

HARBOUR EAST COMMUNITY COUNCIL  
MINUTES  
May 3, 2007

PRESENT: Councillor Jim Smith, Chair  
Councillor Harry McInroy  
Councillor Andrew Younger  
Councillor Bill Karsten  
Councillor Becky Kent

REGRETS: Councillor Gloria McCluskey

STAFF: Ms. Angela Jones-Rieksts, Municipal Solicitor  
Ms. Julia Horncastle, Legislative Assistant

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**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m

**2. APPROVAL OF MINUTES - April 5, 2007**

**MOVED by Councillor Younger, seconded by Councillor Karsten, that the minutes of April 5, 2007 be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

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

Additions

- 12.1 Case 01023: Rezoning Main Street/Tacoma Drive Area, Dartmouth
- 12.2 Councillor Younger - Correspondence - Terrain

**MOVED by Councillor Younger, seconded by Councillor Kent, that the Order of Business, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

**4. BUSINESS ARISING OUT OF THE MINUTES**

**4.1 STATUS SHEET ITEMS**

**4.1.1 Accessible Playground - Dartmouth**

No information received. To remain on status sheet.

**4.1.2 Rezoning of the Main Street Business District**

Information received. To be removed from status sheet.

**5. MOTIONS OF RECONSIDERATION - NONE**

**6. MOTIONS OF RESCISSION - NONE**

**7. CONSIDERATION OF DEFERRED BUSINESS - NONE**

**8. PUBLIC HEARINGS**



**8.1 Case 00780 - Amend Development Agreement - Ochterloney Esso**

- A report dated March 5, 2007, on the above noted, was before Council.

Ms. Hanita Koblents, Planner, presented the report to Council.

Councillor Smith called for those wishing to speak either in favour of or in opposition to the proposed amendment.

**Mr. Carl Brown**, representing Imperial Oil, stated they were requesting Community Council approve the proposed amendment. He advised there was no intention to ignore the process back in 2003. The amendment would permit the retention of four signs, the two Esso ovals and the price promotional signs.

Councillor Smith called three times for any additional speakers. Hearing none, the following motion was placed.

**MOVED by Councillor Younger, seconded by Councillor Karsten, that the public hearing close. MOTION PUT AND PASSED UNANIMOUSLY.**

**MOVED by Councillor Karsten, seconded by Councillor McInroy, that Harbour East Community Council:**

1. **Approve the amending development agreement in Attachment "C" to the March 5, 2007 staff report to allow for the retention of some existing signs at the Esso station at 174 Ochterloney Street, Dartmouth; and,**
2. **Require that the amending development agreement be signed within 120 days or any extension thereof granted by Council on request of the applicant from the date of final approval by Council and any other bodies as necessary whichever approval is later, including applicable appeal periods, otherwise, this approval will be void and obligations arising hereunder shall be at an end.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**8.2 Case 00781 - Notting Village - Rezoning and Development Agreement**

- A report dated March 15, 2007, on the above noted, was before Council.

Ms. Hanita Koblents, Planner, presented the report to Council.

Councillor Smith called for those wishing to speak either in favour of or in opposition to the proposed rezoning.

**Mr. Brian LeBlanc**, Dartmouth, speaking against the proposal stated, in his opinion, the development violates the MPS and will force people out of their community. He questioned whether this development was really planned. Over sixty percent of District 9 is made up of multi-unit dwelling complexes and there should be a mixture of housing types. This development proposal will create a problem of rapid unplanned development which leaves communities transient, unstable, unhealthy and unsafe.

**Mr. Nick Price**, Dartmouth, speaking in favour of the proposal, stated the development will be an asset to the community and an anchor for other development in the community.

**Ms. Palmer**, Dartmouth, speaking in support of the proposal, stated the proposed development would be beneficial to the neighbourhood. It would allow for a easy commute to downtown Dartmouth and Halifax.

**Mr. Jeff McIntyre**, Dartmouth, expressed concern with the development being in close proximity to the neighbouring residential development. He stated the proposed development is higher than the neighbouring homes and balconies will be facing those homes and looking down on the houses. He stated a commercial development would be more fitting for the area.

**Mr. Trevor Zinck**, MLA Dartmouth North, stated this is a beautiful building and the commercial component is a positive.

**Mr. Jerry Pye**, Dartmouth, spoke in opposition to the proposal stating the community has already been saturated with multi-unit development. He stated this area is a commercial corridor more suited for commercial development.

A resident spoke in favour of the development stating the development is a good one and will improve the neighbourhood.

**Mr. Wayne Harmon**, Dartmouth, speaking in favour of the proposal, stated this is not a high building and is smaller than some others in the district. He noted this development will also be an inhibitor to the young people that use this area as a hangout or an escape route after they have broken the law in some way.

**Ms. Eleanor O'Hara**, Dartmouth, spoke in favour of the proposal, stating this is an excellent project and urged Council to move it forward.

**Mr. Kevin Riles**, representing the developer, stated this is a revitalization project and is what the Regional Plan is trying to achieve. He stated a mixed use development is a good fit and is the result of public input which has resulted in a better plan.

**Mr. Dan Goodspeed**, designer, noted there is a need to densify the cities and move people closer to where they work. This site is very close to the bridge and both pedestrian and vehicular transportation hubs. This development is a medium density proposal and will be a positive addition to this side of Dartmouth.

**Ms. Mera Sauve**, Dartmouth, spoke in support of the proposal as these types of developments will assist with changing the reputation and atmosphere of the neighbourhood. She stated it is compatible with the surrounding neighbourhood.

**Ms. Susan Fennel**, Dartmouth, stated she does not feel the buildings at the back of the proposed development fit in with the overall neighbourhood.

**Ms. Darla Johnson**, Bedford, spoke in support of the proposed development stating this development is a start of a great community and the commercial and residential mix is a good fit. She stated this will help clean up that area of Dartmouth.

Councillor Smith called three times for any additional speakers. Hearing none, the following motion was placed.

**MOVED by Councillor Younger, seconded by Councillor McInroy, that the public hearing close. MOTION PUT AND PASSED UNANIMOUSLY.**

**MOVED by Councillor Smith, seconded by Councillor McInroy, that Harbour East Community Council approve the rezoning of 182 Wyse Road from S (Institutional Zone) to C-2 (General Business Zone) as shown on Map 1 of the March 15, 2007 staff report.**

Councillor Smith stated this development is on the edge of the Dartmouth Capital District and is an area that has had some challenges and will benefit from this proposal. This development is close to downtown and amenities as well as being transit beneficial.

Councillor Younger stated there is a need for different types of development in order to keep people in the community.

Councillor Karsten spoke in support of the development stating that he hopes it will lead to more development for the area.

**MOTION PUT AND PASSED UNANIMOUSLY.**

**9. CORRESPONDENCE, PETITIONS AND DELEGATIONS**

**9.1 Correspondence**

**9.1.1 Resignation of Councillor Kent from the Downtown Business Commission**

**MOVED by Councillor Karsten, seconded by Councillor McInroy, that Community Council accept the resignation of Councillor Kent from the Downtown Business Commission. MOTION PUT AND PASSED UNANIMOUSLY.**

**MOVED by Councillor Karsten, seconded by Councillor Kent, that Councillor Younger be appointed to the Downtown Business Commission to fill Councillor Kent's unexpired term. MOTION PUT AND PASSED UNANIMOUSLY.**

**9.1.2 Correspondence - Terrain**

- Correspondence dated April 24, 2007 from Mr. Greg Zwicker, Terrain Group Inc. was before Community Council.

**MOVED by Councillor Younger, seconded by Councillor Kent, that as per the process outlined in the Regional Plan, staff be requested to initiate the Port Wallis Master Plan process. MOTION PUT AND PASSED UNANIMOUSLY.**

**9.2 Petitions - None**

**10. REPORTS - NONE**

**11. MOTIONS - NONE**

**12. ADDED ITEMS**

**12.1 Case 01023: Rezoning, Main Street/Tacoma Drive Area, Dartmouth**

- A report dated April 17, 2007, on the above noted, was before Council.

**MOVED by Councillor Younger, seconded by Councillor Karsten, that Harbour East Community Council give first reading to the proposed rezoning as shown on Map 1 of**

the April 17, 2007, staff report and schedule a public hearing for June 14, 2007.  
**MOTION PUT AND PASSED UNANIMOUSLY.**

**13.           NOTICES OF MOTION - NONE**

**14.           PUBLIC PARTICIPATION**

Ms. Joan Feterly, Dartmouth, requested the same rights regarding infilling in Halifax be applied to Dartmouth.

Mr. Brian Doherty, Dartmouth, commended HRM on the infilling guidelines and suggested they also apply to Dartmouth Cove.

**15.           NEXT MEETING**

The next meeting is scheduled for June 14, 2007.

**16.           ADJOURNMENT**

The meeting was adjourned at 8:50 p.m.

Julia Horncastle  
Legislative Assistant