



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL
MINUTES
April 5, 2018**

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

STAFF: Josh Judah, Senior Solicitor
 Liam MacSween, 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 7:02 p.m.

1. CALL TO ORDER

Councillor Mancini, Chair called the meeting to order in the Harbour East-Marine Drive Community Council Meeting Space, Main Floor, 40 Alderney Drive, Dartmouth.

2. APPROVAL OF MINUTES – March 1, 2018

MOVED by Councillor Karsten, seconded by Councillor Nicoll.

THAT the minutes of March 1, 2018 be approved as circulated. MOTION PUT AND PASSED.

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

Additions: None

MOVED by Councillor Karsten, seconded by Councillor Nicoll

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION – NONE

8. CONSIDERATION OF DEFERRED BUSINESS

8.1 Case 20269: Rezoning and Development Agreement – 307 Prince Albert Road and 5 Glenwood Avenue, Dartmouth

i) Supplementary information report dated March 6, 2018

The following was before Community Council:

- A staff recommendation report dated September 29, 2017
- A staff supplementary information report dated March 6, 2018
- An extract of Minutes – Harbour East Marine Drive Community Council – December 7, 2017

The following motion put on the floor at the December 7, 2017 meeting:

MOVED by Councillor Austin, seconded by Councillor Mancini

THAT Harbour East-Marine Drive Community Council adopt the amendment to Schedule A of the Dartmouth Land Use Bylaw, as set out in Attachment A of the staff report dated September 29, 2017.

Luc Ouellette, Planner III provided an overview of the supplementary staff report dated March 6, 2018 for Case 20268. In response to questions of clarification, Ouellette noting the following:

- The applicant had submitted correspondence to staff since the December 7, 2017 public hearing proposing a redesigned eight story building to be considered under the development agreement process.

- The proposed re-design, submitted by the applicant for an eight-story building outlined in the March 6, 2018 staff report would require an additional public hearing as the changes to the design of the building are substantive.
- If the rezoning is permitted, as presented in the September 29, 2017 staff report, the property owner could incorporate minor commercial or office uses on the subject property “as of right”.
- The proposed rezoning would not allow for a hotel use on the R4 portion of the property.

The following amendments to the main motion were proposed:

MOVED by Councillor Austin, seconded by Councillor Karsten

THAT Harbour East-Marine Drive Community Council:

1. Reject the draft development agreement as outlined in attachment B of the staff report dated September 29, 2017 and;

2. Request that staff return to Harbour East-Marine Drive Community Council with a revised development agreement based on the updated proposal submitted by the applicant as outlined in the supplementary information report dated March 6, 2018.

Harbour East-Marine Drive Community Council noted the following with respect to the proposed amendments:

- Community Council and staff have identified the subject property as an area appropriate for medium density development. The current proposal is not compatible with existing neighbourhood uses.
- The proposed rezoning does not substantially the “as of right” development rights currently applied to the subject property.
- The revised proposal, as submitted by the applicant and outlined in attachment B of the March 6, 2018 supplementary staff information report, constitutes a substantive change to the application presented at the December 7, 2017 meeting and requires another public hearing.
- The proposed amendments to the Land Use By-law (rezoning) would permit the revised proposal for an eight story (seven stories plus penthouse) building on the subject property.

MOTION TO AMEND PUT AND PASSED.

The motion before Community Council now reads:

MOVED by Councillor Austin, seconded by Councillor Mancini

That Harbour East-Marine Drive Community Council:

1. Adopt the amendment to Schedule A of the Dartmouth Land Use Bylaw, as set out in Attachment A of the staff report dated September 29, 2017;

2. Reject the draft development agreement as outlined in attachment B of the staff report dated September 29, 2017 and;

3. Request that staff return to Harbour East-Marine Drive Community Council with a revised development agreement based on the updated applicant proposal outlined in the supplementary information report dated March 6, 2018.

AMENDED MOTION PUT AND PASSED.

9. NOTICES OF TABLED MATTERS – NONE

10. HEARINGS – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

11.1.1 Title

11.2 Petitions – NONE

11.3 Presentation

11.3.1 Rick Mayuk, Friends of the Dartmouth Splashpad – Regional Splashpad Recreation Area for Dartmouth

The following was before Community Council:

- A presentation entitled Dartmouth Spashpad + Park

Cheryl Stuart -Walsh and Rick Mayuk of Friends of the Dartmouth Splashpad provided an overview of the proposal for a Splashpad and recreation park in Dartmouth. Highlights of the presentation include:

- An introduction of the Leadership Team.
- An overview of the proposed splashpad and park concept.
- Planning and design details to ensure the inclusivity, accessibility, safety and the environmental sustainability of the proposed facility.
- The potential for the augmentation of existing aquatic recreational uses in the Dartmouth area.
- Community planning and consultation initiatives undertaken by the group including the investigation of community partners and corporate/philanthropic investors.

In response to questions of clarification from members of Harbour East-Marine Drive Community Council, Mayuk and Stuart Walsh noted the following:

- A small splashpad would cost approximately \$150,000.00, a larger splashpad like the proposed version would cost approximately \$500,000.00.
- An acre of land would be required to site the facility.
- Dartmouth Splashpad and Park would like to begin a dialogue with HRM staff to determine potential funding options with all levels of government and gain valuable feedback on similar recreation projects that have been approved in the past.

MOVED by Councillor Austin, seconded by Councillor Karsten

THAT Harbour East-Marine Drive Community Council refer the presentation from Dartmouth Splashpad and Park for a staff report and return to Harbour East-Marine Drive Community Council by June 30, 2018.

MOTION PUT AND PASSED.

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 20395: LUB 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

At the request of Councillor Mancini, Councillor Austin assumed the Chair.

MOVED by Councillor Mancini, seconded by Councillor Nicoll

That Harbour East Marine Drive Community Council:

1. Give First Reading to consider approval of the proposed amendment to the Dartmouth Land Use By-law, as set out in Attachment A, of the staff report dated March 14, 2018 to rezone PID 41462532 from General Industrial (I-2) Zone to Burnside Comprehensive Development District (BCDD) 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 March 14, 2018, and schedule a public hearing. The public hearing for the development agreement shall be held concurrently with that indicated in Recommendation 1.

Steve Higgins, Manger of Current Planning provided an overview of Case 20395. Higgins provided further information with respect to the policy area which was applied to the subject property in 2006-7 as part of the Regional Plan.

MOTION PUT AND PASSED.

Councillor Mancini re-assumed the position of Chair.

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS – NONE

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

Councillor Mancini called three times for members of the public to address Harbour East - Marine Drive Community Council. There were no members of the public present.

19. DATE OF NEXT MEETING – May 3, 2018

20. ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

Liam MacSween
Legislative Assistant