

# HALIFAX REGIONAL COUNCIL

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## **NORTH WEST COMMUNITY COUNCIL MINUTES August 19, 2010**

**PRESENT:** Councillor Robert Harvey, Chair  
Councillor Tim Outhit, Vice Chair  
Councillor Barry Dalrymple  
Councillor Peter Lund

**REGRETS:** Deputy Mayor Brad Johns

**STAFF:** Mr. Stephan Jedynek, Municipal Solicitor  
Ms. Krista Tidgwell, Legislative Assistant

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**1. CALL TO ORDER**

The meeting was called to order at 7:07 p.m. at the Sackville Public Library - Fenerty Room, 636 Sackville Drive, Lr. Sackville.

**2. APPROVAL OF THE MINTUES – July 8, 2010**

**MOVED by Councillor Lund, seconded by Councillor Outhit, that the minutes of July 8, 2010 be approved, as presented. MOTION PUT AND PASSED.**

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

Additions:

- 11.1 Request for a Pocket Park at Downsview Mall, 710 Sackville Drive
- 11.2 Information Item 2 - Information Report - Sagewood Seniors Complex - 345 Cobequid Road - Request for Marked Crosswalk, Sidewalk and Bus Shelter
- 11.3 Information Item 1 - Information Report - Safety Concerns and Lack of Street Lighting on Hammonds Plains Road

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

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

**4.1 STATUS SHEET ITEMS**

**4.1.1 Cobequid Road - Sidewalk, Crosswalk and Bus Shelter Request**

This matter was discussed under Item 11.2 - Information Item 2 - Information Report - Sagewood Seniors Complex - 345 Cobequid Road - Request for Marked Crosswalk, Sidewalk and Bus Shelter. See page 8.

This item is to remain on the Status Sheet.

**4.1.2 Intersection of Hammonds Plains Road and Northwood**

This matter was discussed under Item 11.3 - Information Item 1 - Information Report - Safety Concerns and Lack of Street Lighting on Hammonds Plains Road. See page 9.

This item is to be removed from the Status Sheet.

#### **4.1.3 Weir Field Artificial Turf Replacement**

No update provided.

#### **4.1.4 Hammonds Plains Road at Yankeetown Road**

This matter was discussed under Item 11.3 - Information Item 1 - Information Report - Safety Concerns and Lack of Street Lighting on Hammonds Plains Road. See page 9.

This item is to be removed from the Status Sheet.

#### **4.1.5 Pockwock Road Signage Issues**

The Chair noted that an Information Report dated June 23, 2010 had been before the Community Council for review during their July 8, 2010 meeting. No additional follow up is required.

This item is to be removed from the Status Sheet.

#### **4.1.6 Waterstone Neighbourhood Association - Margeson Drive Proposed Connector Road**

No update provided.

#### **4.1.7 Area Rate for Implementing a Sidewalk within the Sunset Ridge and Twinbrooks Subdivisions**

No update provided.

#### **4.1.8 Burning Bylaw**

No update provided.

#### **4.1.9 Extend Water Service Area to Fenerty Road, Springfield Lake**

No update provided.

#### **4.1.10 Legacy Court Playground**

No update provided.

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

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

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

## **8. HEARINGS**

### **8.1 PUBLIC HEARING**

#### **8.1.1 Case 16016: Substantive DA Amendment - 380 Cobequid Road**

A report dated July 8, 2010 from the North West Planning Advisory Committee with attached staff report dated June 17, 2010 was before the Community Council.

A staff memo regarding the replacement of reference #8462400, as identified on page 1 of the amending agreement, by reference #76668889, was circulated to the Community Council.

Councillor Harvey reviewed the public hearing procedures.

Tyson Simms, Planner, Community Development, delivered a presentation to the Community Council.

Councillor Harvey opened the public hearing, calling three times for any speakers for or against the matter to come forward at this time. There being none, it was **MOVED by Councillor Outhit, seconded by Councillor Lund, that the public hearing be closed. MOTION PUT AND PASSED.**

**MOVED by Councillor Dalrymple, seconded by Councillor Lund, that North West Community Council:**

- 1. Approve the proposed amending agreement, as set out in Attachment A of the staff report dated June 17, 2010 with an amendment to reference #8462440, page 1 of the amending agreement, to be replaced with reference #76668889; and**
- 2. Require the proposed amending agreement be signed and delivered within 120 days, or any extension thereof granted by North West Community Council on request of the applicant, from the date of final approval of said agreement by North West Community Council and any other bodies as necessary, whichever is later, including any appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

## **9. CORRESPONDENCE, PETITIONS AND DELEGATIONS**

- 9.1 Correspondence - None**
- 9.2 Petitions - None**
- 9.3 Presentations - None**

## **10. REPORTS**

### **10.1 Case 01250: Development Agreement - 827 Bedford Highway, Bedford** **(i) Staff Supplementary Report** **(ii) North West Planning Advisory Committee Report**

The following was before the Community Council:

- A staff supplementary report dated July 26, 2010.
- A report dated July 8, 2010 from the North West Planning Advisory Committee.

Councillor Outhit noted a typo under the Origin section of the July 26, 2010 staff supplementary report; 857 Bedford Highway should be 827 Bedford Highway.

Mr. Andrew Bone, Senior Planner, Community Development, delivered a presentation to the Community Council.

Council entered into a discussion with staff responding to questions. The following points and clarification was noted:

- the watercourse runs down through the Ravines of Bedford South, in front of the Tides condominium, through a culvert that crosses the Bedford Highway and into another culvert under the railway tracks; the watercourse is open for approximately five feet and is not considered to be storm drainage
- the lighting guidelines were carried forward from a planning case in Sackville; staff has been directed for future developments to provide a lighting plan without specifying the guidelines

Councillor Outhit expressed concern regarding the Community Council imposing an additional \$300,000 on the developer to install a sidewalk. He noted that during the North West Planning Advisory Committee July 7, 2010 meeting, the Committee requested that a sidewalk be installed. He suggested that the Community Council forward staff's explanation regarding the sidewalk request to the Committee.

**MOVED by Councillor Outhit, seconded by Councillor Dalrymple, that North West Community Council**

- 1. Give Notice of Motion to the proposed development agreement as provided in Attachment A of the July 26, 2010 staff report;**
- 2. forward a copy of staff's explanation regarding a sidewalk request, as contained in the Supplementary Report dated July 26, 2010, to the North West Planning Advisory Committee for review at their September 1, 2010 meeting; and**
- 3. schedule a public hearing.**

Public Hearing scheduled for September 23, 2010.

**MOTION PUT AND PASSED.**

**11. ADDED ITEMS**

**11.1 Request for a Pocket Park at Downsview Mall, 710 Sackville Drive**

The following was before the Community Council for consideration:

- Correspondence from Michelle Champriss, Executive Director, Sackville Drive Business Association, dated August 17, 2010.
- A map and photograph of the proposed area for the pocket park.
- A blueprint of the proposed pocket park design.
- Correspondence from Walter Regan, Chair of the Sackville Rivers Association, dated August 16, 2010.

The Community Council reviewed the request for a pocket park at Downsview Mall.

**MOVED by Councillor Outhit, seconded by Councillor Lund, that the North West Community Council endorse in principle a request for a Pocket Park at Downsview Mall, 710 Sackville Drive and forward the Sackville Drive Business Association's correspondence dated August 17, 2010, as well as, the Sackville Rivers Association's correspondence dated August 16, 2010 to Infrastructure and Asset Management for review. MOTION PUT AND PASSED.**

**11.2 Information Item 2 - Information Report - Sagewood Seniors Complex - 345 Cobequid Road - Request for Marked Crosswalk, Sidewalk and Bus Shelter**

An information report dated August 10, 2010 was before the Community Council.

Councillor Harvey provided an overview of the August 10, 2010 information report. He noted that he has met with David Hubley, Manager, Design & Construction, Infrastructure and Asset Management, to discuss the sidewalk request. He commented that there will be an increase in pedestrian traffic with the addition of an assisted living apartment building being built near the Sagewood Seniors Complex within the next few years. Councillor Harvey requested a copy of the information report be forwarded to the Ms. Maureen Scott and Mr. Marilyn Forrest of Anchor Industries Society, as well as, Mr. Jack Brill of Lower Sackville, who made the initial requests during the Community Council's July 8, 2010 meeting for their information.

In response to a question raised by Councillor Outhit, Mr. Taso Koutroulakis, Acting Manager, Transportation and Public Works, advised that when requests are made for crosswalks, staff surveys the area and evaluates the volume of pedestrians within a certain time frame. He noted that the Transportation Association of Canada (TAC) is presently undertaking a review of all pedestrian crossing standards. Once the review is



complete a report will be prepared, which is anticipated for April 2011. As noted in the August 10<sup>th</sup> information report, staff completed a morning and afternoon pedestrian count around the area of the Sagewood Seniors Complex where the crosswalk request was made. During the morning count there were no pedestrian crossings and only one person crossed in the afternoon.

Councillor Harvey referred to a telephone call he received from a resident who expressed concern regarding their attempts to cross the street with a family member who is a resident of the Sagewood Seniors Complex.

Andrew Bone, Senior Planner, Community Development, noted that there is a large garden area at the rear of the building, which is primarily where most of the residents spend their leisure time. At the time of the Sagewood Senior Complex's development there was no major discussion regarding residents attempting to cross the street.

Councillor Dalrymple commented that the counts could have been low at this time of staff's survey; however, the volume of pedestrians will increase with the addition of the new apartment complex. He further commented that many residents may not want to take the chance of crossing the street without the aid of a crosswalk.

The Community Council agreed to forward the August 10, 2010 information report to the Ms. Maureen Scott and Mr. Marilyn Forrest of Anchor Industries Society, as well as, Mr. Jack Brill of Lower Sackville.

### **11.3 Information Item 1 - Information Report - Safety Concerns and Lack of Street Lighting on Hammonds Plains Road**

An information report dated June 16, 2010 along with photographs of the new and existing light poles was before the Community Council for review.

Councillor Lund provided an overview of the discussion and motion passed during the Western Region Community Council's February 22, 2010 meeting regarding safety concerns and a lack of street lighting on the Hammonds Plains Road.

Councillor Lund expressed concern regarding the size of the "Intersection Ahead" warning signs and asked whether larger signs could be installed to increase their visibility. Mr. Taso Koutroulakis, Acting Manager, Transportation and Public Works, advised that staff could review the option of installing oversized warning signs that have a florescent yellow material and are greater in visibility.

Mr. Koutroulakis provided the following clarification regarding the installation of six additional light poles within five intersections, as indicated on page 4 of the July 16<sup>th</sup> staff report:

- the two existing street lights at the East end of Yankeetown Road will be upgraded, with an additional street light installed

- the existing street light at the West end of Yankeetown Road will be upgraded, with two additional street lights installed
- the two existing street lights at Northwood Road will be upgraded, with an additional street light installed
- there is one existing street light on Rockcliff Crescent that will be upgraded and an additional street light installed
- there are two existing street lights on Nottingham Drive that will be upgraded and an additional street light installed

Mr. Koutroulakis indicated that Nova Scotia Power (NSP) has been out to the site to assess the work completed and what is still outstanding. Residents can contact NSP at 428-6230 and quote customer service number 5190838 to receive a status update.

Councillor Lund expressed concern regarding transit buses stopping directly on the Hammonds Plains Road as opposed to pulling off to the shoulder of the road. He asked whether staff could review the option of widening the road to allow the buses to pull off the road. Mr. Koutroulakis advised that it is Metro Transit's preference in situations such as this to stop on the street versus pulling off the road. Although it slows down traffic, it is safer when loading and unloading passengers.

In response to a comment made by Councillor Lund, Mr. Koutroulakis clarified that the left hand turning lane at the corner of Hammonds Plains Road and Yankeetown Road was installed as a result of an analysis respecting the number of left hand turning vehicles and not because of the day care.

Councillor Lund noted that Metro Transit often takes the children from the day care on various field trips, which poses difficulty for the children because they have to cross the Hammonds Plains Road to get back to the day care. He requested that staff install a "children crossing" sign at the corner of Yankeetown Road. Mr. Koutroulakis clarified that HRM does not have "children crossing" signs or any other form of warning sign for this type of request.

Councillor Lund advised that he received an email from the manager of IMP Group respecting IMP employees expressing concern regarding periodic rear-end accidents by motorists making left hand turns traveling East on the Hammonds Plains Road. Councillor Lund noted that this email has been forwarded to Ken Reashor, Director/Traffic Authority.

Mr. Koutroulakis commented that staff would not be opposed to a left hand turn holding lane; however, it would be the responsibility of the property owner to hire a consultant to review whether there is a requirement for a left turn holding lane and pay for it to be installed.

Following a brief discussion, the Community Council agreed to remove Items 4.1.2 and 4.1.4 from the Status Sheet as information reports have been provided.

**12. NOTICES OF MOTION - NONE**

**13. PUBLIC PARTICIPATION**

Walter Regan, Sackville Rivers Association, expressed his appreciation to Mickie McDow, HRM's Community Recreation Coordinator. Ms. McDow approached the Sackville Rivers Association several months ago regarding tagging issues. She organized with the aid of Artist Facilitator, Holly Carr and 10-15 children from the Sackville Community Recreational Youth Leadership to have murals painted on the walkthrough culvert. Since the culvert has been painted there have been no tagging incidences on the walkthrough culvert. He commented that this is a grand partnership between the community and HRM and encouraged Councillors and residents to take a walk along the trail.

The Community Council expressed their good wishes to Mickie McDown for her successful project.

Councillor Dalrymple indicated that appreciation will be given to Ms. Carr on August 20<sup>th</sup> at the Fall River Recreation Centre for her assistance with the kids in painting a mural on the back of the Centre. He noted that Ms. Carr is away; however, her mother will be attending on her behalf. Mr. Regan asked if Councillor Dalrymple would also thank Ms. Carr on behalf of the Sackville Rivers Association.

In response to a question raised by Mr. Regan regarding an update on the Top Soil Removal By-law, Councillor Lund indicated that this matter will be coming forward to Regional Council some time in late September/early October 2010.

In response to a question raised by Mr. Regan regarding an update on the Pine Hill design work, the Chair indicated that the design work has been completed; however, the matter is not a budgeted item at this time. Mr. Regan commented that staff was supposed to contact him regarding the upgrades but has not received a call to date. The Chair requested the Clerk follow up on this matter and report back to the Community Council and Mr. Regan.

Mr. Regan expressed concern regarding persons in wheelchairs having difficulty crossing the street at the intersection of Sackville Drive and Riverside Drive due to a lamp post blocking a portion of the crosswalk. Pedestrians in wheelchairs have to use a private driveway to access the crosswalk. He noted that the lamp post is on the same side as King of Donair and asked whether it could be moved to allow for a curb cut to be installed. Mr. Taso Koutroulakis, Acting Manager, Transportation and Public Works, noted that he would review this concern.

Mr. Regan noted that the Sackville River's Association is hosting an auction on September 10, 2010 at 6 p.m. Tickets are \$30 and includes all you can eat salmon and

sit down turkey dinner. He invited all to attend and thanked Councillor Harvey for contributing a beautiful gift towards the auction.

In response to a question raised by Mr. Regan, Councillor Harvey advised that there has been no update regarding a stop work order on the Twinbrooks project to prevent slit from running into the Sackville River.

**14. NEXT MEETING DATE - September 23, 2010**

**15. ADJOURNMENT**

The meeting adjourned at 8:07 p.m.

Krista Tidgwell  
Legislative Assistant

**INFORMATION ITEMS**  
**August 19, 2010**

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1. Information Report - Safety Concerns and Lack of Street Lighting on Hammonds Plains Road.
2. Information Report - Sagewood Seniors Complex - 345 Cobequid Road - Request for Marked Crosswalk, Sidewalk and Bus Shelter.