



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL  
SPECIAL MEETING  
MINUTES  
November 12, 2020**

**PRESENT:** Councillor Tony Mancini, Vice Chair  
Councillor David Hendsbee  
Councillor Becky Kent  
Councillor Trish Purdy  
Councillor Sam Austin

**STAFF:** Claire Gillivan, Solicitor  
Carl Purvis, Planning Applications Program Manager  
Thea Langille, Principal Planner  
Darrell Joudrey, Planner II  
Simon Ross-Siegel, Legislative Assistant  
Liam MacSween, Legislative Support

*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 6:02 p.m. and adjourned at 6:54 p.m.*

**1. CALL TO ORDER**

Councillor Mancini, Vice Chair called the meeting to order at 6:02 p.m. Councillors Kent and Purdy provided introductory remarks as new members of Harbour East-Marine Drive Community Council.

**2. APPROVAL OF MINUTES – September 20, 2020 (Special Meeting)**

MOVED by Councillor Austin, seconded by Councillor Hendsbee

**THAT the minutes of September 20, 2020 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 Kent, seconded by Councillor Austin

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

**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 HEARINGS –6:00 p.m.**

**10.1.1 Case 21813: Partial Rezoning of PID 41453945, Cow Bay**

The following was before Community Council:

- A staff recommendation report dated July 20, 2020
- A staff presentation dated November 12, 2020
- Correspondence from Angela Grachelli, Brent Darbyson, Bill Falconer, Mike Gingell, Theresa Kuhn, Scott Forbes, and Sam White

Harbour East-Marine Drive Community Council discussed the potential of deferring the public hearing for Case 21813: Partial Rezoning of PID 41453945, Cow Bay to allow the newly elected area Councillor to gain further information on the matter prior to the public hearing taking place.

MOVED by Councillor Kent, seconded by Councillor Hendsbee

**THAT Harbour East-Marine Drive Community Council defer the public hearing for Case 21813: Partial Rezoning of PID 41453945, Cow Bay to the January 2021 meeting of Harbour East-Marine Drive Community Council.**

**MOTION TO DEFER PUT AND PASSED.**

**10.2 VARIANCE APPEAL HEARING – NONE**

**11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**11.1 Correspondence**

The Legislative Assistant noted that correspondence was received for item 10.1.1. This correspondence was circulated to members of Harbour East-Marine Drive Community Council.

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

**11.2 Petitions – NONE**

**11.3 Presentation – NONE**

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

**13. REPORTS**

**13.1 STAFF**

**13.1.1 Case 22519: Development Agreement for 1129 West Petpeswick Road, West Petpeswick**

The following was before Community Council:

- A staff recommendation report dated October 26, 2020

MOVED by Councillor Hendsbee, seconded by Councillor Austin

**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 October 26, 2020 staff report, to enable an intensive agricultural use, specifically additional animals and an abattoir, at 1129 West Petpeswick Road, West Petpeswick and schedule a public hearing;**

In response to a question from Community Council, Simon Ross-Siegel, Legislative Assistant noted that the public hearing for this matter is likely to take place at the first meeting of Harbour East-Marine Drive Community Council in January 2021 to allow adequate time for public advertisement.

**MOTION PUT AND PASSED.**

**13.1.2 Review of Report Requests**

The following was before Community Council:

- A staff recommendation report dated October 26, 2020

Simon Ross-Siegel, Legislative Assistant provided an overview of the October 26, 2020 staff report.

MOVED by Councillor Kent, seconded by Councillor Purdy

**THAT Harbour East – Marine Drive Community Council review the attached list of report requests, as outlined in Attachment 1 of the staff report dated October 26, 2020, and bring forward any items recommended to be withdrawn.**

Harbour East-Marine Drive Community Council did not bring any items forward to be withdrawn.

**MOTION PUT AND PASSED.**

**13.1.3 Case 21584: Development Agreement for lands at 18 and 22 Rosedale Drive and Floral Avenue, Dartmouth**

The following was before Community Council:

- A staff recommendation report dated August 5, 2020
- A staff presentation dated November 12, 2020

MOVED by Councillor Austin, seconded by Councillor Hendsbee

**THAT Harbour East-Marine Drive Community Council refuse the proposed development agreement enabling the development of a mixed use building with nine and eleven storey towers on a shared podium, as set out in Attachment A of the staff report dated August 5, 2020.**

Darrell Joudrey, Planner II provided a presentation on Case 21584. A copy of the presentation is on file. Highlights of the presentation include an overview of the development proposal, the local site context on Rosedale Drive and Floral Avenue as well as the the proposed site plan with architectural renderings. Joudrey concluded the presentation by outlining staff's recommendation to refuse the proposed development agreement due to inconsistency with the intent of the Dartmouth Municipal Planning Strategy. Joudrey further highlighted inconsistencies with the existing character of the neighbourhood in terms of height, mass and scale and the existing urban form of the surrounding neighbourhood.

In response to questions from members of Harbour-East Marine Drive Community Council, Joudrey provided information with respect to the proposed elevations for retaining walls located at the rear of buildings A and B.

In response to a follow up question, Carl Purvis, Planning Applications Program Manager clarified the differences in the Dartmouth Municipal Planning Strategy and the Centre Plan Purvis provided further commentary on how the proposal in its current form did not meet the policy criteria for neighbourhood compatibility under the Dartmouth Municipal Planning Strategy and how the proposal could potentially achieve this under the context of the Centre Plan.

MOVED by Councillor Austin, seconded by Councillor Hendsbee

**THAT Harbour East-Marine Drive Community Council defer consideration of Case 21584 pending a supplemental report on the following:**

- 1. What the as-of-right options for the development of the property could look like under the Centre Plan; and**
- 2. Whether the applicant is willing to consider any potential revisions to the project to better address massing on site, particularly with regards to the Hester, Floral, and Fraser Street sides**

**MOTION PUT AND PASSED.**

**13.2 MEMBERS OF COMMUNITY COUNCIL – NONE**

**14. MOTIONS – NONE**

**15. IN CAMERA (IN PRIVATE) – NONE**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION – NONE**

**18. DATE OF NEXT MEETING – December 3, 2020**

**19. ADJOURNMENT**

The meeting was adjourned at 6:54 p.m.

Simon Ross-Siegel  
Legislative Assistant