

**HALIFAX REGIONAL MUNICIPALITY  
Public Information Meeting  
Case 22396**

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

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**Tuesday, February 4, 2020  
7:00 p.m.**

**Lakeside Community Centre (Multi-Purpose Room), Lakeside**

**STAFF IN**

**ATTENDANCE:** Dean MacDougall, Planner, HRM Planning and Development  
Iain Grant, Planning Technician, HRM Planning and Development  
Cara McFarlane, Planning Controller, HRM Planning and Development

**ALSO IN**

**ATTENDANCE:** Councillor Richard Zurawski, District 12  
Connor Wallace, Zzap Consulting Inc., Applicant

**PUBLIC IN**

**ATTENDANCE:** Approximately 22

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

**1. Call to order, purpose of meeting – Dean MacDougall**

**D. MacDougall** is the Planner and Facilitator for the application and introduced the applicant, area Councillor and HRM Staff members.

Case 22396 - Application by Zwicker Zareski Architecture and Planning, on behalf of the owners, requesting to rezone and enter into a development agreement for a residential subdivision on lands located off Elm Grove Ave, Timberlea.

The purpose of the Public Information Meeting (PIM) is to:

- Identify the proposal site, highlight the proposal and explain the process;
- Give the Applicant an opportunity to present the proposal; and
- Receive public feedback and input regarding the proposal that will be used to prepare the staff report and go forward with this application.

No decisions are made at the PIM or have been made up to this point.

**2. Presentation of Proposal – Dean MacDougall**

**D. MacDougall** gave a brief presentation of the proposal for lands located off Elm Grove Avenue, Timberlea outlining the status of the application, the Applicant's request for a rezoning and development agreement which would allow a multi-lot residential subdivision, the site context of the subject lands, the land designation [UR (Urban Residential)] and enabling Planning Policies (UR-11 and UR-12) within the Timberlea/Lakeside/Beechville Municipal Planning Strategy (MPS) and the current zoning (R-1 Zone) within the Timberlea/Lakeside/Beechville Land Use By-law (LUB).

## **Presentation of Proposal – Connor Wallace, Zzap Consulting Inc.**

**C. Wallace** thanked D. MacDougall for the presentation as well as the residents for coming to the meeting and looked forward to their feedback/comments and addressing any questions and concerns.

### **3. Questions and Comments**

**Donna Boulos, Elm Grove Avenue** questioned the green areas on the site plan. **D. MacDougall** – The green areas represent the location of the stormwater management pond to allow filtration of water runoff from the street and away from neighbouring properties.

**Bill Pelrine, St. Margarets Bay Road** (resident of 47 years) is concerned about no proposed playground for the area, the impact on the surrounding schools (the grammar school is currently at capacity), the current water pressure is controlled with a pump, and the two accesses to the main road. **D. MacDougall** mentioned that the proposal was reviewed by internal/external agencies to gather comments. Parkland was not required for the proposal; therefore, there will be cash in lieu of a playground. Halifax Regional Education Centre (HREC) did not provide a comment, but according to the 2019 HREC Outlook, the schools in the area have capacity. Halifax Water had no concerns at the time but will provide a detailed review at the permitting stage regarding water pressure. A Traffic Impact Statement (TIS) was completed and reviewed by HRM and available on the website. **C. Wallace** - The TIS studied the traffic during the peak a.m. and p.m. hours and concluded that 50 to 70 vehicle trips would be generated and would not have a significant impact on the surrounding intersections or regional transportation network.

**Isabel Gray, St. Margarets Bay Road** asked for clarification on the flow of traffic. Did the study conclude that more traffic would flow along Myra Road? Does the access interfere with the fire department? **C. Wallace** – There may be some dispersal to different intersections as a result of having two proposed access locations for the development. **D. MacDougall** – Fire Services had no concerns or comments during the internal review. **B. Pelrine** believes that 90% of traffic will be using Myra Road due to convenience.

**Joe Yeates, Elm Grove Avenue** – Currently, during a rain event, the water from the brook and golf course overflows onto the properties at the end of Elm Grove Avenue. This will be worse with the proposal development. **D. MacDougall** showed on the site plan where the proposed stormwater management pond is located but the detailed subdivision design will be submitted at the time the applicant applies for permits. At that time, Halifax Water will perform a more detailed analysis of the required stormwater management plan.

**Bernie Conrad, Timberlea** asked about the capacity of the sewer system, currently and if/when this proposal is approved. **D. MacDougall** – At the time of initial review, Halifax Water reviewed the proposal and had no comment regarding the capacity of sewer and water but they reserve the analysis for the permitting stage when the details of the development are available. **D. MacDougall** will find out the current capacity of the system for the area from Halifax Water and provide it to Mr. Conrad. **B. Conrad** – Who is the applicant? Who is the developer? **D. MacDougall** – The applicant is Zzap Consulting and the Ramar is the Developer.

**Shelby Vining, Maple Grove Avenue** is concerned about water issues and increased traffic due to the proposal. They currently use a sump pump that goes quite frequently especially during heavy rainfalls. Has the TIS taken into account the residents from Brunello who currently use Myra Road?

**Gerry Boulos, Elm Grove Avenue** (resident of 27 years) envisions traffic shortcutting through

the area by coming across Elm Grove Avenue, Maple Grove Avenue and Parkland Avenue to access the highway and wants to make sure this was considered in the TIS.

**A resident** mentioned that the area is on bedrock; therefore, blasting will be imminent. They would like the developer to pay attention to the effects it will have on the area. Pre-blast surveys look at cracks in foundations but they would like to see the survey include things like sump pumps as well.

**Paul Bray, Parkdale Avenue** is concerned about heavy construction traffic.

**A resident** asked if there would be an opportunity to meet and question the builders. What is the timeline? **D. MacDougall** said there would be a public hearing that the public is encouraged to attend to voice their concerns. Typically, the timeline for a planning application of this nature would be approximately nine months. **Councillor Zurawski** encouraged the residents to follow the application, attend the public hearing where the applicant/developer will make a presentation to Halifax and West Community Council (HWCC), suggested that a petition from the residents would be helpful and to send emails to C. Zurawski as they will be presented to HWCC as well.

**Gord Melanson, Elm Grove Avenue** (resident of 45 years) is concerned about the water issues and traffic impact. Their sump pump is on constantly. HRM and Halifax Water approved permit applications for Brunello but there are water issues from that development and there is a concern the same will happen with this development. How tall will the buildings be? **D. MacDougall** – The maximum building height is 35 feet.

**C. Zurawski** emphasized that there are serious water problems and the usage of sump pumps in the area. In the Spring and when it rains, existing properties are flooding due to previous construction and nothing is being done about it.

**I. Gray** – What is the timeline on construction? **C. Wallace** – If approved by HWCC, completed construction would be approximately 3 years from the time of approval.

**B. Conrad** – Who is financially responsible for any remedies due to water issues created from the development? **D. MacDougall** – The developer would have to meet all the regulations within the Land Use By-law in order for permits to be issued and comply to those regulations during construction. HRM will evaluate any issues resulting from construction.

#### **4. Closing Comments**

**D. MacDougall** thanked the resident for coming and expressing their comment(s).

#### **5. Adjournment**

The meeting adjourned at approximately 7:37 p.m.