

HALIFAX REGIONAL MUNICIPALITY

**DARTMOUTH LAKES ADVISORY BOARD
MINUTES
JANUARY 29, 2003**

PRESENT: Ms. Audrey Manzer, Chairman
Mr. Robert Bell
Mr. John Osborne
Dr. Hugh Millward
Ms. Catherine Lunn
Dr. Don Gordon
Mr. Pierre Clement
Dr. K. Hellenbrand
Councillor Ron Cooper

ABSENT: Dr. Ron Beazley
Dr. Paul Hines
Ms. Stephanie Bird (regrets)
Ms. Christine Hoehne

ALSO PRESENT: Mr. Kurt Pyle, Development Officer
Mr. Mitch Dickey, Planner
Mr. John MacPherson, Planner
Ms. Lynne Le Boutillier, Legislative Assistant

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1. **CALL TO ORDER**

The meeting was called to order by the Chair at 5:15 p.m., Findlay Community Centre.

2. **APPROVAL OF MINUTES**

Dr. Millward noted errors in item 5.3, Rock Swale - Portland Hills on page 9 of the January 27, 2002 minutes. An 's' to be added to the word 'Hill' in the heading. Also the second sentence was changed to read as follows. The rock swale was estimated to be *two meters* in depth and *approximately* ten meters in width....

MOVED BY Mr. Pierre Clement and seconded by Dr. Hugh Millward that the minutes of the January 27, 2002 meeting be adopted, as amended. MOTION PUT AND CARRIED.

Copies of the draft minutes of the Joint Meeting on the Water Resource Management Study held January 16, 2003 were only circulated to those who had been in attendance, ie. Ms. Manzer, Dr. Millward, Mr. Bell, Dr. Gordon and Mr. Osborne. Dr. Millward, referring to item 5, Next Steps felt a line should be added to this section indicating that staff did not indicate they were opposed to Dr. Gordon's suggestion that the individual Boards provide their comments on the Study and the consolidation of these comments be done by staff.

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

The following additions were made to the agenda:

Under Business Arising, Item 4.3 - Rock Swale (Dr. Millward)
Election of Officers

It was also proposed by the Chair that item 5.1, regarding an application to rezone an 8 acre portion of Parcels B & C at the corner of Lancaster Drive and Woodland Avenue, be moved up on the agenda, as Mr. Connor was in attendance for this issue.

MOVED BY Dr. Millward and seconded by Mr. Osborne that the agenda, as amended, be adopted. MOTION PUT AND PASSED.

5. **NEW BUSINESS**

5.1 CASE 00515: APPLICATION BY CONNOR ARCHITECTS & PLANNERS ON BEHALF OF CANADA LANDS CO. TO REZONE AN 8 ACRE PORTION OF PARCELS B & C LOCATED AT THE CORNER OF LANCASTER DRIVE AND WOODLAND AVENUE TO PERMIT A CHURCH

- C Memorandum dated January 22, 2003 from John MacPherson, Planner regarding case 00515, plus two plans detailing proposed erosion and sedimentation control and drainage.

Mr. Peter Connor, Connor Architects and Planners and Mr. Jack Henman, CBCL were in attendance to discuss aspects of the proposed development. Mr. Connor noted that the proposal involves a church and associated parking. Approximately a third of the site is to be left undeveloped, until such time as there is a need to expand the church.

Dr. Millward posed questions to planning staff on why a rezoning application to R-1 is required to permit the construction of a church. Essentially, a portion of lands under the CDD is being carved off. It was pointed out that normally an institutional use, such as a church, would be allowed. There may have been an omission in the document.

Mr. Henman reviewed the plans submitted, noting that while he had originally considered piping stormwater off site, he decided it would be preferable to allow the runoff to follow the established water flow pattern above ground. He explained how it is intended that the road side ditches and a wetland be utilized. Water would drain towards the wetland via a culvert under Lancaster Drive. It was cautioned that this wetland is zoned R-1 and could be eventually infilled and built upon. It is not a natural wetland, but an excavated area.

Mr. Henman estimated that the development will cause a 30% increase in peak flow runoff. Piping would have caused a larger increase in peak flows. However later in the meeting, he concluded the increase will likely be in the order of 15%, since the property occupies an area previously used for housing. It was emphasized to Mr. Henman that the Board desires to have the peak flows kept as close as possible to what they are presently. Mr. Henman stated that in the event he was directed not to increase peak flows at all, he would use the design identified as Section B in Diagram 01, which would direct more water into the ground.

Concern was expressed that if the rezoning is granted, the church can proceed as an as-of-right development and suggestions made by the Board would not have to be implemented. Mr. MacPherson referred to the element of trust involved in such instances.

The Chair desired that the Board be kept abreast of what happens with this development, so they can keep track of whether their suggestions are incorporated.

The pros and cons of leaving in place the erosion control berms, which impede velocity and collect silt, along Lancaster Drive and Woodland Avenue were discussed at length. It was concluded that they should be left in place. Dr. Gordon did not feel there was a need for the berms along Lancaster Drive, however. Mr. Henman indicated it would be his preference to leave all the berms in place, at least during the construction phase.

Dr. Gordon also referred to the lovely stands of birch trees on this property and he hoped it was planned to save as many trees as possible. Mr. Connor felt the majority of the birch trees will be left undisturbed. Mr. Connor was encouraged to develop some creative plans for the parking lot to incorporate trees.

When the original plan for piping the storm water to Albro Lake was submitted to Ms. MacKenzie, HRM Development Engineer, all stormwater was to be pretreated. Although this was not an issue when using overland flow, Mr. Connor felt there are a couple of places where installation of such a unit would be beneficial. Ms. MacKenzie will be contacted by Mr. Henman regarding this change in approach.

It was reflected that the parking lot will not be used as intensively as one associated with a shopping centre parking lot, but it was recognized that this one will likely be used more than one used for only traditional church services, as some daycare function is planned, for instance.

Referring to the large amount of parking area proposed, it was suggested that the amount of parking planned be reduced and if and when there is a demonstrated need for more parking, it be developed in stages. Four hundred (400) parking spaces are identified in the plan. The calculation was based on one car per eight seats. Mr. Dickey noted that street parking is not an option in this area, so there will be pressure for parking lot space.

Reviewing the notes on the maps, the Chair questioned whether the straw cover which is used will be removed. Mr. Connor and Mr. Henman noted that sites are generally cleaned up once landscaped. It was identified to Mr. Connor and Mr. Henman that this is not necessarily the case, as observed at the McPhee Pontiac site.

In closing Mr. MacPherson reviewed with the Board the process to date, i.e. Public Information Meeting held. The next step is for staff to prepare their report for HECC's February meeting. Comments made by the Board re parking and tree retention would be incorporated in the staff report.

Mr. Connor asked for a set of the draft minutes.

4. **BUSINESS ARISING FROM MINUTES**

4.1 **PLAN FOR FOLLOW-UP WATER RESOURCE MANAGEMENT STUDY**

The Chair noted that a number of Board members attended the January 16, 2003 joint meeting of the three Watershed Advisory Boards to hear presentations by consultants and staff. She indicated she felt that the report was very complete and thorough, but she foresaw it being a long process to implement the recommendations.

The Boards were asked to have their written submission on the report submitted by March 31st. She did not know how the Boards could find the time to conduct a thorough review of the report at its monthly meetings. The intention is to have one submission from all three boards. This may require staff to blend the input from all three.

The Chair said that from her reading of the report, there appears to be no reference to watershed advisory boards. She questioned staff on where the work of the Boards will fit into the overall plan. She was assured that the Steering Committee is very much aware of the Boards and the regulations will include reference to them.

The Chair advised that she had spoken to John Sheppard this afternoon and he has suggested that the Chairs of the three Boards meet with staff to discuss how they might wish to approach the review. Mr. Osborne suggested that the Boards should concentrate on only certain sections of the report.

Those present were advised that additional hard copies of the report have been received and the CDs will be provided shortly.

4.2 **CONCERNS ABOUT HIGH-RISE DEVELOPMENT ON LAKES**

- C Letter dated January 3, 2003 from Mr. Dickey to Ms. Manzer addressing shared concerns about the potential impact of past and proposed developments on Dartmouth lakes.

Due to time constraints, discussion of this item was deferred.

4.3 **ROCK SWALE - PORTLAND HILLS**

At the November meeting, Dr. Millward had raised with the Board problems associated with a rock swale which essentially cut a trail adjacent the lake. He was pleased to report that Clayton has reinstated the trail by building a bridge.

Mr. Clement referred to a strange looking drainage arrangement. Dr. Millward confirmed it is nothing like what was suggested in the Morris Lake Management Study.

Mr. Pyle confirmed that HRM has not approved the structure. He understood engineering has requested modifications.

5.2 **LAKES BY-LAW COMMITTEE**

- C Letter dated January 20, 2003 to the Chair from Paul Johnson on behalf of the HRM Lakes By-law Committee.

Mr. Dickey noted that as a result of the recent HRM reorganization, the structure of the Committee will have to be revisited. To date work has been done on developing lists of stakeholders, individuals and groups.

The Chair referred to the extensive work the Board has done in this area over the years. She highlighted Ms. Lunn's involvement. Ms. Manzer acknowledged it is a very difficult subject.

Dr. Millward, referring to the letter, noted an error in section 6, Current Status related to public boat launches. In addition to the one associated with Lake Micmac, there is one on Morris Lake.

At the February meeting, staff will explain the consultation process to the Board.

As an aside, the Chair noted that a lengthy green chain link fence has been installed in the area of the boat launch off the Waverley Road, between the road and lake.

5.3 **PROPOSED INTERCHANGE IMPROVEMENTS AT MICMAC BLVD., HIGHWAY 111, INCLUDING THE WIDENING OF HIGHWAY 111 OVER LAKE MICMAC**

Mr. Dickey noted that staff has known for some time that improvements to the interchange in this area are required due to safety concerns associated with cars backing up on the highway as they try to gain access to Mic Mac Mall. An additional lane over Lake Micmac is proposed, which may necessitate additional infilling of the lake.

He indicated that Transportation and Works will be attending a Board meeting to discuss the plans. The Board will then have an opportunity to give its input.

If the project is to proceed, Dr. Gordon felt a walkway under the bridge should be constructed to allow skaters, walkers and skiers a way to access the lakes, as he had previously proposed.

5.4 **PROPOSED PADDLERS' COVE REDEVELOPMENT - PRINCE ALBERT ROAD**

Mr. Dickey advised the members that a development agreement application has been received to redevelop the site. The intention is to tear down the existing building and put up a six storey condominium of thirty-six (36) units.

A Public Meeting is being held next Wednesday night, February 5 at Alderney School. The development agreement will appear as an item on the February agenda.

The Chair questioned whether the proposed building would have a similar footprint to the existing building. Staff indicated its siting on the lot is somewhat different and in areas the building will be closer to the lake. However, it is expected that there will be a decrease in the paved area associated with parking.

6. **CHAIRMAN'S REPORT**

6.1 **MERRIDIAN COURT**

The Chair gave a brief update on the special meeting held December 4, 2002. The notes taken by the Development Technician were unavailable.

Mr. Dickey indicated that he had not had a chance to do the follow-up with Ms. MacKenzie.

Mr. Pyle noted that the proposal was consistent with what the Board had seen in the past, if not improved. They had incorporated features the Board had recommended.

The Chair noted there was consensus to approve the proposal.

7. **STAFF'S UPDATE**

7.1 **STATUS OF PROPOSED CONSTRUCTION AND DEMOLITION DEBRIS DISPOSAL SITE, HIGHWAY 118**

Staff confirmed that the proponents had withdrawn their application. It was noted that this does not necessary mean that they won't apply again through the rezoning process. In this event, the proposal would have to be reviewed by the Board before it went to Council.

7.2 **REPORT - MAYNARDS LAKE - COLIFORMS**

Staff was questioned as to whether any report has been received. Mr. Dickey will check with Mr. Sheppard.

7.3 **RUSSELL LAKE**

The members were advised that the old boom was removed from Russell Lake and a new one installed in the marsh area. Ms. MacKenzie had referred to this installation at a previous meeting.

7.4 **HOME DEPOT SITE**

Reference was made to a proposal to move the Honda dealership to a site adjacent Home Depot. Dr. Gordon recalled Sue Belford, Jacques Whitford discussing with the Board a proposed engineered wetland in this locale. To date only a large pond, with rock berm and fence has been observed. Mr. Dickey agreed that something appears to be missing.

Mr. Pyle recalled that the engineered wetland was to be installed in the event flows indicated there was a need. Mr. Dickey felt that with the additional pavement associated with the car dealership, the flow may be increased enough to necessitate the engineered wetland installation.

ELECTION OF OFFICERS

As required under the Board's terms of reference, an election of officers is required at the end of the first meeting of the new year. Mr. Dickey assumed the Chair for this item.

Dr. Gordon proposed continuing with the same slate of officers, ie. Ms. Manzer, Chair and Ms. Lunn, Vice-Chair if they agreed to continuing in that capacity. Both responded in the affirmative.

MOVED BY Dr. Gordon and seconded by Mr. Bell if the individuals are willing to continue, the Board continue with the same slate of officers for this year. MOTION PUT AND PASSED UNANIMOUSLY.

8. **DATE OF NEXT MEETING**

The next regularly scheduled meeting will be held Wednesday, February 26, 2003.

9. **ADJOURNMENT**

The meeting adjourned at 7:10 p.m.

Lynne Le Boutillier
Legislative Assistant