



**Virtual Public Information Meeting  
Case 23293**

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

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**Wednesday, March 9, 2022  
6 p.m.  
Virtual**

**STAFF IN**

**ATTENDANCE:** Melissa Eavis, Planner, Planner II, HRM Planning  
Tara Couvrette, Planning Controller, HRM Planning

**ALSO IN**

**ATTENDANCE:** Cesar Saleh – Applicant, WM Fares Inc.  
Lisa Blackburn (District 14) - Councillor for Middle/Upper Sackville – Beaver Bank - Lucasville

**PUBLIC IN**

**ATTENDANCE:** Approximately: 5

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**1. Call to order and Introductions – Melissa Eavis, Planner**

Case 23293: Application by WM Fares Architects, on behalf of the property owner, to develop a multi-unit residential building near the intersection of Beaver Bank Road and Windgate Drive, Beaver Bank (PID 40117236).

Ms. Eavis introduced herself as the Planner and Facilitator guiding WM Fares 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 – Melissa Eavis

Ms. Eavis'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 application history, application proposal, site context, proposal, planning policies & what a development agreement is;
- (d) and status of the application.

2b) Presentation by Cesar Saleh – Applicant

Mr. Saleh presented details about WM Fares proposal including project location, context plan, site plan, building plans, building elevations and 3D views (renderings).

### 3. Questions and Comments

Ms. Eavis 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

##### (i) **Lisa Dowe, Beaver Bank Rd:**

Bought house in 2021 (the one house right by this development) and wasn't told of any developments in this area in the disclosure when they purchased the house. Wondering from a HRM standpoint – what can a real estate agent do to find out if there are any developments in the area? Disappointed to find out that this development is happening. Feels like the big city is creeping into this community and the community is not ready for this much development. Feels the community is losing its sense of nature. Concerns – #1 – traffic – not just light vehicle traffic, heavy truck traffic constantly. Lights at Stokil Dr. and Windgate Dr. - thought that was supposed to happen, would like the TIS to consider not only the type of traffic but the weight of the traffic going through that area, also feels they are adding more traffic without updating the infrastructure on this road, #2 - availability of amenities for schools. The schools are already overloaded., #3 – privacy – being right next door to a 4-storey building.

**Melissa Eavis** – Real Estate agents can call planning (311) and a planner can let them know what development is currently going on in the area. Schools – We do circulate to the school board when new development is going to be happening. Explained the family of school's children would go to. Traffic – TIS (Traffic Impact Statement) is reviewed by our traffic management department and they had no concerns. Privacy – policy speaks to setbacks etc. and the development agreement will have those provisions included.

**Cesar Salih** – Explained how the TIS is done. Spoke to elevating conflict with driveways being close to each other.

##### (ii) **Councillor Blackburn:**

What happened to the Guardian Pharmacy that was supposed to go there? What family of schools would somebody in this building be attending? How many people were advised about this meeting? Spoke to intersection of Windgate Dr. and Beaver Bank Rd./lights and CN Rail concerns.

**Melissa Eavis** – Will investigate Guardian Pharmacy, schools – explained what schools are in the area, captured 450 people in the notifications that were sent out.

##### (iii) **Councillor Blackburn** thanked everyone for their participation.

### 4. Closing Comments

Ms. Eavis thanked everyone for their participation in the meeting.

### 5. Adjournment

The meeting adjourned at approximately 6:40 p.m.