



The Mosher Report

District 17

Purcell's Cove - Armdale

Spring 2009



Dear Residents,

It has been a long and grueling winter. We have been fortunate to have had a few mild years but it now appears we are back to traditional Maritime winters. HRM's snow and ice standards have been in place since 1998. In the last several years our snow removal crews often surpassed those official standards, as the few storms made it easier to exceed the requirements. However, this winter has had more than 18 storms and many of them have included freezing rain. This makes it more difficult for all snow removal crews. HRM uses some in-house staff, and we also contract out some of the work.

Before the snow/ice storm at the beginning of February, I brought resident concerns forward and Regional Council agreed to have staff report back on the possibility of changing the standards. Changing the sidewalk and street snow removal standards could have budget implications, so a staff report is necessary. We did not budget for the type of winter we are experiencing this year. Our budgeting is based on an average of the last five winters, most of which were mild. During budget deliberations this year, Council will have to strike a balance between changes in standards and any increased costs to the taxpayers.

Our district has been subject to major road construction over the past few years and finally the rotary conversion and associated St. Margaret's Bay Road third lane project and Chebucto Road reversing lane project are finished. The roadways are all functioning in a more efficient and safe manner. We have a camera in the middle of the circle and this gives us the ability to monitor flows and efficiencies. In the future, residents will be able to view the camera in real time via their computers.

Some of the rotary tree planting has been done and there will be more re-planting in the spring. In addition, we are going to have a new "Welcome to Armdale" sign installed at the rotary, between the St. Margaret's Bay Road and Herring Cove Road entrance points to the circle.

Sincerely,

Linda Mosher
Your Councillor, District 17

How to Contact Me

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Update - Waterton

On December 23rd the Utility and Review Board granted the appeal by United Gulf Development of HRM and overturned HRM's Development Officer and Chebucto Community Council's decision to refuse their application for two-twelve storey buildings, known as the Waterton. The decision can be read on-line at www.nsuarb.ca. When this decision was rendered, I placed the matter on Chebucto Community Council's agenda, and they unanimously endorsed recommending to Halifax Regional Council that we appeal this decision. Regional Council endorsed the motion, and HRM submitted an appeal to the Nova Scotia Court of Appeal. It is my opinion that the Utility and Review Board did not interpret our planning and land use laws appropriately nor did they interpret neighbourhood protection which is part of the legal contract (development agreement) for this development.

100th Anniversary of the Memorial Tower



On Thursday, October 2, 2008, an evening ceremony was held to recognize the 100th Anniversary of the laying of the first cornerstone of the Memorial Tower in Sir Sandford Fleming Park. The Tower was built to commemorate the 150th anniversary of the initial meeting of Nova Scotia's First Assembly on October 2, 1758.

Mayor Peter Kelly, Dr. Brian Cuthbertson, Sid Dumaresq and I gave remarks. The Memorial Tower was lit on the exterior for three hours to visually commemorate this historic milestone in our democratic history. This specific event was a symbolic ceremony to commemorate the 100th anniversary of the Tower and its significance in our history.

At a future date to be announced, we will have a very exciting public ceremony for the Memorial Tower. Also, keep your calendars free for the 2nd Annual Dingle Beach Party to be held on Natal Day, Monday, August 3rd, 11 a.m. - 2 p.m.

Girls Soar - Physical Activity Kick Off Event



MLA Diana Whalen, Brettany MacLean, Brittany Neazes, and Councillor Mosher

In Nova Scotia, 95% of girls in Grade 3 get a minimum requirement of daily physical activity, but by the time they get to Grade 11, that figure drops to 1%. With these figures in mind, Nova Scotia Health Promotion and Protection, Active Halifax Communities, Halifax Regional School Board, the Halifax YWCA and Halifax Regional Municipality's Community Recreation Services join together to present Girls Soar Physical Activity Week.

Every February, those stakeholders plus businesses in the local community join together to offer a variety of physical activity programs to girls aged 9-18, to help them find the physical activity that they enjoy the most. The best thing about all of these programs is they are offered to the participants entirely for free. The ultimate goal of the week is for the participants to continue their new favourite physical activity past the Girls Soar week.

Cunard Beach Volleyball



Several years ago Ms. Mary-Lou Buckle, Phys. Ed Teacher at Cunard Junior High School and several students asked me to have a beach volleyball court built adjacent to the school. I told them, "Absolutely, we can do this!" At first it appeared to be an easy project, but upon further evaluation there were many factors to consider. We had to site it in such a way to minimize direct sunlight going into players eyes, and not interfere with other uses such as the beach, baseball or tennis uses. In addition, if you put in sand without any fencing it would become a litter box for cats and other animals. In the end the project took longer than anticipated and was quite costly. With the majority of funding coming from District 17 capital funds, and with the gracious financial assistance of Councillor Stephen Adams, the Cunard Junior High PTA, and Sport Nova Scotia, we were able to have the appropriate facility installed. It is very well used and HRM and Volleyball Nova Scotia have on-going programs throughout the season. There is no cost to use this facility and I hope residents come out and enjoy a game this summer.

J.L. Ilsley

Recently I accompanied Minister Len Goucher to J.L. Ilsley High School to present a \$15,000 cheque to Principal Al Reyner, Sabine Fels, Arts Express Coordinator, and youth volunteers. They were awarded the cheque in response to their application for the Province's Community Crime Prevention Investment Program.

As an alumnus of J.L. Ilsley, I am very proud that they came first amongst 17 applicants and won this important grant. At HRM we are reducing our crime rate and working towards programming and initiatives for further reductions and will be engaging youth. This significant grant will involve youth in the meaningfully decision-making, development, and delivery of Community Crime Prevention Programs. Congratulations J.L.Ilsley!



Linda Mosher, Sabine Fels, Al Reyner, Len Goucher and volunteers

Kelly Street

The development in the Kelly Street area has started and has created some confusion. In 2003 the former owner applied for a development agreement that had a public process and came to Council. The approval included two seniors' assisted living facilities and neighbourhood protection such as tree buffering. The owner then passed away and the lands were sold. The new owner decided not to sign the development agreement that was previously approved by Council. Therefore the lands reverted back to the existing zoning (R2), which allows them to proceed "as of right" to develop semi-detached dwellings as permitted in the R2 zone. In 2007 I notified neighbours in the area about the change and that HRM received a subdivision application that includes the connection of Kelly Street and proposed development of the property with residential two-unit buildings. As this was the original zoning, no public process or Council approvals were required.

The developer is Banc Developments. At the time of printing, the subdivision design has been approved, and they are proceeding with construction; however, individual lots have not been approved yet. What is proposed for the new subdivision is primarily semi-detached lots. Kelly Street will connect and a new cul de sac and park are proposed. If you have any questions, you can call Brenda Seymour, Development Technician, 490-5660, or you can view the plans at the West End Mall Planning office.

Seawall Deterioration along North West Arm

As many people have observed, the seawall at both Regatta Point and at Sir Sandford Fleming Park (Dingle) is in poor shape and in some spots literally falling down. This has been assessed by many HRM staff and consultants and the optimal solution requires at least \$1 million, but could be millions. Therefore, we have determined that this will be a multi-year project that includes both short and long term phases, subject to Council approval during budget deliberations.

The Dingle Seawall

The short term plan is to simply repair the structure using existing construction methods. \$150,000 is currently budgeted for this interim solution and the project will be implemented once Federal approval is received. Long term plans for this structure include a comprehensive Engineering study leading to a new structural design, which will account for rising sea levels. We do not have an exact cost estimate, but it will likely exceed \$1 million. This more extensive solution will be included in the long term capital budgeting process and HRM's new asset management program.

Regatta Point Seawall

In the Regatta Point area, the design of the existing wall is insufficient to withstand the natural forces at this location. This seawall was built by the initial developer of Regatta Point and it is my understanding that it was (unfortunately) under engineered to withstand the subjected forces of nature, let alone any rising sea levels. Under these circumstances, instead of reconstruction or repair using a similar design or materials, the plan is to re-enforce the shoreline path using amour stone construction methods. \$50,000 is currently budgeted for this initiative and the project will also be implemented once Federal approval is received.

View Planes - North West Arm

Over the past several years I have worked with residents to protect the views in the North West Arm by creating a new water lot zone to minimize any structures that could be built on any in-filling approvals given by the federal government. Thank you to residents on Armshore Drive and Regatta Point who brought these concerns to my attention and worked with me to ensure they were resolved.

Recently I received unanimous support from Council to amend the applicable Municipal Planning Strategies to include protection of the view planes of the North West Arm. The North West Arm is one of the most beautiful views in our municipality and I felt that the views should be protected in the same manner as the view protection from Citadel Hill. The view can be seen from many areas such as Cowie Hill, Fairmount, the rotary and Peninsular Halifax. I will update residents when this will come back to Council; it would be great if residents in our district could provide input to these proposed amendments.

Rising Sea levels - North West Arm

Given that much of our district abuts the North West Arm, it is important to understand that the sea levels are rising. Over the past century the sea levels have risen about two feet. Generally, we should expect a two foot rise in the water levels in the North West Arm over the next century, plus or minus a foot depending upon the local impacts of climate change. On top of the rising sea level, it is also likely that there will be more storms with higher waves and greater storm surge. We are cognizant of high tides, high storm waves and storm surge. If all three of these conditions converge they can cause a considerable amount of damage and shoreline erosion.

A two foot rise in water level is the same as what was observed in the past century. The predicted two foot rise for the coming century is due to two independent factors:

- Coastal subsidence - the ground level is dropping.
- A global increase in water levels which arise from factors such as melting of the glaciers and polar ice caps.

The Canadian Hydrographic Service has a tide gauge in the Halifax Harbour for measurement of water levels. While HRM does not monitor water levels in Halifax Harbour, we do have an interest in the sea levels. As part of the Harbour Plan, we are working closely with Natural Resources Canada and others to model, as accurately as possible, the effects of projected sea level rise/storm surge on the coast line of the Halifax Harbour, including the North West Arm. Once this modeling is completed, the results will be presented to Council and harbour front property owners.

It is anticipated that the information will form the basis for the preparation of land use policy and adaptation of measures aimed at minimizing the risks associated with pending sea level rise and storm surge events.

All harbour front properties, including the yacht clubs and parks, can use this information as a decision making tool in their future facilities and infrastructure planning.



Milestones:

Leona Brunt celebrates her 101st birthday at Melville Lodge. Photo includes granddaughter Mary Purcell and Councillor Linda Mosher.

Donald Duggan celebrates his 95th birthday at Melville Heights.



The Spryfield Community Liaison Group (CLG), local citizens assisted by HRM, are engaging the residents of Spryfield and surrounding communities to help develop a Community Vision and Action Plan. In May, join the CLG at an Open House to review the draft Community Vision and Action Plan. Imagine Spryfield at its very best! For more information regarding the CLG and the visioning process, visit www.halifax.ca/visionhrm/spryfield or phone 490-5857.



Due to Canada Post distribution areas, some residences which are not in District 17 may receive this newsletter. I apologize for any confusion this may cause and hope you still find the information useful.