



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL
MINUTES
October 6, 2016**

PRESENT: Councillor Lorelei Nicoll, Chair
Councillor Bill Karsten, Vice Chair
Councillor Tony Mancini
Councillor Gloria McCluskey
Councillor David Hendsbee

STAFF: Ms. Claire Gillivan, Solicitor
Ms. Cathy Collett, Legislative Assistant

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

The agenda, supporting documents, and information items circulated to Harbor East Community Council are available online: <http://www.halifax.ca/Commcoun/east/index.php>

The meeting was called to order at 6:00 p.m. and adjourned at 6:54 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES – None

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

Councillor David Hendsbee requested that item 13.1.5 be deferred to October 11 as it is a matter local to Musquodoboit Harbour and it would be best dealt with at the Special Meeting in that area.

Additions:

16.1 Councillor Gloria McCluskey – North Star Rowing Club Storage Facility

MOVED by Councillor Bill Karsten, seconded by Councillor Tony Mancini

THAT the order of business be approved as amended.

MOTION PUT AND PASSED.

2/3 majority vote required.

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 Hearing - None

10.2 Variance Appeal Hearings – None

11. CORRESPONDENCE, PETITIONS, & DELEGATIONS

Councillor Mancini submitted a petition from the tenants at 721 Windmill Road.

11.1 Correspondence

11.2 Petitions

11.3 Presentations

12. INFORMATION ITEMS BROUGHT FORWARD -- NONE

13. REPORTS

13.1.1 Case 19258: MPS/LUB amendment and Development Agreement for 8 Linden Lea, Dartmouth

The following was before committee:

- A Supplementary Report dated September 19, 2016

MOVED by Councillor Gloria McCluskey, seconded by Councillor Karsten

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, to enable a four storey, 41 unit multiple unit building located at 8 Linden Lea in Dartmouth and**
- 2. Require that the proposed development agreement be signed by the property owner within 120 or longer if warranted 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.**

Councillor McCluskey commented that the developer made significant changes since the public hearing

MOTION PUT AND PASSED.

13.1.2 Case 18599: MPS and LUB amendments and Development Agreement for 1490 Main Road, Eastern Passage

The following was before committee:

- A Supplementary Report dated September 12, 2016

MOVED by Councillor Karsten, seconded by Councillor McCluskey

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, to permit two multiple unit dwellings containing 60 units each at 1490 Main Road in Eastern Passage; and**
- 2. Require that the proposed development agreement be signed by the property owner within 120 or longer if warranted 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**

Councillor Karsten commented that this was a welcomed development as it will allow seniors who have lived all their lives in the community, to stay in the community.

MOTION PUT AND PASSED.

13.1.3 Case 19528 - Development Agreement for 181 Pleasant Street, Dartmouth

The following was before committee:

- A Staff Report dated September 8, 2016

MOVED by Councillor McCluskey, seconded by Councillor David Hendsbee

That Harbour East-Marine Drive Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the September 8, 2016 staff report, to allow for a 6-storey apartment building with 53 units at 181 Pleasant Street, Dartmouth and schedule a public hearing

MOTION PUT AND PASSED.

13.1.4 Case 20192: Development Agreement Amendment, 721 Windmill Road, Dartmouth

The following was before committee:

- A Supplementary Report dated September 26, 2016

MOVED by Councillor Tony Mancini, seconded by Councillor Karsten

That Harbour East – Marine Drive Community Council:

- 1. Approve the proposed amending development agreement which shall be substantially of the same form set out in the August 4th, 2016 staff report; and**
- 2. Require the amending 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.**

Responding to questions of clarification from the Community Council, Mr. Nathan Hall, Planning Intern, explained that staff have looked at the transit plans for this area and that the staff recommendation is the same recommendation as was before the Community Council on August 4, 2016.

MOTION PUT AND PASSED.

13.1.5 Staff report - Shore Active Transportation Association Presentation
Deferred until October 11, 2016

13.1.6 Staff Presentation - Update of Centre Plan

The following was before committee:

- A Centre Plan Objectives and Policies Presentation

Ms. Jennifer Chapman, Planner, gave a brief update on the Centre Plan and outlined the dates of the upcoming public presentations regarding the Centre Plan. Ms. Chapman that the plan is based on four core concepts: Complete Communities, Human Scale Design, Pedestrians First, and Strategic Growth.

Responding to questions of clarification, Mr. Carl Purvis, Planning Applications Manager, explained that applications that are outside of the policy are being assessed as to how they fit with the plan. Mr. Purvis further advised that the public presentations regarding the Centre Plan are not currently recorded, but that it could be considered in the future.

Responding to questions of clarification from Councillor Hendsbee, Ms. Jennifer Chapman explained that staff are currently reviewing the zoning that allows for in law suites.

14. MOTIONS

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS

16.1 Councillor McCluskey – North Star Rowing Club Storage Facility

MOVED by Councillor McCluskey, seconded by Councillor Mancini

THAT the Harbour East Marine Drive Community Council request that staff consult with the North Star Rowing Club regarding potential options for the group to build a new storage facility on HRM land around Lake Banook and report back to Community Council.

MOTION PUT AND PASSED.

17. NOTICES OF MOTION

18. PUBLIC PARTICIPATION

Warren Wesson of District 5, commented that he came to be part of a historic meeting and would like to thank Councillor McCluskey for all her years of service. He commented that his neighbours had concerns regarding the “ditch tax” for the condo, storage locker and parking spot. He continued that sewage lines near the Tim Hortons have a very bad smell and concluded that he would like the Alderney Ferry and Library returned to the Dartmouth Ferry and Library.

Barry Duclon handed out a petition calling for the upgrade to the Dartmouth Sewage Treatment Plant and noted that staff admit that the scrubber system cannot control the smell.

Councillor Hendsbee requested that the clerk send a copy of the petition to Halifax Water.

Marian Mancini explained that she came forward to speak because she went to a presentation on September 21, 2016 on the Integrated Mobility Plan, with Rob McPhale and wanted to pass on that the energetic and well informed staff gave an excellent presentation. The meeting was well done and structured well. The information was very clearly laid out and she would like to pass on how encouraging this exciting work is.

19. DATE OF NEXT MEETING

SPECIAL – October 11, 2016 – Case 18932: Multiple Unit Development Agreement, Brian Dickie Drive, 7:00 p.m., Musquodoboit Harbour (Old School Gathering Place, Musquodoboit)

REGULAR – November 10, 2016, 6:00 p.m. HEMDCC Meeting Space Main Floor, Alderney Gate, 60 Alderney Drive, Dartmouth

20. ADJOURNMENT

The meeting adjourned at 6:54 p.m.

Cathy Collett
Legislative Assistant