

**WESTERN REGION COMMUNITY COUNCIL**

**MINUTES**

**APRIL 22, 2002**

THOSE PRESENT: Councillor Reg Rankin, Chair  
Councillor Stephen D. Adams  
Councillor Gary Meade

ALSO PRESENT: Barry Allen, Municipal Solicitor  
Bernard Moe, Planner  
Sandra Shute, Assistant Municipal Clerk

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1. **CALL TO ORDER**

The meeting was called to order at 7:00 p.m. in the Keshen Goodman Library, 330 Lacewood Drive, Halifax.

2. **APPROVAL OF MINUTES**

2.1 **Regular Meeting - February 25, 2002**

**MOVED by Councillor Adams, seconded by Councillor Meade to approve the Minutes of Regular Meeting held on February 25, 2002 as circulated. MOTION PUT AND PASSED.**

2.2 **Special Council Session - April 2, 2002**

**MOVED by Councillor Adams, seconded by Councillor Meade to approve the Minutes of Special Council Session held on April 2, 2002 as circulated. MOTION PUT AND PASSED.**

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

Added Items:            DOT Paving of Subdivision Roads - Councillor Meade  
                                 Tax Structure - City of Hamilton - Councillor Meade  
                                 ATV's - Harrietsfield, Williamswood, Sambro Area - Councillor Adams  
                                 Request for Crosswalk - Lakeside - Councillor Rankin  
                                 Route 21 Lakeside - Councillor Rankin  
                                 Twinning of Highway 103 - Councillor Rankin

**MOVED by Councillor Adams, seconded by Councillor Meade to approve the Order of Business as amended. 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** - None

8. **PUBLIC HEARINGS**

8.1 **Case 00439 - Application for Development Agreement at 36 Greenhead Road, Lakeside**

A Staff Report dated March 26, 2002 was before Community Council. Bernard Moe, Planner provided an overview of the application with the aid of overheads. He subsequently advised that staff was recommending approval of the Development Agreement.

The Chair then called for speakers for or against the application.

Ms. Sheila Flemming, 35 Greenhead Road began her presentation with the following concerns:

- C The building is three quarters surrounded by dense woods.
- C She understood the place was for abused women. People will be looking for these women.

At the request of the Chair, and in response to Ms. Flemming's concerns, Ms. Marilyn Berry, Executive Director, Association for Womens Residential Facilities provided the following information regarding the proposal:

- C Background on the proposal and the programs the proposed facility will offer.
- C HRM has made a commitment to work to reduce homelessness within HRM and the federal government has supplied \$6 million to the region.
- C Information on the present facilities in HRM.
- C The building will consist of four units - four individual families with a common kitchen, common living room and washroom and laundry facilities.
- C The building will be completely renovated inside and out and should be aesthetically pleasing.
- C There will be a program room in the building and, if community organizations need meeting space, they would be welcome to use it.
- C They wanted the women who come to the facility to be part of the community. The women want to be in a residential community where they feel safe, not downtown.
- C There will not be abusive partners coming to the facility or drug dealers searching women out.
- C Only women they believe will work with them and follow the guidelines set in place will be able to live there.
- C Careful screening will take place for those who want to live there.

Ms. Flemming then asked for clarification regarding 24-hour security. If the facility was not for abused women, why was there a need for 24-hour security.

In response, Ms. Berry advised that there is Byrony House for women in abusive situations. There will be a security system on at night, just like private homes. The facility is for women who want to get a job, further their education and be productive citizens.

Ms. Flemming stated she lived right across the street and the building was surrounded by dense woods. There were children and pets in the area and there was the potential for additional traffic. She had not heard anything about this proposal until just recently. No one went around and asked the residents how they felt about it. She was concerned with drugs coming in. This was the first they heard that it was a homeless shelter, not an abusive shelter.

Councillor Rankin, referring to hearsay, stated it was not in the Lions Club members best interests to misrepresent the proposal.

Ms. Debbie Forsythe-Smith, Beechville/Lakeside/Timberlea raised the following points in support of the proposal:

- C She met with the Lions Club to explain the proposal. Feedback received from the Lions Club was that they were supportive of the facility.
- C An advertised public meeting was held in December, put on by the Association.
- C There will be strict guidelines for the facility, if approved.
- C Anyone who wishes to become a resident must fill out an application and go through a screening process.
- C One of the reasons the Lions Club needed to terminate the lease with HRM was the high level of vandalism. The Lions Club had to bear the cost of that vandalism.
- C The security system will be in place to protect the property. There will be programming staff on site during the day. When you renovate a building to the extent that this one will be, you need to protect it for many years to come.
- C A woman's stay in the facility could be from three months to a year.

Ms. Bernice Casey, 33 Greenhead Road asked if there would be an increase in traffic on Greenhead Road and if Greenhead Road would be extended out to the highway.

In response, Councillor Rankin advised there would be no access to Highway 103. Traffic Authority analysed Greenhead Road and concluded there would be a minimal impact on traffic from the proposal. Not all tenants would have cars.

Ms. Cathy Conway, 33 Greenhead Road asked if the zoning would be changed on other properties in the area and, if so, what would be the impact.

In response, Councillor Rankin advised it was a site specific application. The proposal does not have anything to do with the trailer park. HRM owns property closer to Highway 3. He felt there would not be any impact from the proposal on any other lands around.

**MOVED by Councillor Adams, seconded by Councillor Meade to close the Public Hearing. MOTION PUT AND PASSED.**

Councillor Rankin stated he was supportive of the application for a number of reasons:

- C HRM has been supportive of the application by providing the land for \$1.
- C There is a one-time opportunity for funding from the federal government which is only available for a limited amount of time.
- C There is access to transit.
- C The Lions Club would not have left the building if they thought it was not a good program for the community.
- C He would never support an issue that threatened the security of the neighbourhood. This proposal would not do that.
- C The Association has a good record in the community and they have an interest to maintain good operations in the long term.

**MOVED by Councillor Rankin, seconded by Councillor Meade to:**

1. **Approve the Development Agreement, presented as Attachment III to the Staff Report dated March 26, 2002;**
2. **Require that the Development Agreement be signed 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.**

Both Councillors Adams and Rankin requested that the representatives of the Association meet with the residents of the immediate area regarding the project.

9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS**

9.1 **Presentation - Coastal Co-op**

Mr. Jack Mitchell, representing Coastal Co-op, provided information on attempts made to meet with HRM staff regarding an extension to their Occupancy Permit and provided a copy of a letter dated April 3, 2002 regarding Building Permit Application - 009869 - Conversion of Former Fish Plant to Business Centre which indicated that the permit application has been cancelled. He also provided a copy of the Business Plan for the Fish Plant.

Mr. Mitchell asked for support from Community Council to set up a meeting with the appropriate staff in HRM and for an extension of the Occupancy Permit for six months.

Councillor Meade agreed to contact staff in this regard and to arrange a meeting within the next two weeks.

**MOVED by Councillor Meade, seconded by Councillor Adams to request that staff stay a decision on the expiry of the Occupancy Permit until such time as a meeting is held. MOTION PUT AND PASSED.**

Councillor Meade referred to the letter sent to Coastal Co-op. He noted that he did not know about this situation because he had not received a copy of the letter. He asked that staff be requested, in future, when such letters go out, the District Councillor be provided with a copy at that time rather than seeing it for the first time at a meeting.

#### 9.2 Presentation re Dismissal of Volunteer Firefighters - Herring Cove

Mr. Brian Dempsey, Chair, Herring Cove Ratepayers Association read a letter that was addressed to Mayor Kelly which would be delivered to Mayor Kelly in the morning regarding this issue. He listed the signatories of the letter.

Councillor Adams subsequently indicated that he would be bringing this matter forward at the Regional Council meeting on April 23, 2002. He then placed the following motion because he said it was clear there is no mechanism in place to protect the interests of volunteers whereas career firefighters have a Union and a procedure to follow.

**MOVED by Councillor Adams, seconded by Councillor Meade to support the establishment of a body to protect the interests of all Volunteer Firefighters in HRM. This body will have input and equal representation from Volunteer Firefighters. As well, staff will be asked to come up with some models to consider for that mandate. MOTION PUT AND PASSED.**

Mr. Dempsey then asked Community Council to consider a solution he was proposing since he carried out an investigation. He outlined his proposal and indicated that, in his opinion, an apology has to come from HRM to Andy Sullivan based on the RCMP's investigation. There was no need to pay a consultant \$20,000 to solve the problem and a portion of that money could go to pay legal fees.

Councillor Adams stated there were two issues: 1) the process followed and 2) the events leading up to and after February 26, 2002. That was what the consultant would be dealing with. The consultant was appointed at the request of the community.

Mr. Dempsey stated he was saying ignore the special investigator although he acknowledged the request of the community for a consultant.

Councillor Adams advised that Community Council was not able to stop the review process and it has already started. He indicated he would contact Mr. McLellan, Chief Administrative Officer in the morning and request that he call Mr. Dempsey.

**MOVED by Councillor Adams, seconded by Councillor Meade to request that the Chief Administrative Officer contact Mr. Dempsey immediately to set up a meeting with the signatories of the letter to Mayor Kelly and with Councillor Adams and consider putting the review in abeyance until such time as the meeting occurs in hopes of significant savings to the taxpayer and a quick solution to the entire issue. MOTION PUT AND PASSED.**

10. **REPORTS**

10.1 **Case 00452 - Application to Amend the Existing Development Agreement for Beechville Estates, Beechville**

A Staff Report dated April 4, 2002 was before Community Council.

**MOVED by Councillor Adams, seconded by Councillor Meade to give Notice of Motion to consider an application by Armco Capital Corporation to amend the Development Agreement for Beechville Estates and schedule the Public Hearing for May 27, 2002. MOTION PUT AND PASSED.**

11. **MOTIONS** - None

12. **ADDED ITEMS**

12.1 **Department of Transportation re Paving of Subdivision Roads**

**MOVED by Councillor Meade, seconded by Councillor Adams to request Rick Paynter, Transportation and Public Works write a letter to the Minister of Transportation to ascertain the amount of cost sharing that will be provided to HRM, what roads will be given priority for subdivision paving and when paving will begin. MOTION PUT AND PASSED.**

12.2 **Tax Structure - City of Hamilton**

A third request will go forward to Finance Committee regarding this request.

12.3 **ATV's - Harrietsfield, Williamswood, Sambro Area**

**MOVED by Councillor Adams, seconded by Councillor Meade that a letter be written to the RCMP Tantallon Detachment to encourage them to take all necessary steps to ticket and seize ATV machines, whether by the use of marked vehicles or their dirt bikes. MOTION PUT AND PASSED.**

12.4 **Request for Crosswalk - Lakeside**

**MOVED by Councillor Rankin, seconded by Councillor Meade to request staff to look into the feasibility of placing a crosswalk opposite the former Habib's store in Lakeside. MOTION PUT AND PASSED.**

12.5 **Route 21 Lakeside**

**MOVED by Councillor Rankin, seconded by Councillor Meade to request staff to convey to the consultants carrying out the transit study that Community Council is looking forward to better connections for Route 21 at Lacewood Terminal. MOTION PUT AND PASSED.**

12.6 **Twinning Highway 103**

Councillor Rankin referred to Information Item No. 3 which was a letter from the Minister of Transportation and Public Works dated March 8, 2002 regarding the above. Councillor Rankin requested that a response to the letter be forwarded to the Minister indicating that HRM infrastructure money is used for such projects as water and sewer and not for provincial projects. The letter should suggest that some of the province's infrastructure money and/or some money from the recent two cent hike in gasoline tax be used for this project. As well, the Minister to be requested that the Federal government consider Highway 103 as part of the national highway system inasmuch as it goes to Yarmouth, with international connections.

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION** - None

15. **NEXT MEETING DATE**

Monday, May 27, 2002

16. **ADJOURNMENT**

On a motion from Councillor Adams, the meeting adjourned at 8:30 p.m.

Sandra M. Shute  
Assistant Municipal Clerk