

**CHEBUCTO COMMUNITY COUNCIL**

**May 5, 2008**

**MINUTES**

**PRESENT:** Deputy Mayor Stephen Adams  
Councillor Russell Walker  
Councillor Debbie Hum

**REGRETS:** Councillor Mary Wile, Chair  
Councillor Linda Mosher, Vice Chair

**STAFF:** Ms. Kirby Grant, Solicitor  
Ms. Shawnee Gregory, Legislative Assistant

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**1. CALL TO ORDER**

As the Chair and Vice-Chair had both sent their regrets, the Legislative Assistant called the meeting to order at 7:01 p.m.

**MOVED BY Councillor Walker, seconded by Councillor Hum, that Deputy Mayor Adams assume the position of Chair for the meeting. MOTION PUT AND PASSED.**

**2. APPROVAL OF MINUTES - April 7, 2008**

**MOVED by Councillor Walker, seconded by Councillor Hum, that the minutes of April 7, 2008 be approved. MOTION PUT AND PASSED.**

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

**Additions:**

- 12.1 Case 01112: Non-substantive Amendment to the Stage II, Phases 2 and 3 development Agreement - Mount Royale, Main Avenue, Halifax
- 12.2 Case 1131: Extension to Stage I and Stage II Development Agreement Time Frames, Dunbrack Street, Halifax
- 12.3 Sherbrooke Stormwater Flooding Issues - Councillor Hum

**MOVED by Councillor Hum, seconded by Councillor Walker, that the Order of Business, as amended, be approved. MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES:**

**4.1 Status Sheet Items:**

**4.1.1 Bus Service - Stoneridge**

C An information report dated April 16, 2008 was submitted.

Councillor Walker advised that he had been in contact with Councillor Mosher regarding this item. She had stated that she was happy with the report and that this item could now be removed from the status sheet.

**4.1.2 Welcome to Halifax Sign - St. Margaret's Bay Road**

Deputy Mayor Adams advised that he would like this item to remain on the status sheet.

### **4.1.3 Tremont Park Alternate Main Entrance**

Councillor Hum advised that, as there was no update, she would like this item to remain on the status sheet.

### **5. MOTIONS OF RECONSIDERATION - NONE**

### **6. MOTIONS OF RECISSION - NONE**

### **7. CONSIDERATION OF DEFERRED BUSINESS - NONE**

### **8. HEARINGS:**

#### **8.1 Public Hearings**

##### **8.1.1 Case 01105: Rezoning of 8 Melody Drive and 3-5 College Road, Halifax**

C A report dated March 12, 2008 was submitted.

Ms. Patricia Hughes, Planner, provided an overview of the application by Mount Saint Vincent University to rezone portions of 8 Melody Drive and 3-5 College Road, Halifax. She advised that a public meeting had been held and that the majority of resident's issues with the proposed rezoning were surrounding parking and traffic concerns. Ms. Hughes noted that staff felt that this particular application would not greatly affect parking and traffic in the area.

Deputy Mayor Adams reviewed the rules of procedure for public hearings and opened the hearing for anyone wishing to speak either in favour or against the application.

**Ms. Carmen Dockendorff**, of 152 Melody Drive advised that a letter of petition had been circulated regarding resident's concerns with the rezoning. She noted that there were currently traffic and parking issues on Melody Drive and that she anticipated them becoming even worse if the proposed rezoning was to occur. Ms. Dockendorff noted that she lived in a residential neighbourhood and that, as a safety precaution, she proposed having sidewalks on the north side of both Melody Drive and Skylark Drive. She also proposed having the entrance to the church cut off from Melody Drive to prevent vehicles from using the parking lot as a short cut. Ms. Dockendorff stated that students and faculty from Mount Saint Vincent University park on Melody Drive, thereby, limiting resident parking. In closing, she also proposed that Melody Drive become a resident only parking zone.

**Mr. Brian Jessop**, representative of Mount Saint Vincent University stated that the two (2) parcels of land being discussed made up about twenty (20) percent of the total university property. He advised that the university did understand the traffic flow and parking concerns of residents and that they did not believe that the rezoning application would create any new problems. Mr. Jessop also noted that in reference to the residential parking

issue, the university did offer visitor, staff and student parking for daily, monthly and yearly time periods.

**Elaine Cumming**, of 59 Melody Drive stated that she would like to support Ms. Dockensorff's position and her proposals. She indicated that she lived at the crest of the hill on Melody Drive and that people would often drive at high speeds up this very steep road. Ms. Cumming noted that it is dangerous to walk on Melody Drive as there are no sidewalks and there is heavy traffic flow. In closing, she noted that the proposed rezoning would have the likelihood of increasing traffic by an even greater amount.

**Scott McPhail**, of 94 Melody Drive wished to reiterate what his neighbours had already stated. He advised that his five (5) year old daughter would be starting school in September and that it will be very dangerous for her to walk there as a result of the traffic. Mr. McPhail urged the Councillors to please put safety ahead of budget.

**Jackie Martin**, 60 Melody Drive, stated that if the rezoning were to occur she could lose the view from her house, thereby, lowering her property value. She advised that she had almost been hit by a speeding car while walking with her baby and dog and that this was a serious issue in the community. Ms. Martin felt that the rezoning would make this problem even worse.

In response to a question by the Community Council, Mr. Jessop stated that the church would have a right of way until such time that the university purchases it and can then change the right of way. He noted that church services may also be a cause of the parking issue on Melody Drive.

The Chair called three times for anyone wishing to speak; and, there being none it was **MOVED by Councillor Walker, seconded by Councillor Hum that the public hearing close. MOTION PUT AND PASSED.**

Councillor Hum requested clarification on the potential for sidewalks as well as resident concerns over losing their view prior to moving the motion. Ms. Hughes advised that HRM Traffic Services did not have issues with this rezoning and that parking and sidewalks would be addressed pending a new development not from a rezoning. Regarding the loss of a view, Ms. Hughes noted that this may be a possibility as the P zone does allow for university uses and has no height restrictions. If the property is developed it would be by As of Right.

**MOVED BY Councillor Hum, seconded by Councillor Walker, that the Chebucto Community Council approve the rezoning of portions of 8 Melody Drive (PID 00137828), and 3-5 College Road (PID 41043613), Halifax, as shown on Map 1 of the March 12, 2008 staff reports, from the R-2 (Two Unit Dwelling) Zone to the P (Park and Institutional) Zone.**

Councillor Hum wished to address traffic and pedestrian safety as both had been long standing issues with residents on both Melody and Skylark Drive. She noted that there had been increasing incidents of short cutting which is particularly evident during peak hours

in the evening. Councillor Hum advised that Traffic Services were aware of the issues and that a new sidewalk for Skylark Drive was on the priority list, however, not for this fiscal year. She also noted that Halifax Regional Police had been monitoring speeding in the area. In closing, Councillor Hum stated that the above mentioned issues were separate and had already been existing in the area, therefore, they were not a result of the university nor the rezoning. She advised that she would continue to work with Traffic Services staff and that Mount Saint Vincent University had proven to be a good neighbour over the years.

**MOTION PUT AND PASSED.**

**8.2 Variance Appeal Hearings - None**

**9. CORRESPONDENCE, PETITIONS AND PRESENTATIONS:**

**9.1 Correspondence: None**

**9.2 Petitions: None**

**9.3 Presentations: None**

**10. REPORTS: NONE**

**11. MOTIONS - NONE**

**12. ADDED ITEMS**

**12.1 Case 01112: Non-substantive Amendment to the Stage II, Phases 2 and 3 development Agreement - Mount Royale, Main Avenue, Halifax**

C A staff report dated April 14, 2008 was submitted.

Ms. Hughes advised that staff was in support of this application and felt that it would not have any negative impact on the site. She stated that a stage 1 amending agreement and public hearing were not required.

**MOVED BY Councillor Walker, seconded by Councillor Hum, that the Chebucto Community Council:**

- 1. Approve the non-substantive amendment to the Stage II, Phase 2 and 3 Development Agreement; and**
- 2. Require that the Amending Agreement be signed and returned 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.**

**12.2 Case 1131: Extension to Stage I and Stage II Development Agreement Time Frames, Dunbrack Street, Halifax**

C A staff report dated April 14, 2008 was submitted.

Ms. Hughes advised that the site was currently owned by the Roman Catholic Episcopal Corporation of Halifax. She noted that staff would return with more information after the required appeal period if the application was approved.

**MOVED BY Councillor Hum, seconded by Councillor Walker, that the Chebucto Community Council:**

- 1. Amend Section 9 of the existing Stage I Development Agreement to extend the time limit for the completion of the agreement until May 5, 2010 (a public hearing is not required);**
- 2. Approve the Amending Stage I Agreement as shown in Attachment "A" of this report.**

**MOTION PUT AND PASSED.**

**12.3 Sherbrooke Stormwater Flooding Issues**

Councillor Hum submitted an e-mail regarding the Sherbrooke stormwater flooding issues. She advised that she would like this item to be added to the status sheet and that she would like to add Mr. Denis Huck, Manager of Municipal Operations, to the June agenda as he would be coming forward with a staff report.

**13. NOTICES OF MOTION - NONE**

**14. PUBLIC PARTICIPATION**

**Mr. Doug Boudreau**, of Acadia Street advised that he had been following the Mainland Common Recreation Centre project and politics in general for quite some time. As a member of Build it Right, he stated that he was disappointed in the lack of community involvement in the project as there had been no public meeting on the issue since 2005. Mr. Boudreau noted that the Port Hawkesbury Civic Centre was an excellent example of good community involvement in such a project. He advised that there was still an opportunity to bring everyone together on the Mainland Common project and he urged Councillors to work with Build it Right.

**15. NEXT MEETING DATE**

The next meeting was scheduled for Monday, June 9, 2008.

**16. ADJOURNMENT**

The meeting was adjourned at 7:41 p.m.

Shawnee Gregory  
Legislative Assistant