



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL  
SPECIAL MEETING  
DRAFT MINUTES  
June 24, 2021**

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

**REGRETS:** Councillor Tony Mancini

**STAFF:** Josh Juddah Q.C., Solicitor  
Simon Ross-Siegel, Legislative Assistant  
Liam MacSween, Legislative Support

*These minutes are considered draft and will require approval by Harbour East-Marine Drive Community Council at a future meeting.*

*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 6:04 p.m. and adjourned at 6:56 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 6:04 p.m.

**2. APPROVAL OF MINUTES – June 3, 2021 Special Meeting**

MOVED by Councillor Kent, seconded by Councillor Purdy

**THAT the Special Meeting minutes of June 3, 2021 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

Additions: None

Deletions: None

MOVED by Councillor Austin, seconded by Councillor Kent

**THAT the agenda 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 – NONE**

**11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**11.1 Correspondence – None**

**11.2 Petitions – None**

**11.3 Presentations**

**11.3.1 Introduction to the Urban Development Institute – Stephen Adams, Executive Director of the Urban Development Institute of Nova Scotia**

The following was before Community Council:

- A request for presentation from dated June 14, 2021
- A presentation dated June 24, 2021

Stephen Adams, Executive Director of the Urban Development Institute (UDI) of Nova Scotia. A copy of the presentation is on file. Highlights of the presentation included an overview of the Urban Development Institute, its mission statement, and its availability as a resource to members of Council.

Responding to questions from Community Council, Adams noted that the UDI can connect with members of Council to ensure that noise from development construction within their districts is not impacting neighbouring property owners. Adams further advised that the UDI fully supports the enforcement of the Noise By-law.

Responding to a question from Community Council, Adams explained that members of the UDI are actively working with all stakeholders to provide affordable housing options across Nova Scotia and clarified that the UDI has expanded its borders to serve the entire province, both urban and rural.

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

### **13. REPORTS**

#### **13.1 STAFF**

##### **13.1.1 Case 23221: Land Use By-law amendment for Eastern Shore Lifestyle Centre - 22324 Highway, Sheet Harbour**

The following was before Community Council:

- A staff recommendation report dated April 28, 2021

MOVED by Councillor Kent, seconded by Councillor Purdy

**THAT Harbour East-Marine Drive Community Council give First Reading to consider approval of the proposed amendments to the Land Use By-law for the Eastern Shore (East) Plan Area, as set out in Attachment A of the April 28, 2021 report, to:**

- 1. enable the development of a new municipal community facility (the Eastern Shore Lifestyle Centre) within the RPK (Regional Park) Zone; and**
- 2. correct references to the former P-4 (Provincial Park) Zone; and schedule a public hearing.**

**MOTION PUT AND PASSED.**

##### **13.1.2 Case 22487: Development Agreement for 112 & 114 Wyse Road, Dartmouth**

The following was before Community Council:

- A staff recommendation report dated May 18, 2021

MOVED by Councillor Austin, seconded by Councillor Kent

**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 May 18, 2021 report, to enable a 20-storey mixed-use multi-unit building at the corner of Wyse Road and Nantucket Avenue in Dartmouth and schedule a public hearing.**

In response to a question of clarification, Carl Purvis, Planning Applications Program Manager advised that the public hearings for this matter and several others on the agenda will need to be completed before September 17, 2021.

**MOTION PUT AND PASSED.**

### **13.1.3 Development Agreement for 46 Maple Street, Dartmouth**

The following was before Community Council:

- A staff recommendation report dated June 8, 2021

MOVED by Councillor Austin, seconded by Councillor Purdy

**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 June 8, 2021 report, to develop a 20 unit, stacked townhouse development on lands at 46 Maple St and schedule a public hearing.**

**MOTION PUT AND PASSED.**

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

The following was before Community Council:

- A staff recommendation report dated May 25, 2021

MOVED by Councillor Austin, seconded by Councillor Kent

**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.**

Responding to question from Community Council, Darrell Joudrey, Planner II, Current Planning noted changes by the applicant to the floral avenue façade and the provision of a street wall to better transition to the existing dwelling. Joudrey noted further changes to the height and massing on site.

Community Council discussed proceeding with the public hearing given the changes that have been made to get a better understanding from the community on the proposal.

**MOTION PUT AND DEFEATED.**

The following alternative motion was proposed:

MOVED by Councillor Austin, seconded by Councillor Kent

**THAT Harbour East Marine Drive Community Council give Notice of Motion to consider 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 this supplementary report dated May 25, 2021 and schedule a public hearing.**

**MOTION PUT AND PASSED.**

**14. MOTIONS – NONE**

**15. IN CAMERA (IN PRIVATE) – NONE**

**16. ADDED ITEMS – NONE**

**17. NOTICES OF MOTION – NONE**

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**Harbour East-Marine Drive Community Council  
Special Meeting Draft Minutes  
June 24, 2021**

## **18. PUBLIC PARTICIPATION**

**Kelly Schnare**, Programs Director for Reimaging Atlantic Harbours, provided an overview of the Love Your Lake program. A copy of the presentation is on file. Highlights of the presentation include an overview of the shoreline assessment program, the importance of keeping shorelines healthy to protect water quality for wildlife and recreational activities, and community engagement activities undertaken by the group.

Responding to a question of clarification, Schnare advised that the group received seed funding and a service contract to provide staff and technical training to help protect shorelines in HRM. Schnare noted that local boat clubs and property owners have offered the use of their boats to assist with testing activities. Schnare encouraged members of Community Council to get in touch regarding shorelines in their districts that could benefit from the program.

## **19. DATE OF NEXT MEETING – August 5, 2021**

## **20. ADJOURNMENT**

The meeting was adjourned at 6:56 p.m.

Liam MacSween  
Legislative Support