



**Virtual Public Information Meeting
Case 23724**

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

**Wednesday, April 20, 2022
6 p.m.
Virtual**

STAFF IN

ATTENDANCE:

Brittney MacLean, Planner, Planner II, HRM Planning
Maggie Holm, Principal Planner
Tara Couvrette, Planning Controller, HRM Planning

ALSO IN

ATTENDANCE:

Houssam Elokda – Applicant, Happy Cities Lab
Tristan Cleveland – Applicant Happy City Lab
Emma Avery – Applicant Happy City Lab
Mohamed Elokda – Developer with Heliopolis holding
Becky Kent (District 3) – Councillor; Dartmouth South – Eastern Passage

PUBLIC IN

ATTENDANCE:

Approximately: 15

1. Call to order and Introductions – Brittney MacLean, Planner

Case 23724: Happy City Lab has requested to rezone 1818 Shore Road to CDD (Comprehensive Development District) Zone and enter into a development agreement to allow for the development of 94 residential units with local commercial uses.

Ms. MacLean introduced herself as the Planner and Facilitator guiding Happy City Lab application through the planning process. They also introduced other staff members, and the presenter for this application. The area Councillor for District 3, Becky Kent, was also in attendance online.

2. Presentations

2a) Presentation by HRM Staff – Brittney MacLean

Ms. MacLean'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 Houssam Elokda & Tristan Cleveland – Applicant

Mr. Elokda and Mr. Cleveland presented details about Happy City Lab's proposal including project location, context plan, site plan, results of survey's they did in the community, and building plans.

3. Questions and Comments

Ms. MacLean 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 Team's 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) **Mary Sharma – Eastern Passage:**

Doesn't like that it is a high-density housing project. Traffic concerns with high density housing – this will not cut down on the use of vehicles. Most people will not be taking transit from Eastern Passage. Would prefer there to be a project for single family homes here. Feel there will be water backing up because the infrastructure can't handle it. The pumping system they have can't handle an increase in residents. Will degrade the whole character and enjoyability of the community. Feels the project should be scaped.

(ii) **Pamela Yates – Eastern Passage:**

The Municipal Planning Strategy (MPS) for Eastern Passage / Cow Bay essentially says that the infrastructure for traffic, including roads and transit, is insufficient. This was from back in 1980, with the last substantial update in 1998, and nothing has changed since that time. With a growth rate of 48.5% in EP from 1975 – 2015 and the infrastructure remains the same which isn't sufficient. The MPS also references the problems associated with a loop road for public transit. None of the updates that were noted in the MPS have come to fruition. There were also major recommendations from council to the transit authority for improvements to public transit that have still not been done. There is a situation in Eastern Passage where somebody could not work shift work and rely on public transit to get back and forth to work. Transit in EP is not sufficient for anyone that works outside of EP because there is only 1 bus on a loop and the Woodside ferry doesn't run on the weekends. This community is not a priority to city planning. Disappointed there is not a stronger reference to deeply affordable housing and why would it be reliant on provincial funding. Doesn't feel the frontage of Shore Rd is the best place for this type of design – commercial on the bottom and housing on the top, with respect to the character of Eastern Passage. This is too large density for a small area. No mention of the environmental impact. HRM should reconsider this project with a new traffic study with all the new development going on in the area.

Brittney MacLean – will investigate transit concerns. Affordable housing – HRM recognizes the need for affordable housing but that happens between the provincial government and the developers not the municipality. For environmental impacts those concerns have been brought up with HRM's Engineering Department.

Houssam Elokda – spoke to the housing crisis and adding more units to help alleviate that issue and what they are doing to try to get affordable housing in this development. Also spoke to transit, the rapid transit plan, and the environmental issues.

Tristan Cleveland – stated this is not on the rapid transit plan, it is one of the 10 corridors, which is a matter of frequency, and then it enters one of the BRT corridors as it approaches Downtown Dartmouth.

(iii) **Tony & Brenda MacDonald:**

Asked about the Facebook responses and where the people came from. How do you know they were 100% from Eastern Passage? You mentioned about putting in a walking trail – there are 2 trails along the property now and they don't see where that is going to make much a difference.

Houssam Elokda – The Facebook post – there is no way to tell where those people were from. As far as the responses from the surveys – we know they were from Eastern Passage residents because they were asked to provide their postal code.

(iv) **Matt Mosher – Heritage Hills:**

Agrees it is time to pump some new life into this community with some affordable housing. New apartments, single family homes etc. Maybe this will put pressure on the municipality to help Eastern Passage with the transit issues. New maintenance on the trails would be beneficial. Is the Eastern Passage Commons project still underway? With climate change and storms getting bigger and worse – will this development be able to withstand that being right on the waterfront & Shore erosion? What access to renewable energy is going to be at this location in the future? Maybe residents of this

development would get kickbacks from any renewable energy options.

Brittney MacLean – Sea level rise – spoke the municipal bylaws and to The Canadian Geodetic Vertical Datum Numbers

Houssam Elokda – spoke to the green innovation in the design plan

Becky Kent – addressed question about the Eastern Passage Commons – it is happening and is a phased approach of approximately 5 years.

(v) Marnie Reynolds – Eastern Passage:

Loves the idealism of Happy Cities and hopes that some of these things comes to fruition. Concerned about Shore Rd and the construction traffic that DND is putting on Shore Rd. Concerned about Happy Cities and their collaborations with Heliopolis Holdings. Heliopolis Homes Nova Scotia Custom Home Builders reviews – only 1 (details were provided by Ms. Reynolds) and it wasn't good, and they are not accredited with the Better Business Bureau. They are also a limited liability company. Given that they don't have a great reputation who would be responsible if there are problems found with the homes that are being built or the local residents find problems with there homes due to the construction of this development? Does the city have any culpability because they approved it? It doesn't fit with Eastern Passage character or fit with a fishing village and feels it is a recipe for disaster.

(vi) Angela Granchelli – Eastern Passage:

Loves what has been shown and it sounds wonderful but is fearful that it will not look anything like this. No tall trees here now and it takes a long time for them to get that big and tall and the renderings show all these big, beautiful trees. Nobody really walks to the stores around here now and there are commercial spaces that is still sitting empty. This would be a lovely recreational space for the people who live here now. Feels it will be like a zoo to have that much going on in such a small space. The space is not big enough for what is being proposed and the infrastructure will not support it. Really likes the vision and it seems like you have good hearts and good ideas. How will this help the current residents. Looks more appropriate for downtown rather than in the passage. Maybe speak with Adsum about affordable housing.

Tristan Cleveland – spoke to the commercial space being proposed, affordable housing. Doesn't want it to feel like a gated community, want it to feel welcoming to everyone.

Houssam Elokda - spoke about their collaboration with non-profit's in NS

(vii) Wayne Pitman:

Likes the project, it's beautiful, but not for this area, it is too much for this little area. The views will be lost for the people that live here now as well as the ones deeper in this development, behind those front apartments. The apartments will be the only ones who will have any views and scenery. Traffic is terrible now and it will be worse once this is built. There are condo's (100 - 150) going in right now and that will cause issues with this development. The zoning that is in there now is fine. There are enough walkways now we don't need any more. There will be problems with sewage because there is now. One way in and one way out will be an issue. Does not support the project whatsoever.

Brittney MacLean – Sewage is being reviewed by Halifax Water. Will also investigate the Condo's going up on Sailors Lane – bring it to the Traffic Engineers. Also spoke to what the traffic study reviews.

4. Closing Comments

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

5. Adjournment

The meeting adjourned at approximately 7:50 p.m.