

**CHEBUCTO COMMUNITY COUNCIL
MINUTES**

June 18, 2007

PRESENT: Councillor Linda Mosher, Chair
Councillor Mary Wile, Vice Chair
Councillor Debbie Hum
Councillor Stephen Adams

REGRETS: Councillor Russell Walker

STAFF: Ms. Kirby Grant, Municipal Solicitor
Ms. Sheilagh Edmonds, Legislative Assistant

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1. **CALL TO ORDER**

The Chair called the meeting to order at 7:06 p.m.

2. **APPROVAL OF MINUTES**

MOVED by Councillor Wile, seconded by Councillor Hum that the minutes of May 7, 2007 be approved. MOTION PUT AND PASSED.

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

Additions:

- 12.1 Case 00943: Amending Development Agreement - Governors Brook, Halifax (Notice of Motion and Schedule a Public Hearing)
- 12.2 Councillor Hum - Lack of On-street Parking and Related Issues on Brigadier Court, Royale Hemlock Estates

MOVED by Councillor Adams, seconded by Councillor Hum, the agenda as amended be approved.

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

4.1 **Status Sheet Items:**

4.1.1 **Bus Service - Stoneridge**

An information report dated May 24, 2007 was submitted.

Councillor Mosher asked Councillor Wile to assume the Chair so that she could address this issue.

Councillor Mosher expressed appreciation to staff for the submitted report. She pointed out that since the time in which the report was prepared, the applicant has withdrawn their development agreement that was approved several years ago, therefore, the property will revert back to the as-of-right status which was R-2. Councillor Mosher advised that the R-2 zoning necessitates the connection of Kelly Street and added that this information will be communicated to the residents by staff.

Councillor Mosher asked the Legislative Assistant to follow up with Metro Transit staff concerning the Kelly Street connection which will happen shortly, and refer them to Rosemary MacNeil, Development Officer.

MOVED by Councillor Mosher, seconded by Councillor Hum that extension of bus service to Stoneridge Subdivision be given consideration in the 2008/09 capital budget. MOTION PUT AND PASSED.

Councillor Mosher assumed the Chair.

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

No update. Councillor Adams requested this remain on the Status Sheet.

4.1.3 Rock Pile -182 Milsom Avenue

Councillor Mosher advised that she met with representatives of the Halifax Regional Water Commission and it appears that they have come to an agreement on a satisfactory resolution. This item is to remain on the Status Sheet.

4.1.4 Appeal of Ralston Street Area Rezoning

The Legislative Assistant advised that an appeal date has not yet be set. This item is to 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:

8.1.1 Case 00977: Amendment to Stage I and Stage II, Phase 1 Development Agreements - Main Avenue, Halifax

A staff report dated April 16, 2007 was before Community Council for its consideration.

Notice of Motion was given for this application at a meeting of Chebucto Community Council held on May 7, 2007.

Ms. Randa Wheaton, Senior Planner, outlined the application by W. M. Fares Group, on behalf of Byblos Development Group, to amend the Stage 1 and Stage II , Phase 1 Development Agreements for Mount Royale Subdivision, Main Avenue, Fairview, as contained in the submitted staff report.

The Chair reviewed the Rules of Procedure for public hearings, and invited members of the public to come forward at this time if they wished to speak either in favour or in opposition to the application.

Reverend Stephen Ashton, Timberlea, addressed Community Council and spoke in favour of the application; in particular, he addressed the proposed Church which will be constructed and elaborated on the role of a church in the community and the significant contribution that a church makes to the social fabric of a community.

The Chair called three times for anyone else wishing to speak either for or against; there being none, it was **MOVED by Councillor Wile, seconded by Councillor Adams, that the public hearing close. MOTION PUT AND PASSED.**

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

1. **Approve the amending Stage I Development Agreement, presented as Attachment A to the April 16, 2007 staff report for Mount Royal situated on Main Avenue, Halifax, to allow the addition of Institutional use and generally update the masterplan to reflect the most current information;**
2. **Following the coming into effect of the amending Stage 1 amending agreement, approve the amending Stage 11 Development Agreement for Mount Royale, Phase 1, presented as Attachment B to this report, to allow a 92 unit multiple residential building, and a church on Lot MU-10 and generally update the 133 unit multiple residential building on Lot MU-9 to reflect the most current information; and**
3. **Require the Amending Agreements for Stage 1 and Stage 11, Phase 1, be signed and delivered within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED.

8.2 Variance Appeal Hearings: None

9. CORRESPONDENCE, PETITIONS AND PRESENTATIONS:

9.1 Correspondence:

9.1.1 Request for Traffic Signals - Northwest Arm Drive at Old Sambro Road

A letter dated May 15, 2007 to the Nova Scotia Department of Transportation and Public Works from Ken Reashor, P.Eng., HRM Manager of Traffic and Right-of-Way Services was submitted for information.

9.2 Petitions - None

9.3 Presentations:

9.3.1 Presentation on the Mayors for Peace/City for Peace Campaign - Tamara Lorincz and Nancy Covington

Ms. Tamara Lorincz, a member of the Halifax Peace Coalition and Voice of Women for Peace and Dr. Nancy Covington, Physicians for Global Survival, provided a presentation in regard to the work their organizations were doing concerning the Mayors for Peace and the City for Peace campaigns. In their presentation they noted that this year marks the 50th anniversary of the Pugwash Peace Conference and the Mayor of Hiroshima, Mayor Tadatoshi Akiba, a Nobel Peace Prize recipient, is coming to Pugwash. They expressed disappointment that Mayor Akiba is not being received by HRM or the Mayors Office. Additional highlights of their presentation are as follows:

- Include Peace Day, which is August 6 in the list of HRM's festivals that the City promotes, and that a Councillor attend the event.
- The representatives encouraged Mayor Kelly to become a Mayor for Peace as other Canadian mayors have done;
- The representatives encouraged HRM to support the International Mayors for Peace 2020 Vision of nuclear abolition "Cities are Not Targets";
- Halifax consider joining the International Association of Peace Messenger Cities.

10. **REPORTS:**

10.1 **Staff:**

10.1.1 **HRM-Owned Lands in Mainland South, Halifax**

An Information Report dated May 17, 2007 was submitted.

Mr. Luc Oullett, Planner, responded to questions of Community Council.

10.1.2 **Case 00956: Amending Development Agreement, Site "C", 60 Walter Havill Drive, Halifax**

A staff report dated June 5, 2007 was submitted.

Councillor Mosher asked Councillor Wile to assume the Chair.

MOVED by Councillor Adams, seconded by Councillor Hum that Chebucto Community Council give Notice of Motion to consider an application by United Gulf Developments Limited for an amending development agreement (Attachment A to the June 5, 2007 staff report) to allow for a building with two 12-storey towers upon Site "C", 60 Walter Havill Drive, Stoneridge on the Park Subdivision, Halifax and schedule a public hearing.

Councillor Mosher addressed the application and advised that the RDD Policies for the area, the Halifax Mainland Municipal Planning Strategy (MPS) call for a comprehensive Master Plan, in particular, Policy 1.5. She added that, in the policy, these areas are meant to be a Master Plan Community and she questioned, therefore, why Community Council and the community are continually dealing with these amendments. She added that this

requested amendment to add an additional 12 storey building is too big of a change from this type of master planned area. Councillor Mosher advised that, pursuant to Section 230 (6) of the Municipal Government Act, she was voting against the motion and wished to refuse the entire amending agreement. She pointed out that there were many reasons for her not voting for the main motion and that Councillors have heard many of these reasons each time an amendment is requested for this development agreement. Councillor Mosher requested Community Council's support in refusing this amending agreement.

THE MOTION WAS DEFEATED.

10.2 Councillors:

10.2.1 Councillor Mosher - Renaming Brook Street (Arlington- Springvale) to Ron Hanson Drive

MOVED by Councillor Mosher, seconded by Councillor Adams that the portion of Brook Street, from Arlington to Springvale be renamed Ron Hanson Drive, and that the park area on Williams Lake Road, adjacent to the Ravenscraig Development be renamed to Ron Hanson Park.

Councillor Mosher spoke about former Alderman and Councillor Ron Hanson and the dedication he had for his community. She advised that she felt it was fitting to honour him with the street renaming and to have a park named after him, in which he was so instrumental in seeing developed.

Councillor Adams noted that most people who knew Ron Hanson, referred to him by his nickname which was Butch, and he suggested that the sign or plaque with his name, should read, Ron "Butch" Hanson.

**MOVED by Councillor Adams, seconded by Councillor Mosher that the street sign and plaque to be dedicated to Ron Hanson, read as follows: Ron "Butch" Hanson.
MOTION PUT AND PASSED.**

THE MOTION AS AMENDED WAS PUT AND PASSED.

11. MOTIONS

12. ADDED ITEMS

12.1 Case 00943: Amending Development Agreement - Governors Brook, Halifax

A staff report dated June 8, 2007 was submitted.

MOVED by Councillor Adams, seconded by Councillor Hum that Chebucto Community Council give Notice of Motion to consider the proposed amending development, as described in Attachment "A" of the June 8, 2007 staff report, to enable the replacement of 48 multi-family units with single or semi-detached

dwelling units and to allow for an additional 32 single or semi-detached dwelling units within the comprehensive residential development and schedule a public hearing for Monday, July 9, 2007. MOTION PUT AND PASSED.

12.2 Councillor Hum - Lack of On-Street Parking and related Issues on Brigadier Court, Royale Hemlock Estates

Councillor Hum advised that in recent weeks it has become apparent that due to the design of Brigadier Court, driveway access and redress has resulted in very little curb space, and she noted that there were only three on-street parking spots on this street. Councillor Hum added that she toured around Royale Hemlock Estates and this type of street design is becoming more apparent, particular in the newer part.

At Councillor Hum's request, *Community Council agreed* to request that staff investigate and report back on how the on-street parking issues on Brigadier Court can be resolved from a street design, traffic and safety accessibility, and development agreement perspective.

Councillor Hum also noted that a resident of the street had nine guests visiting and all nine received parking tickets. She advised that the tickets were appealed to the police and they were refused, and the resident would now like to bring this issue to a higher authority, and were requesting another appeal process.

Ms. Kirby Grant, Solicitor, suggested that the issue concerning the appeal process of parking tickets be forwarded to legal services to address and provide direction.

The Chair advised that she supported the request for a staff report, however, she had concerns about the precedent setting nature of this matter.

13. NOTICES OF MOTION - None

14. PUBLIC PARTICIPATION

Mr. Alan Ruffman, Fergusons Cove. Mr. Ruffman made reference to a letter dated October 3, 2006 he sent to Community Council after appearing at its October 2, 2006 meeting, and advised that he has not received a response to his questions. Mr. Ruffman expressed concern that roads are continuing to be repaired with ground-up asphalt. Mr. Ruffman made reference to another letter of May 22 he sent to Councillor Adams and advised that the three large concrete barriers have not yet been removed and that the guardrail has still not been dealt with.

Mr. Ruffman also pointed out that burned out streetlights are still not being addressed. He advised that there was one at 301 Ferguson's Cove Road which he brought to the attention of the City on March 29, and it still has not been fixed. As well, he advised of a burned-out streetlight north of the junction of Ferguson's Cove Road and Purcell's Cove Road.

Mr. Ruffman requested a copy of the origin of the petition or petitions concerning water provision in Purcell's Cove or to the Royal Nova Scotia Yacht Squadron. He expressed

concern about the implications of this area receiving water service. Mr. Ruffman questioned whether HRM has optioned or purchased the Ed Kiley property.

The Chair advised that the petition referenced by Mr. Ruffman will not be tabled with Community Council. She explained to Mr. Ruffman that she tabled it with Regional Council and, should he like a copy, he was to contact the Municipal Clerk's Office.

15. **NEXT MEETING DATE:** July 9, 2007

16. **ADJOURNMENT**

The meeting adjourned at 8:06 p.m.

Sheilagh Edmonds
Legislative Assistant