

**HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 21946**

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

**Wednesday, June 12, 2019
7:00 p.m.**

Lebrun Recreation Centre - Lion's Den - 36 Holland Ave, Bedford, Nova Scotia

STAFF IN

ATTENDANCE: Darrell Joudrey, Planner, Planner II, HRM Planning
Jared Cavers, Planning Technician, HRM Planning
Tara Couvrette, Planning Controller, HRM Planning

ALSO IN

ATTENDANCE: Councillor, Tim Outhit, District 16
Jared Dalziel – Applicant, WSP Canada
Michael Christian – Architect with Architecture 49

PUBLIC IN

ATTENDANCE: Approximately: 53

The open house portion began at approximately 6:30 p.m. with presentation from Darrell Joudrey starting at 7:15 p.m.

1. Call to order, purpose of meeting – Darrell Joudrey

Mr. Joudrey introduced himself as the Planner and Facilitator for the application. They also introduced; Councillor Tim Outhit, Tara Couvrette – Planning Controller, Jared Cavers - Planning Technician, Jared Dalziel – Applicant.

Case 21946 - Application by WSP Canada Inc. to enter into a development agreement to permit a 5 storey 73-unit multiple unit residential building at 33 Southgate Drive (PID 41119496), and to amend an existing development agreement to permit a one storey 16,000 sq. ft. commercial building and five (5) single unit dwellings on the lands fronting on the Bedford Highway between Southgate Drive and Glenmont Ave (PIDs 00360560, 00430025, 00430017, 00429977 and 00430058), Bedford.

Mr. Joudrey 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. Joudrey

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

2. Questions and Comments

Norman MacNeil, Southgate – wanted to know how long it would take until this project has final approval and if they were able to do anything (construction) on the lands before approval is give. **Mr. Joudrey** explained they are aiming to get to council for public hearing in Oct/Nov 2019. The only things that could be done on the lands prior to the registration of the development agreement would be grubbing and clearing of the land.

Sue Drozda, Southgate – is construction of these two buildings going to happen consecutively or concurrently, and would this be part of the development agreement? Also, what would happen to the land if the developer was to default. **Mr. Dalziel** – didn't know what the construction timeline would be yet. **Mr.**

Joudrey – explained that would be part of the development agreement and done in phases and would likely be 2-3 year before they started the project and in the development agreement there would be a 2-3-year commencement and 5-7-year completion requirement. Mr. Joudrey wasn't sure what the resolution would be if the developer was to default on the project but offered to look into this.

Rob Stevenson, Southgate – wanted to know how long this project is expected to last. **Mr Joudrey** started his approximation with regards to other projects in size and scale like this one, from the time of registration the developer takes 2-3 years before construction on the lands. In development agreements 3 years is given for the commencement of the development and 5-7 years for completion. **Councillor Outhit** wanted to clarify the actual contrition of the building would be approximately 1-2 years.

Rosemarie Sampson, Southgate – has concerns regarding transportation and flow of traffic, the ingress and egress from this development. Because it is commercial they presume it would come off the Bedford Highway and that is close to a very busy intersection. The Tim's location is already a concern and causes traffic problems in the area. Has concerns about parking and where overflow would go. There seems to be limited external parking for the commercial/taller building. This is going to cause people to hunt for parking on Southgate and parking on the street be cause a hazard. Would these be rentals or condo's? **Mr. Joudrey** explained that this was already reviewed by transportation and they had no problems with the access the way it is proposed. With regards to parking there is a balance of offering enough parking for the needs of the building with the integrated transportation strategy by reducing the amount of parking and encourage people to take alternate modes of transportation. They also offered elevation renderings to be put on the website. **Mr. Dalziel** explained the determination of rental's vs condos has not been made yet. It will be decided closer to the time of construction. Also advised there is more than one parking space per unit.

Public wanted to know if this development was going to be below grade or above grade. **Mr. Christian** explained they will all be at grade.

Public, Southgate - would like to know what the real height of the building was going to be. Some other buildings were said to be 5 storeys and once you add the penthouse it was 6 storeys. **Mr. Joudrey** explained that the penthouse suite on this building was going to be mechanical penthouse not a residential penthouse. **Public** – can you disguised all your mechanicals somehow with some beautification on top of your roofing.

Nathalie McJannet, Glenmont – stated this is going to cause more traffic down a street that is already jammed (Glenmont). **Mr. Joudrey** explained that the Traffic Impact Study (TIS) was already submitted to traffic and has been accepted. **Mr. Dalziel** stated the properties that would access Glenmont would only be the 4 single family units.

Greg Glenmont – wanted to know if access would be changed at any point through this development agreement. **Mr. Joudrey** the intent is not to make changes to the access points. **Mr. Dalziel** also said that is not their intent.

Ann Wedler, Southgate – doesn't like the placement of the underground parking entrance/exit. Believes it to be very dangerous location. There are seven white pines trees there, that are 100-200 years old, they would like to see them preserved. **Mr. Joudrey** explained they do like the pine trees and asked if there was any way to preserve them however, they are on the developer's land and outside of the HRM's right-of-way. Also, the access point to the garage was reviewed by internal departments and approved and accepted.

Peter Renowden, Southgate – access to the garage area for that building is going to be a problem because people tend to swing wide coming out of these driveways to make turns and then people parking on the street will cause bling spots everywhere. Plus, opposite the visitor parking are is the Tides parking and access to there driveway which will cause everyone coming together are one point. That road is also very slippery in the winter which is another problem. **Mr. Joudrey** stated he will pass along the concerns regarding traffic that were brought up here tonight.

Councillor Outhit made final comments on points of concern that were brought up in the meeting.

Joe Morrison, Southgate – believes a lot more info is required to provide appropriate feedback on this application. **Councillor Outhit** explained there is still another meeting, the public hearing, where more detailed information would be provided, and additional feedback can be given. The report to council would be available to the public when it is on the council agenda.

Public wanted to know if that would be available on the website. **Mr. Joudrey** explained it would be once it hit the agenda for this case's public hearing.

Public – wanted to know who could submit an appeal and to whom would they submit that appeal. **Mr. Joudrey** stated it would be to the Nova Scotia Utility and Review Board (UARB) and anyone can submit an appeal. The UARB would provide you with all the paperwork that would need to accompany an appeal.

Greg Glenmont – what is the duration of time after the development agreement is accepted by the city. How long to the developers have to act on the agreement?

Councillor Outhit explained that development agreements now have expiry dates.

3. Closing Comments

Mr. Joudrey thanked everyone for coming and expressing their comments. Mr. Joudrey encouraged the residents to fill out the comment sheet and their concerns would be forwarded to the appropriate departments.

4. Adjournment

The presentation and questions/comments portion of the meeting adjourned at approximately 8:23 p.m. while the open house segment continued.