

ISLAND REGULATORY AND APPEALS COMMISSION

IN THE MATTER OF LANDFEST COMPANY LTD. V TOWN OF STRATFORD

(Appeal LA21018)

EXPERT REPORT OF ROB LEBLANC

Submitted on behalf of the Appellant,
Landfest Company Limited

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65 Queen Street
Charlottetown, PE C1A 7L1

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Landfest Company Limited

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80 Grafton Street, Suite 200
Charlottetown, PE C1A 1K7

Lawyer for the Town of Stratford

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 Dartmouth, NS
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 65 Queen Street | P.O. Box 522 |
 Charlottetown, Prince Edward Island C1A 7L1

Reddin Meadows IRAC Appeal

To whom it may concern,

My background

I have been a registered planner with the Atlantic Planners Institute (API) and Canadian Institute of Planners member for over 20 years and I graduated from the environmental planning program (BDEP) at NSCAD University in 1993. Following my planning degree, I received a Masters in Landscape Architecture from the University of Guelph (1995). I also hold a bachelor of Science from Dalhousie University (1989). I am a Fellow in the Canadian Society of Landscape Architects (FCSLA), and I have been a consulting planner for the last 25 years when I started my own planning consulting firm. During that time, I have won over a dozen national planning awards and published over a dozen journal articles on planning. I was recently the vice president of the Licensed Professional Planners Association of Nova Scotia (LPPANS) and I sit as a Board member on the Halifax Design Review Committee. I was the project manager for Stratford's Core Area Plan and Open Space Master Plan in 2008. I can confirm that the Reddin Meadows plan we prepared is based on over 25 years of professional planning experience and we believe the plan is consistent with the policies and regulations of the Town and the standards of best practice.

The Request

For this letter I was asked to comment on:

- (a) the expert's acknowledgment that the duty of the expert is to advise the Commission impartially on matters within the expert's area of expertise, and that duty overrides any duty to the party that has called this expert [a copy is attached];
- (b) the expert's curriculum vitae including his or her training, education, and experience that qualifies him or her to produce the report;
- (c) an account of the nature of the request or direction received from the party to prepare the report;
- (d) the facts and assumptions on which the report's conclusions are based;
- (e) disclosure of any matters that fall outside the expert's area of expertise; and
- (f) identification of any literature or other materials specifically relied upon in support of the opinions.

Issued
 Nov 13, 2021

My professional opinion on this case

Canada's housing crisis has been bubbling over for years¹ and while there are many complex reasons for our current state of affairs, the lack of diverse housing supply² and the chronic shortages in Canada's rental supply³ have been identified as key culprits.

This so-called "missing middle"⁴ issue is often manifested in the split between large and expensive detached homes or tiny apartments in high-density units with few options for families with middling incomes. Municipalities that haven't updated their Official Plan and Land Use Bylaw documents during that last 5-10 years are, in many cases, already behind the latest housing demand trends and often do not have enough medium density zoned land to meet the demand for new affordable housing. Particularly where the land is fully serviceable, there remains outdated zoning for large lots and low density.

Some provincial governments are stepping in to accelerate new affordable housing options by taking drastic measures to over-ride municipal planning approvals due to what is perceived to be slow approvals, excess red tape, and not enough medium and high density zoned land. Both Nova Scotia and BC have recently introduced legislation to create more supply. In the case of NS, Bill 63⁵ has been introduced to allow the province (through a 5-person executive panel) to approve development agreements without municipal approval. The panel will have far reaching powers over the municipality to create special planning districts, to provide greater flexibility in planning variances, to recommend other measures for speeding approvals, and to approve developments outside of the municipality's jurisdiction. Similarly, On October 26, 2021, the B.C. NDP government introduced legislation to remove the requirement for public hearings on rezoning applications in an effort to speed up development and the delivery of new homes⁶. Municipalities that have been slow to recognize the need for affordable housing now risk the province taking bold steps to usurp their authority, especially in rapidly growing communities.

One of the largest paradoxes in planning today surrounds the issue of 'inclusive planning' and 'exclusionary planning'. Inclusive planning recognizes the need for a democratic and inclusive process for local residents in the planning decisions. Many of these residents are highly motivated to maintain the status quo as it relates to new development projects and the phenomenon gives rise to NIMBYism⁷. Exclusionary zoning is a policy that keeps affordable housing out of neighborhoods through land use and building code requirements. It's a legal practice that has been used for decades to keep lower-income people—disproportionately racial minorities—out of wealthy and middle-class neighborhoods. In the wake of the pandemic, municipalities must balance the right for residents to be heard with the imperative for new affordable infill housing. In particular, neighbourhood infill sites that are well serviced by collector roads, trails and existing water/sewer are ideal locations for new medium density infills⁸. It is incumbent on local councils weigh the silent voices of the

Footnotes

1 <https://financialpost.com/personal-finance/mortgages-real-estate/housing-crisis-what-crisis-canada-has-struggled-to-house-people-for-decades>

2 <https://thetyee.ca/Opinion/2016/12/10/Eight-Solutions-Canada-Housing-Crisis/>

3 <https://www.cbc.ca/news/canada/nova-scotia/nova-scotia-affordable-housing-federal-election-1.6149928>

4 [https://canurb.org/wp-content/uploads/CUIPublication.What is the Missing Middle Evergreen CUI s2.2018.Pd.pdf](https://canurb.org/wp-content/uploads/CUIPublication.What%20is%20the%20Missing%20Middle%20Evergreen%20CUI%202018.Pd.pdf)

5 https://nslegislature.ca/legc/bills/64th_1st/3rd_read/b063.htm

6 <https://www.straight.com/news/vancouver-city-hall-watcher-decries-elimination-of-public-hearings-as-endgame-of-developer>

7 <https://financialpost.com/real-estate/ontario-urged-to-overcome-nimbyism-and-change-zoning-laws-to-ease-torontos-housing-crunch>

8 <https://www.theglobeandmail.com/opinion/article-yes-in-my-backyard-how-urban-planning-must-shift-to-meet-our/>

future residents who need affordable housing, not just the existing residents who turn out to canvass against new developments in opposition to change.

PEI has, for the last number of years, outpaced all other provinces in Canada⁹ with a growth rate of 2.49% (compared to Canada at 1.41%), and the larger urban municipalities of Cornwall, Charlottetown, Stratford and Summerside must rapidly pivot address the need for new forms of missing-middle¹⁰ development to accommodate growth for all socio-economic groups. Stratford is the fastest growing community in PEI¹¹. While Stratford's OP and LUB could benefit from some modernizing to account for the surging demand for affordable housing, there are already many policies in the existing OP that encourage greater density and sustainable development in the municipality. The 2014 Official Plan states (p54):

Further, while Stratford has developed a desirable appeal for “high end” living during the past decade, Council will consider making amendments to the current residential zoning designations, to promote and facilitate a range of affordable housing opportunities with increased emphasis on young families and our growing senior population, as recommended in the housing demand study.

According to the OP, the fastest growing segment of housing in Stratford over the previous 5 years (2009-2013) was apartments and row housing at 54.2% growth (p. 53). This multi-unit growth was almost 5 times higher than single family homes (11.5%). Despite this, at the time of the release of the new plan in 2014, the town only had 0.76 acres of vacant land zoned as R-3, 20.46 acres of land zoned as PURD, and over 1,180 acres zoned for low density R1 and R2 uses. Clearly, there has been a shortfall in medium density zoned vacant land which has culminated in some of the affordable housing shortages visible in the Town (and PEI) today. This is an issue for all the urban municipalities in PEI, not just Stratford. Stratford's PURP rezoning process is set up to allow for consideration of alternate forms of affordable housing but it must either actively zone for more PURD land, or clarify the types of infill sites that would be desirable for rezoning (serviced areas, with good transportation and trail linkages).

The Cost of Sprawl

A word count for 'sustainable' and 'sustainability' in Stratford's OP shows over 100 search results and is arguably the highest priority policy (certainly the most mentioned) in the Official Plan. Stratford's OP (3.2 Objectives and Policies) includes sustainability and sustainable development as one of its highest priorities. The best way to achieve the Town's sustainable goals is to create more compact forms of development, more walkable communities, and more diverse forms of housing than just traditional sprawling R1 developments. Suburban sprawl is by far the least sustainable and most land intensive

Footnote

9 <https://www.cbc.ca/news/canada/prince-edward-island/pei-population-2020-1.5743250>

10 <https://thehub.ca/2021-06-18/opinion-canada-can-build-millions-more-homes-by-unlocking-the-missing-middle/>

11 <https://www12.statcan.gc.ca/census-recensement/2016/as-sa/fogs-spg/Facts-CSD-Eng.cfm?TOPIC=1&LANG=Eng&GK=CSD&GC=1102080>

form of development in any growing community^{12 13}. It consumes agricultural land and natural areas at a rapid rate in growing communities¹⁴, and it creates an unhealthy reliance on the automobile for everyday transportation, adding more new roads and impermeable surfaces per unit than most other land uses, and creating greater runoff volumes which can pollute our watersheds, wetlands and waterways¹⁵. Traditional sprawl is the least sustainable forms of development, and Town's excessive R1 zoning is directly at odds with its sustainability goals, especially if it wants to maintain its agricultural reserves, natural areas, and reduce the quantity of roads and impervious areas. Similarly, if the Town wants to achieve its economic sustainability and regional competitiveness goals (throughout the OP), it should be working to reduce the amount of road construction (and long-term maintenance) while increasing the tax base for more diverse forms of housing^{16 17}.

As an example of how sprawl growth vs mixed-density development could directly impact Stratford, consider the following example. Stratford's OP projects the demand for another 1,500 units from 2014 to 2019. To build 1500 R1 units in Stratford would require 20 km of new roads (at the current 22m frontage x 150 units / 2 sides of the road * 20% efficiency factor), and would consume 540 acres of land. At the other end of the spectrum, 1,500 units could be built in 15 @ 100-unit apartment buildings consuming 15 acres of land and requiring less than 1km of road. The extra 19km of road for 1500 units at 10 trips per day (used as a standard in traffic studies) would create an additional 270,000 km of driving every day and that would consume an extra 27,000 litres of fuel per day, not to mention the safety impacts for all that extra driving. Though we are not suggesting that Stratford should grow only by multi-unit dwellings, this example does show the cost of growing primarily by low density sprawl when compared to more denser forms of housing. If Stratford's true policy goal is to grow sustainably (environmentally and economically), it must consider growing through greater density rather than through traditional sprawl.

Applying this example to the proposed Reddin Meadows development, building 100 traditional R1 units in Stratford would require 1.1 km of road (at the current 72' frontage x 100 units / 2 sides of the road) consuming 36 acres of land. The 100 units Reddin proposed created 0.36 km of road on 10 acres while providing 4 acres of open space (30%). The extra 0.74km of road would cause an additional 740 km of driving per day (the average house generates 10 vehicle trips per day for each of the 100 homes) or an extra 270,000 km of driving each year and would consume an extra 26 acres of land. The additional driving would consume more fuel (about 30,000 L), generates more CO₂, increases the probability of serious driving accidents, while consuming significantly more land. These comparisons were presented to the Planning Advisory Committee, council and residents throughout the process to illustrate the cost of growing by sprawl.

Housing Diversity

Section 4.1.2 of the OP (Planning for the Future), also highlights the need for greater housing diversity, greater housing affordability, and a greater standard of design (energy efficiency, green buildings, better architectural design). The OP also notes in section 4.2.5.d the need to "encourage high quality, higher density residential development in the Core Areas and adjacent to arterial and collector roads". The Reddin development is located at the confluence of 2 busy collector roads

12 https://institute.smartprosperity.ca/sites/default/files/sp_suburbansprawl_oct2013_opt.pdf

13 <https://www.oecd.org/environment/tools-evaluation/Policy-Highlights-Rethinking-Urban-Sprawl.pdf>

14 <https://www.theglobeandmail.com/news/national/suburban-sprawl-gobbling-up-farmland/article1085989/>

15 <https://www.everythingconnects.org/urban-sprawl.html>

16 <https://www.halifax.ca/sites/default/files/documents/about-the-city/regional-community-planning/HRMGrowthScenariosFinalReportJuly82013.pdf>

17 <https://www.thecoast.ca/halifax/lets-save-3-billion-by-cutting-suburban-sprawl/Content?oid=3866335>

in the town within the serviceable boundary. This is an area that is ideally suited for a medium density infill.

Community Walkability

The initial version of the plan contributed to the walkability of the town by hosting sidewalks on all new streets and providing ample connections to the Stratford Trail (see OP Policy 5.3.1). The sidewalks were removed when the density was reduced in the second version of the plan, but every home was still within a 1-2 minutes walk of the Stratford trail. This location that is in close (easy walking distance) proximity to schools, the commercial cores, other parks and institutional uses.

This location at the intersection of the Stratford Road and Keppock Road collectors is an ideal place for a medium density development. In most cities, 7 units per acre (UPA) would be considered a low density development and can be achieved with small lot single family homes. Even Stratford's PURD designation allows up to 15 UPA. The developer achieved its proposed density by mixing a large portion of dedicated open space, with small single family lots backing onto existing R1 neighbourhoods, and including some townhomes and one option included a lowrise (3-storey) multi-unit apartment. In both plans, the developer proposed to back new R1's onto existing R1's surrounding the development while creating a 20' landscaped buffer. The R1 lots proposed were 45' of frontage which is smaller than existing R1 lots in Stratford (60') but require much less road construction creating more affordable homes for more diverse residents. 45' frontage lots are still considered medium sized lots around the country that are mandating much smaller lots (30-35') to reduce the impacts and cost of road construction and maintenance.

The original plan proposed 30% of the land as parkland dedication which is three times what the Town requires for parkland. The plan also proposed a significant stormwater investment in stormwater gardens, and stormwater management ponds as part of the plan to match pre and post development hydrographs.

The consulting team noted that the site is within walking distance of the Sobeys mall complex and the Stratford Highway Commercial Core, the Glen Stewart Primary School, The Stratford Elementary School, the Island Montessori Academy, Our lady of Assumption Church, the Fox Meadows Golf Course and many other community facilities. This prime location fronts on a collector road and a major walking/cycling trail through the community and make it ideal for high quality development that is open space oriented, hydrologically sensitive, and provides some different affordable housing options. Any experienced planner would say that this serviced location is perfectly suited for a medium density, walkable neighbourhood.

Traffic Impact

The developer retained a senior transportation engineer from Fathom (Roger Boychuk, p.Eng) who confirmed there would be minimal impacts from this development on local intersections and roads. Many of the resident concerns centred around traffic and they were not receptive to a professional engineers opinion¹⁸. Traffic concerns are typical in many growing neighbourhoods, but when a community fails to look at the big picture impacts of what sprawl creates around the entire municipality, they focus on what matters only in their backyard without recognizing they will be

impacted more seriously when driving throughout the community on much busier roads resulting from sprawl development.

Conclusions

In my professional opinion as an experienced planner, the request to rezone the land to PURD to allow for a 7 UPA, affordable housing development, is extremely well supported by sound planning principles. Since the pandemic, there is an even greater need to address the housing crisis, and Stratford's PURD rezoning process affords the Town with the fastest mechanism to address the affordable housing needs until the Official Plan and Land Use Bylaw can be updated. We believe the developer handily met all of the criteria of section 3.2.2 of the zoning bylaw and that council may be falling short in its obligation to meet the policies of the Official Plan. We recognize that planning is a democratic process and we gave the community several opportunities to provide commentary on the plan and how it could be changed to better meet the communities objectives. The developer took into consideration the community comments on the first master plan submission and removed the multi-unit building and made additional road modifications to the plan to reduce traffic on Reddin Heights Road for the second submission. We firmly believe that from an urban planning standpoint, this project meets the municipal and provincial objectives for affordable housing and the site is ideally located in a part of the community that is accessible to collector roads and walking close to the commercial centre of Stratford, while being easily serviceable for water and sewer. The outcome of this process reinforces the entrenched exclusionary zoning practices which many communities are trying hard to rewrite. We believe it is in the provincial interest to support this development and we believe the policies in the plan already support this kind of strategic infill development.

If the Commission members have any additional questions, we would be happy to respond in person or online.

Sincerely,



Rob LeBlanc, Sr. Planner & Landscape Architect
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rob.leblanc@fathomstudio.ca

Rob LeBlanc FCSLA CIP LEEDAP LPPANS
President, Director of Planning



Rob's professional experience spans a variety of project types in all parts of the globe. As president of Fathom Studio, he has been the senior project manager for many of the firm's projects since its inception in 1996, leading large multi-disciplinary teams from concept to implementation. Rob is a landscape architect, an urban planner, and a LEED Green Associate with a special interest in waterfront planning, green development, urban design, landscape ecology, park planning, downtown redevelopment and campus/school planning.

As a member of the International Association for Public Participation, Rob is committed to extensive public and client engagement as a necessary stage of every project.

Rob has led hundreds of millions worth of construction projects in his 25 year career including parks, golf courses, downtowns, waterfronts, institutional facilities and private developments.

Rob's passion is integrating new technology into every new project (Virtual and Augmented Reality, aerial drones, infrared thermal imaging and wind monitoring technologies). He hosts a regular technology column called LandTec in the CSLA's quarterly magazine 'Landscape - Paysage'. Rob has spent the last 5 years developing a cloud based project management tool called GroupThing to streamline the company's efficiency and improve project delivery.

Certifications American Society of Landscape Architects (ASLA) ▪ 2000–present ▪ USA | Canadian Institute of Planners (MCIP) ▪ 2000–present ▪ Canada | Licensed Professional Planner of Nova Scotia (LPPANS) ▪ 2008–present ▪ Nova Scotia | LEED Green Associate (LEED-GA) ▪ 2006–present | Atlantic Provinces Association of Landscape Architects ▪ 2006–present ▪ APALA

Work experience

Years active: 25+

Master of Landscape Architecture, MLA

1994 ▪ University of Guelph, ON

Bachelor of Design in Environmental Planning

1992 ▪ NSCAD University, NS

Bachelor of Science, B.Sc. BioChemistry

1989 ▪ Dalhousie University, NS

Golf Course Design Summer Course

2000 ▪ Harvard University, Boston, MA, USA

Memberships and professional affiliations

Fellow of the Canadian Society of Landscape Architects (CSLA/AAPC) ▪ 2010–present ▪ Fellow

American Planning Association (APA) ▪ 2005–present ▪ Member

International Association of Landscape Ecologists (IALE) ▪ 2000–present ▪ Member

Soil and Water Conservation Society (SWCS) ▪ 2000–present ▪ Member

Canadian Landscape Reclamation Association (CLRA/ACRS) ▪ 2001–present ▪ Member

Society for Environmental Graphic Design (SEGD) ▪ 2008–present ▪ Member

US Green Building Council (USGB) ▪ 2008–present ▪ Member

International Association of Public Participation (IAP2) ▪ 2010–present ▪ Member

Fathom history (1996–present)

Urban planning

NSCC Marconi Campus Master Plan
2018 ▪ Sydney, NS ▪ Principal in Charge

Sydney Urban Core Plan
2016 ▪ Sydney, NS ▪ Principal in Charge

Sydney Tar Ponds and Coke Ovens Master Plan
2012 ▪ Sydney, NS ▪ Principal in Charge

Glace Bay and Area Revitalization Plan
2017 ▪ Glace Bay, NS ▪ Principal in Charge

Summerside Urban Core & Holland College Plan
2016 ▪ Summerside, PE ▪ Principal in Charge

Destination Reeves Street
2015 ▪ Port Hawkesbury, NS ▪ Principal in Charge

Agritec Business Campus Master Plan
2016 ▪ Truro, NS ▪ Principal in Charge

Labrador West Regional Growth Strategy
2014 ▪ NL ▪ Principal in Charge

Sydney Harbourfront Plan
2013 ▪ Sydney, NS ▪ Principal in Charge

Cogswell Interchange Redevelopment Plan
2013 ▪ Halifax, NS ▪ Principal in Charge

Cunard Block Redevelopment
2012 ▪ Halifax, NS ▪ Principal in Charge

Main Street Yarmouth Redevelopment
2014–17 ▪ Yarmouth, NS ▪ Principal in Charge

Terra Nova National Park Entrance Rehabilitation
2016–17 ▪ Terra Nova National Park, NL ▪ Principal in Charge

Cavendish Campground Entrance and Visitor Centre
2016–17 ▪ Cavendish, PE ▪ Principal in Charge

Downtown Bridgewater—Pijiniuskaq Park and King St. Redevelopment
2014–16 ▪ Bridgewater, NS ▪ Principal in Charge

Batoche National Historic Site Redevelopment
2015–16 ▪ Batoche, SK ▪ Principal in Charge (LA)

Spring Hill Beautification Plan
2012 ▪ Springhill, NB ▪ Principal in Charge

Trenton Main Street Plan
2011 ▪ Trenton, NS ▪ Principal in Charge

Mabou Village Plan
2011 ▪ Mabou, NS ▪ Principal in Charge

Antigonish Gateway Plan
2011 ▪ Antigonish, NS ▪ Principal in Charge

Shelburne Downtown Plan
2011 ▪ Shelburne, NS ▪ Principal in Charge

Lisbon Downtown Plan
2011 ▪ Lisbon, ME, USA ▪ Principal in Charge

Zowara Green City Master Plan
2010 ▪ Morocco ▪ Principal in Charge

Chéticamp Village Plan
2010 ▪ Chéticamp, NS ▪ Principal in Charge

Augusta Green Downtown Plan, USA
2010 ▪ Augusta, ME, USA ▪ Principal in Charge

Bucksport Green Downtown Plan, USA
2010 ▪ Bucksport, ME, USA ▪ Principal in Charge

Lisbon Falls Green Downtown Plan, USA
2010 ▪ Lisbon, ME, USA ▪ Principal in Charge

Millinocket Green Downtown Plan, USA
2010 ▪ Millinocket, ME, USA ▪ Principal in Charge

Norway Green Downtown Plan, USA
2010 ▪ Norway, ME, USA ▪ Principal in Charge

Presque Isle Green Downtown Plan, USA
2010 • Presque Isle, ME, USA • Principal in Charge

Farmington Green Downtown Plan, USA
2010 • Farmington Green, ME • Principal in Charge

Battery Hill Redevelopment
2005 • St. John's, NL • Principal in Charge

East Hants Village Core Plan Amherst Downtown Plan
2010 • Amherst, NS • Principal in Charge

Chéticamp Facade Incentive Program
2010 • Chéticamp, NS • Principal in Charge

Downtown Truro Facade Incentive Program
2009 • Truro, NS • Principal in Charge

Chengdu City Expansion
2009 • Chengdu, China • Principal in Charge

New Glasgow Urban Design Study
2009 • New Glasgow, NS • Principal in Charge

St. Peter's Village Master Plan
2008 • St. Peter's, NS • Principal in Charge

Dong Da Mixed Use Community
2009 • China • Principal in Charge

Bedford South Master Plan
2009 • Halifax, NS • Principal in Charge

Pleasantville Community Master Plan
2008 • St. John's, NL • Principal in Charge

Portland Street Facade Study
2008 • Dartmouth, NS • Principal in Charge

Zowara–Abu Kammesh City Master Plan
2008 • Libya • Principal in Charge

500 Lot Heritage Study
2008 • Charlottetown, PE • Principal in Charge

Inglis Place Streetscape Plan
2008 • Truro, NS • Principal in Charge

Bible Hill Core Area Downtown Plan
2008 • Bible Hill, NS • Principal in Charge

Inner Mongolia Neighbourhood Plan
2008 • Mongolia, China • Principal in Charge

Dong Da City Master Plan
2008 • Dong Da, China • Principal in Charge

Port Carling Streetscape Study
2007 • Port Carling, ON • Principal in Charge

Main Street Dartmouth Streetscape Study
2008 • Dartmouth, NS • Principal in Charge

Greenwich Planning Study
2007 • Greenwich, PE • Principal in Charge

Startford Core Area Plan
2007 • Stratford, PE • Project Manager

Saint John Civic Core Master Plan
2007 • St. John's, NL • Principal in Charge

Truro Urban Design Strategy
2007 • Truro, NS • Principal in Charge

Town of Stellarton Strategic Plan
2007 • Stellarton, NS • Principal in Charge

Liuzhou City Design, new City for 150,000 people
2007 • Liuzhou, China • Principal in Charge

Fuzhou Master Plan Community
2007 • Fuzhou, China • Principal in Charge

Town of Wolfville's Commercial Development Plan
2007 • Wolfville, NS • Principal in Charge

Herring Cove Road Streetscape Study
2007 • Herring Cove, NS • Principal in Charge

Reeves & Granville Streetscape Design Study
2002 • Port Hawkesbury, NS • Principal in Charge

Sydney Downtown Facade & Signage Study
2000 • Sydney, NS • Principal in Charge

Truro Heritage District Study
2005 • Truro, NS • Principal in Charge

North Sydney Streetscape Design Study
2000 • North Sydney, NS • Principal in Charge

Summerside Streetscape Design Study (with DKG)
2008 • Summerside, PE • Principal in Charge

Bayne Street Land Use Study
1999 • Halifax, NS • Project Manager

Barrington Street Heritage District Study
2001 • Halifax, NS • Principal in Charge

Shubenacadie Canal Greenway Master Plan
2000 • Dartmouth, NS • Project Manager

Times Square Tower Microclimate Study
2002 • New York, USA • Principal in Charge

Halifax Waterfront Urban Design Concepts
2002 • Halifax, NS • Principal in Charge

Downtown Charlottetown Streetscape Study
1999 • Charlottetown, PE • Principal in Charge

University and commercial campus planning

Dalhousie University Green Corridor Plan
2017 • Halifax, NS • Principal in Charge

Mount St Vincent University Campus Master Plan
2010 • Halifax, NS • Principal in Charge

Seton Ridge (MSVU) Master Plan
2016 • Halifax, NS • Principal in Charge

Slemon Park & Holland College Plan
2017 • Summerside, PE • Principal in Charge

Kingstec College Campus Master Plan
2004 • Kentville, NS • Principal in Charge

Acadia University Campus Landscape Master Plan
2000 • Wolfville, NS • Principal in Charge

Debert Air Industrial Park Master Plan
2007 • Debert, NS • Principal in Charge

Mount Saint Vincent University Master Plan
2008 • Halifax, NS • Principal in Charge

Brunswick US Naval Base Redevelopment Plan
2010 • Brunswick, ME, USA • Principal in Charge

Waterfront planning

Lunenburg Waterfront Vision (WDCL)
2018 • Lunenburg, NS • Principal in Charge

Borden Waterfront & Tourism Plan
2017 • Borden, PE • Principal in Charge

Bridgewater Waterfront & Downtown Plan
2012 • Bridgewater, NS • Principal in Charge

Charlottetown Waterfront Plan
2012 • Charlottetown, PE • Principal in Charge

Essex Waterfront Plan, Ont
2012 • Essex, ON • Principal in Charge

Summerside Harbour Plan
2012 • Summerside, PE • Principal in Charge

Charlottetown Queens Wharf Redevelopment
2012 • Charlottetown, PE • Principal in Charge

Port Williams Waterfront Plan
2010 • Port Williams, NS • Principal in Charge

Bedford Waterfront Plan Phase II
2010 • Bedford, NS • Principal in Charge

Birch Cove Waterfront Plan
2010 • Halifax, NS • Principal in Charge

Dar Es Salaam Waterfront Plan
2008 • Tanzania, Africa • Principal in Charge

Sheet Harbour Waterfront Plan
2006 • Sheet Harbour, NS • Principal in Charge

Souris Harbour Plan
2006 • Souris Harbour, PE • Principal in Charge

Dar Es Sallaam Waterfront Plan
2008 • Tanzania, Africa • Principal in Charge

Lunenburg Waterfront Development (with Cantwell & Company)
2012 • Lunenburg, NS • Principal in Charge

Norris Point Waterfront Tourism Plan
2004 • Norris Point, NL • Principal in Charge

Historic Properties Redevelopment
2008 • Halifax, NS • Principal in Charge

Queens Landing Waterfront Development
2010 • Halifax, NS • Principal in Charge

Saint John Coast Guard Site Redevelopment
2010 • St. John, NB • Principal in Charge

Charlottetown Harbour Plan
2013 • Charlottetown, PE • Principal in Charge

Wrights Cove Master Plan
2010 • Halifax, NS • Principal in Charge

Pugwash Waterfront Plan
2008 • Pugwash, NS • Principal in Charge

Grand Étang Waterfront Plan
2009 • Grand Étang, NS • Principal in Charge

Port Morien Town Square
2009 • Port Morien, NS • Principal in Charge

Bayfield Waterfront Plan
2010 • Bayfield, NS • Principal in Charge

Hood Waterfront Plan
2014 • Port Hood, NS • Principal in Charge

Canso Waterfront Plan
2006 • Canso, NS • Principal in Charge

Saint John Waterfront Greenway
2007 • Saint, John, NB • Principal in Charge

Saint John's Waterfront Tourism Study
2000 • St. John's, NL • Principal in Charge

West Point Waterfront Development
2001 • PEI • Principal in Charge

Alberton Waterfront Plan
2002 • Alberton, PE

St. Peters Community Plan
2009 • St. Peters, NS

Wood Islands Waterfront Planning & Design
2004 • Wood Islands, PE

Campbellton Waterfront
2003 • Campbellton, NB

Chaleur Regional Waterfront Design Study (with DKG Ltd.)
2002 • NB • Principal in Charge

Montague Waterfront (with Morello Assc)
1998 • Montague, PE

Bedford Waterfront Development (phase I working drawings and phase II concepts)
2004 • Bedford, NS

Pictou Waterfront Development Plan
1997 • Pictou, NS

Landscape architecture and park planning

Labrador West Parks and Trails Master Plan
2019–ongoing • Labrador City and Wabush, Newfoundland • Principal in Charge

Argyle and Grafton Shared Street
2017 • Halifax, NS • Principal in Charge

Fort Needham Park Implementation
2017 • Halifax, NS • Principal in Charge

Cornwallis Park Detailed Design
2017 • Halifax, NS • Principal in Charge

Fort Needham Master Plan
2015 • Fort Needham, NS • Principal in Charge

Erindale Playground Detailed Design
2015 • Dartmouth, NS • Principal in Charge

Twin Brooks Playground Detailed Design
2015 • Twin Brooks, AB • Principal in Charge

The Maple Tower Landscape Design
2015 • Halifax, NS • Principal in Charge

Upton Farm Park Master Plan
2013 • Charlottetown, PE • Principal in Charge

Victoria Park Master Plan
2013 • Truro, NS • Principal in Charge

Trenton Park Master Plan
2012 • Trenton, NS • Principal in Charge

Amherst Victoria Park Redevelopment
2011 • Amherst, NS • Principal in Charge

Cable Wharf Plaza
2011 • Halifax, NS • Principal in Charge

Antigonish Exhibition Centre Master Plan
2010 • Antigonish, NS • Principal in Charge

Mainland Common Canada Games Centre
2010 • Halifax, NS • Principal in Charge

Queens Place Recreation Centre
2010 • Lunenburg, NS • Principal in Charge

Lunenburg Lifestyle Centre Pool/Rink
2010 • Lunenburg, NS • Principal in Charge

Burnside Corporate Campus Plan
2010 • Dartmouth, NS • Principal in Charge

Prospect Road Community Centre
2009 • Halifax, NS • Principal in Charge

Irving Saint John Headquarters
2010 • St. John's, NL • Principal in Charge

Tide view Manor Seniors Home
2010 • Yarmouth, NS • Principal in Charge

Tidal view Manor Seniors Home
2010 • Digby, NS • Principal in Charge

Nakile Home for Special Care
2010 • NS • Principal in Charge

Villa Saint Joseph de Lac Seniors
2010 • NS • Principal in Charge

Gem Dartmouth Seniors Facility
2010 • Dartmouth, NS • Principal in Charge

Reversing Falls Master Plan
2008 • Saint John, NB • Principal in Charge

Point Pleasant Park Master Plan, Halifax
2008 • Halifax, NS • Principal in Charge

Lake Banook Master Plan
2009 • Dartmouth, NS • Principal in Charge

Point Pleasant Park International Design Competition, co-winner.
2006 • Point Pleasant, NS • Principal in Charge

Sackville Landing Urban Plaza Redevelopment
2008 • Halifax, NS • Principal in Charge

Porters Lake Provincial Campground Improvement Plan
2007 • Halifax, NS • Principal in Charge

Purdy's Wharf Redevelopment Plan
2008 • Halifax, NS • Principal in Charge

Tall Ships Quay 2000 Plaza
2000 • Halifax, NS • Principal in Charge

Dieppe Kite Park Master Plan
2001 • Dieppe, NB • Principal in Charge

Columbus Field Park Master Plan
2001 • Antigonish, NS • Principal in Charge

Wentworth Park Master Plan
2002 • Sydney, NS • Principal in Charge

Dartmouth Waterfront Greenway Plan
2004–08 • Dartmouth, NS • Principal in Charge

Mainland Common School
2006 • Halifax, NS • PM

Le Village Historic Village
2002 • Mont-Carmel, QC • Principal in Charge

Halifax International Airport Addition
2002 • Halifax, NS • Principal in Charge

Halifax Waterfront Kiosks Conceptual Design
2005 • Halifax, NS • Principal in Charge

Sackville Streetscape Design Study
2001 • Sackville, province • Principal in Charge

Portland Streetscape Design Study
2002 • Dartmouth, NS • Principal in Charge

Porters Lake Greenway
2002 • Porters Lake, NS • Principal in Charge

Dollar Lake Greenway Trail Suitability Study
2002 • Musquodoboit, NS • Principal in Charge

Nova Scotia P3 Schools Site Planning and Detailed Design—18 of the new P3 schools in Nova Scotia Highlandview Hospital
1997–99 • All over NS • Principal in Charge

Kensington Station Master Plan
1998 • Kensington, PE, • PM

Fortune Head Ecological Reserve
1999 • Fortune, NF • Principal in Charge

Halifax Historic Grand Parade
1996 • Halifax, NS • Designer

Portland Estates Recreation Park Complex
2004 • Dartmouth, NS • PM

Wesley Daycare Playground
1995 • Canberra, Australia • Principal in Charge

Land development

220 unit Mixed Use Development Salter Wharf
2012 • Halifax, NS • Principal in Charge

110 unit Young St. and Windsor Mixed Use Development
2012 • Halifax, NS • Principal in Charge

160 Unit Lake Loon Townhouse & Multi-Unit Development
2012 • Dartmouth, NS • Principal in Charge

98 unit Sackville Subdivision
2012 • Sackville, NS • Principal in Charge

400 Unit Kingswood Development
2012 • Sackville, NS • Principal in Charge

80 Unit St. Joseph Mixed Use Development
2012 • Halifax, NS • Principal in Charge

20 Unit Single Family Boscobel Development
2012 • Halifax, NS • Principal in Charge

140 Unit Enfield Development
2012 • Enfield, NS • Principal in Charge

3800 unit Bedford Waterfront Mixed Use Development
2012 • Halifax, NS • Principal in Charge

200 unit Townhouse, Multi and Mixed Use Development, Mainland East Development
2012 • Halifax, NS • Principal in Charge

Transportation planning

Essex Active Transportation Plan
2012 • Essex, ON • Principal in Charge

COLTA Greenway Corridor Plan
2012 • Halifax, NS • Principal in Charge

Yarmouth Active Transportation Plan
2010 • Yarmouth, NS • Principal in Charge

Tourism planning

Borden Tourism Plan
2017 • Borden, PE • Principal in Charge

Hopedale Mission Plan
2012 • Hopedale, NL • Principal in Charge

The Lakes at Ben Eoin Reort Plan
2012 • Ben Eoin, NS • Principal in Charge

Cayman Islands Resort Plan
2010 • Cayman Islands • Principal in Charge

Miramichi Landings Interpretive Master Plan
2010 • Miramichi, NB • Principal in Charge

Environmental planning

Long Lake Ecological Plan
2011 • Halifax, NS • Principal in Charge

Dickey Brook Stream Rehabilitation
2010 • Amherst, NS • Principal in Charge

Sydney Tar Ponds & Coke Ovens Master Plan
2010 • Sydney, NS • Principal in Charge

DEVCO Divestiture Strategy
2009 • Sydney, NS • Principal in Charge

Princess Colliery Reclamation Master Plan
2009 • Sydney, NS • Principal in Charge

Mispec Land Use Study
2009 • Mispec, NB • Principal in Charge

HRM Small Scale Waste Water Treatment Study
2006 • Halifax, NS • Principal in Charge

Security and defense

Brunswick Naval Base Redevelopment, USA
2010 • Maine, USA • Principal in Charge

14 Wing Greenwood Landscape Barriers
2007 • Greenwood, NS • Principal in Charge

Sports design

World Canoe Championships Facilities
2009 • Halifax, NS • Principal in Charge

Kenwo Golf Course Renovation
2010 • Kenwo, NS • Principal in Charge

Aspotogan Golf Community
2009 • Halifax, NS • Principal in Charge

Ocean Links Golf Course
2009 • NS • Principal in Charge

Mountain Golf Course Master Plan
2009 • Truro, NS • Principal in Charge

Chengdu Golf Community
2009 • China • Principal in Charge

Clarenville Golf & Ski Resort
2008 • Clarenville, NL • Principal in Charge

Mainland Common Recreation Plan
2008 • Halifax, NS • Principal in Charge

Miramichi Active Transportation Plan
2010 • Principal in Charge

Antigonish Gateway Strategy
2011 • Antigonish, NS • Principal in Charge

Debert Gateway Corridor Plan
2009 • Debert, NS • Principal in Charge

Oukaimeden Resort Plan
2008 • Morocco • Principal in Charge

White Point Resort Master Plan
2007 • White Point, NS • Principal in Charge

Dundee Resort Master Plan
2007 • West Bay, NS • Principal in Charge

Ben Eoin Ski/Golf Resort Master Plan
2006 • Ben Eoin, NS • Principal in Charge

Peggy's Cove Management Plan
2006 • Peggy's Cove, NS • Principal in Charge

Belle River Assessment
2004 • NB • PM

HRM Sustainability Centre Conceptual Design
2008 • Halifax, NS • Principal in Charge

Kingsburg Beach Management Study
2005 • Kingsburg Beach, NS • Principal in Charge

Saint John Waterfront Stormwater Wetland
2006 • St. Johns, NL • Principal in Charge

Jonathan Creek Stormwater Wetland, Moncton
2006 • Moncton, NB • PM

Cobequid Health Centre Microclimate Assessment
2008 • Sackville, NB • PM

Fox Creek Golf Environmental Assessment
2001 • Dieppe, NB • Principal in Charge

CFB Pleasantville Base Redevelopment
2008 • St. John's, NF • Principal in Charge

CFB Debert Base Redevelopment Plan
2008 • Debert, NS • Principal in Charge

Lake Banook World Canoe Championships Master Plan
2009 • Dartmouth, NS • Principal in Charge

William Spry Centre Community Rec Park
2009 • Halifax, NS • Principal in Charge

HRM All Weather Fields
2007 • Halifax, NS • Principal in Charge

East Dartmouth Rec Fields
2008 • Dartmouth, NS • Principal in Charge

Moncton Open Space Master Plan
2007 • Moncton, NB • Principal in Charge

Keppock Ski Resort Master Plan
2007 • Antigonish, NS • Princl in Charge

Oukaimeden Golf/Ski Resort
2007 • Morocco • Principal in Charge

Charlo Golf Community
2005 • Charlo • Principal in Charge

Chester Highway 3 Plan
2010 • Chester, NS • Principal in Charge

Bridgewater exit 12 Commercial Development Plan (with Cantwell Co.)
Bridgewater, NS • Principal in Charge

St. John's Waterfront Tourism Study
2001 • St. John's, NL • Principal in Charge

Oak Island Tourism Plan (with EPG Ltd.)
2006 • Halifax, NS • Principal in Charge

Fundy Interpretive Master Plan
2005 • Kings County, NS • Principal in Charge

Silver Sands Golf Environmental Assessment
1999 • Cow Bay, NS • PM

Genpower Visual Impact Assessment
2000

Five Islands Stream Restoration
1999 • Halifax, NS

Tryon Riverside Park, North Tryon
1997 • Tryon, PE • PM

A Critical Event Stream Temperature Model for Unregulated, Urban Streams
1995 • Guelph, ON • PM

Morningside Tributary Sub-Watershed Plan
1995 • Toronto, ON • PM

Smelt Brook Erosion Study
1996 • Smelt Brook, NS • Principal in Charge

Danish Embassy Plan
1997 • Canberra, Australia • Principal in Charge

Ben Eoin Golf Course
2007 • Cape Breton, NS • Principal in Charge

White Point Beach Resort Masterplan
2007 • White Point, NS • Principal in Charge

Cabot Park Golf Resort
2007 • PEI • Principal in Charge

Silver Fox Golf Club
2005 • Moncton, NB • Principal in Charge

Moncton Golf & Country Club
2005 • Moncton, NB • Principal in Charge

Silver Sands Beach Golf Course
2005 • Eastern Passage, NS • Principal in Charge

Antigonish Golf & Country Club
2004 • Antigonish, NS • Principal in Charge

Développement Grand Ruisseau Golf
2004 • Mont-Carmel, QC • Principal in Charge

Horseshoe Ridge Golf & Country Club
2004 • Shubenacadie, NS • Principal in Charge

Ocean Sands Golf Village
2004 • Clam Harbour, NS • Principal in Charge

Glasgow Hills Golf Course
2003 • Glasgow, PE • Principal in Charge

Amaruk Golf Course, Happy Valley–Goosebay
2003 • Labrador, NL • Principal in Charge

Covehead Golf Course
2003 • Covehead, PE • Principal in Charge

Belmont Golf Course—9 hole expansion
2002 • Guysborough, NS • Principal in Charge

McCabe Lake Golf Course
2002 • Halifax, NS • Principal in Charge

Golf Suitability Assessment
2002 • Halifax, NS • Principal in Charge

Port Hood Golf Course
2002 • Port Hood, NS • Principal in Charge

Diamond Hills Golf Course
2002 • Charlottetown, PE • Principal in Charge

Royal Hemlocks Golf Course
2002 • Halifax, NS • Principal in Charge

Fairview Golf Centre
2001 • Halifax, NS • Principal in Charge

Mabou Golf Course
2002 • Cape Breton, NS • Principal in Charge

Beach Grove Golf Course
2001 • Charlottetown, PE • Principal in Charge

Coyote Creek
2000 • PEI • Principal in Charge

Previous experience

University of Canberra (1995–1996) Canberra, Australia | Adjunct faculty, landscape design

Honours and publications

Awards—professional

Lieutenant Governor's Award of Excellence in Architecture
2017 • Batoche National Historic Site • Medal of Excellence

Atlantic Planners Institute (API/IU) Award
2017 • Fort Needham Master Plan
2016 • Summerside Urban Core Plan
2013 • Bridgewater Downtown & Waterfront Plan

Canadian Institute of Planners (CIP) Awards for Planning Excellence
2015 • Cogswell Transformed • National Award of Excellence

Canadian Society of Landscape Architects (CSLA/AAPC)
2008 • Point Pleasant Park Comprehensive Plan • Excellence
2006 • Point Pleasant Park Competition • Merit
2005 • Harbour Passage Greenway (with DKG Ltd.) • Regional Merit

American Society of Landscape Architects (ASLA)
2006 • New York Times Tower microclimate study

Author

Leblanc, Rob and Brown, R. "Designing Invisible Landscapes." *Landscapes–Paysages* 18.4 (2017). Print.

Leblanc, Rob. "Immersive 3D: The Gaming World and the Real World Converges." *Landscapes–Paysages* (2017).

Leblanc, Rob. "You Can Take it With You." *Landscapes–Paysages*, (2016). Print.

Leblanc, Rob and Brown, R. "Microclimate." *Landscape Architectural Graphic Standards*. City: Publisher, 2008. Page(s). Print.

Microclimatic Design of Rooftop Gardens and Urban Courtyards", *New York Times Tower*. For the International Federation of Landscape Architects, 2003.

Leblanc, Rob and Brown, R.D. "Microclimate Modification: Site Adjustments to Reduce Maintenance Costs and Improve Player Comfort on Your Golf Course." *GreenMaster Magazine*. August 2001: Print.

Leblanc, Rob. and Brown, R.D. "The Use of Riparian Vegetation in Stream–Temperature Modification." *Water and Environment Journal* 14.4 (2000): 297–303. Print.

Professional service

Downtown Halifax Design Review Committee • 2015–present • Vice Chair

Landscape Paysage Magazine • 2015–present • Editorial Board

Licensed Professional Planners Association of Nova Scotia (LPPANS) • 2014–present • Board member

Atlantic Provinces Assoc. of Landscape Architects (APALA) • 2000–2006 • past-president

Committees & Boards

Downtown Halifax Design Review Committee • 2015–present • Vice Chair

Landscape Paysage Magazine • 2015–present • Editorial Board

Licensed Professional Planners Association of Nova Scotia (LPPANS) • 2014–present • Vice-president & Board member

Atlantic Provinces Assoc. of Landscape Architects (APALA) • 2000–2006 • past-president

Lecturer/guest critic/speaker

University of Guelph

Dalhousie university

ACKNOWLEDGMENT OF EXPERT'S DUTY

1. My name is Rob LeBlanc. I am the founder and partner with Fathom Studio located in Dartmouth, Nova Scotia.
2. I have been retained by Landfest Company Limited to assess and provide evidence in relation to whether the proposed development and rezoning for parcel numbers 1061175, 1061167 and 329011 is sound planning.
3. I acknowledge that it is my duty, to provide evidence in relation to this matter that is fair, objective and impartial, and that is related only to matters that are within my area of expertise.
4. I acknowledge that the duty referred to above prevails over any obligation which I may owe to any party by whom or on whose behalf I or Fathom Studio were retained.

Nov 15, 2021

Date



ROB LEBLANC