

HALIFAX REGIONAL MUNICIPALITY

CHEBUCTO COMMUNITY COUNCIL
MINUTES

May 7, 2012

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

STAFF: Ms. Shawnee Gregory, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m. in the Keshen Goodman Library, Halifax.

2. APPROVAL OF MINUTES – April 2 & 17, 2012

MOVED by Councillor Adams, seconded by Councillor Walker that the minutes of April 2 & 17, 2012 be approved as presented. MOTION PUT AND PASSED.

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

Addition:

- 12.1 Case 17330 – Stage II Development Agreement – Block C, Washmill Lake Drive, Halifax
 - i) Report from the Halifax Watershed Advisory Board
- 12.2 Armdale Rotary to Roundabout Conversion – Request for Report on Effectiveness – Councillor Mosher

MOVED by Councillor Adams, seconded by Councillor Walker that the agenda be accepted as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Status Sheet

4.1.1 Keefe Drive – Emergency Concerns Due to Road Construction and Lack of Seawall

No update. To remain on Status Sheet.

4.1.2 Beech Tree Infestation on HRM Owned Trees- Fairmount Subdivision

No update. To remain on Status Sheet.

4.1.3 Chain of Lakes Trail - Surplus Lands

No update. To remain on Status Sheet.

4.1.4 Graffiti on Chain of Lakes Trail – Northwest Arm Overpass

No update. To remain on Status Sheet.

4.1.5 Request to Amend the C-1 Zone to Remove R-4 Uses under the Mainland Land Use By-law

No update. To remain on Status Sheet.

4.1.6 Public Right Away (Tow Path) on the Northwest Arm - Maintenance and Access

No update. To remain on Status Sheet.

4.1.7 Pocket Park - Crown Drive and Brook Street - Private Property and Parking Issue

No update. To remain on Status Sheet.

4.1.8 Flooding - Purcell's Cove Road

No update. To remain on Status Sheet.

4.1.9 Off Leash Dog Park for Royale Hemlock Estates/Wentworth Estates Area

Item removed from Status Sheet at the April 2, 2012 meeting.

4.1.10 Cowie Hill Development Agreement

No update. To remain on Status Sheet.

- 5. MOTIONS OF RECONSIDERATION – NONE**
- 6. MOTIONS OF RESCISSION – NONE**
- 7. CONSIDERATION OF DEFERRED BUSINESS – NONE**

8. HEARINGS

- 8.1 Public Hearings - None**
- 8.2 Variance Appeal Hearings – None**

9. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

10. REPORTS

10.1 Staff – None

10.2 Councillor

10.2.1 Blue Mountain Birch Cove Lakes Regional Park and Bayers Lake Business Park Status Update – Councillor Hum

Councillor Hum advised that a public meeting would be held regarding this matter at 7:00 p.m. on May 31, 2012 at St. Peter's Church Hall on Dakin Drive; noting that HRM and Department of Environment staff would be in attendance.

MOVED by Councillor Hum, seconded by Councillor Walker that Chebucto Community Council endorse the Public Meeting regarding the Blue Mountain Birch Cove Lakes Regional Park and Bayers Lake Business Park Status Update to be held on May 31, 2012. MOTION PUT AND PASSED.

11. MOTIONS – NONE

12. ADDED ITEMS

**12.1 Case 17330 – Stage II Development Agreement – Block C, Washmill Lake Drive, Halifax
i) Report from the Halifax Watershed Advisory Board**

A report dated May 4, 2012 was submitted.

A report dated January 26, 2012 from the Halifax Watershed Advisory Board was submitted.

Mr. Paul Sampson, Planner, provided the presentation on Case 17330 – Stage II Development Agreement – Block C, Washmill Lake Drive, Halifax. He advised that an amendment to the motion would be required to include the revised Schedule B which shows a reduction in the number of parking spaces for the clubhouse from that shown on Schedule B included in the staff report dated May 4, 2012.

MOVED by Councillor Wile, seconded by Councillor Walker that Chebucto Community Council:

- 1. Approve, by resolution, the Stage II Development Agreement as shown in Attachment A of the report dated May 4, 2012 for a new townhouse development on Block C of Phase 5, Clayton Park West, Washmill Lake Drive, Halifax, *including the revised Schedule B that shows a reduction to six parking spaces for the clubhouse parking lot; and***
- 2. Require that the Stage II Development Agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise approval shall be void and obligations arising hereunder shall be at an end.**

Mr. Sampson indicated that the revised Schedule B shows six spaces for the clubhouse and, if the developer wanted more in the future, they could request that Community Council consider amending the agreement. He also stated that the report should state rental units rather than condos.

MOTION PUT AND PASSED.

12.2 Armdale Rotary to Roundabout Conversion – Request for Report on Effectiveness – Councillor Mosher

The Vice Chair assumed the Chair at 7:16 p.m.

MOVED by Councillor Mosher, seconded by Councillor Wile that Chebucto Community Council request a staff report regarding the Armdale Rotary to Roundabout conversion including measurements on performance and observations. MOTION PUT AND PASSED.

Councillor Mosher resumed the Chair at 7:17 p.m.

13. NOTICES OF MOTION

13.1 Councillor Walker

Take notice that at the next meeting of Chebucto Community Council to be held on June 11, 2012 I will introduce a motion of rescission of a motion of Chebucto Community Council dated November 1, 2010 item 10.1.1 Lacewood Terminal Site selection Item 1. Approve in principle that PID # 40090169 (referred to as the “Willet Site”) be designated as the future location for the new Lacewood Transit Terminal as per the recommendation in the report dated October 13, 2010.

13.2 Councillor Walker

Take notice that at the next meeting of Chebucto Community Council to be held on June 11, 2012 I will introduce a motion for Chebucto Community Council to approve in principle that Site 1, the Lacewood Drive site, be designated as the future location for the new Lacewood Transit Terminal as in the report dated October 13, 2010.

14. PUBLIC PARTICIPATION

Mr. Hiram Tiller, Regency Park Drive, requested an update on the following items:

- The lack of sidewalk between Lacewood and Regency Park Drive;
- The bridge by Clayton Park West High School; noting he thought a study was being done;
- The creation of a separate right turn lane from Joseph Howe Drive onto Exit 0; and

- The status of the present Regency Park Drive and if it would ever be extended.

Councillor Wile advised that the bridge would become two laned in July or August and they hoped to extend the sidewalk at that time as well. She stated that the present Regency Park Drive would connect to Washmill Lake Drive once development begins in that area; however, she was unsure of timing.

Regarding the widening of Joseph Howe Drive, Councillor Walker advised that tenders had been called for that week and would be announced around the end of June; noting it would be a whole reconstruction of the street.

Ms. Wendy McDonald, Warwick Lane, hoped that after being open for six months, Washmill Lake Drive would get proper signage; noting it was confusing that it was still being called Washmill Lake Court at the exit and maps may have helped the public when the street opened. She highlighted the following issues on Lacewood Drive: issues with poor curb quality, excessive signage on the medical clinic, that Mr. Lube has not landscaped the slope on the property, and a fundraiser group asking for donations in Saturday traffic. Ms. McDonald advised that it would have been a good idea to install a sidewalk on Chain Lake Drive since Heritage Gas was already tearing it up, and that several traffic incidents had occurred since Dunbrack Street was being torn up; noting broken glass from cars had been left on the road. She hoped that the Urban Forest Master Plan document would have more information on the possibility of tree retention.

Mr. Kurt Pyle, Supervisor of Planning Applications and Heritage advised that he would discuss the Mr. Lube landscaping matter with Development Services staff in order to find out what information was available in the agreement and who was actually responsible for that land. He indicated they would also investigate the medical clinic signage.

Mr. Bruce Smith, Forestside Crescent, noted that the Mr. Lube strip of landscaping was beyond the parking lot and; therefore, likely belonged to the Home Depot. He was glad to hear a meeting had been set regarding the Blue Mountain Birch Cove Lakes Regional Park and Bayers Lake Business Park Status Update and requested that residents be provided with the point by point items to be addressed at the meeting so they could respond and make a prepared statement in advance. Mr. Smith advised that the Halifax North West Trails Association had been awarded the lowest bid on the contract for the extension of the Linear Trail which had been concluded approximately six weeks prior and wondered why it had not been signed off on yet.

The Chair advised that she would follow up with staff regarding signing off on the Linear Trail extension.

Councillor Hum advised that she was unsure whether staff would be able to prepare anything in advance of the meeting; however, an agenda would be available.

Mr. Bob McDonald, Clayton Park West, stated that he was interested in wetlands, watersheds and the conservation of resources. He submitted the HRM 'It All Drains into the Lake' brochure; noting it was a good resource; however, it focussed on Dartmouth and he wondered if it would be possible to develop a more generic brochure. Mr. McDonald also indicated that, in reviewing the budget document, he saw there was a \$100,000 line item for planning in the Mainland Common area. He wondered what this was about, who was spearheading the project, and if there was opportunity for public engagement as he was concerned that the woodland passive recreation area not be reduced any further.

MOVED by Councillor Wile, seconded by Councillor Adams that Chebucto Community Council request that an HRM 'It All Drains into the Lake' brochure be adapted for the Community Council area. MOTION PUT AND PASSED.

15. NEXT MEETING DATE – June 11, 2012

16. ADJOURNMENT

The meeting was adjourned at 7:44 p.m.

Shawnee Gregory
Legislative Assistant