



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL  
MINUTES  
June 7, 2018**

PRESENT:                   Councillor Tony Mancini, Chair  
                                Councillor Sam Austin, Vice Chair  
                                Councillor David Hendsbee  
                                Councillor Bill Karsten  
                                Councillor Lorelei Nicoll

STAFF:                     Krista Vining, Legislative Assistant

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, reports, supporting documents, and information items circulated are online at [halifax.ca](http://halifax.ca).*

*The meeting was called to order at 6:00 p.m. and adjourned at 7:28 p.m.*

**1. CALL TO ORDER**

The meeting was called to order at 6:00 p.m. in the Harbour East-Marine Drive Community Council Meeting Space, Main Floor Alderney Gate, 60 Alderney Drive, Dartmouth.

**2. APPROVAL OF MINUTES – May 3, 2018**

MOVED by Councillor Karsten, seconded by Councillor Nicoll

**THAT the minutes of May 3, 2018 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

Additions:

**Information Item 3** – Information Report from the Director, Parks and Recreation and the Acting Chief Administrative Officer dated June 7, 2018 re: Sullivan’s Pond Aquatic Weeds

MOVED by Councillor Nicoll, seconded by Councillor Hendsbee

**THAT Information Item 3 - Information Report dated June 7, 2018 re: Sullivan’s Pond Aquatic Weeds be brought forward to the next meeting for discussion.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Nicoll, seconded by Councillor Hendsbee

**THAT the agenda be approved as amended.**

Two-third majority vote required.

**MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES – NONE**

**5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE**

**6. MOTIONS OF RECONSIDERATION – NONE**

**7. MOTIONS OF RESCISSION – NONE**

**8. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**9. NOTICES OF TABLED MATTERS – NONE**

**10. HEARINGS – NONE**

**11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**11.1 Correspondence – None**

**11.2 Petitions – None**

**11.3 Presentations**

**11.3.1 Development of the Port Wallace Lands – Brian Palmer**

Brian Palmer, resident of Montobello presented their perspective on the traffic analysis for the proposed development of the Port Wallace Lands. Palmer requested that the HRM Planning Development undertake a detailed analysis of the impact associated with creating full access to Highway 107 before

development begins, and with the additional proviso that this access be the only regular way into and out of the major portion of the new development area until significant development has been completed. A copy of the presentation is on file.

In response to a question raised by the Community Council, Paul Burgess, Program Manager, Planning and Development, clarified that although 4,000 housing units equates to 6,000 vehicles, not all of these vehicles will be on the road at the same time. When staff looks at the capacity of a highway, they look at peak hour traffic. Burgess explained that traffic will increase on the Waverley Road as a result of the development but could be managed through improvements to the Montague Road interchange.

### **11.3.2 Responsible Cat Ownership – Patti Green, Ecology Action Centre and Nova Scotia Bird Society**

Veronica Sheerwood and Patti Green, Ecology Action Centre discussed responsible cat ownership and concerns with overpopulation. They emphasised the need for a committee vision strategy, continued spay neuter programs, public education, identification program, low cost registration and a cost benefit analysis program evaluation. They asked the Municipality to hire an external consultation to analyse the issue and recommend the best policy and program framework required. A copy of the presentation is on file.

MOVED by Councillor Hendsbee, seconded by Councillor Nicoll

**THAT Harbour East-Marine Drive Community Council request a staff recommendation report on responsible cat ownership programing.**

**MOTION PUT AND PASSED.**

## **12. INFORMATION ITEMS BROUGHT FORWARD – NONE**

Councillor Mancini stepped down as Chair and Councillor Austin assumed the Chair.

## **13. REPORTS**

### **13.1 STAFF**

#### **13.1.1 Case 20395: Land Use By-law Amendment and Development Agreement for Multi-unit Residential Buildings in Dartmouth Crossing, Dartmouth**

The following was before Community Council:

- A staff recommendation report dated March 14, 2018

MOVED by Councillor Mancini, seconded by Councillor Karsten

**THAT Harbour East-Marine Drive Community Council:**

- 1. Approve the proposed development agreement, which shall be substantially in the same form as set out in in Attachment B of the staff report dated March 14, 2018; and**
- 2. Require that the development agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

Jennifer Chapman, Planner III presented the application of EDM on behalf of Dartmouth Crossing LTD to consider the proposed development agreement by resolution of Community Council to allow for two multi-unit residential buildings in Phase 1. Subject to the market response in Phase 1, Phase 2 would be for future residential uses or for commercial development. A copy of the presentation is on file.

Chapman responded to questions, clarifying that the Development Agreement requires the developer to provide a more detailed landscape plan at the permit stage.

**MOTION PUT AND PASSED.**

Councillor Mancini resumed as Chair and Councillor Austin took their seat.

**13.1.2 Case 20436: Development Agreement for 102 Albro Lake Road, Dartmouth**

The following was before Community Council:

- A staff recommendation report dated May 14, 2018

MOVED by Councillor Austin, seconded by Councillor Nicoll

**That Harbour East-Marine Drive Community Council:**

- 1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the supplementary staff report dated May 14, 2018, to permit an automotive repair garage within an existing commercial building at 102 Albro Lake Road, Dartmouth; and**
- 2. Require that the proposed development agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

**13.1.3 Case 21631: Discharge Agreement for Harbour Ridge Golf Club, 108 Harbour Ridge Drive (and surrounding properties), East Petpeswick**

The following was before Community Council:

- A staff recommendation report dated April 16, 2018

MOVED by Councillor Hendsbee, seconded by Councillor Karsten

**That Harbour East – Marine Drive Community Council:**

- 1. Approve, by resolution, the proposed Discharge Agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated April 16, 2018; and**
- 2. Require the Discharge Agreement be signed by the property owners within 240 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council, otherwise this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED.**

**13.1.4 Regional Splash Pad Recreation Area for Dartmouth**

The following was before Community Council:

- A staff recommendation report dated May 28, 2018

MOVED by Councillor Austin, seconded by Councillor Karsten

**That Harbour East-Marine Drive Community Council recommend that the Friends of the Dartmouth Splashpad + Park submit their splash pad proposal to staff for review and recommendation to Harbour East-Marine Drive Community Council.**

**MOTION PUT AND PASSED.**

Councillor Mancini stepped down as Chair and Councillor Austin assumed the Chair.

**13.1.5 Case 21765: Development Agreement Amendment for a Time Extension to the Harbour Isle Development, Dartmouth**

The following was before Community Council:

- A staff recommendation report dated May 18, 2018

MOVED by Councillor Mancini, seconded by Councillor Nicoll

**That Harbour East-Marine Drive Community Council give notice of motion to consider the proposed amending development agreement, as set out in Attachment A of the staff report dated May 18, 2018, to allow substantive amendments to the commencement and completion dates referenced in the existing agreement for the Harbour Isle development, Marketplace Drive, Dartmouth, and schedule a public hearing.**

**MOTION PUT AND PASSED.**

Councillor Mancini resumed as Chair and Councillor Austin took their seat.

**14. MOTIONS – NONE**

**15. IN CAMERA (IN PRIVATE) – NONE**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION – NONE**

**18. PUBLIC PARTICIPATION**

**Warren Wesson, District 5** suggested that the proposed Dartmouth splash pad be built across from the Dartmouth Sportsplex near the skate park and basketball court, or incorporating it into the reimagining of Sullivan's Pond. Wesson also wanted the Willow Tree development provide 20 units of affordable housing under a 15-year agreement.

**Crissy McDow of Westphal** spoke to their business Lady Drive Her, which is made up of female drivers operating out of the Halifax Stanfield Airport. They explained the long waiting list to get a roof light permit and how the Taxi Commission has three categories: taxi, limousine and accessible wheelchair vans. McDow wanted a new category created for female drivers, so they could obtain a permit without going on the wait list. McDow spoke about safety issues and giving female passengers a choice of male or female driver.

**Colin May, Dartmouth** expressed concern with pedestrians not being able to hear cyclists coming up from behind them on the Dartmouth Common. May submitted a copy of his spouse, Lindsay May's written submission to the Transportation Standing Committee about pedestrians and cyclists sharing trails in a responsible manner.

**Victor Matthews, Dartmouth** explained that there was no winter maintenance done on the pathway linked with Russel Lake West and the pathway in North Brook Park. Matthews explained that pathways are used frequently in the winter and asked to have these pathways added to the Municipality's winter maintenance list.

**19. DATE OF NEXT MEETING – July 5, 2018**

**20. ADJOURNMENT**

The meeting was adjourned at 7:28 p.m.

Krista Vining  
Legislative Assistant