

HARBOUR EAST COMMUNITY COUNCIL
MINUTES
FEBRUARY 4, 1999

PRESENT: Councillor Bruce Hetherington, Chair
Councillor Harry McInroy, Vice-Chair
Councillor Ron Cooper
Councillor Jack Greenough
Councillor Condo Sarto
Councillor John Cunningham

ABSENT: Councillor Clint Schofield (regrets)

STAFF: Ms. Jacqueline Hamilton, Planner
Mr. Mitch Dickey, Planner
Mr. Roger Wells Planner
Mr. Austin French
Ms. Julia Horncastle, Assistant Municipal Clerk

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1. INVOCATION

The meeting was called to order at 7:00 p.m. with an invocation.

2. APPROVAL OF MINUTES

MOVED by Councillors Greenough and Cunningham that the minutes of January 7, 1999 be approved as circulated. MOTION PUT AND PASSED.

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

Additions

Information Memorandum from Chair, Halifax County/Halifax Mainland Watershed Advisory Board re: Motion of Harbour East Community Council to appoint Dartmouth Lakes Advisory Board as an official advisory Board to the Harbour East Community Council

12.1 Sketch of Russell Lake Area - Councillor Hetherington

12.2 Verbal Update re: Home Depot Proposal - Roger Wells

Deletions

Item 9.1.1 - Dartmouth Millennium Committee Update - Ms. Audrey Manzer

Item 10.4 - Harbour East Commercial Policy Review - Deferred one month

Councillor Hetherington requested item 10.2, Information Report Re: Presentation by Dartmouth Cove Residents' Association be brought forward and addressed after item 9.1.1.

MOVED by Councillors Greenough and Cunningham that the Order of Business, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RESCISSION - NONE

7. CONSIDERATION OF DEFERRED BUSINESS

7.1 Atlantic Basketball Association Proposal - Alderney Drive

- C A copy of a letter from Mr. and Mrs. Drew Sperry, dated January 18, 1999 was circulated to the committee.

Mr. Mitch Dickey, Planner, provided an update on the proposal by the Atlantic Basketball Association. He advised the proposal is to lease approximately 30-40 thousand square feet of HRM owned land running from Park Avenue to Church Street, including the Church Street right-of-way. He stated the proposal was for the association to generate revenue by taking control of the existing parking lot. He advised the proposal had been deferred for consideration through the MPS process by Mr. Meech, CAO. Accordingly, staff had taken a number of concerns to a public consultation process where the proposal had not been supported for that site by either the public or the MPS Steering Committee. He noted the MPS states that the public views of the water from Alderney Drive have to be maintained wherever possible which means retaining the old grid iron street pattern. He advised this proposal would result in a loss of that corridor.

Mr. Dickey advised that the building, even with modifications, does not blend in with the traditional nature and architecture of the downtown. He stated there was insufficient information to evaluate the details of the project and there was concern that there was no direct revenue generated to HRM from this proposal. He stated staff is recommending the siting of project at this location not be supported by Community Council based on public and staff concerns as well as the MPS as it is currently written. However, staff does recommend that alternative locations be investigated.

Councillor Cunningham referenced the deferral by Mr. Meech and, in response, Mr. Dickey advised that after being forwarded to Community Council, the request from Regional Council was sent for a staff review and then back to Community Council for a report through the MPS Public Consultation process.

In response to Councillor Cunningham, Mr. Dickey advised the proposal had been looked at by planning, recreation and real estate services staff. On further question, Mr. Dickey advised recreation is not supportive of this location but is supportive of having such a facility somewhere within HRM noting, it was the decision of the recreation department to defer it to the public consultation process.

Councillor Cunningham queried the process to be followed if Community Council were to approve the proposal. In response, Mr. Austin French advised as the original proposal from the Atlantic Basketball Association was to acquire property from HRM for their development the decision would rest with the Regional Council. He pointed out that the

terms of the deferral to the community planning process evolved from a decision taken at staff level under the authority of the CAO.

Councillor Cunningham referenced the Church Street corridor and the impact the siting of this building would have and questioned if this could be negotiated. In response Mr. Dickey advised the size of the facility is such that it needs more space than is accommodated between Park Avenue and the existing Church Street corridor. He stated in order to preserve both those corridors, the building would have to be substantially downsized - approximately eight feet.

Mr. Young, applicant, reading from prepared text, made a presentation to the Community Council.

In response to Councillor Cunningham regarding the Church Street view plain, Mr. Dickey advised the portion of Church Street between Alderney Drive and the harbour was closed noting, it was not so much as a view plain but a view corridor in that as development takes place along Alderney Drive, the water should be visible down strategic points.

Councillor Cunningham stated that it is his opinion that this type of proposal would benefit Dartmouth by bringing people to the downtown.

MOVED by Councillors Cunningham and Greenough that Harbour East Community Council endorse the proposal as put forth by the Atlantic Basketball Association.

Mr. Dickey advised the Sperry Plan had been adopted by Dartmouth City Council which called for residential development at this site. He stated the MPS Steering Committee is strongly behind staying with the original concept envisioned.

Councillor Greenough stated this particular proposal would bring a greater number of people downtown which would increase pedestrian flow and would be a more positive use than a residential complex. On question, Mr. Young advised they were asking for a 20 year lease at \$1.00 per year.

Councillor Sarto stated he was not in support of the motion as he felt the property would be better suited to marine oriented uses.

Councillor McInroy stated there are too many issues that have not been resolved and it is premature noting, it is not clear whether there will be taxes paid on the property. At the present time the only revenue, other than taxes, would be the \$1.00 per year. He reiterated there are some economic considerations. He stated the public input should be taken into consideration.

Councillor Cooper queried how this development would fit in with downtown development. He stated there may be another location in Dartmouth where this facility could locate and, expressed concern with the building intruding on the Dartmouth Common. He stated there needs to be a plan for the whole area and development not to take place piece meal.

Councillor Cunningham stated he felt the proposal was a good one for the Municipality and has a lot of merit.

With no vote taken on the motion on the floor, the following motion was placed for consideration and recommendation to the April, 1999 meeting:

MOVED by Councillors Cunningham and Greenough that the proposal be referred back to staff to answer the questions raised as well as look at what this particular complex can do for the Dartmouth Downtown and how it may fit into the MPS. Further, the proposal be forwarded to the Dartmouth Common Committee for comment. MOTION PUT AND PASSED.

8. PUBLIC HEARINGS - NONE

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Delegations

9.1.1 Dartmouth Millennium Committee Update - Ms. Audrey Manzer

This item was deleted from the agenda.

At this point in the meeting Councillor Hetherington recognized Mr. Gordon Stanfield who was present in the audience.

9.1.2 Halifax Regional Development Agency - Mr. Greg Brown

Mr. Greg Brown, General Manager, Halifax Regional Development Agency, introduced Mr. Don Kyte who, with the aid of overheads and prepared text, presented the RDA business plan to the Community Council.

9.2 Petitions - none

10. REPORTS

10.1 Starr Lands

Mr. Austin French provided a verbal update on the Starr lands advising the Municipality has called for expressions of interest on these lands to determine interest within the community for possible redevelopment of the former Starr Manufacturing site as well as the Greenvale School and abutting properties. He advised the Municipality received three responses to the call for expressions of interest. There are two respondents remaining from the three initially received. He advised the proposals were reviewed and evaluated.

The report has been finalized and will be presented to Regional Council on February 16th. The position being put forward is that the two proposals are worthy of further consideration. He advised there are other issues being considered by staff at this time, one of which is the Heritage Advisory Committee recommendation to Regional Council to set a date for a public hearing concerning the heritage status of the Starr property. Regional Council chose to defer holding the public hearing on the registration of the property until after the process has run its course. Staff is now recommending that the deferral continue through stage II, detailed negotiations and design. He advised staff is preparing a supplementary report from the Heritage Advisory Committee which will advise Council that the Committee prefers that the date for the public hearing for registration on the Starr property be held sooner rather than later. He advised there is a request from the Dartmouth Historical Society that staff and Council consider an application to have the property designated as a national historic site. He stated staff position is that in order to remain consistent with the initial recommendation to Council, all heritage status issues be put on hold until the stage II process has run its course.

10.2 Info Report Re: Presentation by Dartmouth Cove Residents' Association

Ms. Jacqueline Hamilton, Planner, made a presentation responding to the issues raised by the Dartmouth Cove Residents' Association presentation to Community Council in January. She stated it is staff's opinion that the proposed policies that will be put in place as part of the planning strategy will enable more control than currently exists. Some of those controls will be that the uses will be restricted to the Cove area, outdoor storage won't be permitted for new uses and there will be zoning on the water lots. She advised the Waterfront Development Study will identify additional measures such as the issue of public access as well as physical enhancement of the area. She advised staff feels there should be continued monitoring of the uses in the Cove and that better communication is needed between HRM and the residents as well as other levels of government. It was suggested that one of the options would be that Council support the provincial control on sandblasting which would allow a much greater degree of control over that activity. Finally, await the findings of the Waterfront Development Corporation study.

MOVED by Councillor Cunningham and Greenough that the Harbour East Community Council endorse the approach of the Downtown Planning Process, continue

monitoring operations, support provincial controls on sandblasting and await findings of the Waterfront Development Corporation planning study.

Mr. Tom McInnis, president, Downtown Dartmouth Development Corporation, reading prepared text made a presentation to Community Council stating the Corporation believes the Municipality has taken a leadership role in facilitating productive resolutions. He reinforced the support for the specific policies contained in the MPS plan for Dartmouth Cove and outlined the importance of Council support for the timely adoption of the Downtown Dartmouth Municipal Plan.

After his presentation to Community Council, Mr. McInnis presented Ms. Hamilton and Mr. Dickey with a token of their appreciation.

Councillor Cunningham acknowledged the work undertaken by Mr. McInnis as well as the work undertaken by the Dartmouth Cove Residents' Association.

MOTION PUT AND PASSED.

10.3 Public Participation Committee(s): Morris-Russell Lake Area

MOVED by Councillors Sarto and Greenough that the Harbour East Community Council proceed to advertise for the establishment of a Public Participation Committee to:

- (a) Participate in the preparation of a Master Development Plan for the Morris-Russell Lake Area and in the preparation of a detailed Concept Plan (Comprehensive Development District Agreement) for certain lands of Clayton Developments Limited on the east side of Morris Lake; and**
- (b) Approve the proposed composition of the Committee as contained in the staff report dated January 27, 1999.**

Councillor McInroy referenced the composition of the committee and expressed concern with the appointment of two residents at large who would not be from either Portland Estates or the Innoshoven.

In response, Councillor Hetherington stated items 1 & 2 are similar to what the Residents' Associations had put forward at meetings. He suggested item #3 be amended to read *"Two (2) residents at large (adjacent external areas).*

Community Council agreed to the wording change as suggested.

MOTION PUT AND PASSED.

10.4 Harbour East Commercial Policy Review

This item was deferred to the March meeting.

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 Sketch of Russell Lake Area

Councillor Hetherington requested staff provide a sketch of the Russell Lake area showing pathways, walkways, trail systems and any other public access to the lake.

12.2 Update Home depot proposal

Mr. Roger Wells, Planner, advised at the January 12, 1999 Regional Council session the Home Depot proposal for Barker Drive, behind Forbes Chev Olds on Portland Street, was removed from the commercial plan review and was to proceed based on its own merits. As part of that motion a report was to come to Harbour East Community Council on March 4, 1999. He advised Home Depot and staff have been working together advising the report could not be available for that meeting and requested an extension to the April 1, 1999 meeting.

MOVED by Councillors Greenough and Cunningham that staff be granted an extension to the April 1, 1999 meeting. MOTION PUT AND PASSED.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

Ms. Louise Moores, Dartmouth, addressed Community Council advising she was in support of the Atlantic Basketball Association proposal.

Mr. Jack Thomas, Westphal, questioned why all members of the Public Participation Committee were not members at large as the effect of the CDD will affect the whole area. He stated he felt anyone from the Harbour East area should be considered for membership on these committees.

Mr. Ike Kent, Dartmouth, stated he had seen an advertisement during the Christmas

season extending greetings from the Regional Municipality and expressed concern that this would be paid for by the taxpayers.

Mr. Jack Thomas, Westphal, noted there are large billboard signs being erected throughout the Municipality and questioned whether they met signage law specifications. In response, Councillor Cooper advised there is a signage bylaw in effect but enforcement can sometimes be a problem.

15. ITEMS FOR NEXT AGENDA - NONE

16. NEXT MEETING

The next meeting is scheduled for Thursday, March 4, 1999 at 7:00 p.m.

17. ADJOURNMENT

MOVED by Councillors Cunningham and Greenough that the meeting be adjourned at 9:40 p.m. MOTION PUT AND PASSED.

**Julia Horncastle
ASSISTANT MUNICIPAL CLERK**