



**Fall River Community Planning Group
Open Gate - First Floor
April 19, 2010**

Participants

Gary Dease
Rick Cruse
Valerie Williams
Owen Evans

Jim Simon
Barry Dalrymple
Anna McCarron
Robin Stewart

Michael Creighton
Paul Burris
Bill Munden
Allan MacKenzie

Staff

Maureen Ryan, HRM Senior Planner
Scott LeBlanc, HRM Planning Technician
Susan Caldwell, HRM Planning Controller
Andrew Bone, HRM Senior Planner

Call to order

The meeting was called to order at approximately 7:10 p.m.

The Committee welcomed Anna McCarron as a new member to the CPG; as a representative of the Shubenacadie Lakes Watershed Environmental Protection Society and resident of the area.

Sobeys Redevelopment Proposal

The Committee went over the plans for the proposed redevelopment of the Sobeys site (see attached drawings) and the main points that members of the committee heard at the Public Information Meeting on April 12th.

There was much discussion concerning the view of the proposed Sobeys Building when driving into the centre on the north side of the site. It was noted that the proposed building has a blank wall at the end of this driveway now that entrance is proposed to be relocated to the north end of the proposed building. Concerns were expressed about how this breaks up the relationship between the building and the parking lot when entering the site. Concerns were also expressed about the lack of village

character in the overall building design with the wide columns flanking each side of the entrance, appearance of a flat front with limited recesses, expect for a widely spaced pilasters, thin cornices and flush mount lighting that has an industrial feel. The proposed blank wall and lack of windows at grade were also noted as features that are not in keeping with rural character.

Consensus Position

The committee came to a consensus that the blank wall was not a desirable feature and that they should negotiate with Sobeys to soften the appearance and break up the mass of this proposed building with mature trees and landscaping.

It was also agreed that a landscape area should be required between the building and the sidewalks for all proposed buildings on the site.

Andrew Bone HRM Planner, advised the committee the he will require their comments and preferences for the negotiation phase with Sobeys. Members were asked to forward comments to Maureen, in a timely manner for a possible motion during Sobeys upcoming presentation.

Andrew advised the committee that the guidelines which state perimeters for the area will provide him insight into preparing the Development Agreement and that the guidelines applicable to all buildings in this area needs to be applied when moving towards meeting the committee's goal.

Block 'B' Building

The committee discussed the Block 'B' Building at great length concerning the entrance, which on the plan faces Highway 2 and not the parking lot.

It was suggested to flip the building having the entrance face the adjacent parking lot or leaving the building as proposed in the plan with the entrance on a 45° angle so it has a relationship to the other buildings in the area.

It was noted that the reorientation of this building toward the plaza would improve site circulation since the building would no longer interfere with truck movements trying to gain access to the loading bays behind the Sobeys Store and adjoining plaza.

An objection to this idea was raised since a re-orientated building would expose the loading and refuse area behind the proposed building, to Highway 2.

It was suggested that this area could be fully screened if it was stipulated that the loading and refuse areas had to be fully screened.

Consensus Position -Architecture

The Committee agreed by consensus that blank walls are not acceptable and all visible walls to the public require detail facade as recommended under its design guidelines.

It was suggested that a picnic area be constructed in the area, which will give the area more of a Rural Village Character.

It was also suggested and agreed that all applicable architectural requirements as specified in the recommended design guidelines of the CPG be incorporated in the development agreement to guide the future redevelopment of the adjoining retail plaza and the proposed buildings at Blocks B and C.

It was also agreed that all future buildings should be designed to contain similar elements to give the overall site a coordinated look.

Consensus Position - Lighting

It was suggested and agreed that the design guidelines with respect lighting - submission of a coordinated lighting plan, use of different types of lighting with such as ground lighting along walkways, flush mount lighting to highlight architectural features, and lighting that is aimed at energy conservation during off-peak hours - be incorporated into the development agreement.

Consensus Position - Parking

The committee came to consensus that at least 10% of the parking area should consist of landscaping to improve the appearance of the parking lot.

It was agreed that an emphasis should be placed on the creation of a promenade along the front of the property with the placement of trees along the front of the property from the south entrance to the north of the site to create shade for pedestrians and to soften the view of the parking lot from the street.

It was also agreed to request Sobeys to remove the first row of parking on the south block to widen the promenade and maintain continuity with the green space Sobeys is proposing on the block adjacent to Tim Hortons.

It was also agreed that landscaping should be enhanced at the entrances of the buildings to soften the buildings and break up the appearance of the parking lot.

It was recommended and agreed that the parking lot requires more sidewalks making the area more pedestrian accessible.

It was suggested that Sobeys also be requested to install porous pavement in overflow areas as recommended under the guidelines.

Overall Comments and Consensus Positions

The committee wants the Rural Village Centre more classic, giving it a cozy comfortable appeal. Clusters of parking stating they are safer. The members agreed that there is a need for trees along the parking lot providing shade for sidewalks.

It was suggested that Sobeys be requested to consider installing rock walls as retaining walls along portions of the property that are above the grade of the sidewalk and to plant trees along the entire length of the property fronting on Highway 2 to provide shade and soften the appearance of parking lot from the street.

It was also agreed that the rock wall should be constructed of the same type of stone materials as the Shubenacadie Canal to maintain connectivity with this important cultural asset in the centre of the community.

It was also suggested that Sobeys be encouraged to place benches and trees in the south promenade area where the grades are relatively flat to attract visitors to the site.

It was also agreed that the future buildings at Blocks B and C should have multiple roof peaks to break up the scale and mass of the buildings.

In order to achieve rural character, it was agreed to ask Sobeys to consider installing a white cornice along the top of its building and along the top of the adjoining plaza, when its redeveloped. It was also agreed to ask Sobeys to consider requiring the installation of white trim around the windows and cornices of the future Buildings on Blocks B and C to maintain a coordinated appearance.

Meeting adjourned at approximately 9:15 p.m.