

HALIFAX REGIONAL MUNICIPALITY

DARTMOUTH LAKES ADVISORY BOARD MINUTES FEBRUARY 23, 2005

PRESENT: Audrey Manzer, Chair
Councillor Gloria McCluskey
Ms. Catherine Lunn, Vice Chair
Ms. Christine Hoehne
Dr. Don Gordon
Mr. Peter Connor
Dr. Klaus Hellenbrand
Mr. Pierre Clement
Ms. Stephanie Bird
Dr. Mark Trevorrow

ABSENT Dr. Ron Beazley
WITH REGRETS: Dr. Hugh Millward

STAFF: Mr. John MacPherson, Planner
Ms. Sherryll Murphy, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 5:25 p.m.

Later in the meeting Ms. Manzer welcomed Councillor McCluskey to the Board as the new Harbour East Community Council representative.

2. APPROVAL OF MINUTES - November 24, 2004

MOVED by Dr. Gordon, seconded by Dr. Trevorrow that the minutes of the November 14, 2004 meeting, as distributed, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions:

- 8.1 Lake Banook Ice Measurements
- 8.2 Addition to House - 33 Boutilier's Lane

Deletion:

- 5.3 Morris-Russell Lake Master Plan

It was agreed that item 5.1 Stormwater Management Plan - Development Agreement - Former YMCA be dealt with immediately following the Approval of the Order of Business.

MOVED by Councillor McCluskey, seconded by Ms. Lunn that the agenda, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

5.1 Stormwater Management Plan - Development Agreement - Former YMCA Property

- A sketch of the proposed development and storm water management features was before the Board for consideration.

Mr. Terry Drisdelle, representing the developer, presented the proposal and elements of the stormwater management plan for the YMCA property. Highlights included:

- the property has been identified as medium to high density housing due to the proximity of municipal services and existing infrastructure
- the current plan responds to concerns expressed at a previous meeting of the Committee and at the most recent Public Information Meeting and includes features of three other plans
- the proposal includes two 12 storey buildings with a one storey ground link and two sets of eight townhouse units
- all parking for the proposal is underground with limited surface parking
- 1.1 acres, 1/3 of the site, will be dedicated as parkland
- the proposal will include: a walkway from Brookdale Court to the proposed Trans Canada Trail; continuation of the Trans Canada Trail along the frontage of the property with the developer assisting with the cost; and a kiosk giving the history of the lake and area
- the buildings will be as far back on the lot as possible to allow for the maximum area between the building and the lakeshore and to help maintain the existing beach and the natural vegetation on the lakefront.
- the height and density conform to that of existing development
- the intent is to maintain existing vegetation and to do add to this by doing more landscaping on the site
- the buildings will be attractive and feature tinted glass and stone

Referring to the Storm Water Management Plan, Mr. Drisdelle reviewed the building location and the property boundaries noting that the site was 3.9 acres in total. He went on to review the existing site topography.

Components of the proposed erosion and sediment control plan include:

- a double silt fence along the lakeshore adjacent to the tree line
- an inceptor swale
- a filter berm
- new landscaping
- a walkway

Additional features of the Storm Water Management Plan include:

- new sanitary trunk sewer which runs along the outside of the building
- storm water collection will include cleaning and filtration with three catch basins and building storm lateral (the drainage will be for the entire building footprint)
- storm water will move through a vortech oil and grit separator, to the storm water outfall which will have an energy dissipater
- outfall will in all likelihood be submerged in Lake Banook

- driveway for emergency access will be built with a series of hollow pavers through which the grass grows

Studies to be conducted include:

- Phase 1 Environmental Site assessment (to determine potential environmental concerns)
- Phase 2 Environmental Site assessment (to determine what environmental concerns exist and the degree of these concerns)
- Geo Technical Report
- Hazardous Material Survey
- Acid Generating Rock Management Plan

In summary, Mr. Drisdelle noted the following:

- the distance from the buildings to the lake has been maximized
- the lakeshore will remain undisturbed
- impervious surfaces will be minimized
- the latest technology is to be employed relative to the design of the vortechincs oil and grit separators
- Condo By-laws and Declarations can help ensure protection of the lake

Mr. Drisdelle then responded to questions from members of the Board providing information as follows:

- the grade of the existing heavily used pathway will become much steeper due to the continuation of the Trans Canada Trail
- should pyritic slate be found on the site as is anticipated, it will be removed and disposed of in the ocean
- As a consequence of the removal of the slate, significant infilling will be undertaken

In response to a question regarding how the developer intends to control siltation from running into the lake once construction begins, Mr. Drisdelle indicated that the controls included:

- preservation of the natural vegetation along the lakeshore
- installation of silt fence and filter berm
- trucks removing water from the site will be required to clean mud from their tires
- a holding area will be established for any water that gets beyond silt fence.

Mr. Connor suggested that the developer install a cut off trench in the inceptor swale to catch water before it gets down below the silt fence. Later in the meeting, Mr. Connor noted that the cut off trench would be useful during demolition.

In response to a question regarding the timing of the project, Mr. Drisdelle noted that the best time to start development would be late Spring/early summer of this year.

Mr. Drisdelle also indicated that baseline monitoring of water quality would be carried out prior to construction and monitoring will be ongoing during construction.

Mr. MacPherson noted that the proposal would be coming back to the Board prior to final approval by Community Council.

The Chair thanked for Mr. Drisdelle for his presentation.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 Lake Levels on Mic Mac - Update on Draft Report

There was no update relative to this matter.

4.2 Regional Planning Update - Confirmation of Presentation by Regional Planning on the Preferred Alternative

The Board agreed to receive a Regional Planning Update at the next meeting of the Board to be held on Wednesday, March 30, 2005.

4.3 Confirmation of Presentation - John Sheppard, Manager, Environmental Engineering Services - Overview of Stormwater and Wastewater Management

The Board agreed to receive a presentation from Mr. John Sheppard, Manager, Environmental Engineering Services, regarding Stormwater and Wastewater Management at the next meeting of the Board to be held on Wednesday, March 30, 2005.

5. NEW BUSINESS

5.1 Stormwater Management Plan - Development Agreement - Former YMCA Property

This matter was dealt with previously in the meeting.

5.2 Concept Subdivision Plan - Eileen Stubbs Avenue Extension, Burnside Industrial Park

- A memo dated January 18, 2005 from John MacPherson, Planner, was before the Board.

Mr. John MacPherson, Planner, briefly reviewed with the Board the concept subdivision plan for a development on Lots 3A, 3B and 3C Eileen Stubbs Avenue. Mr. MacPherson noted that the property is zoned I-2, permitting a broad range of commercial and industrial uses and the development is as of right. Mr. MacPherson indicated that the matter is before the Board for comment regarding erosion and sediment control.

Following a brief discussion, the Board expressed concern regarding the impact of development of the site on Frenchman's Brook including any downstream implications.

Mr. MacPherson indicated that this matter will come back to the Board at the development stage.

5.3 Morris-Russell Lake Master Plan

This matter was deleted during the setting of the agenda.

6. CHAIRMAN'S REPORT

Ms. Manzer advised that she had met with an HRM Solicitor regarding legal action being taken relative to the settling ponds on the McCulloch lands. She noted that she provided a significant amount of background material from her Dartmouth Lakes Advisory Board files.

She further noted that she had received an inquiry from a member of the press on the interchange to be located adjacent to Shubie Park. Ms. Manzer indicated that she had no comment in this regard.

Ms. Manzer indicated that she would be assisting a PHD candidate from Queens University in research on Morris Lake.

7. STAFF UPDATE - None

8. ADDED ITEMS

8.1 Lake Banook Ice Measurements

- This matter was added to the agenda during the setting of the agenda. Ice measurements for Lake Banook between 1974 and 2005 collected by Don Gordon were circulated to the Board.

Dr. Gordon indicated that he had submitted these measurements to Ice Watch (Environment Canada). He noted that there was no significant difference in freeze up dates over the period.

8.2 Addition to House - 33 Boutilier's Lane

- This matter was added to the agenda during the setting of the agenda. A sketch of the proposed addition was circulated to the Board.

Mr. MacPherson noted that the permit application for this as of right residential addition was before the Development Officer for approval.

Following a brief discussion the Board requested that the Dartmouth Lakes Advisory Board guidelines be provided to the homeowner relative to this as of right addition.

Note was made that particular care should be taken with the excavations for the footings to ensure the sediment does not get into the lake.

9. DATE OF NEXT MEETING - March 30, 2005

10. ADJOURNMENT

There being no further business, the meeting adjourned at 7:05 p.m.

INFORMATION ITEMS:

1. Schedule of Meetings for 2005
2. Correspondence to the Honourable Ron Russell, Minister of Transportation from Councillor Andrew Younger re Highway 118 Interchange
3. Correspondence from S. M. Mandaville dated December 12, 2004 (Peninsula Community Council removed this matter from its status sheet at a meeting on February 14, 2005 as the matter had been addressed during January/February COW sessions regarding Water Resource Management)