

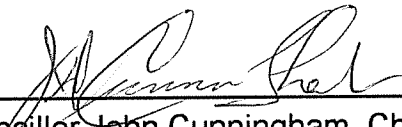
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Halifax Regional Council
February 26, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


Councillor John Cunningham, Chair
Harbour East Community Council

DATE: February 18, 2002

SUBJECT: Streetscape Improvements - Cole Harbour Road, Forest Hills
Parkway, Highway 7

ORIGIN

February 7, 2002 Harbour East Community Council.

RECOMMENDATION

It is recommended that Halifax Regional Municipality develop plans to address the needs as outlined in the December 21, 2001 Information Report with the addition of consideration being given to the Main Street area from the Parklow to Ridgecrest Drive.

ATTACHMENTS

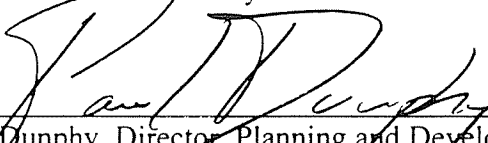
1. Staff report dated December 21, 2001

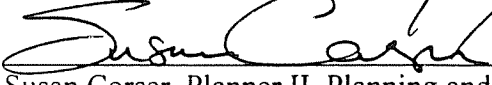
For additional copies or for information on the status of the report, please contact the Office of the Municipal Clerk, at 490-4210 (TEL) or 490-4208 (FAX).

Harbour East Community Council
January 10, 2002

TO: Harbour East Community Council

SUBMITTED BY:


Paul Dunphy, Director, Planning and Development Services


Susan Corser, Planner II, Planning and Development Services

DATE: December 21, 2001

SUBJECT: **Streetscape Improvements - Cole Harbour Road, Forest Hills
Parkway, Highway 7**

INFORMATION REPORT

ORIGIN

Harbour East Community Council, July 12, 2001.

BACKGROUND

At its meeting of July 12, 2001, Harbour East Community Council requested a staff report outlining a plan and a process for beautification of the streetscapes in areas of Cole Harbour. Following this request, Councillor Ron Cooper toured District 4 with Austin French, Regional Coordinator, Community and Regional Planning Services. The issues discussed during the tour are summarized as follows:

1. The condition of the grassed median between the sidewalk and roadway along the Forest Hills Parkway, specifically in the vicinity of Taranaki Drive. *The councillor wishes to see this area improved.*
2. Improvements to Cole Harbour Road to "soften the edges", including improvements to municipally owned lands (i.e. pocket parks, landscaping, street trees).

3. Better land utilization along Highway 7. *The councillor has some concerns similar to those along Cole Harbour Road, but more specifically, is interested in the longer term issues facing Highway 7 (i.e. land use conflict, lack of design standards, traffic related issues).*
4. Ongoing development pressure by private land owners/developers to develop lands at Lawlors Point and the threat to the long term preservation of these lands. *The Councillor wishes to investigate the initiation of a land acquisition plan/program to acquire lands at Lawlors Point*

To begin a process to effectively address the councillor's issues, a meeting was convened recently with appropriate HRM staff;

- Dave McCusker, Manager, Traffic and Transportation Services
- Phill Cochrane, Manager, Streets and Roads
- Joe Ryan, Works Supervisor, Public Works and Transportation -Parks and Open Spaces
- Blair Blakeney, Regional Coordinator, Park Planning and Development
- Austin French, Regional Coordinator, Community and Regional Planning
- Susan Corser, Planner II, Community and Regional Planning

DISCUSSION

The councillor's concerns/issues were discussed with the following outcome:

Grassed Median - Forest Hills Parkway

Phil Cochrane of Streets and Roads has committed to undertake the installation of topsoil and sod from the "shoulder maintenance" budget. The work will commence in spring 2002.

Improvements to Cole Harbour Road

In discussion of this item, Joe Ryan brought attention to a memorandum to Councillor Cooper dated November 18, 1999 dealing with the subject of "greenbelts, walkways and tree planting priorities for the Cole Harbour area" (see Attachment #1). The memo follows up on a meeting held November 17, 1999 between the councillor, Mr. Ryan and Stephen King, Manager, Parks and Natural Services, and details a number of items for action including trail maintenance, tree planting enhancement, and pathway, trail and fencing upgrades, including improvements to municipally owned lands.

Following the November 1999 meeting with the councillor, staff of Parks and Natural Services prepared a cost estimate for streetscape improvements along Forest Hills Parkway and Cole Harbour Road (Attachment #2) and some preliminary design work was carried out for six pocket parks (Attachment #3). The cost estimate for the improvements was provided to several of the local councillors for consideration, however, no funding was ever allocated. None of the improvements were carried out.

To pick up where this earlier initiative left off, there is a need to identify a specific plan or strategy for implementation of the desired improvements. In the absence of a formal "business improvement district" approach to spearhead physical improvements, the community is reliant on government to allocate suitable funding and to implement a program and schedule for improvements to take place.

Aside from a lack of funding and the time schedule often involved in carrying out community infrastructure projects, there may be an additional issue of land availability when considering a street tree enhancement program. Street tree enhancement along Cole Harbour Road has been examined in the past and it has been determined that in many areas there is simply not enough space within the street right-of-way to properly install suitable tree species. In addition, tree planting occurring in close proximity to the street and sidewalk can result in longer term difficulties with street and sidewalk maintenance (i.e. snow removal). This being said, there may be an opportunity to involve the community in street tree enhancement efforts utilizing private property and/or some form of public-private partnership.

Comments provided from Parks & Recreation Services indicates general agreement with the Councillor's concerns with regards to streetscape issues along Cole Harbour Road. Parks & Recreation Services suggests that the appropriate staff strike a committee to address these concerns.

There are a number of HRM owned properties along Cole Harbour Road and a re-development strategy and plan must be devised. This plan would address such matters as street trees, landscaping of HRM pocket parks and boulevard areas. As well, it could address the landscaping around the HRM owned buildings along the Cole Harbour Road area such as the fire station and Activity Center properties.

In addressing these issues, there are matters that can be resolved through operational budgets and resources, while there are several issues that will require capital funding.

Staff agree that a lot can be done to improve Cole Harbour Road by having HRM address its own property issues. However, long term improvements would require HRM to work with the business district to promote a beautification program for Cole Harbour Road.

Land Use Opportunities Along Highway 7

Councillor Cooper appears to have some of the same concerns regarding Highway 7 as expressed for Cole Harbour Road. However, more specifically, the councillor is interested in the longer term issues facing Highway 7 including land use conflict, a lack of design standards, and various traffic related issues.

Highway 7 is recognized in the existing planning strategy for Cole Harbour/Westphal as an area of regional commercial focus. This emphasis arises primarily from the fact that Highway 7 is an integral component of the provincial 100 series highway system. The planning strategy makes note that...

" Highway No. 7 is the principal transportation route between the metropolitan area and the Eastern Shore and as such supports a variety of regional commercial highway uses, for example mobile home and recreational vehicle sales outlets, a large furniture store and several automotive sales and service operations."

The plan goes on to state that...

"...lands along Highway No. 7 support uses which are dependant upon a more regional market than those on the Cole Harbour Road. Most of these uses make extensive use of land and consequently would be difficult to accommodate in the community and commercial focus on the Cole Harbour Road. In support of the development of more extensive commercial uses, the Highway Commercial Designation has been applied along Highway No. 7."

The proposed capital budget for 2002-03 includes funding to widen Main Street/Highway 7 to five lanes from Ridgecrest Drive to Forest Hills Drive. Also included in this funding are additional approach lanes on Forest Hills Drive at the Main Street/Highway 7 intersection which will improve the overall capacity of the intersection. Staff recognizes that several intersections along Main Street/Highway 7 are nearing the warrant for signalization and that growing traffic volumes or development proposals may trigger signal installation within the next year or two. Capital budget funds are normally available on an ongoing basis to fund signal installations as warrants are met and staff will be conducting intersection counts at several locations next year.

In addition to the plans to widen Main Street/Highway 7, corridor planning for the Old Miller Road alignment is ongoing, and while no time frames have been indicated, the province has plans to complete the section of Highway 107 which will bypass the Main Street/Highway 7 area.

In considering a future direction for Highway 7, we must be mindful of the upcoming Regional Planning Process. It is appropriate that the focus of Highway 7 be determined through the regional planning process.

Land Acquisition at Lawlors Point

Ongoing development pressure by private land owners/developers to develop lands at Lawlors Point continues to pose a threat to the long term preservation of these lands. The identification and prioritization of open space lands for acquisition will be determined as the open space planning exercise and regional planning process for HRM continues.

SUMMARY

In summary, the following action has been determined:

1. Topsoil and sod installation at Forest Hills Parkway to be completed from shoulder maintenance budget 2002.
2. Staff committee to be assembled to address streetscape issues along Cole harbour Road.
3. Opportunities for future land use along Highway 7 to be addressed through regional planning process.
4. Opportunities for land acquisition at Lawlors Point to addressed through regional planning process.

BUDGET IMPLICATIONS

Immediate and longer term budgetary requirements to be identified.

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

This report is provided for the information.

ATTACHMENTS

- Attachment #1 Memorandum (dated November 18, 1999) - Cole Harbour Area Greenbelt, Walkways, Trails and Tree Planting Priorities
- Attachment #2 Forest Hills Drive/Cole Harbour Road Streetscape Improvements - Cost Estimate
- Attachment #3 Cole Harbour Road and Forest Hills Parkway Enhancements - February 23, 2000

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: Susan Corser, Planner (490-4468)

Stephen King
Manager, Parks & Natural Services
Halifax Regional Municipality

P.O. Box 1749
Halifax, NS. B3J 3A5
Ph: (902) 490-4894
FAX: (902) 490-4890

GROUPWISE
M E M O R A N D U M

TO: Councillor Ron Cooper, District # 4
FROM: Stephen King, Manager, Parks and Natural Services
DATE: 18 November 1999

SUBJECT: Cole Harbour Area - Greenbelt, Walkways, Trails, Tree Planting Priorities

Councillor, thank you for meeting with Joe Ryan and me yesterday to discuss the referenced matters. Parks and Natural Services appreciates your support and input.

In follow up to our discussions the following will be actioned:

(a) Trail Maintenance (and related areas)

- Trails/Walkways/Greenbelts in the Cole Harbour area to be divided into 4 or 5 major zones for ease of reference for maintenance purposes
- Each zone will have a general maintenance plan (framework) which will include the following priorities:
 - Public Safety
 - Reduce potential fire hazards
 - Improve public access
 - Enhance health of vegetation, local environment
- Priority areas include:
 - Directly behind Cole Harbour Place (Auburn to Arklow)
 - Area behind Robert Borden School
- Parks and Natural Services will contact the Trail Coordinator and Recreation Services regarding future trail linkages and locations.

(b) Pathway, Trail, Fencing Upgrades

- Long-range capital budget project to work on priorities each year (HRM-wide).
- To date a number of priority asphalt walkways and related fencing has been upgraded in the Cole Harbour area with plans to continue with others identified as budgets permit.

(c) Tree Planting - Enhancement - Cole Harbour Area

- In conjunction with Councillor Cooper, District # 4 and Councillor McInroy, District # 5, Parks and Natural Services will prepare some options for future tree planting and enhancement along some of the main arterial roadways in the Cole Harbour Area, i.e. Cole Harbour Road.

Staff will look at appropriate areas, underground and overhead utility concerns, general urban and street conditions and hardy and suitable species that could tolerate and grow reasonably well in these conditions.

Staff will liaise with the Councillors on priority areas.

I have asked John Simmons, Supervisor Urban Forestry to meet with Joe Ryan, Acting Senior Supervisor East Region, to initiate this.

(d) New Outdoor Park and Related Facilities, i.e. ballfields, playgrounds, etc.. in the Cole Harbour Area

- Parks and Natural Services understand that staff of Recreation Services are presently working with you on this including upgrading a skateboard facility and some proposed new playgrounds (i.e. Sirocco Court; Hirandale Crescent) through the capital budget process.

Again, thanks for meeting with us and we will keep you posted on the progress of these items.

Stephen King
Manager
Parks and Natural Services

SAK/plo

cc: Councillor Harry McInroy, District # 5
K. Dhillon, P.Eng., Acting Director, Works and Natural Services
P. Bigelow, General Manager, Recreation Facilities
J. Ryan, Acting Senior Supervisor East Region, Parks and Natural Services
B. Blakeney, Regional Coordinator, Recreation Facilities
J. Simmons, Work Supervisor Urban Forestry, Parks and Natural Services
File -

Parks and Natural Services
Regional Operations

P.O. Box 1749
Halifax, NS. B3J 3A5
Ph: (902) 490-6193
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Forest Hills Dr./Cole Harbour Road Streetscape Improvements - Cost Estimate

Based on the concept plans for the specific 'pocket park' areas, following is a preliminary cost estimate:

1. Site 'A' - corner of Forest Hills Dr./Hwy. No. 7		
a. evergreen tree planting	14 @ \$400	\$5,600
2. Site 'B' - Greely Court Playground		
a. bench	1 @ \$1,000	\$1,000
b. garbage bin	1 @ \$500	\$500
c. selective clearing/mulching	lump sum	\$1,000
3. Site 'C' - Cole Harbour Place Dr.		
a. bench	1 @ \$1,000	\$1,000
b. garbage bin	1 @ \$500	\$500
c. tree planting	2 @ \$400	\$800
d. gravel walk(high school-Cole Hbr. Place)		
1. gravel paving	lump sum	\$3,000
2. re-sodding	lump sum	\$800
3. re-grading	lump sum	\$1,000
4. Site 'D' - Forest Hills Dr./Merrimac Dr.		
a. a. bench	1 @ \$1,000	\$1,000
b. garbage bin	1 @ \$500	\$500
*5. Site 'E' - Cole Hbr. Rd./Hugh Allen Dr.		
a. tree planting	2 @ \$400	\$800
6. Site 'F' - Caldwell Rd./Cole Harbour Rd.		
a. bench	1 @ \$1,000	\$1,000
b. garbage bin	1 @ \$500	\$500
c. tree planting	12 @ \$400	\$4,800
d. concrete paving	lump sum	\$400
	Total	\$24,200



Parks & Natural Services
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Works Supervisor
Regional Operations East

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Cell: 489-6741

To: Stephen King, Manager Parks and Natural Services

From: Joe Ryan, Works Supervisor East 4

Date: Feb. 23, 2000

Subject: Cole Harbour Road and Forest Hills Parkway Enhancements

Steve we have met as a team and are making these suggestions to enhance the discussed areas. Included are the concept drawings and mapping identifying the locations.

Site A is at the corner of Forest Hills Parkway and the # 7 Highway. We are suggesting a planting of trees on the slope to provide a pleasant finished look at the entrance to the Parkway. We have only addressed the south side as we believe the property opposite is to be developed in the near future and perhaps the developer would follow our lead or partner to make similar improvements.

Site B would be a Pocket Park for those walking or exercising along the Parkway or those parents taking their children to the newly renovated playground at Greely Court. There several trees already growing there that could be used to provide the shade and we would suggest a bench and litter receptacle.

Site C would be at the corner on the Parkway and Cole Harbour Place. This busy location would be bordered by sidewalks and the soccer field at Cole Harbour High. There would be a bench or two, litter receptacle and we could save some of the trees for shade. Also included would be a much needed crusher dust walkway from the school to Cole Harbour Place. This area is now used but is rough. Again this would provide a resting area for those out for their daily exercise.

Site D would be at the tunnel crossing near Merrimac Dr. This site has existing trees and is partially grassed.

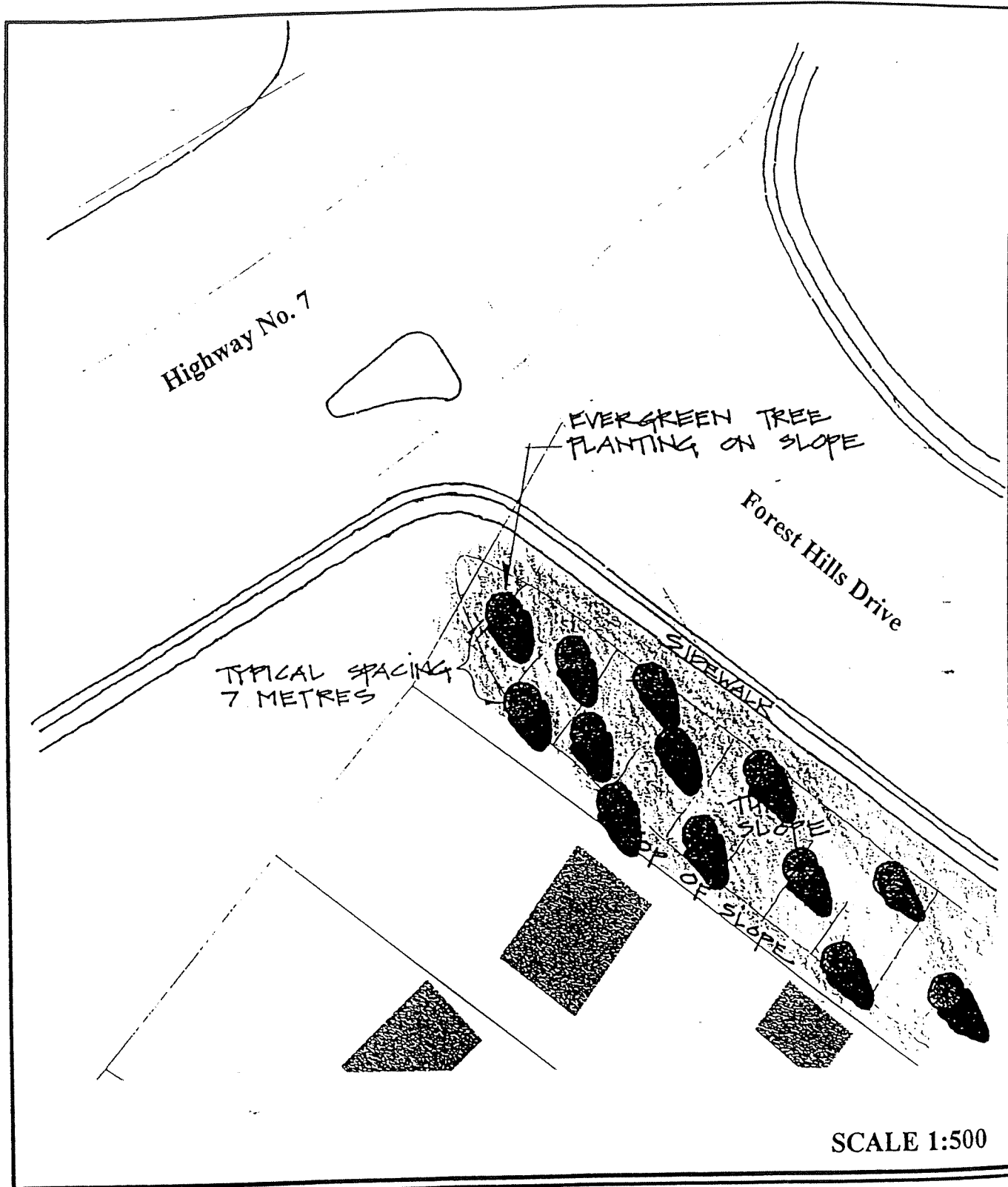
Again a bench or two with litter receptacles could be added. This walkway is part of the main trail system that runs from Gregory Dr. to John Stewart Dr. and Cole Harbour Rd. This has just been resurfaced with asphalt this season and is heavily used.

Site E is on Cole Harbour Rd. near Hugh Allen Dr. and is about mid-way between Forest Hills Parkway and Caldwell Rd. There is an existing bus stop with bench and litter receptacle. We suggest a couple of trees for shade.

Site F is at the south corner of Caldwell Rd and Cole Harbour Rd. This large grassed area could be planted with shade trees and a couple of resting areas. Again this would provide a warm welcome to the area and a pleasant place to stop.

When considering these locations we looked at sites where high pedestrian traffic could be expected and would be easily accessible. We tried to use as much of the natural and now existing vegetation as possible to reduce costs. We also keep in mind the future maintenance costs and possible vandalism when recommending the metal vinyl coated benches and sodding only small areas. The basic maintenance would be a quick cut and dumping of the baskets. We believe the development of these site would be pleasing to the young and older users and those just passing by.

CC Rick Devan, Senior Supervisor East Region (Horticulture)
John Simmons, Works Supervisor West Region (Arboriculture)
Kevin Conley, Supervisor Landscape Design & Construction



Project
 COLE HARBOUR AREA STREETScape IMPROVEMENTS

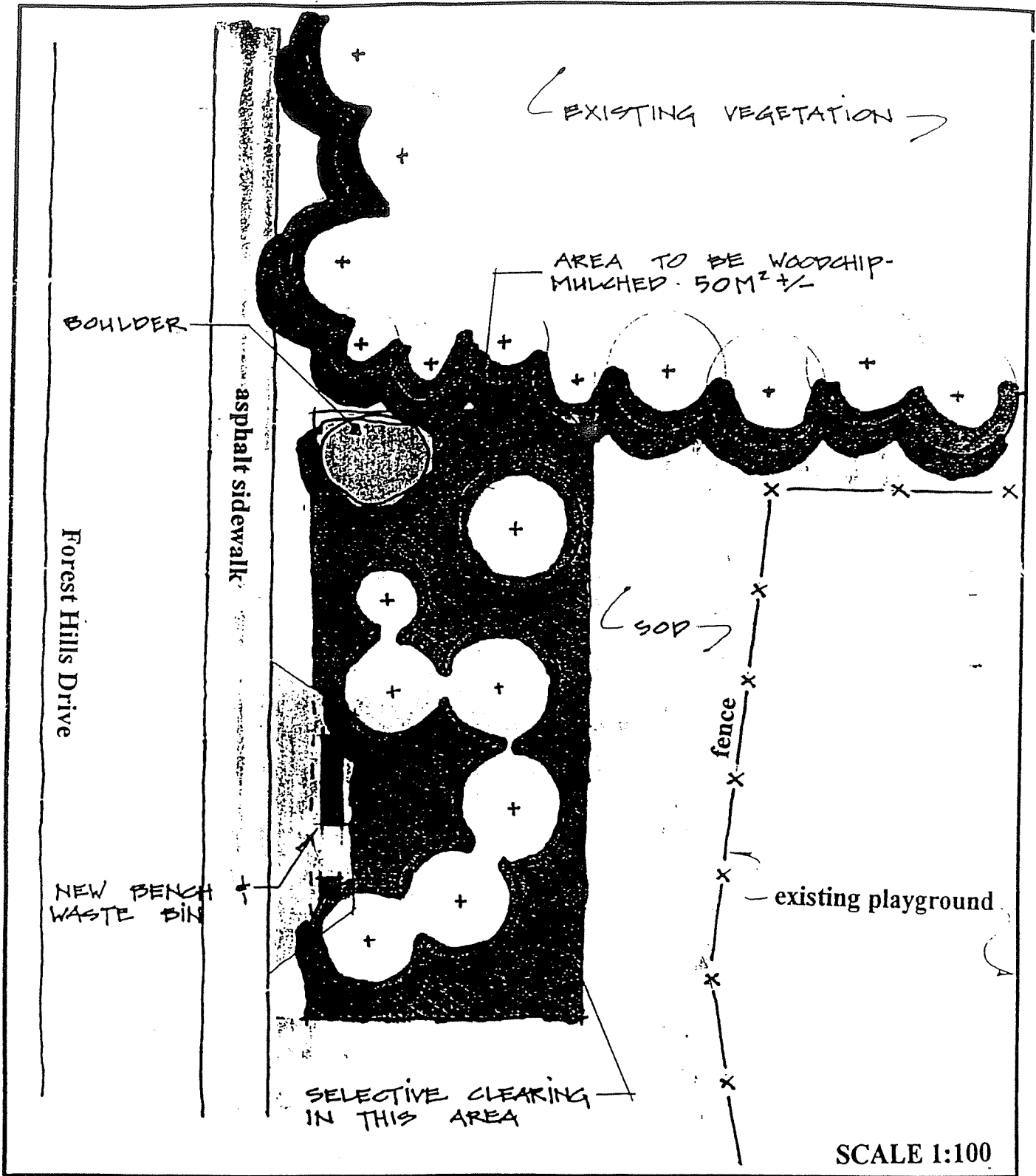
Title
 CORNER OF FOREST HILLS DRIVE/HWY. No. 7

Date
 DECEMBER, 1999

Proj. No.

Sht. No. Site 'A'

Halifax
 Regional
 Municipality
 Parks and Natural
 Services



Project
COLE HARBOUR AREA STREETScape IMPROVEMENTS

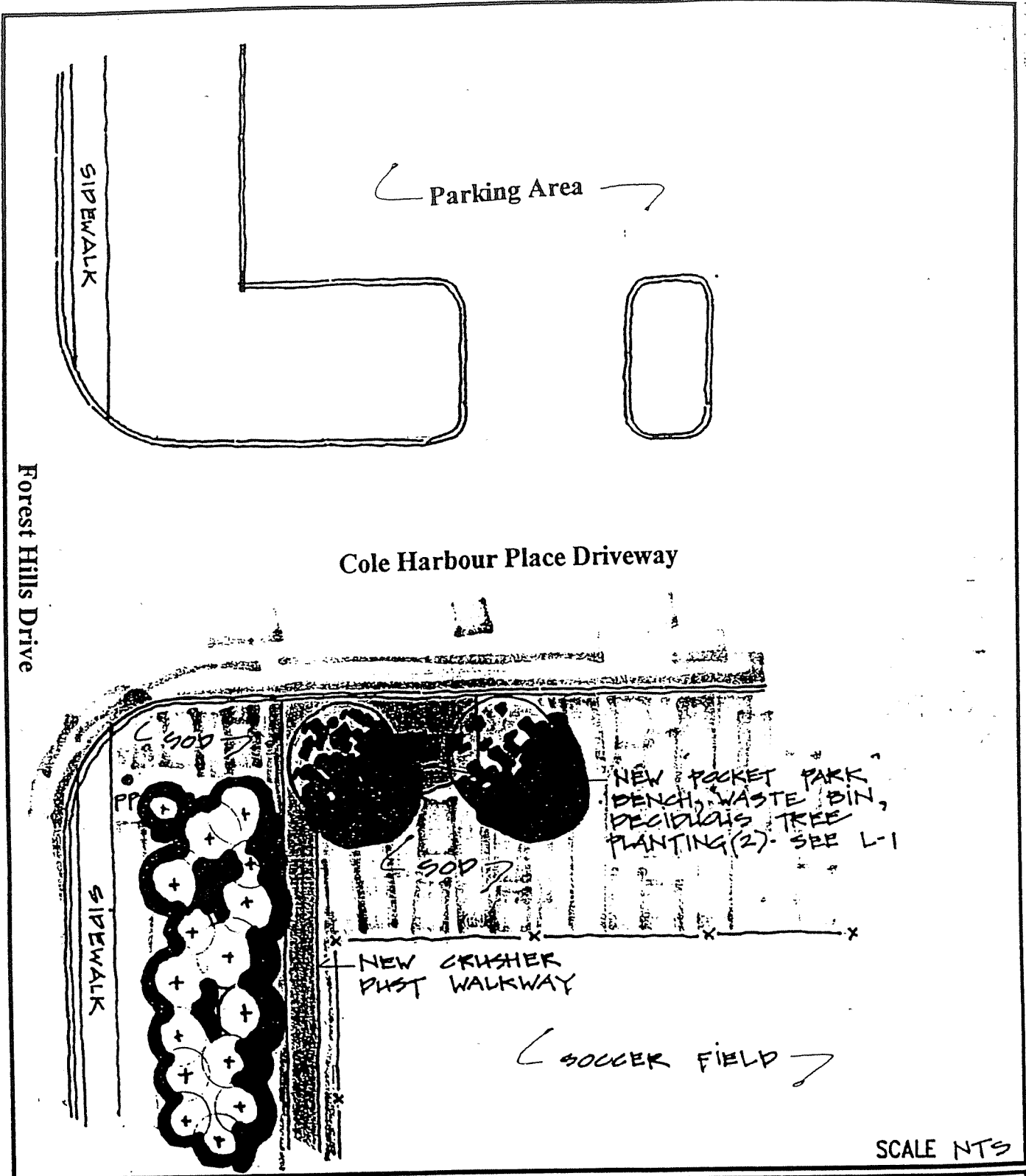
Title
GREELY COURT PLAYGROUND 'POCKET PARK'

Halifax
Regional
Municipality
Parks and Natural
Services

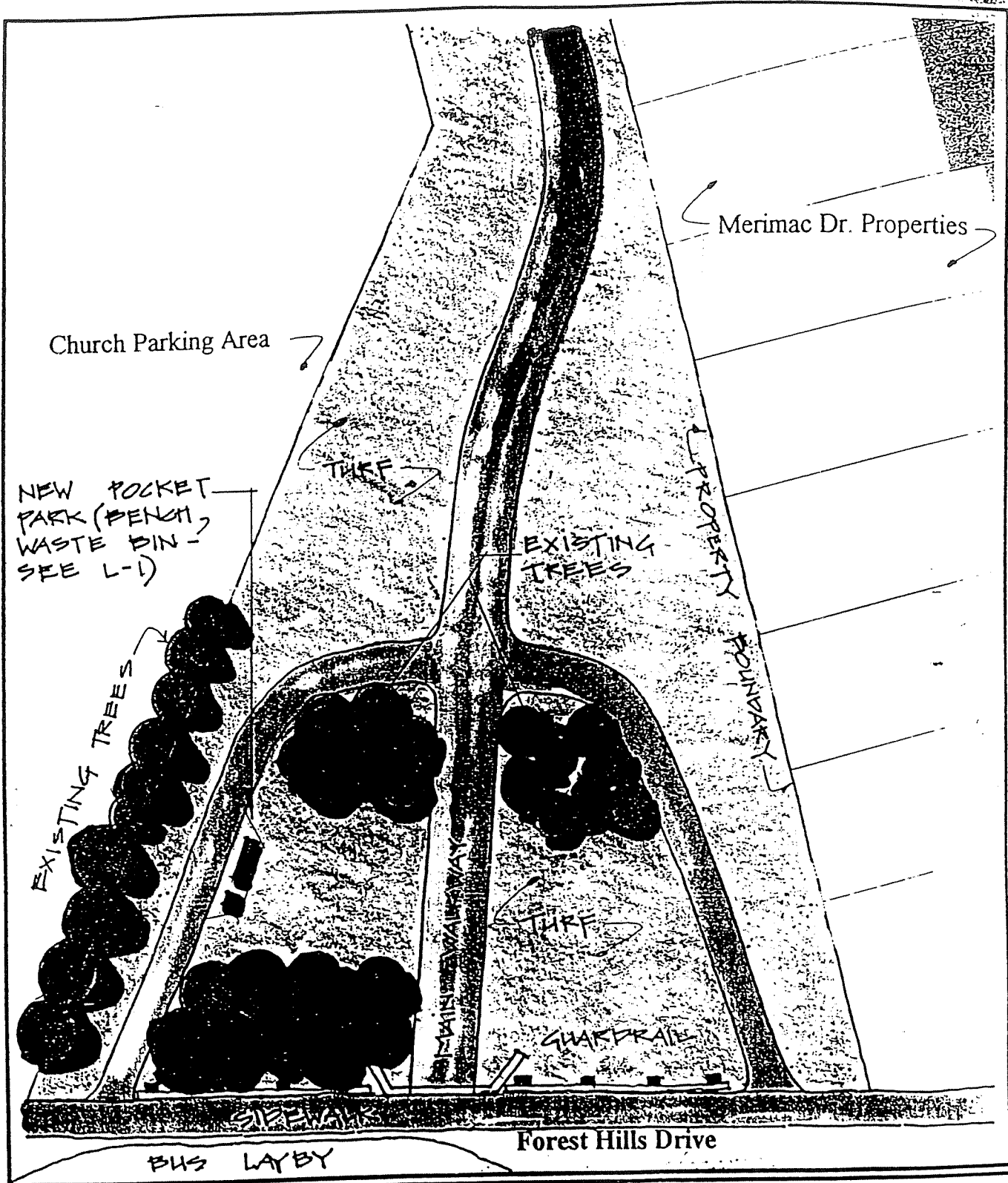
Date
DECEMBER, 1999

Proj. No.

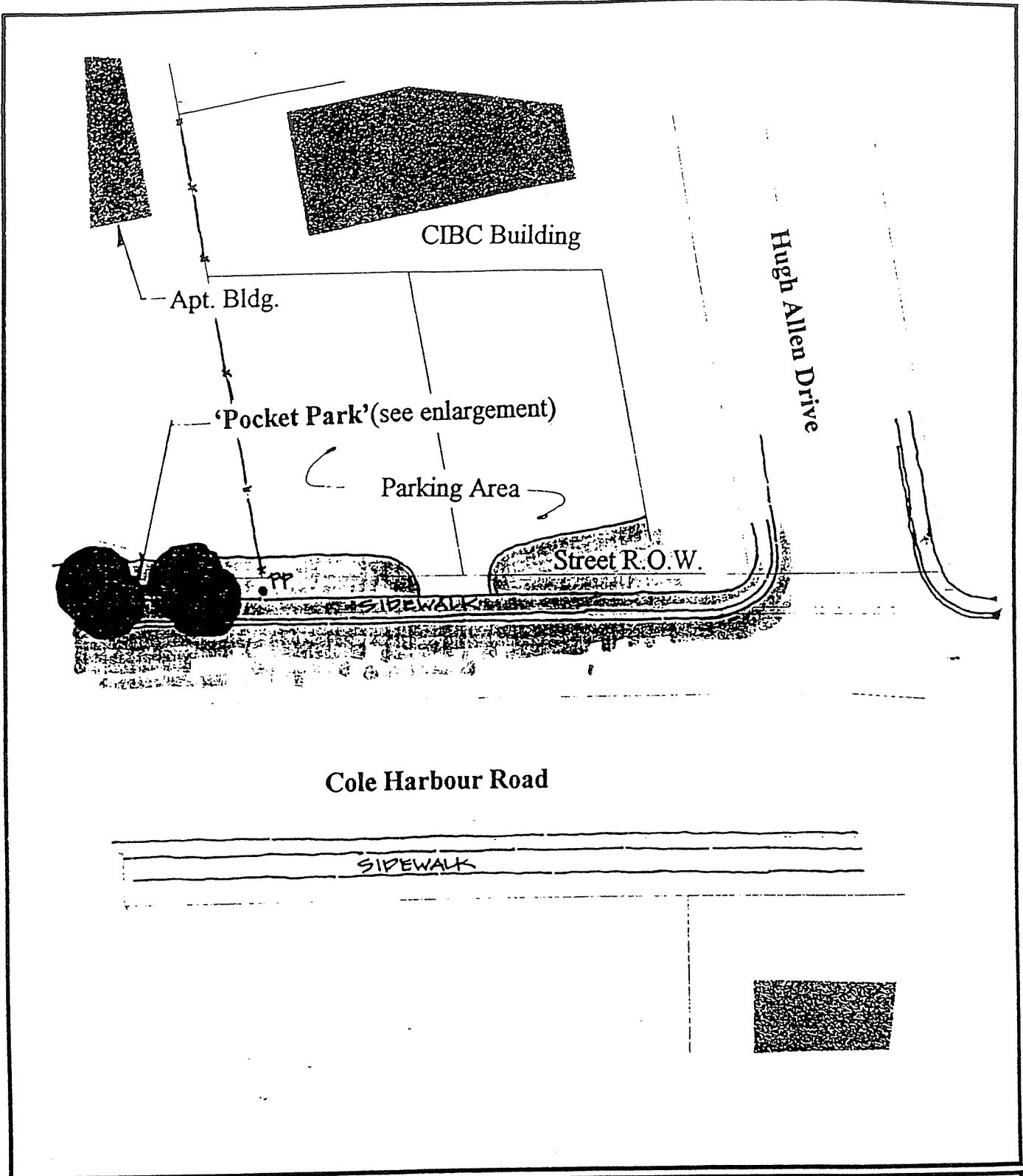
Sht. No. Site 'B'



Project COLE HARBOUR AREA STREETScape IMPROVEMENTS		
Title COLE HARBOUR PLACE DRIVE 'POCKET PARK'		Halifax Regional Municipality Parks and Natural Services
Date DECEMBER, 1999	Proj. No.	Sht. No. Site 'C'



Project COLE HARBOUR AREA STREETScape IMPROVEMENTS			
Title FOREST HILLS DRIVE/MERRIMAC DRIVE 'POCKET PARK'		Halifax Regional Municipality Parks and Natural Services	
Date DECEMBER, 1999	Proj. No.	Sht. No.	Site 'D'



Project
 COLE HARBOUR AREA STREETScape IMPROVEMENTS

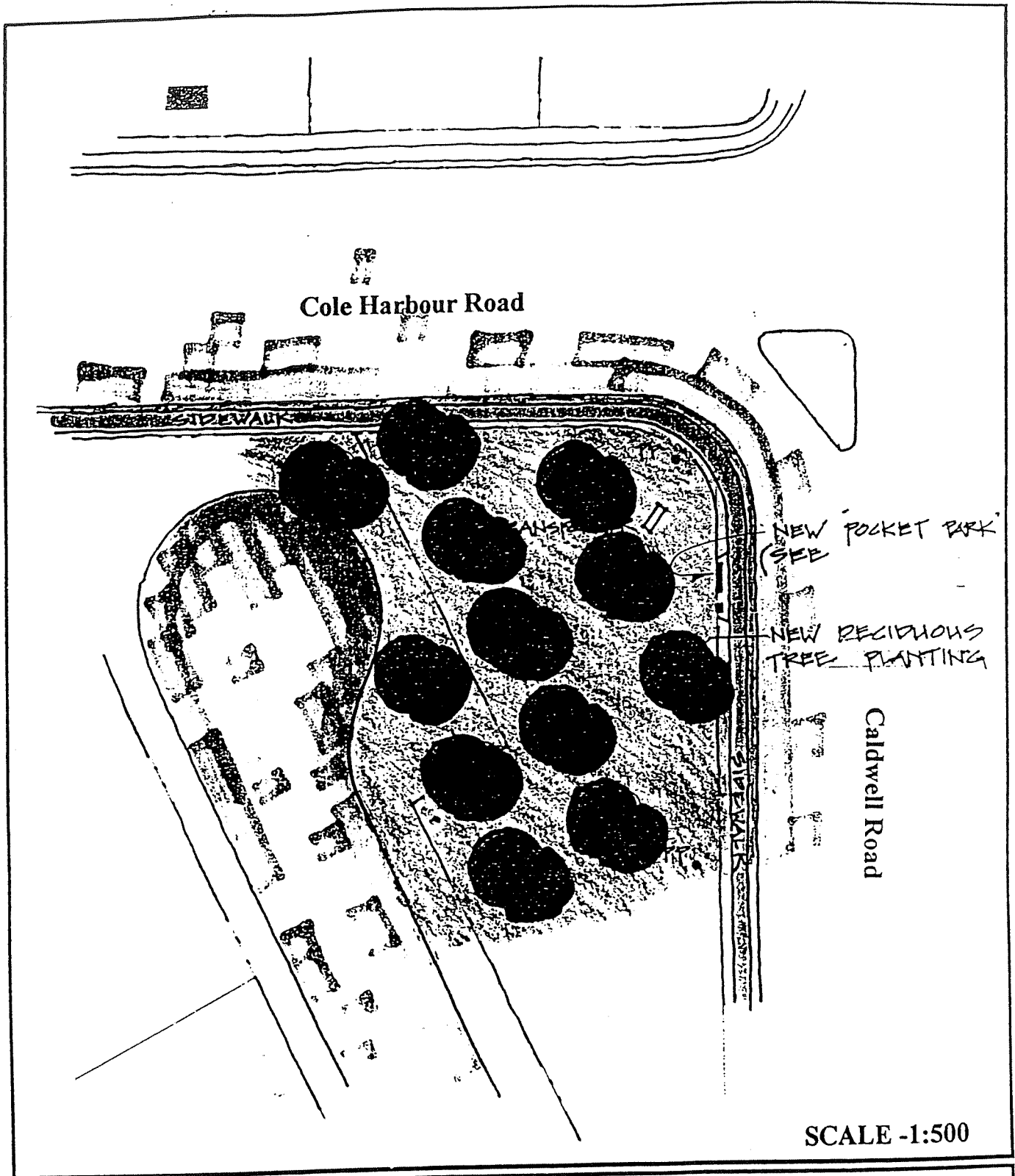
Title
 COLE HARBOUR ROAD/HUGH ALLEN DRIVE

Halifax
 Regional
 Municipality
 Parks and Natural
 Services

Date
 DECEMBER, 1999

Proj. No.

Sht. No.
 Site 'E'



Project
 COLE HARBOUR AREA STREETScape IMPROVEMENTS

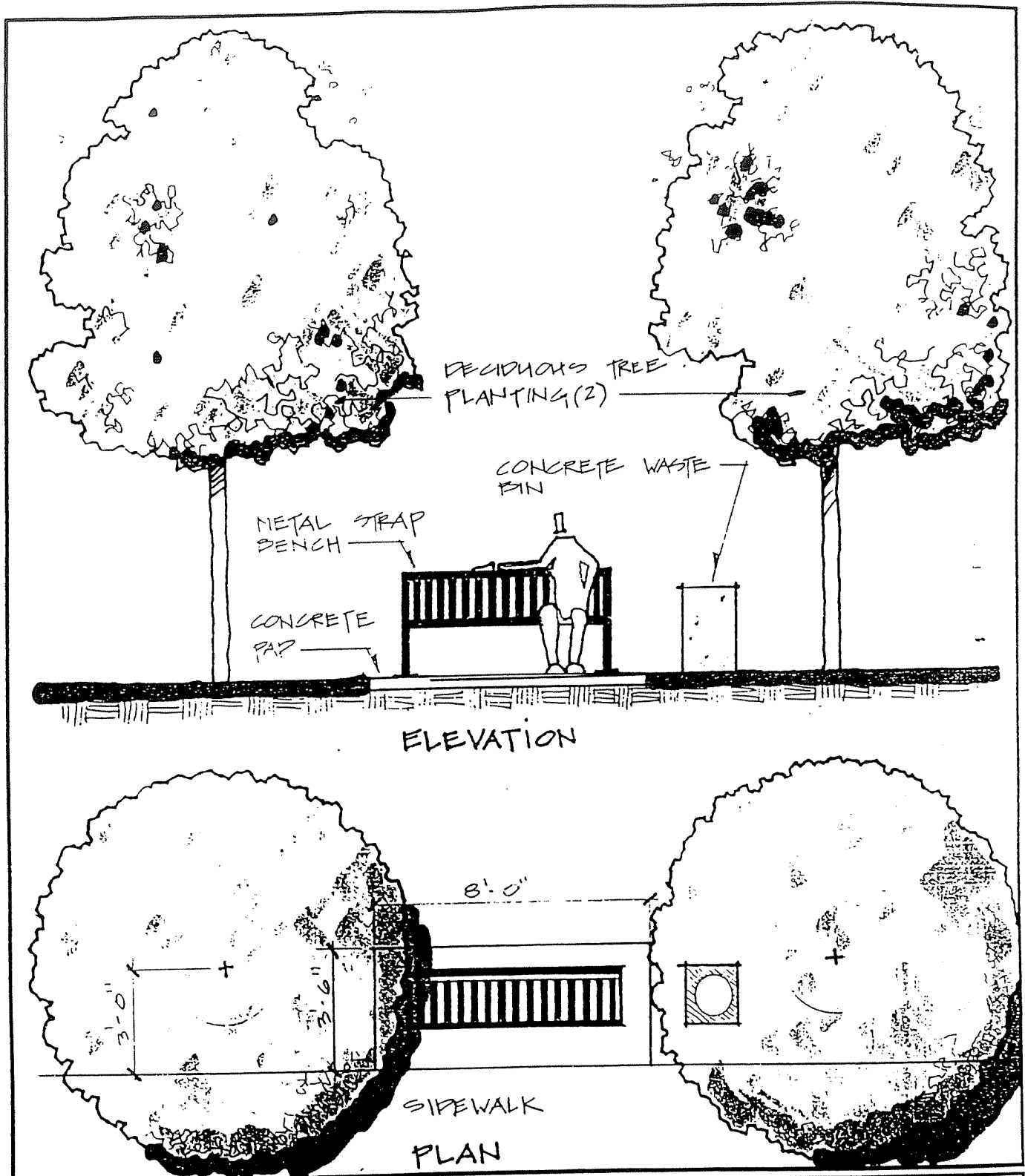
Title
 CALDWELL ROAD/COLE HARBOUR ROAD

Halifax
 Regional
 Municipality
 Parks and Natural
 Services

Date
 DECEMBER, 1999

Proj. No.

Sht. No. Site 'F'



Project
 COLE HARBOUR AREA STREETScape IMPROVEMENTS

Title
 TYPICAL 'POCKET PARK'

Halifax
 Regional
 Municipality
 Parks and Natural
 Services

Date
 DECEMBER, 1999

Proj. No.

Sht. No.
 L-1