

Community Liaison Committee
Minutes of Meeting #4
March 17, 2010

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

1. Minutes - Minutes of the last meeting (Mar 10, 2010) were approved to be posted on the website.

2. Presentation by the architects - Heather Bown and Michael Napier showed 3D diagrams (both hard copy and on computer) of the effects of shadowing by 3 buildings - 6 storey, 7 storey, and 12 storey. These diagrams represented various times of day and year.

3. Open discussion

Sharing the diagrams -

Church web site distribution of preliminary Architectural drawings, permission to take photos of the shadow study prints/computer presentation, to have photocopies of materials, or to use a computer storage device with a promise to carefully share information with Community Members; all requests were denied because it was felt that the Community would not understand the preliminary/draft nature of the drawings or the materials. Although there is interest in having the diagrams available to others, the architects advised against this until their work is further developed. Once design is nearer completion it could be done.

Seven storey building - It was suggested that people assess the size/mass of other buildings this size. Examples are The Berkley on Gladstone and the new construction near the Hydrostone Market.

Some members of the committee had already observed seven story buildings through out the city and remarked that they found them massive, very large and "neck bending to view". A building that stands across the street from Pete's Frutique in downtown Halifax was sited by a committee member.

Plan amendment process - This process was explained and contrasted to rezoning. Plan amendment process includes regional council, public information session, reporting, recommendations, public hearing, and then voting by regional council. The public information session is the first place where the public can express concerns. It is hosted by HRM, held in a community space, and consists of a presentation by the developers. The public hearing is the next time when the public can speak to the issue. This hearing allows each person to speak only once. The vote is done after this hearing. It is not known whether the total regional council vote (24 members) is more advantageous than only the peninsular council vote (4 members).

Residents of the building - The building is planned for seniors as rents will include a choice of services from St. Vincent's Nursing Home. Rents have yet to be defined. The

units will be relatively small, most designed for one person. The building is not considered to be a high density building.

Financial questions - There are a certain number of units required for the project to be viable. If the project fails after the building is fully or partially constructed the development agreement would stand, as once accepted it is part of the land. If the property was sold the new owner could have the agreement changed through the HRM process.

Not in favor - Three members, Joanne Syms, Shelly Sarwal, and Marlene Coffey stated that they were not in favor of a 7 story building and wished to have this view recorded in the minutes.

Community open house - It was decided that the community be invited to an information session along with the church congregation. The architects would present drawings and attendees could offer input and ask questions. This committee and the project management team would host the event. Oxford School and St. Matthias' Church hall were suggested venues. The preferred time would be a Wednesday or Thursday evening and/or Saturday morning. The architects suggested having it near the end of April would enable them to have a more detailed design to share.

Collecting questions - Members suggested that they should record questions that arise as they talk to neighbours about the building. These questions could be circulated to the group to help track concerns, allow others to research the answers, and encourage dialogue.

Other options for the property - Marlene Coffey suggested that research could be done as to what other developers would recommend for the property. Redevelopment was the path chosen and approved of by both the congregation of St. Johns and Presbytery of the United Church. The presentation given at our second meeting and available on the website describes the processes involved in the exploration of various options.

4. Next meeting - March 24 - 7:30 pm at 6281 Willow Street (Hilda Power's home). The agenda will focus on planning the open house.