

POR T WALLACE NOVEMBER 3,2016 PUBLIC MEETING NOTES

- What is the population density of this project? What is the density in other neighbourhood?
Mike Hanusiak stated that the density in this neighbourhood will be 7 units per acre. Some neighbourhoods in Dartmouth have 5 units acre. 5 units acre does not make for efficient transit. Transit does not function well on 5 units per acre. Paul Morgan stated that older suburban neighbourhoods consisting primarily of single unit dwellings typically have densities of around 4 units per gross acre. More recent developments such as Bedford South and Bedford West have a higher proportion of multi-unit dwellings with a gross density of about 7 units per gross acre. Council recently approved a development off Dunbrack Street known as Rockingham South with a gross density of 17.8 units per gross acre and there a development proposal for the Motherhouse lands is requesting 30 units per acre.
- Dwellings appear to be quite tight together. Other neighbourhood that have smaller lots have had issues in the past with no place to put snow. Owners have been putting snow in the street which makes it treacherous.
Mike Hanusiak stated this issue is often caused by the plough which is not cleaning a wide enough path in the street. Many times they are two to three feet from the curb.
- Both presentations indicate traffic directed onto Waverley Road. Why not extend to Forest Hills Connector.
Mike Hanusiak stated that the main is on Waverley road and they have to work backwards from there to get to the back lands. He also stated if they is difficult to develop Avenue du Portage as the sewer line there is at capacity.
- The area appears to have a lot of watercourses, wetlands. What consideration has been given for the 20 meter setback? It appears some setbacks have not been respected.
Mike Hanusiak stated they have maintained the 20 meter setback on all watercourses in the area.
Tom Swanson also added they have maintained the 20 meter setback. Tom further stated there is a small brook on the property that runs to Lake Charles. They will have a bridge over the brook (which they will get environment approval for). But all development will maintain watercourse setback.
- 1-2 years and 1-3 years phases all point to traffic going onto the Waverley Road. Interchange to Highway 107 appears to be taking place at the end of the project year 8-10.
- Intersection with the Highway 107 interchange and Waverley Road is dangerous now. How are you going to mitigate this issue when you have 500 more vehicles? Waverley Road is dangerous now without adding more traffic. There is no shoulder, no sidewalk and dangerous sections.
Tom Swanson stated they have hired WSP to do a traffic study.

- Concerns about putting construction vehicles (loaders, dump trucks etc.) along a residential area. Have you considered putting the highway connection first?

Clayton stated the sewer line along Avenue du Portage is at capacity now.

A member of the public stated it is not at capacity at night. Has Clayton thought of putting holding tanks and release the effluent at night.

Mike Hanusiak stated they will look into it.

- One resident stated he lives across the street from the Conrad lands. This section of the Waverley Road is very dangerous. Also, the section of Highway 107 between Conrad's pit and Highway 118 is very dangerous. Traffic, heading to Burnside, often backs up along this section of the Highway. A member of the public also stated this section of Waverley Road is dangerous. There is no shoulder, no sidewalk.

Kim Conrad stated they may be able to fix this issue by cutting back some of the hill along Waverley Road. The slope would however be very steep. This subdivision is still in preliminary stage.

- Phasing plans shows the high density onto itself to the north. It's almost like it's isolated. Should it not be integrated amongst the dwellings?

Paul Morgan stated higher density uses are a better fit along a collector as they tend to generate more traffic. Also, no one wants a high rise in their back yard.

- Walking trials have tree on either side. This is unsafe for women and children. There should be no trees. Suggest bushes no higher than 3 feet.

Kevin Neatt stated the when they design trails they follow CIPTED (Crime Prevention Through Environmental Design) requirements. One of the issues they require is wider trails)

- Dry summers. With more houses there is a concern about availability of water.

Tom Swanson stated the reason there was water rationing this summer is because there is a water line which crosses under the MacDonald Bridge which supplies Dartmouth along with the Lake Major watershed. As the bridge deck is being replaced the water line has been disconnected. With the dry summer and no second source of water rationing was advised.

- Has HRM done a traffic study?

Paul Morgan stated some modeling has been done. There is more to do.

- How many residents in Port Wallace now and how many units is Clayton Proposing?

Kevin Neatt stated there will be 2,700 units with a population of approximately 7,400.

- When is this projected to start up?
 Paul Morgan stated is all depends on the negotiations and resolutions to the project.
 Mike Hanusiak stated that all cards are on the table. Let's look at the issues. We need to discuss with city and province.
- One resident wondered about the breakdown of the units. The number of units in townhouses?
 Single family dwellings will be 60%. Multiple family 40%
 Kevin Neatt stated the townhouses will have between 4 and 6 units
 Mike Hanusiak asked that the resident call them and they would be able to tell her the number in a specific unit.

OTHER COMMENTS

Port Wallace – Let us know what you think sheet.

One response/comment sheet was filled out

- Need to have exit off and on 107 to the Development
- 107 Connection should be made sooner to take traffic off of Waverley and help people to get used to the access sooner.

Engagement Cards

Three cards filled out.

1. Conveniently the Q & A was cut short.
 - Resident thought the presentation was condescending and insulting. Furthermore, the resident would like to see more respectful dialogue that goes both ways and only if the public opinion really matters.
 - The information had a very biased view
2. One resident who lives on Waverley Road, on the lake, had concerns about lake protection, road safety and traffic.
 - They also questions where was new councillor Streach who is responsible for much of the development.
3. Type of housing – Is there some consideration for slab housing. In the village of Tatamagouche there are several units that are 2 bedrooms, 5 appliances, kitchen, living room front, back decks. Easy access yet giving the feeling of “home” and not apartment living.
 - During presentation on 1-2 years, 1-3 years- there appears to be more traffic on Waverley Road. The extension to 107 appears to be taking place at the end of the 16 years project.
 - I feel the reason for few people using transit is because the routes are not accessible for most people. It takes me 5-7 minutes to drive to work – 1 hour by bus!!! Better bus routes, more usage!!!. Not a bad presentation/most questions answered.

