

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 21982

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

Wednesday, June 19, 2019

6:30 p.m.

Dartmouth North Community Centre - Multipurpose Room - 105 Highfield Park Dr, Dartmouth, NS

STAFF IN

ATTENDANCE: Jennifer Chapman, Planner, Planner III, HRM Planning
Holly Kent, Planning Technician, HRM Planning
Tara Couvrette, Planning Controller, HRM Planning

ALSO IN

ATTENDANCE: Councillor, Sam Austin, District 5
Jenny Lugar – Applicant, WSP Canada
Christina Lovitt – Applicant, WSP Canada
Helen & Bill Craig, Helen's Brother David & Kim, Carl & Michelle Monk

PUBLIC IN

ATTENDANCE: Approximately: 63

1. Call to order, purpose of meeting – Jennifer Chapman

Ms. Chapman introduced himself as the Planner and Facilitator for the application. They also introduced; Councillor Sam Austin, Tara Couvrette – Planning Controller, Holly Kent - Planning Technician, Jenny Lugar and Christina Lovitt – Applicant.

Case 21982 - Application by WSP Canada Inc, to rezone lands at 20 Sea king Drive to TH (Townhouse) Zone from R-1 (Single Family Dwelling) Zone and to amend the lot coverage requirement for the TH Zone, in Dartmouth.

Ms. Chapman 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 – Jennifer Chapman

Ms. Chapman 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. Chapman outlined the context of the subject lands and the relevant planning policies.

1b) Presentation by Jenny Lugar - Applicant

Ms. Lugar explained the reason for the application showing the site. Ms. Lugar showed the greater context of the site, current zoning, and proposed zoning.

2. Questions and Comments

Public – Concerns with the volume of units.

Glen Rafuse, 3 Emmanuel Dr. – Between 2 and 3 Emmanuel there is a little stream that only runs when it rains. Sense the land preparation has begun it hasn't stopped running. How is that being addressed, that water runoff, is it going to stop or increase? **Helen Craig** – The wetland has been approved by the Department of Environment to have it infilled, for the past 7 years now, and it has to be completed by the end of 2019. They do not anticipate that there will be any runoff onto Emmanuel Dr. at all once this is done. The infill will be all finished by the end of July beginning of August. **Carl** – believes the water that

Mr. Rafuse is seeing is the water that is being pumped out of there right now and once the wetland is infilled it will stop. Offered that if anyone would like to meet him at the subject property to go over any concerns and address any issues, he would be willing to do that.

Rosette Macewen, Sea King Dr. – has concerns about this changing to townhouses. Sees other properties, i.e. Gram's Grove / Prince Albert Rd. area – not being what was proposed, they distrust the whole proses completely. Will there be greenbelt left between Sea King and the townhouses? How many feet of trees? **Helen** – yes, there will be trees of at least 20 feet. **Jennifer Chapman** – In the Land Use Bylaw (LUB) there are requirements for buffering. **Ms. Macewen** – does the change in the rezoning allow for a higher density development – i.e. condo's apartments etc.? **Jennifer Chapman** – no. What is permitted in the new zoning would be the townhouse forms and schools. **Ms. Macewen** stated their neighbour was approached to sell there home to put in a road. Is that correct? **Helen** - No **Ms. Macewen** – their whole feeling about this is mistrust and that is why people are not supportive of changes like this. We have to protect what we have. How can you profile a community by age saying it is 55 plus? **Jennifer Chapman** stated that is not something HRM has any control over. HRM would simply allow the form. **Ms. Macewen could the proposed driveways be changed after the rezoning.** **Jennifer Chapman** – yes, these are only concept plans. As the planning department we are only looking at the uses, does the use make sense. **Ms. Macewen** – The city/province can't maintain the infrastructure now, potholes & water pressure, how could 100 more homes in that area be supported? **Jennifer Chapman** stated there is a pothole reporting spot of HRM's website. **Ms. Macewen** not against development but they moved into this area for the greenspace and community not this. Fix land bylaws so what is happening at Grams Grove doesn't happen anywhere else.

Councillor Austin spoke to what is happening at the corner of Prince Albert and Glenwood.

Cal Ross, Sea King Dr. – Would there be a covenant on everyone deeds saying they can't cut down the trees or clear that buffer zone? **Helen** – stated they and their partners would prefer more trees than lawn as it would require less maintenance and stated there would be covenants for greenspace. **Jennifer Chapman** just wanted to clarify that a covenant would not be enforced by HRM however, there is a requirement for buffering in the LUB and that would be enforced. **Cal Ross** the presentation of the development is senior friendly, and it would be impossible to walk to any banks, malls, shopping in the area. Suggests maybe a corner store in the development would be beneficial. Will the common areas, streets, parks be maintained by the city or the developer? **Jennifer Chapman** stated it would all be public infrastructure and maintained by the city.

Cathy Merriman, Ernest Ave – Sad to see the wetland and woods go. They already have inadequate storm drainage. Whatever does happen they can't see how it would be possible for them to stop the water from coming and when the land gets paved and the water has no where to go, it will come down their streets and into there properties. **Jenny Lugar** stated because this is just about rezoning they can't speak to the construction right now. The issues would be looking at in the permitting stage if this was to be approved.

Tim Skidmore, Beldina Dr. – Wanted to know what the little green cone behind his house was. **Helen** – undeveloped greenspace.

Doug Gray, Elmore Dr. – the wetland is so Swamy and soft and even after filling it in the water has to go somewhere.

Ron Stuart, Blackbear Cir – is in favor of the development and believes there is a need for this type of housing in the area.

Tracy Miller, Sea King Dr. – has concerns with water pressure now and believes adding 100 homes will make that worse. Something needs to be done to take care of that first. Parking will be an issue as there doesn't seem to be room in the driveways or on the street for visitor parking. Where is the exit to Sea King Dr.? **Jennifer Chapman** – The exit is not part of what is being discussed right now. That would be coming at a later stage. If the zoning was to get approved a permit would be applied for and that is when the roads would be looked at as well as the infrastructure.

Donna Spencer, Elmore Dr. - Also concerned about the water problem and would like to make sure that is addressed. Who would they call about the water issue. **Jennifer Chapman** – provided her contact info.

Derek Vallis, Sea King Dr. – wanted to know how the marsh was assessed. **Jennifer Chapman** stated wetlands are regulated by the province and explained how that worked. Stated it is 1 for 1 so a wetland of this size will be constructed somewhere else. **Derek Vallis** - has done a few years on the Regional Watershed Advisory board and would like to know why something like with was not brought to them for consideration. **Jennifer Chapman** stated that is with the province because it is a provincial review and HRM doesn't get consulted on it. **Derek Vallis** – has concerns with the entrances and exits. Wanted to know if the boulevard on Landcaster Dr. was going to be cut out. **Jennifer Chapman** stated there may be a boulevard cut to coordinate the access with the other development across the street. The engineering department is exploring. **Derek Vallis** the increase in volume is significant on top of the existing traffic. One community group should not be affected anymore than another and the entrances and exits must take that into account. It is a great plan and they generally like the idea/concept. Restricted covenants are only as good as the community and very difficult to manage. If you are going to have a greenbelt along the back of the buildings their suggestion is that the municipality takes that section of greenbelt and make it a municipal piece, so it can be guaranteed that it is a greenbelt and there is no destruction of woods.

Rob Bonnar, Sea King Dr. – stated all the surrounding homes are single family homes not townhouses. Would like to know if a tax study was done.

Gerald Pring, Albro Lake Rd. – is skeptical of the planning of this city. One thing is presented and something else if built. Has concerns with traffic once this and the development across the street gets built. What happens if this doesn't get approved for the 55%, what does that do for the price per unit? **Jennifer Chapman** – stated they are not at that level of detail right now. Right now, they are talking about what makes sense for the site and does it make sense to allow buildings that cover up more space.

Norm Vatour, Portland Estates – Will there be follow-up meetings to answer all the questions that haven't been answered. Price? **Jennifer Chapman** – nothing is planned. Provided her contact information. HRM will not be involved in the price, whether it is rental, or owner occupied.

Janet Porter, Ernest Ave. – Can you put in townhouses without an increase to 55% lot coverage? **Jennifer Chapman** – that is something for council to decide. **Janet Porter** at the current 35% lot coverage how many units would be permitted. **Jenny Lugar** – has not looked at what it would be for townhouses only singles which would be 50-60. **Janet Porter** – considering that there are several concerns with traffic and the increase in population, it needs to be looked at in those two pieces. One being the townhouse rezoning and the other being the increase in coverage. 60 additional homes with cars is different from 100 homes with cars. There is wildlife in the area, raccoons, squirrels, birds etc. and hopes that there was consideration give for them making sure they have other options for go to.

Tracy Miller, Sea King Dr. – was there any consideration given to putting an entrance on Woodland instead of Sea King? **Jennifer Chapman** – thinks that part is controlled by the province and is a controlled access road which they will not allow. **Tracy Miller** was there ever a proposal made for it? **Jennifer Chapman** – it is a no starter with the province.

Valarie Blaire, Beldina Dr. – What is the urgency in going at the wetlands and putting in the surface road when you don't even know if this proposal is going to be approved. Does it expire and if so why? **Jennifer Chapman** – the time associated with there provincial approval for the wetlands. The wetland piece was approved in 2014 and expires in 2019. **Valarie Blaire, Beldina Dr.** – so in the event this does not get approved this was all done for nothing and the wetland was infilled. **Carl Monk** – stated whether it gets approved or not something is going to be built on this land. They see the potential there.

Bob Jollota, Sea King Dr. – Has the city approved any other places from 35% to 55%. **Jennifer Chapman** – this would apply to all the townhouse zones within the Dartmouth LUB. Right now, the standard is 35% lot coverage and the ask in this application is for 55% lot coverage. **Bob Jollota** the current entrance on Sea King is on a bit of a curve and a bit of a blind hill. People are speedy on that section on the road, is there any talk about making it a 3-way stop and a crosswalk to get across? Down Sea King on the opposite side there is no sidewalk, is there any talk of adding one? **Jennifer Chapman** stated engineering would be involved if this was approved to review sidewalks, crosswalks etc. **Bob**

Jollota would the roads in this development be taken care of by the city? **Jennifer Chapman** – yes, it would be public infrastructure.

Rob Bonnar, Sea King Dr. – the zoning change will be carte blanc across the whole city? **Jennifer Chapman** – the zoning request would be on this one parcel but the change to the townhouse lot coverage requirement would be a LUB amendment. **Rob Bonnar** – who gets to vote on that? **Jennifer Chapman** – Harbour East – Marine Drive Community Council which Councillor Austin sits on and the five members of that council would vote. If you received notice of this meeting you will also receive notice of the public hearing which you can speak to council then. **Rob Bonnar** once this is rezoned they could potentially put up whatever they want. **Jennifer Chapman** pointed out there are only 2 things they could put up, townhouse or a school. **Rob Bonnar** there is no consideration of taxes implications because of this? **Jennifer Chapman** – no. The tax rate would be the same for everybody in the urban residential area.

Public – could somebody purchase 4-5 townhouses and start renting them? **Jennifer Chapman** – yes. The city does not regulate land ownership.

Public – are there bylaws with new developments to ensure greenspace? **Jennifer Chapman** – As the lots get divided (subdivision) HRM takes 10% of the property value. It is either 10% in land or 10% in cash. That money is used to buy parks, playground equipment etc. **Public** – but not necessarily within that area. **Jennifer Chapman** – It could be. It would be accessed by HRM's Parks Department when they come in for subdivision.

3. Closing Comments

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

4. Adjournment

The meeting adjourned at approximately 8:11 p.m.