

CHEBUCTO COMMUNITY COUNCIL
MINUTES

Monday, September 13, 2010

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

STAFF: Ms. Shawnee Gregory, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER	4
2.	APPROVAL OF MINUTES	4
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS	4
4.	BUSINESS ARISING OUT OF THE MINUTES	4
4.1	Status Sheet Items	4
4.1.1	J.L Ilsley High School - Campus Opportunity	4
4.1.2	Keefe Drive - Emergency Concerns Due to Road Condition and Lack of Seawall	4
4.1.3	Northwest Arm Seawall	4
4.1.4	Plow Damage	5
4.1.5	Resident Traffic and Safety Concerns - Fairmount Subdivision .	5
4.1.6	Fire and Dirt Bike Concerns on the Chain of Lakes Trail Behind Springvale Avenue	5
4.1.7	Request for Installation of Waste Receptacle and Dog Waste Bag Dispenser at the HRM Owned Chain of Lakes Trail Head - Crown at Brook Street	5
4.1.8	Tall Trees Lane	6
4.1.9	Sidewalk Request - Barry Crescent	6
4.2	Metro Transit Route 22 - Armdale	6
5.	MOTIONS OF RECONSIDERATION	7
6.	MOTIONS OF RECISION	7
7.	CONSIDERATION OF DEFERRED BUSINESS	7
8.	HEARINGS	7
8.1	Public Hearings	7
8.2	Variance Appeal Hearings	7
9.	CORRESPONDENCE, PETITIONS AND PRESENTATIONS	7
9.1	Correspondence	7
9.2	Petitions	7
9.3	Presentations	7
9.3.1	Solid Waste Removal Changes - Cowie Hill - Mr. Jon Coates & Mr. Byron Feener, Halifax County Condominium Corporation Number Ten	7
10.	REPORTS	8
10.1	Staff	8

10.1.1 Case 15883: Telecommunications Tower - Purcell's Cove Road, Halifax	8
11. MOTIONS	9
12. ADDED ITEMS	9
12.1 Water Quality Testing - Dingle Beach - Councillor Mosher	9
12.2 Heritage Gas Bedford Highway Project - Update - Councillor Hum ...	10
12.3 Sign By-law - Electronic Signs - Spryfield Area - Councillor Adams ...	11
13. NOTICES OF MOTION	11
14. PUBLIC PARTICIPATION	11
15. NEXT MEETING DATE	13
16. ADJOURNMENT	13

1. CALL TO ORDER

The Chair called the meeting to order at 7:05 p.m. in the Keshen Goodman Library.

2. APPROVAL OF MINUTES - July 5, 2010

MOVED BY Councillor Hum, seconded by Councillor Wile, that the minutes of July 5, 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 Water Quality Testing - Dingle Beach - Councillor Mosher
- 12.2 Heritage Gas Bedford Highway Project - Update - Councillor Hum
- 12.3 Sign By-law - Electronic Signs - Spryfield Area - Councillor Adams

MOVED BY Councillor Hum, seconded by Councillor Adams, 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 J.L Ilsley High School - Campus Opportunity

Councillor Mosher indicated that she would contact HRM Real Estate staff for an update on this matter.

This item is to remain on the Status Sheet.

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

Councillor Mosher indicated that she would contact HRM Design and Construction staff for an update on this matter.

This item is to remain on the Status Sheet.

4.1.3 Northwest Arm Seawall

Mr. John Charles, Planner, provided the presentation on the Northwest Arm Seawall. Highlights were as follows:

- Cold Water Consulting Limited, one of the top ranking groups of its kind in North America, has been working on the Northwest Arm seawall restoration project
- Cold Water Consulting staff met frequently with HRM staff to ensure that their design recommendations met HRM requirements
- The assets investigated were Horseshoe Island, Regatta Point and Sir Sandford Fleming Park
- A LiDAR based model was employed
- Findings show that, in general, HRM seawalls are in poor condition, are too low and the continuous concrete cap stone being used is causing problems
- The number one priority repair is a 200 metre section at Sir Sandford Fleming Park
- Staff have decided to use drystone for the new wall with an asphalt footpath
- The paved footpath will allow for a lower seawall height as it will be designed for overtopping
- The next step of this process will be a report to Regional Council recommending the adoption of a Restoration Strategy

Councillor Mosher thanked Mr. Charles for his presentation; stating that this has been a frustrating issue for many residents. She thanked staff for their help; noting that she would gladly bring this matter forward to Regional Council. Councillor Mosher indicated that she would like to organize a public information meeting in coordination with staff and direct stakeholders in the area.

This item is to be removed from the Status Sheet.

4.1.4 Plow Damage

There was no update. This item is to remain on the Status Sheet.

4.1.5 Resident Traffic and Safety Concerns - Fairmount Subdivision

Councillor Mosher indicated that she would contact HRM Traffic and Right of Way staff for an update on this matter.

This item is to remain on the Status Sheet.

4.1.6 Fire and Dirt Bike Concerns on the Chain of Lakes Trail Behind Springvale Avenue

Councillor Mosher advised that she has been meeting with Superintendent Jim Perrin, local trail groups and staff on site. She indicated that they were dealing with site specific issues and that she would be using some of her District Capital Funds to help the matter.

This item is to be removed from the Status Sheet.

4.1.7 Request for Installation of Waste Receptacle and Dog Waste Bag Dispenser at the HRM Owned Chain of Lakes Trail Head - Crown at Brook Street

Councillor Mosher requested that this item be directed to staff.

This item is to be removed from the Status Sheet.

4.1.8 Tall Trees Lane

Councillor Hum indicated that a report was forthcoming.

This item is to remain on the Status Sheet.

4.1.9 Sidewalk Request - Barry Crescent

- An information report dated July 9, 2010 was submitted.

Councillor Adams indicated that he would forward the information report dated July 9, 2010 to Mr. Doucet. He wished to commend Mr. Phil Townsend, Director of Infrastructure and Asset Management, and his staff for such a quick turnaround time.

This item is to be removed from the Status Sheet.

4.2 Metro Transit Route 22 - Armdale

Mr. Eddie Robar, Manager of Service Development with Metro Transit, provided the presentation on Metro Transit Route 22 - Armdale. He advised that Metro Transit follows the Council Focus Areas and that the Transportation Focus Area is one of the most important at the moment. He indicated that growth centres in HRM are identified in the Regional Plan and those areas become transit nodes for service as well. He noted that the Walter Havill Drive and Osborne Street area was definitely one of those areas as it did not have transit service and was quite high in population density. Mr. Robar stated that Metro Transit had developed a five year Strategic Operations Plan and that Route 22 was included in that report; noting that staff had undertaken significant public input as well as a survey which had one of the highest response rates of any survey given by HRM let alone Metro Transit. He advised that Metro Transit had followed through on expectations as well as on providing services to HRM.

Mr. Robar indicated that staff had a three pronged plan when creating the service via Walter Havill Drive; a route which serviced the new Metro Transit bus terminal and garage, the park and ride lot at Exhibition Park and that would take passengers to and from the Mumford Terminal. He stated that Walter Havill Drive was a perfect transit street as it was a high density area with a mixture of residential homes and condominiums and it connected to side streets; noting that such conditions provide the

best opportunity to create ridership. Mr. Robar advised that during a 17 hour service day Route 22 had 371 riders which was quite a successful number; particularly for the route's second week of service. He stated that on Walter Havill Drive, 14 people got on the bus and 29 people got off; noting that not everyone using the route would be entering and exiting the bus at that point. He indicated that Metro Transit does not typically rate service and success until approximately 18 months after implementation. In closing, Mr. Robar advised that, from a routing and servicing perspective, Metro Transit thinks Route 22 is best and ridership has not proven them wrong. He stated that staff would be monitoring the route and, if after approximately 18 months, it does not end up meeting service standards it will be reduced.

The Chair thanked Mr. Robar for his presentation.

5. MOTIONS OF RECONSIDERATION - None

6. MOTIONS OF RECISION - None

7. CONSIDERATION OF DEFERRED BUSINESS - None

8. HEARINGS

8.1 Public Hearings - None

8.2 Variance Appeal Hearings - None

9. CORRESPONDENCE, PETITIONS AND PRESENTATIONS

9.1 Correspondence - None

9.2 Petitions - None

9.3 Presentations

9.3.1 Solid Waste Removal Changes - Cowie Hill - Mr. Jon Coates & Mr. Byron Feener, Halifax County Condominium Corporation Number Ten

- A presentation was submitted.

Mr. Jon Coates, Director of the Board of Directors for the Halifax County Condominium Corporation Number Ten, provided the presentation on Solid Waste Removal Changes. Highlights were as follows:

- The changes HRM has made in the Waste Management Strategy by creating a six bag limit is a good idea, however, the problem lies in the implementation of the regulation
- It appears as though row houses were not taken into consideration when creating this new regulation

- The aging population living in row houses must walk a distance of almost 600 yards, in some cases, in order to take their garbage to the curb
- Middle units are forced to carry garbage through their houses in order to reach the curb
- Every row house walkway has two homes on it, however, waste management personnel refuses to divide and count six bags per household
- The aging population has difficulty getting their large green bins to the curb as the size is out of proportion to what is required in the community
- As a result, less than 20% of the community is participating in composting; the majority of participants live in end units
- Data collected by Mr. Coates' indicates that the row houses do not exceed 25% of the bag limit which leads to the conclusion that waste management is enforcing a regulation where it is not needed

In closing, Mr. Coates stated that if Community Council could consider directions in improving how garbage is collected, it would be greatly appreciated.

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

- 1. Request that staff implement a plan to ensure that the waste management collection for Cowie Hill remains the same as it has since 1972;**
- 2. Forward this matter to the Solid Waste Advisory Committee and request a report to determine a solution for green carts for row housing and, in addition, assess solutions to stop leaks and deter rodents; and**
- 3. Request that staff consult with stakeholders to obtain key information to assist in a solution.**

Councillor Mosher thanked Mr. Coates and Mr. Byron Feener, President of the Board of Directors for the Halifax County Condominium Corporation Number Ten, for their work and patience. She advised that Regional Council agreed on a six bag limit in order to enhance waste diversion; not to penalize residents and discourage them from the very goal of the Waste Management Strategy. Councillor Mosher indicated that this subdivision was built in 1972 and was quite compact which did not allow adequate room for green carts. She stated that in looking at the number of units and number of bags allowed it was not reflecting the intent of the HRM Solid Waste Strategy.

Councillor Hum asked if she could bring this information forward to the Condominium Owners of Nova Scotia for their consideration.

Mr. Coates agreed to this request.

The Chair advised Mr. Coates to investigate solid waste collection for condominiums as it was his opinion that these row houses had been placed in the wrong category.

MOTION PUT AND PASSED.

10. REPORTS

10.1 Staff

10.1.1 Case 15883: Telecommunications Tower - Purcell's Cove Road, Halifax

- A staff report dated July 2, 2010 was before Community Council.
- Correspondence dated March 10, 2010 from Mr. Joe Metlege, Vice President of Operations, Templeton Properties, was submitted.

Mr. Miles Agar, Planner, provided the presentation on Case 15883: Telecommunications Tower - Purcell's Cove Road, Halifax. He indicated that a public information meeting was held on March 8, 2010 regarding the matter. He advised that the mass and scale of the proposed use is incompatible with the area and, as an alternative, staff has requested that Rogers Communications explore a larger site; a request which Rogers has said is not possible.

MOVED BY Councillor Mosher, seconded by Councillor Adams, that Chebucto Community Council forward a negative recommendation to Industry Canada in relation to the proposal by Rogers Communications Inc., as a result of concerns related to the close proximity of established residential development to the proposed location of a new 35 metre free standing self support telecommunications tower and associated equipment shelter at PID 00269753 - Purcell's Cove Road, Halifax as shown on Map 1 and Attachment A of the report dated July 2, 2010.

Councillor Mosher indicated that the report dated July 2, 2010 outlined detailed policies as to why the tower could not be installed in the area. She stated that, earlier in the year, she had received calls from residents advising that surveying was occurring in the area as well as roads being put in without permission; noting that she then received a call from an HRM Planner stating it was urgent that Rogers be permitted to install a tower, which she found interesting. She advised that she had asked for Council's consideration to ask Templeton Properties, the firm that owns Fenwick Towers, to allow the current Rogers cell tower to remain on the roof of the building; noting that it was soon after put in writing that Templeton Properties would be happy to allow them to continue their lease for the 48 to 60 months it would take for building renovations to occur. Councillor Mosher stated that Templeton Properties had also noted that after the five year lease they would be open to discuss more options to allow the tower to stay on top of the newly renovated building on Fenwick Street.

MOTION PUT AND PASSED.

11. MOTIONS - None

12. ADDED ITEMS

12.1 Water Quality Testing - Dingle Beach - Councillor Mosher

Councillor Mosher advised that both Black Rock and Dingle Beaches were being closed for up to a week after it rains as staff await water quality test results from a private company; noting that the results rarely show contamination. She indicated that Halifax Water has the ability to test right away which would alleviate the need to close beaches for unnecessary lengths of time.

MOVED BY Councillor Mosher, seconded by Councillor Adams, that Chebucto Community Council request that staff investigate the Water Quality Sampling Program at Black Rock and Dingle Beaches and report back on potential more efficient manners in which to conduct water quality testing. MOTION PUT AND PASSED.

12.2 Heritage Gas Bedford Highway Project - Update - Councillor Hum

Councillor Hum provided an update on the Heritage Gas Bedford Highway Project as she and Councillor Outhit had been receiving many calls from residents regarding this matter. She stated that residents were concerned with the quality of repaving and advised that work on the highway was not complete nor all of the Heritage Gas requirements. She indicated that she had received an email report from staff which she would forward to the Legislative Assistant for the record. Councillor Hum outlined staff's email report as follows:

- The statement that Heritage Gas is required "to only repave the area that Heritage Gas cut in to" is not a correct statement
- There are various requirements along the entire section which are different depending on the extent of the excavation, location, preconditions of the road and future planned resurfacing, to name a few issues which make up the determination of what HG are required to do
- HRM's current standard does not require that longitudinal trench reinstatements include new asphalt across the entire width of the street
- The reinstatement standard takes into account potential settlement/rideability issues and poor quality repairs are dealt with accordingly
- HRM has a two year warranty on all work and is not responsible for corrective repair costs
- Some sections are treated differently such as the Bedford Highway between Bayview Road and Flamingo Drive as it has a high Surface District Index (SDI) and Heritage Gas is required to microsurface to the crown of the road in this area
- Heritage Gas may wait until spring 2011 to complete this work as a result of difficulties in arranging for microsurfacing at this time of year
- The other high SDI portion is between Millview and Nelson's Landing which has been avoided with the exception of one or two crosscuts

- The remainder of the Bedford Highway is lower SDI and is scheduled for pavement treatments starting in 2011
- Heritage Gas is required to do final reinstatement with an asphalt spreader through the EP portion of the project from the Fairview overpass to 300 metres north of Larry Uteck Boulevard
- Staff have imposed a five year warranty on a section near Sherbrooke Street where extensive undermining occurred which was repaired by using non shrink fill
- Staff identified a deficiency between the Fairview Overpass and Bayview Road as there was extensive undermining there and, according to staff's records, no corrective action was taken
- Staff have advised Heritage Gas that this area must be excavated, properly backfilled and compacted by July 2011

In closing, Councillor Hum advised that all issues would be addressed by staff and a further report provided to Community Council once the highway has been inspected.

The Chair advised that residents and Council must give Heritage Gas time as they had done extensive work in his District. He stated that their process is to install a flat top to let the road settle for three weeks at which time the road is dug back up and repaved. He indicated that the Heritage Gas work has been a great success in his District.

12.3 Sign By-law - Electronic Signs - Spryfield Area - Councillor Adams

Councillor Adams indicated that this request was being brought forward by himself, Councillor Mosher and the Spryfield Business Commission. He stated that current zoning does not allow for an electronic sign to be installed in the Salvation Army parking lot on Herring Cove Road and that staff has been investigating how to amend the By-law and zoning to allow this to proceed.

MOVED BY Councillor Adams, seconded by Councillor Mosher, that Chebucto Community Council request information from staff regarding what is available to allow an electronic sign to be erected in the Salvation Army parking lot on Herring Cove Road with regards to necessary zoning arrangements and By-law requirements. MOTION PUT AND PASSED.

13. NOTICES OF MOTION - NONE

14. PUBLIC PARTICIPATION

Mr. Mike Bonin, Walter Havill Drive, stated that although he had brought up the issue of Metro Transit Route 22 Armdale in the past, he had new information regarding the statistics which Mr. Robar had presented. He indicated that if you divide the approximately 300 riders for one day by 70 buses you get 42 people per bus. He advised that he had seen some empty and almost empty buses and wondered how this could be a high priority route. Mr. Bonin stated that he did not think Metro Transit had taken the time to ask residents if they were interested in taking the Route 22 bus

themselves; noting that Mr. Robar mentioned that this was also a shuttle bus for employees and he wondered why they did not use a mini van or supervisor's car instead. Regarding Mr. Robar's statement that Metro Transit measures a route's success only after 18 months of service, Mr. Bonin noted that staff had decided in less than a year to terminate the Sambro route. He advised that Route 22 should be terminated before it costs millions of dollars a year as it goes up and down Walter Havill Drive virtually empty. He recommended even downsizing the route into five trips daily. In closing, Mr. Bonin advised that he would appreciate a dialogue on this matter.

In response to Mr. Bonin's comments, Mr. Robar stated that the data staff had collected counted the number of people getting on and off the route as well as two way travel; noting that the number would actually be 140 people per bus rather than 70. Mr. Robar reiterated that this was a high priority route as it was servicing three different issues; park and ride at Exhibition Park, service to the community including service to Mumford Terminal as well as employee transit; noting that it provided HRM with service to customers as well as Metro Transit employees. He advised that Metro Transit was looking to cover a 90% area and that the route would be used even more when the new condominium at the end of Walter Havill Drive was built thus providing connectivity for residents. Mr. Robar indicated that staff did not include operators in their ridership numbers; noting that by transporting employees, they were simply utilizing the available resources to transfer operators for shift changes as a matter of convenience although this was not Metro Transit's ultimate priority. In closing, Mr. Robar advised that the Sambro service was different as it was approved by Regional Council as a one year pilot program.

Ms. Deanna Frappier, Walter Havill Drive, referred to the discussion held earlier in the meeting regarding the Northwest Arm Seawall; noting that a meeting was to be held with city planners and stake holders as a result. She wondered if it would be possible for residents to meet with Metro Transit staff and their Councillor in the same manner regarding the Route 22 Armdale issue in order to express their concerns and gain support.

Councillor Mosher advised that the seawall matter was a safety issue. She stated that she had put effort into getting the bus for the area based on resident requests; noting that the route had already proven successful. She advised that this matter had been addressed and documented at several public meetings.

Ms. Frappier stated that her property abuts the bus route and, therefore, this was a safety issue for her children.

Councillor Mosher advised that she would not attend such a meeting as the issue had already been discussed. She indicated that she received a note on her door from a resident who opposed the route at first and now loves it now that it is in place; noting that more residents were for the route than against. In closing, Councillor Mosher stated that this was now a Regional Council issue.

Mr. Jeff Haines, Walter Havill Drive, stated that Mr. Robar had commented that there has not been a great deal of people getting on or off Route 22 in the Walter Havill Drive area and wondered how ridership was on routes 14, 20 and 6 as they all tend to funnel around the Armdale Roundabout.

Mr. Robar advised that he did not have that information with him and that his statistics for Route 22 were based on a one day count. He stated that staff does look at if a route detracts from other routes and compiles such information annually. He indicated that nine people got off the bus on Osborne Street, 11 on Walter Havill Drive and 18 at the condominiums at the end of Walter Havill Drive; 11 got on the bus at the condominiums as well.

15. NEXT MEETING DATE

The next meeting was scheduled for October 4, 2010.

16. ADJOURNMENT

The meeting adjourned at 8:28 p.m.

Shawnee Gregory
Legislative Assistant

