

**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL  
MINUTES  
May 2, 2019**

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

REGRETS: Deputy Mayor Tony Mancini

STAFF: Joshua Judah, Senior 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 9:38 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 6:00 p.m. in the HEMDCC Meeting Space, Main Floor Alderney Gate, 60 Alderney Drive, Dartmouth.

**2. APPROVAL OF MINUTES – April 4, 2019**

MOVED by Councillor Nicoll, seconded by Councillor Karsten

**THAT the minutes of April 4, 2019 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

Community Council agreed to deal with item 11 Correspondence and Petitions prior to item 10.1.1 Case 22059.

MOVED by Councillor Nicoll, seconded by Councillor Karsten

**THAT the agenda be approved as amended.**

**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**

Councillor Austin stepped down as Chair at this time and Councillor Nicoll assumed the Chair.

**10. HEARINGS**

**10.1 PUBLIC HEARINGS**

**10.1.1 Case 22059: Dartmouth Land Use By-law Amendment (Rezoning) for 24 Hester Street, Dartmouth**

The following was before Community Council:

- A staff recommendation report dated March 13, 2019

First Reading was given April 4, 2019.

Dean MacDougall, Planner II presented the application by Anne Guy to rezone 24 Hester Street, Dartmouth from the R-1 (Single Family Dwelling) Zone to the R-2 (Two Family Residential) Zone of the Dartmouth Land Use By-law, to reflect the current land use and enable the construction of an addition to the dwelling. A copy of the presentation is on file.

The Chair opened the public hearing and invited the applicant to speak.

**Anne Guy, Applicant** explained that there were several multi-unit dwellings on Hester Street and the amendment would not change the character of the neighborhood.

The Chair reviewed the rules for public hearings and called three times for any speakers to come forward, there were none.

MOVED by Councillor Hendsbee, seconded by Councilor Karsten

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Austin, seconded by Councillor Hendsbee

**THAT the Harbour East-Marine Drive Community Council adopt the amendments to the Land Use By-law for Dartmouth, as set out in Attachment A of the staff report dated March 13, 2019.**

MOVED by Councillor Austin, seconded by Councillor Karsten

**To delete item 2 (Amendment to the Table of Contents) and delete item 3 (Amendment to Section 4).**

The Community Council recognized the zoning change as a form of gentle density that would not change the character of the neighbourhood.

**MOTION TO AMEND PUT AND PASSED.**

The motion before Community Council now reads:

MOVED by Councillor Austin, seconded by Councillor Hendsbee

**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 dated March 13, 2019 but delete item 2 (Amendment to the Table of Contents) and delete item 3 (Amendment to Section 4).**

**MOTION AS AMENDED PUT AND PASSED.**

#### **10.1.2 Case 21552: Rezoning for Lancaster Drive and Woodland Avenue, Dartmouth**

The following was before Community Council:

- A staff recommendation report dated January 15, 2019

Scott Low, Planner II presented the application by Shelley Dickey Land Use Planning on behalf of the property owner, the Trustees of the First Baptist Church, Dartmouth to rezone lands on the corner of Landcaster Drive and Woodlawn Avenue from the R-1 (Single Family Residential) Zone, to the R-3 (Multiple Family Residential) Zone, allowing the property owner to make a future planning application for a conceptualized two (2) buildings of up to 60 units each on the R-3 zoned lands through development agreement process. The property owner has not made an application for a development agreement to date. A copy of the presentation is on file.

Low responded to questions on the rezoning and primary access to the R-3 site which is proposed off Landcaster Drive and utilize a separate, secondary access via a driveway on Cannon Terrace. Access,

driveway configuration and locations would be determined in greater detail as part of the development agreement process at the permitting stage.

The Chair opened the public hearing and invited the application to speak.

**Pastor Martin Zwicker, First Baptist Church** spoke on the church's history in Dartmouth. The church purchased the land at the corner of Landcaster Drive and Woodlawn Avenue in 2003. The parcel is over eight (8) acres of land and exceeds the needs of the new church location, associated parking and open space. Martin advised that with the recent sale of current property, it was time for First Baptist Church to plan for its future on this site. Zwicker explained that there was a desire for many in the community and in the congregation to live in the neighbourhood of the church. The community is mixed-residential, including a variety of housing types. First Baptist Church had a vision to build community density housing on the portion of land proposed for rezoning.

**Shelley Dickey, Applicant** referenced the planning policies that guide the rezoning, which support and encourage a range of housing types, and identify growth centres under the Regional Plan and areas for low and medium density uses. Dickey showed aerial photos of the property, and spoke about the rezoning, shared driveway access, church parking and open space, and the approved 44-unit apartment building across the street. The proposal meets all the policy requirements and was within the Mic Mac Mall Regional Growth District Centre. Dickey highlighted the variety of amenities in proximity to the proposed site and the various methods of transportation. Dickey commented on the mixed-residential uses and variety of housing types in the area that would benefit residents in all stages of their lives. The proposed rezoned site has been situated away from low density residential properties and the proposed shared driveway would be configured so that traffic generated from the R-3 site would be routed onto Landcaster Drive and not up through Cannon Terrace. Dickey highlighted that detailed traffic studies identify limited increases in traffic generated from the sites at peak hours and would not have significant impact on Landcaster Drive or the intersection. Dickey also pointed out that their proposal preserves the existing wetland at the corner of Landcaster Drive and Woodlawn Avenue in its current form. The applicant recognized that future development on the R-3 site would need to go through a separate development agreement process.

Dickey responded to questions from the Community Council on the proposed access from the sites. They explained that the church envisions separate parking for the church and R-3 sites and pedestrian access through Cannon Terrace. They further explained that additional comprehensive planning was needed before a development application could be made, but the church wanted to proceed with the rezoning of the portion of land to allow for future multi-unit development.

The Chair reviewed the rules of procedure and called for members of the public to speak.

**Thomas Ley, District 5** recognized the applicant's efforts to incorporate the community's feedback. Ley sought clarification on whether the access onto Cannon Terrace would only be used by the church.

**Susan Demons, District 5** talked about downsizing and living within their current neighbourhood.

**Ken George, District 5** agreed with the previous speaker and supported neighbourhoods having a variety of housing options. They were concerned with the intersection of Landcaster Drive and Woodlawn Avenue but saw the proposal as positive addition to the community.

**Cal Ross, District 5** commented on existing traffic congestion in the area and was concerned with only being able to turn right in and out of the R-3 site, suggesting motorists would U-turn or use Sea King Drive.

**Marlene Holden, District 5** agreed with comments made on increased traffic congestion. Holden spoke to rental/capacity patterns in the area and questioned whether the driveways would have appropriate

turning radius for emergency vehicles. They pointed out that the area had low water pressure and suggested the pressure would further decrease if the apartment buildings were built.

**Mike Burgess, District 5** did not support rezoning the portion of land without a development plan. Burgess was concerned with the impact on property values, water pressure and traffic. Burgess commented on the roundabout option for the intersection of Landcaster Drive and Woodlawn Avenue.

**Terry Israel, District 5** agreed with points made about increased traffic and number of rental units in the area. Israel spoke to pedestrian safety and the challenges of making a left hand turn at the intersection of Woodlawn Drive and Landcaster Drive.

**Allison Crawford, District 5** reiterated comments made in their submission in opposition to the proposed rezoning due to added pressures on traffic. They expressed doubt that the R-3 and R-1 sites would have separate access points and asked that consideration be given to making pedestrian access only onto Cannon Terrace from the R-1 site.

**Jamie Keefe, District 5** echoed concerns made on traffic and safety.

**Warren Wesson, District 5** spoke in support of rental units in Dartmouth and the proposed rezoning.

**Colin May, District 5** supported the proposed rezoning.

**A resident of District 5** agreed with comments made by the previous speakers on the traffic flow, low water pressure and character of the neighbourhood. The resident sought guarantee that if the rezoning were approved, any future development on the site would not be 20 to 40 storeys. They asked that consideration be given to install traffic lights further up Woodlawn Avenue, which would allow people to turn left into Mic Mac Mall and alleviate traffic congestion.

**Steve Cole, Cannon Terrace** suggested removing the medium, or a portion thereof, on Landcaster Drive to create right and left access in and out of the R-3 zone.

**Chris Bland, Meridian Court** commented on the character of the neighbourhood and expressed similar concern about the difficulty and safety when turning left onto Landcaster Drive from Woodlawn Avenue.

The Chair called three times for any other speaks to come forward. There being none, staff and the applicant were invited to speak on points made during the public hearing.

**The Planner** explained that R-3 zoning only permits medium residential density and as such future applications for development would need to be designed for this density. Low spoke to the development agreement process and highlighting the draft Centre Plan which proposes high residential zoning for the land in question. Low recognized the traffic and safety issues raised for the intersection of Woodlawn Avenue and Landcaster Drive and spoke to the proposed driveway access from the R-1 and R-3 lands.

In response to suggestions made regarding access options onto Landcaster Drive, **Maggie Holm, Principal Planner** clarified that these decisions would be made at the permitting stage by a development engineering who would determine the safest access in and out of these lands.

**The Applicant** spoke to the church being mindful of having the R-3 portion of land only having access to Landcaster Drive. Dickey explained that the church was open to all suggestions that would make access safe and suggested that five to six storeys was appropriate for the area. They noted that the church would be the major neighbour to the development and how the church envisioned a high-quality development that integrated with the neighbourhood. The applicant noted that the rezoning application was made in January 2018 to determine where the First Baptist Church would be located and look at possible multi-unit housing development opportunities. Dickey also spoke to the basic and a comprehensive traffic impact analysis that were completed the R-1 and R-3 zones. These analyses accounted for the traffic

generated from the zones and included a one percent increase per year, and traffic generated from the development across the street.

MOVED by Councillor Austin, seconded by Councillor Karsten

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Austin, seconded by Councillor Hendsbee

**THAT Harbour East-Marine Drive Community Council adopt the amendments to the Land Use By-law for Dartmouth, as set out in Attachment A of the staff report dated January 15, 2019.**

MOVED by Councillor Austin, seconded by Councillor Hendsbee

**To delete item 2 (Amendment to the Table of Contents) and delete item 3 (Amendment to Section 4).**

**MOTION TO AMEND PUT AND PASSED.**

The motion before Community Council now reads:

**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 dated January 15, 2019 but delete item 2 (Amendment to the Table of Contents) and delete item 3 (Amendment to Section 4).**

The Community Council discussed the motion with members recognizing the proposed portion of land as a suitable site for residential multi-unit density. Members recognized and agreed with concerns around traffic at the intersection of Landcaster Drive and Woodlawn Avenue, which the Municipality and Province are undertaking a joint study to get a resolution.

**MOTION AS AMENDED PUT AND PASSED.**

### **10.1.3 Case 21537: Development Agreement for 169 Wyse Road, Dartmouth**

The following was before Community Council:

- A staff recommendation report dated January 4, 2019

Dean MacDougall, Planner reviewed the application of Michael Napier Architecture, on behalf of the property owner, to enable the construction of a six-storey residential building containing ground floor commercial uses at 196 Wyse Road, Dartmouth. A copy of the presentation is on file.

MacDougall responded to questions of clarification from the Community Council. MacDougall spoke to the developer's intent to incorporate affordable housing but noted that this would be done outside of the Municipal process as it could not be included as a requirement in the development agreement. The Planner confirmed that the proposal has reduced in size and has moved closer to George Street from what was approved in 2016.

The Chair opened the public hearing and invited the applicant to speak.

**Michael Schraefel, Architect and Project Lead** spoke about the mixed-use proposal, area footprint and density. The existing development agreement approved in 2016 allows for a ten-storey building, with 8-units. The proposal before Community Council is for 70 percent lot coverage, five-storeys along Wyse Road, six-storeys along George Street with a total of 78 units. Schraefel commented on being able to use

combustible building materials (e.g. prefabrication and wood), which provides efficiencies and advantages. They noted that the construction timeline is estimated to take 14 months and generally aligns with the draft Centre Plan proposal.

In response to a question raised, Schraefel was unable to confirm the developer's intention to enter into an agreement with Housing Nova Scotia to provide affordable housing units within the development.

The Chair reviewed the rules and called for members of the public to come forward.

**Cal Ross, Dartmouth** supported the development and densification of residential properties in the downtown core.

**Warren Wesson, District 5** spoke about the importance of affordable housing.

**Sam March, Dartmouth** sought clarification on whether the trees on the property would remain to provide buffering from the neighbours.

**Denise Dunn, District 5** raised concern with the impact the development might have on the quiet neighborhood.

The Chair called three times for any further speakers; there were none.

The Chair invited the applicant to respond to points made during the public hearing.

**Schraefel** advised that the developer acknowledges concerns around tree retention and efforts were made to mitigate risk to the trees during excavation. There was one diseased tree that needed to be removed but the Norway Maples on the property are a hardy species, further planter boxes will be used to create a buffer.

MOVED by Councillor Austin, seconded by Councilor Karsten

**THAT the public hearing be closed.**

**MOTION PUT AND PASSED.**

MOVED by Councillor Austin, seconded by Councillor Hendsbee

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

- 1. Approved the proposed development agreement, which shall be substantially the same form as set out in Attachment A of the staff report dated January 4, 2019.**
- 2. Approve, by resolution, the proposed Discharging Development Agreement, which shall be substantially of the same form as set out in Attachment B.**
- 3. Require that both the Discharging Development Agreement and 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.**

Members spoke in support of the application.

**MOTION PUT AND PASSED.**

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

## **11.1 Correspondence**

The Legislative Assistant noted that correspondence was received for items 10.1.1 and 10.1.2. This correspondence was circulated to Council.

For a detailed list of correspondence received refer to the specific agenda item.

## **11.2 Petitions**

### **11.2.1 Councillor Austin**

Councillor Austin submitted a petition containing 17 signatures from residents in opposed to the Application for Rezoning from R-1 (Single Family Residential) to R-3 (Multiple Family Residential – Medium Density) – Landcaster Drive/Woodlawn Avenue/Cannon Terrace – Dartmouth, Case #21552 for one or more of the following reasons: neighbourhood incompatibility, inconsistencies, property values, infrastructure (water, traffic), other.

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

## **13. REPORTS**

### **13.1 STAFF**

#### **13.1.1 Case 20694: Rezoning and Development Agreement for 396, 398 and 400 Windmill Road, Dartmouth – Consideration of Development Agreement**

The following was before the Community Council:

- A staff recommendation report dated January 3, 2019

MOVED by Councillor Austin, seconded by Councillor Hendsbee

**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 B of the staff report dated January 3, 2019; and**
- 2. Require that the 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.**

Members spoke in support of the proposed development agreement.

### **MOTION PUT AND PASSED.**

#### **13.1.2 Porters Lake Business Improvement District**

The following was before the Community Council:

- A staff recommendation report dated April 12, 2019

MOVED by Councillor Hendsbee, seconded by Councillor Karsten

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

- 1. Approve, for the purposes of conducting an area rate vote on public meeting pursuant to By-law B-700, the proposed Porters Lake Business Improvement District area rate, minimum levy, and maximum levy.**

2. Approve, for the purposes of conducting an area rate vote and public meeting pursuant to By-law B-700, the proposed Porters Lake Business Improvement District boundaries.

**MOTION PUT AND PASSED.**

### **13.1.3 Regional Centre Secondary Municipal Planning Strategy and Land Use By-law (Package A)**

The following was before the Community Council:

- A staff recommendation report dated April 3, 2019

Ross Grant, Planner I and Luc Ouellet, Planner III and Justin Preece, Planner II, Current Planning reviewed Package A of the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law. It was noted that Package B would be coming at a later date which contains other areas of Dartmouth. A copy of the presentation is on file.

MOVED by Councillor Austin, seconded by Councillor Karsten

**THAT Harbour East-Marine Drive Community Council recommend that Halifax Regional Council:**

- 1. Give First Reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law, as contained in Attachments A and B of the staff report dated April 3, 2019.**
- 2. Give First Reading and schedule a public hearing to consider the proposed amendments to the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Dartmouth Municipal Planning Strategy, and the Downtown Dartmouth Land Use By-law, as contained in Attachments D to H-4.**
- 3. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law as contained in Attachments A and B.**
- 4. Adopt the proposed amendments to the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Dartmouth Secondary Municipal Planning Strategy, and the Downtown Dartmouth Land Use By-law, as contained in Attachments D to H-4.**

MOVED by Councillor Austin, seconded by Councillor Hendsbee

**THAT the motion be amended to include that Halifax Regional Council and staff consider the following list of amendments to the proposed Regional Centre Secondary Municipal Planning Strategy and Land Use By-law's maps and schedules regarding the urban structure, zoning, floor area ratio, height, and precincts:**

#### **Downtown Dartmouth**

- Remove Downtown zone from portion of 221 Portland fronting on Pleasant Street
- Add 12 and 14 Queen Street to Alderney precinct with a GFAR of 6.25
- Reduce height 21 Albert Street from 20 meters to 17 meters
- Vacant HRM owned lot at Alderney (portion of PID 40938110) should reflect potential property lines as identified in the November 22, 2016 HRM report with same zoning and far as adjacent PID 40506875  
<http://legacycontent.halifax.ca/council/agendasc/documents/161122ca1413.pdf>

#### **Dartmouth North**

- Remove higher order residential zone for 203, 207, 209, 211, 211 ½, 213, 215, 217, 219 and 221 Windmill
- Add corridor zone to 390, 396, 398, 400, 406 Windmill Road with a height limit of 20 meters
- Add higher order residential zone for 1 and 3 Fernhill
- Delete higher order residential zone for PID 40175887 and adjacent harbour infill

**Wyse Road**

- Reduce height for higher order residential zoned lands 24, 28, 32, 34, 36, 38 Dawson and 17, 19 Faulkner from 20 meters to 17 meters
- Reduce height for 2 and 4 Symonds from 26 meters to 20 meters
- Reduce height for PID 41368655 and 1 Richmond Street from 26 meters to 20 meters
- Remove higher order zone for 36 Hester
- Remove corridor zone from PID 40611576 (Ropewalk Lane #s 6, 8, 10, 12, 14, 16 and 20)

**Sullivan's Pond**

- Reduce height for 1 Oak from 26 meters to 20 meters
- Increase height for 55 Crichton Avenue from 11 meters to 20 meters

**Victoria Road**

- Remove corridor zone for 33, 35 Frances Street and 211, 213, 215, 217, 219, 221, 223, 225 and 229 Victoria Road

**Lancaster**

- Remove higher order zone for portion of PID 41113887 that is zoned R-1 (portion that wasn't rezoned as part of case 21552)
- Consider 28 Viridian Drive as potential higher order residential with a height limit of 14 meters

**Grahams Grove**

- Remove corridor zone for 5 Glenwood Avenue

**Portland Corridor**

- Reduce height for 8A and 8 Lakefront to 14 meters
- Remove corridor zone for 393, 395, 397, 401 Portland Street, 5 and 1 Joffre Street
- Remove corridor zone for 402, 404, 406, 408, 410, 412, 414 Portland Street, and 4 Gaston Road

**Pleasant Corridor**

- Increase height for 2 Renfrew and 269 Pleasant to 20 meters
- Add corridor zone for 8 Renfrew with a height of 14 meters
- Add corridor zone for PID 40181547 (Acadia Street) with a height of 20 meters
- Remove corridor zone for 11 A Renfrew
- Reduce height for 9 Renfrew to 11 meters
- Remove corridor zone for 7 Chadwick
- Reduce height for 5 Chadwick from 20 meters to 11 meters
- Reduce height for 4 Chadwick and PID 40265696 from 20 meters to 11 meters
- Reduce height for portion of PID 247049 fronting on Marvin from 20 meters to 11 meters
- Reduce height for 173 Pleasant from 20 meters to 17 meters
- Reduce height for 175, 177, 179 Pleasant, 3 and 13 Southdale from 20 meters to 17 meters
- Increase height for Maplehurst apartments PID 05045916, PID 130450, PID 130468, PID 05045827 to 20 meters

**MOTION TO AMENDED PUT AND PASSED.**

The motion before Community Council now reads:

MOVED by Councillor Austin, seconded by Councillor Karsten

**THAT Harbour East-Marine Drive Community Council recommend that Halifax Regional Council:**

- 1. Give First Reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law, as contained in Attachments A and B of the staff report dated April 3, 2019.**
- 2. Give First Reading and schedule a public hearing to consider the proposed amendments to the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Dartmouth Municipal Planning Strategy, and the Downtown Dartmouth Land Use By-law, as contained in Attachments D to H-4.**
- 3. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law as contained in Attachments A and B.**
- 4. Adopt the proposed amendments to the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Dartmouth Secondary Municipal Planning Strategy, and the Downtown Dartmouth Land Use By-law, as contained in Attachments D to H-4.**
- 5. That Halifax Regional Council and staff consider the following list of amendments to the proposed Regional Centre Secondary Municipal Planning Strategy and Land Use Bylaw's maps and schedules regarding the urban structure, zoning, floor area ratio, height, and precincts:**

**Downtown Dartmouth**

- Remove Downtown zone from portion of 221 Portland fronting on Pleasant Street
- Add 12 and 14 Queen Street to Alderney precinct with a GFAR of 6.25
- Reduce height 21 Albert Street from 20 meters to 17 meters
- Vacant HRM owned lot at Alderney (portion of PID 40938110) should reflect potential property lines as identified in the November 22, 2016 HRM report with same zoning and far as adjacent PID 40506875  
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- Remove higher order residential zone for 203, 207, 209, 211, 211 ½, 213, 215, 217, 219 and 221 Windmill
- Add corridor zone to 390, 396, 398, 400, 406 Windmill Road with a height limit of 20 meters
- Add higher order residential zone for 1 and 3 Fernhill
- Delete higher order residential zone for PID 40175887 and adjacent harbour infill

**Wyse Road**

- Reduce height for higher order residential zoned lands 24, 28, 32, 34, 36, 38 Dawson and 17, 19 Faulkner from 20 meters to 17 meters
- Reduce height for 2 and 4 Symonds from 26 meters to 20 meters
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- Remove higher order zone for 36 Hester
- Remove corridor zone from PID 40611576 (Ropewalk Lane #s 6, 8, 10, 12, 14, 16 and 20)

**Sullivan's Pond**

- Reduce height for 1 Oak from 26 meters to 20 meters
- Increase height for 55 Crichton Avenue from 11 meters to 20 meters

**Victoria Road**

- Remove corridor zone for 33, 35 Frances Street and 211, 213, 215, 217, 219, 221, 223, 225 and 229 Victoria Road

**Lancaster**

- **Remove higher order zone for portion of PID 41113887 that is zoned R-1 (portion that wasn't rezoned as part of case 21552)**
- **Consider 28 Viridian Drive as potential higher order residential with a height limit of 14 meters**

**Grahams Grove**

- **Remove corridor zone for 5 Glenwood Avenue**

**Portland Corridor**

- **Reduce height for 8A and 8 Lakefront to 14 meters**
- **Remove corridor zone for 393, 395, 397, 401 Portland Street, 5 and 1 Joffre Street**
- **Remove corridor zone for 402, 404, 406, 408, 410, 412, 414 Portland Street, and 4 Gaston Road**

**Pleasant Corridor**

- **Increase height for 2 Renfrew and 269 Pleasant to 20 meters**
- **Add corridor zone for 8 Renfrew with a height of 14 meters**
- **Add corridor zone for PID 40181547 (Acadia Street) with a height of 20 meters**
- **Remove corridor zone for 11 A Renfrew**
- **Reduce height for 9 Renfrew to 11 meters**
- **Remove corridor zone for 7 Chadwick**
- **Reduce height for 5 Chadwick from 20 meters to 11 meters**
- **Reduce height for 4 Chadwick and PID 40265696 from 20 meters to 11 meters**
- **Reduce height for portion of PID 247049 fronting on Marvin from 20 meters to 11 meters**
- **Reduce height for 173 Pleasant from 20 meters to 17 meters**
- **Reduce height for 175, 177, 179 Pleasant, 3 and 13 Southdale from 20 meters to 17 meters**
- **Increase height for Maplehurst apartments PID 05045916, PID 130450, PID 130468, PID 05045827 to 20 meters**

**MOTION AS AMENDED PUT AND PASSED.**

**14. MOTIONS – NONE**

**15. IN CAMERA (IN PRIVATE) – NONE**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION – NONE**

**18. PUBLIC PARTICIPATION**

David Jones, Downtown Dartmouth spoke about the archeological heritage in downtown Dartmouth, suggesting the need for an archeological master plan. Jones envisions archaeological and cultural heritage being preserved and showcased within new development.

Warren Wesson, District 5 commented on affordable housing and the benefits the Dartmouth shelter has provided to the community and health network. They asked if the draft Centre Plan could incorporate specific policy around trees, setbacks, affordable housing and language for rooming houses and bachelor apartments.

**19. DATE OF NEXT MEETING – June 6, 2019, HEMDCC Meeting Space, Main Floor Alderney Gate, 60 Alderney Drive, Dartmouth**

**20. ADJOURNMENT**

The meeting was adjourned at 9:38 p.m.

Krista Vining  
Legislative Assistant