



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL  
MINUTES  
November 2, 2017**

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

STAFF:                     Claire Gillivan, Solicitor  
                                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 6:36 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 6:03 p.m.

**2. APPROVAL OF MINUTES – October 5, 2017**

MOVED by Councillor Mancini, seconded by Councillor Nicoll

**THAT the minutes of October 5, 2017 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

Addition:

16.1 Case 20269: Rezoning and Development Agreement – 307 Prince Albert Road and 5 Glenwood Avenue, Dartmouth – **First Reading**

MOVED by Councillor Nicoll, seconded by Councillor Mancini

**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**

**10.1 PUBLIC HEARING**

**10.1.1 Case 20406: Development Agreement for 18 and 20 Highfield Park Drive, Dartmouth**

The following was before the Community Council:

- A staff recommendation report dated September 1, 2017

Darrell Joudrey, Planner II presented the application of Lydon Lynch Limited to convert two (2) former motel buildings to apartment buildings at the north side of Highfield Park Drive, Dartmouth. This proposal may be considered under existing policy and zoning established in the Municipal Planning Strategy and the Land Use By-law for Dartmouth. The applicant is seeking to enable consideration of their proposal through a development agreement. A copy of the staff presentation is on file.

Additional clarification provided by the Planner included:

- the development agreement provides for barrier free landscaping
- the applicant was not required to provide a floor plan as part of the development agreement
- staff supports the number of parking spaces proposed (e.g. 115 spaces which is a reduction of 35 spaces from what is presently there)

The Chair reviewed the rules of procedure and opened the public hearing. The applicant was invited to come forward to address the Community Council, but chose not to at this time.

The Chair call three times for members of the public to come forward and speak for or against the matter. There being no speakers, it was MOVED by Councillor Nicoll, seconded by Councillor Austin

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Mancini, seconded by Councillor Nicoll

**THAT the 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 staff report dated September 1, 2017; and**
- 2. Require the 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.**

Councillor Mancini spoke in support for the proposal, suggesting the applicant consider an affordable housing component for this proposal, as they saw an opportunity for it in this area. The planner indicated that this had not been discussed as part of the applicant's proposal.

**MOTION PUT AND PASSED.**

Councillor Mancini exited the meeting at this time.

## **11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

### **11.1 Correspondence – None**

### **11.2 Petitions**

#### **11.2.1 Municipal Clerk's Office**

The Legislative Assistant submitted a petition containing 236 signatures from residents in support of the development at Montebello Drive and Waverley Road (Case 20756).

The Chair asked that the petition be provided to staff.

### **11.3 Presentations**

#### **11.3.1 Bob White of the Sullivan's Pond Boat Club re: condition of Sullivan's Pond as it relates to sailing remote controlled model yachts**

Bob White of the Sullivan's Pond Boat Club spoke to the Club sailing and racing small model yachts in Sullivan's Pond two times a week. They noted that the course set up utilizes approximately one-fifth of the pond, and that the Club also sails competitively around the world. The speaker recognized two members of the Club who were in attendance and are Canadian and National Champions, in their divisions. A demonstration of the model yacht's mechanics was given. The presenter asked to have some weeding done (e.g. raking) and mitigation of the weeds over time, at least in the area of the course. They also asked to have the water levels increased, recognizing that work is being done on the dam, but noted that water levels have been decreasing over the last five years. The Club was also looking to have public washrooms installed in the park, as many people visit the park/pond and the nearest washroom is a five-minute walk to the service station.

The Chair thanked the speaker for their presentation.

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

**13. REPORTS – NONE**

**14. MOTIONS – NONE**

**15. IN CAMERA (IN PRIVATE) – NONE**

**16. ADDED ITEMS**

**16.1 Case 20269: Rezoning and Development Agreement – 307 Prince Albert Road and 5 Glenwood Avenue, Dartmouth – First Reading**

The following was before the Community Council:

- A staff recommendation report dated September 29, 2017

MOVED by Councillor Austin, seconded by Councillor Nicoll

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

**1. Give First Reading to consider approval of the proposed amendment to Schedule A of the Dartmouth Land Use By-law, as set out in Attachment A of the staff report dated September 29, 2017, to rezone 307 Prince Albert Road, Dartmouth, from C-2 (General Business) Zone to the GC (General Commercial) Zone and to rezone 5 Glenwood Avenue, Dartmouth, from the R-2 (Two Family Residential) Zone to the R-4 (Multiple Family Residential – High Density) Zone, and schedule a public hearing; and**

**2. Give Notice of Motion to consider the proposed development agreement, as set out in Attachment B of the staff report dated September 29, 2017, to allow for a 9-storey multi-unit residential building containing ground floor commercial uses, and schedule a public hearing. The public hearing for the development agreement shall be held concurrently with that indicated in Recommendation 1.**

Public Hearing scheduled for December 7, 2017.

**MOTION PUT AND PASSED.**

**17. NOTICES OF MOTION – NONE**

**18. PUBLIC PARTICIPATION**

No members of the public came forward at this time.

**19. DATE OF NEXT MEETING – December 7, 2017, 6:00 p.m. HEMDCC Meeting Space Main Floor, Alderney Gate 60 Alderney Drive, Dartmouth**

**20. ADJOURNMENT**

The meeting was adjourned at 6:36 p.m.

**Harbour East-Marine Drive Community Council Minutes  
November 2, 2017**

Krista Vining  
Legislative Assistant