
COUNCILLORS' OFFICE

MEMORANDUM

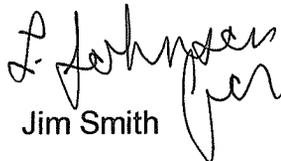
TO: Vi Carmichael, Municipal Clerk

FROM: Councillor Jim Smith, District 9

DATE: January 10, 2002

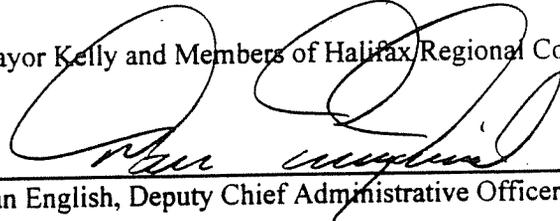
SUBJECT: Pinecrest Highfield Neighbourhood Plan

I would like to bring forward the updated Pinecrest Highfield Park Neighbourhood Plan and Secondary Planning Strategy Information Report of August 29th, 2001. Through the discussion I will be asking for Council to formally endorse the document in principle, as it was endorsed by the former City of Dartmouth.


Jim Smith

Halifax Regional Council
September 18, 2001

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
 Dan English, Deputy Chief Administrative Officer

DATE: August 29, 2001

SUBJECT: Update - Pinecrest Highfield Park Neighbourhood Plan & Secondary Planning Strategy

INFORMATION REPORT

ORIGIN

At the Council meeting of February 20, 2001 Councillor Smith requested that staff provide an update of the Pinecrest-Highfield Park Neighbourhood Plan.

BACKGROUND

In 1990 the City of Dartmouth undertook to work with the community of then Ward 5 (Pinecrest-Highfield Park) to identify the issues present in the community and develop action plan to begin to address those issues. The study was undertaken by Sperry/Maclennan Architects and Planners, in association with Griffiths-Muecke Planning Consultants, and Vaughan Engineering Associates Ltd; and involved an extensive community consultation process. The result was the development of the Pinecrest Highfield Park Neighbourhood Plan of May 1991(1991 Pinecrest Plan), a substantial part of which was incorporated into the Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law adopted by Dartmouth City Council on December 6, 1991 (Secondary Plan). The Neighbourhood plan formed a basis of a proposed 10 year action plan for the community. The Pinecrest-Highfield park area is now a portion of District 9 of the Halifax Regional Municipality.

DISCUSSION

Many neighbourhoods and communities with HRM have unique challenges because of their location, historical, economic or demographic make up. Council's priorities recognize that "HRM values the uniqueness and character of communities as part of a regional municipality and its citizens make the community a desirable place to live by having the opportunity to contribute

to their communities". Like many communities, the Pinecrest-Highfield Park area of District 9 has both strengths and challenges. The 1991 Pinecrest Plan provided a demographic snapshot of the community which was updated in a report prepared on District 9 by Recreation Services in 2000. The general characteristics of the community have remained the same and are:

- a good sense of community and neighbourhood
- a large number of young people under 25
- a high percentage of rental dwellings (88% of dwelling units are apartments)
- a fairly high degree of transience (due to the rental nature of housing units)
- a large number of lone parent families (31 % of households, double the national and HRM average)
- a large number of lower income households (55% of households have incomes under \$29,999 per year)
- The Highfield park area is one of the only areas of District 9 which experienced a population growth between 1991 and 1996 (3.6%)

The Pinecrest Plan (1991) identified the community's major challenges as:

- Density (the number and density of apartment developments)
- Zoning (retaining and enhancing single dwelling family development)
- Maintenance of properties by apartment owners
- Open space, green space & trees (the need for more)
- Services for youth & seniors
- Commercial facilities (more neighbourhood based services)
- Traffic, transportation and general access through and to the community
- Policing & security
- Community development

The Plan made recommendations on action items in each of these areas.

UPDATE SUMMARY

The Pinecrest 1991 Plan served as an impetus for a number of very positive initiatives that continued throughout the decade. The Plan acted as a guideline for staff and council priorities within the community. There was a slowing of progress immediately following amalgamation as other priorities overtook the focus of both energy and budgets.

Since 1999 there has been a renewed focus on service delivery in the area especially for Police services, Bylaw Enforcement and Community Recreation. This has been enhanced through the establishment of the District 9 HRM Cross Departmental Service Delivery Team, who's specific mandate is to better coordinate HRM service delivery in the district and with the community. ***There has been substantial progress in many areas of the 1991 Neighbourhood Plan with over 80% of the recommended actions completed.*** Several large projects were implemented and others are in the process of being reevaluated as to the current priority both for the community and within HRM.

As part of this process staff have held a series of community meetings with interested residents, as well as attending community meetings, such as the District 9 Resident's Association.

Challenges which continue to be voiced are:

- Maintenance of properties by owners and renters
- Community safety, policing and security
- Community image
- Open spaces, parks and programs for youth

The following summary will outline the actions achieved and efforts underway in these areas, while acknowledging there is work which needs to be continue. Appendix A provides a detailed update of the recommendations from the Pinecrest Plan 1991 and Secondary Plan.

Density & Zoning

The general thrust of the Secondary Plan and Land Use By-laws adopted by Dartmouth Council as an outcome of the 1991 Pinecrest Plan, was to encourage the stabilization of the area by containing high density development while encouraging single and two family dwellings. This was primarily proposed through the adoption of a R-1M zone which downsized zoning and allowed for smaller lot sizes for single family dwellings. R-3 (multiple family residential-medium density) zoning was retained in the neighbourhood immediately adjacent to Highfield Park.

The zoning amendments have served the community's purposes in containing higher density developments. However, the development of single or two family dwellings in the area has been very limited. Further, some of the non-conforming medium density properties have fallen into disrepair. While it is difficult for staff to determine the reasons for this, it may be timely to review if the R-1M zoning has achieved the desired effect and still meets the needs of the community.

Maintenance of Properties by Owners and Renters

The general maintenance of properties has been an ongoing concern in the community. As the 1991 Pinecrest- Highfield Park Plan points out, HRM's role is in the enforcement of minimum standards and other maintenance by-laws. During the winter of 2000-2001 HRM undertook an enforcement initiative in the community and has continued that effort. During the strategic enforcement period, 280 properties were inspected, 125 orders were issued and over 120 of those orders have been completed. In addition, over 171 files have been opened in the course of regular enforcement activities. ***Given the positive results and community response enforcement should be planned for and resourced as part of the ongoing service delivery and minimum standards enforcement should be enhanced.***

Open Space, Green Space & Trees

The 1991 Pinecrest Plan identified the need to both “green” the neighbourhood and provide improved recreational and open space for the children and adults of this high density community.

The Albro Lake walkway was one of the main projects undertaken and completed as an outcome of the plan. A tree planting program was undertaken by the City of Dartmouth in the first five years of the Plan. However, HRM did not continue the tree planting program. There were a number of park improvements undertaken such as Harbour View Park, playground upgrades at John MacNeil School, Brule Street landscaping, Mont Blanc cannon relocation, ballfield lighting at John Martin School, and playground equipment for the Dartmouth North Community Centre.

The community continues to identify the need for improved park and recreation facilities and has worked very hard, along with staff, to gain improvements to the Pinehill Park. This summer over 500 volunteer hours have been put into the development of the park. ***Further funding is required to complete phases II & II of Pinehill Park improvements and to identify other opportunities to improve the green space in the community.***

Services for Youth & Seniors/Community Development

Since 1996 the District 9 recreation programming offices have been located in the Pinecrest-Highfield Park neighbourhood. A community development worker (recreation) has been assigned to the Dartmouth- Eastern Passage area and has worked closely with the community. One of the first activities was to prepare an overview of all of District 9 and to look at the types of recreation programming being delivered in the community. This report resulted in a refocusing of recreation programs to better meet the needs of the community. Efforts are underway to develop stronger partnerships have been developed with a variety of service delivery agencies and a community directory was developed under a grant from HRM Grants Program.

The development of the Dartmouth North Community Centre was one of the major achievements of the 1991 Pinecrest Plan. The facility opened in March 1996 and is operated by a community board. HRM provides an operating grant of \$190,000 and appoints representatives to the board. The Centre is also the site for the Dartmouth North Branch of the Halifax Regional Library and the District 9 Recreation Programming offices and a state-of-the-art computer lab CAP (community internet access) site, HRDC job bank computer and the Evolutions Youth project. The Executive Director of the Centre has a mandate to carry out community outreach and to work with the community on issues identified by them.

During the summer of 2001, a partnership of HRM business units and the Dartmouth North Community Centre developed a Youth Leadership program to provide area youth with an opportunity to learn, have fun and perform community service in cleaning up the neighbourhood. Over 24 youth aged 10-13 participated in the program. Efforts to provide programming for youth in the area that leads to meaningful opportunities is critical.

There are a number of service agencies providing services to youth in the District 9 and the Pinecrest area and it has been identified as important to bring those agencies together to discuss an overall direction for youth services in the area.

Traffic, Transportation and General Access to the Community

The 1991 Pinecrest Plan identified that the community was a neighbourhood cut off from the rest of Dartmouth. Significant efforts were made to improve the accesses to the community and installing sidewalks and walkways. The only deficiencies remaining from the recommendations of the report are:

- a hard surface pathway between Farthington Place and True North Crescent
- at least one side sidewalk extended on Highfield Park Drive to the intersection of Highfield Park Drive and Victoria Road
- a paved walkway between the west end of Brule and the west end of Highfield Park Drive
- a sidewalk on one side of Ambercrest Place and Cedar Court (to meet HRM standards)

One of the most significant items that was not addressed was a pedestrian connection between the Burnside Industrial Park and the Pinecrest-Highfield Park Community. There is no way for pedestrians to cross Highway 111 and access the business park. This has become even more significant to the community as employment opportunities in the Burnside area have increased and the Highfield Park area provides affordable housing to working individuals. ***A study of the requirement and options for a pedestrian connection between the community and Burnside should be undertaken.***

Public Works and Transportation highlighted opportunities to further improve access to and from the community by:

- adding pedestrian signals and marked crosswalks at the intersection of Highfield Park and Victoria Road
- making an official opening in the fence between Trinity Avenue and Victoria Road
- paving the walkway between the cul-de-sac of Trinity Avenue and the Harbour View school grounds
- establishing properly connecting pathway between Primrose and Brule streets in a section used as a pedestrian pathway to the overpass

Those items should also be referred to Public Works for consideration in future capital projects.

Policing & Security

HRM Police Services have worked very diligently to develop partnerships with the community through the local community policing office. In spite of those efforts, there is still a feeling of less "safety" in some areas and crime continues to be of concern to the larger community. A research project, undertaken in the spring of 2000 through the Community Mobilization Program, surveyed the community on attitudes towards crime prevention and identified crime prevention strategies favoured by residents. Many community members recognize that crime prevention

involves a large number of factors including housing, income, education, youth activities, as well as enforcement activities.

Some of the community liaison activities already in place include:

- Neighbourhood Watch (the most active Neighbourhood Watch in the province with over 900 households involved)
- Police community liaison - strong links between police & the local community
- City Watch program (telephone messages providing safety messages & warnings to all households in the City Watch program)
- HRM commitment to increase of marked patrol units & foot patrols in the area during the summer of 2001.

Overall

Over the ten (10) years of working with the Pinecrest-Highfield Park Plan (1991-2001) it has been demonstrated that working with the community to address issues and concerns requires an ongoing effort. The 1991 Pinecrest Plan acted as a guideline for staff and Council priorities within the community and subsequent studies have re enforced the ongoing challenges faced by the community.

BUDGET IMPLICATIONS

There was no specific budget set aside to accomplish the recommendations of the 1991 Pinecrest-Highfield Park Neighbourhood Plan. The City of Dartmouth used the Plan to set the priorities and annual budgets for providing services to the area. Business Units in HRM continue to see the Plan, and subsequent documents which involve the community in consultation, as a tool for setting priorities for service delivery.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

Specific outstanding items should be addressed by the appropriate Business Units during the business planning process.

ALTERNATIVES

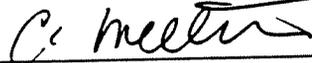
There are no recommended alternatives.

ATTACHMENTS

Appendix A - Detailed Plan Update

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Members of the Interdepartmental Team for District 9

Report Approved by: 
Cathy J. Mellett, Project Manager, DCAO's office

Appendix A Pinecrest - Highfield Park Neighbourhood Plan & Secondary Planning Strategy

Table 1: Listing of Policies and Current Status

Policy	Action Taken Pursuant to Policy Intent
Neighbourhood Stability and Residential Zoning	
<p><u>Policy 2.1.1</u> In order to encourage the stabilization of the Pinecrest-Highfield Park neighbourhood, it shall be the intention of City Council to establish, in the Land Use Bylaw, a Single-Family Modified (R-1M) Residential Zone. The R-1M Zone shall allow those uses permitted in the R-1 (Single Family Residential) Zone. The R-1M Zone shall be applied only to the portion of the Pinecrest-Highfield Park neighbourhood, as indicated on Map 2, which presently contains the highest concentration of existing single-family dwellings.</p>	<p>R-1M zone came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.</p>
<p><u>Policy 2.1.2</u> In order to facilitate affordable single family housing development, it shall be the intention of City Council, within the R-1M Zone of the Land Use Bylaw, to permit development on lots smaller in size than that permitted within the R-1 (Single-Family) Zone. Therefore, it shall be the intention of City Council to amend the City's Subdivision Regulations in order to permit the creation of smaller lots within the R-1M Zone.</p>	<p>R-1M zone came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.</p>
<p><u>Policy 2.1.3</u> It shall be the intention of City Council to not consider rezonings which would permit higher density Residential development on lands zoned R-1M within the Pinecrest-Highfield Park neighbourhood.</p>	<p>No rezonings have been considered since MPS approval December 6, 1991.</p>
<p><u>Policy 2.1.4</u> It shall be the intention of City Council to apply the R-1 (Single-Family Residential) Zone to those properties containing existing single-family dwellings which front on Leaman Drive and Ambercrest Place, as shown on Map 3.</p>	<p>R-1 zone came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.</p>

<p>Policy 2.1.5 It shall be the intention of City Council to apply the R-2 (Two-Family Residential) Zone to those properties containing existing single-family or two-family dwellings which front on Monique Avenue as shown on Map 3.</p>	<p>R-2 zone came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.</p>
<p>Policy 2.1.6 It shall be the intention of City Council to apply the TH (Town Housing) Zone to those properties containing existing town housing, including the Cedar Court development, a portion of Leaman Drive and a portion of True North Crescent, as shown on Map 3. The remaining vacant lands on True North Crescent shall also be zoned TH (Town Housing).</p>	<p>TH zone came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.</p>
<p><i>Policy 2.1.7 Notwithstanding Policies 2.1.1 and 2.1.6, Council may apply the R-1M (Single Family [modified] Residential) Zone to lands on True North Crescent.</i></p> <p><i>Further to Policy 2.1.6 and for the purposes of design and construction of affordable housing, the R-1M Zone may be applied to vacant lands, for a time, in addition to and apart from the TH (Town Housing) Zone which shall also apply to these lands. Following development of the properties, the R-1M or TH Zone may be removed by amendment to the land use by-law and the remaining zone shall reflect the use of each property. (As amended by By-law C-700, August 17, 1993)</i></p>	<p>Amendment to 1991 MPS came into effect August 17, 1993. Current zoning at True North Crescent is R-1M and TH. (Note: several parcels remain undeveloped) Policy to be fully implemented once development of vacant parcels complete.</p>

<p><u>Policy 2.1.8</u> It shall be the intention of City Council to apply the R-3 (Multiple-Family Residential-Medium Density) Zone to those areas of the neighbourhood containing a concentration of existing medium density apartment building development, as shown on Map 3. Generally this includes the Highfield Park area, Pinecrest Drive where it abuts Highfield Park, and the area east of Pinecrest Drive to include development on Crystal Drive, Primrose Street and a portion of Leaman Drive.</p> <p>It shall be the intention of City Council to apply the R-4 (Multiple-Family Residential - High Density) Zone to those properties containing existing high density apartment building development, generally bounded by Crystal Drive, Farthington Place and Pinehill Park, as shown on Map 3.</p>	<p>R-3 zone came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.</p>
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Building Maintenance and Management	
<u>Policy 2.2.1</u> It shall be the intention of City Council to provide increased enforcement of the City's Minimum Standards of Use and Maintenance of Property Bylaw in order to more effectively deal with building and site maintenance within the Pinecrest-Highfield Park Neighbourhood.	Strategic Enforcement Initiative undertaken in the Winter of 2000-2001. Enforcement ongoing.
<u>Policy 2.2.2</u> It shall be the intention of City Council to investigate methods by which the management of apartment buildings can be made more responsive to the needs expressed by the community. This may be achievable through means such as education programs, incentive programs and City-sponsored demonstration projects.	No programs at this time.
Co-op Housing	
<u>Policy 2.3.1</u> It shall be the intention of City Council to continue to encourage and support co-op housing development within the Pinecrest - Highfield Park neighbourhood.	Two(2) co-ops in the area plus units of non-profit housing. Province has the mandate for housing programs. HRM not active at present time in housing initiatives.
Back Lot Development	
<u>Policy 2.4.1</u> It shall be the intention of City Council to investigate methods by which rear lot development within the R-IM Zone can be realized. This may be achieved through a City-sponsored demonstration project or through the implementation of private sector incentive programs, or both.	Province has mandate for housing programs. HRM not active at present time in housing initiatives.
Community Development - Community Organization	
<u>Policy 3.1.1</u> It shall be the intention of City Council to support, as funds permit, the Ward 5 Citizens' Association through the provision of annual financial contributions and education in community organization and development training.	HRM does not provide direct funding to resident's associations.

Community Development - Community Development Worker	
<u>Policy 3.2.1</u> It shall be the intention of City Council to consider appointing a community development worker for the Ward 5 area, in order to promote and improve social and community development through education programs and support group development.	Community development worker assigned to the Dartmouth -Eastern Passage area in 2000.
<u>Policy 3.2.2</u> It shall be the intention of City Council, through the Healthy Dartmouth Committee, to explore the possibility of developing and implementing a neighbourhood project for the Pinecrest-Highfield Park area.	Heart Health Project (July 1993) jointly undertaken between Ward 5 Residents Assoc, NS Dept. of Health, City of Dartmouth. Dartmouth Community Health Board located at 294 Pleasant St.
Community Development - Community Facilities	
<u>Policy 3.3.1</u> It shall be the intention of City Council to apply the S (Institutional) Zone to the John Martin Community School and surrounding lands, and to the John MacNeil School and surrounding lands, as shown on Map 3.	S zone came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.
<u>Policy 3.3.2</u> It shall be the intention of City Council to develop and implement a plan in order to promote the better utilization of John Martin Community School.	Recreation programming has a joint use agreement with John Martin School.
<u>Policy 3.3.3</u> It shall be the intention of City Council to identify the community facility needs of specific segments of the neighbourhood population, particularly seniors and youth, and support initiatives to fulfill these needs.	Ward 5 Community Centre site selection study May 1995. Dartmouth North Community Centre opened March 1996.
<u>Policy 3.3.4</u> It shall be the intention of City Council to promote and support the establishment of daycare facilities within the Pinecrest-Highfield Park area. These facilities should include subsidized spaces, and in this regard, City Council shall seek cooperation from the Provincial government to provide increased daycare spaces within this neighbourhood, and Dartmouth in general.	Community Directory (2000) identified day care centres within the community plus services for families with children provided through the Dartmouth Family Resource Centre, Dartmouth Development Centre and the Military Family Resource Centre.
<u>Policy 3.3.5</u> To encourage the provision of daycare facilities within the area, it shall be the intention of City Council, within the R-1M Zone of the Land Use Bylaw, to permit daycare uses as home occupations to a maximum of fifty (50) percent of the total floor area of the dwelling.	Provisions for daycare uses came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.

<p>Policy 3.3.6 It shall be the intention of City Council, in cooperation with the neighbourhood, to investigate the development of a Community Centre within the general Pinecrest-Highfield Park area. Facilities which may be appropriate include a branch library, daycare, seniors' centre, youth centre and meeting rooms.</p>	<p>Neighbourhood consultation process began in 1992 and construction of Dartmouth North Community Centre commenced in 1994. Facility opened in March 1996.</p>
<p>Parks and Open Space</p>	
<p>Policy 4.1.1 It shall be the intention of City Council to apply the P (Park) Zone to the major recreation areas and facilities existing within the Pinecrest-Highfield Park neighbourhood, including the Pinehill Look-off Park, the Gray Arena and adjacent recreational area, and lands adjacent the shore of Albro Lake, as shown on Map 3.</p>	<p>P zone came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.</p>
<p>Policy 4.1.2 It shall the intention of City Council to undertake a program of park and open space development within the Pinecrest-Highfield Park neighbourhood in order to better meet the recreational needs of all segments of the population.</p>	<p>Albro Lake walkway completed prior to amalgamation. Improvements to Harbourview Park. Brule St. landscaping Relocation of Monte Blanc cannon Lighting John Martin ballfield Playground equipment - DNCC Pinecrest Park - no property purchased for park development Pinehill Park- phase 1 upgrade completed 2001 funding required for phase 2 & 3. Opportunities for further park/green space required.</p>
<p>Policy 4.1.3 It shall be the intention of City Council to continue to implement an extensive street tree planting program throughout the Pinecrest-Highfield Park area.</p>	<p>Program carried out by Dartmouth from 1992 - 1995.</p>
<p>Policy 4.1.4 It shall be the intention of City Council, through demonstration projects and incentive programs, to encourage apartment owners to improve the landscaping of their properties.</p>	<p>No action taken.</p>

Garbage and Litter	
<u>Policy 4.2.1</u> It shall be the intention of City Council to help rectify the litter problem in the Pinecrest-Highfield Park neighbourhood by sponsoring clean-up drives, in cooperation with the Ward 5 Citizens' Association, local schools, or other groups, and by installing trash receptacles on streets and in parks throughout the area.	Community clean ups conducted annually in conjunction with recreation, clean Nova Scotia and community volunteers each spring. Active participation by community groups with private sector support and funding/support from HRM.
<u>Policy 4.2.2</u> It shall be the intention of City Council to enforce its Solid Waste Bylaw and Minimum Standards of Use and Maintenance of Property Bylaw in order to ensure and maintain adequate upkeep of properties within the neighbourhood.	Enforcement initiatives ongoing.
<u>Policy 4.2.3</u> It shall be the intention of City Council to consider sponsoring a monthly recycling drive, through the John Martin Community School and/or a local commercial facility. It shall also be the intention of City Council to investigate the feasibility of locating a recycling depot within the Pinecrest-Highfield Park neighbourhood.	Solid Waste strategy implemented curb side recycling in all communities.
Internal Neighbourhood Connections	
<u>Policy 5.1.1</u> It shall be the intention of City Council to provide for the construction of a new street or streets within the Pinecrest area in order to (a) facilitate easier vehicular and pedestrian circulation and (b) eliminate the need for the Brule Street Extension.	Pinecrest extension constructed 1992/93 (Pinecrest and Brule intersection to Primrose). Brule Street extension closed (pedway to Primrose) in 1992/93.
<u>Policy 5.1.2</u> It shall be the intention of City Council to undertake an sidewalk/walkway construction program throughout the Pinecrest-Highfield Park neighbourhood in order to make the area more accessible for pedestrians.	Numerous sidewalk projects completed (complete list available). Outstanding: -hard surface pathway between Farthington Place & True North crescent -sidewalk on at least one side of Highfield Park Drive to the intersection of Victoria Road -paved walkway between west end of Brule & west end of Highfield Park Dr. -one side sidewalk on Ambercrest Place & Cedar Court

External Connections	
<p><u>Policy 5.2.1</u> It shall be the intention of City Council to improve transportation connections between the Pinecrest-Highfield Park neighbourhood and other parts of the City, through such means as creating full vehicular turning movements at the Victoria Road/Highfield Park Drive intersection, and constructing safe pedestrian/cycle connections between Highfield Park and Burnside Industrial Park/City of Lakes Business Park.</p>	<p>-Signalized intersection constructed at Victoria and Highfield Park Drive in 1992/93. Marked cross walk & pedestrian signals required.</p> <p>-Study required on need/feasibility of a pedestrian connection between Highfield Park Drive and the Burnside Industrial Park.</p>
<p><u>Policy 5.2.2</u> In order to provide for improved vehicular and pedestrian connections between the Highfield Park area and Burnside Industrial Park, it shall be the intention of City Council to investigate the feasibility of constructing a new overpass linking Highfield Park Drive to Thornhill Avenue/Oland Court.</p>	<p>New overpass not constructed. Feasibility study required.</p>

Neighbourhood Commercial Services	
<p><u>Policy 6.1.1</u> It shall be the intention of City Council to apply the C-1 (Local Business) Zone to those areas containing existing convenience and neighbourhood commercial facilities, including the Primrose Shopping Centre lands and lands at the corner of Crystal Drive and Leaman Drive, as shown on Map 3.</p> <p>It shall be the intention of City Council to apply the C-2 (General Business) Zone to lands which are presently undeveloped or which contain existing commercial uses, situated on the northern and western sides of Highfield Park Drive, as shown on Map 3.</p>	<p>C-1 and C-2 zones came into effect with approval of Pinecrest-Highfield Park Secondary Planning Strategy and Land Use By-law on December 6, 1991.</p>
<p><u>Policy 6.1.2</u> It shall be the intention of City Council to encourage the Sobey's company and other existing and future commercial developments in Highfield Park to provide more neighbourhood commercial services for residents of the neighbourhood.</p>	<p>Neighbourhood services available at Sobey's plaza (at Victoria) and along Highfield Park Drive.</p>
Policing and Security	
<p><u>Policy 7.1</u> It shall be the intention of City Council, through the Dartmouth Police Department and in cooperation with the Ward 5 Citizens' Association, to investigate means by which community security concerns can be adequately addressed. Through public workshops, meetings and other community initiatives, topics to be explored may include a Neighbourhood Watch Program, community education programs, increased policing and community-based policing.</p>	<p>Community liaison between Police services and community ongoing.</p> <p>Active Neighbourhood watch program.</p> <p>Community Mobilization study - 2000</p>
Implementation	
<p><u>Policy 8.1</u> It shall be the intention of City Council to utilize the consultant's report entitled "Pinecrest-Highfield Park Neighbourhood Plan", May, 1991, as a guide in considering future improvement projects and budget expenditures.</p>	<p>Neighbourhood plan remains in effect.</p> <p>Plan used as guide for budget considerations.</p>