



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL
MINUTES
March 7, 2019**

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

STAFF: Colin Taylor, 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.

*The meeting was called to order at 12:03 p.m. Harbour East- Marine Drive Community Council convened into In Camera (In Private) at 12:07 p.m. and reconvened in public at 12:01 p.m.
The meeting adjourned at 12:13 p.m.*

1. CALL TO ORDER

The Chair called the meeting to order at 6:06 p.m. in the HEMDCC Meeting Space, Main Floor Alderney Gate, 60 Alderney Drive, Dartmouth.

2. APPROVAL OF THE MINUTES - January 10, 2019, Special Joint January 29, 2019, and Special February 12, 2019

MOVED by Councillor Nicoll, seconded by Councillor Karsten

THAT the minutes of January 10, 2019, special joint January 29, 2019, and special February 12, 2019 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 21978: Discharge of Development Agreement for 66 Lakecrest Drive, Dartmouth

MOVED by Councillor Nicoll, seconded by Councillor Karsten

THAT the agenda be approved as amended.

MOTION PUT AND PASSED.

4. 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 20694: Rezoning and Development Agreement for 396, 398 and 400 Windmill Road, Dartmouth

The following was before Community Council:

- A staff recommendation report dated January 3, 2019

Dean MacDougall, Planner II, Current Planning reviewed the application of SNM Architect Limited, on behalf of Don Valardo Enterprises Ltd, to rezone the lands uniformly to X-2 Zone and develop a 10-storey mixed use building on Windmill Road.

Responding to questions of clarification from Community Council members, MacDougall explained that a restaurant is the only permitted use, not a lounge, and therefore an eating establishment liquor license would be permitted. MacDougall also spoke to the surface parking and covered parking within the structure, but could not confirm if blasting would be required.

The Chair opened the public hearing and invited the applicant to come forward and address Council. The applicant was present but chose not to speak other than to say they were available to answer questions.

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

Ben Radcliff, Dartmouth expressed concern that there was no provision for affordable housing within the development, explaining that over fifty percent of the development is two (2) bedrooms or higher, and asked that affordable housing be added to the development agreement.

Warren Wesson, District 5 agreed with the previous speaker's comments.

Teresa Puddifant, Dartmouth spoke to the saturation of apartment buildings in downtown Dartmouth, suggesting an apartment building in this area would not draw in high-end renters, but was not opposed to building a condominium. Puddifant spoke to their initial concern with exhaust fumes being addressed, but still had concerns with the proposed height, blasting, and whether the commercial space would be a lounge or a restaurant, and the negative impact these aspects would have on neighbouring properties and their values.

Ted Mitchell, Project Architect, SNM Architects clarified that there would be no blasting on the site, noting that the ground floor parking will be level with the outside parking, and the ramp outside of the building will take vehicles to the second-floor parking. Mitchell appreciated Puddifant's comments but suggested that the market was not conducive to build a condominium.

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

MOVED by Councillor Karsten, seconded by Councillor Nicoll

THAT the public hearing be closed.

MOTION PUT AND PASSED.

MOVED by Deputy Mayor Mancini, seconded by Councillor Karsten

THAT Harbour East-Marine Drive Community Council adopt the amendment to the Land Use By-law for Dartmouth, as set out in Attachment A of the staff report January 3, 2019.

Community Council discussed the motion with staff responding to questions. It was noted that staff does not have the authority to include an affordable housing component, and they were unable to confirm if this was discussed with the applicant. A suggestion was made to have more greenery around the edge of the property line to provide separation from the neighbouring properties. Staff also confirmed that a traffic study completed for this area identified that there was capacity to take on additional traffic from this development.

MOTION PUT AND PASSED.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

11.1.1 Bob Branton re: Cycling Safety on Portland and Rodney Road

11.2 Petitions – None

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS – NONE

14. MOTIONS – NONE

15. IN CAMERA (IN PRIVATE) – NONE

16. ADDED ITEMS

16.1 Case 21978: Discharge of Development Agreement for 66 Lakecrest Drive, Dartmouth

The following was before Community Council:

- A staff recommendation report dated January 4, 2019

Maggie Holm, Principle Planner, Planning Services reviewed the application of David Harrison, on behalf of Affirmative Ventures Association, to discharge a development agreement that permitted the construction of a 10-unit multiple unit dwelling at 66 Lakecrest Drive, Dartmouth. This multi-unit dwelling has been constructed.

MOVED by Deputy Mayor Mancini, seconded by Councillor Nicoll

THAT Harbour East Marine Drive Community Council:

- 1. Approve, by resolution, the proposed Discharging Agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated January 4, 2019; and**
- 2. Require the Discharging 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.**

MOTION PUT AND PASSED.

17. NOTICES OF MOTION – NONE

18. PUBLIC PARTICIPATION

Dave Harrison, District 5 provided an update on the Affirmative Ventures Association`s project (Case 21978).

Tom Marr, Dartmouth spoke to the cost associated with sending public notification and questioned the level of response.

Warren Wesson, District 5 spoke to decreasing vacancy rates and affordable housing.

Linda Mosher, Dartmouth sought confirmation on the location of the next Harbour East-Marine Drive Community Council meeting and asked that public receive enough advanced notice should the location/venue change.

19. DATE OF NEXT MEETING – April 4, 2019, Lake Echo Community Centre Gym, 3168 A Hwy 7, Lake Echo

20. ADJOURNMENT

The meeting was adjourned at 6:59 p.m.

Krista Vining

**Harbour East-Marine Drive Community Council
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Legislative Assistant