



**Fall River Community Planning Workshop
LWF Community Centre/Old Fire Hall
Meeting No. 16
June 8, 2009**

Participants

Michael Creighton
Robin Stewart
Charlie Baker
James Simm

Keith Manchester
Joy Goodgle
Val Williams
Bill MacKinnon

Jacqueline Stuedler
Rick Cruse
Gary Dease

Staff

Maureen Ryan, HRM Senior Planner
Alana Hines, HRM Planning Services
Scott LeBlanc, HRM Planning Technician
Jan Skora, HRM Real Property Planning

District Councillor

Councillor Barry Dalrymple

Agenda Item # 1: Review of key points for future discussion with Sobeys.

Robin Stewart showed a PowerPoint Presentation of the pictures he took of various Sobeys buildings within and outside of HRM.

Robin briefly recapped the meeting last week with Sobeys and wanted to discuss the following three items:

- (1) What adjustments the CPG would like Sobeys to consider with respect to the proposed building.
- (2) Landscaping
- (3) Commitment from Sobeys to comply with future planning strategies and land use bylaws.

indicated that they do not want to see blank walls, rather they would like it to be architecturally interesting and/or have murals on what would be blank walls. Members want to keep the Village feel.

Joy indicated that Sobeys has an artist that does all of their art work internally at each store and the artist researches the history of the area and makes great art, perhaps Sobeys could use this person to create a mural to eliminate blank walls on the outside of the proposed building.

It was mentioned that a corner entrance would be welcomed and would be unique to the site. This would also help with the break up of the linear design.

(2) Landscaping

Robin showed landscaping samples from pictures taken at various Sobeys locations. Generally, there is some sort of landscaping, i.e. shrubs, trees, sitting area, but nothing is too big or tall and everything is well spaced, carefully placed not to block any visual aspects of the stores.

Members of the CPG would like the landscaping as shown from the pictures. They would like to see low shrubs, shade trees, a streetscape look, benches, etc. They would also like the parking lot to be broken up in some way to be more visually appealing to the development.

The idea of a promenade was discussed in detail. This is one feature the group would really like Sobeys to consider.

(3) Commitment from Sobeys

Sobeys will be asked for commitment to comply with future secondary planning strategies and land use bylaws that will be implemented as a result of the visioning and implementation process for Fall River.

Agenda Item # 2: Review of public feedback from the Design Workshop

The CPG reviewed the public feed back from the May 21st - 23rd Design Workshop. Model # 5 seemed to be the top model the participants liked, but they were not completely satisfied with this model. Many of the participants liked the market square concept and the idea of the canal courtyard. Many participants liked the idea of a promenade across the front of the Sobeys property (to serve as a potential screen for the vast parking lot in front of the building).

Agenda Item # 3: Formation/Selection of a preferred development model for the Village Core

Michael Creighton reviewed the CPG's wrap up notes from the open house workshop, as displayed on a drawing of Model #5.

The summary was agreed to by the CPG members present and agreed these changes would be incorporated into the model, to make it the preferred model.

Michael to provide information to the VIC regarding Sobeys proposal and the task group updates.

Agenda Item # 4: Discussion about high level design principles/ideas as for the Village Centre and Core. This items was deferred and will be discussed at the next meeting in more detail.

Next Meeting: The CPG will meet during the second half of the scheduled VIC meeting on Monday, June 15, 2009