



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL
SPECIAL MEETING
MINUTES
February 4, 2021**

- PRESENT:** Councillor David Hendsbee, Chair
Councillor Becky Kent, Vice Chair
Councillor Trish Purdy
Councillor Sam Austin
Councillor Tony Mancini
- STAFF:** Jamy-Ellen Klenavic, Planner II, Urban Enabled Applications
Katherine Greene, Program Manager, Regional Policy
Siobhan Witherbee, Active Transportation Planner, Project Planning & Design
David MacIsaac, Active Transportation Supervisor, Project Planning & Design
Meaghan Dalton, Planner I, Regional Planning
Carl Purvis, Planning Applications Program Manager, Current Planning
Philip Nickerson, Design Engineer, Project Planning & Design
Jillian MacLellan, Planner III, Regional Planning
Claire Gillivan, Solicitor
Simon Ross-Siegel, Legislative Assistant
Alicia Wall, 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.

The meeting was called to order at 6:00 p.m. and Community Council adjourned at 7:58 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES – Special Meeting January 7, 2021

MOVED by Councillor Mancini, seconded by Councillor Kent

That the January 7, 2021 Special Meeting minutes be approved as presented.

MOTION PUT AND PASSED.

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

MOVED by Councillor Purdy, seconded by Councillor Austin

THAT the Order of Business be approved as presented.

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

10.1.1 Case 22285: Development Agreement to allow a 12-storey multi-unit dwelling at 3 Bartlin Road, Dartmouth

The following was before Community Council:

- Staff recommendation report dated August 12, 2020
- Correspondence from Tony Zareski, Michael Craven, Graeme Higgs, Bill Schipilow, Gordon Calder, Gary MacNeil, Richard Powell, Jeanette Powell, Robert Simlett, Tom Bateman, Roger Surette, Mary Surette, Jay Coyle, Charlotte Coyle, Leah Dauphinee, Peggy Smith, Andrew Thompson, J. David Thompson, Roger King, Jeannie Shortt, John West, Shirley Pye, Len Bodis, Julie Bodis, Joe Romkey, Clyde Horner, Donna Christiansen, Jack Driscoll, Alex Joseph, Russ Deveau, Debbie Deveau, Mitch Dickey, Chris Fournaud, Phil Stewart and Alan Bruce

Jamy-Ellen Klenavic, Planner II, Urban Enabled Applications, presented case 22285. The site consists of three properties that will be consolidated. The applicant is requesting a development agreement to allow the construction of two, twelve-storey residential towers with ground floor commercial fronting on Prince Albert Road. The towers would be connected by an above ground pedway.

A development agreement was previously approved in 2006 for one twelve-storey residential tower. It was noted staff had recommended against approving the development agreement at that time for various reasons. The previous development agreement did not come into force until 2013 due to title issues and has since expired. The current uses permitted on the site are residential and commercial.

Public engagement was achieved through a mailout and a Public Information Meeting held on September 25, 2019. Feedback from the public was generally supportive. Concerns were expressed around the size of the building, insufficient parking and traffic. A copy of the staff presentation is on file.

The Chair opened the Public Hearing and invited the applicant to come forward and address Community Council.

Mitch Dickey, on behalf of Twin Lakes, believes this development will benefit the existing neighborhood. The area is very walkable, has access to services nearby and supports active transportation. The development will have indoor and outdoor amenity space. The site now falls under Centre Plan which encourages medium to high residential density, which this development supports. It is felt there is good transition to the surrounding area and as many trees as possible will be retained on the site. The development will create a pedestrian friendly experience as a result of the ground floor commercial and extensive landscaping. Resident parking will be underground. Visitor and commercial parking will surface parking.

In response to the presentation, Community Council asked if the developer has spoken with Superstore regarding possible parking impacts and noted the importance of wind migration for the nearby school.

Mitch Dickey confirmed the developer has been in touch with the Superstore and they did not express any concerns. They were in support of the development as they felt it would be good for business. It was also noted that retaining trees should mitigate wind impacts on the school.

The Chair reviewed the rules of procedure for public hearings and called for the registered speakers.

Shelly Bridges, Dartmouth, acknowledged the housing crisis in HRM and feels this type of development is very much needed and that it suits the area.

Chucky Bridges, Dartmouth, feels it is a good addition to neighborhood and it helps address housing challenges. It is also a good retirement opportunity for people in the area.

MOVED by Councillor Austin, seconded by Councillor Mancini

THAT the public hearing be closed.

MOTION PUT AND PASSED.

MOVED by Councillor Austin, seconded by Councillor Mancini

THAT Harbour East-Marine Drive Community Council:

- 1. Approve the proposed development agreement and discharging agreement, which shall be substantially of the form as set out in Attachments A and B of the August 12, 2020 report; and**
- 2. Require the agreements be signed by the property owner within 240 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.**

Community Council noted this is a good site for the development, the community is generally supportive and it is good for residents who want to downsize and stay in the area. The need for housing was also acknowledged.

MOTION PUT AND PASSED.

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 Community Council.

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

11.2 Petitions – None

11.3 Presentations

11.3.1 Dartmouth Crossing Updates - Greg Zwicker, MCIP, LPP, Principal, Zzap

Glen Munroe indicated the Dartmouth Crossing project started 16 years ago and is a retail, lodging and entertainment centre that employs thousands of people. Residential development will commence in the near future.

Margot Young indicated that Dartmouth Crossing purchased the site in 2003 and that it was formerly used as a quarry. Young spoke to various projects including Grassy Brook, the completed fish park, the watershed masterplan and various studies that have been completed. It was noted that Grassy Brook is the most productive trout stream in Nova Scotia.

The Dartmouth Crossing project is about 75% complete. The developer will be applying for construction permits to begin residential development in the coming months. A copy of the presentation is on file.

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 22847: Development Agreement for PIDs 00374652 and 41466160 Main Road at Silvers Lane, Eastern Passage

The following was before Community Council:

- Staff recommendation report dated January 13, 2021

MOVED by Councillor Kent, 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 January 13, 2021 report, to construct two four-storey multiple unit dwellings on Lands in Eastern Passage and schedule a public hearing.

MOTION PUT AND PASSED.

13.1.2 Case 23274: Secondary Suites and Backyard Suites Housekeeping Amendments

The following was before Community Council:

- Staff recommendation report dated January 4, 2021

MOVED by Councillor Austin, seconded by Councillor Kent

That Harbour East-Marine Drive Community Council give first reading to consider approval of the proposed amendments to the Land Use By-laws for Dartmouth, Downtown Dartmouth, Lawrencetown and Planning Districts 8 & 9, as set out in Attachment A of the January 4, 2021 report, to complete housekeeping amendments for provisions regarding secondary and backyard suites, and schedule a public hearing.

MOTION PUT AND PASSED.

13.1.3 Dahlia Oak Crichton Active Transportation Connections

The following was before Community Council:

- Staff recommendation report dated January 27, 2021

MOVED by Councillor Austin, seconded by Councillor Purdy

That Harbour East-Marine Drive Community Council recommend that Halifax Regional Council approve the permanent implementation of 680 meters of enhanced walking, rolling, and cycling facilities connecting the Dartmouth Common to the Shubenacadie Canal Greenway via Dahlia Street and Sullivan’s Pond Park as described in the ‘Discussion’ section of the January 27, 2021 report.

Siobhan Witherbee, Active Transportation Planner, Project Planning & Design, stated this is a section between the Dartmouth Commons and the Shubenacadie Canal Greenway. It is an all ages and abilities cycling network and it also provides an opportunity for missing segments of sidewalk, on Oak, Dahlia and Crichton to be installed. Two rounds of public engagement were completed and about 650 people took part. The target for construction is summer/fall of 2021.

Several Councillors asked if any parking would be removed. Witherbee noted that parking on Dahlia between Beech and Crichton would be removed.

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 – MARCH 4, 2021

19. ADJOURNMENT

The meeting was adjourned at 7:58 p.m.

Alicia Wall
Legislative Support