



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL  
MINUTES  
July 4, 2024**

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

REGRETS: Councillor David Hendsbee

STAFF: Joshua Judah, Solicitor  
Simon Ross-Siegel, Legislative Assistant

*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](http://halifax.ca).*

*The meeting was called to order at 6:01 p.m. Community Council adjourned at 6:38 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 – June 12, 2024**

MOVED by Councillor Kent, seconded by Councillor Mancini

**THAT the minutes of June 12, 2024 be approved as circulated.**

**MOTION PUT AND PASSED.**

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

Additions: None

Deletions: None

MOVED by Councillor Mancini, seconded by Councillor Kent

**THAT the agenda be approved as presented.**

**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**

**10.1 PUBLIC HEARINGS**

**10.1.1 Case 2023-00376 (formerly Case 23937): Rezoning for 3 and 5 Bruce Street and Development Agreement for 3 and 5 Bruce Street, Dartmouth**

The following was before Community Council:

- Staff report dated May 3, 2024
- Extract from the June 12, 2024 Harbour East-Marine Drive Community Council draft minutes
- Staff presentation dated July 4, 2024
- Applicant presentation dated July 4, 2024

Thea Langille, Manager of Urban & Rural Planning Applications gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 6:12 p.m.

The Chair invited the applicant to come forward and address Community Council.

**Tom Emodi, Principal for TEAL Architects** gave a presentation and responded to questions from Community Council. Emodi spoke to relevant policy considerations and provided details regarding the proposed design. Emodi requested Community Council approve the proposed Development Agreement.

The Chair reviewed the rules of procedure for public hearings. The Chair noted there were no registered speakers and called three times for any other members of the public wishing to speak; there were none.

MOVED by Councillor Mancini, seconded by Councillor Kent

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 6:25 p.m.

MOVED by Councillor Mancini, seconded by Councillor Kent

**THAT Harbour East-Marine Drive Community Council:**

- 1. Adopt the amendment to Schedule A of the Land Use By-law for Dartmouth as set out in Attachment A of the staff report dated May 3, 2024;**
- 2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment B; and**
- 3. 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.**

Langille responded to questions of clarification from Community Council.

**MOTION PUT AND PASSED.**

## **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, District 5** spoke about concerns regarding scooters and motorized cycles to pedestrians. May asked Community Council to propose measures to deny access to motorized mobility devices in the Dartmouth Commons. May provided photographs to the Legislative Assistant for circulation to Community Council.

## **13. INFORMATION ITEMS BROUGHT FORWARD – NONE**

## **14. REPORTS – NONE**

## **15. MOTIONS – NONE**

**16. IN CAMERA (IN PRIVATE) – NONE**

**17. ADDED ITEMS – NONE**

**18. NOTICES OF MOTION – NONE**

**19. DATE OF NEXT MEETING – August 1, 2024**

**20. ADJOURNMENT**

The meeting was adjourned at 6:38 p.m.

Simon Ross-Siegel  
Legislative Assistant