



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL
MINUTES
October 5, 2017**

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

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.

The meeting was called to order at 6:00 p.m. and adjourned at 7:19 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – August 3, 2017

MOVED by Councillor Nicoll, seconded by Councillor Mancini

THAT the minutes of August 3, 2017 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions:

16.1 **Case 20406:** Development Agreement for 18 and 20 Highfield Park Drive, Dartmouth - **Notice of Motion**

16.2 **Case 20883:** Application by WSP Canada Inc. for non-substantive amendments to an existing Development Agreement, Richmond Street, Dartmouth

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 Presentation

11.3.1 Musquodoboit Harbour & Area Chamber of Commerce & Civic Affairs (MHACCCA) re: recently-completed Community Development Plan and request for funding for initiatives resulting from the plan from the Community Common Area Rate account

James Brian Kent Smith, President of MHACCCA presented their funding request for \$35,000 from the Community Common Area Rate which would be used towards priorities identified in the Community Development Plan. A copy of the presentation is on file.

In response to a question raised, Jacqueline Belisle, Planner I advised that funds from the secondary planning commitment for Musquodoboit Harbour were used to hire Ekistics Plan and Design to develop

the Community Development Plan. The final version of the plan has been submitted to HRM Parks and Recreation, and the Department of Transportation and Infrastructure Renewal for review and input. Staff projected having the plan before Regional Council by early 2018.

The Chair thanked the Chamber of Commerce for their presentation.

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

At this time, Councillor Karsten stepped down as chair and Councillor Mancini assumed the chair.

13.1 STAFF

13.1.1 Eastern Passage High School Enhancements

The following was before the Community Council:

- A supplementary staff recommendation report dated September 5, 2017
- Extract of HEMDCC November 12, 2015 minutes

MOVED by Councillor Karsten, seconded by Councillor Austin

THAT Harbour East Marine Drive Community Council take no future action with regards to the development of an artificial turf field or other community enhancements associated with the Eastern Passage high school, beyond those that have already been committed by HRM.

Councillor Karsten spoke in support of the motion, noting that there is policy within the Community Facility Master Plan, approved by Regional Council, outlining that artificial fields can be desired in communities without being regional fields. The Councillor indicated that they would continue to advocate for a field in Eastern Passage.

MOTION PUT AND PASSED.

Councillor Karsten resumed as chair and Councillor Mancini took their seat.

13.2 MEMBERS OF COMMUNITY COUNCIL

13.2.1 Councillor Mancini - Signage and Monitoring of HRM Lakes

The following was before the Community Council:

- A request for Community Council consideration form from Councillor Mancini

MOVED by Councillor Mancini, seconded by Councillor Hendsbee

THAT Harbour East-Marine Drive Community Council request a staff report on preparing and installing NO WAKE ZONE/ SAFE BOATING signage on HRM Lakes, and; monitoring of HRM Lakes to enforce the speed limits and safe boating practices to ensure public safety.

Councillor Mancini proposed a friendly amended to specify Lake Charles and Lake Micmac in place of HRM Lakes, to which the Community Council agreed.

The motion before the Community Council now reads:

MOVED by Councillor Mancini, seconded by Councillor Hendsbee

THAT Harbour East-Marine Drive Community Council request a staff report on preparing and installing NO WAKE ZONE/ SAFE BOATING signage on Lake Charles and Lake Micmac, and; monitoring of those lakes to enforce the speed limits and safe boating practices to ensure public safety.

Members discussed concerns with safe boating on many HRM lakes, not just Lake Charles and Lake Micmac. It was suggested that the Dartmouth Marine Patrol, which is privately contracted to patrol Lake Banook, may be able to be extended to Lake Micmac. A question was raised on whether Lake Charles has a boat launch, which would be addressed in the staff report. Members also discussed signage on lakes warning boats to reduce their speed because of swimming, paddling, etc.

MOTION PUT AND PASSED.

13.2.2 Councillor Hendsbee – Petpeswick Inlet / Little River Water Quality Assessment Study

The following was before the Community Council:

- A request for Community Council consideration form from Councillor Hendsbee

Councillor Hendsbee placed the motion on the floor with a friendly amendment to include the words *plus HST*.

MOVED by Councillor Hendsbee, seconded by Councillor Mancini

THAT Harbour East Marine Drive Community Council approve funding in the amount of \$1,400.00 plus HST from the Musquodoboit Harbour Common Area Rate account for the Petpeswick Inlet / Little River Water Quality Assessment Study.

Councillor Hendsbee spoke to water quality issues in the Petpeswick Inlet and the public beach being closed 30 to 40 days throughout the summer. It was noted that the Musquodoboit Harbour & Area Chamber of Commerce & Civic Affairs would assist in completing the study to identify and address the issues.

MOTION PUT AND PASSED.

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS

16.1 Case 20406: Development Agreement for 18 and 20 Highfield Park Drive, Dartmouth – Notice of Motion

The following was before the Community Council:

- A staff recommendation report dated September 1, 2017

MOVED by Councillor Mancini, seconded by Councillor Nicoll

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 staff report dated September 1, 2017, to permit conversion of the existing motel buildings at 18 and 20 Highfield Park Drive, Dartmouth, to a 2 storey, 66 unit multiple unit building and a 3 storey, 14 unit multiple unit building, respectively, and schedule a public hearing.

In response to a question raised, Darrell Joudrey, Planner I indicated that they have received no correspondence regarding this application to date. The planner also supported, and would encourage the developer to have affordable units in the proposed development.

MOTION PUT AND PASSED.

16.2 Case 20883: Application by WSP Canada Inc. for non-substantive amendments to an existing Development Agreement, Richmond Street, Dartmouth

The following was before the Community Council:

- A staff recommendation report dated September 5, 2017

MOVED by Councillor Austin, seconded by Councillor Nicoll

THAT Harbour East-Marine Drive Community Council:

1. Approve, by resolution, the proposed amending agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated September 5, 2017 to enable an extension of the date required for commencement of the development, changes to the unit type & mix, as well as changes to the cladding and landscaping requirements for the development on Richmond Street, Dartmouth; and.

2. Require the Amending 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.

Justin Preece, Planner II presented the application of WSP Canada Inc. to amend the existing agreement for two multiple-unit dwellings at Richmond Street, Dartmouth. A copy of the staff presentation is on file. The planner explained that the change from a steel structure to a wooden structure, meant that the roof could no longer support a green roof. In place of this, an additional 66 square feet of useable space was created at ground level (e.g. community gardens, pathways, etc.). The planner confirmed that once registered, the developer would have the first three and a half years to complete the first building; with the development being completed in the five-year timeline.

Members spoke in support of the motion, noting that the development would make a nice addition to the community. In response to a concern around stormwater management, the planner advised that this would be addressed through the development agreement process and all requirements would need to be met before the permit could be issued.

MOTION PUT AND PASSED.

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

Colin May, Dartmouth spoke to two specific issues on safety for pedestrians in Dartmouth and the Dartmouth Common: sidewalks not be even and often adjoining sections have a lip; and cyclists not having or using a bell or horn to let people know they are there. A written submission of their comments was provided for the file. Councillor Karsten asked the Legislative Assistant to forward the speaker's comments to staff for review.

Dwayne Mercer, Montebello, who was advocating on behalf of their child, spoke to scheduling challenges and poor customer service with HRM's Access-A-Bus service. They suggested a solution to modernize the system and being able to book a time slot or confirm the booking online. The speaker noted that they have logged a complaint with HRM 311 and contacted Councillor Mancini about their concerns.

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Gerrie Irwin, Hampton Green sympathised with the previous speakers. They expressed concern with the notification process for public information meetings and suggested improvements such as: large visible signage on the property, identifying the property owner rather than just the developer and/or architect, and listing the applications online by district, should the person not know the case number.

Mike Acker, District 6 expressed concern with the Municipality's branding. They sought balance and suggested "welcome to Dartmouth" signage be installed at various entry points into the community.

Councillor Mancini noted that they were working on signage for Dartmouth.

19. DATE OF NEXT MEETING – November 2, 2017, 6:00 p.m. HEMDCC Meeting Space Main Floor, Alderney Gate 60 Alderney Drive, Dartmouth

20. ADJOURNMENT

The meeting was adjourned at 7:19 p.m.

Krista Vining
Legislative Assistant