



Council

Town of Yarmouth
400 Main Street
Yarmouth, NS B5A 1G2

October 13, 2023

Caroline
Robertson, MPS
BCD HONOURS

Phone:

(902)742-5300

Email:

Caroline@CDCo
mmunityDesign
.CA

Re: New Development Proposed for 236 Water Street

To Yarmouth Town Council (Planning Advisory Committee),

I am writing to bring to your attention an exciting new development project proposed for the town of Yarmouth, which I believe has the potential to make a significant contribution to our community.

Led by a well-respected member of our local community, a dedicated physician who has served Yarmouth for nearly a decade, this ground-breaking initiative promises to transform the Water Street landscape and create a blueprint for inclusive and sustainable community development.

The proposed development on 236 Water Street will be tailored to the community's needs. The project aims to provide a maximum of 56 units, depending on market value and unit sizes at the time of construction. This is part of a flexible approach to ensure the development best serves the Town and its residents.

The Developer envisions a meticulously designed car park accompanied by inviting communal spaces such as outdoor gardens, community rooms, and dedicated gyms for each building. Accessibility is a top priority, with elevator access provided for all residents.

As you may know, Dr. Nasir (the Developer) has a notable history of contributing to the town's projects, including doctor recruitment initiatives, and supporting the Meadow Field Building Learning Centre for Kids. In addition, he also owns a local furniture store and has generously supplied furnishings for local family physicians' on-call rooms.

This pioneering initiative aims to establish a model for future developments within Yarmouth, reflecting the town's commitment to the needs and aspirations of its residents. Dr. Nasir's team is dedicated to conducting thorough due diligence to address any concerns raised by the community.



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CIP, LPPP

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I believe that this project marks an exciting milestone for Yarmouth and promises to redefine the town's Water Street landscape. I am hopeful this development will receive full support from Council. I feel, as a member of this community and a professional planner that this proposal has the potential to make a significant contribution to our community's connectivity and well-being.

As the hired Planner for this project, I'd like to invite you to contact me should you have any questions or require further details.

Caroline Robertson
C + D Community Design
caroline@cdcommunitydesign.ca
1(902)401-9852.

Thank you for your time and attention to this matter.

Sincerely,

Caroline Robertson

THE DEVELOPER

The proposed Development is by Mirza Holdings, which is a company owned by me, Dr. Nasir. As a local doctor and small business owner in the Yarmouth community, I have been blessed with the opportunity to give back to the town for the past 10 years. From providing furniture for the on-call room for family physicians, to supporting Meadow Field Building Learning Centre for Kids, I am passionate about making a difference in people's lives. It is my mission to make Yarmouth a warm and welcoming place where everyone feels at home. I am confident in my abilities as an entrepreneur and strive to stay open-minded in order to hear opinions and perspectives from others around me.

PUBLIC PARTICIPATION MEETING: PROPOSED DEVELOPMENT AT 236 WATER STREET

A NOTE FROM THE DR. NASIR...

I am thrilled to present the progress report and unveil my vision for the proposed development at 236 Water Street. My goal is to enhance the architectural allure of Water Street while finding my place in this vibrant community.

I am confident that this development will be a shining example of responsible growth and progress in Yarmouth. My objective is to establish a sustainable community that harmonizes the needs of the existing Town of Yarmouth community and my future residents, while also taking into account the impact on the surrounding environment. Through meticulous planning, I aim to enhance the overall livability and prosperity of Yarmouth.

A Public Participation Meeting took place at the September Planning Advisory Committee, with a strong turnout from the community. I am committed to addressing the concerns and questions raised during this meeting by providing clear answers. I aim to maintain transparency in my efforts and effectively communicate with our community.

CONCERNS RAISED

Neighbouring Properties

Dr. Nasir's property underwent a rezoning almost six years ago when it was purchased. . However, Esp Novatec and other neighbouring property owners claim to be unaware of the new Town by-laws, zoning regulations, and the process of creating and registering a Development Agreement on the property. Our proposed application adheres to all the new Town regulations. Our team has diligently followed the process established by the Town, making several modifications to accommodate staff requests.

TechPac Canada and Nova Braids would have received a notification letter regarding the rezoning and would have had an opportunity to voice their opinions at that time. They were indeed aware. This application is for a Development Agreement, and without this agreement, Dr. Nasir may decide to abandon the property. The neighbouring industrial companies have expressed their desire to expand. Therefore, they might have alternative interests in the property and aim to halt our proposed development.

In the past, Novatec has submitted development permit applications to the Town, requesting exceptions from the existing Land Use By-Law requirements. They had the option to seek a variance or enter into a Development Agreement, following the same process we are currently involved in. Our team believes their engineer's inquiries were somewhat inappropriate, as he referred to specific situations in which he was involved. Regrettably, his comments caused unnecessary confusion among the public and the Planning Advisory Committee.

Area is Industrial

Feedback has been received from the adjacent property owners, expressing concerns about the lack of available space for expansion in this industrial area, which happens to be one of the few

within the Town. However, it is important to note that there is an existing industrial area off Haley Road, extending up Water Street. The proposed Development area is actually more of a mixed-use space, with neighboring services such as a laundromat, restaurants, a hair salon, RCMP stations, a recreational facility, and apartments.

As the Developer, I aim to foster a harmonious relationship with our neighbours. It is worth mentioning that when I acquired this property, the adjacent property owners had the opportunity to purchase it as well. My intention is to seamlessly integrate into the community and establish a compact residential community that is carefully designed to shield residents from the industrial aspect while still allowing seamless coexistence and operation without any concerns. I acknowledge the significance of the industry to Yarmouth, and I believe that some of the essential industrial workers might be interested in renting a unit from our future development due to its proximity to their workplace.

Unsuitability for Residential Development

I understand that there have been concerns raised about the suitability of the site for residential development, leading some community members to propose alternative locations. However, our team want to emphasize that the Council has already granted approval for up to 8 residential units to be built on the site, without the need for a Development Agreement or Public Participation process outlined by the Town.

It is important to note that the area is not solely industrial, as it currently offers a range of services. Additionally, the closest residential area, Richards Lane, is located just 280 ft away from the subject property and the Nova Braids operation. I also want to mention that the suggested alternative locations are not owned by myself.

The waterfront location and its proximity to the hospital are attractive selling features for future residents and myself, as a Developer. I believe this location will provide walkability and convenient access to the town's commercial amenities for future residents.

Council approved this area for comprehensive development, including housing, because it is not a deep harbour and offers commercial uses and significant recreation connections, making it a desirable property for residential purposes. Furthermore, I aim to attract hospital workers as potential future residents. These workers, similar to industrial workers, have demanding and unpredictable schedules, and living in close proximity to the hospital is essential for quick and easy access, ensuring the provision of the best possible care to the community.

By embracing the varied operations of a mixed-use community, this location offers the advantages of convenience and the opportunity to design the building and lot for optimal soundproofing and screening. Overall, I firmly believe that this location is an ideal choice for my development project.

Traffic and Trucking Route

By constructing a mixed-use compact area, our team's aim is to promote walkability among residents, encouraging them to conveniently access the nearby businesses and foster a sense of community. It is important to acknowledge that this area is part of the trucking route, as are other predominantly residential streets in this bustling town. Considering the high volume of traffic, it is crucial for trucks to navigate through various areas to ensure smooth transportation.

Noise

The public expressed concerns about noise from nearby industrial activities. As the Developer, I am fully committed to meeting the Town's requirements by implementing effective screening measures between residential and industrial areas. In order to address noise concerns, my team are considering the use of plants as an alternative to fencing. Additionally, we are dedicated to adhering to all National Building Code requirements to ensure the comfort of future residents. We understand that reducing noise concerns is of utmost importance, and we prioritize taking appropriate measures to achieve this. It is important to note that living in a mixed-use community may entail some level of potential noise. However, I believe that with careful planning and design, we can create a successful development that fits harmoniously in the area.

Community and Character

As the Developer, I am truly delighted by the admiration expressed by residents for the charming Waterfront area across from Tim Horton/Wendy's. This serene spot, an ideal setting for enjoying a cup of coffee, is beloved not only by locals but also by tourists. It presents a wonderful opportunity for me to expand on and enhance.

One of the key attractions of this property is its proximity to the hospital. Being a doctor myself at the Yarmouth Regional Hospital, I witness every year a considerable number of doctors participating in the family doctors residency program seeking rental units. Additionally, travel nurses and healthcare professionals are also in search of suitable rental options.

Considering the aging population and our focus on attracting immigrants, I am confident that this development will quickly attract new residents. Moreover, the location offers easy access to important amenities such as restaurants, gas stations, a laundromat, and Downtown. I am determined to elevate the look of Water Street and create a thriving community.

To achieve this, my intention is to develop a small community that provides not only well-designed parking spaces but also community amenity areas, including outdoor gardens, community rooms, and gyms for each building. The development will be fully accessible, with elevators for residents' convenience. I assure you that we will diligently address any concerns raised by the community to ensure a successful and harmonious project.

Together, let's make this development the first of its kind and scale within the Town of Yarmouth, setting a new standard for quality living.

Site Stability

Delmar took care of all concerns regarding site stability and the necessity of a geotechnical survey. Our skilled engineering team at Delmar has the expertise to design with precision based on soil properties. For more details, please refer to the public letter submitted by Delmar to the Town on July 19, 2023.

Water and Septic Demand

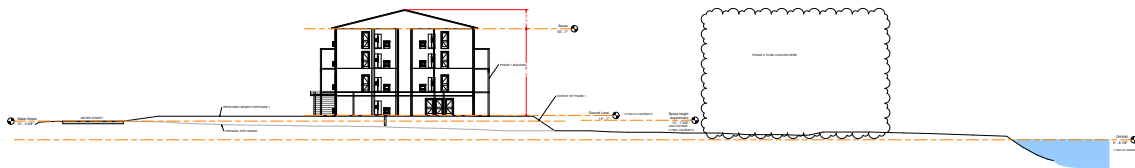
The Town's water and septic capacity were also questioned. Before obtaining a Development Agreement, the system's capacity must be evaluated and approved by Town staff. Once approved, as the Developer, I can apply for my development permit, and the Town will conduct line testing and design according to the demand.

Snow Drifts

A question was raised regarding snow drifts from the adjacent building. As a representative of the proposed project, the Engineer from Delmar reassured that the proposed distances of the side yard are sufficient to alleviate any concerns.

Height

Our development team is committed to upholding restrictions and adhering to view planes. However, we plan to construct the building on raised land, going beyond the typical four stories. This variance is allowed as part of the Development Agreement Process. The proposed building will have a height of 35 ft to the eaves, with an additional 7 ft to the roof's peak. The increased height is necessary due to the additional built-up ground. To ensure transparency, we have provided a cross-section to illustrate to residents and the Council how the height requirements are being met.



Flooding & Storm Surge

I understand the concerns raised about the frequent flooding on Water Street. My team is committed to addressing all storm surge and flood risk issues associated with the development. We have diligently followed the Coastal Protection Regulations and the Town's guidelines to ensure the proposed development meets the highest standards.

The provincial staff responsible for drafting the new Coastal Protection Regulations have reviewed our plans and expressed confidence in their alignment with future requirements. We also recognize the importance of safeguarding the investment from flood and storm surge risks, as well as ensuring the safety and security of future residents.

It is worth noting that the property already sits a few meters higher than the neighbouring flood-prone areas. However, I believe that it is crucial for the Town to assume responsibility for protecting its own assets against flood risks and to collaborate with property owners in the vicinity.

In response to the community's curiosity about the proposed walkway/seawall outlined in the Town's Waterfront Comprehensive Development Plan, the design incorporates provisions to accommodate this undertaking. I am hopeful that Council will proceed with facilitating flood protection, enabling public access to the water, and creating a communal space. I wholeheartedly endorse this initiative by the Town, as it aligns with their commitment to preserving the existing assets on Water Street which will support our investment.

Together, through a collaborative effort, we can prevent any adverse impact on neighbouring properties and collectively address flood risk and storm surge concerns.

CONCLUSION

In conclusion, I am thrilled about the tremendous potential of this development to address the housing needs of our town and contribute to its growth. I am fully committed to addressing any concerns and collaborating closely with the community to ensure a successful outcome for all stakeholders involved. I sincerely appreciate your unwavering support in making Yarmouth an even more vibrant place to live, work, and play. Together, let's actively engage in meaningful discussions and forge ahead towards a brighter future for our town.

As I move forward, my goal is to create a space that not only meets our needs but also enhances the beauty and functionality of our waterfront area. The public participation meeting was just the beginning, and I am eager to continue this ongoing dialogue and keep the community well-informed throughout the entire development process. This presents an exciting opportunity for us to unite and create something truly exceptional for our town. Once again, I extend my gratitude and eagerly anticipate the future possibilities. Stay tuned for project updates as we continue to work towards a prosperous and sustainable future for Yarmouth.

As a local Developer,, my commitment is to ensure a win-win situation for everyone involved, and I earnestly hope to earn your support as I progress with this development. Let's make our town proud and demonstrate to the world what we can achieve when we collaborate towards a shared vision. Together, let's elevate Yarmouth to new heights, fulfilling a critical need in the housing crisis.