



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL  
DRAFT MINUTES  
April 4, 2024**

PRESENT: Councillor Sam Austin, Chair  
Councillor Tony Mancini, Vice Chair  
Councillor David Hendsbee  
Councillor Trish Purdy

REGRETS: Councillor Becky Kent

STAFF: Elise Martino, Solicitor  
Simon Ross-Siegel, 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](http://halifax.ca).*

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*The meeting was called to order at 6:02 p.m., and Community Council adjourned at 7:12 p.m.*

## **1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

The Chair called the meeting to order at 6:02 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 7, 2024**

MOVED by Councillor Hendsbee, seconded by Councillor Purdy

**THAT the minutes of March 7, 2024 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

Deferred to the May 2, 2024 meeting of Harbour East-Marine Drive Community Council:

- Item 11.3.1 – Nominating the Shubenacadie Waterway to the Canadian Heritage River System Program

MOVED by Councillor Purdy, seconded by Councillor Mancini

**THAT the agenda be approved as amended.**

**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 PLANAPP-2023-00728: Development Agreement for 8990, Highway 7, Head of Jeddore (PID 00609149)**

The following was before Community Council:

- Staff report dated January 17, 2024
- Staff presentation dated April 4, 2024
- Applicant presentation dated April 4, 2024
- Correspondence from Arno Aalbers, Nathaniel Keats

Alyson Dobrota, Planner II gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 6:14 p.m.

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

**Will Robinson-Mushkat, Senior Planner with WSP Canada** gave a presentation and responded to questions from Community Council. Robinson-Mushkat spoke to relevant policy considerations in the context of the subject site and requested Community Council consider approval of the proposed Development Agreement.

The Chair reviewed the rules of procedure for public hearings and called for anyone wishing to speak on the matter.

**Joseph Kirby, Dartmouth South** spoke in favour of the proposed development and expressed support for the zoning of grocery services within the municipality as of right.

The Chair invited the applicant to respond to questions raised by the public. The applicant chose not to respond.

MOVED by Councillor Mancini, seconded by Councillor Purdy

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 6:27 p.m.

MOVED by Councillor Hendsbee, seconded by Councillor Purdy

**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 January 17, 2024; 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.**

**MOTION PUT AND PASSED.**

#### **10.1.2 PLANAPP 2023-00377 (former Case 23958): Development Agreement for 541 Pleasant Street, Dartmouth**

The following was before Community Council:

- Staff report dated January 31, 2024
- Staff presentation dated April 4, 2024
- Applicant presentation dated April 4, 2024
- Correspondence from Joe and Glenda Power, Stephen Adams, Hélène Lemay

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

The hearing opened at 6:48 p.m.

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

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**Tom Emodi, Principal for TEAL Architects** gave a presentation and responded to questions from Community Council. Emodi spoke to relevant policy considerations and provided details regarding the proposed design. Emodi requested Community Council approve the proposed Development Agreement.

The Chair reviewed the rules of procedure for public hearings and called for anyone wishing to speak on the matter.

**Shaun Clark, District 5** spoke in support of the proposed development agreement and in support of housing in the community in general.

**Joseph Kirby, Dartmouth South** spoke in favour of the proposed development and expressed support for constructing housing within the Municipality. Kirby stated that demand for housing was growing with population growth, however supply was stagnating due to zoning restrictions which limit density by form. Kirby stated that in the context of the housing crisis, it was imperative for Community Council to support the proposed development and other options for denser land use policies for housing construction as of right.

**Cassandra Mariel, South Woodside** expressed some concern regarding traffic flow on MacKenzie Street. Mariel noted that MacKenzie was a single-access street which currently experiences time-of-day congestion from waste services and school related drop-offs and pickups. Mariel was curious if staff had considered connecting the other side of MacKenzie Street to make it a through street as part of the proposed development agreement.

The Chair invited the applicant to respond to questions raised by the public. **Emodi** responded to questions raised by the public.

MOVED by Councillor Mancini, seconded by Councillor Hendsbee

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 7:01 p.m.

MOVED by Councillor Mancini, seconded by Councillor Purdy

**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 January 31, 2024; 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.**

Dean MacDougall, Planner III responded to questions of clarification from Community Council. MacDougall stated that the Municipality currently had no plans to extend MacKenzie Street and expressed that this was not identified as a necessary action based on the current traffic analysis.

**MOTION PUT AND PASSED.**

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## **11. CORRESPONDENCE, PETITIONS & DELEGATIONS**

### **11.1 Correspondence**

Correspondence was received and circulated for items: 10.1.1, 10.1.2 and 14.1.1.

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

### **11.2 Petitions - None**

### **11.3 Presentation**

#### **11.3.1 Nominating the Shubenacadie Waterway to the Canadian Heritage River System Program**

This matter was deferred; refer to the Order of Business.

## **12. PUBLIC PARTICIPATION**

**Paul Clark, Dartmouth South** spoke about the totem pole at Sullivan's Pond.

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

## **14. REPORTS**

### **14.1 STAFF**

#### **14.1.1 PLAN APP 2023-01030: Development Agreement for an expansion to an existing commercial building at 667 Highway 7, Westphal (Gateway Meat Market) – Supplementary Report**

The following was before Community Council:

- Staff report dated February 12, 2024
- Supplementary staff report dated March 19, 2024
- Correspondence from Brenda Haley, Jason Haley, Kelly Herd, Glenda Mercer, Theo Mitchell, Katalin Ohlsson, Alanna Power, Arlyn Skinner, Erica Surette, Brenda Bond, Kimberly Smith, and Meghan Groff

MOVED by Councillor Purdy, seconded by Councillor Hendsbee

**THAT the Harbour East Marine-Drive Community Council give notice of motion to consider the proposed development agreement, as set out in Attachment A of the March 19, 2024 supplementary report, to allow an expansion to an existing commercial building at 667 Highway 7, Westphal and schedule a public hearing.**

**MOTION PUT AND PASSED.**

### **14.2 HERITAGE ADVISORY COMMITTEE**

#### **14.2.1 Case 24619: Development Agreement for 53 Queen Street, Dartmouth for a 90m mixed-use addition to a registered heritage property**

The following was before Community Council:

- Staff report dated February 23, 2024

MOVED by Councillor Mancini, seconded by Councillor Hendsbee

**THAT the 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 23, 2024 to enable the construction of a 90m mixed-use addition to the registered heritage property located at 53 Queen Street, and schedule a public hearing.**

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**MOTION PUT AND PASSED.**

**15. MOTIONS – NONE**

**16. IN CAMERA (IN PRIVATE) – NONE**

**17. ADDED ITEMS – NONE**

**18. NOTICES OF MOTION – NONE**

**19. DATE OF NEXT MEETING – May 2, 2024**

**20. ADJOURNMENT**

The meeting was adjourned at 7:12 p.m.

Simon Ross-Siegel  
Legislative Assistant