



**HARBOUR EAST- MARINE DRIVE COMMUNITY COUNCIL
MINUTES
January 9, 2020**

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

STAFF: Claire Gillivan, Solicitor
 Krista Vining, Legislative Assistant
 Simon Ross-Siegel, 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.

*The meeting was called to order at 6:00 p.m. The Community Council recessed to convene into In Camera (In Private) at 7:27 p.m. and reconvened in public at 7:37 p.m.
Community Council adjourned at 7:38 p.m.*

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – December 5, 2019

MOVED by Councillor Karsten, seconded by Councillor Austin

THAT the minutes of December 5, 2019 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions:

15. In Camera (In Private)

15.1 Personnel Matter – *Private and Confidential Report*

Citizen and Councillor appointments to board and committees in keeping with the Public Appointment Policy adopted by Regional Council in August 2011, to be found at <http://www.halifax.ca/city-hall/boards-committees-commissions/volunteer-boards-committees/public-appointment-policy>

Private and Confidential Information Items

1. Private and Confidential In Camera (In Private) Information Report – re: LEGAL ADVICE

MOVED by Councillor Karsten, seconded by Councillor Austin

THAT the agenda be approved as amended.

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

10.1 PUBLIC HEARINGS – 6:00 P.M.

10.1.1 Case 21982: Land Use By-law amendment to the TH (Town Housing) Zone and Rezone 20 Sea King Drive, Dartmouth from the R-1 (Single Family) Zone to the TH (Town Housing) Zone

The following was before the Community Council:

- A staff recommendation report dated September 18, 2019
- Correspondence from Bob Jollota and Florence Boswell
- Staff presentation
- Applicant presentation

Jennifer Chapman, Planner III presented the application by WSP Canada Inc. on behalf of 3319412 Nova Scotia Limited to rezone the lands at 20 Sea King Drive, Dartmouth from R-1 (Single Family Residential) Zone to TH (Town Housing) Zone to enable the development of approximately 98 single storey townhouse units.

Staff responded to questions of clarification raised by members of the Community Council regarding next steps if the zoning were approved.

The Chair opened the public hearing and invited the applicant to come forward and address the Community Council.

Jenny Lugar, Applicant, WSP Canada spoke to the Province's aging population and the need for more housing for seniors, smaller homes, and housing that is close to amenities and services. They noted that rezoning to TH Zone would permit townhouses and schools, which is fewer permitted uses than under the R-1 Zone and facilitates smaller homes and lot sizes. Lugar explained that the site was close to many services and amenities and the developer was proposing single-storey townhouses with 50 percent lot coverage, along with enhanced buffering and screening between new and existing homes and gearing the townhomes towards 55+ demographic. Lugar noted that the Municipality was currently studying circulation in the neighbourhood and HRM engineering would make a final decision on access. In response to the public's concern around traffic, Lugar stated that the counts from the August 2019 Traffic Statement addendum showed that the proposal would not have significant impact on adjacent streets or intersections and has been accepted by HRM traffic engineers. They concluded that the application was supported by existing policy and by HRM planning staff and asked Community Council to approve HRM staff's recommendation.

Lugar responded to questions of clarification on the proposed design of the townhomes and lot size.

The Chair reviewed the rules of procedure for public hearings and called for anyone wishing to speak on the matter.

Dave Smyth, Dartmouth supported the concept plan in its current form and catering to a 55+ demographic but was concerned with the impact the development might have on traffic. Smyth cautioned the Community Council with putting too much density in this area.

Rev Martin Zwicker, Dartmouth was encouraged and grateful to hear that there would be shared access between the properties, commenting that the neighbourhood was desirable, but wanted to see traffic alleviated in this area and was disappointed that the renderings did not show how this would be done.

Janet Porter, Dartmouth supported the concept plan even though there was no guarantee it would solely be for a 55+ demographic. They pointed out that two-storey townhomes could increase the number of people living in each dwelling and the number of vehicles. The speaker was pleased with the traffic impact study and commented on access points for the area. Porter commented to the area's foot traffic and history of accidents, making a roundabout necessary, but suggested that the inclusion of high density in this area was contradictory.

Colleen Skerry, Dartmouth agreed that there was no guarantee the townhouses would only be for a 55+ demographic. Skerry spoke about the wetlands and current issues with water pressure, questioning what impact the development would bring. They further spoke to a roundabout for the area, motorists shortcutting and the difficulties getting out of their subdivision. Skerry suggested that with the various developments in the area, developers needed to work together.

Rosette McEwen, Dartmouth spoke to the need to address current infrastructure issues before developing further. They questioned the cost of the townhomes being affordable for seniors. McEwen agreed there was no way to guarantee a certain demographic for this development, other than through

rental units. They were concerned if the property were rezoned that the current proposal could change to be something different and have ramifications.

Gerald Pring, Dartmouth agreed with the concept plan but wondered if it maybe too many townhomes for the site. Pring expressed similar concerns made about traffic but did not support a roundabout at the intersection. They further spoke to access points, water issues and the impact to neighbouring properties from blasting.

The Chair called three times for any other speakers, there were none.

The Chair invited the applicant forward to respond to points raised by speakers.

Jenny Lugar, Applicant, WSP Canada appreciated the feedback received from members of the public, reiterating points made during their presentation on the August 2019 Traffic Impact Statement addendum and the TH zoning permitting fewer uses than R-1 zoning. Lugar explained that although the proposal's intent is to cater to a 55+ demographic it could not be mandated. Depending on layout and size of the units the developer was proposing approximately 60 to 70 units. In response to stormwater and water pressure concerns, this would be analysed by Halifax Water and the developer would be responsible for any upgrades. Lugar advised that the developer was willing to work with HRM staff to address water, traffic and access concerns.

MOVED by Councillor Karsten, seconded by Councillor Mancini

THAT the public hearing be closed.

MOTION PUT AND PASSED.

MOVED by Councillor Austin, seconded by Councillor Mancini

THAT Harbour East-Marine Drive Community Council adopt the amendments to the Land Use By-law for Dartmouth, to amend the lot coverage requirements in the TH (Town Housing) Zone as set out in Attachments A of the staff report September 18, 2019, and to amend Schedule 1 of the Land Use By-law for Dartmouth, to rezone the lands at 20 Sea King Drive from the R-1 (Single Family Residential) Zone to the TH (Town Housing) Zone, as set out in Attachment B of the staff report dated September 18, 2019.

Members discussed the motion with staff responding to questions on next steps if the rezoning was approved. Members commented on the work being done to address traffic issues in the area and the developer being responsible to address any water upgrades to the property. It was noted that blasting would be addressed under By-law B-600 Respecting Blasting. They agreed that townhouses were appropriate for this site.

MOTION PUT AND PASSED.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

The Legislative Assistant noted that correspondence was received for item 10.1.1. This correspondence was circulated to Community Council.

For a detailed list of correspondence received refer to the specific agenda item.

11.2 Petitions – None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS/DISCUSSION

13.1 STAFF

13.1.1 Case 21296: Development Agreement for King's Wharf, Dartmouth

The following was before the Community Council:

- A staff recommendation report dated December 20, 2019

MOVED by Councillor Austin, seconded by Councillor Karsten

THAT Harbour East Marine Drive Community Council give notice of motion to consider both the proposed Discharge Agreement and proposed Development Agreement, as set out in attachments A and B of the staff report dated December 20, 2019, to enter a new Stage I Development agreement to allow a mixed- use development on the lands commonly known as King's Wharf, Dartmouth and schedule a public hearing.

Public hearing date to be confirmed.

MOTION PUT AND PASSED.

13.2 MEMBERS OF COMMUNITY COUNCIL – NONE

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE)

Council may rise and go into a private In Camera session, in accordance with Section 19 of the Halifax Regional Municipality Charter, for the purpose of dealing with the following:

15.1 Personnel Matter – *Private and Confidential Report*

Citizen and Councillor appointments to board and committees in keeping with the Public Appointment Policy adopted by Regional Council in August 2011, to be found at <http://www.halifax.ca/city-hall/boards-committees-commissions/volunteer-boards-committees/public-appointment-policy>

This matter was dealt with In Camera (In Private) and ratified in public as follows:

MOVED by Councillor Mancini, seconded by Councillor Karsten

THAT Harbour East-Marine Drive Community Council approve the direction provided during the In Camera (In Private) meeting.

It is further recommended that the private and confidential staff report dated January 7, 2020 not be released to the public.

MOTION PUT AND PASSED.

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

No members of the public came forward at this time.

19. DATE OF NEXT MEETING – February 6, 2020, HEMDCC Meeting Space, Main Floor Alderney Gate, 60 Alderney Drive, Dartmouth

20. ADJOURNMENT

The meeting was adjourned at 7:38 p.m.

Krista Vining
Legislative Assistant