



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL  
DRAFT MINUTES  
October 17, 2024**

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

STAFF: Elise Martino, Solicitor  
Simon Ross-Siegel, Legislative Assistant  
Alicia Wall, Legislative Support

*These minutes are considered draft and will require approval by Harbour East-Marine Drive Community Council at a future meeting.*

*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).*

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**Harbour East-Marine Drive Community Council  
Draft Minutes  
October 17, 2024**

*The meeting was called to order at 7:05 p.m., and recessed at 8:26 p.m. Community Council reconvened at 8:32 p.m., and adjourned at 8:46 p.m.*

## **1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

The Chair called the meeting to order at 7:05 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 THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

MOVED by Councillor Kent, seconded by Councillor Purdy

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

**MOTION PUT AND PASSED.**

## **3. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE**

## **4. HEARINGS**

### **4.1 PUBLIC HEARINGS**

#### **4.1.1 PLANAPP 2024-00160: Development Agreement for lands off Karen Drive, Westphal**

The following was before Community Council:

- Staff report dated September 20, 2024
- Extract from the October 3, 2024 Harbour East-Marine Drive Community Council draft minutes
- Staff presentation dated October 17, 2024
- Applicant presentation dated October 17, 2024

Dean MacDougall, Planner III gave a presentation and responded to questions of clarification from Community Council.

The hearing opened at 7:27 p.m.

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

**Julie Gosse, Affirmative Ventures** gave a presentation and responded to questions of clarification from Community Council. Gosse spoke to the definition of affordability, fencing, the retaining wall and access onto Main Street. It was further noted that they were working closely with the surrounding neighbors to ensure as little impact as possible.

The Chair reviewed the rules of procedure for public hearings and called for anyone wishing to speak on the matter.

**Anne Desroche, Dartmouth** expressed concerns around the time of day the traffic study was conducted and spoke to the history of the wetlands.

**Jamie Alders, Cole Harbour** expressed concerns around safety.

The Chair invited the applicant to respond to questions raised by the public.

**Julie Gosse, Affirmative Ventures** responded that supports would be in place for residents living with mental health issues.

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MOVED by Councillor Mancini, seconded by Councillor Kent

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 8:06 p.m.

Dean MacDougall noted traffic on Karen Drive was identified as being significantly under capacity.

MOVED by Councillor Purdy, seconded by Councillor Mancini

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

- 1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated September 20, 2024; 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.**

**MOTION PUT AND PASSED.**

**4.1.2 PLANAPP 2024-00648: Amending Development Agreement for 2 Montebello Drive, Dartmouth**

The following was before Community Council:

- Staff report dated September 26, 2024
- Extract from the October 3, 2024 Harbour East-Marine Drive Community Council draft minutes
- Staff presentation dated October 17, 2024

Ardalan Shareghi Boroujeni, Planner II gave a presentation and responded to questions of clarification from Community Council.

Thea Langille, Manager of Planning Applications provided clarification around the commencement and completion dates for the development.

The hearing opened at 8:41 p.m.

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

**Connor Wallace, Principal Planner for Zwicker Zareski Architecture and Planning** noted the gym, and common space would be maintained. The proposed amenity space to be reduced was located on the sixth floor of the development.

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.

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MOVED by Councillor Mancini, seconded by Councillor Hendsbee

**THAT the hearing be closed.**

**MOTION PUT AND PASSED.**

The hearing closed at 8:44 p.m.

MOVED by Councillor Mancini, seconded by Councillor Hendsbee

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

- 1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated September 26, 2024; 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.**

**MOTION PUT AND PASSED.**

## **5. ADJOURNMENT**

The meeting was adjourned at 8:46 p.m.

Alicia Wall  
Legislative Support