

Extract of Draft Minutes – Harbour East Marine Drive Community Council – June 8, 2017

16. ADDED ITEMS

16.1 Case 19626: Development Agreement for Multiple Unit Residential Dwelling and Commercial Development at 836 and 842 Portland Street, Dartmouth

The following was before the Community Council:

- A supplementary staff report dated June 1, 2017
- A staff memorandum dated June 6, 2017
- A staff recommendation report dated August 16, 2016
- Minute Extracts from the HEMDCC September 8, 2016, meeting and Halifax Regional Council December 6, 2016, meeting

MOVED by Councillor Karsten, seconded by Councillor Hendsbee

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 supplementary report dated June 1, 2017, to permit two commercial buildings and a multiple unit residential dwelling at 836 and 842 Portland Street, Dartmouth;**
- 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.**
- 3. Approve, by resolution, the discharge of the existing development agreement that applies to the lands as shown in Attachment D of the staff recommendation report dated August 16, 2016, to take effect upon the registration of the new development agreement; and**
- 4. 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.**

Although members supported the development proposal, they could not support the proposed right-hand access off Portland Street. Member provided examples of heavy traffic along Portland Street, and the increase chance for collisions and shortcutting. Comments were also made to icy conditions in the winter months and the steepness of Breakheart Hill. In discussion with the planner and legal, the following motion was put forward:

MOVED by Councillor Austin, seconded by Councillor Karsten

THAT Harbour East-Marine Drive Community Council defer Case 19626 and request a supplementary staff report to look at removing the right-hand access off Portland Street, Dartmouth.

Staff were uncertain of the timeframe to bring the supplementary report to Community Council, explaining that they will need to consult with other Municipal departments and the applicant.

MOTION TO DEFER PUT AND PASSED.