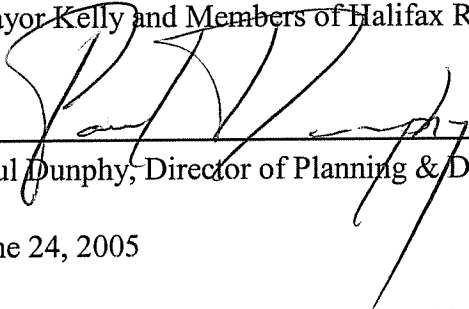


5.

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Paul Dunphy, Director of Planning & Development Services

DATE: June 24, 2005

SUBJECT: **Update - Pinecrest Highfield Park Neighbourhood Plan & Secondary Planning Strategy**

INFORMATION REPORT

ORIGIN:

On September 18, 2001 an information report, dated August 29, 2001 (Attachment A), was presented to Council on the work that had been undertaken as part of the interdepartmental team working in District 9, primarily focusing on the progress achieved in response to the 1991 Pinecrest Highfield Park Neighbourhood Plan and Secondary Planning Strategy.

A summary table of the plan policies and actions pursuant to the plan was provided at that time. The report summarized that, although the Pinecrest Highfield Park Neighbourhood continues to have challenges, substantial progress was achieved in many areas and over 80% of the recommendations contained in the plan had been completed.

In January 2002, Councillor Smith brought the information report forward to Council again and expressed concerns that several of the Neighbourhood Plan's recommendations had not been carried out. The Councillor moved "that Regional Council formally adopt the policies in Appendix A of the Information Report dated August 29, 2001 with respect to the Pinecrest-Highfield Park Secondary Plan, and to refer the matter back to staff to develop an action plan to implement these policies". After debate on the merits of proceeding with this action plan, Council approved a motion by Councillor Hetherington to refer the matter to staff for a further report. The Council Minutes of January 15, 2002 are attached as Attachment B of this report.

BACKGROUND

In 1990, the City of Dartmouth undertook to work with the community of the then Ward 5 (Pinecrest-Highfield Park) to identify the issues present in the community and develop a plan to begin to address those issues. The study was undertaken by Sperry/MacLennan Architects and Planners, in association with Griffiths-Muecke Planning Consultants, and Vaughan Engineering Associates Ltd; and involved an extensive community consultation process. The result was the development of the Pinecrest Highfield Park Neighbourhood Plan of May 1991 (Neighbourhood Plan), a substantial part of which was incorporated into the Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law adopted by Dartmouth City Council on December 6, 1991 (Secondary Plan). The Neighbourhood Plan formed a basis of a proposed 10 year action plan for the community. The Pinecrest-Highfield park area is now a portion of District 9 of the Halifax Regional Municipality.

The Neighbourhood Plan and Secondary Plan served as an impetus for a number of very positive initiatives that continued throughout the decade. The Plan acted as a guideline for staff and council priorities within the community.

In 1999, there was a renewed focus on service delivery in the area, especially for Police Services, Bylaw Enforcement and Community Recreation. This was enhanced through the establishment of the District 9 HRM Cross Departmental Service Delivery Team, who's specific mandate is to better coordinate HRM service delivery in the district and with the community.

That project resulted in a refocusing of effort on District 9 and the successful completion of a number of initiatives outstanding from the Neighbourhood Plan and a renewed effort to work with the community to address challenges within the community.

As outlined in the August 2001 Information Report, there were a number of areas that have not as yet been fully addressed. In January, 2002, Council referred this matter to staff for a further report.

The areas specifically cited in the information report, dated August 29, 2001 were:

- Density & Zoning
- Housing demonstration projects
- Maintenance of properties by owners and renters
- Continued development of open space, green space and trees
- Traffic Transportation and general access to the community - specifically the Burnside pedestrian walkway
- Continued efforts on services to youth and seniors/Community Development

DISCUSSION

As a general point, all Municipal Planning Strategies and Secondary Planning Strategies contain policies that, for a variety of reasons, have not been specifically or fully implemented. The Pinecrest-Highfield Park Secondary Planning Strategy is no exception in this regard, however, as noted earlier in this report and in the August 29, 2001 Information Report, many of its policies have been implemented. The debate on this matter at the January 15, 2002 Council meeting indicated that there are outstanding planning related issues in all areas of the municipality, at varying levels of urgency. Council and staff continuously attempt to address priority areas and issues as staff resources and budgets permit.

It is also worth noting that one of the primary purposes of MPS policy is to describe Council's future intent with respect to land use planning and development matters and to act as a guideline for Council's on-going decision making. Legislatively, the Municipal Government Act (Section 217) states that "a municipality shall not act in a manner that is inconsistent with a municipal planning strategy", and also that "the adoption of a municipal planning strategy does not commit the council to undertake any of the projects suggested in it".

Within this context, staff acknowledges that the Pinecrest-Highfield Park neighbourhood, as with numerous other areas throughout the municipality, requires an on-going commitment to periodic MPS policy review, program and service delivery and capital improvement projects, in order to successfully address community opportunities and issues.

The following provides a discussion of Secondary Plan topics (policies) that to date have not been fully addressed, as indicated in the September 2001 Council report and discussed at its meeting of January 15, 2002.

Density & Zoning:

Through Council's adoption of the Secondary Planning Strategy in 2001, much of the area containing apartment buildings was rezoned from R-3 to R-1M. Any proposed apartment building requires an amendment to the Planning Strategy. The zoning amendment has served the community's purposes in containing higher density developments. Vacant R-1M zoned lands exist in the neighbourhood, thus the Plan has created the climate to enable the creation of single unit housing opportunities.

Housing Demonstration Projects:

The plan contains a number of policies to encourage housing and/or demonstration projects in the community. In part these policies reflected the direct involvement of several of the previous municipalities in the provision of social housing. Since 1996 the province of Nova Scotia (under agreement with the Federal government) has been the policy and program lead in the provision of

social housing. The role taken by HRM has been one of advocacy for affordable housing programs to be delivered by the Province. Under the new Federal government "Cities 1st" initiative there may be an opportunity to take a more active role in tri-partite arrangements in any proposed affordable housing initiatives. There is also potential direction provided in this regard under the draft Regional Plan. Through its deliberations on Regional Plan policies, Council will determine the municipality's future role in the provision of affordable housing, not only for the Pinecrest-Highfield Park neighbourhood but for HRM as a whole.

With specific reference to back-lot R1-M development (policy 2.4.1), staff advises that while this opportunity is technically possible, its practical implementation and financial feasibility may be difficult. There is no doubt this undertaking would involve significant front-end capital outlay, including the assembling of lands from multiple property owners (some of whom may not wish to participate) and the costs of providing infrastructure (roads and services). The projected return on this investment is not known, both in terms of dollar value and fulfilling the underlying objective - the creation of affordable housing units. To date neither staff resources nor budget funding has been allocated to determine project feasibility. Given that the policy is now fifteen years old, it is advised that this back-lot development opportunity be re-visited with the community to determine level of support. The timing of this consultation would logically occur during the community visioning/secondary planning process following the adoption of the Regional Plan.

Maintenance of properties by owners and renters:

There have been a number of initiatives regarding by-law enforcement in the District 9 area and these initiatives have had a degree of success in addressing concerns regarding property upkeep and maintenance. It is acknowledged that enforcement initiatives will need to be on-going within this neighbourhood, however, Council is aware that by-law enforcement is a significant issue for many other areas of HRM. The level of service is representative of existing staff resources and funding for this activity. To date staff has been unable to dedicate resources and funding to conduct a education/incentive program for apartment building owners/managers concerning improvements to the appearance and maintenance of their buildings. It is noted, however, that a significant number of multiple unit properties in the neighbourhood have recently been acquired by new owner-managers, and staff and the community is optimistic that significant private capital investment will be directed toward aesthetic upgrades and building retro-fitting.

Continued development of open spaces, green spaces and tree programs:

Since the 2001 report to Council, there have been a number of initiatives to improve the open and green spaces and tree coverage in the area. The redevelopment and re-naming of Pinehill Park (to Jason MacCullough Memorial Park) has contributed significantly to the community. Other capital project related to parks and open spaces include upgrades to the fencing and walkways at John Martin Ball Field, upgrades to John MacNeil baseball field, the Doug Knickle ball hockey court and green space associated with the new fire station. Other improvements in surrounding

neighbourhoods have included Harbourview School grounds, Monique Park, Albro Lake Park and Farrell Road.

The Pinecrest-Highfield Park community competes with many other neighbourhoods throughout the municipality that are in need of capital budget funding to create or improve green spaces. The identification and continued improvement of the green spaces will be an ongoing requirement for this community, and staff will continue to work with the Councillor to determine appropriate projects as part of the annual capital budget process.

Traffic and Transportation:

Council has allocated funding the 2005/06 budget to design and construct a pedestrian connection (overpass) between Highfield Park and Burnside. Sidewalk construction will also take place on Highfield Park Drive (from Victoria Road to end of existing sidewalk) and on the south side of Victoria Road between Primrose Ave. and Trinity Ave.).

Continued Efforts on Services to Youth and Seniors/Community Development:

Recognizing the challenges for youth and seniors outlined in the Neighbourhood Plan, HRM's Recreation, Tourism and Culture Services continues to offer a full range of affordable recreation programming in the community, in addition to partnership in programming offered through the Halifax Regional Library Service and the Dartmouth North Community Centre -both of which are in the community. In 2003 RTC, HRM Police services and a number of community organizations partnered in the implementing a Knowledge is Power program, funded through the crime prevention community mobilization fund, to promote the develop of youth in the community.

These partnerships and the Cross Department Service Delivery Team in the District 9 - who's mandate was to better coordinate HRM service delivery in the district and with the community - demonstrate that a coordinated approach to community challenges can result in improved service delivery. The Excellence in Governance theme team of the Corporate Scorecard committee is examining the various models and approaches to community development. Recommendations in this regard will be forthcoming to Council.

In addition to these initiatives, HRM's newest fire station on Highfield Park Drive became operational in October 2004, replacing the station on Windmill Road.

Conclusion:

Since the completion of the Neighbourhood Plan and Secondary Plan in 1991, Council, through staff, has carried out the majority of initiatives identified. Staff of relevant Business Units, in

consultation with the Councillor, will continue to use the Plan as a guide in identifying and carrying out further projects as part of the annual business planning and budget approval process.

Given the date of the Plan, staff does not advise that an action plan be prepared at this time to undertake the projects that have not as yet been implemented. Community consultation would be required in advance to determine whether or not the projects are still desired or feasible. Council is aware that the draft Regional Plan is scheduled for debate and approval in the fall of 2005, and that immediately following its adoption, an extensive program of community visioning exercises and secondary plan reviews is to commence. The Pinecrest-Highfield Park Secondary Planning Strategy will be included in this program.

BUDGET IMPLICATIONS

There are no budget implications to staff outside of normal operating and capital budgets. There would be budget implications if staff was further directed to immediately initiate new programs or initiatives such as a plan review, demonstration projects or new capital projects or programs.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN:

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating Reserves, as well as any relevant legislation.

ALTERNATIVES

Council could direct staff to immediately undertake a more detailed plan review or to investigate specific programs or initiatives in the area. This is not recommended at this time, for reasons outlined in the report.

ATTACHMENTS

Attachment A - Information Report, dated August 29, 2001
Attachment B - Regional Council Minutes, dated January 15, 2002

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

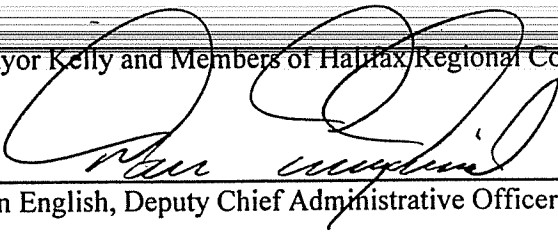
Report Prepared by: Cathy Mellett, Shared Services, 490-6456
Roger Wells, Regional Planning, 490-4373

Report Reviewed by: Kathy Smith
Kathy Smith, Financial Consultant, 490-6153

Halifax Regional Council
September 18, 2001

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


Dan English, Deputy Chief Administrative Officer

DATE: August 29, 2001

SUBJECT: Update - Pinecrest Highfield Park Neighbourhood Plan & Secondary Planning Strategy

INFORMATION REPORT

ORIGIN

At the Council meeting of February 20, 2001 Councillor Smith requested that staff provide an update of the Pinecrest-Highfield Park Neighbourhood Plan.

BACKGROUND

In 1990 the City of Dartmouth undertook to work with the community of then Ward 5 (Pinecrest-Highfield Park) to identify the issues present in the community and develop action plan to begin to address those issues. The study was undertaken by Sperry/Maclennan Architects and Planners, in association with Griffiths-Muecke Planning Consultants, and Vaughan Engineering Associates Ltd; and involved an extensive community consultation process. The result was the development of the Pinecrest Highfield Park Neighbourhood Plan of May 1991(1991 Pinecrest Plan), a substantial part of which was incorporated into the Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law adopted by Dartmouth City Council on December 6, 1991 (Secondary Plan). The Neighbourhood plan formed a basis of a proposed 10 year action plan for the community. The Pinecrest-Highfield park area is now a portion of District 9 of the Halifax Regional Municipality.

DISCUSSION

Many neighbourhoods and communities with HRM have unique challenges because of their location, historical, economic or demographic make up. Council's priorities recognize that "HRM values the uniqueness and character of communities as part of a regional municipality and its citizens make the community a desirable place to live by having the opportunity to contribute

to their communities". Like many communities, the Pinecrest-Highfield Park area of District 9 has both strengths and challenges. The 1991 Pinecrest Plan provided a demographic snapshot of the community which was updated in a report prepared on District 9 by Recreation Services in 2000. The general characteristics of the community have remained the same and are:

- a good sense of community and neighbourhood
- a large number of young people under 25
- a high percentage of rental dwellings (88% of dwelling units are apartments)
- a fairly high degree of transience (due to the rental nature of housing units)
- a large number of lone parent families (31 % of households, double the national and HRM average)
- a large number of lower income households (55% of households have incomes under \$29,999 per year)
- The Highfield park area is one of the only areas of District 9 which experienced a population growth between 1991 and 1996 (3.6%)

The Pinecrest Plan (1991) identified the community's major challenges as:

- Density (the number and density of apartment developments)
- Zoning (retaining and enhancing single dwelling family development)
- Maintenance of properties by apartment owners
- Open space, green space & trees (the need for more)
- Services for youth & seniors
- Commercial facilities (more neighbourhood based services)
- Traffic, transportation and general access through and to the community
- Policing & security
- Community development

The Plan made recommendations on action items in each of these areas.

UPDATE SUMMARY

The Pinecrest 1991 Plan served as an impetus for a number of very positive initiatives that continued throughout the decade. The Plan acted as a guideline for staff and council priorities within the community. There was a slowing of progress immediately following amalgamation as other priorities overtook the focus of both energy and budgets.

Since 1999 there has been a renewed focus on service delivery in the area especially for Police services, Bylaw Enforcement and Community Recreation. This has been enhanced through the establishment of the District 9 HRM Cross Departmental Service Delivery Team, who's specific mandate is to better coordinate HRM service delivery in the district and with the community. ***There has been substantial progress in many areas of the 1991 Neighbourhood Plan with over 80% of the recommended actions completed.*** Several large projects were implemented and others are in the process of being reevaluated as to the current priority both for the community and within HRM.

As part of this process staff have held a series of community meetings with interested residents, as well as attending community meetings, such as the District 9 Resident's Association.

Challenges which continue to be voiced are:

- Maintenance of properties by owners and renters
- Community safety, policing and security
- Community image
- Open spaces, parks and programs for youth

The following summary will outline the actions achieved and efforts underway in these areas, while acknowledging there is work which needs to be continue. Appendix A provides a detailed update of the recommendations from the Pinecrest Plan 1991 and Secondary Plan.

Density & Zoning

The general thrust of the Secondary Plan and Land Use By-laws adopted by Dartmouth Council as an outcome of the 1991 Pinecrest Plan, was to encourage the stabilization of the area by containing high density development while encouraging single and two family dwellings. This was primarily proposed through the adoption of a R-1M zone which downsized zoning and allowed for smaller lot sizes for single family dwellings. R-3 (multiple family residential-medium density) zoning was retained in the neighbourhood immediately adjacent to Highfield Park.

The zoning amendments have served the community's purposes in containing higher density developments. However, the development of single or two family dwellings in the area has been very limited. Further, some of the non-conforming medium density properties have fallen into disrepair. While it is difficult for staff to determine the reasons for this, it may be timely to review if the R-1M zoning has achieved the desired effect and still meets the needs of the community.

Maintenance of Properties by Owners and Renters

The general maintenance of properties has been an ongoing concern in the community. As the 1991 Pinecrest- Highfield Park Plan points out, HRM's role is in the enforcement of minimum standards and other maintenance by-laws. During the winter of 2000-2001 HRM undertook an enforcement initiative in the community and has continued that effort. During the strategic enforcement period, 280 properties were inspected, 125 orders were issued and over 120 of those orders have been completed. In addition, over 171 files have been opened in the course of regular enforcement activities. ***Given the positive results and community response enforcement should be planned for and resourced as part of the ongoing service delivery and minimum standards enforcement should be enhanced.***

Open Space, Green Space & Trees

The 1991 Pinecrest Plan identified the need to both “green” the neighbourhood and provide improved recreational and open space for the children and adults of this high density community.

~~The Albro Lake walkway was one of the main projects undertaken and completed as an outcome of the plan. A tree planting program was undertaken by the City of Dartmouth in the first five years of the Plan. However, HRM did not continue the tree planting program. There were a number of park improvements undertaken such as Harbour View Park, playground upgrades at John MacNeil School, Brule Street landscaping, Mont Blanc cannon relocation, ballfield lighting at John Martin School, and playground equipment for the Dartmouth North Community Centre.~~

The community continues to identify the need for improved park and recreation facilities and has worked very hard, along with staff, to gain improvements to the Pinehill Park. This summer over 500 volunteer hours have been put into the development of the park. ***Further funding is required to complete phases II & II of Pinehill Park improvements and to identify other opportunities to improve the green space in the community.***

Services for Youth & Seniors/Community Development

Since 1996 the District 9 recreation programming offices have been located in the Pinecrest-Highfield Park neighbourhood. A community development worker (recreation) has been assigned to the Dartmouth- Eastern Passage area and has worked closely with the community. One of the first activities was to prepare an overview of all of District 9 and to look at the types of recreation programming being delivered in the community. This report resulted in a refocusing of recreation programs to better meet the needs of the community. Efforts are underway to develop stronger partnerships have been developed with a variety of service delivery agencies and a community directory was developed under a grant from HRM Grants Program.

The development of the Dartmouth North Community Centre was one of the major achievements of the 1991 Pinecrest Plan. The facility opened in March 1996 and is operated by a community board. HRM provides an operating grant of \$190,000 and appoints representatives to the board. The Centre is also the site for the Dartmouth North Branch of the Halifax Regional Library and the District 9 Recreation Programming offices and a state-of-the-art computer lab CAP (community internet access) site, HRDC job bank computer and the Evolutions Youth project. The Executive Director of the Centre has a mandate to carry out community outreach and to work with the community on issues identified by them.

During the summer of 2001, a partnership of HRM business units and the Dartmouth North Community Centre developed a Youth Leadership program to provide area youth with an opportunity to learn, have fun and perform community service in cleaning up the neighbourhood. Over 24 youth aged 10-13 participated in the program. Efforts to provide programming for youth in the area that leads to meaningful opportunities is critical.

There are a number of service agencies providing services to youth in the District 9 and the Pinecrest area and it has been identified as important to bring those agencies together to discuss an overall direction for youth services in the area.

Traffic, Transportation and General Access to the Community

The 1991 Pinecrest Plan identified that the community was a neighbourhood cut off from the rest of Dartmouth. Significant efforts were made to improve the accesses to the community and installing sidewalks and walkways. The only deficiencies remaining from the recommendations of the report are:

- a hard surface pathway between Farthington Place and True North Crescent
- at least one side sidewalk extended on Highfield Park Drive to the intersection of Highfield Park Drive and Victoria Road
- a paved walkway between the west end of Brule and the west end of Highfield Park Drive
- a sidewalk on one side of Ambercrest Place and Cedar Court (to meet HRM standards)

One of the most significant items that was not addressed was a pedestrian connection between the Burnside Industrial Park and the Pinecrest-Highfield Park Community. There is no way for pedestrians to cross Highway 111 and access the business park. This has become even more significant to the community as employment opportunities in the Burnside area have increased and the Highfield Park area provides affordable housing to working individuals. ***A study of the requirement and options for a pedestrian connection between the community and Burnside should be undertaken.***

Public Works and Transportation highlighted opportunities to further improve access to and from the community by:

- adding pedestrian signals and marked crosswalks at the intersection of Highfield Park and Victoria Road
- making an official opening in the fence between Trinity Avenue and Victoria Road
- paving the walkway between the cul-de-sac of Trinity Avenue and the Harbour View school grounds
- establishing properly connecting pathway between Primrose and Brule streets in a section used as a pedestrian pathway to the overpass

Those items should also be referred to Public Works for consideration in future capital projects.

Policing & Security

HRM Police Services have worked very diligently to develop partnerships with the community through the local community policing office. In spite of those efforts, there is still a feeling of less "safety" in some areas and crime continues to be of concern to the larger community. A research project, undertaken in the spring of 2000 through the Community Mobilization Program, surveyed the community on attitudes towards crime prevention and identified crime prevention strategies favoured by residents. Many community members recognize that crime prevention

involves a large number of factors including housing, income, education, youth activities, as well as enforcement activities.

Some of the community liaison activities already in place include:

- Neighbourhood Watch (the most active Neighbourhood Watch in the province with over 900 households involved)
- Police community liaison - strong links between police & the local community
- City Watch program (telephone messages providing safety messages & warnings to all households in the City Watch program)
- HRM commitment to increase of marked patrol units & foot patrols in the area during the summer of 2001.

Overall

Over the ten (10) years of working with the Pinecrest-Highfield Park Plan (1991-2001) it has been demonstrated that working with the community to address issues and concerns requires an ongoing effort. The 1991 Pinecrest Plan acted as a guideline for staff and Council priorities within the community and subsequent studies have re enforced the ongoing challenges faced by the community.

BUDGET IMPLICATIONS

There was no specific budget set aside to accomplish the recommendations of the 1991 Pinecrest-Highfield Park Neighbourhood Plan. The City of Dartmouth used the Plan to set the priorities and annual budgets for providing services to the area. Business Units in HRM continue to see the Plan, and subsequent documents which involve the community in consultation, as a tool for setting priorities for service delivery.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

Specific outstanding items should be addressed by the appropriate Business Units during the business planning process.

ALTERNATIVES

There are no recommended alternatives.

ATTACHMENTS

Appendix A - Detailed Plan Update

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Members of the Interdepartmental Team for District 9

Report Approved by:



Cathy J. Mellett, Project Manager, DCAO's office

Appendix A

Pinecrest - Highfield Park Neighbourhood Plan & Secondary Planning Strategy

Table 1: Listing of Policies and Current Status

Policy	Action Taken Pursuant to Policy Intent
Neighbourhood Stability and Residential Zoning	
<p><u>Policy 2.1.1</u> In order to encourage the stabilization of the Pinecrest-Highfield Park neighbourhood, it shall be the intention of City Council to establish, in the Land Use Bylaw, a Single-Family Modified (R-1M) Residential Zone. The R-1M Zone shall allow those uses permitted in the R-1 (Single Family Residential) Zone. The R-1M Zone shall be applied only to the portion of the Pinecrest-Highfield Park neighbourhood, as indicated on Map 2, which presently contains the highest concentration of existing single-family dwellings.</p>	<p>R-1M zone came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.</p>
<p><u>Policy 2.1.2</u> In order to facilitate affordable single family housing development, it shall be the intention of City Council, within the R-1M Zone of the Land Use Bylaw, to permit development on lots smaller in size than that permitted within the R-1 (Single-Family) Zone. Therefore, it shall be the intention of City Council to amend the City's Subdivision Regulations in order to permit the creation of smaller lots within the R-1M Zone.</p>	<p>R-1M zone came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.</p>
<p><u>Policy 2.1.3</u> It shall be the intention of City Council to not consider rezonings which would permit higher density Residential development on lands zoned R-1M within the Pinecrest-Highfield Park neighbourhood.</p>	<p>No rezonings have been considered since MPS approval December 6, 1991.</p>
<p><u>Policy 2.1.4</u> It shall be the intention of City Council to apply the R-1 (Single-Family Residential) Zone to those properties containing existing single-family dwellings which front on Leaman Drive and Ambercrest Place, as shown on Map 3.</p>	<p>R-1 zone came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.</p>

<p><u>Policy 2.1.5</u> It shall be the intention of City Council to apply the R-2 (Two-Family Residential) Zone to those properties containing existing single-family or two-family dwellings which front on Monique Avenue as shown on Map 3.</p>	<p>R-2 zone came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.</p>
<p><u>Policy 2.1.6</u> It shall be the intention of City Council to apply the TH (Town Housing) Zone to those properties containing existing town housing, including the Cedar Court development, a portion of Leaman Drive and a portion of True North Crescent, as shown on Map 3. The remaining vacant lands on True North Crescent shall also be zoned TH (Town Housing).</p>	<p>TH zone came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.</p>
<p><i><u>Policy 2.1.7 Notwithstanding Policies 2.1.1 and 2.1.6, Council may apply the R-1M (Single Family [modified] Residential) Zone to lands on True North Crescent.</u></i></p> <p><i>Further to Policy 2.1.6 and for the purposes of design and construction of affordable housing, the R-1M Zone may be applied to vacant lands, for a time, in addition to and apart from the TH (Town Housing) Zone which shall also apply to these lands. Following development of the properties, the R-1M or TH Zone may be removed by amendment to the land use by-law and the remaining zone shall reflect the use of each property. (As amended by By-law C-700, August 17, 1993)</i></p>	<p>Amendment to 1991 MPS came into effect August 17, 1993. Current zoning at True North Crescent is R-1M and TH. (Note: several parcels remain undeveloped) Policy to be fully implemented once development of vacant parcels complete.</p>

<p><u>Policy 2.1.8</u> It shall be the intention of City Council to apply the R-3 (Multiple-Family Residential-Medium Density) Zone to those areas of the neighbourhood containing a concentration of existing medium density apartment building development, as shown on Map 3. Generally this includes the Highfield Park area, Pinecrest Drive where it abuts Highfield Park, and the area east of Pinecrest Drive to include development on Crystal Drive, Primrose Street and a portion of Leaman Drive.</p> <p>It shall be the intention of City Council to apply the R-4 (Multiple-Family Residential - High Density) Zone to those properties containing existing high density apartment building development, generally bounded by Crystal Drive, Farthington Place and Pinehill Park, as shown on Map 3.</p>	<p>R-3 zone came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.</p>
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Building Maintenance and Management	
<p><u>Policy 2.2.1</u> It shall be the intention of City Council to provide increased enforcement of the City's Minimum Standards of Use and Maintenance of Property Bylaw in order to more effectively deal with building and site maintenance within the Pinecrest-Highfield Park Neighbourhood.</p>	<p>Strategic Enforcement Initiative undertaken in the Winter of 2000-2001. Enforcement ongoing.</p>
<p><u>Policy 2.2.2</u> It shall be the intention of City Council to investigate methods by which the management of apartment buildings can be made more responsive to the needs expressed by the community. This may be achievable through means such as education programs, incentive programs and City-sponsored demonstration projects.</p>	<p>No programs at this time.</p>
Co-op Housing	
<p><u>Policy 2.3.1</u> It shall be the intention of City Council to continue to encourage and support co-op housing development within the Pinecrest - Highfield Park neighbourhood.</p>	<p>Two(2) co-ops in the area plus units of non-profit housing. Province has the mandate for housing programs. HRM not active at present time in housing initiatives.</p>
Back Lot Development	
<p><u>Policy 2.4.1</u> It shall be the intention of City Council to investigate methods by which rear lot development within the R-IM Zone can be realized. This may be achieved through a City-sponsored demonstration project or through the implementation of private sector incentive programs, or both.</p>	<p>Province has mandate for housing programs. HRM not active at present time in housing initiatives.</p>
Community Development - Community Organization	
<p><u>Policy 3.1.1</u> It shall be the intention of City Council to support, as funds permit, the Ward 5 Citizens' Association through the provision of annual financial contributions and education in community organization and development training.</p>	<p>HRM does not provide direct funding to resident's associations.</p>

Community Development - Community Development Worker	
<u>Policy 3.2.1</u> It shall be the intention of City Council to consider appointing a community development worker for the Ward 5 area, in order to promote and improve social and community development through education programs and support group development.	Community development worker assigned to the Dartmouth - Eastern Passage area in 2000.
<u>Policy 3.2.2</u> It shall be the intention of City Council, through the Healthy Dartmouth Committee, to explore the possibility of developing and implementing a neighbourhood project for the Pinecrest-Highfield Park area.	Heart Health Project (July 1993) jointly undertaken between Ward 5 Residents Assoc, NS Dept. of Health, City of Dartmouth. Dartmouth Community Health Board located at 294 Pleasant St.
Community Development - Community Facilities	
<u>Policy 3.3.1</u> It shall be the intention of City Council to apply the S (Institutional) Zone to the John Martin Community School and surrounding lands, and to the John MacNeil School and surrounding lands, as shown on Map 3.	S zone came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.
<u>Policy 3.3.2</u> It shall be the intention of City Council to develop and implement a plan in order to promote the better utilization of John Martin Community School.	Recreation programming has a joint use agreement with John Martin School.
<u>Policy 3.3.3</u> It shall be the intention of City Council to identify the community facility needs of specific segments of the neighbourhood population, particularly seniors and youth, and support initiatives to fulfill these needs.	Ward 5 Community Centre site selection study May 1995. Dartmouth North Community Centre opened March 1996.
<u>Policy 3.3.4</u> It shall be the intention of City Council to promote and support the establishment of daycare facilities within the Pinecrest-Highfield Park area. These facilities should include subsidized spaces, and in this regard, City Council shall seek cooperation from the Provincial government to provide increased daycare spaces within this neighbourhood, and Dartmouth in general.	Community Directory (2000) identified day care centres within the community plus services for families with children provided through the Dartmouth Family Resource Centre, Dartmouth Development Centre and the Military Family Resource Centre.
<u>Policy 3.3.5</u> To encourage the provision of daycare facilities within the area, it shall be the intention of City Council, within the R-1M Zone of the Land Use Bylaw, to permit daycare uses as home occupations to a maximum of fifty (50) percent of the total floor area of the dwelling.	Provisions for daycare uses came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.

<p><u>Policy 3.3.6</u> It shall be the intention of City Council, in cooperation with the neighbourhood, to investigate the development of a Community Centre within the general Pinecrest-Highfield Park area. Facilities which may be appropriate include a branch library, daycare, seniors' centre, youth centre and meeting rooms.</p>	<p>Neighbourhood consultation process began in 1992 and construction of Dartmouth North Community Centre commenced in 1994. Facility opened in March 1996.</p>
<p>Parks and Open Space</p>	
<p><u>Policy 4.1.1</u> It shall be the intention of City Council to apply the P (Park) Zone to the major recreation areas and facilities existing within the Pinecrest-Highfield Park neighbourhood, including the Pinehill Look-off Park, the Gray Arena and adjacent recreational area, and lands adjacent the shore of Albro Lake, as shown on Map 3.</p>	<p>P zone came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.</p>
<p><u>Policy 4.1.2</u> It shall the intention of City Council to undertake a program of park and open space development within the Pinecrest-Highfield Park neighbourhood in order to better meet the recreational needs of all segments of the population.</p>	<p>Albro Lake walkway completed prior to amalgamation. Improvements to Harbourview Park. Brule St. landscaping Relocation of Monte Blanc cannon Lighting John Martin ballfield Playground equipment - DNCC Pinecrest Park - no property purchased for park development Pinehill Park- phase 1 upgrade completed 2001 funding required for phase 2 & 3. Opportunities for further park/green space required.</p>
<p><u>Policy 4.1.3</u> It shall be the intention of City Council to continue to implement an extensive street tree planting program throughout the Pinecrest-Highfield Park area.</p>	<p>Program carried out by Dartmouth from 1992 - 1995.</p>
<p><u>Policy 4.1.4</u> It shall be the intention of City Council, through demonstration projects and incentive programs, to encourage apartment owners to improve the landscaping of their properties.</p>	<p>No action taken.</p>

Garbage and Litter	
<p><u>Policy 4.2.1</u> It shall be the intention of City Council to help rectify the litter problem in the Pinecrest-Highfield Park neighbourhood by sponsoring clean-up drives, in cooperation with the Ward 5 Citizens' Association, local schools, or other groups, and by installing trash receptacles on streets and in parks throughout the area.</p>	<p>Community clean ups conducted annually in conjunction with recreation, clean Nova Scotia and community volunteers each spring. Active participation by community groups with private sector support and funding/support from HRM.</p>
<p><u>Policy 4.2.2</u> It shall be the intention of City Council to enforce its Solid Waste Bylaw and Minimum Standards of Use and Maintenance of Property Bylaw in order to ensure and maintain adequate upkeep of properties within the neighbourhood.</p>	<p>Enforcement initiatives ongoing.</p>
<p><u>Policy 4.2.3</u> It shall be the intention of City Council to consider sponsoring a monthly recycling drive, through the John Martin Community School and/or a local commercial facility. It shall also be the intention of City Council to investigate the feasibility of locating a recycling depot within the Pinecrest-Highfield Park neighbourhood.</p>	<p>Solid Waste strategy implemented curb side recycling in all communities.</p>
Internal Neighbourhood Connections	
<p><u>Policy 5.1.1</u> It shall be the intention of City Council to provide for the construction of a new street or streets within the Pinecrest area in order to (a) facilitate easier vehicular and pedestrian circulation and (b) eliminate the need for the Brule Street Extension.</p>	<p>Pinecrest extension constructed 1992/93 (Pinecrest and Brule intersection to Primrose). Brule Street extension closed (pedway to Primrose) in 1992/93.</p>
<p><u>Policy 5.1.2</u> It shall be the intention of City Council to undertake an sidewalk/walkway construction program throughout the Pinecrest-Highfield Park neighbourhood in order to make the area more accessible for pedestrians.</p>	<p>Numerous sidewalk projects completed (complete list available). Outstanding: -hard surface pathway between Farthington Place & True North crescent -sidewalk on at least one side of Highfield Park Drive to the intersection of Victoria Road -paved walkway between west end of Brule & west end of Highfield Park Dr. -one side sidewalk on Ambercrest Place & Cedar Court</p>

External Connections	
<p><u>Policy 5.2.1</u> It shall be the intention of City Council to improve transportation connections between the Pinecrest-Highfield Park neighbourhood and other parts of the City, through such means as creating full vehicular turning movements at the Victoria Road/Highfield Park Drive intersection, and constructing safe pedestrian/cycle connections between Highfield Park and Burnside Industrial Park/City of Lakes Business Park.</p>	<p>-Signalized intersection constructed at Victoria and Highfield Park Drive in 1992/93. Marked cross walk & pedestrian signals required.</p> <p>-Study required on need/feasibility of a pedestrian connection between Highfield Park Drive and the Burnside Industrial Park.</p>
<p><u>Policy 5.2.2</u> In order to provide for improved vehicular and pedestrian connections between the Highfield Park area and Burnside Industrial Park, it shall be the intention of City Council to investigate the feasibility of constructing a new overpass linking Highfield Park Drive to Thornhill Avenue/Oland Court.</p>	<p>New overpass not constructed. Feasibility study required.</p>

Neighbourhood Commercial Services	
<p><u>Policy 6.1.1</u> It shall be the intention of City Council to apply the C-1 (Local Business) Zone to those areas containing existing convenience and neighbourhood commercial facilities, including the Primrose Shopping Centre lands and lands at the corner of Crystal Drive and Leaman Drive, as shown on Map 3.</p> <p>It shall be the intention of City Council to apply the C-2 (General Business) Zone to lands which are presently undeveloped or which contain existing commercial uses, situated on the northern and western sides of Highfield Park Drive, as shown on Map 3.</p>	<p>C-1 and C-2 zones came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.</p>
<p><u>Policy 6.1.2</u> It shall be the intention of City Council to encourage the Sobey's company and other existing and future commercial developments in Highfield Park to provide more neighbourhood commercial services for residents of the neighbourhood.</p>	<p>Neighbourhood services available at Sobey's plaza (at Victoria) and along Highfield Park Drive.</p>
Policing and Security	
<p><u>Policy 7.1</u> It shall be the intention of City Council, through the Dartmouth Police Department and in cooperation with the Ward 5 Citizens' Association, to investigate means by which community security concerns can be adequately addressed. Through public workshops, meetings and other community initiatives, topics to be explored may include a Neighbourhood Watch Program, community education programs, increased policing and community-based policing.</p>	<p>Community liaison between Police services and community ongoing.</p> <p>Active Neighbourhood watch program.</p> <p>Community Mobilization study - 2000</p>
Implementation	
<p><u>Policy 8.1</u> It shall be the intention of City Council to utilize the consultant's report entitled "Pinecrest-Highfield Park Neighbourhood Plan", May, 1991, as a guide in considering future improvement projects and budget expenditures.</p>	<p>Neighbourhood plan remains in effect.</p> <p>Plan used as guide for budget considerations.</p>

Attachment B - Regional Council Minutes (January 15, 2002)

**11.3.1 Councillor Smith - Request to bring forward Pinecrest Highfield
Neighbourhood Plan Info Report (September 18)**

- An Information Report prepared for Dan English, Deputy Chief Administrative Officer, regarding the above, was previously circulated to Council on September 18, 2001.

Councillor Smith noted the Pinecrest Highfield Neighbourhood Plan, developed in 1991, covers one particular area in District 9 which was deemed in need of specific measures to assist that community. The Councillor stated the problems in the area that existed in 1991, as stated on Page 2 of the Information Report, basically still exist. With respect to density and zoning, Councillor Smith stated the development of single and two family dwellings has not substantially increased in the plan area. The Councillor suggested the development of back lots and demonstration projects could address this. In terms of maintenance of properties by owners and renters, Councillor Smith stated the by-laws are not enforced nor stringent enough, and there should be more by-law enforcement officers. The Councillor stated landlords have to be forced to fix up their properties. Councillor Smith further stated more tree planting and development of open space is required, and transportation/traffic/community access problems still plague the area. In closing, the Councillor stated there is no community police office in the area, and one is wanted and deserved by the community. Councillor Smith suggested a possible location for such an office could be in the new fire station to be located in District 9.

MOVED by Councillor Smith, seconded by Councillor Warshick, that Regional Council formally adopt the policies in Appendix A of the Information Report dated August 29, 2001 with respect to the Pinecrest Highfield Neighbourhood Plan, and to refer the matter back to staff to develop an action plan to implement these policies.

Councillor Hetherington stated the Information Report indicates there has been substantial progress in many areas of the 1991 area plan, with over 80 percent of the recommended actions completed. The Councillor stated there are problems in every area of the Municipality, and they cannot be resolved overnight. Councillor Hetherington stated he supports this matter going to staff to keep the plan in mind at all times, however, he stated he was not in favour of requiring certain aspects having to be done. With respect to the community police office, the Councillor noted an offer was made to have one in the community centre, but this was rejected by the community.

Councillor Fougere expressed concern with reinforcing a document that was initiated more than ten years ago, and of which 80 percent of the recommendations have been fulfilled. The Councillor noted it has been suggested that the outstanding items should be addressed by the appropriate business units during business planning, and stated this is a sensible approach.

From a staff point of view, Mr. McLellan stated staff is acting largely towards the accomplishment of the goals of the plan. He suggested that by adopting it, it may tie the hands of Council and restrict it in terms of having to accomplish its completeness, which may or may not, in some cases, be relevant given its date. Mr. McLellan suggested it may be more appropriate to ask staff to come back with an update with regard to some of the activities that have been accomplished.

Councillor Smith stated he has spoken to Planning staff and the option was given that it could go back to Planning staff to bring back policies that have not been addressed, rather than a report on what has been done. The Councillor stated it is the policies that were adopted by for the former City of Dartmouth that he is trying to bring forward.

MOVED by Councillor Hetherington, seconded by Councillor Fougere, that the matter be referred to staff for a report to Council.

Speaking in support of the referral, Councillor Rankin stated this particular document may not necessarily be in the best interest of the area at this time.

MOTION PUT AND PASSED UNANIMOUSLY.