

Fall River Community Planning Group Meeting
Gordon R. Snow Centre, Multi-Purpose



August 11, 2011
7:00 pm

Present

Michael Creighton - Chairman
Keith Manchester
Jim Simons
Sandra Carr
Bill Munden
Joy Gouge
Anna MacCarron
Alen MacKenzie

Staff

Maureen Ryan, HRM Senior Planner
Scott LeBlanc, HRM Planning Technician
Lisa Webb, HRM Planning Controller

Call to Order

The meeting was called to order at 7:00 pm.

Cummings Drive

Reviewed letter from residents of Cummings Drive. Driscoll letter wishes to tweak large multi-unit dwellings. Three other letters voiced concern that multi-unit dwelling is inappropriate.

Concept received was an illustration not a proposal. Meeting of July 11 Committee decided to allow 4 unit/acre. Would like 2 units/acre but would allow 4 unit/acre with CCC set at future date. Set interim water quality objective. Following decision letters came in. Maureen Ryan highlighted these letters. Summarize Driscoll concern is buffering isn't enough. Can the building be setback further on Fall River Rd. Other impacted by buildings facing their rear yard. Parking would impose lighting pollution and take away vegetation buffer. Would impose noise pollution, impact on wildlife. Other 30 acres be left as Open Space.

We have directive for lighting to be downward setting.

Wind shear was a concern. Would not be tall enough for there to be a wind tunnel.

Excessive traffic we looked at and established policy provision that minimize impact on Fall River Village and Fall River Rd. would depend on Traffic Impact Assessment.

These residents privacy between neighbours is an element of a rural lifestyle.

Maureen Ryan recommended you minimize:

3 key concerns should be considered:

- Scale of development

- Privacy (maintain) to backyards

- Traffic impact – we need to establish policy

Concern wastewater – will be assessed. There will be requirements of NS Environment which gives safeguards.

Models were shown by HRM.

One area high degree of impact. Another area low degree of impact. North parking lot is about 18 ft. from edge to property line of resident. Key point it is private property that is eligible to be developed. May be opportunities to build closer to Fall River Rd. and the topography.

Chair – Is there a way to write the policy?

Keith Manchester – can we write something – more dense closer to the road. Put apartment closer to Fall River Rd. and single unit farther from road?

Jim Simon – distance between Cummings & Fall River Rd.

Scott LeBlanc – 600 ft.

Sandra Carr – larger building out towards road seniors would probably prefer being by the road.

Chair – can we write policy to that fact?

Maureen Ryan – we could write it

Gentleman in audience – why didn't they go with Ingram?

Maureen Ryan – because there is a wetland.

Mr. Rogers (Baker's Consultant) – ARM existing policy says we try to stay away from wetland. It wasn't deliberate. Thru design this is just the beginning. There is great opportunity. Email was sent to Chair and HRM – there is a number of items. CPG moving forward in setting policy, developer who lives in community. Parking lots can be moved.

Maureen Ryan – Cummings Drive is a road reserve not a cul de sac. In response to community concern CPG will require a traffic impact assessment.

Mr. Gavel – wet areas in Hammonds Plains were filled in?

Maureen Ryan – Regional Plan Policy came into effect in 2006 Lawtons in Hammonds Plains was approved prior to that. Today that would not happen. Wetlands would not be allowed to be infilled today.

Keith Manchester – requiring higher density to be moved closer to Fall River Rd.

Anna McCarron – agreed with Keith.

All committee members agreed with Keith
Put in buffers in the policy
Traffic component will be addresses in the policy.

Joyce Evans – there are all steps

Maureen Ryan – hard to establish a set number of buffers. Will put in key features i.e. minimize noise etc. if you set buffer of 50 ft. Must remain flexible but objective is to minimize these impacts.

Jim Simon – who makes decision on road?

Maureen Ryan – HRM engineers make the final decision of where the road goes thru.

Maureen Ryan – HRM evaluates the proposal, HRM will have a policy set in front of them. They will draft an agreement.

Sandra Carr – anymore chances for residents to speak?

Maureen Ryan – PIM and a Public hearings. Residents do have a change to speak again.

Jim Simon – Collector road – need to create may reduce impact.

Maureen Ryan – have it say parking to be in rear of building.

Chair – In policy – big gap in this is to consider what the degree of impact would be.

Anna McCarron – considering the design of building

Maureen Ryan – Orientate buildings to narrow the size.

Keith Manchester – if orientate building where sunrise and sets.

Mr. Gavel (resident) 64 unit building – 128 units estimated price of unit?

Mr. Roger (Baker's Consultant) – no idea yet.

Mr. Gavel (resident) – planning in place but no costing?

Maureen Ryan – multi-unit dwelling is considered the most affordable housing. Give greater access to bigger population.

Mr. Gavel (resident) – like downtown core?

Maureen Ryan – HRM policy states that every community to have affordable housing.

Maureen Ryan – will craft something up and will go out for comment.

Rec Centre

Maureen Ryan – CPG looked at whole site – Old Fall River Rec Centre, group came up with policy.

Rec Centre site will be up for sale. We proposed 20,000 sq. ft. maintain small scale. CPG directed HRM had opportunity to have a focal point.

HRM showed illustration of the Old Rec Centre site.

Keith Manchester – the second building is condemned and will be torn down.

Anna McCarron – active basketball court.

Chair – has been asked if that piece of land where basketball court can be divided from building.

Anna McCarron – important to keep

Sandra Carr – it is always being used

Jim Simon – open space has opportunities

Anna McCarron – location is important

Mr. Baker – used in daytime but they have hooked up a batter so it is lite up at night.

Jim Simon – maintain the activity area.

Maureen Ryan – how big a building do we want there. Make sure policy doesn't get in the way.

Maureen Ryan – looking at not just that site.

Chair – we suggested 20,000 sq. ft.

Maureen Ryan – draft policy would allow 20,000 ft.

Alen MacKenzie – is it possible to put 2-10,000 sq. ft.?

Maureen Ryan – yes you could. Couldn't subdivide

Keith Manchester – could they do underground

Maureen Ryan – yes

Keith Manchester – limit to height

Maureen Ryan – look at other properties. Think about what type of development.

Mr. Nelson – asked just looking at rec center site?

Maureen Ryan – policy would not bind Mr. Burgess. Development Agreement would if there was one on that property. Acknowledge the opportunity for the site in the future.

Mr. Gavel – why limitation to 2 stories in commercial. Why 2 stories and 3 stories in other areas.

Maureen Ryan – they can go 35 ft. maximum in height.

Maureen Ryan – can come back with policy that offers flexibility in a Development Agreement.

Chair – getting to site specific policies.

Maureen Ryan – you have already said this site has opportunity to create focal point. Can leave at 20,000 sq. ft. Mr. Burgess has requested same consideration as the rec site.

Anna McCarron –

Maureen Ryan – doesn't have to be a Development Agreement.

Keith Manchester – Want civic function there. Create an incentive to the future developer.

Bill Munden – recommend to take Maureen's advice and Maureen came back with what can be there.

Anna McCarron – opportunity to do something attractive

Maureen Ryan – Okay to maintain policy as is for rec site. Mr. Burgess wants the same consideration.

Okay with maintaining policy.

Talk to Mr. Burgess and see what he is looking for.

Maureen Ryan – to talk to Mr. Burgess and get him to come in.

Chair – come up with policy proposal.

Meeting adjourned 8:30 pm.

Next meeting scheduled for August 25, 2011.