



Fall River Community Planning Group meeting

Open House

Saturday, April 2, 2011

2:30 PM – 4:00 PM

Present

Councillor Barry Dalrymple

Bill Munden

Robert Stewart

Alan MacKenzie

Valarie Williams

Sandra Carr

Bob Gusscott

Anna McCarron

Keith Manchester

Michael Creighton

Jack Steudler

Staff

Maureen Ryan, HRM Senior Planner

Scott LeBlanc, Planning Technician

Call to order

The meeting was called to order at 2:30 p.m.

Overview of Open House Session – Maureen Ryan

Presentation – Robert Stewart

Reviewed proposed plan for the village centre; open space and trails plan, seeking input on proposed housing sites throughout the Fall River area and to review the density.

Questions and Answers

A female speaker expressed concerns regarding the 200 unit proposal on the Baker property and believes that it is too high of a density for that area and has concern regarding the impact on traffic. She also expressed concern with restricting the building to be only a seniors complex and asked if it is possible that it could be a mix of Seniors and families with small children.

Ms. Maureen Ryan explained that HRM does not have any legislative ability to say who will reside in the development. HRM can only regulate the form and type of building.

The resident was wondering how the seniors will feel about sharing their residence with young families.

Ms. Ryan explained that members of the Seniors Association had attended the previous meeting, and explained that they are aware that the Municipality can not regulate tenants.

She explained that the Committee is proposing two units per acre, which would allow for 92 units, potentially three buildings. She asked what residents thoughts were regarding this proposal.

Mr. Tom Driscoll, noted concern with not be able to see the proposed development and where the proposal lays in relation to his property, what the green space will be and how much of it will be open space. He has concern with this building being in his backyard. He explained that he would like to see the proposed development.

Ms. Ryan explained that it could be written in the policy that not only does 60% of the site have to constitute over the space but, there has to be adequate buffering from adjacent low density residential uses. (Pre-existing houses)

Mr. Robert Stewart added that should the developer want to explore those things, there would have to be a public hearing.

Ms. Ryan explained that they are proposing a development agreement approach that would require a public hearing. She added that it is very important to ensure that the criteria for consideration is documented clearly in the proposed policy because, once it is created, that developer or landowner has the right to appeal the decision of the Marine Drive, Valley and Canal Community Council (MDVCC). If the Utility and Review Board found that the decision of MDVCC wasn't in keeping with the intent of the Plan, they could overturn the decision of Council.

Councillor Dalrymple explained that the Committee has been meeting for 3-4 years and has had tremendous amount of public input. He explained that on the previous Thursday there had been a recommendation and anticipates more public input from this point going forward.

Mr. Bill McKinnon asked about sewer and water. He expressed concern with building something at that density causing problems.

Ms. Ryan explained that Nova Scotia Department of Environment would be the regulatory authority over how the development would be serviced. It would have to be with an in-ground system (i.e., septic field or some kind of engineered technology) to allow for it to happen and would be approved by the Nova Scotia Department of Environment. She added that the development agreement criterion does require that a waste water management system is put in place and appropriately maintained. She ensured that the Nova Scotia Department of Environment will not allow the development to take place without ensuring that the waste water management system is adequate. She explained that even though the developer is seeking a 4 unit per acre density which would allow consideration of approximately 200 units on this site, final say will depend on the soils and how much waste water it can absorb, this will be the determining factor of how many units will be permitted if 4 units per acre were allowed.

A lady asked what sort of buffer zone will be available

Ms. Ryan explained that the proposed policy requires 60% of the land to be retained as open space. In the case of the Gibson property the initial proposal had the building units located at the lower reaches of the property, which will be a fair distance away from the existing single unit dwellings to the north. The proposal for this property is not to allow this development unless it has direct access to the Cobequid Road. The Committee does not wish to see additional traffic from this particular development accessing the development through Fall River Village.

Mr. Scott Cowell, asked where the access road will be for the Baker property.

Ms. Ryan explained that the stipulation is that the access would be off the Fall River Road.

Bill McKinnon, asked regarding flat roofs on small scale buildings

Ms. Ryan explained that explained that the Committee decided that flat roofs on large scale buildings were not considered appropriate for the Village Centre. She explained that there is a proposal to allow a flat roof on a maximum 2000 sq/ft building floor print and requested public comments and suggestions regarding this idea.

Michael Creighton explained that roof gardens would be permitted.

A male speaker explained that this is an incredibly small overshoot of four years of work. He added that this Committee has put a lot of time into it and ensured that during this summer they will be releasing the Fall River and area traffic study.

Ms. Ryan added that she has the traffic study with her if anyone wished to view it. She explained that in the Fall, they will be combining the Watershed Study and the traffic study which will be submitted to Council for direction on what future growth scenarios they would like to see in the greater Fall River area. This Committee can not determine where infrastructure should go until they know what Council will support as possible options for growth. After Council gives direction, the Fall River Community Planning Group will look for further feedback from the Community. All these reports will be released to the Committee over the next few months.

Adjourned

This meeting adjourned at 3:30 P.M.