



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Harbour East Community Council

September 13, 2012

TO: Chair and Members of Harbour East Community Council

SUBMITTED BY:

A handwritten signature in black ink, appearing to read "Brad Anguish", written over a horizontal line.

Brad Anguish, Director of Community & Recreation Services

DATE: June 25, 2012

SUBJECT: Colby South Phase 2 – Heavy Truck Traffic

INFORMATION REPORT

ORIGIN

Petition received at the May 3, 2012 meeting of Harbour East Community Council (Item 9.2.1).

BACKGROUND

On May 3, 2012, Councillor Nicoll submitted a petition signed by approximately 74 residents of Parkway Drive, Atholea Drive, Landsdown Drive, and Beaver Crescent, Cole Harbour, requesting HRM Traffic work with Clayton Developments Ltd. to consider safety concerns and to find an alternate route for heavy truck traffic other than the Atholea Drive/Parkway Drive corridor for construction of the Colby South subdivision development project.

Councillor Nicoll requested that this petition be forwarded to staff for a report to ensure that dialogue happens between the developer and staff with regards to the residents' concerns.

DISCUSSION

Colby South Phase 2 is an as-of-right development comprising approximately 80 single unit dwellings located in the Cole Harbour area. The lands are zoned R-1 (Single Unit Dwelling) under the Cole Harbour/Westphal Land Use By-Law. This development will include an extension of Lakeridge Crescent and Astral Drive, as well as a road connection between Astral Drive and Atholea Drive via an extension of Parkway Drive.

Through the subdivision approval process, HRM Engineering Technicians typically manage construction by hosting a pre-construction meeting with all relevant parties, attending site meetings, carrying out audit inspections throughout the construction process and performing infrastructure takeover inspections.

One of the concerns identified by area residents is that the connection between Astral Drive and Atholea Drive via the extension of Parkway Drive would be constructed first and then used as a route for heavy truck traffic for the remainder of construction. Development Approvals' staff have met with the developer, their consultant, and their contractor to discuss how the construction of these roads will be phased.

Since most of the construction activities will happen simultaneously, the contractor will use Astral Drive to Sherwood Street to Caldwell Road for any trucking of materials/equipment to and from the site. These streets all have a 9 metre wide travel way. The existing portion of Parkway Drive has a paved surface of only 6 metres wide and has a couple sharp turns.

The contractor has agreed that most of the construction will be accessed via Astral Drive. They did advise that it is possible during gravel and asphalt placement for Parkway Drive the trucks may arrive from Astral Drive, dump the load and continue onto the existing portion of Parkway Drive to Caldwell Road. The gravelling and asphalt operations should only take a couple of days to complete. This would keep the trucks from backing in from Astral Drive or having to turn around on the site. However, where possible, it was agreed that they would do their best to avoid using Parkway Drive for any trucking operations.

BUDGET IMPLICATIONS

There are no budget implications.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

Consultation is not required as the development being discussed is as-of-right.

ENVIRONMENTAL IMPLICATIONS

Implications not identified.

ATTACHMENTS

Attachment A Concept Plan, Colby South Phase 2

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Hugh Morrison, P.Eng., Development Engineer, Development Approvals, 490-4907

Report Approved by: 
Kelly Denty, Manager, Development Approvals, 490-4800

