



**Fall River Design Workshop
Public Open House Presentation
Fall River Community Centre, Fall River
May 21, 2009**

Number of Public in attendance: approximately 12

Michael Creighton, Chair of the Fall River Community Planning Group, introduced himself, welcomed and thanked everyone for coming. Mr. Creighton gave a presentation overview.

Mr. Creighton explained that the Fall River Vision Implementation Committee consisted of 30 volunteers and that they were carrying out the Fall River Vision and Action Plan.

Mr. Creighton identified the various task groups and explained a bit about what each group does and what they have been up to. The tasks groups consist of: housing, community development, transit, open space and trails, economic development, and a community planning group.

The Design Workshop

The Community Planning Group (CPG) is a committee of the Fall River VIC. The Halifax Regional Council appointed the Fall River CPG to:

- Guide the preparation of municipal policy, regulations and guidelines
- Ensure the community has opportunities to participate
- Recommend proposed policies and regulations to Regional Council

The Fall River Community Planning Process consists of the following:

- Step 1: Prepare Village Core Models
- Step 2: Public Selection of 1-2 Preferred Models
- Step 3: Prepare proposed Policies, Regulations and Guidelines
- Step 4: Present Proposal to Public
- Step 5: Review Public Comments and Revise
- Step 6: Present Revised Proposal to Public
- Step 7: Review Public Comments and Revise

1. Buildings close to the street
2. Parking at rear or side
3. Landscaped front yards
4. Compatible building styles & materials
5. Controlled signage
6. Coordinated streetscape
7. Secure views to Lake Thomas
8. Riverfront park and village green
9. Transit Station
10. Variety of housing types

Three design models were shown: Model 2 – Pedestrian Oriented Centre; Model 4 – Promenade and Canal Focus; and Model 5 – Canal Centre Emphasis.

The Workshop schedule was reviewed:

Friday, May 22nd – the Village Core models would be shown and people would need identify their likes and dislikes, and select the top model. Feedback on questions raised by task groups would also take place.

Saturday, May 23rd – There would be a presentation at 11 am and 2 pm (same one given tonight). Top 2 Village Core Models would be presented. Around 3 pm – 4 pm suggested final modifications to the top 2 models and between 4 pm and 5 pm the preferred model would be picked.

The CPG asked for the following public participation:

- Review the Village Core Models
- Visit Open Space and Trails Corner
- Review Housing Corner Models
- Visit Community Development Corner
- Visit Transit Route Demand Corner and
- Come back to the Design Centre over the weekend.

Mr. Creighton indicated that the CPG plans to get back to the public in Step 4 of The Fall River Community Planning Process when they will present the proposal to the public.

- This is a 25 year process
- Upcoming Milestones:
 - Municipal Planning Strategy: Draft Policy for public review
 - Watershed and Transportation Studies will be presented to the Community for response
 - Business Association Development

Stay connected by visiting the following website:

<http://www.halifax.ca/visionhrm/FallRiver/CommunityPlanningGroup.html>

Questions/Comments

Percy asked if someone likes a particular model but wants to incorporate ideas from the other models if it would be possible. The answer was yes, if the majority wants it, it would be incorporated.

Percy also asked if it is the expectation of the CPG that the community will give them their priorities are, i.e. transit, water, etc. Michael said that the top four priorities from the community's perspective have always been (and in no particular order): water, sewer, rink, swimming pool. Percy asked if there would be recreational facilities incorporated into the preferred model. Maureen indicated that a member of the liaison group, who had prepared with the public the vision and action plan, came up with the idea of needing a multitude of recreation activities within a 15 minute walk from one's home. Maureen indicated that if there is a policy in place than the Municipality when it makes it's decisions, has to make that a priority in it's investment decisions and right now the community of Fall River has an opportunity to have a say in what you want to see. The whole process is about Community and Community becoming involved in Community and Maureen indicated that Municipality will help.

A resident asked about the building design requirements and costs and asked if anyone had looked at how to engage developers to come here?

Maureen Ryan explained that with a clear vision and plan it would cost less. Incentives can be built through infrastructure.

He doesn't understand how you can get someone to spend certain money on a certain property

in this area. Maureen said with additional market, investment will come. It is going to take an examination of infrastructure, which is one of the things the watershed study is doing. It is looking at two things: (1) how can you develop in this area without impacting the very assets that bring people here (the lakes) and (2) the ways in which this centre can be serviced.

Further discussion took place on serving issues and the costs associated with servicing (capital costs, environmental fees, and user fees).

The public and the Fall River CPG broke into groups to do workshop activities.