

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 21859

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

Wednesday, February 6, 2019

7:00 p.m.

Sackville Heights Community Centre - Silver & Gold Room - 45 Connolly Road, Middle Sackville

STAFF IN

ATTENDANCE: Jamy-Ellen Klenavic, Planner, Planner II, HRM Planning
Alden Thurston, Planning Technician, HRM Planning
Tara Couvrette, Planning Controller, HRM Planning

ALSO IN

ATTENDANCE: Councillor, Steve Craig, District 15
Ronald Smith – Applicant
Rijpke Beukema - Developer

PUBLIC IN

ATTENDANCE: Approximately: 20

The meeting commenced at approximately 7:04 p.m.

Call to order, purpose of meeting – Jamy-Ellen Klenavic

Ms. Klenavic introduced herself as the Planner and Facilitator for the application. They also introduced; Councillor Steve Craig, Tara Couvrette – Planning Controller, Alden Thurston - Planning Technician, and the applicant, Ronald Smith – StudioWorks Inc.

Case No. 21859 - Application by Studioworks Inc, on behalf of the owners, to rezone portions of lands at 685 Old Sackville Rd, 665 Old Sackville Rd, and 750 Sackville Dr., to enable 3 multi-unit buildings at 665 Old Sackville Rd, Lower Sackville.

Ms. Klenavic 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.

1a) Presentation of Proposal – Ms. Klenavic

Ms. Klenavic 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 applicants request. Ms. Klenavic outlined the context of the subject lands and the relevant planning policies.

1b) Presentation by Ronald Smith, Applicant

Mr. Smith explained what they were looking to do on the site.

2. Questions and Comments

Thomas Kingston, Old Sackville Rd – wanted to know if there would be a privacy fence put up and asked about a dwelling being put up by his property. Also wanted to know what the height of the building would be. Would it be high enough to be seen over the bank? **Ron** – stated there would be no dwelling where Thomas was concerned about and thinks there would be fencing or landscaping for privacy. Said they may see the face of the building.

Jim Murphy, Old Sackville Rd. – Was also concerned a dwelling being put on the small piece of property being added. Would like to know if it was 30 feet wide that would be added to the LS? **Ron** – The land is

just housekeeping to be able to add a landscaping buffer for that trail. **Jim** – it is all parking lot right now. They are concerned a building might go there. **Ron** – it's not going to be all parking lot. That piece is so small there will never be a building in that location. Would not want a building in the entrance to the development. **Jim** – it is called a driveway and not a road and is concerned about that and who would be responsible for the upkeep. Finds that when they are privately owned the owners don't always take care of the issues like HRM would if it was an HRM owned road. They are also concerned about lighting. **Jamy-Ellen** – explained the zoning that is in place now and even if it was rezoned would not allow for a small dwelling on that small piece of property people are concerned about. Jamy-Ellen also explained that it would be a driveway into the development and not a street so it would be privately owned and maintained. This would be the same for the lighting.

Renee Gosse, Old Sackville Rd. – has concerns about traffic onto Old Sackville Rd. **Jamy-Ellen** explained that HRM traffic Management flagged that as an issue as well. They said that next year there will be a scheduled review for that adequacy of that infrastructure to see if there needs to be upgrades. At permitting the applicant will have to show what is there now is suitable for the current infrastructure. **Renee** – Do we know the intention of these buildings, are they higher end? **Jamy-Ellen** – that is not something that HRM can control. **Renee** – because you said there are two bylaws affecting this, do they conflict and is one better? **Jamy-Ellen** – stated all of the development would be in the Sackville Drive Plan area and the same designation. **Renee** wanted to know who North West Community Council was and what DC3 was. **Jamy-Ellen** explained the bodies of council. Also, DC3 is the Downsview Complex Three zone and is just the name of the zone.

Walter Regan, Sackville Rivers Association – Thinks this is a good development overall. Is very impressed how this is an infill project. Would like to see the hard surface be reduced as much as possible. Over 54% of the Little Sackville River is now a hard surface. Would like to see the hard surface parking lots reduced to unground parking. Would like to know if this site could install sewer holding tanks. Thinks the present storm water retention pond may be too small, could it be sized for the 1-100-year storm. Could the storm water pond be turned into a habitat wetland pond upon completion, would really not want to see a water jail. Would like to see the use of oil grid separators to capture runoff from the hard surfaces. Please to see the developer step up and build the active transportation trail. This will add so much to Sackville. Would be nice to see the trail developed all the way to Sackville Dr. Hope that the 100-foot setback will be respected and no development occur there. Very concerned due to the clays in the hill that there is an aggressive and very well thought out sedimentation and erosion control plan. Concerned that in a heavy rain event there will be massive runoffs into the Little Sackville River. Hopes HRM will be aggressive in the protection of the river. Would like to see a landscape architect be hired to oversee the landscaping of this area. Also has an ongoing issue with the treatment of stormwater. Would it be possible to treat stormwater before it is discharged into the Little Sackville River? The flood plain zone that you showed us, is that the old flood plain mapping or the new one from 2018? **Jamy-Ellen** – it represents the old flood plain mapping. The development wouldn't be happening in the flood plain zone. **Walter** – asked that the 2018 mapping be respected. Is it possible that the developer and HRM talk to Crombie to properly develop the stormwater retention ponds now on Sobeys property and turn it into a park for the community? **Jamy-Ellen** stated there is a lot of policy about protecting the Little Sackville River which is reflected in the Land Use Bylaw.

Thomas Kingston, Old Sackville Rd – is concerned about a large tree behind his property that rare birds flock to. They would like to have that tree retained. **Ron** – will pass that along to the developer and in most cases, they do see the value in retaining mature trees. Also wanted it stated that these buildings will have underground parking.

Allan Owen, Sackville Rivers Association – same concerns as Walter. Would like to emphasize that they do now want to see any silt flowing off this project in the Little Sackville River. As part of that stormwater management is very important. Would like to know how many retention ponds they plan to have. **Ron** – two. **Allan** – Will they be permanent and will they be detention ponds or retention ponds. **Ron** – they are permanent and they will be retention ponds to capture it. **Allan** – so it could be naturalized with some ducks and wildlife using it. That would be great if that could happen. The ponds that are there now are significant because you will hear and see (red wing black birds etc.) wildlife there in the spring. Would like to see, as part of this development, those ponds rewilded, made more nature friendly. Is hoping that the Urban Forest Concept will be incorporated as part of this project. Does support the rezoning Was hoping to see the trail a little closer to the river but it might be a grade problem, is that correct? **Ron** – Yes.

Jason Craig, Acadia Lane – Shares some of the concerns of other neighbouring property owners but overall has no objection to the development. There is a lot of wildlife in the area around the river. There are a lot of trees along that river course and there is more habitat there than you might be thinking about and would hope that some of that be protected. How many storeys are you anticipating these buildings to be and what the elevations might look like. Planning some solar projects on their property and this might affect that. **Ron** – is anticipating these will be 5 storey buildings but doesn't feel they will affect his solar projects.

Jim Murphy, Old Sackville Rd. – finds it hard to support the rezoning when they really don't know what these buildings are going to be like. The biggest effect on Sackville is going to be weather these buildings are low, medium or high end. Feels a lot of money is going to come from the cost of the buildings and into the roads, lighting etc. Encouraging good quality buildings with inside garbage. What is there now is deplorable. The noise from the outside garbage bin collection is terrible.

Rijpke Beukema, Developer – wanted it known that his intention is to build high end buildings.

Councillor Craig - addressed the public.

3. Closing Comments

Ms. Klenavic thanked everyone for coming and expressing their comments.

4. Adjournment

The meeting adjourned at approximately 8:04 p.m.