

HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL
MINUTES

July 4, 2013

PRESENT: Councillor David Hendsbee, Vice Chair
Councillor Bill Karsten
Councillor Lorelei Nicoll

REGRETS: Councillor Darren Fisher, Chair
Councillor Gloria McCluskey

STAFF: Ms. Jennifer Weagle, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m., with the Invocation led by Councillor Karsten.

2. APPROVAL OF MINUTES – May 16, 2013

MOVED by Councillor Karsten, seconded by Councillor Nicoll, that the Harbour East-Marine Drive Community Council minutes of May 16, 2013 be approved as circulated. MOTION PUT AND PASSED.

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

MOVED by Councillor Nicoll, seconded by Councillor Karsten, that the order of business be approved as circulated. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET

Community Council agreed to delete the following three items from the status sheet:

- Case 17463: Open Space DA – Seven Lakes, Porters Lake – rural road standard
- Correspondence from Shalom Mandaville dated March 14/13
- Russell lake Water Quality, Policy Review Project

5. MOTIONS OF RECONSIDERATION/RECISSION – None

6. CONSIDERATION OF DEFERRED BUSINESS – June 6, 2013

6.1 Russell Lake Water Quality Policy Review Project

A report dated March 28, 2013, deferred from the June 6, 2013 Harbour East-Marine Drive Community Council meeting, was before HEMDCC.

MOVED by Councillor Karsten, seconded by Councillor Nicoll, that Harbour East-Marine Drive Community Council:

- 1. Refer the Russell Lake Water Quality, Policy Review Project to the Regional Watershed Advisory Board, Environment and Sustainability Standing Committee and Community Planning & Economic Development Standing Committee as an Information Report, for consideration for policy direction in future policy and planning projects; and**
- 2. Direct staff to consider the policy recommendations in the development of future planning policy.**

Councillor Karsten noted that this review was completed in response to concerns from residents with regard to PH levels in Russell Lake during a certain period of time that PH levels were elevated. He noted that on average throughout the year and over the last several water quality monitoring tests, results have indicated that the water quality has been good in Russell Lake.

Councillor Hendsbee suggested that the report also be sent to the Community Design Advisory Committee (CDAC) as an information item, for the purpose of discussions on buffer setbacks and net phosphorus loading.

MOVED by Councillor Hendsbee, seconded by Councillor Nicoll, that the motion be amended to also refer the report to the Community Design Advisory Committee. AMENDMENT PUT AND PASSED.

At the request of Community Council, Mr. Austin French, Manager, Community Planning, concurred with forwarding the report to the CDAC as an information item.

The amended motion was voted on at this time, as follows:

MOVED by Councillor Karsten, seconded by Councillor Nicoll, that Harbour East-Marine Drive Community Council:

1. **Refer the Russell Lake Water Quality, Policy Review Project to the Community Design Advisory Committee, Regional Watershed Advisory Board, Environment and Sustainability Standing Committee and Community Planning & Economic Development Standing Committee as an Information Report, for consideration for policy direction in future policy and planning projects; and**
2. **Direct staff to consider the policy recommendations in the development of future planning policy.**

AMENDED MOTION PUT AND PASSED.

7. HEARINGS

7.1 Public Hearings - None

7.2 Variance Appeal Hearings - None

8. CORRESPONDENCE, PETITIONS & PRESENTATIONS

8.1 Correspondence - None

8.2 Petitions - None

8.3 Presentations - None

9. REPORTS

9.1 Staff Reports

9.1.1 Project No. PN1286 – Dartmouth Main Street Plan Review

A report dated May 30, 2013 was before Community Council.

Mr. Marcus Garnet, presented the Dartmouth Main Street Plan Review report to Community Council. A copy of Mr. Garnet's presentation is on file.

Mr. Garnet responded to questions of clarification from Councillor Hendsbee regarding illuminated signage, clarifying that illuminated signs would not be allowed to be added if they are facing places where people are living to prevent glare from going into people's windows.

Councillor Karsten thanked Marcus for his work on this project.

MOVED by Councillor Karsten, seconded by Councillor Nicoll, that Harbour East-Marine Drive Community Council recommend that Regional Council Give First Reading to consider the proposed amendments to the Municipal Planning Strategy (MPS) and Land Use By-Law (LUB) for Dartmouth, as set forth in Attachments 1 and 2 respectively of the May 30, 2013 staff report, and schedule a public hearing.

Councillor Karsten passed on Councillor Fisher's support for this project and regrets for unexpectedly being unable to attend the meeting this evening.

Mr. Garnet responded to questions of clarification from Community Council members, noting the following:

- The vacant lot on the corner of Caledonia and Main would be rezoned from C-3 to C-2 (General Business), the main difference being that self-storage or warehouse uses would not be permitted.
- HRM does not have the legislative authority within the Charter to enable bonus zoning beyond the Circumferential Highway.
- Metro Transit has no plans for a transit terminal in the Main Street area, to replace the terminal removed from the Sobeys parking lot off Tacoma Drive.
- In response to questions about the possible interconnection of Main Street and Lakecrest Drive, or other traffic pattern adjustments, Mr. Garnet advised that a traffic study was done by Geniver, and the conclusion was that a number of changes could be made to the street circulation pattern, which will be brought

forward to Council at a future time. Kuhn Road will also be addressed in an upcoming report.

- The billboards along Main Street are already non-conforming uses. If a property with a billboard were to be redeveloped, once the billboard comes down it will not be permitted to be put back up.
- The area near the corner of Major and Main Streets would be a suitable topography for sub-grade parking.
- The use of dynamic message signage would be under the authority of the Traffic Authority.

Councillor Karsten commented that a clean, attractive streetscape can enhance a business more than additional signage.

Councillor Nicoll noted that the residents of Main Street and Westphal want enhanced community identity.

Councillor Hendsbee suggested that the former Chebucto Ford site at the corner of Caledonia and Main could be considered for use as a metro X park and ride site, rerouting of transit services in the area, and/or to provide a shuttle service for the Main Street area. He also indicated that he hopes public art is maintained for gateway entries.

MOTION PUT AND PASSED.

9.2 Boards & Committees - None

10. MOTIONS - None

11. IN CAMERA - None

12. ADDED ITEMS - None

13. NOTICES OF MOTION - None

14. PUBLIC PARTICIPATION

Mr. Kevin Riles of Fall River, with KWR Approvals, which is the property management for Affirmative Ventures, a not-for-profit agency. They have been working on a development proposal with Affirmative Ventures, a design architect, and HRM staff for a year and he believes the process is developer friendly, will benefit the residential community and has been very thorough. They will be bringing forward a \$10 million dollar mixed use development at 139 Main Street in the future, and feel that the Dartmouth Main Street Plan Review will be a great footprint for bringing this project forward.

15. NEXT MEETING DATE – August 8, 2013

The next Harbour East Community Council meeting is scheduled for Thursday, August 8, 2013 at 6:00 p.m. in the Chamber at 90 Alderney Drive, Dartmouth.

16. ADJOURNMENT

The meeting was adjourned at 6:53 p.m.

Jennifer Weagle
Legislative Assistant

INFORMATION ITEMS – None
