

HARBOUR EAST COMMUNITY COUNCIL  
PUBLIC INFORMATION MEETING  
NOVEMBER 26, 2003  
MINUTES

PRESENT:                   Councillor Ron Cooper, Chair  
                              Councillor Condo Sarto  
                              Councillor Jim Smith  
                              Councillor John Cunningham  
                              Councillor Brian Warshick (9:50 p.m.)

ABSENT:                   Councillor Harry McInroy  
                              Councillor Bruce Hetherington (regrets)

STAFF:                    Mr. Kurt Pyle, Planner  
                              Ms. Julia Horncastle, Legislative Assistant

**1. CALL TO ORDER**

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

Councillor Cooper opened the meeting and introduced Mr. Kurt Pyle, HRM Planner, and Mr. Harry Baker, RWDI (Rowan, Williams, Davies and Irwin) consultants.

Mr. Kurt Pyle, Planner, with the aid of a powerpoint presentation, presented the staff report.

Mr. Harry Baker, RWDI, with the aid of a powerpoint presentation, presented his portion of the study.

Councillor Cooper stated the study shows that there will be minimal impact from the buildings on the course.

Mr. Stephen Giles, Canoe Association, stated they will have to study the report to see what the effect will be.

Ms. Marilyn More, MLA, asked what determined the direction the consultants would be facing when doing the study. In response, she was advised they were given the location of where the building would be.

Ms. More asked if the building were located differently would it have a different impact. She was advised that if it was moved slightly it would not impact on the course. Significant impact would not be until they moved significantly from proposed site and footprint.

Mr. Kurt Pyle, Planner, advised the development would be by a development agreement and what you see in the development agreement would be what is on the ground.

Mr. John Ross expressed concern with first reading being on December 4<sup>th</sup>, noting people have concerns with the proposed development.

Mr. Peter Harrison, Brookdale Cres. asked if the time frame has changed for the Y property. He was advised staff is still awaiting further reports.

A resident asked what the degree of accuracy was in the study. He was advised 2-3% on wind speed and 5-10 degrees on wind direction.

In response to Mr. Thomas Gribbon, Mr. Baker advised that the wind direction was not being changed just reduce the wind speed.

In response to Mr. Richard as to how accurate this study was in real life, Mr. Baker advised

the surrounding buildings and terrain has to be correctly established. He advised the testing is done on standards for wind tunnel testing.

A resident noted balconies on the buildings may make a difference.

Ms. Nancy Thompson expressed concern with changes to the course.

In response to Tim Olive as to whether the Canoe Assoc. wanted to have this research done, Mr. Pyle advised the Canoe Assoc. wanted it to be focused on certain locations not the whole course, specifically where the buildings will be located.

Mr. Tim Olive noted the marshaling area was not covered in this study and expressed concern with winds in this area. He further stated another concern is that neither speed or direction of wind was a criteria for this study.

In response Mr. Giles advised they did not look at the marshaling area as there was more concern that the course stay fair after the development is complete. He stated the study was requested for a more concentrated area, noting the Canoe Assoc. is satisfied with the results.

A resident expressed concern that the study was confined to only one area and not the full course. She stated the whole course is involved not just the restricted area that was studied.

Mr. Dennis Rogers advised the study has been a cooperative effort between HRM staff and the Canoe Assoc. He advised they will look at the study and make more recommendations on what would be acceptable. He noted the race patterns for the younger athletes has been changed but they know, as a result of this wind study, that there will not be an unfair advantage to any athlete at the starting line.

Mr. Bernie McLellan asked if the fact that many trees are gone as a result of the hurricane was taken into consideration.

Ms. Betty Ross clarified when this would be going to a public hearing.

A resident stated rowers go in different directions and the study does not show angles of lake used by rowers.

Councillor Cooper thanked the Mr. Baker and Mr. Pyle for their presentation and the residents for their participation in the discussion.

### **3. ADJOURNMENT**

The meeting was adjourned at 9:20 p.m.

Julia Horncastle  
Legislative Assistant