

HARBOUR EAST COMMUNITY COUNCIL
MINUTES
SEPTEMBER 6, 2001

PRESENT: Councillor Bruce Hetherington
Councillor Ron Cooper
Councillor Brian Warshick
Councillor Condo Sarto
Councillor Jim Smith
Councillor John Cunningham

ABSENT: Councillor Harry McInroy

STAFF: Ms. Susan Corser, Planner
Mr. Roger Wells, Regional Coordinator Planning Applications
Mr. Alan Taylor, Transportation Planner
Ms. Julia Horncastle, Assistant Municipal Clerk

Take Notice that at the next regular Harbour East Community Council meeting to be held on Thursday, September 6, 2001, I intend to introduce a motion requesting staff draft a Lot Grading By-Law for the former City of Dartmouth. 08

12. ADDED ITEMS

12.1 Councillor Warshick - Amendment to Development Agreement
- Craighburn Estates 08

12.2 Councillor Hetherington - Request to rezone 25 Arthur Street,
Dartmouth, from I-3 (Harbour Oriented Industrial) to R-3
(Multiple Family Residential) 08

13. NOTICES OF MOTION 08

14. PUBLIC PARTICIPATION 08

15. NEXT MEETING 08

16. ADJOURNMENT 09

1. INVOCATION

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

PRESENTATION

Councillor Cooper presented representatives of the Cole Harbour Lions Club with a Certificate of Appreciation for their volunteer work during the Natal Day Festivities.

2. APPROVAL OF MINUTES - June 26 (Regular Meeting) and July 12 (Special Session), 2001

MOVED by Councillor Sarto, seconded by Councillor Cooper, that the minutes of June 26 (Regular Meeting) and July 12 (Special Session), 2001 be approved. MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions

- 12.1 Councillor Warshick - Amendment to Development Agreement - Craighburn Estates
- 12.2 Councillor Hetherington - Request to bring Information Item #3, Request to rezone property at 25 Arthur Street, Dartmouth, from I-3 (Harbour Oriented Industrial) to R-3 (Multiple Family Residential) forward on the agenda.

Deletions

Councillor Cunningham requested Item 11.1 be deleted.

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

4. BUSINESS ARISING OUT OF THE MINUTES - NONE

5. MOTIONS OF RECONSIDERATION - NONE

6. MOTIONS OF RESCISSION - NONE

7. CONSIDERATION OF DEFERRED BUSINESS - NONE

8. PUBLIC HEARINGS - NONE

9. CORRESPONDENCE, PETITIONS AND DELEGATIONS

9.1 Presentations

9.1.1 Former Y Property - Woodland Avenue East Planning Project

Mr. Peter Harrison and Ms. Judith Morrison, reading from prepared text, addressed Community Council regarding the Woodland Avenue East Planning Project expressing concern with traffic issues, pedestrian safety, potential for additional traffic generation from new development, lack of available space in schools and the loss of lake frontage along Lake Banook.

At this point in the meeting, Community Council agreed to hear from a resident of Sea King Drive.

Mr. Philip Dodd, Sea King Drive, representing the residents of Sea King Drive, advised the street has become a collector road and the residents have difficulty getting in and out of their driveways because of the increase in traffic. He expressed concern that the proposed development of the Lancaster Ridge area will only add to this problem.

9.2 Petitions - None

10. REPORTS

10.1 MEMBERS OF COUNCIL

10.1.1 Peace Pavilion Artifacts - Winter Display - Councillor Cunningham

Councillor Cunningham advised that the Peace Pavilion at the Ferry Terminal Park is not utilized during the winter months and suggested perhaps the artifacts could be moved and displayed at a different location during those months.

MOVED by Councillor Cunningham, seconded by Councillor Smith that staff be requested to provide a report on the winter usage of the Ferry Terminal Park in Dartmouth as well as the possibility of moving the artifacts from the Peace Pavilion to an alternate location to be displayed during those months. MOTION PUT AND PASSED UNANIMOUSLY.

10.2 Case 00243 - Woodland Avenue East Planning Process and Traffic

Study (Including the former YMCA, Canada Lands Company, Can-Euro and MT&T Properties)

- An Information Report, prepared for Mr. Paul Dunphy, Director, Planning and Development, dated July 9, 2001, on the above noted, was before Community Council.
- A copy of the Woodland Avenue East Planning Process Recommendation Report prepared for Canada Lands Co. by Connor Architects and Planners was before Community Council.
- Halifax Regional Municipality Micmac Boulevard Area Traffic Study, Dartmouth, Final Report, was before Community Council.

Ms. Susan Corser, Planner, with the aid of overheads, presented the report outlining:

- The history of the process;
- The open house/workshops and recommendations that came out of that planning process;
- Area description;
- Development projects underway;
- Existing policy and regulations;
- Opportunity sites;
- Owner/Developer proposal;
- Development Opportunities;
- Development Constraints;
- Steering Committee Recommendations for each parcel;
- Staff's Recommended Approach for each parcel.

Mr. Alan Taylor, Transportation Planner, advised staff has looked at the sites and several issues in the neighbourhood such as crosswalk and intersection designs. He advised the opportunity sites are not expected to cause unacceptable traffic effects to the general road network and the existing road network could accommodate a major expansion of the Micmac Mall as well as the new residential development that has been proposed in the study area.

In response to Councillor Cunningham regarding the issue of adequate schools, Ms. Corser advised the School Board policy is that when new development occurs, and there is not capacity in the surrounding schools, the students are bussed or located to the nearest school having capacity.

Councillor Smith expressed concern that the Lancaster Ridge area did not receive enough focus in the Traffic Study, specifically the traffic on the #118 as well as traffic impacts. The Councillor advised that buffering of retail and commercial was also a concern of the residents.

Ms. Corser advised Parcel A may be brought under a CDD and a development agreement so that there would be more support for future residential development.

In response to Councillor Smith, Ms. Corser advised over the last five years planning has included more small single lots with reduced frontage and reduced lot size in order to maintain the single detached residential environment by providing lots that are smaller and more affordable.

In response to Councillor Warshick regarding the area of the Maybank Field, Ms. Corser advised there may be opportunity to add additional lands for recreation from either the Can Euro or the MTT property.

In response to Councillor Sarto, Ms. Corser advised there have been public information meetings which were attended by Parks and Recreation staff.

Councillor Hetherington outlined the process advising, there would be a further public information meeting by the Community Council, recommendations would come forward to Community Council to be forwarded to Regional Council for a public hearing and, following all approvals, the CDD and Development Agreements would come before Community Council.

Following the presentation, Community Council agreed that they would hold a neighbourhood meeting prior to the final report and recommendation to Regional Council.

10.3 Case 00387 - Rezoning application for 105 Pinecrest - Request from the Dartmouth Family Resource Centre for a waiver of application fees

- Correspondence from Daren Gates, Executive Assistant, Dartmouth Resource Centre, dated August 30, 2001, was before Community Council.

MOVED by Councillor Smith, seconded by Councillor Sarto, that the Harbour East Community Council, recommend waiver of the application fees by the Dartmouth Family Resource Centre re: Case 00387 - Rezoning application for 105 Pinecrest.

Councillor Cunningham expressed concern that very little information has been provided and this may be precedent setting. The Councillor placed the following motion:

MOVED by Councillor Cunningham, seconded by Councillor Sarto that the item be referred to staff for a report to the October meeting. MOTION DEFEATED.

MAIN MOTION PUT AND PASSED.

11. MOTIONS

11.1 Councillor Cunningham

This item was deleted under the approval of the Order of Business.

12. ADDED ITEMS

**12.1 Councillor Warshick - Amendment to Development Agreement -
Craigburn Estates**

MOVED by Councillor Warshick, seconded by Councillor Smith, that Planning and Development Services be requested to prepare a staff report and an amendment to the development agreement for Craigburn Estates to require that the walkway from Craigwood Drive to Hazelnut Court be removed. Further, that the requirement for a public information meeting be waived. MOTION PUT AND PASSED UNANIMOUSLY.

**12.2 Councillor Hetherington - Request to rezone 25 Arthur Street,
Dartmouth, from I-3 (Harbour Oriented Industrial) to R-3
(Multiple Family Residential)**

- An information report, prepared for Mr. Paul Dunphy, Director of Planning and Development Services, dated August 20, 2001, on the above noted, was before Community Council.

MOVED by Councillor Sarto, seconded by Councillor Warshick, that staff be requested to start the rezoning process. MOTION PUT AND PASSED UNANIMOUSLY.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

Mr. Philip Dodd, Sea King Drive, addressed Community Council regarding traffic and speeding problems in the Lancaster Ridge area.

15. NEXT MEETING

The next meeting is scheduled for Thursday, October 4, 2001 at 7:00 p.m.

16. ADJOURNMENT

MOVED by Councillor Sarto, seconded by Councillor Cooper, that the meeting be adjourned at 9:25 p.m. MOTION PUT AND PASSED UNANIMOUSLY.

Julia Horncastle
Assistant Municipal Clerk