

HALIFAX REGIONAL MUNICIPALITY

HARBOUR EAST COMMUNITY COUNCIL MINUTES AUGUST 4, 2005

PRESENT: Councillor Harry McInroy, Chair
 Councillor Gloria McCluskey
 Councillor Andrew Younger
 Councillor Bill Karsten
 Councillor Becky Kent
 Councillor Jim Smith

STAFF: Ms. Karen Brown, Municipal Solicitor
 Ms. Sherryll Murphy, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 6:05 p.m in the Chamber, 90 Alderney Drive. Community Council agreed that a 15 minute break would be held following the hearings.

The Chair reviewed recently adopted public hearing procedures as follows:

- A sign up list for each public hearing to be held is available outside of the meeting room. Those wishing to speak at the public hearings may provide their name and community of residence. If an individual is representing a group, he or she should indicate this on the list and when they address Council during the public hearing.
- When the public hearing is opened, the Chair will call the speakers in order from the list. If a person is not present when his/her name is called, he/she will be given a second opportunity after everyone on the list has been called. When everyone on the list has been called, the Chair will then call three times for any other persons wishing to speak. Every person wishing to speak will be given an opportunity to do so.
- When the last speaker from the public has been heard, the Presiding Officer shall provide the applicant (if one) with an opportunity to briefly respond to points raised by speakers.
- When the public hearing has been closed, staff will be provided an opportunity to briefly respond to points raised by the speakers.

2. APPROVAL OF MINUTES

MOVED by Councillor McCluskey, seconded by Councillor Smith that the minutes of the July 7, 2005 meeting of Harbour East Community Council, as distributed, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions

- 12.1 Rezoning of HRM Land - Belmont and Carleton Streets
- 12.2 Request for Streetlight – Councillor Smith

At the suggestion of Councillor Younger, it was agreed that the hearings be held immediately following the approval of the agenda.

MOVED by Councillor Younger, seconded by Councillor Kent that the agenda, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

8. HEARINGS

8.1 Public Hearings

8.1.1 Case 00756 - Rezone Additional Parkland Parcels, Dartmouth

- A previously distributed staff report dated May 28, 2005 was before Community Council.

Ms. Hanita Koblens, Planner, briefly outlined the proposal to rezone two HRM owned parcels of land in Dartmouth from H(Holding Zone) to P (Park Zone) and from R-1 (Single Family Residential Zone) to P (Park Zone). Ms. Koblens noted that the rezoning would serve to more accurately reflect the parkland use of these two parcels.

The Chair called for persons wishing to speak in favour of or against the proposal.

Mr. Jack Rowe, Dartmouth

Mr. Rowe clarified that the rezoning of these properties was just a matter of properly designating the lands as a park and that this would not result in the community being responsible for the care of the park.

The Chair indicated that the rezoning was a formal recognition and protection of the lands as a park area only.

Ms. Janet Rowe, Dartmouth

Ms. Rowe asked if this rezoning would result in any change in property assessments in the area.

The Chair indicated that there would be no change in property assessments by virtue of this rezoning.

The Chair called three times for persons wishing to speak in favour or against the proposal. Hearing none it was **MOVED by Councillor McCluskey, seconded by Councillor Karsten that the public hearing close. MOTION PUT AND PASSED UNANIMOUSLY.**

MOVED by Councillor McCluskey, seconded by Councillor Younger that Harbour East Community Council approve the proposed rezonings as shown on Map 1(a) of the May 28, 2005 supplementary report from H (Holding Zone) to P(Park Zone); and

on Map 1 of the April 14, 2005 staff report from R-2 (Single Family Residential Zone) to P (Park Zone). MOTION PUT AND PASSED UNANIMOUSLY.

8.1.2 Case 00777 - Driveway Changes in Morris Lake Estates

- A previously distributed staff report dated June 17, 2005 was before Community Council.

Ms. Hanita Kablens, Planner, briefly presented the proposal to amend the Land Use Bylaw for Cole Harbour/Westphal, to allow greater flexibility with regard to driveway widths in the Morris Lake Estates. Ms. Kablens explained that the shared driveways had become a concern for residents. Given that the original rationale for shared driveways is no longer an issue, the area residents generally support the proposed amendment and the financial impact on the municipality is minimal, staff is prepared to recommend approval of this proposal. Ms. Kablens indicated that should Community Council approve the amendment to the Land Use By-law at this meeting, the intent is that staff would bring a recommendation to discharge the land use provisions from the Development Agreement at the September meeting.

Staff responded to questions from members of Community Council.

The Chair called three times for persons wishing to speak in favour of or against the proposal. Hearing none, it was **MOVED by Councillor Smith, seconded by Councillor Karsten that the public hearing close.**

MOVED by Councillor Karsten, seconded by Councillor Younger that Harbour East Community Council:

- **Approve the proposed Land Use By-Law amendment for Cole Harbour/Westphal as shown in Attachment A of the June 17, 2005 staff report.**
- **Following the appeal period for the Land Use By-Law amendment, discharge by resolution of Community Council, Part 2 of the development agreement for Morris Lake Estates.**

MOTION PUT AND PASSED UNANIMOUSLY.

8.1.3 Case 00759 - Development Agreement - Parcel 1, Morris-Russell Lake Master Plan Area, Dartmouth

- A previously distributed staff report dated June 25, 2005 was before Community Council for consideration.

- Correspondence dated August 2, 2005 from Shannon Parsons was distributed to members of Community Council.

Mr. Shayne Vipond, Planner, briefly reviewed the application by Baker Drive Developments Limited for a development agreement for Parcel 1 of the Morris-Russell Lake Master Plan area. The proposal calls for the construction of an 84 multiple unit residential building and neighbourhood commercial/office building on Parcel 1. Mr. Vipond advised that staff is recommending approval of the proposal.

Mr. Vipond and Ms. Kenda MacKenzie, Development Engineer, responded to questions from members of Community Council.

The Chair called the first person on the sign-up sheet to come forward to speak noting that he was the only person to sign the sheet.

Tom Swanson, on behalf of the developer

Mr. Swanson addressed Community Council and thanked staff and the sub-committee for their work on the proposal. Providing additional background, Mr. Swanson advised that the previous owner did pay most of the costs for upgrades to the intersection of Baker Drive and Portland Street and for building the four lane roadway in front of the property. He further indicated that the previous owner had also deeded to HRM all the land between the development and Russell Lake. Mr. Swanson went on to note that his client is deeding additional lands and making a cash contribution.

Mr. Swanson indicated that the Development Agreement has clauses in it that will prevent significant amounts of traffic on Baker Drive. He noted that the stormwater management and treatment is state of the art. Mr. Swanson advised that the project mirrors the standard for Home Depot and complies with or exceeds all the stormwater requirements for Morris/Russell Lake. In conclusion, Mr. Swanson indicated that he was available to respond to questions.

The Chair called for persons wishing to address Community Council with regard to this matter.

Hugh Millward, Chair of the Morris Lake Master Plan Sub-Committee

Mr. Millward advised that in addition to being the Chair of the sub-committee he also serves on the Public Participation Committee and the Dartmouth Lakes Advisory Committee. Mr. Millward went on to advise that:

- C On behalf of the sub-committee he endorsed this proposal
- C The proposal has undergone a detailed and thorough review, in fact, it had received the same review as a Comprehensive Development District.

- C The sub-committee is pleased with environmental controls and that the developer would be constructing a trail helping to complete the Portland trail system
- C The development will respect the 100 foot buffer except for the trail
- C The developer is willing to cede a small portion of land at the north end of the property to HRM so that the trail can take a suitable approach to Baker Drive
- C In conclusion, Mr. Millward indicated that the sub-committee had held six separate meetings with the developer and had received full cooperation from the developer with regard to addressing their concerns.

Mr. Phil Elliott, Chair, Morris Russell Lake Public Participation Committee

Mr. Elliott addressed Community Council noting that the Public Participation Committee agreed with the recommendation of its sub-committee.

The Chair called three times for persons wishing to address Council, hearing none it was **MOVED by Councillor Karsten, seconded by Councillor Smith that the public hearing close. MOTION PUT AND PASSED UNANIMOUSLY.**

MOVED by Councillor Karsten, seconded by Councillor Smith that Harbour East Community Council:

1. **Approve the Development agreement as detailed in Attachment A of the June 25, 2005 staff report with the following amendment:**

Delete reference to Section 2.8.5 of the Development Agreement for LOT WEW -1 Baker Drive, commonly referred to as Parcel 1 of the Morris Russell Lake Master Plan owned by Baker Drive Developments Limited and replace it with the following:

2.8.5 The Developer shall construct a sidewalk along the entire frontage of Baker Drive to the intersection of Norman Newman Drive as represented on Schedule "B" of the June 25, 2005 staff report and deed any portion of the sidewalk lying outside the HRM right of way to HRM plus a one foot maintenance easement as required by HRM Engineering."

2. **Require the development agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval of said agreement by Council and any other bodies as necessary, whichever is later, including applicable appeal periods. Otherwise this approval shall be void and any obligations arising hereunder shall be at an end.**

MOTION PUT AND PASSED UNANIMOUSLY.

8.2 Appeal Hearings

8.2.1 Appeal of Development Officer's Decision to Grant Site Plan Approval - 7 George's Lane, Dartmouth

- A staff report dated May 17, 2005 was before Community Council.

The Chair clarified that the reason for re-hearing this matter is that the proponent/respondant was not invited to address Council on this matter. He went on to indicate that this is not a second opportunity for the proponent, but rather a re-hearing because the procedure in the original hearing was incorrect.

Referring to the personnel matter which appeared in today's paper, the Chair advised that no comment with regard to that matter will be entertained at this hearing. He further clarified that there was no conflict in Community Council dealing with this matter.

Mr. Sean Audas, Development Officer, addressed Community Council providing a brief overview of the application for site plan approval of a six (6) unit townhouse development at 7 George's Lane as found in the staff report. He went on to advise that seven appeals had been filed, however, one was outside the 30 metre notification and one appeal was withdrawn. Mr. Audas noted that the site planning appeal process is the same process as a variance appeal. He went on to advise that he had evaluated the application against the criteria in the Land Use By-law and believes that the application meets those criteria.

Mr. Audas indicated that a number of the appeals reference sections of the Municipal Planning Strategy. The Municipal Government Act requires that the application be evaluated against the Land Use By-law. As the Development Officer, Mr. Audas indicated that he believes the decision before Council tonight is based upon the criteria in the Land Use By-law. Traffic concerns have been assessed by the Development Engineer. The Development Engineer has given concept approval based on the site planning application.

Mr. Audas reviewed the alternatives available to Council and noted that he is recommending that Community Council uphold his decision.

In response to questions from Councillor Younger, Mr. Audas confirmed there is one driveway for the entire townhouse proposal. He further explained the primary difference between site plan approval and as of right development as being the right to appeal under the site plan approval. Mr. Audas reviewed the permitted uses in the Downtown Neighbourhood Zone noting that these were included as Appendix 1 to the staff report.

Ms. Karen Brown, Municipal Solicitor, confirmed that there is a difference between an appeal hearing and a public hearing. This is an appeal hearing of Mr. Audas's decision to the Harbour East Community Council. Ms. Brown advised that this Community Council can make any decision the Development Officer could have made. She indicated that the Development Officer is correct in his belief regarding the decision before Community Council.

Responding to a question from Councillor Younger regarding the use of the Purpose section in the Downtown Neighbourhood Zone, Ms. Brown indicated that in normal rules of statutory interpretation the purpose or preamble may be used to clarify or explain the intent of the Land Use By-law. Community Council is in fact evaluating the application based upon on the provisions of the Land Use By-Law.

Councillor McCluskey asked if any consideration had been given to the pond under this application. Mr. Audas responded no, but indicated that if the application is approved, staff would be willing to work with developer and the Department of Environment with regard to the pond.

Mr. Audas confirmed that a new as-of-right application has been received relative to this site which calls for 2 two unit buildings and a single unit.

The Chair then called for persons wishing to speak that own property within the 30 metre notification area.

Ed Lake, on behalf of residents of 288 Portland Street

Mr. Lake read from a letter addressed to the Harbour East Community Council from Tom MacDonald and Dr. Joanne MacDonald in opposition to the proposal. Ms. MacDonald voiced disagreement with the reason for this re-hearing of the matter and requesting that Harbour East Community Council stand by their May 25, 2005 decision.

Joan Rankin, Dartmouth

Ms. Rankin addressed Community Council and read from a submission outlining what she had learned throughout this process. She indicated she supported the appeal of this site plan approval. In closing Ms. Rankin referred to a petition she had previously submitted to Community Council and noted that while seeking signatures for this petition, she had learned that a majority of area residents did not want this development in their neighbourhood.

Steve Glavin, St. George's Lawn Tennis Club

Mr. Glavin addressed Community Council making the following points:

- C He is opposed to multi-unit developments as he believes it threatens the viability of the St. George's Tennis Club and its role in the community
- C The proposed structure is inappropriate for St. George's Lane
- C This development will double the residences on the lane and destroy a fine single family residence
- C Traffic circulation and parking on the Lane are already problems for members of the Tennis Club
- C Demand for the number of parking spaces on the Lane will increase
- C The flow of traffic on the Lane has increased as motorists have been using St. George's Lane as a shortcut
- C The tennis Club is concerned for the safety of their junior members with increased traffic. The Club would like to see a fully developed traffic study

In closing, Mr. Glavin encouraged Harbour East Community Council to abide by their decision of May 25, 2005 and recommended that St. George's Lane and the Tennis Club be designated R-1 and R-2.

In response to a question from Councillor Smith regarding whether or not he was aware of the proposed as of right development, Mr. Glavin indicated that he was aware of the development, however, he had not seen the plan.

Sylvia Lawton, Dartmouth

Ms. Lawton addressed the Community Council noting that she would prefer the status quo, however, if the property is to be developed, the proposed townhouses are preferable to the as of right option. Ms. Lawton went on to advise that the developers had met with residents in her area and had agreed to retain the beech tree on the property.

The Chair called for further persons within the 30 metre notification area to come forward to speak. The Chair then called for the developer or his representative to come forward to speak.

Darrell Rozon, Watermark Developments

Mr. Rozon addressed Community Council and clarified that his company had not initiated contact in regard to this property. In fact, the realtor representing the current owner requested that Watermark Developments develop a proposal for the site as the owner was not able to get the value for the property he thought appropriate. Mr. Rozon went on to indicate that he and his partner had considered the as of right capabilities, however, they did not feel this would be an acceptable project due to the number of driveways and the loss of trees.

Mr. Rozon went on to indicate that he had contacted the Lawton's, met with neighbours and addressed many of their concerns. Mr. Rozon went on to indicate that he and his partner had also met with Councillor McCluskey on two occasions.

Mr. Rozon noted that following the appeal hearing last month, he had considered the options and determined he would not take legal action. Mr. Rozon advised that he has since made an as of right application, however, he would prefer not to move forward with that development.

Jess Landry, Watermark Developments

Mr. Landry addressed Community Council continuing with the developers comment indicated that he appreciated this opportunity to address Community Council. Mr. Landry noted that he believed his development will maintain the streetscape, retain the value of area homes, and invite professionals, empty nesters, or tennis enthusiasts to the neighbourhood.

Mr. Landry noted with regard to the parking concerns, the proposal includes provides for one driveway with at least two parking spaces for each home. He further noted that there is no on street parking on this side of St. George's Lane. Mr. Landry noted that there is an existing stormwater problem and indicated that HRM's stormwater management requirements would be met with regard to this development. Referring to the increased traffic flow, Mr. Landry indicated that traffic is already a problem on the lane and should be addressed regardless of the outcome of this hearing. In closing, Mr. Landry indicated that any affect on the pond will be addressed.

At the request of the Chair, Ms. Brown reviewed with Community Council Section 232 (1) of the Municipal Government Act . She reiterated her comments regarding Council being able to make any decision that the Development Officer can make.

MOVED by Councillor McCluskey, seconded by Councillor Karsten that the public hearing close. MOTION PUT AND PASSED UNANIMOUSLY.

MOVED by Councillor McCluskey that Harbour East Community Council overturn the decision of the Development Officer and allow the appeal.

As there was not seconder to the motion, **the MOTION WAS LOST.**

MOVED by Councillor Karsten, seconded by Councillor Younger that Harbour East Community Council uphold the Development Officer's decision to grant site plan approval for a six (6) unit townhouse development at 7 George's Lane, Dartmouth

including the revisions to the site plan which eliminates the drive near Unit 1 and enables the existing vegetation to be retained.

Following a brief discussion the **MOTION WAS PUT AND PASSED.**

Councillor McCluskey noted for the record that she had voted against the motion.

The meeting adjourned at 8:25 p.m.

The meeting reconvened at 8:40 p.m. with the same members present.

4. BUSINESS ARISING OUT OF THE MINUTES

4.1 STATUS SHEET ITEMS

4.1.1 Petition - Councillor McCluskey - Review of Zoning, By-Law, etc, in the Harbourview Area

- An information report dated July 25, 2005 was before Community Council.

Councillor McCluskey indicated that she was satisfied with the report and agreed that the matter be removed from the status sheet.

4.1.2 Presentation- Trans Canada Trail - Revised Proposal

No update has been received. This matter is to remain on the status sheet.

4.1.3 Dartmouth Players Signs

- An e-mail dated July 22, 2005 from Ken Reashor, Traffic Authority and minute extracts from May 5, 2004 and June 3, 2004 meetings of Harbour East Community Council were before Council.

MOVED by Councillor Karsten, seconded by Councillor Smith that the Dartmouth Players be advised that as the Sign By-Law has not yet been approved, legislation approved by the former City of Dartmouth which permits sandwich boards is still in effect. Consequently, the Dartmouth Players may continue to advertise using the sandwich boards until such time as the Sign By-Law comes into effect. MOTION PUT AND PASSED UNANIMOUSLY.

This matter is to be removed from the status sheet.

4.1.4 Public Participation - Police Presence in Windmill Road Area

- An information report dated July 20, 2005 was before Community Council.

This matter is to be removed from the status sheet.

4.1.5 Development Agreements for Institutional Purposes

No information has been received. This matter is to remain on the status sheet.

4.1.6 Public Participation - Lawn Bowling Green

- An e-mail from Blair Blakeney, Coordinator, Capital Projects - Parks, dated July 12, 2005 was before Community Council for consideration.

Councillor Kent confirmed that work was ongoing with the repair of the lawn bowling green and agreed that this matter is to be removed from the status sheet.

4.1.7 Public Participation - Traffic on Portland Street

- An update has been received advising that work on this matter is ongoing. This matter is to remain on the status sheet.

4.1.8 Public Participation - Unsightly Vessels Anchored in Dartmouth Cove

No information has been received. This matter is to remain on the status sheet.

4.1.9 Brightwood Golf Course - Petition

No information has been received. This matter is to remain on the status sheet.

4.1.10 Changes to Development Agreement - Penhorn Drive at Woodlawn Mall

- A staff report dated July 22, 2005 was before Community Council.

**MOVED by Councillor Younger, seconded by Councillor Karsten that the traffic island on Penhorn Drive be removed and the asphalt surface be re-established enabling motorists to use the full travel width of the Penhorn Drive Right of Way (ROW).
MOTION PUT AND PASSED UNANIMOUSLY.**

4.1.11 Maynard Beach, Dartmouth

- Correspondence dated July 24, 2005 from S. M. Mandaville was distributed to members of Community Council.

Councillor McCluskey requested that staff provide Mr. Mandaville the information he is requesting in his submission. A copy of the previously submitted information report is to be provided to Mr. Mandaville.

4.1.12 Service Building - Cole Harbour Commons

No information has been received. This matter is to remain on the status sheet.

4.1.13 Servicing Plan for Ball and Sports Fields In the HECC Area

- An information report dated July 6, 2005 was before Community Council.

This matter is to be removed from the status sheet.

5. MOTIONS OF RECONSIDERATION - None

6. MOTIONS OF RESCISSION - None

7. CONSIDERATION OF DEFERRED BUSINESS - None

8. HEARINGS

8.1 Public Hearings

8.1.1 Case 00756 - Rezone Additional Parkland Parcels, Dartmouth

This matter was dealt with earlier in the meeting. See page 6

8.1.2 Case 00777 - Driveway Changes in Morris Lake Estates

This matter was dealt with earlier in the meeting. See page 7

8.1.3 Case 00759 - Development Agreement - Parcel 1, Morris-Russell Lake Master Plan Area, Dartmouth

This matter was dealt with earlier in the meeting. See page 7

8.2 Appeal Hearings

8.2.1 Appeal of Development Officer's Decision to Grant Site Plan Approval - 7 George's Lane, Dartmouth

This matter was dealt with earlier in the meeting. See page 10

9. CORRESPONDENCE AND DELEGATIONS

9.1 Correspondence - None

9.2 Petitions

9.2.1 Petition - Councillor McCluskey - Crosswalk - Portland Street and Canal Street

Councillor McCluskey submitted a petition on behalf of approximately 700 residents requesting that a well-marked crosswalk be provided for pedestrians who wish to cross Portland Street (in either a northbound or southbound direction), from the south-side sidewalk area immediately east of Canal Street or from the north-side sidewalk area just east of the driveway entrance serving the St. James United Church parking lot. A letter dated July 22, 2005 from David Ireland, Property Chairperson, St. James United Church, was included with the petition.

This matter is to be referred to staff for a report.

9.3 Presentations - None

10. REPORTS

10.1 STAFF REPORTS

10.1.1 Case 00525 - Amendments to the Municipal Planning Strategies for Cole Harbour/Westphal and Dartmouth

- A staff report dated July 25, 2005 was before Community Council.

CONFLICT OF INTEREST

Councillor Younger declared a conflict of interest due to a personal relationship.

Mr. John MacPherson, Planner briefly reviewed the the proposal as set out in the July 25, 2005 staff report. Mr. MacPherson responded to questions from members of Community Council.

MOVED by Councillor Smith, seconded by Councillor Karsten that Harbour East Community Council recommends that:

1. **Halifax Regional Council refuse to amend the Municipal Planning Strategies (MPS) and Land Use By-Laws (LUB) for Cole Harbour/Westphal and Dartmouth to realign the Plan Area Boundary as depicted on Map 1 attached to the July 25, 2005 staff report.**
2. **Halifax Regional Council refuse to extend the Water Service District boundary to those lands owned by Lake Loon Development on the south side of Loon Lake, Westphal.**

MOTION PUT AND PASSED UNANIMOUSLY.

10.1.2 Case 00776: Development Agreement - 107 Woodlawn Road Dartmouth

3. A staff report dated July 15, 2005 was before Community Council.

MOVED by Councillor Younger, seconded by Councillor Kent that Harbour East Community Council give Notice of Motion to consider an application at 107 Woodlawn Road, Dartmouth as found in the July 15, 2005 staff report, and schedule a public hearing for September 8, 2005. MOTION PUT AND PASSED UNANIMOUSLY.

10.1.3 Case 00584: Mixed Residential Development - Parcels B&C Woodland Avenue and Block X, South Ridge Circle, Dartmouth

- A staff report dated June 15, 2005 was before Community Council. Also before Community Council was a report from the Woodland Avenue Public Participation Committee.

Mr. John MacPherson, Planner, provided an overview of the proposal to amend the Comprehensive Development District Polices of the Darmouth MPS for Parcels B&C, Woodland Avenue, to enable a multiple unit dwelling by Development Agreement on Parcels B&C, as contained in the June 25, 2005 staff report. Mr. MacPherson and Ms. Kenda MacKenzie, Development Engineer, responded to questions from members of Community Council regarding the proposal.

Ms. Catherine Lunn, Chair of the Woodland Avenue Public Participation Committee, presented the Committee report reviewing with Community Council the Committee's recommendations. Ms. Lunn then responded to questions from members of Community Council.

Councillor McInroy, on behalf of Harbour East Community Council, thanked Ms. Lunn and the Committee members for their work and dedication.

MOVED by Councillor Smith, seconded by Councillor Karsten that:

1. **Recommend that Regional Council give First Reading to the proposed amendments to the Dartmouth MPS and LUB provided in Attachment A and schedule a joint public hearing with Harbour East Community Council.**
2. **Move Notice of Motion to consider the proposed development agreement, provided as Attachment C of the June 15, 2005 staff report, to permit a comprehensive residential development on Parcels B & C and a portion of Block X, and schedule a joint public hearing with Regional Council.**

MOTION PUT AND PASSED UNANIMOUSLY.

10.2 MEMBERS OF COMMUNITY COUNCIL

10.2.1 Traffic Lights at the Intersections of Faulkner Street/ Wyse Road and/or Dawson Street/Wyse Road - Councillor Smith

Councillor Smith referred to concerns he has received regarding access to Wyse Road from Falkner and Dawson Streets. He noted that turning left onto Wyse Road has become very difficult from these streets.

MOVED by Councillor Smith, seconded by Councillor Karsten that staff provide a report regarding the need for traffic lights at the intersection of Faulkner Street and Wyse Road and/or Dawson Street and Wyse Road. MOTION PUT AND PASSED UNANIMOUSLY.

11. MOTIONS

12. ADDED ITEMS

12.1 Rezoning of HRM Land - Belmont and Carleton Streets - Councillor Kent

Councillor Kent requested that HRM land located on Belmont and Carleton Streets be included on the list of lands in Dartmouth to be rezoned to Parkland which is being developed by staff.

12.2 Request for Traffic Light - Councillor Smith

Councillor Smith noted that he had recently met with the owner of the Ramada Inn in Burnside regarding visitors to the hotel having difficulty exiting Brownlow Avenue onto Commodore Drive. Visitors often have 10-15 minute waits trying to turn onto Commodore Drive. Individuals who are knowledgeable about the street system are able to avoid this wait by using Eileen Stubbs Drive.

MOVED by Councillor Smith, seconded by Councillor Karsten that staff provide a report regarding the need for traffic lights at Brownlow Avenue and Commodore Drive. MOTION PUT AND PASSED UNANIMOUSLY.

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION** - None

15. **NEXT MEETING**

Given that the next regularly scheduled meeting fell within the Regional Council break, it was agreed that September 8, 2005 be set as the date for the next meeting.

16. **ADJOURNMENT**

There being no further business, the meeting adjourned at 10:00 p.m.

The following information items were distributed to Community Council:

1. Request to Review the Downtown Neighbourhood Zone in Downtown Dartmouth