

HALIFAX REGIONAL MUNICIPALITY

NORTH WEST COMMUNITY COUNCIL January 26, 2006 MINUTES

PRESENT: Councillor Brad Johns, Chair
Councillor Len Goucher
Councillor Robert Harvey

STAFF: Stephanie Parsons, Legislative Assistant
Sheilagh Edmonds, Legislative Assistant

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1. **CALL TO ORDER**

The Chair called the meeting to order at 7:02 p.m. in the Fenerty Room, Sackville Library.

2. **APPROVAL OF MINUTES**

MOVED by Councillor Harvey, seconded by Councillor Goucher that the minutes of the November 24, 2005, meeting be approved as circulated. MOTION PUT AND PASSED UNANIMOUSLY.

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

The following item was added to the agenda:

- 12.1 Crime Prevention Through Design - Site Audit Sackville River Walkway (Councillor Goucher)

The agenda was accepted as amended.

4. **BUSINESS ARISING OUT THE MINUTES**

4.1 **STATUS SHEET ITEMS**

4.1.1 **Property on Beaver Bank Road**

The Chair advised that an email response from staff indicates that the permit was issued April 2004 and if the work is not completed by April 2006, the applicant must apply for a new permit. The applicant will be notified of the expiry date.

This item is to remain on the status sheet.

4.1.2 **Storm Drain Issue - Cavalier Drive**

C An information report dated January 17, 2006 was submitted.

Councillor Harvey advised that meetings with the Second Lake Park Association, HRM staff and Department of Natural Resources to determine solutions for the storm drain issue on Cavalier Drive are ongoing.

This item to remain on the status sheet.

4.1.3 Shopping Car Bylaw Report

Councillor Johns advised that the proposed Nuisance By-Law was presented at Committee of the Whole January 17, 2006.

Councillor Harvey commented that a section of the proposed by-law requires that the owners of the carts are responsible for retrieving them, whether or not the carts are on public or private property or rivers. He noted that the proposed by-law was referred back to staff for consideration on other aspects in the by-law.

This item to remain on the status sheet.

4.1.4 Springfield Lake Watch

No update. This item to remain on the status sheet.

4.1.5 Judy Avenue Pathway

Councillor Johns advised that an e-mail response from staff indicates that staff is in the process of completing the terms of the land swap. A report is expected for the Community Council meeting on February 23, 2006.

This item to remain on the status sheet.

4.1.6 Purchase of Land for Springfield Lake Recreation Center

Councillor Johns advised that meetings are ongoing to see if something can be negotiated.

This item to remain on the status sheet.

4.1.7 Union Street Flooding

Councillor Goucher advised that he received a copy of the Union Street Flood Control Final Report commissioned by HRM to SGE Acres. He reviewed pertinent aspects of the report and recommendations. Councillor Goucher suggested at this time that the report be referred to the Bedford Watershed Advisory Board and staff for review and comment.

MOVED by Councillor Goucher, seconded by Councillor Harvey that the report be referred to the Bedford Watershed Advisory Committee and staff for review and

comment and that staff provide a response to the report no later than the February 23, 2006 meeting of North West Community Council. MOTION PUT AND PASSED.

This item to remain on the status sheet.

4.1.8 Policy P-71, Beaver Bank, Hammonds Plains and Upper Sackville, MPS

No update. This item to remain on the status sheet.

5. **MOTIONS OF RECONSIDERATION** - None

6. **MOTIONS OF RECISSION** - None

7. **CONSIDERATION OF DEFERRED BUSINESS** - None

8. **HEARINGS** - None

8.1 **Public Hearings** - None

8.2 **Variance Hearings** - None

9. **CORRESPONDENCE, PETITIONS, AND DELEGATIONS**

9.1 **Correspondence**

9.1.1 **Letter from David Ellis, P.Eng. Sr. Environmental Engineer RE:
Stormwater Drainage to the Little Sackville River at Pinehill Street**

Councillor Harvey noted that Mr. Dave Wilson, MLA was in attendance this evening.

Councillor Harvey advised that staff has confirmed there is erosion of the earthen embankments downstream of the two storm sewer pipe outlets. There are no funds currently available for the project. The project will proceed through the Priority Rating Process. Staff anticipates that there will be no funds available in the 2006/2007 budget year.

Councillor Harvey requested that this item be added to the status sheet as Pinehill Street Stormwater Drainage.

This item to be added to the status sheet.

9.2 **Petitions** - see public participation page 9

9.3 Presentations - None

10. REPORTS

10.1 Councillors

10.1.1 Election of Chair

The Legislative Assistant called for nominations for the position of Chair. Councillor Johns was nominated for the position of Chair, with no further nominations the following motion was placed:

MOVED by Councillor Goucher, seconded by Councillor Harvey that Councillor Johns be elected Chair of the North West Community Council. MOTION PUT AND PASSED.

10.1.2 Appointment of Councillor to North West Planning Advisory Committee

MOVED by Councillor Goucher, seconded by Councillor Johns that Councillor Harvey be appointed to the North West Planning Advisory Committee. MOTION PUT AND PASSED.

10.1.3 Appointment of Councillor to North West Transit Advisory Committee

MOVED by Councillor Harvey, seconded by Councillor Goucher that Councillor Johns be appointed to the North West Transit Advisory Committee. MOTION PUT AND PASSED.

10.2 Staff - None

10.3 Boards and Committees

10.3.1 Report from North West Planning Advisory Committee RE: Case 00842: discharge of Development Agreement, 1368 Bedford Highway

C A report dated January 11, 2006 from the Chair of the North West Planning Advisory Committee, with an attached staff report dated November 24, 2005 was submitted.

MOVED by Councillor Goucher, seconded by Councillor Harvey that the North West

Community Council approve the discharge of the development agreement of June 4, 1991, between Karon Holdings Limited and the Town of Bedford, as set out in Attachment A of the staff report dated November 24, 2005. MOTION PUT AND PASSED.

10.3.2 Report from North West Transit Advisory Committee - Transit Service to the New Cobequid Medical Center

C A report dated January 19, 2006 from the Chair of the North West Transit Advisory Committee was submitted.

Councillor Johns commented that the North West Transit Advisory Committee wants door service to the facility. Metro Transit staff has advised that the service will be located 390 meters away from the entrance, which is closer than the standard of 500 feet.

MOVED by Councillor Harvey, seconded by Councillor Goucher, that the North West Community Council recommend that Metro Transit ensure that there is door to door service to the new Cobequid Community Health Center (inbound and outbound) scheduled to open on February 20, 2006. MOTION PUT AND PASSED.

12. ADDED ITEMS

12.1 Crime Prevention Through Environmental Design - Site Audit

This item was added at the request of Councillor Goucher. Councillor Goucher submitted a report entitled Crime Prevention Through Environmental Design - Site Audit and suggested that it be forwarded to the Sackville River Trails Association, to which it was agreed.

13. NOTICE OF MOTION - None

14. PUBLIC PARTICIPATION

Prior to commencing public participation, the Chair advised that North West Community Council has decided due to time constraints that questions be limited to three per person.

The following people addressed Community Council:

Mr. Nick, Antoff, Chair, Waterstone Neighborhood Association

Mr. Antoff advised that he had a petition to serve. Councillor Johns accepted the petition and

advised that he would also serve it to Council on January 31, 2006.

Mr. Antoff served a petition on behalf of the Waterstone Neighborhood Association and residents of Waterstone Village in Lucasville. He expressed the Association's concern regarding the proposed development for the areas north and east of McCabe and Webber Lakes to Highway 101. The petitioners are concerned that the proposed development will be allowed to access the HRM road system through Waterstone Village. The petitioners feel that any attempt to use the subdivision for a neighborhood shortcut not only is unfair, but violates the principles of good planning and the traffic policies that currently exist in HRM.

Mr. Antoff asked the following questions?

- C What is the maximum number houses permitted in a subdivision that has one exit?
- C At what point is the Comprehensive Development District Process initiated?

Councillor Johns requested that staff provide an update at the next meeting regarding the current plans and networking of roads pertaining to Waterstone.

Shirley Towill, Bedford

- C Ms. Towill thanked Councillor Goucher and the Bedford Watershed Advisory Board for their work regarding Union Street.
- C She suggested a moratorium on development until the issue of stormwater going into the Sackville River is addressed.
- C It is not fair to blame the home owners of Union Street for their flooding problems. Ms. Towill pointed out that either the Province or another regulatory body would have granted the developers the required permits.
- C She further commented that the bridge to Bedford Place Mall has a large tree under it and the tree has been there for three months. If it is not removed, it is going to act like a dam.

Councillor Johns suggested that a way to remediate the cost of stormwater flowing into the Sackville Rivers is to place a Capital Cost Contribution on all new development that directs storm water into the Sackville River. Those monies can be used to construct a new stormwater sewer or be used to remediate the problems at Union Street.

In response to Ms. Towill's comment regarding the tree in the river, Councillor Goucher explained that he had discussed this issue with staff and was advised that since the tree was

in the river it was a Provincial responsibility. However, the Province maintains that since the tree is touching the bridge it is the shopping center's responsibility to remove the tree.

MOVED by Councillor Harvey, Seconded by Councillor Goucher that staff investigate the removal of the tree from underneath the bridge to Bedford Place Mall. MOTION PUT AND PASSED.

Mr. Nick Antoff, Waterstone Village

- C Mr. Antoff commented that to his knowledge snow is stockpiled around McCabe Lake. The snow remains there until it melts which contributes to the run off problems.

Walter Regan, Sackville

- C Mr. Regan commented that the HRM Trails Group Association is coming forward to Council with a request for funding in the amount of five million dollars and hoped that Community Council would support the request.
- C He is disappointed with the Stormwater Drainage to the Little Sackville River at Pinehill Street information report, and he suggested that if it had been a private developer, HRM would have charged them.
- C He requested a copy of the SGE Acre report when it becomes available to the public.
- C He commented that rather than spend money to live with the flood plain, HRM should buy flood plain property.

Mr. Peter Noseworthy, Waterstone Association

Mr. Noseworthy commented that he lives on Webber Lake and over the past two years there have been tremendous amounts of water above the flood plain. He concluded that from the way development has occurred, open trenches cause sediment problems and accelerates water flow to the lake. Instead of going into the ground it goes into the lake and carries debris into the lake. Retention is a common way to deal with water flow problems in other cities. A responsible development policy as a means of mitigating the problem is required.

Mr. Noseworthy raised the following questions:

- C In reference to a concept map of the Waterstone Subdivision he asked what was the status of the proposed developments?
- C Have the policies in the Regional Plan been adopted? Are those policies intended to

be bylaws?

Mr. Schaffenburg commented that staff are limited in what they can make available to the public with a concept plan. Councillor Johns noted that a developer's plans are confidential until approved.

In light of the petition submitted and the questions asked, the Chair advised that the questions would be submitted to staff, with a request that they be responded to by Community Councils next meeting. Also, that staff be requested to attend and give a presentation regarding the concerns outlined in the submitted petition.

Mr. Boyd Sharp, Waterstone Association

Mr. Boyd asked for clarification as to what the collector road through Waterstone will accomplish.

Councillor Johns commented that the intent is to connect to the 101; i.e. to provide another exit for residents of Waterstone Village.

Mr. Paul Metzler also raised a question regarding the intent of the collector road, to which Councillor Johns responded.

Mr. Dave Wilson, MLA, Sackville -Cobequid

Mr. Wilson commented that he supported the recommendation by North West Transit Advisory Committee to have direct service to and from the new Cobequid Health Care Facility. The new facility will have increased programs and services. He added that there maybe a paid parking lot, therefore adequate transportation to the facility is required. The Chair requested that Mr. Dave Wilson's comments be forwarded to staff, with Community Councils recommendation.

15. NEXT REGULAR MEETING DATE - February 23, 2006.

The Chair suggested that the next meeting be held at the Lucasville Community Center if available. North West Community Council members agreed.

16. ADJOURNMENT

The meeting adjourned at 8:05 p.m.

Stephanie Parsons
Legislative Assistant