

**HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 20757**

The following does not represent a verbatim record of the proceedings of this meeting.

Tuesday, April 18, 2017

7:00 p.m.

Millwood High (Cafeteria) - 141 Millwood Dr, Middle Sackville, NS

STAFF IN

ATTENDANCE:

Justin Preece, Planner, HRM Planning
Alden Thurston, Planning Technician, HRM Planning
Tara Couvrette, Planning Controller, HRM Planning

ALSO IN

ATTENDANCE:

Councillor, Lisa Blackburn, District 14
Troy Scott, T.A. Scott Architecture & Design Ltd
Danny MacClare, Property owner of the pharmacy

PUBLIC IN

ATTENDANCE:

Approximately: 14

The meeting commenced at approximately 7:00 p.m.

Call to order, purpose of meeting – Justin Preece

Mr. Preece introduced himself as the Planner and Facilitators for the application. He also introduced; Tara Couvrette – Planning Controller, Alden Thurston - Planning Technician, and Troy Scott, T.A. Scott Architecture & Design Ltd - applicant.

Case No. 20757: Application by T.A. Scott Architecture and Design Limited to allow a 2-storey commercial building for a pharmacy/medical clinic at 235 Beaver Bank Road by Development Agreement.

Mr. Preece explained; the purpose of the Public Information Meeting (PIM) is: a) to identify that HRM has received a proposal for the site; b) to provide information on the project; c) to explain the Planning Policies and the stages of the Planning Process; d) an opportunity for Staff to receive public feedback regarding the proposal. No decisions are made at this PIM.

1. Presentation of Proposal – Mr. Preece

Mr. Preece provided a brief introduction to the application and then made a presentation to the public outlining the purpose of the meeting, status of the application and the developer's request. Mr. Preece outlined the context of the subject lands and the relevant planning policies.

Presentation of Proposal – Troy Scott, T.A. Scott Architecture & Design Ltd

Mr. Scott explained; what was proposed and showed slides of what the proposal should look like.

2. Questions and Comments

Mr. David Barrett – Beaver Bank thinks this is a wonderful thing. He is glad to see more commercial coming to Beaver Bank. He also wanted to know if they had considered using the old Beaver Bank Rd. for parking, as long as it is not being used for a road. He is skeptical of HRM and the planners and their intentions. He wanted to know; how much this has cost so far in the process, how much more will it cost, and how much time will this take. **Mr. Scott** stated it is a significant process to go through and has taken a little over a year so far and cost thousands of dollars to this point. **Mr. Preece** spoke to timelines and what his job is as a planner.

Mr. Philip Syms – Haddad Dr. doesn't want them to use the Old Beaver Bank Rd. for parking as he lives directly behind the site they want to build on. Wanted to state, if HRM wanted to sell the property (the old Beaver Bank Rd. right-of-way) he wanted first dib's on it. He wanted to know how wide the right-of-way is between his property and this development. **Mr. Scott** stated maybe 30-40 feet. **Mr. Barrett** thought it may be 66 feet. **Mr. Scott** said that it is possible it could be 66 feet. Mr. Syms said his biggest concern is that when he purchased his home 18 years ago the Catholic Church owed the property which was willed to them with the stipulation that only a church could be built on it. Over time that has changed. He stated he is not opposed to the pharmacy and the medical clinic, he thinks it is a great idea and a great spot for it. He just doesn't want to lose the buffer between the building and his lot. The trees and everything block a lot of noise and gives his property some privacy. **Mr. Preece** stated a lot of these concerns can be addressed in the development agreement. He also explained different options that can be considered through fencing/planting more trees etc. **Mr. Syms** stated a combination of fencing and trees would be perfect. He also wanted to know about the outside lighting for the building. **Mr. Scott** stated because it is still early in the process site lighting hasn't been addresses at this point. He explained the two options of building mounted lighting or poles. He stated there has been a lot of advancement in lighting like cut offs so you are not lighting outside of your property line. Once the store closes the lights would go out so they will not be on all night. He stated having parking at the edge may cause some spill. **Mr. Syms** stated he is not opposed to building mounted lighting however; he would be opposed to pole lighting. **Mr. Preece** also explained options for lighting.

Lelia Syms – Haddad Dr. wanted to know if the entrances will only be off Beaver Bank Rd. **Mr. Scott** stated that yes, the entrances/exits would be on the Beaver Bank Rd. **Mrs. Syms** wanted to know the hours of operation. **Mr. MacClare** stated 9-8 M-F, 9-5 Sat, and 12-5 Sun. **Mrs. Syms** asked if the LUB/MPS allowed the building to be built with no changes to the by-laws **Mr. Preece** explained the development agreement process and the steps and stages it would go through, 1st reading, Public Hearing etc. He stated at the Public Hearing is when the decision is made. **Mrs. Syms** stated the Traffic Impact Statement (TIS) was done in 2015 and will be obsolete by the time this comes to fruition. She wanted to know if it would be updated, and if they took into consideration the apartment building that is being built at the corner of Stokil and Beaver Bank. **Mr. Preece** stated that the TIS that he has is dated July 20, 2016 and is what was circulated for review. He explained the process of how the TIS is completed. **Mr. Scott** also went over how the TIS was done and what was taken into account when it was done. He also talked to the development going up at Beaver Bank and Stokil. He feels a lot of people will also be walking to this development. **Mrs. Syms** asked the zoning for this property. **Mr. Preece** stated it is an R-6 zone and explained what that meant. **Mrs. Syms** stated she thinks this is wonderful and a great idea. She thinks it is good for Sackville and Beaver Bank and likes that they are getting another doctor into the area. She also wanted to know if the people in the area would be notified as this process goes on. **Mr. Preece** stated they would and said anyone could reach out to him at any time to see where they were in the process.

Councillor Lisa Blackburn – She was glad they fought to stay in Beaver Bank. She wanted to know if there had been any discussion about the need for a turning lane to accompany this development. Mr. Scott stated that is where the TIS comes into play. He stated when they were doing it they looked at the lights at Stokil as being the buffer that will slow and stop traffic. **Councillor Blackburn** wanted to know if one entrance would be an entrance only and the other will be an exit only. **Mr. Scott** stated that they will both be an entrance and exit. **Councillor Blackburn** wanted to know if the second doctor has already been hired waiting for this development to take place. **Mr. MacClare** stated the current doctor they have, Dr. Saud, it is his practice and he leases space from the pharmacy and it's up to him to pick the doctor that is going to come. There is space in the current location for the second doctor. The concern currently is the parking and the speed limit at our current location is a concern. We have outgrown that location as well. **Councillor Blackburn** also explained how the North West Planning Advisory Committee (NWPAC) works. **Mr. Preece** also explained that the next step is that this goes to NWPAC.

Walter Regan, Sackville Rivers Association – He has many concerns; he thinks this site deserves and demands an oil grit separator (11:47:990 – part 2) including a maintenance plan, there has to be a huge reduction in parking because there is too much hard surface, we believe in ground water recharge so he hopes that will be taken into effect, there has to be landscaping designed by a landscape architect complete with trees, storm water control, every time there is a heavy rain event the sanitary sewer lines overflows into Little Sackville River. He would like to see sewage treatment retention on this site, past peak, storm water ponds built, which he hopes they area, will have habitat built into them and will be capable of taking the 100 year storm and climate change into effect. Second Lake Association is building trails in Second Lake and this site is planned for a trail head, perhaps HRM and this development should reach out and perhaps they can work together as not to block that. Cars in and out of the site should be right in and right out only. He hopes the building will be built to lead standard possibly platinum. He wanted to thank the architect for reaching out to him over a year ago for his comments. He feels the email transmission should be part of this record. The Little Sackville River will receive storm water from this site, and it is cold water, wild Atlantic salmon River, and must be respected and taken into the design. Silt if one of the major pollutants of Little Sackville River, during construction silt mitigation has got to be a priority. Silt has got to be kept on site. This should go before the Regional Waters Board for comment. He also believes this site should be checked for historical importance, right next to the old Sackville Rd., Beaver Bank Rd., and next to the train stop. What will be done about air conditioning noises 24/7 onto the neighbours? Garbage collection, dumpster removal, he doesn't think the neighbours would like to see 4 o'clock pickups in the morning. Night lights, downcast, maybe use LED's. He thinks it will become a shortcut for all the neighbourhood kids and should be taken into account now and planed for. On Windgate Dr. there are 300 units going in, a large subdivision, plus ongoing construction up Beaver Bank, he feels the 2014 traffic study should be updated. Left turn coming down Beaver Bank will hold traffic up. Traffic should be discussed with traffic authority because Beaver Bank Rd. is over capacity right now. There is talk, talk only, that Beaver Bank Rd. will go to four lanes, how will this effect this development and how will the new Maroon Hill intersection, how will this effect that intersection and upgrade to Windgate. **Mr. Preece** explained how this can all be looked at through the development agreement processes.

Stephen MacFadyen, Beaver Bank Rd., he wanted to know how they are going to be protected from this. He is in favor of this project and loves the idea of this coming down there. He would like to know what HRM's intentions are with the old Beaver Bank Rd., if there are any. He would also like to know how they are going to be protected from light pollution and noise pollution, are there things in place. **Mr. Preece** explained that all the concerns brought forward are going to be taken into consideration when negotiating the development agreement with the developer. The goal is to get the best design. He stated he also doesn't know what is going on with the old Beaver Bank Rd. **Mr. MacFadyen** stated that any type of commercial thing he is in

favor of keeping people here working and doing this. He just wants to make sure that HRM has their best interests in mind when they are doing this. He wants this to be successful 100%. **Mr. Preece** explained how he decides if this project meets its goals and if it can be successful. **Mr. MacFadyen** stated that the old Beaver Bank Rd is not maintained by HRM like it is supposed to be. He doesn't want the trees bulldozed that would be the buffer between them and this project. **Mr. Preece** stated he will look into it. **Mr. Scott** stated what they are looking at as a strategy.

Mr. Syms stated he just wants them to be good neighbours.

Mr. David Barrett spoke to traffic concerns that he has regarding Beaver Bank Rd. He also is concerned about the costs associated with planning.

3. Closing Comments

Mr. Preece thanked everyone for coming and expressing their comments.

4. Adjournment

The meeting adjourned at approximately 8:45 p.m.

Comments made after the meeting:

Peter and Melissa Davis, Haddad Dr. have concerns about garbage from the site being spilled over onto their property. They stated currently there are issues with Avery's and kids dropping their garbage all through their property. They wonder if HRM could install garbage cans to elevate some of the garbage all through there cul-de-sac and they path from Haddad to the old Beaver Bank Rd. They also have safety concerns.