

Community Liaison Committee
Minutes of Meeting # 3
March 10, 2010 - Sobeys Community Room

Attendance: Marlene Coffey, Shelly Sarwal, Joanne Syms, Roberta Sharp, Hilda Power, David Harrison, Susan MacLeod, Boris Mirtchev, Jennifer Watts, Lawrence DeWolfe **Guests:** Heather Brown, Michael Napier (Napier Architects) **Regrets:** Rev Linda Yates, Geoff Wilson

1. Minutes – The minutes of Feb 17, 2010 were emailed to all members and there were no editing suggestions. They will be posted on the website after giving the group 1 more week to submit edits.

2. Membership – Joanne Syms has replaced Liz Cunningham on the committee. Two hundred fifty (250) additional letters of invitation to join the group have been delivered to all residences in the larger area as decided at the last meeting. There have been no responses to date.

3. Ground Rules – These were reviewed again.

4. Presentation by Architects - Heather Bown and Michael Napier began with an outline of the design process and the expected timelines. It was explained how the design brief, the functional program, and existing building review have been completed and they are currently in the schematic design phase. The plan is to submit the development agreement to HRM in April or May. This HRM process takes 12 – 18 months. The next steps will be continued design development, contract documents, tenders and awards, and construction. It is estimated that construction would take 16-22 months.

Existing building – The many structural problems of the building as reported by the structural engineers were reviewed. This information supported the decision not to try to keep sections of the existing building, but rather concentrate on keeping certain internal components (i.e. items).

Preliminary drawings – These showed the overall size of the new building and how it would compare to the existing building. The plan is to have the church located on the Willow Street aspect and the apartments located on the Windsor Street aspect. The entry to the underground parking (1 level) would be on Windsor. The apartment part of the building will be 7 stories to hold 60 – 70 units. The church part will be 2 – 3 stories. The church space will include a sanctuary, meeting rooms, office space, kitchen area, and expansion space all on the first floor. The church entrance and the apartment entrance will be on Willow Street. The preliminary meeting with HRM planners indicated their preference for the sanctuary entrance on Willow Street and parking entrance also on Willow Street. They considered the 7 story height to be a positive feature.

5. Questions and Answers – There were several questions and concerns regarding the presentation which are described below.

Traffic – The traffic generated by the residents exiting/entering the parking garage is expected to be minimal due to the demographics of the residents. Regular deliveries to the building and gar-

bage pick-up will be done through the parking garage. Visitors will be provided with street parking and the possibility of visitor parking within the underground parking may be considered. Tenants will have high mobility allowing them to go out to visit others as well as receive visitors in their home.

Building setbacks – There was concern around the width of the setbacks. These are part of the preliminary design and will be part of the development agreement. There are specific and complex regulations to comply with.

Building height – The apartment building needs to have 60 – 70 units to be financially viable. If less than 7 stories the volume on the church end of the building would need to be increased.

Shadowing – The design was made with attention to sunlight for the immediate neighbours. The 3D drawings to be developed soon will show the effects of the shadows at different times of day and year.

Hazardous materials – There is concern about exposure to hazardous materials during demolition. Contaminants will be removed in compliance with environmental regulations prior to demolition.

Excavation – The underground parking will be 1 level. Geotechnical investigations will need to be done to assess ground structure. The neighbours are aware of water and drainage problems in the area and related those to an underground river. There is concern regarding noise and the length of time for excavation.

Density – This building will result in an increased population of 60-80 people. Most of the units will house 1 person. A general purpose apartment building would result in a higher density.

Other development options – This property is considered to be an attractive property due to location and may attract developers if the church project does not succeed.

The preliminary drawings were seen to be useful and the group requested that they see the 3D drawings with the shadow components added as soon as possible. Whether the preliminary drawings will be put on the website will be discussed further with the project management team.

6. Next Meeting – March 17 – 7pm at St.John's house. The agenda will include 3D drawings.