



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL
DRAFT MINUTES
October 3, 2024**

PRESENT: Councillor Sam Austin, Chair
Councillor Tony Mancini, Vice Chair
Councillor Becky Kent
Councillor Trish Purdy

REGRETS: Councillor David Hendsbee

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.

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**Harbour East-Marine Drive Community Council
Draft Minutes
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The meeting was called to order at 6:01 p.m., and Community Council adjourned at 6:19 p.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 6:01 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 – July 4, 2024

MOVED by Councillor Mancini, seconded by Councillor Purdy

THAT the minutes of July 4, 2024 be approved as circulated.

MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

Additions:

- Item 17.1 – PLANAPP 2024-00648: Amending Development Agreement for 2 Montebello Drive, Dartmouth

Deletions: None

MOVED by Councillor Mancini, seconded by Councillor Purdy

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 – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence – None

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.

Colin May, Dartmouth spoke to concerns about recent changes to the Board of Police Commissioners By-law. May expressed concern with the changes which they perceived created less independence and public accountability.

13. INFORMATION ITEMS BROUGHT FORWARD – NONE

14. REPORTS

14.1 STAFF

14.1.1 PLANAPP 2024-00160: Development Agreement for lands off Karen Drive, Westphal

The following was before Community Council:

- Staff report dated September 20, 2024

MOVED by Councillor Purdy, seconded by Councillor Kent

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 September 20, 2024, to allow a Shared Housing with Special Care use and schedule a public hearing on or before October 18, 2024.

MOTION PUT AND PASSED.

14.1.2 Parks Plan for the North Woodside Community Park

The following was before Community Council:

- Staff report dated August 27, 2024

Councillor Austin stepped down from the Chair and Councillor Mancini assumed the Chair.

MOVED by Councillor Austin, seconded by Councillor Kent

THAT the Harbour East-Marine Drive Community Council recommend that Halifax Regional Council direct the Chief Administrative Officer to include the development of a park plan for the North Woodside Community Centre Park within the municipality's 2025/26 Budget and Business Plan.

MOTION PUT AND PASSED.

Councillor Austin resumed the Chair.

14.2 HERITAGE ADVISORY COMMITTEE – NONE

15. MOTIONS – NONE

16. IN CAMERA (IN PRIVATE) – NONE

17. ADDED ITEMS

17.1 PLANAPP 2024-00648: Amending Development Agreement for 2 Montebello Drive, Dartmouth

The following was before Community Council:

- Staff report dated September 26, 2024

MOVED by Councillor Mancini, seconded by Councillor Kent

THAT the Harbour East-Marine Drive Community Council refuse the proposed amending development agreement which would enable the conversion of interior amenity space to create two additional units to the approved six storey 42-unit multiple unit dwelling at 2 Montebello Drive, as set out in Attachment A of the staff report dated September 26, 2024.

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Councillors spoke to the history of the development application for the property. Several Councillors expressed support for the development, noting that while they recognized the reasons for the negative recommendation from staff, they believed that the proposal to convert interior amenity space into additional units was nevertheless consistent with the broader policy goals and encouraged the expedited construction of housing units.

MOTION PUT AND DEFEATED.

MOVED by Councillor Mancini, seconded by Councillor Purdy

THAT the Harbour East-Marine Drive Community Council give notice of motion to consider the proposed amending development agreement, as set out in Attachment A of the staff report dated September 26, 2024, to permit the reduction of penthouse amenity space and the increase of residential units to 44 for a building under construction at 2 Montebello Drive, and schedule a public hearing on or before October 18, 2024;

MOTION PUT AND PASSED.

18. NOTICES OF MOTION – NONE

19. DATE OF NEXT MEETING – October 17, 2024 Special Meeting

20. ADJOURNMENT

The meeting was adjourned at 6:19 p.m.

Simon Ross-Siegel
Legislative Assistant