



# District 17

## Purcell's Cove-Armdale

The Mosher Report

Winter 2002



Councillor Linda Mosher

*notices directly to areas that are impacted by local issues. As well, my monthly column in The Chebucto News will continue to focus on issues relating to residents in District 17.*

*I wish everyone a Joyous Holiday Season, and a Happy New Year!*

Sincerely,



### HOUSEHOLD HAZARDOUS WASTE

I had many inquires about why the Household Hazardous Waste Depot in Bayers Lake was not open every Saturday. At the November 5, 2001, meeting of Chebucto Community Council, I requested that the hours of operation be expanded to ensure that it is open every Saturday, excluding Holidays. This request resulted in HRM Solid Waste staff presenting this recommendation to Council, and budget approval to expand the operating days, effective April 01, 2002.

*It is hard to believe that another year has almost passed. It has been a busy and very enjoyable year for myself, as your Councillor. District 17 is comprised of many small, distinct communities. I have been involved in each of these neighbourhoods with various opportunities, and events. I will highlight a few of the recent occurrences in this Newsletter. It would take a book to cover everything...*

*District 17 has experienced numerous changes during the past year. We have seen a proliferation of development throughout the District. Stanley Park has new commercial operations, Stoneridge is continuing to be developed. Fairmount Ridge development is going full speed ahead. There are individual building lots, and new homes cropping up throughout the District. We have had many public meetings regarding proposed developments, such as the Springvale Apartments and Don Keddy's lands. Development raises many concerns with residents ranging from by-laws, to traffic to safety. Due to the numerous issues in the District, this Newsletter is eight pages. This, however, will be my last Newsletter of this length. Based on staffing and budget constraints, Council has passed a motion that Newsletters in the future, will be limited to four pages, twice yearly. I will continue to send letters and*

### HOW TO CONTACT ME

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## DEVELOPMENT APPLICATIONS

Have you ever looked out your window to see someone starting to build on the vacant lot across the street and wondered why no one notified you that this was going to happen? If you weren't notified, chances are this is a "by right" or "as of right" development.

Development can occur "by right" or through some discretionary process requiring the approval of Council or the Development Officer. The zoning of a property determines what is permitted. Each zone contains regulations with respect to the minimum size lots may be, the types of uses that are allowed, how high a building can be, how close it can be to a property line, and how much of the lot can be covered by buildings, etc. When a person develops in accordance with these regulations they are entitled to their permit/approval. For example, if someone wishes to build a single-family dwelling on a lot that has an R1 zone, they are automatically approved, provided they meet the set criteria for this zone, and no public consultation is required. This is referred to as "by right" or "as of right" development.

"By right" development does not require notification to the neighbours. Even large scale developments that comply with existing zoning and subdivision requirements, such as the 3,000+ unit Westgate development in Timberlea, can be as of right. This is why it is important for individuals to be informed of the potential for development that exists in their neighbourhood so that when something "by right" does occur, it does not come as a surprise.

Neighbours are notified when a property owner wants to do something that is not in accordance with the regulations set out in the zone. In order to get permission, an application is made for a variance, a rezoning or a development agreement, whatever is appropriate. For example, if a lot is zoned R1 and the owner wished to install a gas station or an apartment building, a rezoning would be required. In this case, public consultation would be required.

The foregoing is intended to give a brief overview of when and how the public has input into development matters in their neighbourhood.

For more information on the zoning of your property you can call Development Services at 490-5660. For more information on rezonings and development agreements you can call Planning Services at 490-4393.

## SIR SANDFORD FLEMING PARK UPDATE

In 2001, I requested that HRM staff prepare a report outlining the process Council must follow to ensure that Sir Sandford Fleming Park achieve a National Historic Designation. This report was completed, and as a result, in early 2002, Council approved my request to submit the nomination papers to the Federal government for consideration of this status. A request for proposals for an independent research report was issued, and was awarded to Dr. Brian Cuthbertson. This report will be prepared and submitted to Ottawa to assist in consideration of the designation. We are hoping that this application will be ready for the National Historic Sites and Monuments Board of Canada to review in the Spring of 2003.

A community group, Friends of Sir Sandford Fleming Park Committee, has been formed. The Executive consists of Robert Hartlin, Chair; Greta Murtagh, Vice-Chair; and Peter MacAskill, Treasurer. We are working with HRM staff to ensure that a needs assessment of the Park is completed. We will then address deficiencies in the Capital Budget process. This group will not only be involved with our application to Ottawa, but also with overall issues surrounding Sir Sandford Fleming Park. When the research for designation is complete, the Committee will hold a public meeting where everyone will be welcome to learn more about this historic treasure within our community.

## REGATTA POINT WALKWAY

Funds were approved to extend this walkway in the 2001/2002 capital budget. We recently obtained approval from the Department of Fisheries & Oceans for the exact location of the extension. We are currently working with interested parties regarding the particulars of the extension. Budgeted monies have been carried forward for this specific project. The walkway will extend to the Purcell's Cove Road, hopefully starting in the Spring of 2003.

## DEADMAN'S ISLAND UPDATE

The Deadman's Island Committee's mandate is to "advise and assist HRM in the development of Deadman's Island as an international, national, provincial and municipal historic site". Staff from Tourism, Culture and Heritage, and Parks & Recreation business units have been assisting this Committee for two years. The project has four sections: Organization; Communication; Site Development; and Historic Designation. The Committee meets at least quarterly with staff to ensure its mandate is being met. A professional research study has been completed and provides information for communication of key messages related to the War of 1812. Recent correspondence from Ottawa has indicated that this application is currently under review.

A public pathway to Deadman's Island was recently completed, the majority was funded by the Heritage & Cultural Tourism Reserve, with the remainder coming from District 17 capital funds. The entrance is located off the Purcell's Cove Road, on PineHaven Drive, directional and site signage will be installed in the near future.

## STONERIDGE ON THE PARK

United Gulf Developments Limited previously applied for amendments to their approved development agreement to permit four changes. The request most contested at the public hearing was to permit the height of a 1991 approved twelve storey apartment building to 17 storeys. HRM Planning staff did not recommend increasing the height of the building, as they felt that the Municipal Planning Strategy did not support this change. Residents made presentations at two public information meetings and one public hearing. Based on the staff report recommendations, and the majority of the views of the public, the members of Chebucto Community Council voted unanimously to reject these proposed changes.

The development of Phase Five of Stoneridge on the Park is being undertaken. They are in the process of constructing new streets and services for the purposes of providing additional homes in

the community. Drilling operations will take place Monday to Saturday with blasting only occurring intermittently Monday to Friday between 8 a.m. and 6 p.m. United Gulf sent out an expanded blasting notification letter to about 500 homes in the area.

## KELLY STREET APPLICATION

There is a request to amend the Mainland South Secondary Planning Strategy and Mainland Halifax Land Use By-law to permit senior's assisted living facilities and townhouses on lands on Kelly Street. There have been two public information meetings on this application. Concerns were raised regarding the size of the proposed buildings, and the additional traffic this development will generate. The next step is for HRM Planning staff to present a report to Chebucto Community Council and a public hearing to be held. The date for the public hearing will be set in early January.

## BLASTING BY-LAW B-300

In January, 2002, I requested a report to enhance our Blasting By-law to make it more effective in protecting residents and their properties. This was in response to numerous concerns regarding the Forward Avenue development. Further concerns were relayed in response to blasting throughout HRM, and most recently in Fairmount Ridge. HRM staff are working on assessing the effectiveness of both administrative and technical aspects of HRM's Blasting By-law. Some administrative changes have been made and further changes will be recommended to Council. A public hearing will be held early in the New Year so residents can provide input.

## FERRY TO DOWNTOWN HALIFAX

At Chebucto Community Council, I requested a report on the feasibility of operating a ferry service from the Purcell's Cove area directly to the Downtown Halifax Ferry Terminal. The report estimated that a one-way trip from Purcell's Cove would take twenty-five minutes and two ferries would be required to operate at

half hour peak frequency. At this time, staff have looked at this conceptually, and have not identified a specific location.

The cost estimate was six million, \$2.5 million for each ferry, and one million for a docking and wharf area. The report was a high level overview and a more detailed study would be required. Due to the extensive capital needs of this project, Council approved this to be added to the Canada-Nova Scotia Infrastructure Works Program request list. If this project comes to fruition, there may be opportunities for cost sharing. This request is number forty-seven on HRM's priority list.

### RELOCATION HIGHWAY 102 'BI-HI' RAMPS

Residents have expressed concern over increased traffic on residential streets, resulting from the relocation of the Bi-Hi ramps entrance/exit. I requested that the Traffic Authority assess traffic volumes, including short-cutting, to determine solutions to reduce traffic in this residential area.

This assessment determined that the majority of traffic was due to short-cutting to go to the "little ramp" Bayers Road inbound to Bi-Hi outbound. In a three hour period in 2001, 666 vehicles used this short-cut. In 2002, the number of vehicles during the study period was 488. HRM asked the Department of Transportation & Public Works (Provincial) to consider closing the circular on-ramp. They believe the lack of sight lines and acceleration distance makes this a hazardous facility and that its presence encourages short-cutting on local streets. HRM is suggesting installation of a horizontal arm gate that is activated by emergency vehicles, but prevents vehicles from entering.

I will be holding a meeting with David McCusker, Manager of the Traffic Authority in attendance, to discuss the traffic issues with residents. Notices will be mailed directly to homes in this area.

### PEDESTRIAN SAFETY IMPROVEMENTS

I have been working with residents and HRM staff to resolve some long standing traffic and safety issues in District 17:

- A new sidewalk and overhead lighted crosswalk has been installed on Purcell's Cove Road, across from Regatta Point.
- A dangerous intersection sign, as well as a flashing amber light (which will flash only when a car is present on Ramsgate) has been installed on Purcell's Cove Road, near Ramsgate.
- All way stop signs will be installed on Purcell's Cove Road, at the intersection of Williams Lake and Albion Roads. Flashing red lights will be installed on Purcell's Cove Road to warn vehicles of impending stop signs. Due to concrete curbing work required to define the intersection, this work is scheduled for the Spring of 2003.
- There are numerous areas which residents would like safety issues addressed. I am working with HRM's Traffic Authority to assess and address these concerns.



International Walk to School Day - Springvale Elementary School

## SPRINGVALE 'RED' APARTMENTS

The owners of 7, 9, 11, and 13 Springvale Avenue have applied for a Plan Amendment which would enable a Development Agreement to permit a single multi residential development. The current proposal is to construct an up-scale 37 unit condominium apartment building to replace the four existing low rise apartment buildings. The proposal includes nine townhouse units on three levels, and 28 apartment units with an underground parking structure. These units would be no longer rented by the owner, but would be sold to the public.

Recently, an information meeting was held for residents with the Developer, his Architects, and HRM Planners. The development plans were discussed and residents were asked for input. The majority of residents in attendance were in favour of changing the existing buildings, however, parking and traffic were major concerns. HRM Planning will assess the application and consider the comments made by the public at the meeting. The next step is for HRM Planning to present a report to Chebucto Community Council and a public hearing to be held. A date has not been set.

## SPEED CONCERNS

I have heard from numerous residents regarding the speed of vehicles on residential streets and the safety issue this raises. Four Councillors and I have shared the cost of a speed trailer for use by the Police Department in the West region. You may have noticed this trailer in your area, digitally displaying the speed your vehicle is travelling.

This trailer gathers information on volumes of cars and speeds and this data is reviewed to determine if high speeds are a problem. When required, this can be followed up with personal enforcement by a Police Officer. Please advise me if you would like to set the trailer up on your street, however, this trailer cannot be employed during winter conditions.

Some roads in the District may have attributes that make the posted speed limit, 50 km/hr, too fast for road characteristics. The lowest

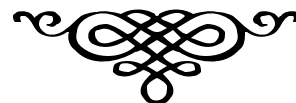
speed that HRM Police can enforce is 50 km/hr, which is regulated by the Provincial Motor Vehicle Act. I have requested at Council for HRM to write the Province to obtain the authority to regulate speeds under 50 km/hr. To-date we have not had a positive response from the Province.

## DISTRICT 17 APPROVED CAPITAL PROJECTS

The following projects were approved by Regional Council for 2002/2003:

- Armdale Rotary - resurfacing
- Bromley Road - paving renewal
- Captain William Spry Centre - new fitness Centre (located in District 18)
- Deadman's Island - public pathway
- Chipsealing - 23 streets, micro-sealing: two streets
- Idlwyld Road to Herring Cove Road - storm sewer rehabilitation
- Melton Avenue - sidewalk renewal (Lexington to Morningside- north side)
- Parkhill Road - storm sewer upgrade
- Parkdale Avenue - resurfacing\*
- Purcell's Cove Road - main artery patching
- Purcell's Cove Road - Herring Cove Road to Braeburn - sidewalk/crosswalk
- Sir Sandford Fleming Park - upgrade for year round washroom facilities
- Springvale Avenue - paving renewal\*
- Whimsical Lake - sewer outfall upgrade to prevent flooding on Mabou.

The above list of expenditures is not inclusive of the total capital expenditures in District 17. Individual departments have also allocated funds toward projects such as street lighting, traffic improvements, sidewalk maintenance, and park upgrades. Any expenditures which are approved in previous years and not completed (such as Parkdale and Springvale\*) will be carried forward to the next budget year. No further approval is required.



## HALIFAX SPARKLETTE COMPETITION TEAM 2002



The Halifax Sparklette Majorettes recently competed in the World Open Baton Twirling Championships in South Bend, Indiana. The competition was a five day event held at the University of Notre Dame. All 15 twirlers did extremely well, with an outstanding 22 top ten finishes! They also did well in the team events, placing top 20 in the advanced divisions. Congratulations!

## RENAMING OF DUTCH VILLAGE ROAD

Since the construction of the Bicentennial Highway in 1962, there has been confusion associated with Dutch Village Road. This has been especially problematic for emergency vehicles being unable to locate an address, thereby causing health and safety issues.

Over the past year, HRM's Civic Addressing Department has worked with a public safety committee, comprised of representatives from Police, Fire, 911, RCMP, and EHS to determine a solution to this problem.

The section of road from the Armdale Rotary to the Fairview Overpass will all become Joseph Howe Drive. The "looped" westerly portion of Dutch Village Road will remain named as such, as this was the original location of the "Dutch Village". The cul-de-sac, resulting from the new Bi-Hi ramp configuration, will be given the new name, "Westerwald Street". The original German families in the area referred to their settlement as

"Westerwald", meaning western forest or western woods.

Affected residents will receive written notification regarding these changes the last week of November. This will ensure that residents have time to make changes to next year's telephone books. The effective date of the change will be March 3, 2003.

Canada Post is partnering with HRM in the correction of civic addressing in the designated areas by providing six months free mail redirect for residential uses, and one year free mail direct for commercial operations.

If you have any questions regarding these changes, please contact HRM's Civic Addressing Staff @ 490-7118 or 490-6129.

## YOUTH RECREATION PROGRAMS

Due to requests from youth and their parents for recreational activities in the Kline Heights area, I initiated a needs assessment. Local teens conducted research for HRM recreation staff into the recreational needs of children aged 10-14 years who live in this area. Basketball was identified as the top choice from the survey. As a result, we arranged for local basketball star, Will Njokou, to conduct his "Will to Win" basketball program. The survey also indicated that the basketball court needs improvements, which is being budgeted for by Parks & Recreation staff.

As well, a Leisure Interest survey was undertaken by HRM staff at the Chebucto Heights School. This targeted students in Grades 5 and 6. The majority of respondents indicated that they would like an open gym program on Friday evenings. We initiated this program in the Summer and it continues to be well attended. It is staffed by two recreation instructors and is held at Chebucto Heights, Fridays 6:30 - 8:00 p.m. Ages 10-13, no registration or fees required, just drop in!



Councillor Mosher and Will Njokou, centre, with children at the Basketball Court in Kline Heights

**CITIZENSHIP AWARD**

Approximately 40 grade nine students were presented at Halifax Regional Council in May and received Citizenship Awards for being outstanding young citizens. This year's Citizenship Award Recipient for District 17 is Lauren Matheson of Cunard Junior High School. She was selected, by her school, as being motivated, caring, achieving, and a giving individual who stands as an exemplary role model for others. Congratulations Lauren!



Councillor Linda Mosher and Deputy Mayor Bob Harvey presenting Award to Lauren Matheson, Cunard Junior High School

**FUNDING**

Councillor's have decision making authority for where their district activity funds and district capital funds are allocated, according to guidelines set forth by HRM. The following is my yearly report on expenditures for both accounts:

**DISTRICT ACTIVITY FUND EXPENDITURES-2001-02:**

- Halifax Sparklette Majorettes \$200
- Theatre Arts Guild \$500
- 1<sup>st</sup> Jollimore Pathfinders Girl Guides \$ 200
- Spryfield Seniors Centre \$105
- Teen Health Centre \$100
- Regatta Point Landowner's Association \$100
- Springvale/Fairmount Residents Association \$100
- Rockwood Subdivision Residents Association \$100
- Chebucto Boys and Girls Club \$100
- Nova Scotia Ringette \$200
- Chebucto Heights PTA \$225
- Chebucto Midget Bruins \$150
- Chebucto Hiking Club- \$100
- Dartmouth Dance Society \$25 (HRM wide membership)
- Jollimore Mosquito B Baseball Team \$100
- Epilepsy Association of NS \$100
- Scouts Canada \$245
- Mainland South Heritage Society \$150

**DISTRICT CAPITAL FUNDS BALANCE - YEAR TO DATE:**

Budget: \$40,000 per year, per district. Monies can be carried forward from previous years for designated projects. These funds assist Councillors in responding to local needs that have not been approved in the Capital Budget.

- \$10,000 - Deadman's Island public access pathway
- \$25,000 - Playground structure - Whimsical Lake Playground
- \$25,000 - Playground structure - Fairmount Playground
- \$10,000 - At grade crossing - Olivet Street\*
- \$5,000 - Trees - Herring Cove Road (PACED group)\*\*
- \$7,000 - Bus Shelter - Purcell's Cove Road at Ferguson's Cove Road
- \$2,064.25 - Cunard Junior High School - Draperies for stage productions
- \$2,100 - John W. MacLeod School - Landscape improvements (sign)
- \$2,100 - Springvale Elementary School - Landscape improvements

- \$3,707.99 - Chebucto Heights Elementary - Asphalt Walkway (2001)
- \$1,518.50 - Fleming Heights Community Sign (Residents raised \$1,000)
- \$5,113.48 - Speed Monitor Trailer (cost shared with 4 other Councillors)
- \$10,000 - Friends of Sir Sandford Fleming Park\*

\* Monies designated for projects not yet completed  
 \*\*Monies given to organization, project not initiated to date.

Urban Forest Master Plan to ensure HRM remains worthy of its designation as the "City of Trees".

**'CITY OF TREES'**

Previously at Council, I had described a clear cutting issue that took place in District 17. The issue was two-fold: 1) partly regarding Nova Scotia Power utility easements and 2) clear cutting in general. It takes 20 to 30 years to grow a stand of mature trees and they can be gone in an afternoon. Currently, under the Municipal Government Act, HRM has no legislative authority regarding the retention of trees on private property. I have asked that private lands be addressed in a Tree By-law. The goal is to maintain the urban forest canopy as well as balancing the needs of development. There are many cities in Canada and the United States that have private property tree by-laws and HRM should examine these by-laws for possible adoption.

As it stands now, a developer can clear-cut all trees from a lot before applying for a building permit and the Municipality can do nothing about it. Tree lined streets are as much a part of HRM's personality as are its Heritage properties. I have asked HRM to be pro-active in providing protection for the trees and the environment, as well as preventing clear-cutting situations. I recommended HRM investigate other cities' tree by-laws which regulate vegetation on private properties.

The action taken by HRM to date has included writing the Province requesting legislative authority to regulate and manage vegetation on developments. Legal services has requested to present an application to the Utility & Review Board regarding Nova Scotia Power easements. A steering committee is being struck to analyse by-laws from other areas that manage private vegetation. I also requested capital funds for an

<b>FREQUENTLY CALLED NUMBERS</b>	
Animal Control	468-9219
Building Permits	490-5655
By-law Enforcement	490-5640
Captain Spry Community Centre	479-1111
Chief Administrative Officer	490-4026
Chocolate Lake Recreation Centre	490-4607
Councillors' Office	490-4050
<b>Emergencies:</b>	
Police/Fire/Ambulance	9-1-1
Non-Emergency Police Response	490-5020
Garbage Pick-up	490-6600
HRM General Inquiries	490-4000
Mayor's Office	490-4010
Property Assessments	424-5225
School Board Chair, Sandra Everett	469-5007
School Board Member, Carolyn MacFarlane	477-6505
Snow and Ice	490-6203
Street Lights Out	490-6546
Taxes	490-4141
Traffic and Transportation	490-6202
Unightly Properties	490-5640
Water Utility - General	490-4827
Water - 24 Hour Emergency	490-4810
Works & Natural Services (24 Hours)	490-6203
Zoning Information	490-5660

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