

**HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 21355**

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

Monday, November 26, 2018

7:00 p.m.

Millwood Elementary School - Gym - 190 Beaver Bank Cross Road, Middle Sackville NS

STAFF IN

ATTENDANCE: Stephanie Salloum, Planner, HRM Planning
Shayne Vipond, HRM Planning
Megan Backos, HRM Planning
Holly Kent, Planning Technician, HRM Planning
Tara Couvrette, Planning Controller, HRM Planning
Councillor, Lisa Blackburn

ALSO IN

ATTENDANCE: Adam McLean – Armco Capital Inc.
Laura Masching – Armco Capital Inc.
Glenn Woodford – DesignPoint Engineering & Surveying Ltd

PUBLIC IN

ATTENDANCE: Approximately: 12

The meeting commenced at approximately 7:02 p.m.

Call to order, purpose of meeting – Stephanie Salloum

Ms. Salloum introduced themselves as the Planner and Facilitator for the application. They also introduced; Councillor Blackburn, Tara Couvrette – Planning Controller, Holly Kent - Planning Technician, and the Applicant – Laura Masching, Armco Capital Inc. & Adam McLean, Armco Capital Inc.

Case 21355: Armco Capital Inc is requesting to enter into a development agreement to allow for a 165-unit residential development on lands between Lively Road and Wilson Lake Drive in Middle Sackville.

Ms. Salloum 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 – Ms. Salloum

Ms. Salloum 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. Salloum outlined the context of the subject lands and the relevant planning policies.

1b) Presentation by Adam McLean – Applicant

Mr. McLean explained the reason for the application showing the site. Mr. McLean showed the greater context of the site, current zoning, site plan and possible building renderings.

2. Questions and Comments

Concerns brought up during the meeting; traffic, environmental impacts, slate on site, the size of the lots, tree retention, sewage, storm water, school capacity, sidewalks, crosswalks, development of the additional lands, traffic on Wilson Lake Dr.

Mike Miller – Berry Hill - Wilson Lake Dr., asked about environmental testing and the results of that being made public. **Mr. McLean** advised the results are not normally made public but can be. **Mr. Miller** would like it noted for the record that Phase 1 and Phase 2 of the environmental testing be made public so everyone knows what is going on. Has questions about the size of the lots. You made the lots from 35 ft. wide to 70 ft. wide and now putting 2 units on them. **Ms. Salloum** explained that, for the semi-detached, was to make the units shorter and wider instead of taller and skinner as to fit the surrounding homes more cohesively. **Mr. Mclean** stated another reason was to keep the price of the lots lower and more affordable. It is not adding anymore houses, it is still the same amount of units. **Mr. Miller** stated nobody wants this.

Walter Regan – Sackville Rivers, stated they are very pleased with the 100-ft. buffer but is concerned with tree protection. How will the trees be protected after the lots are sold? Will there be a 20 metre setback from the identified water courses, and how are you going to protect the buffer? Is pleased to hear that you will protect the wetlands where you can and get permission to destroy the ones you don't want. Would like to have the environmental reports done about the wetlands made available to read. Stormceptors – most of the storm water is going to be directed to storm water pond – what does that mean to the watercourses? Are you destroying them or is there going to be adequate compensation? You mentioned water quality testing for ground water – they feel more than one test well will be required. Is there a plan for tree retention on the entire subdivision? Slate is very close to this site, will you be testing for it and do you have a plan if you find it? Lower Sackville – The little Sackville River, is it possible to put a sewage retention device in to hold the sewage back past the peak? The 30-metre setback for trees is great. The storm water pond – They would really hate to see just an ugly pile of rocks, is it possible to turn it into some kind of habitat, for ducks, water, a wetland perhaps. Trails, there are no trails on you plan. Street trees – are they part of this development? If you don't put culverts in will you put a fish passage in? If you are going to be destroying wetlands will you be destroying the brooks and what are you going to do for compensation? **Ms. Salloum** explained because this is a development agreement process, there will be a contract between HRM and the developer, and if it is approved by council, that is where we can include in that contract requirements to retain that buffer. The 20-metre setback from watercourses is something that is in our Regional Plan and something that would be carried through on this development. It would have to be noted on the plan so we can confirm it. **Mr. McLean** stated it would not be a problem to provide the Wetland reports. For the removal there would be Ducks Unlimited 2-1 compensation. The stormwater ponds, and naturalized stormwater ponds we would love to see any ideas or features you might have in mind. As far as the wells go, there is a consultant that they are going to work with on that and they will go with there recommendation. Street trees are a requirement so they will be there. Trails – it is tuff in these types of developments but there will be sidewalks. They tried to keep as many trees around the perimeter as possible. **Mr. Woodford** spoke with storm water treatment, stated it is a requirement. Watercourses – stated they would need to make an application to Department of Environment and they would determine if it is a fish habitat watercourse and if it is then we would have to design a covert with fish passage. Also spoke to keeping flow by putting in a storm drain, pipe system, under the streets. With regards to slate, the plan is to do geotechnical testing on the site and if there is a high presence of slate the plan is to excavate less of it by grading. If we do excavate enough then we have to submit a plan to the Department of Environment on how me handle/manage that slate. The waste water collection system will be very tight. All manholes are wrapped and the amount of additional flow that goes into the system when its raining will be minimal. Halifax Water will not accept a sewage tank on this site because it is too small. Testing for the water quality service – the contractor will have his controls in to test the water during

construction until all the soil is stabilized. There are no plans to test the Little Sackville River at any point. There focus is on this site and to make sure this site doesn't have any sediment later on.

Mike Miller – Berry Hill - Wilson Lake Dr., what is the proposed final elevation of this site? **Mr. Woodford** stated it would slope from the bottom at around 120 meters to about 150 meters up on the hill. **Mr. Miller** stated that is where it is right now but are you going to stick with that? **Mr. Woodford** stated it is on grades and some of the grades will be reduced on the high spots and the low grades will be increased slightly. **Mr. Miller** stated they are approximately 8 elevations within the center of the plan. **Mr. Woodford** stated those are what the existing ground is, what the finished grade is hasn't been designed yet. **Ms. Salloum** stated they are still in the initial stages where they are trying to get feedback on the concept. The grading plan, the sedimentation plan, those are all things HRM requires for a development like this. Ms. Salloum encouraged everyone to check the website because there will be revised studies and plans there. **Mr. Miller** wanted to know if Ryan was still on this project. **Mr. McLean** stated he is no longer with Armco, he is now with Dexter and Dexter will probably be the contractor however, he does not know who from Dexter will be appointed to this project. **Mr. Miller** wanted to know after everything is all said and done will there be 270 units built? **Ms. Masching** stated what they are showing here is what they want to build. **Mr. Miller** stated that in stage 9 stage 10 will you extend into the 50 archers back there. **Ms. Salloum** stated because they are going through the development agreement process there will be a contract that will be presented to council and in that contract, they would have a plan showing the maximum number of units that would be permitted on that site. Then they would not be able to build more units than what was shown on that plan unless they went through another process where the community would be involved again. It would go through a full new process to consider any additional units. **Mr. Miller** if this proposal comes to light are you thinking about developing the rest of the land in the future? **Ms. Salloum** stated the policy limits the area that can be developed.

Gord Hunt – Wilson Lake Dr., stating putting the other exit of Lively, was that meant to alleviate the traffic on Wilson Lake Dr. The closest distance from point A to point B is Wilson Lake Dr. they are all coming that way, they are not going to Lively. They do not see how this is going to alleviate any of the traffic. **Mr. McLean** stated it is not a magic fix but it does make it better than two entrances on Wilson Lake Dr. When the addendum is done to the traffic study they will look at that and identify where the pressure points will be. **Ms. Salloum** advised these comments can be sent to the development engineering team for review when an addendum to the traffic study is done.

Alanna Smith – Upper Sackville, stated their major concern is Sackville Dr. and would like a traffic study done but not in August when people are on vacation and the kids are out of school. Would like it noted that they would like sidewalks on the main drag. It is not safe walking on Sackville Dr. and residents should feel safe walking their streets. Crosswalks are needed, as there currently aren't any. School zone signs, and the schools are also at capacity already, is there a study done for the schools. **Ms. Salloum** stated the traffic concerns are not something they would look at in this process but suggested speaking to her area councilor. In this space, of the development, they will have sidewalks. As part of our review, we provide numbers to the School Board so they can see how much density is being proposed for a development and can assess how that might impact their system.

Chris Belanger – Honeysuckle Rd., Berry Hill, understands they say they are targeting seniors however, with the price points you are talking about in Phase 6 it is still out of the reach of most seniors so this area will probably be more attractive to young families. Those young families will have children, can you justify the placement of the parkland area which is placed on the absolute busiest road in that subdivision. **Ms. Salloum** stated for any parkland that is being proposed it

has to be usable space and has to meet a bunch of requirements. After much negotiation this was determined to be the best spot. It is the Parkland Planner job to determine if all the requirements are being met. **Mr. Belanger** requested that the position of that be reviewed and possibly reconsider the location. Wanted to know how an addendum to the traffic study is different than a full traffic study. **Ms. Salloum** stated if there is a revision it is called an addendum because they have already submitted a previous study. **Mr. Belanger** stated it would be best if a fairly detailed addendum would need to be done.

Mike Miller – Berry Hill - Wilson Lake Dr., wanted to know about the buffers for traffic for the adjoining properties, is it something that is still on the books? **Ms. Masching** stated it was Ryan who mentioned this originally and they offered to speak with this directly after the meeting to discuss concerns as they are not aware of anything to put anything in at this time. **Mr. Woodford** spoke about the width of the road and what is required.

3. Closing Comments

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

4. Adjournment

The meeting adjourned at approximately 8:21 p.m.