



**HARBOUR EAST – MARINE DRIVE COMMUNITY COUNCIL
MINUTES
February 6, 2025**

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

REGRETS: Councillor Becky Kent, Chair

STAFF: Colin Taylor, Solicitor
Krista Vining, Team Lead, Legislative Assistants
Dorothy Maponga, Legislative Assistant

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.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 6:03 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 – January 9, 2025

MOVED by Councillor Austin, seconded by Deputy Mayor Mancini

THAT the minutes of January 9, 2025 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 Hendsbee, seconded by Deputy Mayor Mancini

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 PLANAPP-2023-00159 - Rezoning and Development Agreement for 107 Woodlawn Road, Dartmouth

The following was before Community Council:

- Staff report dated October 15, 2024
- Extract from the November 14, 2024 Harbour East-Marine Drive Community Council minutes
- Staff presentation dated February 6, 2025
- Applicant presentation dated February 6, 2025
- Correspondence from Brian Miller, Jessica Hill

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

The hearing opened at 6:23 p.m.

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

Connor Wallace, ZZAP Architects, on behalf of FE2 Holdings gave a presentation and responded to questions from Community Council.

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.

Cecil Mullins, Woodlawn raised concerns around the pathway and the screening of the proposed development, suggesting a chain link fence between the pathway and abutting property. Mullins spoke to security, water drainage, additional parking on side streets and questioned the height of the roof top patio.

Keith Dodge, Woodlawn spoke on the height change of the proposed development and questioned the amount of flexibility within the development agreement. Dodge spoke to limited parking and traffic control concerns. Dodge questioned the street wall feature of the proposed development and responded to questions of clarification from the Community Council.

Pat Martin, Woodlawn spoke in support of increased density within the Halifax Regional Municipality (HRM). Martin questioned the prospects of traffic control in surrounding areas, parking options, service of surrounding pathways, privacy concerns, street sidewalk development, transit plans and storm water dispersion. They responded to questions of clarification from Community Council.

Joseph Kirby, Dartmouth South spoke in support of zoning changes to encourage residential development throughout the city. Kirby highlighted the importance of development of single-family homes and that zoning changes would resolve the current housing crisis. They addressed how stringent housing policies have influenced the housing crisis and asked Community Council to allow the development.

Paul Robertson, Woodlawn questioned access for commercial parking and the number of children being account for in the development plans in relation to attending neighbouring schools.

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

Wallace responded to questions raised by the public. Wallace spoke on exploring fencing as a screening option and the privacy options for the roof top patio. They elaborated on the height change for the proposed development and noted that the maximum height was permitted by the Suburban Plan for buildings without setbacks. Wallace spoke on the flexibility of the development agreement which would permit the developer to make detailed design decisions. Wallace spoke on the further exploration of traffic and parking concerns. They responded to questions of clarification from Community Council.

Freddy Diab, Applicant responded to questions of clarification from Community Council on surface level parking. Diab spoke on previous engagement with HRM on commercial parking and noted that HRM had advised against commercial parking. They added that commercial parking discussions could be explored in the future.

MOVED by Councillor Hendsbee, seconded by Councillor Austin

THAT the hearing be closed.

MOTION PUT AND PASSED.

The hearing closed at 7:16 p.m.

MacDougall responded to questions of clarification from Council. They spoke on water drainage requirements and storm water flow, future parking assessments, and engagement with the Halifax Regional Centre for Education. McDougall highlighted the effects of the legislated minimum parking requirements and explained the street wall feature.

MOVED by Deputy Mayor Mancini, seconded by Councillor Austin

THAT Harbour East – Marine Drive Community Council:

1. Adopt the amendment to the Land Use By-law for Dartmouth, as set out in Attachment A of the staff report dated October 15, 2024.
2. Provisionally approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment B of the staff report dated October 15, 2024; and
3. 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.

MOTION PUT AND PASSED.

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

Correspondence was received and circulated for item 10.1.1.

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

11.2 Petitions – None

11.3 Presentation – None

12. 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.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS – NONE

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS – NONE

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – March 6, 2025

20. ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

Dorothy Maponga
Legislative Assistant