

**Fall River Community Planning Group Meeting**  
Open Gate - Upstairs



January 24, 2011  
7:00 pm

**Present**

Michael Creighton – Chair  
Keith Manchester  
Joy Gouge  
Anna McCarron  
Barry Dalrymple – HRM Councillor  
Allen MacKenzie  
Jacqueline Steudler  
James Simon  
Francis Chisholm

**Staff**

Maureen Ryan, HRM Senior Planner  
Scott LeBlanc  
Jennifer Weagle

VIC portion of Meeting

Called to Order at 7:25 pm.

1. Disposition of old Fall River Rec. Centre

Councillor Dalrymple restated the reasons – con. Climate, \$13 million shortfall in budget. Did get old fire station. Did do business case, would take a great volunteer effort to run. Volunteer efforts not there.

Jacqueline Steudler – asked if the new Board or the LWF could take over the facility.

Councillor Dalrymple – run at a deficit. Board may not be willing to take it over. LWF Comm. Hall – not willing to put dollars into it without payback.

Councillor Dalrymple – Not an HRM directive, Councillor Dalrymple asked VIC to put forward motion to keep centre. Long term – hoped to hold onto it for future uses. Short term – rent offices to business, evenings, rent space for community group. Manager of Snow Centre could manage both. Needs a lot of work. LWF Board already putting money into old Fire Hall.

Keith Manchester – Have new regulations in effect when building is sold.

Jacqueline Steudler – put a lot of work into the proposal, to just withdraw.

Keith Manchester – there is some amount of water access.

Maureen Ryan – dock is part of open space plan.

Jacqueline Steudler – put out the details of the situation to the community. See if any groups come forward. If not, then at least tried.

Councillor Dalrymple – all interest is for profit businesses, or groups wanting it for free.

Jim Simon – no advantage to the motion, remove land swap from motion.

Maureen Ryan – If in private ownership can't restrict use.

Jim Simon – need space for community.

Anna McCarron – arrived at 7:45 pm

Councillor Dalrymple – if let it go without any swap request, have assessment done of property within weeks.

Alen McKenzie – possible seniors complex in the building.

Jim Simon – change motion to land swap or a use they would like to see in the community.

Maureen Ryan – can regulate only through the LUB. This site is a prominent feature of the community. Proposing a wide range of uses. Will have architectural controls, perhaps could include more incentive to have desired use.

Councillor Dalrymple – already bought property for future transit use.

Maureen Ryan – Sobeys will put up a transit stop.

Keith Manchester – not enough water to put a seniors complex on the property.

Maureen Ryan – Did speak with DCAO's office, put forward at pivotal stage. Wouldn't want it sold until LUB in place.

Annette – Put forward such a general request for all areas that are under planning review process.

Maureen Ryan – Can't regulate housing for seniors. Can regulate type.

Chair – re-submit motion from VIC or withdraw motion.

Jim Simon – remove “withdraws objection” request that if do put it up for sale, request that it be delayed until LUB in place.

Revised motion put and passed unanimously.

Motion:

Moved by James Simon, seconded by Alen McKenzie, that the Fall River Vision Implementation Committee recommends that HRM delay sale of the former Fall River Recreation Centre property until the new Fall River Land Use Bylaw proposed by the Fall River Community Planning Group is in place, and that any sale which includes a land swap involving Lake Thomas waterfront property be give preference.  
MOTION PUT AND PASSED UNANIMOUSLY.

CPG portion of meeting

Draft River-Lakes SMPS – New draft housing policy distributed.

Alternative Housing – density options.

Maureen Ryan – Undertook a community survey. Fall River Housing Vision – 2 sites – multiple unit housing opportunities. Reviewed opportunity sites for townhouses. Limitations to receiving water and groundwater. Transportation study limitations to traffic flow.

On January 10<sup>th</sup> – directive to proceed with multiple unit housing. RP – 60% open space design. Density – 4 units/gross acre.

Housing Policy – Sites A-D

Housing Density Proposal – Reviewed potential total units per site.

Francis Chisholm present representing Gibson property.

Maureen Ryan – Reviewed proposed property – Site A Perry Lake. SEE TAPE 1 SIDE B for details. Storage facility, seniors complex, gross density 4 units/acre.

Francis Chisholm – propose a railroad crossing over railroad track. Should balance traffic.

Councillor Dalrymple – future Burnside Expressway.

Francis Chisholm – Something could be done architecturally to disguise.

Maureen Ryan – Recommend follow design guidelines. Direct access to Cobequid Rd. Recommended by Sackville Planning.

Jim Simon – landscape buffer included (would like to see)

Francis Chisholm – Haven't tweaked proposal. Could include an architectural interesting design. Better than a run-down buffer a few years down the road.

Maureen Ryan – grove of trees or architectural designed building.

Jim Simon – rest of area heavily treed. Should have trees to fit in. 14,C,13 other requirements: landscaping, 25 ft. requirement, take out (d).

Special section created for the area. (Perry Lake Estates Site) landscaping provisions similar to the VMS zone.

This would be by development agreement. Rear and side parking.

Francis Chisholm – Want a bit of flexibility with the design.

Maureen Ryan – Do you want to allow multi-unit housing at this site? Maximum 4 units/acre?

Jim Simon – need to have access for the trail.

Maureen Ryan – could include in policy.

(No change to configuration, want a buffer along Ingram) – AGREED

Francis Chisholm – Do believe that 4 units/acre would work. Not less. Will review and respond to committee formally. Would be open to trail access design. 2 properties on Cobequid Rd – As of Right.

Jim Simon – wetland, low area

Francis Chisholm – would review property before development.

Maureen Ryan – recommended a Comprehensive Development District Zone

Achieve same as Village Centre Zone. Allows flexibility for siting. Will craft specific policy for this site.

Site B – McCulloch site

Not suitable for multiple unit housing, maximum 7 total units

Site C – 92 potential units – 2 units/acre

Site D – 98 potential units – 1 unit/acre

The Village Centre – look at next meeting.

Maureen will examine and bring back for Committee to make an informed decision.

Good with A, B and D – subject to site details.

Will look at criteria in detail.

February 9<sup>th</sup> – for next meeting – Open Gate or following Wed.

Meeting adjourned at 9:10 pm.