



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL
MINUTES
April 7, 2016**

PRESENT: Councillor Lorelei Nicoll, Chair
Councillor Bill Karsten, Vice Chair
Councillor Tony Mancini
Councillor Gloria McCluskey

REGRETS: Councillor Hendsbee

STAFF: Ms. Roxanne Maclaurin, Solicitor
Ms. Cathy Collett, Legislative Assistant

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, supporting documents, and information items circulated to Harbor East Community Council are available online: <http://www.halifax.ca/Commcoun/east/index.php>

The meeting was called to order at 6:00 p.m. and adjourned at 7:44 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES – March 3, 2016

Councillor Karsten noted that he had sent his regrets for the March 3, 2016 meeting and should not be marked as present.

MOVED by Councillor McCluskey, seconded by Councillor Mancini

THAT the minutes of March 3, 2016 be approved as amended

MOTION PUT AND PASSED.

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

Added Items:

16.1 Request for a Staff Report re: Kiwanis Club of Dartmouth – Councillor McCluskey

MOVED by Councillor Karsten, seconded by Councillor McCluskey

THAT the agenda be approved as amended.

MOTION PUT AND PASSED.

Two-third majority vote required.

4. BUSINESS ARISING OUT OF THE MINUTES

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

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 Case 19659: Text Amendment to the Dartmouth LUB – R2 (Two Family Residential) Zone

The following was before the Committee:

- A Staff Report dated January 15, 2016
- A Staff presentation regarding Case 19659

The Chair invited staff to give a presentation regarding Case 19659: Text Amendment to the Dartmouth LUB-R2 (Two Family Residential) Zone.

Mr. Ben Sivak, Principle Planner, explained that the application is to allow the development of a third residential unit within an existing two unit dwelling located at 64 and 66 Caledonia Road in Dartmouth.

Responding to questions of clarification, Mr. Sivak commented that there is sufficient parking available for three units on this site.

The Chair invited the applicants, Dan and Sarah Nordqvist to address the Community Council.

Mr. and Mrs. Nordqvist explained that they have owned the property since 1997 and that there are two entrances on each floor and they have always considered it appropriate for a three-unit dwelling.

The Chair opened the public hearing.

Mr. Doug Rigby displayed several slides demonstrating the efficiency of low-rise densification and commenting that he hopes this proposal will lead to the greater flexibility for low-rise densification. He explained that one benefit of this form of development is that it increases affordable renting opportunities for aging parents.

Mr. Tom Emodi echoed Mr. Rigby's comments, explaining that it is important to increase density in affordable ways. He noted that the variance appeal process is costly, lengthy, and unpredictable and that it would be useful if there was a more efficient way to bring about low-rise densification.

Mr. Carl Limley explained that he represents one of the home owners who will be affected by the potential unit and that his house is a R2 – single dwelling and does not seem to fit the same criteria.

Mr. Richard Bonnar indicated that he is generally in favour of the proposal, as long as the plumbing and electrical panel can handle it. He questioned if building codes will necessitate that these be upgraded.

The Chair called three times for speakers, there being none it was

MOVED by Councillor McCluskey, seconded by Councillor Karsten

THAT the Public Hearing be closed.

MOTION PUT AND PASSED.

The Chair invited the staff to respond.

Mr. Sivak explained that the information is not available for exactly what properties would fit the criteria, and thus properties may have been included in the notification area for this public hearing for which the proposed amendments to the LUB are not relevant. He confirmed that it would be required for the plumbing and electrical to be up to code.

MOVED by Councillor Mancini, seconded by Councillor Karsten

THAT Harbour East-Marine Drive Community Council approve the proposed amendments to the Dartmouth Land Use By-Law to allow three unit dwellings within the R-2 (Two Family Residential) Zone in limited areas as contained in Attachment A of the report dated January 15, 2016.

Councillor McCluskey questioned what the phrase "limited areas" means. Mr. Sivak explained that it addresses the scope of the amendments and that they only speak to a small number of properties.

Councillor McCluskey indicated that the wording is unclear and should be changed to read “where the criteria applies.”

The mover indicated that this was a friendly amendment, as such the motion now reads:

THAT Harbour East-Marine Drive Community Council approve the proposed amendments to the Dartmouth Land Use By-Law to allow three unit dwellings within the R-2 (Two Family Residential) Zone where the criteria applies, as contained in Attachment A of the report dated January 15, 2016.

MOTION PUT AND PASSED.

10.2 VARIANCE APPEAL HEARINGS - NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS

11.1 Correspondence

The Legislative Assistant informed the Community Council that correspondence was received for Item 10.1.1 – Case 19659 from: Robert Schwartz, Judith Meyrick, and Margaret Sherman.

Correspondence was also received from Mr. Shalom Mandeville, Mr. Nathan Brett, and Mr. John Withrow

This Correspondence was distributed to members of Community Council.

11.2 Petitions - None

11.3 Presentations – Kiwanis Club of Dartmouth, Art Hood

The following was before the Community Council:

- A presentation regarding the Community Centre Project in Graham’s Grove

Mr. Art Hood explained that Graham’s Grove is a small but nice park across from the Superstore that has been refurbished to the level it is at today through the work of the Kiwanis club and grants from HRM. He commented that this park gets a lot of use and that the Kiwanis Club of Dartmouth sees a significant opportunity for the community to use the park even further. The park is available to anybody in the community and a number of events are hosted from the park. These events need a permanent building with access to a phone, electricity and water. A permanent building would mean that the Kiwanis Music Festival could operate there. The building could also be used for many other community events, storage, and a launch pad for other projects for the community at large.

Responding to questions of clarification from Community Council members, Mr. Hood explained that the Kiwanis Club of Dartmouth is not looking for any financial support, just the permission to build it.

Community Council members commented on what a great project it was and wished Mr. Hood well with the Kiwanis Club’s endeavours.

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS

13.1 STAFF

13.1.1 Case 19536: Development Agreement to expand an existing industrial use at 422 & 424 Caldwell Road, Cole Harbour, and schedule a public hearing.

The following was before the Community Council:

- A staff report dated February 16, 2016

MOVED by Councillor Mancini, seconded by Councillor McCluskey

THAT Harbour East-Marine Drive Community Council Give Notice of Motion to consider the proposed Development Agreement, as contained in Attachment A of this report, to permit an expansion to an existing industrial use at 422 & 424 Caldwell Road, Cole Harbour, and schedule a public hearing.

MOTION PUT AND PASSED.

13.1.2 Staff Presentation regarding Status of the Centre Plan

Mr. Jacob Ritchie led the Community Council through a powerpoint presentation on the Centre Plan. He emphasized that staff are dedicated to writing policies that respect the unique characteristics of both Halifax and Dartmouth.

Responding to a question of clarification regarding the relationship between the Centre Plan and the Moving Forward Together Plan (MFT), Mr. Ritchie explained that it is helpful that the MFT Plan is going to Council before the Centre Plan as it reduces the variables in the equation.

Mr. Ritchie noted that one goal of the Centre Plan is to restore the public's trust in planning and demonstrate the importance of having a clear plan.

13.2 BOARD & COMMITTEE

13.3 MEMBERS OF COMMUNITY COUNCIL

14. MOTIONS

15. IN CAMERA (IN PRIVATE)

15.1 In Camera (In Private) Minutes – March 3, 2016

MOVED by McCluskey, seconded by Councillor Mancini (In Open Session)

THAT the In Camera (In Private) Minutes of March 3, 2016 be approved as circulated.

MOTION PUT AND PASSED.

16. ADDED ITEMS

16.1 Discussion and Request for a Staff Report regarding Kiwanis Building Proposal

MOVED by Councillor McCluskey, seconded by Councillor Mancini

THAT Harbour East-Marine Drive Community Council request a Staff Report addressing the Kiwanis Club of Dartmouth's Building Proposal.

MOTION PUT AND PASSED.

17. NOTICES OF MOTION - NONE

18. PUBLIC PARTICIPATION

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Mr. Warren Wesson of District 5, North Woodside commented that he is glad to hear about the Centre Plan and that he is concerned that Halifax is becoming an unaffordable place to live. He commented that something needs to be done regarding crime within the community.

Mr. Tom Austin of Three Fathom Harbour expressed his disappointment that Council passed the Admin Order for telecommunication towers. He explained that he does not think it came across what implications this holds for the rural communities. He stated that this is the tool for staff to make the decisions and that he found it misleading that the planners were telling Council that they had no influence and that although Council does not have the final say, it does have the ability to concur or slow down the process.

Ms. Kate Watson of Oathill Lake posed a transit challenge to members of the Community Council, commenting that if transit staff, Mayor, and Council took transit exclusively for a week that it might demonstrate the changes that need to be made to the transit network in HRM. She commented that while some Councillors do take transit, it is different for people who take transit exclusively and for whom taking transit is not a choice.

Ms. Liz Campbell of District 6 indicated that she has more questions about the Centre Plan and does not feel that the "stickies" used at the Centre Plan kick-off really provided adequate input. She commented that there should be a central place where important events are advertised and that the call for public engagement does not provide an e-mail to which input can be sent.

Ms. Nancy Austin of Three Fathom Harbour commented that she hopes that Council will give the planning department the tools they need to take over the telecommunication tower process and questioned whether the planning department is aware of the subtleties of the sites.

Mr. Victor Matthews of Dartmouth commented that a cell tower was put up one km away from his house and that he could not find any information out from HRM or industry Canada

19. DATE OF NEXT MEETING – May 5, 2016 – Harbour East-Marine Drive Community Council Meeting Space, Alderney Landing, Dartmouth.

The Chair announced that this meeting will be rescheduled as it conflicts with a Union of Nova Scotia Municipalities conference.

20. ADJOURNMENT

The meeting adjourned at 7:44 p.m.

Cathy Collett
Legislative Assistant