

HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL  
MINUTES

January 9, 2014

PRESENT: Councillor David Hendsbee, Chair  
Councillor Gloria McCluskey, Vice Chair  
Deputy Mayor Darren Fisher  
Councillor Bill Karsten  
Councillor Lorelei Nicoll

STAFF: Mr. Josh Judah, Senior Solicitor  
Ms. Jennifer Weagle, Legislative Assistant

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**1. CALL TO ORDER**

The Legislative Assistant called the meeting to order at 6:02 p.m. in the Nantucket Room of the Dartmouth Sportsplex, 110 Wyse Road, Dartmouth. The Invocation was led by Councillor Karsten.

**2. APPROVAL OF MINUTES – November 12, 2013 (special)**

**MOVED by Councillor McCluskey, seconded by Councillor Karsten, that the Harbour East-Marine Drive Community Council minutes of November 12, 2013 (special meeting) be approved as circulated. MOTION PUT AND PASSED.**

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

**Additions:**

12.1 Case 16674 – Rezoning of 58, 60, 62 Jamieson Street, Dartmouth  
*(First Reading and Schedule a Public Hearing)*

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

**4. BUSINESS ARISING OUT OF THE MINUTES/STATUS SHEET**

Item “Amendments to Allow Mixed Use Zoning for Rural Densification” was deleted from the status sheet, as an information report was received on this matter.

**5. MOTIONS OF RECONSIDERATION/RECISSION – None**

**6. CONSIDERATION OF DEFERRED BUSINESS – None**

**7. HEARINGS**

**7.1 Public Hearings**

**7.1.1 Case 18755: Amending Development Agreement – 5 Horizon Court, Dartmouth**

A report dated November 21, 2013 was before Community Council.

Correspondence from Sarah Offman dated December 29, 2013 was before Community Council.

Information on Dixel Developments previous projects was submitted by a Dixel representative and circulated to Community Council. This information is on file.

Mr. Darrell Joudrey, HRM Planner, presented Case 18755, an application to amend an existing development agreement to develop two additional storeys to the approved 7-storey building, flexibility of the first floor being able to accommodate commercial or residential units; and substantial changes to the architectural design of the building.

In response to a question from Councillor McCluskey, Mr. Joudrey indicated that the building footprint will remain the same, and there is no requirement for commercial space.

Responding to a question from Councillor Nicoll, Mr. Joudrey indicated that access to the site will remain the same. He clarified that a second access to the parking garage has been removed.

Mr. Chris Skeeve, representing Dexel Developments, presented the application referred to as Avonhurst Gardens to Community Council. He indicated that the application is to amend the existing development agreement to add an additional two storeys, with a flexible option for residential and commercial space on the ground floor and re-adoption of the site plans and elevation. Mr. Skeeve reviewed Dexel Developments as a company, and past projects completed by Dexel. He noted that the ground floor is intended as a gathering space for residents of the building, and the site will promote an active lifestyle through the installation of community gardens and pathways to nearby ball fields.

Mr. Brent Robertson, representing Dexel Developments, reviewed details of the project, noting that of the 214 residential units will include:

- 16% one bedroom units
- 50% two bedroom units
- 34% three bedroom units

Mr. Robertson indicated that there will be 30,000 square feet of commercial space and 4,000 square feet of amenity space on the ground floor. Amenity space will include a fitness centre, lounge area and kitchen/dining room, boardroom and a theatre. There will also be two outdoor amenity spaces. Mr. Robertson advised that there will be 84 surface parking spaces, along with 184 underground parking spaces, and 170 bike spaces in the interior.

Mr. Robertson reviewed proposed building materials, including a cement resin tile and prodema wood-based panels. Samples of materials were circulated to members for review.

Mr. Robertson indicated that Dexel has partnered with Efficiency Nova Scotia, to design an energy efficient building, which will include natural gas boilers, HRVs that run at about 80% efficiency, water efficient toilets, and motion detected lighting in the parking garage and common spaces.

Mr. Skeeve indicated that the balconies will be glass and wood panels, and circulated a sample of the wood panels.

Councillor McCluskey inquired if there was a playground included in the site design. Mr. Skeeve indicated that a playground is not included in the renderings at this time, although space has been allowed for a playground. Pre-rentals will determine the demand for a playground.

Mr. Joudrey clarified at the request of Councillor McCluskey that under the terms of the existing agreement, the developer is contributing \$150,000 towards capital development of Maybank Field, and this will remain a part of the agreement.

In response to an inquiry from Councillor Karsten, Mr. Skeeve indicated that the additional two storeys (for nine storeys in total) are being proposed in keeping with the other neighbouring buildings which are 14 and 18 storeys, and another approved development at 27 storeys. He advised that the request to allow flexible residential and commercial space on the ground floor was in response to unknown market demands for the neighbourhood. Mr. Skeeve further noted that the request for changes to the exterior cladding was to bring the exterior design up to date in keeping with modern architecture being designed in Halifax.

Councillor McCluskey inquired as to any buffers proposed, and Mr. Skeeve reviewed a natural green buffer along Woodland Avenue that already exists, noting that they have relocated trees from other portions of the property to this buffer and will be planting additional seedlings. He indicated that triple glazed windows would be installed throughout the building which have a better sound rating than other windows.

The Chair inquired as to stormwater management plans for run-off from the highway and the parking lot. Mr. Skeeve advised that a civil engineer reviewed the proposal with regard to stormwater management, and that stormwater from the parking lots will be collected via a collection system and fed into the municipal stormwater system. There is a drainage ditch for run off from the highway that will remain in place and a wetland area that was designated to collect run off was approved for relocation by HRM.

The Chair opened the public hearing and called three times for any speakers. Hearing none, it was **MOVED by Councillor McCluskey, seconded by Councillor Nicoll, to close the public hearing. MOTION PUT AND PASSED.**

**MOVED by Councillor McCluskey, seconded by Councillor Karsten, that Harbour East Marine Drive Community Council:**

- 1. Approve the proposed amending development agreement as contained in Attachment A of the November 21, 2013 report, to allow a 9 storey mixed use building at 5 Horizon Court; 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.**

Responding to an inquiry from Deputy Mayor Fisher, Mr. Joudrey indicated that the one access off the private right of way easement was deemed sufficient by Fire and Emergency Services, Traffic Services, and the HRM Development Engineer. Mr. Joudrey further clarified that there is no opportunity for a second access point off Horizon Court, although Horizon Court itself has two access points, one onto MicMac Blvd., and another onto Karen Drive.

At the request of Councillor McCluskey, Mr. Joudrey indicated that the development will be two towers sitting on and connected by one podium.

Councillor Karsten spoke in support of the development, noting that he wished there was a way for greater certainty of initial plans, instead of bringing back applications to amend development agreements.

#### **MOTION PUT AND PASSED.**

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 **Case 17575: Open Space Design Development Agreement, Nature's Ridge, Lake Echo and Porters Lake** (*Notice of Motion*)

A staff report dated December 18, 2013 was before Community Council.

**MOVED by Councillor Karsten, seconded by Councillor Nicoll, that Harbour East-Marine Drive Community Council give Notice of Motion to consider the proposed development agreement, as contained in Attachment A of the December 18, 2013 report, to allow for a hybrid open space design development on the lands**

**between Circle Drive, Lake Echo and Myra Road, Porters Lake, as show on Map1, and schedule a Public Hearing. MOTION PUT AND PASSED.**

The public hearing will be scheduled for Thursday, February 6, 2014 at 6:30 p.m. at the O'Connell Drive Elementary School, 40 O'Connell Drive, Porters Lake.

**9.2 Boards & Committees - None**

**10. MOTIONS - None**

**11. IN CAMERA**

**11.1 Approval of In Camera Minutes – November 12, 2013 (special meeting)**

**MOVED by Councillor McCluskey, seconded by Deputy Mayor Fisher, that the Harbour East-Marine Drive Community Council In Camera minutes of November 12, 2013 (special meeting) be approved as circulated. MOTION PUT AND PASSED.**

**12. ADDED ITEMS**

**12.1 Case 16674 – Rezoning of 58, 60, 62 Jamieson Street, Dartmouth**  
*(First Reading and Schedule a Public Hearing)*

A staff report dated December 18, 2013 was before Community Council.

**MOVED by Councillor McCluskey, seconded by Councillor Nicoll, that Harbour East-Marine Drive Community Council give First Reading to the proposed rezoning of 58, 60, and 62 Jamieson Street, Dartmouth, from the R-1 (Single Family Residential) Zone to the TH (Town Housing) Zone, as shown in Attachment A of the December 19, 2013 report, and schedule a Public Hearing. MOTION PUT AND PASSED.**

The public hearing will be scheduled for a special meeting in February at 90 Alderney Drive, Dartmouth. Date and time to be determined.

**13. NOTICES OF MOTION – None**

**14. PUBLIC PARTICIPATION**

No members of the public came forward for public participation.

**15. NEXT MEETING DATE**

**15.1 Approval of the 2014 Meeting Schedule**

A revised proposed Harbour East-Marine Drive Community Council 2014 meeting schedule was before Community Council.

The next Harbour East-Marine Drive Community Council meeting will be held on Thursday, February 6, 2014 at 6:30 p.m. at the O'Connell Drive Elementary School, 40 O'Connell Drive, Porters Lake.

**16. ADJOURNMENT**

The meeting was adjourned at 6:43 p.m.

Jennifer Weagle  
Legislative Assistant