

Fall River Community Planning Group Meeting
Open Gate - Upstairs



January 10, 2011
7:00 pm

Present

Michael Creighton – Chair
Keith Manchester
Joy Gouge
Anna McCarron
Barry Dalrymple – HRM Councillor
Allen MacKenzie
Sandra Carr
Val Williams
Owen Evans
Paul Burris
Pat Healey
Gary Dease

Staff

Maureen Ryan, HRM Senior Planner
Jennifer Weagle

Barry Dalrymple – Grants Commission agree – leased for 5 years for Reg. firefighters. Sold for \$1 – LWF Fire Hall.

Environment Studies – Because of budget gaps, HRM will not likely turn over for \$1. Valuable property. Is a community asset. Looking for direction from Community.

Not much lake frontage to swap for it. Everyone busy with commitments. No public access to waterfront. Bill Munden interested in seniors complex.

Barry Dalrymple – don't want to release for sale until new by-law in place. By the time property assessments in place, by-laws should be in place. Council would have to approve this approach.

Chair – basketball court is well used. Somehow keep that part of it?

SWEPS – interest in keeping archive of documents – environmental centre, etc.

Committee withdraws objection to delay sale, motion after by-laws in effect, also as part of sale, community wants some waterfrontage in Fall River as exchange.

Vote was unanimous – Moved by Chair seconded by Allen McKenzie –

This community withdraws its objection to putting the Old Rec. Center up for sale. It is requested that HRM delay sale of the property until the new Fall River LUBB proposed by the Committee is in place, and that any sale which includes a land swap involving Lake Thomas waterfront property be given preferential consideration.

Barry Dalrymple left meeting at 8:00 pm.

Multiple Unit Housing Density – Maureen gave a presentation.

Maureen Ryan – Feedback on what is a reasonable density for Fall River:

7 units/acre

14 units/acre

20 units/acre

60% open space – as required by RP open space design.

Have to be serviced by municipal water.

Keith Manchester – Sewage system important

Maureen Ryan – HRM has no jurisdictional authority.

Planning staff had recommended 7-8 units/acre. All would be by Development Agreement approach. WM district. Would a developer be willing to develop at reduced density?

Anna McCarron – NSE review

Keith Manchester – leave at 7-8

Maureen Ryan – Will let developer's consultant know. What else? Allow for this type of housing on other sites?

Instructing NSE regarding water.

Consideration of impacts on traffic.

Owen Evans – exclude rentals?

Joy Gouge – Northwood looking at different senior housing options.

Consideration of traffic impacts

Follow architectural design guidelines
Maintain 60% of site as open space.

Moved by Allen MacKenzie accept maximum of 8 units include private WWM system (adequate),
seconded by Joy Gouge.

Come back with policy – Agreed

SPS – Maureen Ryan gave a presentation and reviewed geography, phases and scope.

Change – Fall River Village Center – take out “Village”

Confusion with subdivision of same name – Take out Fall River – *”The Village Center”*

Expand – “and throughout the neighbourhood” See 4 main goals of vision.

Agreed to call portion of Shubie Canal between Fletchers Lake and ----- “Fall River Run”.

Community agreed that staggered setback minimum 30’, but allow for further setback.

Maureen Ryan – will make revisions. Encourage members to review materials and email comments.
Will meet again in 2 weeks for further discussion.

January 24th – Open Gate

Adjourned at 9:00 pm.