

**HALIFAX REGIONAL MUNICIPALITY**  
**Public Information Meeting**  
**Case 21863**

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

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**Thursday, May 16, 2019**  
**7:00 p.m.**

**Sackville Heights Community Centre - Silver / Gold Room - 45 Connolly Road, Sackville, NS**

**STAFF IN**

**ATTENDANCE:** Scott Low, Planner, Planner II, HRM Planning  
Alden Thurston, Planning Technician, HRM Planning  
Tara Couvrette, Planning Controller, HRM Planning

**ALSO IN**

**ATTENDANCE:** Councillor, Lisa Blackburn, District 14  
Walid Jriege – Landowner and Applicant

**PUBLIC IN**

**ATTENDANCE:** Approximately: 12

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The meeting commenced at approximately 7:05 p.m.

**Call to order, purpose of meeting – Scott Low**

Mr. Low introduced himself as the Planner and Facilitator for the application. They also introduced; Councillor Lisa Blackburn, Tara Couvrette – Planning Controller, Alden Thurston - Planning Technician, Walid Jriege – Applicant.

Case 21863: Application by Walid Jriege to rezone lands at the corner of Sackville Drive and Wilson Lake Drive, Middle Sackville from R-6 (Rural Residential) Zone to R-5 (Townhouse Dwelling) Zone.

Mr. Low 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 – Mr. Low**

Mr. Low 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. Mr. Low outlined the context of the subject lands and the relevant planning policies.

**1b) Presentation by Walid Jriege, Landowner and Applicant**

Mr. Jriege explained what they were looking to do on the site and why.

**2. Questions and Comments**

**Councillor Blackburn** – wanted to know if this was going to North West Planning Advisory Committee (NWPAC). **Scott Low** – Yes it will. **Councillor Blackburn** - NWPAC will look at this application and make their own recommendation to council as well. Wanted to know what the notification area was. **Mr. Low** explained how the notification area was determined.

**Valerie LeBlanc, Wilson Lake Dr.** – wanted to know why a traffic impact study (TIS) was not done. Would like the engineers/planners to come out to Wilson Lake Dr. to view the traffic and potential for accidents. **Mr. Low** explained the engineers determined there was no TIS required and that no engineers went out to the site. They know the traffic levels in that area and know the impacts that 3-4 more homes would make and that is how the determination to not require a TIS was made. Mr. Low also explained the

technical aspects as to why they didn't require a TIS. **Valerie LeBlanc** - Would like to know on what basis they made the determination if they didn't go to the site. They feel 10 driveways is ridiculous because issues already exist coming in and out onto Sackville Dr. from Wilson Lake Dr. Now all the sudden they are putting speed bumps in on Wilson Lake Dr. so obviously there is an issue. They are not against development, if you want to subdivide it and put a couple of home there but trying to cram as much as you can to make as much as you can, at our expense, and the expense of our safety, and our children's safety, pets and families, I'm not for that. We drive Wilson Lake Dr. everyday and we all know it is unsafe. There is a blind crest, bend their which people have gone into the ditch, it is not safe. They are not against development, sensible development that is good for the community. They find it insulting that these are being considered and nobody has gone out and had a look at the place. No TIS has ben done but you don't understand what is there. When people moved here they bought into the large 1 acer lots, single family dwellings, we like our privacy, nature, which this is not. Stated they would be looking into Berry Hills Subdivision to see if there are any protective convivences in place. This is going to be a mess, this is going to be a problem and a safety concern. Requested that a engineer comes out and looks at what the traffic actually is and not at what is allowable. Concerns with rental, who will be there to make sure they take care of their property because litter is a problem. Just because it legally can be done doesn't mean it should be done. This is not a small issue to us. We pay taxes and would like you to consider everything when making your decision. **Mr. Low** stated convivence is a private law and we do not adjudicate them or speak to them. **Valerie LeBlanc** has concerns about upkeep with rental properties. **Walid Jriege** stated he is going to live there and be able to monitor the tenants. **Valerie LeBlanc** what if you can't rent the townhouses out? Then the rent goes down and they are no longer high-end rentals. **Walid Jriege** then I will lose them. You can't rent them below a certain number because then you will be losing money. **Mr. Low** explained HRM does not adjudicate this. All they must do is build to both bylaw and code.

**Amanda Clohane, Wilson Lake Dr.** – was stopping site distance determined yet? **Mr. Low** stated that is normally done at the permitting stage however this does meet the criteria. **Amanda Clohane** – each driveway has not been assisted for the turn radius etc.? **Mr. Low** – no. That is done at permitting. **Amanda Clohane** – the vehicles that are going to be parked in the driveways are going to be parked in the right-of-way and blocking the clear zone. **Mr. Low** explained there are garages and the cars will be parked in the garage.

**Sandra MacDonald-Clohane, Wilson Lake Dr.** – will it be a requirement for whom ever rents the townhouse that they must park within the garage? **Walid Jriege** stated they can't force them to. **Sandra MacDonald-Clohane** stated that is the issue because if they park on the right-of-way it blocks site. If your get around is the garage, then individuals must be forced to park in the garage, so they do not block the right-of-way. **Mr. Low** stated it is a violation of the bylaws to park in the right-of-way. **Sandra MacDonald-Clohane** stated it is on the citizens to make complaints to make sure people are ticketed then? They don't want to have to do this, but they can. They would like this to be done property so that there are no further safety concerns. Another concern is that everyone thought these were going to be luxury townhouses and now they are rental units. **Mr. Low** explained HRM is not permitted by the charter to differentiate between rental and freehold units. **Sandra MacDonald-Clohane** when looking at the application it says that a Traffic Survey was done. What were the results of that? **Mr. Low** stated there was a very light one done but it is not a full Traffic Impact Assessment because of the number of units proposed. **Sandra MacDonald-Clohane** will the mailbox remain where it is now or be moved? Where they are located is a problem now. **Mr. Low** explained that would be up to the Canada Post. **Sandra MacDonald-Clohane** stated there is wetland in their backyard which is directly adjacent to the proposed development. These wetlands would carryover into this development. They don't want their yard impacted from this development or end up with a problem. **Mr. Low** stated that is considered by the bylaw i.e.- lot grading bylaws. **Sandra MacDonald-Clohane** stated have safety concerns because their covert was taken out several times and the last time it needed to be professionally be put back together. It is a blind corner that is already a problem. If this does get approved and it is sold instead of developed, then anything can be built. What is the height that the development be built to? **Mr. Low** explained the bylaws do not have control over quality and the height that can be built to is 35 ft.

**Derrick Chittick, Wilson Lake Dr.** – there have been a lot of accidents at the corner/turn on Wilson Lake Dr and the roundabout, are you aware of this? **Mr. Low** stated there was no accident check done on the roundabout. **Derrick Chittick** wanted to know how this would impact the value of their homes. **Mr. Low** stated there isn't generally a drop in values. **Derrick Chittick** wanted to know why there has been no study done for traffic for this? They should be done while school is in, not out. **Mr. Low** stated it was not

required because the number of cars going in and out of this development would not have any measurable impact. **Derrick Chittick** stated Margeson Dr. should have traffic lights controlling as well as the roundabout.

**Public** stated on most morning there is a backup of traffic on Wilson Lake Dr. because there is traffic going both ways up and down Sackville Dr and on the other side there is a driveway coming from Atlantic Gardens that is causing a problem for people trying to get out of Wilson Lake Dr. Unless you are there to see it you wouldn't understand. **Mr. Low** stated it sounds like there is an issue with queuing. We will have our development engineers look at that.

**Chris Belanger, Honeysuckle Rd.** – Agrees there is a queuing issue 5-7 cars deep every morning. The purposed housing does not match the character and style of the other house in the area and would like that looked at. Would like a traffic impact study done because of the other application in consideration 21355, the queuing issue, the blind turn on Wilson Lake Dr., any good engineer would know you plan for the worst case not the best case. **Mr. Low** we will look at transit queueing and bus stop queuing (school buses) as well general queuing along both roads. **Chris Belanger** one safety consideration, queuing back 4-5 vehicles encroaching upon the safe use of these driveways. If we have a scenario where people re attempting to use their driveways, the queuing is happening up Wilson Lake Dr. trying to enter Sackville Dr, people are coming from Sackville Dr. turning right on Wilson Lake Dr., especially at rush hour there is a real capacity for backup there, and then you are impacting the flow on the Sackville corridor there. **Chris Belanger** stated in the winter, because of the tree coverage and lack of sun, there is an issue with ice/black ice in the winter and if those driveways are slopped down, runoff, this may cause an issue.

**Walter Regan, Sackville Rivers Association** – Has there been any study on acidic rock? What buffers will be all the way around the development? Are there any wetlands on the site? Have there been any wetland surveys done? What kind of landscaping will be done if any? Where is storm water and how will it be handled on site, overland's, drainage, ponds? The main sewer line is at capacity during rain events and this line dumps into that one which causes main sewer overflows into Little Sackville River. Is it possible to have sewage retention on site? If oil grid separators can be looked at for this site it would be helpful. Will there be trails or playgrounds built? Lights should be considered at these major intersections. Because this is built on a drumlin they are very considered about runoff. Will this be looked at through the engineering to maintain silt on site during construction? **Mr. Low** explained most of those concerns would be addresses during the permitting stage.

**Public** wanted to know how long the driveways were. **Mr. Low** thinks it would be about 22 ft. The distance of a driveway is generally one car length off the right-of-way.

**Kathy Perrier, Wilson Lake Dr.** – runs Wilson Lake Dr. and stated the traffic will be insane. It is very difficult now getting off that street in the morning and the thought of extra driveways on those corners is a concern. We didn't move here to live with rentals. All for development but this is not what should be developed here. **Mr. Low** – we will look into other configurations.

**Glenn MacDonald, Wilson Lake Dr.** – the applicant says they are going to be high end rentals, could he change this half way through and then go low end. **Mr. Low** stated there are no requirements to build of a certain quality under the Land Use Bylaws it just must conform to the building code. We don't differentiate between qualitative levels of construction bases on Land Use Bylaw.

### 3. Closing Comments

**Mr. Low** thanked everyone for coming and expressing their comments.

### 4. Adjournment

The meeting adjourned at approximately 8:30 p.m.