



**Virtual Public Information Meeting
Case 23058**

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

**Wednesday, April 7, 2021
6 p.m.
Virtual**

STAFF IN

ATTENDANCE: Dean MacDougall, Planner, Planner II, HRM Planning
Maggie Holm, Principal Planner
Tara Couvrette, Planning Controller, HRM Planning

ALSO IN

ATTENDANCE: Trevor Adams – Applicant, KVM Engineering
Shelley Dickey - Presenter for Applicant
Catherine MacQuarrie – Michael Napier Architecture
Jeff Marchand – Marchand Developments
Kevin Marchand – Marchand Developments
Lisa Blackburn - Councillor for Middle/Upper Sackville, Beaver Bank, and
Lucasville

PUBLIC IN

ATTENDANCE: Approximately: 7

1. Call to order and Introductions – Dean MacDougall, Planner

Case 23058: Application by KVM Consultants Ltd. to develop two multi-unit residential buildings containing a combined 100 units at the foot of Millwood Drive on the south side of Sackville Dr, Middle Sackville.

Mr. MacDougall introduced himself as the Planner and Facilitator guiding KVM Consultants Ltd. application through the planning process. They also introduced other staff members, and the presenter for this application. The area Councillor for District 14, Lisa Blackburn, was also in attendance online.

2. Presentations

2a) Presentation by HRM Staff – Dean MacDougall

Mr. MacDougall's presentation included information on the following:

- (a) the purpose of the meeting including to share information and collect public feedback about the proposal - no decisions were made at this meeting;
- (b) the role of HRM staff through the planning process;
- (c) a brief description of the application including site context, explanation of what a development agreement is, proposed site plan, proposed changes, policy and By-law overview, policy consideration;
- (d) and status of the application.

2b) Presentation by Shelley Dickey – Applicant

Ms. Dickey presented details about KVM Consultants Ltd.'s proposal including site plan view, site and neighbourhood context, the surrounding land uses, proposed buildings and and concept plan.

3. Questions and Comments

Mr. MacDougall welcomed attendees to ask questions to staff and the presenters and provide their feedback, including what they liked and disliked about the proposal. Attendees that were connected via Teams webcast were called upon to provide their comments and questions.

(1) Questions from people connected via MS Teams

Ms. Holm invited the speakers from the public, one at a time, to unmute themselves and provide their comments:

(i) **Rob Burke**, Baker Dr., Sackville:

Has concerns around traffic flow, Sackville Dr. is more congested now, the Traffic Impact Statement (TIS) was from 2015 and is not accurate and adding another 100 + vehicles is going to be challenging. Another concern is around waste water infrastructure. There were issues a few years ago on Baker Dr. and they had to do major updates around water flow and how the water runs down the hill. They would like more feedback and info. on how this will affect the system with another 100+ people using the infrastructure, how will it affect the residents and our land? As a resident they do not want to be the one responsible if the system that is currently in place can't handle the additional people. What will happen to the wildlife that is currently on that property? Will it be moved or just pushed out? The property is zoned R-6 and believed that R-6 zoning is the proper zoning for this area and should remain R-6. Believes there are many uses within the R-6 zone that would allow for housing in the area that would fit the neighbourhood.

(ii) **Chad Nippard**, Baker Dr., Sackville:

Submitted a letter with concerns to Dean MacDougall. Some of the concerns are; echo's Rob's comments about the waste water concerns and traffic. Also, noticed that the TIS was done in 2015 and is outdated, not relevant to today's traffic with the explosive growth that has happened in this area. Concerned about the impact on the schools with potential influx of more children. The schools are over capacity now and this will put a strain on the local schools. Concerned about the height of the buildings and the resulting impingement of privacy for the residents of Baker Dr. From the plans reviewed the third level or top level would be even with the second level of their home. This would give them access to viewing more private places in residents' homes; bedrooms, bathrooms etc., this is concerning. Concerned about the impact on backyard space, if they have a parking lot or 4 storey building is peering into their backyard it doesn't make it easy to maintain privacy and they would have to build a very large wall in order to make that work. Concerned about the wooded area, the wildlife and number of mature trees, the sound barrier that those trees provide would be far superior to the saplings that have been suggested by the developer. Would like information about retaining walls – potential of people walking up behind the embankment from the development and having easy access to the backyards on Baker Dr. What is the plan for maintenance of the grounds and landscaping?

Mr. Adams – KVM, spoke to landscaping and retaining walls – closer look will be taken during the detail and design phase. As far as access to the properties on Baker Dr. There will be a fence there.

(iii) **Yvon Levesque**, Baker Dr., Sackville:

Would like to echo the two previous speakers' comments and concerns. The main concern for them is traffic. The roads are getting very dangerous - there is no way in or out safely. It would be nice to have something more than a chain-link fence that would retain their privacy as they will be losing a lot of value in their properties by having this development there.

(iv) **Jane MacLaren**, Baker Dr., Sackville:

A lot of the concerns have been brought up already tonight. The traffic is one of the biggest concerns and the fact that the TIS is so out of date. A more recent one needs to be completed. Old Sackville Rd. is not capable of handling a whole lot more traffic and that is where people are going to go to avoid Sackville Dr. Concerned about the retaining wall – the trees that are there now, the noise that is blocked by all the trees is amazing and we are going to lose that. The elevation – concerned where the roofline will be in relation to their home, wants to know exactly where it will be. The lighting of the parking lot – will they be shining up their way or into the back of the building? Concerned about their taxes and assessment – how will this development effect that? That lot is full of fire ants and this development will cause them to come up the hill and that will cause home owners a big expense to deal with them. Is there anything that can be done to mitigate this? The wildlife will be disrupted when this development happens. They are against this development.

Mr. MacDougall – spoke to the lighting concerns – controls within the development agreement to deal with that. Property evaluations – done by the provincial accessor, the municipality can't provide input into how that is done.

Ms. Dickey – spoke to elevations – offered to get back to Ms. MacLaren.

(v) **Cristy Nippard**, Baker Dr., Sackville:

Has concerns with the overcrowding of the schools in the area, more the elementary school – and concerns with traffic during drop off and pick up times, it is a safety concern for the children at that school. The children are not bussed and there are not adequate sidewalks for the children to walk to school alone or to get to crossing guards. There is not adequate snow removal to make walking back and forth to school safe for our kids. This will also be a concern when the children go to middle school and high school.

Mr. MacDougall explained that this application will be forwarded to HRCE so that they are aware of the proposal.

(vi) **Yvon Levesque**, Baker Dr., Sackville:

Wanted to know about the traffic lights at the end of Lucasville Rd. and Sackville Dr. – it is very dangerous to turn there. Their suggestion of to put traffic lights more on Sackville Dr. to mitigate some of the traffic and make it safer.

Mr. MacDougall – stated they will be taking the TIS to the municipal engineer for review and make them aware of the concerns that the TIS is outdated.

(vii) **Councillor Blackburn** thanked everyone for their participation.**4. Closing Comments**

Mr. MacDougall thanked everyone for their participation in the meeting.

5. Adjournment

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