

CHEBUCTO COMMUNITY COUNCIL
February 5, 2007

MINUTES

PRESENT: Councillor Mosher, Chair
Councillor Wile, Vice Chair
Councillor Adams
Councillor Walker
Councillor Hum

STAFF: Sheilagh Edmonds, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m.

2. APPROVAL OF MINUTES

MOVED by Councillor Wile, seconded by Councillor Hum that the minutes of January 8, 2007 be approved. MOTION PUT AND PASSED.

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

Additions:

- 12.1 Request for Rezoning of P.I.D. #'s 40850307, 40722829, 00285270, and 40850299 from Residential Development District to Conservation and Park/Institutional (Councillor Adams)
- 12.2 Concerns About the Increasing Deer Population in Hemlock Ravine Park (Councillor Hum)
- 12.3 Captain William Spry Centre Park (Councillor Adams)

MOVED by Councillor Hum, seconded by Councillor Wile that the agenda, as amended, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES:

4.1 Status Sheet Items:

4.1.1 Kearney Lake Dam Construction Project/Lowered Lake Levels

Councillor Hum advised that she is expecting an update from Annapolis Group by next month, and requested this item remain on the Status Sheet.

4.1.2 Request for a Trail in Hemlock Ravine Park and other HRM Parkland Areas to be Named in Memory of Mr. Colin Stewart

Councillor Hum requested this item remain on Status Sheet until the budget is presented to Council.

4.1.3 Permission to Install a Sign on HRM Property at the Corner of Regency Park Drive / Lacewood Drive

Councillor Wile advised that the theatre group requesting the sign is now looking at a different location. She requested that this item remain on the Status Sheet until she receives an update from the theatre group.

4.1.4 Bus Service - Stoneridge

No update was provided. This item is to remain on the Status Sheet.

4.1.5 Welcome to Halifax Sign - St. Margaret's Bay Road

No update was provided. This item is to remain on the Status Sheet.

4.1.6 Rock Pile -182 Milsom Street

Councillor Adams advised that he had correspondence from the Halifax Regional Water Commission pertaining to this matter which he will provide for the next meeting. This item is to remain on the Status Sheet.

4.1.7 Appeal of Ralston Street Area Rezoning

Councillor Walker indicated there was no update to provide in regard to the appeal of the Ralston Street area rezoning and requested that this matter remain on the Status Sheet.

5. MOTIONS OF RECONSIDERATION - None

6. MOTIONS OF RECISSION - None

7. CONSIDERATION OF DEFERRED BUSINESS- None

8. HEARINGS:

8.1 Public Hearings: None

8.2 Variance Appeal Hearings: None

9. CORRESPONDENCE, PETITIONS AND PRESENTATIONS:

9.1 Correspondence: None

9.2 Petitions: None

9.3 Presentations: None

10. REPORTS:

10.1 STAFF REPORTS:

10.1.1 Bedros Lane - No Parking Fire Lane Designation

An information report dated January 16, 2007 was submitted.

Mr. Bill Mosher, Acting Director of Halifax Regional Fire & Emergency Services and Mr. Craig MacDonald, Divisional Captain, Halifax Regional Fire & Emergency Services responded to questions from Community Council on the information report.

Responding to questions, Mr. MacDonald provided clarification on the following points:

- The developer would not be responsible for providing a report from an independent consultant concerning on street parking.
- Private Lane vs. a Fire Lane
- Why parking is permitted on some similar streets in Halifax compared to Bedros Lane.

Mr. MacDonald advised that he was not aware there were issues with the cul-de-sac not being adequately designed to enable a fire truck to get around it.

Following questioning of staff, Councillor Hum advised that she would have appreciated receiving this additional information in the report.

The Chair concurred with Councillor Hum, noting examples of similar situations in her district and suggested that a more detailed report be provided.

MOVED by Councillor Hum, seconded by Councillor Walker that a further information report on this matter be provided.

Responding to further questions, staff clarified the following points:

- developers do not necessarily check with fire services before they build because the building code sets the standard, and the staff person reviewing the plans would ensure the road meets the standard code.
- another aspect Fire Services staff take into account is the dimensions of the truck apparatus, in particular, the aerial device - staff have to be able to manoeuver these trucks through the streets.

MOTION PUT AND PASSED.

MOVED by Councillor Hum, seconded by Councillor Wile that the information report dated January 16, 2007 be forwarded to the condominium owners on Bedros Lane, the Condominium Corporation and Directors, and the developer of the apartment building on Bedros Lane with a request that they consider the suggestion put forward by staff with regard to an independent consultant, noted on page 2 of the information report, under the heading, 'Discussion'. MOTION PUT AND PASSED.

10.1.2 Case 00916: Rezoning of 65, 73 and 75 Kearney Lake Road (First Reading and Schedule a Public Hearing)

A staff report dated January 11, 2007 was submitted.

MOVED by Councillor Hum, seconded by Councillor Walker that Chebucto Community Council Give First Reading of the proposal to rezone property at 65 Kearney Lake Road from R-1 (Single Family Dwelling) to R-2 (Two Family Dwelling) Zone and properties at 73, and 75 Kearney Lake Road from R-1 (single Family Dwelling) to R-2T (Townhouse) Zone and scheduled a public hearing for Monday, March 5, 2007.

Councillor Hum requested that the area of notification be widened to include all of Wedgewood Subdivision.

MOTION PUT AND PASSED.

10.1.3 Case 00961: Stage 1 and 11 Development Agreement Amendments, Block Z-1, Regency Park Drive, Halifax (Stage 11 approval)

A staff report dated November 27, 2006 was before Community Council for consideration.

Councillor Wile retired from the meeting due to conflict of interest.

Mr. Paul Sampson, Planner I, addressed Community Council and advised that the appeal period for Stage 1 has expired with no appeals, therefore, Community Council can deal with Stage II.

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

- 1. Approve the amending Stage II development agreement, included as Attachment B of the November 27, 2006 staff report to allow a transfer of population density to Block Z-1, Regency Park Drive, Halifax to permit additional dwelling units in a multiple unit residential building.**
- 2. Require that the development agreement be signed within 120 days, or any extension thereof granted by Regional Council on request of the applicant, from the date of final approval by Community Council and any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

10.2 COUNCILLOR:

10.2.1 Off leash Dog Parks - Mainland North & Mainland South (Councillor Walker)

MOVED by Councillor Walker, seconded by Councillor Hum that staff provide a report detailing how the Off Leash Dog Park for Mainland North can happen as soon as possible. MOTION PUT AND PASSED.

Councillor Adams advised that Community Council has been dealing with this item since 2002 and that a Council report of August 31, 2004 identified the area off Williams Lake Road for consideration of an off-leash park.

MOVED by Councillor Adams, seconded by Councillor Walker that staff provide a report to Chebucto Community Council by April 2007 on developing an off-leash dog park in Mainland South. MOTION PUT AND PASSED.

11. **MOTIONS:** None

12. **ADDED ITEMS:**

12.1 **Request for Rezoning of P.I.D.#'s 40850307, 40722829, 00285270, and 40850299 from Residential Development District to Conservation and Park/Institutional**

This item was added to the agenda at the request of Councillor Adams.

Councillor Adams advised that he attended a public information meeting last week at which time it was noted that these properties as well as the ballfield are zoned RDD, which means there is the potential for development on those areas. The Councillor explained that he would like to give the residents of this area piece of mind that this will not be developed, so he was requesting rezoning.

MOVED by Councillor Adams, seconded by Councillor Walker that staff provide a report outlining the process to rezone P.I.D.#'s 40850307, 40722829, 00285270, and 40850299 from Residential Development District to Conservation and Park/Institutional, and that the report be provided to Community Council within the next three months. MOTION PUT AND PASSED.

12.2 **Concerns About the Increasing Deer Population in Hemlock Ravine Park**

This item was added to the agenda at the request of Councillor Hum.

Councillor Hum advised that residents are becoming more concerned about the increasing deer population in Hemlock Ravine Park. She noted that she has been in contact with the MLA of the area and the Department of Natural Resources (DNR), and that DNR will not do anything in regard to relocating the deer.

Councillor Hum indicated that she was requesting Community Council's support for a staff report on this matter, as well as two other related matters.

Councillor Hum noted that the residents feel the deer population is increasing and is resulting in traffic and safety related issues for motorists and local residents.

MOVED by Councillor Hum, seconded by Councillor Walker that a staff report be provided on options that are available to address the overpopulation of deer in the Hemlock Ravine Park. MOTION PUT AND PASSED.

Councillor Hum advised that she has received complaints that a property owner from Ravine Park Crescent recently cut down trees in the buffer zone and parkland and she questioned what the Municipality could do to address this and other encroachment issues.

MOVED by Councillor Hum, seconded by Councillor Walker that staff provide a report on the encroachments on Hemlock Ravine Park by abutting property owners. MOTION PUT AND PASSED.

MOVED by Councillor Hum, seconded by Councillor Wile that staff provide a report to Community Council, updating the transfer of Provincially-owned lands in Hemlock Ravine Park to HRM. The report is to outline the implications of HRM assuming ownership of the land; information pertaining to any requirement for legal surveying of lands; pros and cons of accepting the land; and any budget implications. MOTION PUT AND PASSED.

12.3 Captain William Spry Centre Park

This item was added to the agenda at the request of Councillor Adams.

Councillor Adams advised that staff have been carrying out extensive work on the park in front of the Captain William Spry Centre. However, there is also a group of community members who have been carrying out a parallel process and they appear to be going beyond something that would be considered supplementary work to the work of HRM staff. He added that his concern is that this group have a number of public meetings scheduled soon on the park, and that he wants to avoid any confusion which may result with the public. He asked for Community Council's support in his request for staff to notify the group to point out that there is a process currently underway by staff, and that the group's efforts, although appreciated, maybe redundant.

MOVED by Councillor Adams, seconded by Councillor Walker that staff follow up with a letter to the individuals who have been carrying out a parallel process with regard to the development of the Park in front of the Captain William Spry Centre; and the letter explain that although the Municipality appreciates receiving supplemental assistance on matters such as this, there are limitations, and a lot of the process has already been undertaken by staff. MOTION PUT AND PASSED.

13. NOTICES OF MOTION: None

14. PUBLIC PARTICIPATION:

Ms. Mary Ann McGrath addressed Community Council and, referring to the issue of deer raised by Councillor Hum, she suggested that one way of alleviating some of the concerns would be to step up park patrols.

15. NEXT MEETING DATE: March 5, 2007

16. ADJOURNMENT

The meeting adjourned at 7:52 p.m.

Sheilagh Edmonds
Legislative Assistant