

**From:** Kathleen Hall  
**Date:** November 14, 2021 at 7:24:42 PM AST  
**To:** Haruka Aoyama  
**Subject:** Fwd: 48-50 Old Sambro Road - Case #22890 - Staff Report

Dear Haruka,  
Please distribute this letter to the HWCC members for the meeting this coming Tuesday, November 16, 2021.  
Thank you very much.  
Kathleen

**Subject: 48-50 Old Sambro Road - Case #22890 - Staff Report**

## 48-50 Old Sambro Road- Case #22890 - Staff Report

It is important to understand just how flawed the staff report is and that it should not be relied on by Community Council to any extent. The application to rezone the subject properties should be refused as it is contrary to the wishes of the public, based on incorrect and insufficient information and will likely lead to the degradation of the environment in several ways.

In the staff report there is the complete failure to include the community feedback. Although the results of a survey are available as an attachment to the report these results are completely ignored. A review of the survey results indicate that a large majority of the citizens expressed they thought the development was a poor idea. Many significant issues were identified yet the report fails to explore these issues to any extent. As well, over 140 survey results were received which is a very high response rate.

Public feedback on the proposed development also included dozens of letters which citizens took the time to write and provide to HRM planning staff. There is no reference to these letters in the report so it can be assumed staff disposed of them.

It is noteworthy that the HRM site regarding the proposed development contains the following information:

"Please provide your feedback by completing this short survey. Your feedback will be considered in the staff recommendation that will go to Halifax and West Community Council for a public hearing."

As noted above the feedback was not considered in the staff report. Furthermore, the presumption that the proposal would go to a public hearing is an insult to an expectation of a democratic process where the outcome of Council's deliberations is not predetermined.

Consider the following significant errors in the staff report and the proposed development specifications found on the HRM site:

- the staff report states the building is to be 4 stories and the HRM site refers to 3 stories
- the lot size in the staff report is 12,735 sq ft and the lot size in the

Site Development Plan is 16,788 sq ft

- the staff report states the development proposal would add "4 vehicle trips in the am peak and 5 vehicle trips a day at pm peak times". The Traffic Impact Statement on the HRM site shows the am number as 6 and the pm number 7 - per hour. These words are not included in the staff report.

- the staff report states that the required setback for the riparian buffer is 20 metres. Given the extreme slope of the land there is little doubt that the setback would be considerably more. The actual wording of the relevant regulation provides, "where the average positive slopes within the 20 metre buffer are greater than 20%, the buffer shall be increased by 1 metre for each additional 2% of slope, to a maximum of 60 m".

It is interesting to note that in a letter (attached) written by Jennifer Chapman the HRM planner assigned to the file and dated January 15, 2021 she references the required setback to be 25 metres. So, how is this discrepancy to be reconciled? Given that no survey markers can be found on the subject properties it is questionable whether a proper survey has ever been conducted.

The section of the staff report relating to 'environmental implications' is most troubling. The planning staff was advised by letter(attached)dated December 18, 2020 that the subject properties are in the Williams Lake Watershed. A water flow study conducted by Dr Melanie Dobson was sent to the planning staff. Serious concerns about the site, its proximity to the Catamaran Ponds, and reference to a HRM staff report on the Williams Lake watershed were also included. This staff report (initiated by Councillor Cleary through a motion passed by the Environment and Sustainability Committee) has not yet been received. It is incomprehensible that Community Council is about to consider an approval of a zoning change allowing for a development in the watershed before the study has been released and considered.

The Community Council has been provided with a vision for the subject lands (attached). Citizens have spent a lot of time working on the vision and meeting with individuals. HRM staff were alerted to this vision and work by letter (attached) dated February 26, 2021. No acknowledgment was received and there is no reference to be found in the staff report. In short, the vision suggests the province purchase the subject properties and create an adjunct to Long Lake Provincial Park. Also, there would be active transportation routes over the marshes which connect to neighbourhood streets. These routes would allow residents to quickly access two major shopping areas. A bird observatory would be located on the subject properties high above the first pond so that the many birds including the blue heron and egrets could be enjoyed. This would become a major asset for the people of Spryfield.

It is requested that the zoning change sought in the application should be refused. It is contrary to the wishes of the public, based on incorrect and insufficient information and will likely lead to degradation of the environment in several ways.

Kathleen J. Hall

Williams Lake Conservation Company Executive Committee

Backlands Coalition Co-chair