheet.

5.1.2 Rehabilitation and Improvement Plan for Cole Harbour Commons

No report received. Item to remain on status sheet.

5.1.3 Implementation of Secondary MPS - Dartmouth Lakes

No report received. Item to remain on status sheet.

5.1.4 Servicing Plan for Ball and Sports Fields in the HECC area

No report received. Item to remain on status sheet.

6. MOTIONS OF RECONSIDERATION - NONE

7. MOTIONS OF RESCISSION - NONE

8. CONSIDERATION OF DEFERRED BUSINESS - NONE

9. PUBLIC HEARINGS

9.1 Case 00721 - Rezone Remaining Starr Property Lands, Downtown Dartmouth

C A report from Mr. Paul Dunphy, Director of Planning and Development Services, dated September 30, 2004, on the above noted was before Council.

Ms. Hanita Koblents, Planner, with the aid of overheads, presented the staff report.

In response to Councillor Karsten, Ms. Koblents advised the proposed rezoning supports and advances Policy B9.

Councillor McInroy called for those wishing to speak either in favour of or opposition to the

proposed rezoning.

Mr. Doug English, Lombardy Lane, speaking on behalf of the Canal Commission, spoke in favour of the rezoning stating this is a positive step and will help assist them in efforts to restore and preserve the key canal features on the site. He noted there is very little green space left in Dartmouth and the rezoning would provide a level of protection.

A resident of Dartmouth spoke in favour of the rezoning stating this is a step in the right direction.

A resident of Pleasant Street spoke in support of the rezoning stating there is more need for park space in Dartmouth.

Mr. Alan Billard, Roseway, Dartmouth, spoke in support of the rezoning and outlined the conceptual site development plan proposed by the Shubenacadie Canal Commission.

Mr. Tim Olive, Downtown Dartmouth Business Commission, encouraged Council to approve the rezoning.

Councillor McInroy called three times for any additional speakers. Hearing none, the following motion was placed.

MOVED by Councillor McCluskey, seconded by Councillor Smith, that the public hearing close. MOTION PUT AND PASSED UNANIMOUSLY.

MOVED by Councillor Younger, seconded by Councillor McCluskey, that Harbour East Community Council approve the rezoning of remaining lands of the former Starr Manufacturing Ltd., in Downtown Dartmouth, from Downtown Business (DB) to Park and Open Spaces (PK). MOTION PUT AND PASSED UNANIMOUSLY.

9.2 Case 00705 - Amendment to Development Agreement, 40 Caldwell Road

C A report from Thomas Harmes, Vice-Chair, Harbour East Planning Advisory Committee, dated October 19, 2004, on the above noted, was before Council.

C Correspondence from Margaret Casavechia, 2560 Lawrencetown Road and A. Marie Myra-Taylor, 9 Willowdale Drive, Dartmouth, was before Council.

Mr. Shayne Vipond, Planner, with the aid of an overhead, presented the staff report.

Councillor McInroy called for those wishing to speak either in favour of or in opposition to the proposed amendment.

Mr. Les Connors, Pastor, spoke in favour of the application, noting the driveway exits onto Caldwell Road and making a left turn onto Caldwell Road is very difficult. He noted the new driveway is to address a safety concern.

Councillor McInroy called three times for any additional speakers. Hearing none, the following motion was placed.

MOVED by Councillor Smith, seconded by Councillor Kent, that the public hearing close. MOTION PUT AND PASSED UNANIMOUSLY.

MOVED by Councillor McCluskey, seconded by Councillor Karsten, that Harbour East Community Council.

1. **Approve the Amending Agreement attached as appendix #2 to the staff report dated October 5, 2004, to permit the construction of a new driveway access to Hampton Green;**
2. **Require the applicant to sign the amending Agreement within 120 days from the date of approval by the Community Council, or the date of any other approvals required by other bodies as the case may be, unless an extension thereof is granted by the Community Council at the request of the applicant, otherwise this approval will be void and the obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED UNANIMOUSLY.

10. CORRESPONDENCE AND DELEGATIONS

10.1 Correspondence

10.1.1 Correspondence from Shalom M. Mandaville re renaming of Maynard Lake Beach

MOVED by Councillor McCluskey, seconded by Councillor Karsten, that the letter be received and filed. MOTION PUT AND PASSED UNANIMOUSLY.

10.1.2 Memorandum from mayor Peter Kelly re Establishment of a Dartmouth Planning Advisory Committee

Councillor McInroy suggested the memorandum be referred to staff for a report to ascertain

whether the jurisdiction of the current PAC could be expanded.

MOVED by Councillor McCluskey, seconded by Councillor Kent, that staff be requested to provide a report with recommendations with respect to the establishment of a Dartmouth PAC and/or the expansion of the jurisdiction of the current Harbour East PAC to cover all areas of Harbour East. MOTION PUT AND PASSED UNANIMOUSLY.

10.2 Presentations

10.2.1 Presentation by Ken Sanders - Woodlawn Ellenvale Run - Creek and Sewer Flooding - Recommendations from Hydro Technical Study of Ellenvale Run

Mr. Ken Sanders, with the aid of Powerpoint, made a presentation to Community Council regarding recurring flooding of Ellenvale Run and problems experienced by the residents of the Woodlawn area. He stated the residents want Council to direct HRM staff to implement the recommendations of the study.

Ms. Louise Haran, Bellevista Drive, made a presentation outlining the problems she has encountered as a result of the flooding of Ellenvale Run.

MOVED by Councillor Younger, seconded by Councillor McCluskey, that the issue be referred to staff for consideration as part of the 2005-2006 budget. MOTION PUT AND PASSED UNANIMOUSLY.

10.2.2 Presentation by Bette Watson-Borg, President and Chief Executive Officer, "The YMCA in Your Community - Today"

Ms. Watson-Borg, with the aid of Powerpoint, made a presentation to Community Council providing information on the function of the YMCA in the community today.

Councillor McInroy thanked Ms. Watson-Borg for her presentation.

11. REPORTS - NONE

12. MOTIONS - NONE

13. ADDED ITEMS

13.1 Case 00713 - Housekeeping Amendments in the Downtown Dartmouth

Land Use By-Law

- C A report prepared for Mr. Paul Dunphy, Director of Planning and Development Services, dated November 9, 2004, on the above noted, was before Council.

MOVED by Councillor McCluskey, seconded by Councillor Kent, that the Harbour East Community Council:

1. **Forego the requirement to hold a public information meeting on this application and give First Reading for the proposed housekeeping amendments to the Land Use by-law for Downtown Dartmouth, as shown on Attachment 1 of the report dated November 9, 2004.**
2. **Schedule a public hearing for the aforementioned matter on January 6, 2005.**

MOTION PUT AND PASSED UNANIMOUSLY.

13.2 Appointment - Downtown Dartmouth Business Commission

MOVED by Councillor McCluskey, seconded by Councillor Younger, that Councillors McCluskey and Kent be appointed as Council representatives and Ms. Shelly Goodson be appointed as a community representative. MOTION PUT AND PASSED UNANIMOUSLY.

13.3 Morris/Russell Lake Master Plan Update - Kurt Pyle

Mr. Pyle provided an update to the Community Council.

13.4 Councillor Younger - Main Street Business District Revitalization

Councillor Younger noted the area being referenced was between the Parklow and the NSCC property at Caledonia and Main Street. He noted there are vacant buildings in the area as well as a high crime rate.

MOVED by Councillor Younger, seconded by Councillor Kent, that a staff report be requested on what can be done to revitalize the area and bring business back. MOTION PUT AND PASSED UNANIMOUSLY.

14. NOTICES OF MOTION - NONE

15. PUBLIC PARTICIPATION

A resident expressed concern with the play structures on the Downtown Dartmouth parks noting much of the equipment is not safe.

Mr. Peter Majeau advised the Dartmouth Tree Lighting would take place on December 4th.

16. NEXT MEETING

To be determined.

17. ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Julia Horncastle
Legislative Assistant