

**CHEBUCTO COMMUNITY COUNCIL
MINUTES**

April 12, 2010

PRESENT: Councillor Russell Walker, Chair
Councillor Stephen Adams
Councillor Linda Mosher
Councillor Mary Wile

REGRETS: Councillor Debbie Hum, Vice Chair

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

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1. CALL TO ORDER

The Chair called the meeting to order at 7:02 p.m. at the Keshen Goodman Library.

2. APPROVAL OF MINUTES - March 1, 2010

MOVED BY Councillor Wile, seconded by Councillor Mosher, that the minutes of March 1, 2010 be approved as presented. MOTION PUT AND PASSED.

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

Additions:

- 12.1 Case 01317: Amending Stage II Development Agreement - Home Depot, Halifax
- 12.3 Northwest Arm Drive Sidewalk Request - Councillor Mosher

As Councillor Hum had sent her regrets it was requested that the following items be deferred to the May 3, 2010 meeting:

Deferrals:

- 10.1.1 Case 01251: Amendments to Halifax MPS - Western Shore Bedford Basin
- 12.2 Case 15840: Discharging Agreement - Shaunslieve Drive, Halifax

MOVED BY Councillor Adams, seconded by Councillor Wile, that the agenda be approved as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Status Sheet Items

4.1.1 75 Rockingstone Road Re: Sidewalk

Councillor Adams indicated that he had received no further information regarding this matter and requested an update from staff.

Councillor Adams requested that this item remain on the Status Sheet.

4.1.2 Keefe Drive - Emergency Concerns Due to Road Condition and Lack of Seawall

Councillor Mosher requested that this item remain on the Status Sheet; noting that if the matter went to Regional Council first the report would be circulated to Community Council as information and the item could then be removed from the Status Sheet.

4.1.3 HRM Corporate Call Centre 490-4000 - Resident Concerns

- An information report dated March 16, 2010 was before Community Council.

Councillor Mosher indicated that the report dated March 16, 2010 referenced one day; noting that although she mentioned additional days when she brought the item forward she would accept the report and discuss the matter further with staff.

Councillor Mosher indicated that this item could be removed from the Status Sheet.

4.1.4 Nova Scotia Power Outages

On behalf of Councillor Hum, it was noted that a report was forthcoming.

This item will remain on the Status Sheet.

4.1.5 Plow Damage

Councillor Adams advised that there was no update on the this matter and indicated that he would like this item to remain on the Status Sheet.

4.1.6 North West Arm Seawall

Councillor Mosher advised that there was no update on this matter; noting that when a report comes forward she would like to request a staff presentation as well.

Councillor Mosher indicated that 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 01359: Rezoning - 7 and 11 Mont Street, Halifax

- A report dated February 1, 2010 was before Community Council.

Ms. Mackenzie Stonehocker, Planner, provided the presentation on Case 01359: Rezoning - 7 and 11 Mont Street, Halifax. Highlights were as follows:

- The request for rezoning was from the Edward Jost Children's Centre which provides care for 52 children during the week
- 11 Mont Street is a single unit dwelling and the Edward Jost Children's Centre wishes to place an additional day care on the site to accommodate 54 more children and this is not permitted in the current zone
- The zone in question falls under the Mainland South Secondary Plan

- If the staff recommendation is approved a variety of uses such as parks, community facilities, day cares and schools will also be permitted in the zone
- A Public Information Meeting was held and public feedback was generally in support of the day care and expansions, however, the main public concern was traffic on Mont Street

The Chair reviewed the Rules of Procedure for Public Hearings and called for those wishing to speak for or against Case 01359: Rezoning - 7 and 11 Mont Street, Halifax.

Ms. Kathleen Couture, Tantallon, indicated that she was the Executive Director of the Edward Jost Children's Centre and submitted the Expansion Plan for the record. Ms. Couture thanked Chebucto Community Council for allowing the Centre to have this Public Hearing and for allowing her to present. In closing, she advised that she was available to answer any questions.

Ms. Jessie Hampton, Hillary Street, expressed concern regarding traffic on Mont Street; noting that the traffic coming in and out of the intersection was unbelievable. In closing, she expressed concern that something desperate may occur as a result.

Mr. Lloyd Robbins, of Quackenbush, Thomson and Robbins and legal council for the Edward Jost Children's centre, wished to address the traffic concerns; noting that the Edward Jost Children's Centre agreed with the concerns regarding the Mont Street intersection, however, they did not believe the additional day care would impact the traffic volume. He advised that most children who attended the daycare arrived by bus; indicating that a traffic study had been done which had concluded that there would only be approximately 15 additional cars coming to the daycare between 7:00 a.m. and 9:00 a.m. and 4:00 p.m. and 6:00 p.m. as a result of the expansion. Mr. Robbins concluded that the additional daycare centre would not add to the existing problem at the Herring Cove Road and Mont Street intersection.

The Chair called three times for additional speakers. Hearing none, the following motion was placed:

MOVED BY Councillor Wile, seconded by Councillor Adams, that the public hearing be closed. MOTION PUT AND PASSED.

Councillor Adams advised that he understood the traffic concerns. He stated that, aside from the main issue at hand, he would like to request that HRM Traffic Engineers investigate the access and egress at the intersection of Mont Street and Herring Cove Road. Councillor Adams requested that residents contact the police regarding any illegally parked U Hauls as that was a separate issue as well.

MOVED BY Councillor Adams, seconded by Councillor Mosher, that Chebucto Community Council approve the rezoning of 7 and 11 Mont Street, Halifax, from R-2P (General Residential) to P (Park and Institutional), as identified in Attachment A of the report dated February 1, 2010.

Councillor Mosher thanked Ms. Couture and her staff for their initiative. She stated that they had delivered the submitted Expansion Plan booklets to everyone in the neighbourhood; noting that there was a need for more day cares in Districts 17 and 18. Regarding traffic, Councillor Mosher indicated that, as part of the Regional Plan, widening would continue from the Armdale Rotary up Herring Cove Road. She noted that HRM did have a long term plan to improve traffic safety, which was a priority, however, there was no funding in the budget available for this at the moment.

MOTION PUT AND PASSED.

8.2 Variance Appeal Hearings - None

9. CORRESPONDENCE, PETITIONS AND PRESENTATIONS

9.1 Correspondence

9.1.1 Mr. Bob MacDonald, Chair, North West Trails Association

- Correspondence dated April 12, 2010 from Mr. Bob MacDonald, Chair, Halifax North West Trails Association, was submitted.

The Chair advised that Community Council had received the correspondence dated April 12, 2010 from Mr. Bob MacDonald electronically. He indicated that Mr. MacDonald's concerns were being acted upon by a Committee which included Councillor Wile and Halifax West High School.

The correspondence was received as information for the record.

9.2 Petitions - None

9.3 Presentations - None

10. REPORTS

10.1 Staff

10.1.1 Case 01251: Amendments to Halifax MPS - Western Shore Bedford Basin

This item was deferred to the May 3, 2010 meeting.

10.2 Councillor

10.2.1 Resident Traffic and Safety Concerns - Fairmount Subdivision - Councillor Mosher

Councillor Mosher advised that she had been working with staff regarding speeding issues in the Fairmount Subdivision; noting that there was also a concern that drivers were using the area as a short cut to avoid the Armdale Rotary.

MOVED BY Councillor Mosher, seconded by Councillor Adams that Chebucto Community Council request a report regarding short cutting, speeding and traffic calming in the Fairmount Subdivision.

Councillor Mosher indicated, for the record, that the Chain of Lake Trail would be going through the Fairmount Subdivision; noting that this area could be used as a pilot project for designated bike lanes in subdivisions. She also stated that there were few sidewalks in the Subdivision and that the area was not designed for the traffic volume it was now receiving. In closing, she advised that she intended to have the study available to residents in the Subdivision.

MOTION PUT AND PASSED.

11. MOTIONS - NONE

12. ADDED ITEMS

12.1 Case 01317: Amending Stage II Development Agreement - Home Depot, Halifax

- A supplementary report dated March 24, 2010 was before Community Council.

Ms. Patricia Hughes, Planner, provided the presentation on Case 01317: Amending Stage II Development Agreement - Home Depot, Halifax. Highlights were as follows:

- A Public Hearing was held on March 1, 2010 at which time Chebucto Community Council approved Stage I of the Development Agreement
- The Agreement will allow Home Depot to display assembled items and up to 10 trailers for sale in the parking lot
- Existing cart corrals and propane tanks will also be permitted in the parking lot
- Sun Life Assurance Company of Canada, the abutting property owner, submitted a letter with five specific requests of which staff considered and outlined in the supplementary report dated March 24, 2010

MOVED BY Councillor Wile, seconded by Councillor Mosher, that Chebucto Community Council:

- 1. Approve by resolution the Stage II Amending Agreement as shown in Attachment "A" of the report dated March 24, 2010; and**
- 2. Require the agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, 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 15840: Discharging Agreement - Shaunslieve Drive, Halifax

This item was deferred to the May 3, 2010 meeting.

12.3 Northwest Arm Drive Sidewalk Request - Councillor Mosher

Councillor Mosher indicated that a Public Information Meeting had been held regarding the Rockcliffe Development at which time residents expressed concern for their safety while walking along Northwest Arm Drive. She stated that she advised these residents that she would bring this issue forward to the Minister of Transportation and Infrastructure Renewal in order to investigate the potential of having a sidewalk installed in the area.

MOVED BY Councillor Mosher, seconded by Councillor Adams, that Chebucto Community Council send correspondence to the Honourable Bill Estabrooks, Minister of Transportation and Infrastructure Renewal, and Ministers Graham Steele and Michelle Raymond requesting that they consider installing a sidewalk on Northwest Arm Drive from Walter Havill Drive to Old Sambro Road. MOTION PUT AND PASSED.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

There was no one wishing to speak at this time.

15. NEXT MEETING DATE

The next meeting was scheduled for Monday, May 3, 2010 at 7:00 p.m.

16. ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

Shawnee Gregory
Legislative Assistant