



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL
DRAFT MINUTES
April 20, 2023**

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

STAFF: Joshua Judah, Solicitor
Andrea Lovasi-Wood, Legislative Assistant

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, information items circulated, and video (if available) are online at halifax.ca.

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The meeting was called to order at 6:00 p.m. Community Council adjourned at 6:26 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 6:00 p.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

2. APPROVAL OF MINUTES – March 27, 2023

MOVED by Deputy Mayor Austin, seconded by Councillor Hendsbee

THAT the minutes of March 27, 2023 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 Kent, seconded by Councillor Hendsbee

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

10.1 PUBLIC HEARINGS

10.1.1 Case 24573: Development Agreement for 519 Cow Bay Road, Eastern Passage

The following was before Community Council:

- Staff report dated February 13, 2023
- Extract from the March 27, 2023 Harbour East-Marine Drive Community Council draft minutes
- Staff presentation dated April 20, 2023

Yanan Gou, Planner III gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 6:13 p.m.

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

Ron Omessi, Applicant spoke to the maintenance of a non-disturbance area along the development's back boundary and stated that mature trees would be preserved or replaced if construction required their removal. Omessi confirmed that the parking lot was in the front of the development as it limited the

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removal of vegetation and allowed the building to be set back from the road and reduced noise for the building's residents.

The Chair reviewed the rules of procedure for public hearings. The Chair noted there were no registered speakers and called three times for any other members of the public wishing to speak; there were none.

MOVED by Councillor Kent, seconded by Deputy Mayor Austin

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 6:18 p.m.

MOVED by Councillor Kent, seconded by Deputy Mayor Austin

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 A of the staff report dated February 13, 2023; and**
- 2. Require 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.**

Community Council noted the development's proximity and similarities to an application that was previously approved by Community Council. Community Council observed the applicant's efforts to reduce noise and crime as the parking lot was located at the front of the development closer to the road. Community Council also noted the applicant's consideration of area residents concerns in past developments and that the development provided much needed middle-income housing to Cow Bay.

MOTION PUT AND PASSED.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for item 13.1.1.

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 22622: Development Agreement for 1268 Cole Harbour Road, Cole Harbour

The following was before Community Council:

- Staff report dated February 28, 2023
- Correspondence from Chad Knowlton, Gloria Knowlton, Anne Knowlton

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Councillor Purdy stepped down from the Chair and Councillor Hendsbee assumed the Chair.

MOVED by Councillor Purdy, 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 staff report dated February 28, 2023, to allow for a 30-unit residential building and a 16-unit townhouse-style residential building at 1268 Cole Harbour Road, Cole Harbour, and schedule a public hearing.

MOTION PUT AND PASSED.

Councillor Purdy resumed the Chair.

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. PUBLIC PARTICIPATION

The Chair reviewed the rules of procedure for public participation. The Chair noted there were no registered speakers and called three times for any other members of the public wishing to speak; there were none.

19. DATE OF NEXT MEETING – May 11, 2023

20. ADJOURNMENT

The meeting was adjourned at 6:26 p.m.

Andrea Lovasi-Wood
Legislative Assistant