

HARBOUR EAST COMMUNITY COUNCIL  
PUBLIC INFORMATION MEETING  
MINUTES  
OCTOBER 1, 2001

PRESENT: Councillor Bruce Hetherington, Chair  
Councillor Ron Cooper  
Councillor Harry McInroy  
Councillor Condo Sarto  
Councillor Bruce Hetherington  
Councillor Jim Smith  
Councillor John Cunningham

REGRETS: Councillor Brian Warshick

STAFF: Ms. Susan Corser, Planner  
Mr. Alan Taylor, Traffic Planner  
Ms. Julia Horncastle, Assistant Municipal Clerk

TABLE OF CONTENTS

1.	CALL TO ORDER .....	03
2.	CASE 00243 - WOODLAND AVENUE EAST PLANNING PROCESS AND TRAFFIC STUDY (INCLUDING FORMER YMCA, CANADA LANDS COMPANY, CAN -EURO AND MT&T PROPERTIES) .....	03
3.	ADJOURNMENT .....	06

**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. with approximately 100 persons in attendance. Councillor Hetherington recognized Mr. Jerry Pye, MLA, Dartmouth, former Mayor of Dartmouth, Mr. Danny Brownlow, and former HRM Councillor, Mr. Clint Schofield, who were present in the audience.

**2. CASE 00243 - WOODLAND AVENUE EAST PLANNING PROCESS AND TRAFFIC STUDY (INCLUDING THE FORMER YMCA, CANADA LANDS COMPANY, CAN-EURO AND MT&T PROPERTIES)**

Ms. Susan Corser, Planner, and Mr. Alan Taylor, Transportation Planner, with the aid of overheads, overviewed the planning process and traffic study.

Referencing the YMCA lands, Councillor Cunningham noted that it was mentioned that under the development agreement, traffic impact and wind and air currents would be assessed. He noted the report was indicating that a development agreement would be approved subject to these assessments being undertaken. He stated that these assessments should be done prior to the development agreement stage and prior to any consideration of zone changes.

In response, Ms. Corser advised that the existing policy has to be amended in order for Council to consider a development agreement. Staff is proposing that the new policy for the YMCA property require the developer, as part of the negotiation of that agreement, to address those things.

In response to Councillor Cunningham, Ms. Corser advised that undertaking the studies would be part of fulfilling the application requirements.

Councillor Cunningham indicated it had been noted that schools are at capacity and the School Board has closed a couple of schools in the area. He questioned whether a study has been done by the School Board as to the number of students the new development will be putting into the school system and will they be able to handle them.

In response, Ms. Corser advised the School Board took the information from staff as provided by each developer and land owner as to what they were proposing and made comment back on the five schools. They identified which schools had capacity. The students from the Canada Lands property would go to John MacNeil and John Martin Junior High. The report from the School Board said there is no capacity at John MacNeil but there is capacity at John Martin at the present time. She stated the School Board indicated that as development occurs and schools are at capacity, they have a transportation policy which involves bussing of students to the nearest school with capacity.

Councillor Smith advised the Steering Committee recommended no commercial along Lancaster Ridge and noted the staff report did not mention this. He asked if staff was recommending no commercial along that street. In response, Ms. Corser advised staff looked at that and feels there be some commercial there. Some of the development is for seniors and the idea is that seniors could walk from their home to a small convenience type commercial such as a convenience store. She stated that it is the recommendation of staff that there be a mix of land uses.

Councillor Smith noted Lot "A" is presently zoned R-1 and suggested it be zoned CDD. In response, Ms. Corser advised the agreement between the purchaser and Canada Lands was that this property be developed R-1, single unit.

Councillor Smith noted the study was done to focus on the area itself and address problems of traffic that might be in a specific area. He questioned whether the traffic study had looked at traffic in the outlying areas such as access to the bridge, traffic on Woodland and Victoria Road etc. In response, Mr. Taylor advised it was focused on the immediate area.

Referencing Parcel "A" of the Canada Lands property, Councillor Sarto noted much of that land is wetland and questioned whether there will be an environmental impact study done as development proceeds. In response, Ms. Corser advised the wetland is 1.5 acres and Jacques Whitford has done an assessment of that wetland which has been evaluated by the Department of the Environment. DOE has deemed that wetland to be insignificant as the wetland is not part of a system but rather it is fed from surface water which drains overland.

In response to Councillor Sarto, Ms. Corser advised the YMCA lands are currently zoned Institutional.

Councillor Sarto noted the proposal for the YMCA property is to develop two residential towers. The Councillor questioned where the Trans Canada Trail would be extended. In response, Ms. Corser advised the detailed design of the property has not been finalized at this time. They currently estimated development would take place on one third of the property.

In response to Councillor Sarto, Ms. Corser advised that under the CDD there would be six units per acre.

### **Public Presentations**

Mr. Clint Schofield, Dartmouth, noted that when Canada Lands sold a portion of their lands, the purchaser agreed it would be developed as R-1. He asked if this was covered in the deed. Ms. Corser advised this was a part of the agreement of purchase and sale.

Mr. Schofield expressed concern that the additional traffic on Lancaster and Sea King would put additional traffic into the neighbourhood.

Mr. Ken Benoit, 6 Tudor Court, expressed concern with the Sea King and Lancaster intersection and suggested that a flashing green be installed for turning into Lancaster.

A resident of Lancaster Ridge expressed concern with traffic and noted the study does not show the cause of the problem which is a back up of traffic on Woodland Avenue and the Mic Mac Mall entrance. He noted the traffic problems are not just at these intersections but in the whole area.

Mr. Jerry Pye, MLA, questioned whether any thought has been given to reducing traffic with the use of public transportation in mind. He expressed concern that development is taking place but nothing has been built into the plan to manage traffic and once the lands are developed there will be a serious traffic problem. He stated traffic needs to be addressed under present conditions.

Mr. Joe Hayward asked how many units could be developed on these properties noting there are no utilities and public transportation to allow for the additional units. In response Mr. Taylor advised the traffic study does look at the additional units and the roads have the capacity to serve these additional units.

Mr. Hayward noted there is not enough capacity in the schools in the area at the present time to take care of these additional units.

Ms. Corser noted that all of the parcels of land have as-of-right development rights currently and development can take place without going through a public hearing process as they can develop under current policy.

Mr. Peter Harris, Brookdale Cres., suggested the parkland be dedicated from YMCA property prior to development plans being put in place. They feel the density on the YMCA property should be calculated on the basis of the net after the parkland has been taken from it.

Mr. Dennis Shaw, Banook Woods, questioned how it would be permissible to develop 144 units and a condo on a cul-de-sac road as it would pose traffic problems. In response, Ms. Corser advised the property is still zoned Institutional noting, the request has been made by a developer and the YMCA who are interested in selling the property that Council consider other types of development. In order for that type of development to take place, the zoning has to be changed.

In response to a question from a resident, Ms. Corser advised a portion of the YMCA property

will be conveyed to the Municipality.

Ms. Corrinne Barrett expressed concern with access and use of the YMCA property beach.

Mr. Ed Gorber, Kingston Crescent, expressed concern with the impact of traffic on Woodland Avenue and Victoria Road. He expressed concern that truck traffic may use it as a short cut.

Ms. May Huckle, Cloverdale Lane, noted that under the current zoning, a seniors complex could be built on the YMCA property which would not generate as much traffic as the proposed development would have.

In response to a resident, Councillor Hetherington advised that the owners of any development are responsible for doing the development study. The consultants report is then provided to HRM staff.

Ms. Harris questioned why there was a need for two towers to be built.

Mr. Danny Brownlow referenced page 18 and it's reference to Parcel "A" and suggested it not be a CDD designation.

In response to Mr. Bob Venus, Ms. Corser advised that all development is required to provide access for disabled.

Councillor Hetherington thanked the residents for their attendance and participation and advised that staff will take into consideration all the concerns expressed. Following this meeting staff will provide a report to Community Council who in turn will recommend Regional Council set a public hearing date regarding the changes to the Municipal Planning Strategy. If the properties are redesignated then any applications for development would have to come to Community Council. The Councillor advised residents can have input during the process both at Regional Council and at Community Council when an application comes forward.

### **3. ADJOURNMENT**

**MOVED by Councillor Cooper, seconded by Councillor McInroy, that the meeting be adjourned at 9:15 p.m. MOTION PUT AND PASSED UNANIMOUSLY.**

**Julia Horncastle  
Assistant Municipal Clerk**