

Cole Harbour Public Forum

February 17/2005

300 Residents (*Councillors Smith, Kent, McInroy, Younger, Hendsbee and Karsten in Attendance*)

Questions & Comments:

- Make sure we as a community have adequate input into the Regional Plan to express our concerns. Also make sure the language in the plan is 'directive'. Are you aware of 'directive language'?
- Are there opportunities for community groups to write responses on the plan?
- We don't maintain our pedestrian facilities in the winter. I would like to see consistency for these facilities year round please.
- I am concerned with Pattern A & B (in the Settlement Pattern Form Publication) with 2 acre lots, with 405 feet of road frontage per dwelling in Pattern A and 222 feet for Pattern B. This isn't going to work, it's too excessive! I am hopeful that you will come to Lawrencetown and get us involved in this process, and I hope these road frontages aren't edged in stone.
- I have noticed with this moratorium business, there were a lot of amendments made between January and March 2004. I purchased a subdivided lot after that date, and I want to know if I will be able to build on it? Also, am I allowed to sub-divide a current lot I own, and what can I expect to happen when the Regional Plan is implemented if I get it approved?
- Will future development be restricted to the centres you have identified?
- Housing construction on the Bedford Highway has been unreal, especially close to Larry Uteck Drive where thousands of new units have been constructed (and are still being built). What is being done to help improve the Bedford Highway congestion problem?
- Clustered development and shared wells and septic in rural areas - I am curious to know what the cost-benefit of this is?
- Your slide show identified examples of low, medium and high density housing examples, but they all looked like high density to me
- I noticed in your presentation there is an awful lot of clustering of homes going on! Why is clustering so important now when it hasn't been in the past?
- I am interested in seeing a cultural component in the plan

- 1% of all building costs in other cities in Canada is dedicated towards art, through creating tiles, lighting, furnishings which become artwork. In Winnipeg, \$500,000 is given annually to promote art in the city. Please consider this 1% in HRM, and if so I would like to know how you would implement this initiative?
- I have one simple question, will Bus Rapid Transit be a faster commute than present transit?
- My concern is the lack of green area. In the plan it shows a lot of green areas where it is not actually green. What part of Brightwood Golf Course will be used for green space? What do you have in mind when it comes to recreational and green areas?
- Your corridor (arrow) over the Lake Banook - Sullivan's Pond area is misleading. How do you intend to protect lands around the lakes?
- We had a 3,000 person petition to save our Shubie Park and we had no influence on that interchange. With this in mind, what can you do to convince people here tonight that their input will be heard and count towards the final product?
- The Wright Avenue extension - I have a feeling this wasn't only a provincial interest. Am I right in suggesting this?
- I have a major problem with the planning process. Why is it that people only have a chance to oppose proposals, and not actually have a say in these proposals? I mean we are the ones that have to live next to them! The interest of citizens voices is not being considered!
- We consider our lakes, streams and rivers to belong to the communities, not the developers. We would like to see land in the public ownership, not private. I see the Bedford Waterfront trails and we want that here in Dartmouth. We (HRM) need money to aggressively buy up land (e.g. Lake Banook) to keep lakes open to the public and to protect their watersheds.
- I would like to see a group formed called "Saved Our Harbour", with respect to marine industrial development. Regional Planning has been a very open process and your doing a great job. Regional parks and corridors are a forward thinking process.
- We have a world-class harbour here in Halifax, and I noticed you had some recommendations focussed on marine industrial. How do we control this when DND, Port Authority and the Waterfront Development Corporation have authority over the harbour? What about the people?
- What protection is being offered to the environment in your preliminary recommendations for the harbour? And residential protection, I don't see any thing in these recommendations, was this an oversight?

- What will happen in the future to include the public in the harbour plan?
- There is a lot of marine industrial in Eastern Passage, therefore we deserve tradeoffs to create view planes, recreation and public access. If you expect us to live with this in our backyard, we deserve some compensation.
- Portland Street is not sufficient for the amount of traffic on the road. Forest Hills Parkway and #7 Highway should be joined. If there is an accident it ties up traffic for hours. What are you doing to solve these problems?
- I commend the planning committee for the plan, but where is Cherry Brook? I want you to include us as well. 6,100 square feet per dwelling unit for urban low density? You call this low density? We would like you to come to our community so we can address our issues.
- We have a beautiful community here in Halifax, you people have no idea what high density really is. I come from Vancouver. If you really want high density you got it. Please don't make the mistakes of Vancouver here in Halifax.
- Why did HRM not put a bid on the Brightwood Golf Course? For only \$22 million, we could have created another Stanley Park.
- As I understand this plan, you are planning for 25 years down the road, but what are we doing to make sure the current problems don't exist in the future, especially traffic jams. Will there be any work to improve transit from Forest Hills to Burnside?
- This planning strategy has identified increasing density through smaller lots, but this process shouldn't be about money alone. Putting small businesses in business parks is a great way to make them go bankrupt.
- How can you economically make clusters feasible with 10 to 15 thousand square feet lot sizes?
- Why isn't Atholea Drive off Caldwell Road serviced with water and sewer?
- The Port Authority came out with a draft plan for the harbour and said all excess land should be reserved for marine industrial. Has any analysis been done since this report to assess locking up all this land for marine industrial uses?
- There has been a lot of public input into the plan recently, and I would like to know more about the process for implementation and how binding this on regional council?
- When developers propose plans, do we have the 'teeth' to make this plan stick? Does this plan include a series of by-laws as well?

- I see 5 new regional parks proposed in this plan and one is on the corner of Lake Charlotte, is this a regional, provincial or federal park? This could have huge ramifications on the public depending on whose jurisdiction these fall within.
- I live in Halifax and I want to join a committee that could help implement parks and trails, and then linking them. What avenue do you have to advertise to get on a committee to be part of this process?
- A transportation corridor into Cole Harbour offset from the #7 Highway into the Forest Hills area - is this still in the works?
- I am curious about development in Broom Lake, off the #7 Highway. There is a lot of encroachment in this area and I wonder how long it will be until development occurs in this area?
- I commend you for identifying Porters Lake as a location for a public forum.
- How and when will the boundaries of the centres be defined?
- How and when will the BRT be implemented and financed? What is the order of implementation?
- There are other modes of transportation other than transit, what are your plans for bicycles in the future?
- I am a land owner in Musquodoboit Harbour. Does HRM intend to take over maintenance on future clustered septic systems in this area?
- If land is outside an identified centre, is it still possible to build a clustered septic system between the centres?
- There is a primitive mode of transportation in HRM, referred to as 'walking'. What provision is there in the Regional Plan to provide accessible walking communities? Would this cover rural communities as well?

Notes From Tables

Settlement & Transportation Table

- You forgot about people in some of the big employment generating areas. Burnside and Bayers Lake are desolate and depressing and need to be fixed.

Open Space Table

- Increase Park & Ride areas in urban core.
- Open 'corridors' means multiple roads that cut up what wilderness and/or green space we have left!
- Explain proposed park at north end of Lake Charlotte.
- I noticed 4 new regional parks in Halifax area but none in Dartmouth. Dartmouth already has fewer parks than Halifax (i.e. the Dingle, Point Pleasant, Frog Pond, Hemlock Ravine, Long Lake Provincial Park. Dartmouth only has one park; Shubie Park, Dartmouth needs more parks.

Harbour Table

- Why do we have to put industry downtown?
- On the Dartmouth side of the harbour, protect/restore lost habitat to balance the 'urban' Halifax Waterfront.
- Need to keep more residential areas along old Dartmouth City Waterfront.
- Dartmouth Park areas need protection.
- Recommendations are mostly for marine industrial. We need environmentally oriented recommendations.
- HRM must speak on behalf of residents about their concerns respecting the Halifax Harbour.
- Open up your steering committee.