



P.O. Box 1749
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Item No. 2
Harbour East-Marine Drive Community Council
December 8, 2016

TO: Chair and Members of Harbour East-Marine Drive Community Council

SUBMITTED BY: ORIGINAL SIGNED

Krista Vining, Legislative Assistant, Office of the Municipal Clerk

DATE: November 24, 2016

SUBJECT: Harbour East-Marine Drive Community Council 2016 Annual Report

ORIGIN/LEGISLATIVE AUTHORITY

Section 27(1) of the HRM Charter states:

A Community Council shall hold an annual public meeting in the community in each year to report to the public concerning its activities and to receive the views of the public respecting all matters within its mandate.

RECOMMENDATION

That Harbour East-Marine Drive Community Council accept and table the 2016 Annual Report as presented.

BACKGROUND

Harbour East- Marine Drive Community Council was established on December 3, 2012 by Administrative Order 48 Respecting the Creation of Community Councils.

Harbour East-Marine Drive Community Council includes the following districts:

- District 2 – Preston – Chezzetcook – Eastern Shore (Councillor David Hendsbee)
- District 3 – Dartmouth South – Eastern Passage (Councillor Bill Karsten)
- District 4 – Cole Harbour – Westphal (Councillor Lorelei Nicoll)
- District 5 – Dartmouth Centre (Councillor Sam Austin)
- District 6 – Harbourview – Burnside – Dartmouth East (Councillor Tony Mancini)

DISCUSSION

Harbour East-Marine Drive Community Council met 11 times between December 3, 2015 and November 10, 2016, which included one (1) special meeting. The meetings were held at the following locations:

- 10 meeting at the HEMDCC Meeting Space, 40 Alderney Drive, Dartmouth
- 1 meeting at the Old School Community Gathering Place, 7962 Hwy #7, Musquodoboit Harbour

The following are the meeting dates covered in this report:

1. December 3, 2015
2. February 4, 2016
3. March 3, 2016
4. April 7, 2016
5. May 19, 2016
6. June 30, 2016
7. August 4, 2016
8. September 8, 2016
9. October 6, 2016
10. October 11, 2016 (special)
11. November 10, 2016

Harbour East-Marine Drive Community Council business for the period of December 3, 2015 to November 10, 2016 includes the following:

- 49 staff reports/motions
- 1 call for declaration of conflict of interest
- 14 public hearings
- 0 variance appeal hearings
- 5 request for reports brought forward by members of Community Council (independent from matters before Community Council)
- 3 pieces of correspondence (independent from matters before Community Council)
- 2 petitions
- 2 presentation from community groups
- 54 speakers during public participation
- 3 other

The following will highlight Harbour East-Marine Drive Community Council's business for the period of December 3, 2015 to November 10, 2016.

STAFF REPORTS/MOTIONS

December 3, 2015

Election of Chair and Vice Chair

Councillor Nicoll was elected Chair and Councillor Karsten was elected Vice Chair

Tabling of 2015 Annual Report

Harbour East-Marine Drive Community Council Annual Report for the period December 1, 2014 to November 22, 2015 accepted and tabled, with an amendment to include details of Darren Fisher's leave of absence, the date that the position became vacant, and the date of the upcoming by-election.

Approval of Minutes – November 12, 2015

Approved as presented.

Public Boat Launch – Dartmouth Shoreline

Motion passed that Harbour East-Marine Drive Community Council request that Halifax Regional Council, by way of the Transportation Standing Committee, direct staff to incorporate public boat launch opportunities into planning considerations of future private or public land developments along the Dartmouth shore.

Harbour East-Marine Drive Community Council Proposed 2016 Meeting Schedule

Approved as presented.

Case 19859: Non-Substantive Amendment and Partial Discharge to Lake Loon Development Agreement – Westphal

Motion passed that the Harbour East-Marine Drive Community Council waive Notice of Motion and hear a staff presentation on Case 19859 – Non-Substantive Amendment and Partial Discharge to Lake Loon.

Motion passed that Harbour East-Marine Drive Community Council

1. Approve, by resolution, the proposed amending development agreement as contained in Attachment A of the report dated November 20, 2015 to replace schedules B, C, D, E, and E-1 of the existing development agreement with new schedules B-1, C-1, D-1, E-1A and E1-1A for a mixed residential development on lands formally identified as civic number 661 Highway 7, Westphal, as shown on Map 1; and
2. Require that the amending 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.
3. Approve, by resolution, the proposed partial discharge agreement as contained in Attachment B of the report dated November 20, 2015 for a portion of the lands that are the subject to an existing development agreement on the lands formally identified as civic number 661 Highway 7, Westphal as shown on Map 1 and is subject to the registration of the proposed amending development agreement; and
4. Require that the proposed partial discharge 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.

February 4, 2016

Approval of Minutes – December 3, 2015

Approved as presented.

Case 19659 – Text Amendment to the Dartmouth LUB – R2 (Two Family Residential) Zone

Motion passed giving First Reading to consider the proposed amendments to the Dartmouth Land Use By-Law to allow three unit dwellings within the R-2 (Two Family Residential) Zone in limited areas as described in Attachment A of the report dated January 15, 2016, and schedule a public hearing.

Case 18849 – Discharge Agreement for 959 Cole Harbour Road, Cole Harbour

Motion passed that Harbour East-Marine Drive Community Council

1. Approve, by resolution, the Discharge Agreement as contained in Attachment A of the report dated January 15, 2016; and
2. Require the Discharge 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.

Case 20068 – Development Agreement, 1, 3, & 5 Cumberland Drive, Cole Harbour

Motion passed giving Notice of Motion to consider approval of the proposed development agreement, as contained in Attachment A of this report, to enable a lounge use at 1-5 Cumberland Drive, Cole Harbour and schedule a public hearing.

Case 20225 – Rezoning – Kenyatta Drive, Eastern Passage

Motion passed giving First Reading to the proposed rezoning, as contained in Attachment A of the report dated January 12, 2016, to rezone land on Kenyatta Drive, Eastern Passage, from RA (Rural) to R-1 (Single Unit Dwelling), and schedule a public hearing.

Case 18255 – Extension of time signing requirement for development agreement for 530 Portland Street and 104 Green Village Lane, Dartmouth

Motion passed that Harbour East-Marine Drive Community Council require that the development agreement for case 18255 be signed by the property owner within 330 days (an extension of an additional 90 days from the original 240 days), or any extension thereof granted by Council on request of the property owner, from the date of final approval of said agreement by Council and any other bodies as necessary, including applicable appeal periods whichever is later; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

Councillor Hendsbee – Musquodoboit Harbour and Area Chamber of Commerce and Civic Affairs

Motion passed that Harbour East-Marine Drive Community Council recommends Regional Council approve \$10,000 payable to the Musquodoboit Harbour and Area Chamber of Commerce and Civic Affairs (MHACCCA) as partial funding for completion of a Master Conceptual Plan by Ekistics Plan and Design for the Eastern Shore West Municipal Planning Area with funding to be provided from the Musquodoboit Harbour Common Area Rate, cost centre C160.

Case 20174 - Ochterloney/Victoria – First Reading and Set Public Hearing Date

Motion passed giving Notice of Motion to consider the proposed amending development agreement, as contained in Attachment A of the November 12, 2015 staff report to permit design changes to the development located on the northwest corner of Ochterloney Street and Victoria Road in Dartmouth and to schedule a public hearing.

March 3, 2016

Approval of Minutes – February 4, 2016

Approved as presented.

Citizen Appointment Shubenacadie Canal Commission

This matter was addressed In Camera (In Private) and ratified in open session as follows:

That Harbour East-Marine Drive:

1. Proceed to appoint one citizen to the Shubenacadie Canal Commission for a term to November, 2017.
2. 2) It is further recommended that the citizen appointment be released to the public following ratification and notification of the successful candidate.

March 7, 2016

Approval of the Minutes – March 3, 2016

Minutes approved with an amendment that Councillor Karsten had sent regrets for this meeting.

Case 19536: Development Agreement to expand an existing industrial use at 422 & 424 Caldwell Road, Cole Harbour, and schedule a public hearing

Motion passed giving Notice of Motion to consider the proposed Development Agreement, as contained in Attachment A of this report, to permit an expansion to an existing industrial use at 422 & 424 Caldwell Road, Cole Harbour, and schedule a public hearing.

In Camera (In Private) Minutes – March 3, 2016

Approved as presented in open session.

May 19, 2016

Approval of Minutes – April 7, 2016

Approved as presented.

June 30, 2016

Approval of Minutes – May 19, 2016

Approved as presented.

Case 20296: Development Agreement for 29 Parkstone Road, Dartmouth

Motion passed giving Notice of Motion to consider the proposed development agreement, as set out in Attachment A of the report dated May 20, 2016 to allow for the conversion of a single unit dwelling to a two unit dwelling on a lot with reduced frontage, and schedule a public hearing.

Case 20192: Development Agreement Amendment, 721 Windmill Road, Dartmouth

Motion passed giving Notice of Motion to consider the proposed amending development agreement, as set out in Attachment A of this report, to remove certain buffering requirements along the western property boundary and Basinview Drive and further described herein, and schedule a public hearing.

Case 18599: Eastern Passage/Cow Bay MPS and LUB Amendments – Multiple Unit Dwellings in the Commercial Designation and a Development Agreement for Multiple Dwelling Units at 1490 Main Road, Eastern Passage

Motion passed that Harbour East-Marine Drive Community Council:

1. Recommend that Regional Council give First Reading to consider the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Eastern Passage/Cow Bay as set out in Attachments A and B of the report dated June 3, 2016, regarding the allowances for multiple unit dwellings in the Commercial Designation in Eastern Passage, and schedule a joint Public Hearing with Harbour East-Marine Drive Community Council;
2. Recommend that Regional Council approve the proposed amendments to the Municipal Planning Strategy and Land Use By-law for Eastern Passage/Cow Bay as set out in Attachments A and B of the report dated June 3, 2016; and
3. Move Notice of Motion to consider the proposed development agreement, as set out in Attachment C of the report dated June 3, 2016, to permit two multiple unit dwellings at 1490 Main Road, Eastern Passage. The public hearing for the development agreement shall be held concurrently with that indicated in Recommendation 1.

Case 19258: Amendments to the Downtown Dartmouth SPS and LUB and Development Agreement - 8 Linden Lea, Dartmouth

Motion passed that Harbour East-Marine Drive Community Council

1. Recommends that Halifax Regional Council give First Reading to consider the proposed amendments to the Downtown Dartmouth Secondary Planning Strategy and Land Use By-law as set out in Attachments A and B of this report and schedule a joint Public Hearing with Harbour East-Marine Drive Community Council;
2. Recommend that Regional Council approve the proposed amendments to the Downtown Dartmouth Secondary Planning Strategy and Land Use By-law as contained in Attachments A and B of the report dated May 20, 2016 and;
3. Give Notice of Motion to consider the proposed development agreement as set out in Attachment C of this report to permit the development of a 4 storey 41 unit multiple unit building at 8 Linden Lea, Dartmouth. The public hearing for the development agreement shall be held concurrently with that indicated in Recommendation 1.

Case 19536: Development Agreement to expand an existing industrial use at 422 & 424 Caldwell Road, Cole Harbour – Supplementary Report

Motion passed that Harbour East-Marine Drive Community Council:

1. Approve the proposed Development Agreement, which shall be of substantially the same form as set out in Attachment A of this report, to permit an expansion to an existing industrial use at 422 & 424 Caldwell Road, Cole Harbour; 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.
3. Amend the Development Agreement to prohibit signs.

August 4, 2016

Approval of Minutes – June 30, 2016

Approved as presented.

Case 19426: Development Agreement for 1095 & 1101 Cole Harbour Road, Dartmouth

Motion passed that Harbour East – Marine Drive Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of this report, to permit the development of a 4 storey 48 unit multiple unit building and 2 commercial buildings at 1095 and 1101 Cole Harbour Road, Cole Harbour and schedule a public hearing for September 8, 2016.

Case 19927: Rezoning to R2 Shore Road

Motion passed that Harbour East-Marine Drive Community Council give notice of motion to consider the proposed amendment to the Eastern Passage/Cow Bay Land Use By-law as set out in Attachment A, to rezone a portion of lands located on Shore Road, Eastern Passage, from R-1 (Single Unit Dwelling) to R-2 (Two Unit Dwelling), and schedule a public hearing for the November meeting of HEMDCC.

Case 20260: Non Substantive Amendments at Evergreen Drive

Motion passed that Harbour East-Marine Drive Community Council

1. Approve, by resolution, the proposed Second Amending Agreement as contained in Attachment A of this report to enable an extension of the date of commencement of development for one year and allow the development of the 8 Townhouse units in Phase 2 to occur without the need for a non-substantive amendment at Evergreen Drive, Cole Harbour; and
2. Require the Second Amending 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 late, otherwise this approval will be void and obligations arising hereunder shall be at an end.

Case 19500: Development Agreement – 169 Wyse Road, Dartmouth

Motion passed giving Notice of Motion to consider the proposed development agreement, as set out in Attachment A of this report, to allow for a 10-storey apartment building containing ground floor commercial uses at 169 Wyse Road, Dartmouth and schedule a public hearing for September 8, 2016.

Port Wallace Secondary Plan Report

Motion passed that Harbour East-Marine Drive Community Council recommends that Halifax Regional Council:

1. Include the 53 and 242 acre parcels shown on Attachment A within the Port Wallace Secondary Planning study area; and
2. Initiate an MPS amendment process to zone the Conrad quarry lands shown on Attachment A for industrial and highway commercial uses and follow the public participation program for municipal planning strategy amendments as approved by Regional Council on February 27, 1997.

September 8, 2016

Approval of Minutes – August 4, 2016

Approved as presented.

Case 18932: Multiple Unit Development Agreement, Brian Dickie Drive, Musquodoboit Harbour

Motion passed that Harbour East-Marine Drive Community Council:

1. Approve the corrected development agreement document for execution, as contained in Attachment A of the report dated June 8, 2016; 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 of said agreement by Council and any other bodies as necessary, including applicable appeal periods whichever is later; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

Case 18255: Development Agreement corrections, 530 Portland Street and 104 Green Village Lane, Dartmouth

Motion passed that Harbour East-Marine Drive Community Council:

1. Approve the corrected development agreement document for execution, as contained in Attachment A of the report dated June 8, 2016; 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 of said agreement by Council and any other bodies as necessary, including applicable appeal periods whichever is later; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

Case 19626 – Dartmouth MPS and LUB Amendments – Development Agreement for Multiple Use Residential Dwelling and Commercial Development at 836 and 842 Portland Street, Dartmouth

Motion passed that Harbour East-Marine Drive Community Council recommends that Regional Council

1. Give First Reading to consider the proposed amendments to the Dartmouth Municipal Planning Strategy and Land Use By-Law as set out in Attachment A and B of the report dated August 16, 2016 and schedule a joint Public Hearing with Harbour East-Marine Drive Community Council;
and
2. Approve the proposed amendments to the Dartmouth Municipal Planning Strategy and Land Use By-Law as set out in Attachment A and B of this report; and;

That Harbour East-Marine Drive Community Council move Notice of Motion to consider the proposed development agreement, as set out in Attachment C of the report dated August 16, 2016, to permit two

commercial buildings and a multiple unit residential dwelling at 836 and 842 Portland Street, Dartmouth. The public hearing for the development agreement shall be held concurrently with that indicated in Recommendation 1.

Kiwanis Club of Dartmouth Building Proposal

Motion passed that Harbour East-Marine Drive Community Council request that staff:

1. Work with the Kiwanis Club of Dartmouth to improve the public benefit of the current proposal and address the following concerns:
 - a. Inclusive public programming;
 - b. Barrier-free access to the building;
 - c. Lease agreement consistent with other HRM partnerships; and
 - d. Cost recovery for HRM services
2. Return to Regional Council with a revised proposal and recommendation for Council's consideration

October 6, 2016

Case 19258: MPS/LUB amendment and Development Agreement for 8 Linden Lea, Dartmouth

Motion passed 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, to enable a four storey, 41 unit multiple unit building located at 8 Linden Lea in Dartmouth; and
2. Require that the proposed development agreement be signed by the property owner within 120 or longer if warranted 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.

Case 18599: MPS and LUB amendments and Development Agreement for 1490 Main Road, Eastern Passage

Motion passed 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, to permit two multiple unit dwellings containing 60 units each at 1490 Main Road in Eastern Passage; and
2. Require that the proposed development agreement be signed by the property owner within 120 or longer if warranted 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.

Case 19528 - Development Agreement for 181 Pleasant Street, Dartmouth

Motion passed giving Notice of Motion to consider the proposed development agreement, as set out in Attachment A of the September 8, 2016 staff report, to allow for a 6-storey apartment building with 53 units at 181 Pleasant Street, Dartmouth and schedule a public hearing.

Case 20192: Development Agreement Amendment, 721 Windmill Road, Dartmouth

Motion passed that Harbour East – Marine Drive Community Council:

1. Approve the proposed amending development agreement which shall be substantially of the same form set out in the August 4th, 2016 staff report; and
2. Require the amending 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.

October 11, 2016 special

Staff report - Shore Active Transportation Association Presentation

Motion passed that Harbour East Marine Drive Community Council direct staff to continue to advance the Halifax Active Transportation Priorities Plan in the Lake Echo to Musquodoboit Harbour area in conjunction with the Province of Nova Scotia and the Shore Active Transportation Association.

November 10, 2016

Election of Chair and Vice Chair

Councillor Karsten was elected as Chair and Councillor Mancini was elected Vice Chair.

Approval of Minutes – October 6, 2016

Approved as presented.

Case 19599: Development Agreement for 335 and 337 Portland Street, Dartmouth

Motion passed giving Notice of Motion to consider the proposed development agreement, as set out in Attachment A of the October 21, 2016 staff report, to develop one additional residential dwelling unit within the existing two unit residential building at 335 Portland Street and up to two additional residential dwelling units in the existing two unit residential and office mixed use building at 337 Portland Street, and schedule a public hearing.

Councillor Appointments to Boards and Committee

Motion passed that That Harbour East-Marine Drive Community Council appoint a representative for each of the Standing and Advisory Committee set out in the Table for Councillor Appointments distributed for this meeting and forward these appointments to Council for ratification:

- Appeals Standing Committee – Councillors David Hendsbee and Sam Austin
- Audit & Finance Standing Committee – Councillor Bill Karsten
- Community Planning & Economic Development Standing Committee – Councillor Sam Austin
- Environment & Sustainability Standing Committee – Councillor Tony Mancini
- Transportation Standing Committee – Councillor Lorelei Nicoll
- Grants Committee – Councillor David Hendsbee

2017 Meeting Schedule

Approved as presented.

Case 20452: Development Agreement Discharge – Harbour Ridge Golf Club and Surrounding Properties, East Petpeswick

Motion passed that Harbour East-Marine Drive Community Council:

1. Approve, by resolution, the proposed discharge agreement, which shall be substantially of the same form as set out in Attachment A of the October 18, 2016 report; and
2. Require the discharge agreement be signed by the property owners within 240 days, or any extension thereof granted by Council on request of the property owners, 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.

Date of Next Meeting

Motion passed that Harbour East-Marine Drive Community Council reschedule the December 1, 2016 meeting to December 8, 2016 given that the Annual UNSM Conference is scheduled for November 28, 2016 to December 2, 2016.

CALL FOR DECLARATION OF CONFLICT OF INTEREST

March 3, 2016

Councillor Mancini recused himself from consideration of In Camera – Citizen Appointments to the Shubenacadie Canal Commission.

PUBLIC HEARINGS

December 3, 2015

Case 20132: Rezoning a portion of Dartmouth Crossing, Dartmouth

Motion passed that Harbour East-Marine Drive Community Council approve the proposal to rezone a portion of Phase 3 within Dartmouth Crossing from the BCDD (Burnside Comprehensive Development District) Zone to the I-2 (General Industrial) Zone, as contained in Attachment A of this report.

March 3, 2017

Case 19659: Text Amendment to the Dartmouth LUB – R2 (Two Family Residential) Zone

Motion passed that Case 19659 Text Amendment to the Dartmouth LUB – R2 (Two-Family Residential) Zone be deferred to the April 7, 2016 meeting of Harbour East-Marine Drive and that residents in the two areas in District 5 affected by the proposed amendment be notified of the Public Hearing.

Case 20068 Development Agreement, 1, 3, & 5 Cumberland Drive, Cole Harbour

Motion passed 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 this report, to enable a lounge use at 1-5 Cumberland Drive, Cole Harbour; and
2. Require that the proposed 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.

Case 20225: Rezoning – Kenyatta Drive, Eastern Passage

Motion passed that Harbour East-Marine Drive Community Council approve the proposed rezoning, as contained in Attachment A of this report, to rezone land on Kenyatta Drive, Eastern Passage, from RA (Rural) to R-1 (Single Unit Dwelling).

Case 20174: Development agreement amendment – northwest corner of Ochterloney Street and Victoria Road, Dartmouth.

Motion passed that Harbour East-Marine Drive:

1. Approve the proposed amending development agreement for the development located on northwest corner of Ochterloney Street and Victoria Road in Dartmouth, as contained in Attachment A of this report; and
2. Require the 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, which is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

April 7, 2016

Case 19659: Text Amendment to the Dartmouth LUB – R2 (Two Family Residential) Zone

Motion passed that Harbour East-Marine Drive Community Council approve the proposed amendments to the Dartmouth Land Use By-Law to allow three unit dwellings within the R-2 (Two Family Residential) Zone where the criteria applies, as contained in Attachment A of the report dated January 15, 2016.

May 19, 2016

Case 19536: Development Agreement to expand an existing industrial use at 422 & 424 Caldwell Road, Cole Harbour

Motion passed that Harbour East-Marine Drive Community Council defer Case 19536 and request a supplementary report to provide information with regard to the specific types of uses that fall under the scope of general contracting and how the operation of these types of uses could be mitigated so as not conflict with adjacent residential properties and that this report also include information of how this property became identified as industrial use; and that this report comes back to the Community Council by the first meeting held after the June meeting.

August 4, 2016

Case 20296: Development Agreement for 29 Parkstone Road, Dartmouth

Motion passed 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 report dated May 20, 2016; and
2. Require the 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.

Case 20192: Development Agreement Amendment, 721 Windmill Road, Dartmouth

Motion passed that Harbour East-Marine Drive defer Case 20192 pending a supplementary staff report regarding the possible provision of a shorter fence, an opaque buffer along the roadway, and consideration of the original Development Agreement.

September 8, 2016

Case 19426 – Development Agreement – 1095 and 1101 Cole Harbour Road, Cole Harbour

Motion passed 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 report dated July 7, 2016; and
2. Require the 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.

Case 19500: Development Agreement for 169 Wyse Road, Dartmouth

Motion passed that Harbour East-Marine Drive Community Council:

1. Approve the corrected development agreement document for execution, as contained in Attachment A of the report dated July 21, 2016; 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 of said agreement by Council and any other bodies as necessary, including applicable appeal periods whichever is later; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

October 11, 2016 special

Case 18932: Multiple Unit Development Agreement, Brian Dickie Drive, Musquodoboit Harbour

Motion passed that Harbour East-Marine Drive Community Council:

1. Approve the proposed development agreement in substantially the same form as set out in Attachment A of the staff report dated August 25, 2016; and
2. Require the agreement be signed by the property owner within 120 days, or any extension therefore 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.

November 10, 2016

Case 19529 – Development Agreement for 181 Pleasant Street, Dartmouth

Motion passed 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 September 8, 2016; 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.

Case 19927: Rezoning – Lands on Shore Road, Eastern Passage

Motion passed that Harbour East-Marine Drive Community Council adopt the amendment to Schedule A of the Land Use By-law Eastern Passage/Cow Bay as set out in Attachment A of the staff report dated July 6, 2016.

VARIANCE APPEAL HEARINGS – NONE

MOTION BY MEMBERS OF COMMUNITY COUNCIL (Independent of matters before Community Council)

February 4, 2016

Councillor McCluskey – Report Request – Removal of Halifax Branding from signage in the Harbour East Marine Drive Communities

Motion passed that Harbour East-Marine Drive Community Council recommend that Regional Council request a staff report regarding the removal of the Halifax logo and brand from all community signs, landmarks and flagpoles in the Harbour East Marine Drive Communities.

March 3, 2016

Shore Active Transportation Association presentation from February 4, 2016 meeting

Motion passed that Harbour East-Marine Drive Community Council request a staff report regarding the Shore Active Transportation Association presentation from the February 4, 2016 meeting of Harbour East-Marine Drive Community Council.

April 7, 2016

Discussion and Request for a Staff Report regarding Kiwanis Building Proposal

Motion passed that Harbour East-Marine Drive Community Council request a staff report addressing the Kiwanis Club of Dartmouth's Building Proposal.

June 30, 2016

Councillor Nicoll - Cole Harbour/Westphal Municipal Planning Strategy

Motion passed that Harbour East-Marine Drive Community Council request that Regional Council request a staff report regarding possible amendments to the Cole Harbour/Westphal Municipal Planning Strategy and Land Use By-law to prohibit the continuation of certain light industrial uses identified in Appendix "B" of the Land-Use By-law.

October 6, 2016

Councillor McCluskey – North Star Rowing Club Storage Facility

Motion passed that the Harbour East Marine Drive Community Council request that staff consult with the North Star Rowing Club regarding potential options for the group to build a new storage facility on HRM land around Lake Banook and report back to Community Council.

REPORTS FROM BOARDS AND COMMITTEES

August 4, 2016

Port Wallace Public Participation Committee Report

Motion passed that Harbour East – Marine Drive Community Council recommends that Halifax Regional Council consider the Conrad request to:

1. Have 470 acres of its quarry lands zoned for industrial uses and proceed with a separate planning process from that of the remainder of Port Wallace;
2. Have a 53 acre parcel included in the Port Wallace secondary planning process to allow for residential development; and
3. Allow for 242 of the 470 acres of the quarry lands to be serviced with municipal water and wastewater services and to allow for highway commercial uses on this portion of the property.

CORRESPONDENCE (independent from matters before Community Council)

December 3, 2015

Correspondence from Mr. E. Grant MacDonald Re: Case 20132 Rezoning of Dartmouth Crossing
Correspondence received by members of the Community Council.

February 4, 2016

Correspondence from Ms. Susan Cole Re: Case 19800 Rezoning of North side of Highway 7, Porters Lake

Correspondence received by members of the Community Council.

Correspondence from Musquodoboit Harbour and Area Chamber of Commerce and Civic Affairs

Correspondence received by members of the Community Council.

PETITIONS

October 6, 2016

Councillor Mancini submitted a petition from the tenants at 721 Windmill Road respecting Case 20192: Development Agreement Amendment, 721 Windmill Road, Dartmouth.

A resident submitted a petition calling for the upgrade to the Dartmouth Sewage Treatment Plant and noted that staff admits that the scrubber system cannot control the smell. The Community Council requested the clerk forward the petition to Halifax Water.

PRESENTATIONS

February 4, 2016

Shore Active Transportation Association (SATA) – Patricia Richards, Chairperson

Presentation given on the Active Transportation Plan for Porter's Lake and the Surrounding Communities. The recommendations are to develop AT Greenways & link them, pave shoulders to key routes, develop AT supporting infrastructure, and increase AT awareness in the area.

April 7, 2016

Presentations – Kiwanis Club of Dartmouth, Art Hood

Presentation given on the Community Centre Project in Graham's Grove

May 19, 2016

Presentation from Main Street Dartmouth Business Improvement District

The presenter decided not to present at this time.

PUBLIC PARTICIPATION

December 3, 2015

Speaker recognized that it had been just over thirty years since Councillor McCluskey was sworn in as Mayor of Dartmouth and thanked her for her continued dedication to the whole of Dartmouth.

Four (4) speakers spoke to matters related to Fire Services in regard to staffing and closure of fire stations.

Speaker commented on the 2016 Municipal Election, questioned communication with the public and advertising for public hearings.

Speaker questioned why Facebook groups were not used to make residents aware of public meetings and also suggested that there should be a sign in Downtown Dartmouth, near the public Harbour access, marking it as public land.

Speaker commented on septic systems, noting that while treatment plants are monitoring and have results, they do not remove 100% of phosphorus.

Speaker provided commentary on the HRM Branding policy.

February 4, 2016

Speaker thanked the Community Council on behalf of the Musquodobit Harbour Area Chamber of Commerce and Civic Affairs for their recommendation to Regional Council for approval of \$10,000 to MHACCCA as a partial payment for the completion of a Master Conceptual Plan by Ekistics Plan and Design for the Eastern Shore West Municipal Planning Area.

Two (2) speakers expressed concern with the negative impact the branding project will have on community identity.

Speaker spoke to the size of the Dartmouth Community and the need for signs that designate the community.

Speaker questioned the status of the sale of their property on Cole Harbour Road as they were under the impression that the contractors had fulfilled all of their duties.

Speaker questioned how the performance based pay information on the Halifax.ca website relates to planning staff.

March 3, 2016

Speaker spoke on behalf of the Dartmouth Art Society asked members to write a letter of support on their behalf either from the Community Council or as individual Councillors to Prince Andrew High School regarding the use of their auditorium as a first-class theatre in Dartmouth.

Two (2) speakers spoke to the development of a new telecommunication tower policy (Case 18166) going to Regional Council on March 8, 2016. One (1) speaker was concerned with the proposed telecommunication tower in Three Fathoms Harbour

Speaker made a correction to their comment made February 4, 2016 respecting performance based pay, clarifying that he was speaking to non-union compensation and that the final decision should be made by Council, not the CAO, and should go through the Audit and Finance Committee.

Speaker was pleased with Regional Council's motion for a staff report respecting Dartmouth signage and further did not believe that the misspelling of the Findlay Park sign was a typographical error.

April 7, 2016

Two (2) speakers spoke to the Centre Plan. One (1) speaker expressed concern with Halifax becoming an unaffordable place to live and addressing crime within the community.

Three (3) speakers expressed their concerns with the Admin Order for telecommunication towers. One (1) speaker questioned whether the planning department was aware of the subtleties of the sites.

Speaker suggested if transit staff, the Mayor, and Council took transit exclusively for a week, that it might demonstrate the changes that need to be made to the transit network in HRM.

May 19, 2016

Speak spoke on behalf of the United Church Women of Presbyterian regarding the "Bread Not Stones" Child Well Being Initiative to eliminate child poverty in Canada.

Speaker expressed concern with the lack of social planning involved in the Centre Plan.

Speaker expressed concern with Case 19800, which proposes putting a processing facility in the Porters Lake area. The speaker explained that this type of a facility does not fit in the residential neighbourhood and noise from trucks would disrupt residents and put children at risk traveling to and from school.

Speaker expressed concern with the number of people living in poverty in HRM and that Halifax has dropped 40 places on the livability index.

June 30, 2016

Speaker commented that the Alderney Gate Library should be called the Dartmouth Central Library and that the Alderney Ferry Terminal should be the Dartmouth Ferry Terminal. Concern was also expressed with Halifax has dropped on the livable cities in Canada index. Congratulations was also given to Councillor Karsten on his new position with the Federation of Canadian Municipalities.

Speaker expressed disappointment with the tender to rename the Dartmouth Sportsplex to Sportsplex Revolution and the absence of "Dartmouth" from the sign.

August 4, 2016

Speaker thanked the Community Council for the extension to commence development for Case 20260: Non Substantive Amendments at Evergreen Drive.

Speaker spoke to the Epic Kids weekend.

Six (6) speakers expressed concern with the branding project and the new HALIFAX logo.

Speaker spoke to the performance based pay increases for all members of the HRM planning department.

September 8, 2016

Two (2) speakers spoke to property owners' challenges trying to get building permits in rural HRM.

Two (2) speakers commented on the Development Agreement for Green Village. One (1) speaker commented on purchasing two (2) paintings in Green Village showing historic scenes from Dartmouth and would like to display them in Dartmouth for people to enjoy.

Speaker expressed concern with Downtown Dartmouth not becoming an extension of Downtown Halifax.

October 6, 2016

Speaker expressed concern with the "ditch tax" for the condo, storage locker and parking spots; was concerned with the bad smell from the sewage lines near Tim Hortons and further asked that the Alderney Ferry and Library name be returned to the Dartmouth Ferry and Library.

Speaker spoke to the presentation given on the Integrated Mobility Plan on September 21, 2016.

October 11, 2016 special

Two (2) speakers expressed concern with cell towers proposed for their community and the impact on view planes.

Speaker asked the Community Council to uphold the privacy of communities in HRM, referencing an Administrative Order recently passed that removes citizens as stakeholders in their own community and that the AO has placed too much power in an unelected member of staff.

Speaker commented on the importance of community involvement on matters that impact the community.

Speaker provided additional commentary on behalf of the Shore Active Transportation Association in regard to finding a routing for the blue route.

November 10, 2016

Two (2) speakers thanked the Community Council for the welcome to Dartmouth sign at the Dartmouth Ferry Terminal.

OTHER

March 7, 2016

Staff Presentation regarding Status of the Centre Plan

Presentation given.

May 19, 2016

Presentation from Main Street Dartmouth Business Improvement District

This presentation was not provided as the presenter decided not to present at this time.

November 10, 2016

Councillor Karsten presented the welcome to Dartmouth sign at the Alderney Ferry Terminal to the public.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

RISK CONSIDERATION

N/A

COMMUNITY ENGAGEMENT

Community Council meetings are open to the public, unless otherwise stated in the agenda. Each regular meeting includes a Public Participation portion at the end of each agenda, which provides an opportunity for citizens to pose questions or provide comments to Councillors, through the Chair. Minutes, agendas and reports are available on the HRM website and from the Office of the Municipal Clerk.

ENVIRONMENTAL IMPLICATIONS

N/A

ALTERNATIVES

N/A

ATTACHMENTS

None.

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

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