

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 22285

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

Monday, November 25, 2019

7:00 p.m.

Mic Mac A.A.C - Aquatic Room - 192 Prince Albert Rd., Dartmouth, NS

STAFF IN

ATTENDANCE: Jamy-Ellen Klenavic, Planner, Planner III, HRM Planning
Jared Cavers, Planning Technician, HRM Planning
Tara Couvrette, Planning Controller, HRM Planning

ALSO IN

ATTENDANCE: Councillor, Sam Austin, District 05
David Zareski – Applicant, Twin Lakes Development Ltd.
Mitch Dickey – Consultant
Dave Goodspeed – Original Architect
Bob Yuille – Land owner
Natalia - Architect

PUBLIC IN

ATTENDANCE: Approximately: 51

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

Ms. Klenavic introduced themselves as the Planner and Facilitator for the application. They also introduced; Councillor Sam Austin, Tara Couvrette – Planning Controller, Jared Cavers - Planning Technician, and David Zareski – Applicant.

Case 22285: Application by Twin Lakes Development requesting a substantive amendment to an existing development agreement for lands at 3 Bartlin Road to add 2 properties (325A and 327 Prince Albert Road) and enable two 12 storey residential towers on a common podium with commercial uses at grade.

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 – Jamy-Ellen 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 Mitch Dickey – Consultant & Natalia – Architect

Mr. Dickey presented their proposal for the subject properties outlining the planning context/site plan, photos of the proposed building and the building elevations. Natalia went over the building design and materials to be used in construction.

2. Questions and Comments

Kim Conrad, Dartmouth – thinks this looks like a good project. It fits with density and what has been happening in planning over the last few years. This fits with everything – it is on a bus route, near a park, trails, close to a grocery store, you are a few minutes away from shopping. It looks very presentable too. It looks to be at a high enough level that it will not go derelict like other properties.

Michael Craven, district 5 resident, Oakhill Lake – was enthusiastic about the 2006 proposal and is more enthusiastic about this proposal. Feels it fills a significant number of their priorities for the future of district 5. Their only grip about this process is that the original proposal stated in 2006 and it is now 2019 and as they look around district 5 they see lots of vacant lots that are prime candidates to be filled with quality high density developments and they don't seem to be moving forward. Would like to know what could be done to expedite this process, to remove road blocks that face developers and to get this thing going.

Martin Jones, Dartmouth – Dartmouth is a beautiful residential based community, with a beautiful lake like Lake Banook. There are beautiful 5-6 storey buildings and suddenly we are putting these 12-18-19 storey buildings in a beautiful residential area which ruins our town. When every building lot has a 5-6 storey building on it then let's start looking upward. Until then let's keep them at 5-6 storey.

Fred Myers, Dartmouth – Halifax seems to get approval pretty quick for these types of developments. If anyone tries to develop anything in this area of Dartmouth they seem to run into roadblocks. Believes the staff is there to accommodate developers, the people who are trying to develop our city, and if it is a good project you should be 100% behind it. There are 200 parking spaces, how many for commercial and how many for the apartment dwellers? **Mr. Dickey** – the 200 interior spaces would be for building residents and the 20 outdoor parking spots, half would be for visitors and the other half would be dedicated to the business use. **Mr. Myers** – it looks like a beautiful project and they have known these men for years and is glad they are willing to put their money on a project to make this a better city.

Chuck Bridges, Dartmouth - as this population gets older we want to be able to stay in the neighbourhood and what is nice about a building like this is that you are enabling folks to be able to stay in the neighbourhood. We want to be able to continue to enjoy the lakes and the walkways and bring our grandkids in for a little bit of playtime as well. It will allow the neighbourhood to continue to develop in a nice way and not a disastrous way.

Frank Mason, Dartmouth – Really likes the idea of this project. Had a difficult decision to make when they sold their home and looked to find somewhere to live. They would like to live in central Dartmouth and thinks a development like this would enhance the Central Dartmouth area. Really hopes that this project goes ahead.

Gary MacNeil, Oakdale Cres. – Their parents recently sold their house in this area and had a hard time finding something as nice as they wanted to live in but close to their granddaughters. This development would be great for somebody when they can no longer drive because of its proximity to a grocery store. It will be great for family to walk to as well. Thinks it is fantastic for the neighbourhood. It is only 12 storeys and there are buildings across the lake of equal height.

Clyde Horner – Supported this project back in 2006 and looked forward to its completion. Mr. Yuille has been an active developer in this area for many years and everything that they have been involved in has been a better property as a result of their work. Would like to urge him to get along with this property so they have a place to go when they sell their place. Thinks this development will go a long way to eliminating the traffic at the intersection because something will have to be done as a result of this project.

Catherine Fitsimmons, Dartmouth – their main concern is parking. There are 176 units all total and 20 above ground parking spaces and 200 interior spaces, are there any other parking spaces outside for visitors? This is being built to people at the salary level that most people will have a car maybe 2 and that will eliminate all the cars that would end up being parked on the road that we see happening now over by Mic Mac Mall. **Mr. Dickey** – There are 20 outdoor parking spots in the current design and ½ are dedicated to the businesses and ½ to guest parking. We are not sure at this stage of the project what the final count will be.

Resident – Is there any worry for us around wind or the building affecting the paddling course? **Mr. Dickey** – The short answer is no. **Resident** – what will the viewpoints be from this building? **Mr. Dickey** – stated on the upper floors, from the 4th floor up, will have great views. Very bright and sunny and the buildings would not be casting shadows on each other. The views from the lake, the buildings will appear 20 feet shorter because of where on the site they will be built.

Bill Schipilow, Silvers Hill – Would like to move into this development and would like to know what the size of the apartments would be and the cost. **David Goodspeed** – 2 bedrooms at 11-12 hundred square feet, a few 3 bedrooms that might get to 14-15 hundred square feet, and some 1 bedrooms that would be 7-8 hundred square feet. The units have not been planned in detail yet. Not sure what the cost per unit will be, it is too early in the process.

Anne Rowe, Garden Court Terrace – Looks like a wonderful development. Would like to know about the balconies, would they be looking at somebody else's balcony. What will they be heated with? Would like to have it available for December.

Fred Hutchinson, Executive Director of the Association of Land Surveyors - they own the building at 325 A Prince Albert Rd. Is in favor the project. Its nestled into the hill quick conveniently and is astatically pleasing. Has a problem with access at the intersection in front of Glenwood, Breamar, and Prince Albert Rd. It is not an issue that can be changed quickly, it is an HRM issue. It has been there for some time and is a difficult intersection to deal with. A set of lights should be put there and the ones at the Superstore need to be taken down. Many people go through the Superstore to make a left to go downtown to avoid that inspection.

Bob Thompson – Thinks the project is great. Wants to know what will happen if somebody had two cars at this project. **Mr. Dickey** – stated they wanted to clarify there are actually 216 parking spots internally. Typically, in these types of developments there are a combination of people, some with no car, some with 1 car and others with 2 cars. The last people in might not get the number of spots they want and may need to be put on a waiting list. They feel they do have a very good parking ratio which will be discussed with the planning staff. **Mr. Thompson** – Good luck to all involved and they hope these proceed quickly.

Resident – Stated they did some research and typically the number of cars to the number of apartments is only 65-70%. There are lots of people who live in places like tis that don't have cars. That allows for people that do have cars to have a space. The traffic issue will be resolved by these types of developments because the city will have to address them. If we can bring people downtown instead of them being in the outlining areas, then this would elevate some of the congestion. Even if we can't bring them in we can prevent people from moving out there by have quality accommodations in the district 5 area. Is there any chance the commercial development will have a medical facility in it? It would be welcomed in the neighbourhood.

David Bruce, Tulloch Way – Thinks if people in the area will be moving out of their homes into this development and young families move in that will revitalize the area. When they went to Alderney Elementary it was a well attended school but now it is not, and this would help that and be great for the community.

Resident – the people who have to pay for parking and don't want to end up parking on the streets and congesting the roadways and is concerned that might happen here.

Mark Jollymore, Lakeside Terrace – The original design looks fine until you see the new design and it looks spectacular. Likes that they took the time, care, and expense, to improve this design to the extent that they did. All in favor.

Greg Baker, View St. – Very much in favor of this project. If the development does proceed will the 2 buildings be phased or built at the same time. **Ms. Klenavic** – They will be built at the same time.

Councillor Austin thanked everyone for coming out and went over some concerns that were raised.

3. Closing Comments

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

4. Adjournment

The meeting adjourned at approximately 8:05 p.m.