

Fall River Future Planning Open House and Design Workshop

Village Core Models: What We Heard From You!

May 2009

 VisionHRM

 HALIFAX
REGIONAL MUNICIPALITY

Fall River Future Planning
Open House and Design Workshop
Village Core Models Result Summary

June 2009

Workshop Purpose

The purpose of the workshop was to seek community views on the three initial design concepts for the Fall River Village Core and to select a preferred model upon which to base future design guidelines and regulations. These future regulations will apply to commercially designated properties in the Fall River Village Core and surrounding commercial area (see map 1). Proposed policies and regulations will also be developed for future housing developments and services within the Fall River Village Centre. The Village Centre includes the area south to include the communities of Lake View and Fall River Village, the area west to include the community of Windsor Junction, north to the railway tracks and west to include the area along Perrin Drive.

The need for new regulations and design guidelines for the Fall River Village Core and surrounding area arises from the Fall River Vision and Action Plan that was adopted in principle by Halifax Regional Council in October 2007. The Vision and Action Plan envisioned that future development within the Village Core and surrounding area of the Commercial District Centre would adhere to the following design principles:

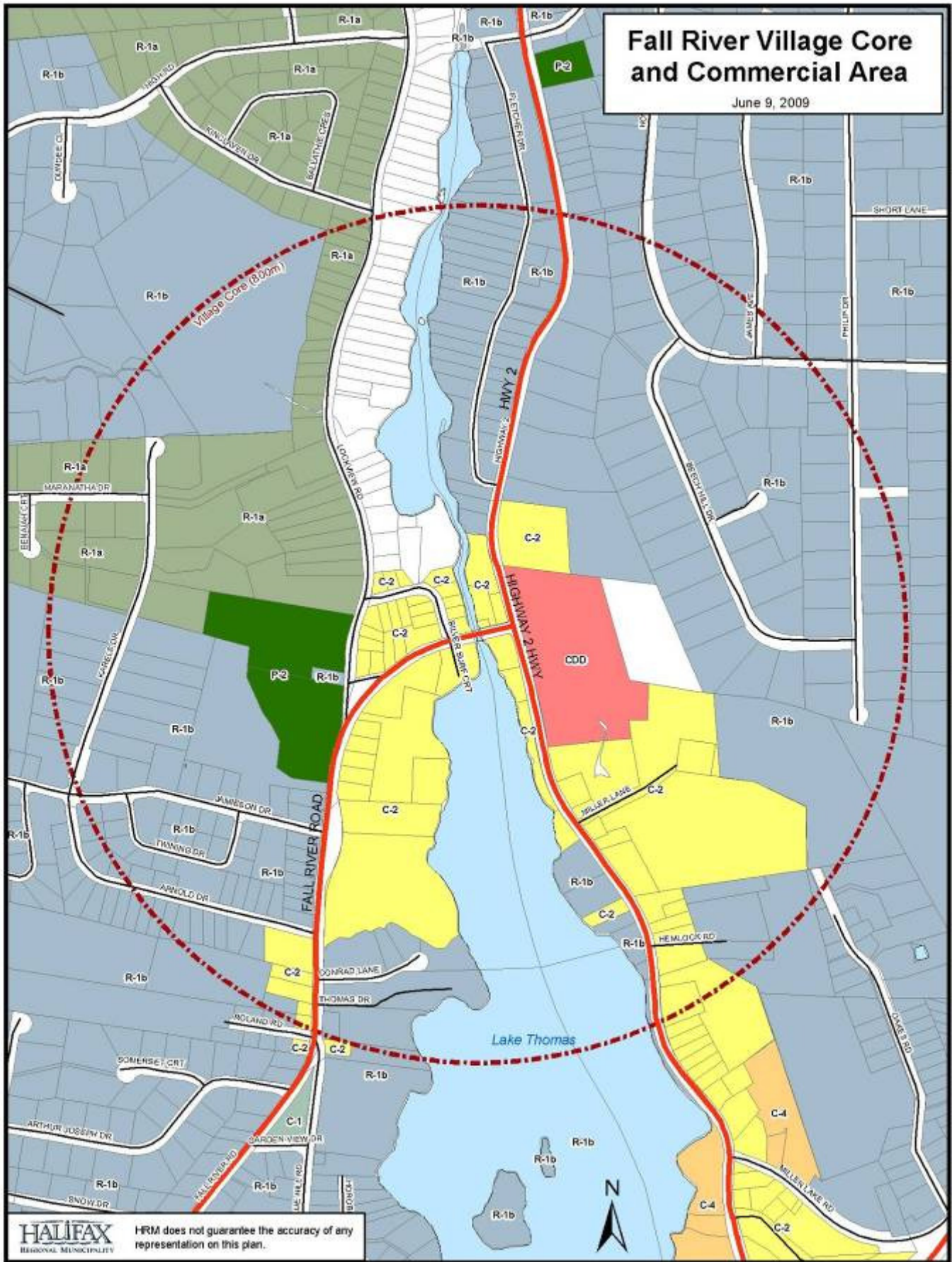
1. Buildings close to the street
2. Parking at the rear or the side
3. Landscaped front yards
4. Secure views to Lake Thomas
5. Controlled signage
6. Coordinated streetscape
7. Compatible building styles and materials
8. Create a riverfront park and village green
9. Secure a transit station in centre
10. Allow for a variety of housing types

Guided by these principles, three alternative design concepts were developed by the Fall River Community Planning Group to stimulate discussion and ideas. These included:

1. A pedestrian oriented centre featuring a form with buildings close to the street (Model 2);
2. A partial canal court concept featuring a promenade in front of Sobeys and a canal court along the east side of Fall River/Fletchers Run (Model 4); and
3. A canal centred concept with a court yard along the east and west sides of Fall River/Fletchers Run (Model 5).¹

The aim of this report is to outline the community's collective views on the three models. During the design workshop there were also displays and surveys on preferences for alternative housing forms, transit, open space and trails priorities, and ideas for the future use of the old Fall River Recreation Centre at 3182 Highway 2. This report will focus on the comments pertaining to the Village Core models only.

¹ Please note, the design concepts do not represent an actual development proposal that will be undertaken by HRM or the Fall River Vision Implementation Committee. The concepts were only intended to guide the development of future regulations and design guidelines for public review and eventual adoption by Halifax Regional Council. Actual development on private property will only take place by the landowner or an agent acting on their behalf.



file: T:\work\planning\Scott\Community Visioning\Fall River\Maps\Fall River Village Core and Surrounding Commercial Area.mxd [SML]

The Consultation Events

The Fall River Open House and Design Workshop was held over a three day period extending from May 21 – 23, 2009 at the old Fall River Recreation Centre at 3182, Highway 2, Fall River. The May 21st event was reserved for the landowners living within the Fall River Commercial Core and Commercial Centre. This meeting was held from 6:30 PM to 9:30 PM. Landowners were encouraged to attend through letter of invitation sent to all registered property owners within the Fall River Village Core and Commercial District Centre on Tuesday, May 12, 2009. An overnight courier service was used to deliver letters to property owners where it was determined that the timely delivery of invitations could not be secured by regular mail. The remaining two events were open to the public and landowners as follows:

Friday, May 22, 2009, 10:00 AM – 9 PM
Saturday, May 23, 2009, 10:00 am – 5:00 pm

Each day a timed presentation, followed by break-out group workshop discussions, were held as follows:

Thursday, May 21, 2009, 7:00 PM – 9:00 PM
Friday, May 22, 2009, 7:00 PM – 9:00 PM
Saturday, May 23, 2009, 11:00 AM – 1:00 PM

The centre was open for the remainder of the time noted above, for participants to visit the stations on the Village Core Models, Housing Density Models, Open Space and Trails, Transit, and Community Development. Members of the Task Groups for each of these panels were on hand at all times to answer questions and receive input from the public.

Advertising and Notification

The public portion of the design workshop was advertised as follows:

District 2 On-line News	April 27 th
Laker (door to door local newspaper)	May 4 th
Community Sign Boards	May 7 th
Church Bulletins	May 7 th
50 Posters distributed throughout the Community	May 10 th
500 Flyers distributed from local businesses and centres	May 10 th
Bedford/Sackville Weekly News (door to door distribution)	May 15 th
Public Service Announcements	May 19 - 23 rd
Press Release	May 19 th

Village Core Model Input

At the Village Core Model station, there were three alternative design models on display on the wall and at the break-out tables. Participants were asked to use red dots for the features they liked on each model and blue dots for the features they disliked on the wall maps and on the table maps during timed break-out group discussions. Each participant was also given one yellow dot to select their best preferred model overall.

For greater insight, participants were asked to write down what they liked and disliked about the various aspects of each of the models. These comments were gathered on posted notes and posted directly to the wall during one on one consultations throughout the event. During break-out group discussions, facilitators and participants recorded these comments directly on the paper copies of the models. Surveys were also given to those who had limited time to stay in the centre or wanted to take one for a neighbour, friend or relative.

The Community's Response

The community responded very positively to the opportunity to express their views. Some were very inspired by the quality of the displays, presentations, and information available in the centre. A total of 99 people came out to the event. Twenty-four (24) percent of the participants were landowners within the Village Core and Commercial District Centre. The remaining participants came from Fall River, Fletchers Lake, Lakeview, Wellington, Windsor Junction, Waverley and Oakfield.

Top Preferred Model Overall

As reflected in the comments and table below, the top overall model selected by the participants was Model 5. Many of the participants liked the market square concept and the idea of the canal courtyard. Many liked the idea of a promenade across the front of the Sobeys property to serve as a potential screen for the vast parking lot in front of the building. People were divided about whether they wanted a direct access into the Sobeys site across from Fall River Road as shown in Model 5 or a promenade without direct access as shown in Model 4. Many wanted to bring forward the continuous trail from the north to Miller Lane idea from Model 4. Many also liked the design of the multi unit building situated on the north site in Model 4, presumably since they thought this would make an ideal site for a senior citizens complex.

	Model 2		Model 4		Model 5	
Preferred	1	2%	9	16%	45	82%

Model 5 High Level Insights

- Participants liked the following features of this model:
 - Tree lined promenade
 - Farmers market
 - Canal square/park
 - Trail along lake
 - Canal Courtyard
 - Small quaint commercial area (Canal Court East) with pedestrian bridge across water
 - Commercial building at building 4 at the north site if it looks like the building shown in Model 4
- Some people would like to see:
 - Bridge to allow boats under Fall River Road
 - Pedestrian bridge under Fall River Road to connect to Canal court yard
 - Seniors complex in Canal Court West
 - Seniors Complex in place of commercial building on lot on the north side of Sobeys site
 - Seniors complex at location of buildings 15 and 15 (Miller Lands)
 - Site down restaurant with view of the lake, cafes, pub
 - Library in McPhersons Square
 - Sidewalk or trail along lake side
 - Bike lanes
 - Another access to Highway 118/102 from Fall River
 - Indoor rink/arena
 - Subtle signage
 - Look and feel of Mahone Bay (Gabled roofs, front porches, shingle siding)
 - Like the vet building
 - Gabled roofs, country style
 - Sidewalk along McPherson
 - Sidewalk both sides of Fall River Road
 - Bus Stop behind Sobeys
 - Promenade all the way along the front of Sobeys with no direct access from Fall River Road
 -
- Some participants thought the Canal Courtyard concept was too busy
- Some participants wanted either Canal Court East or west removed.
- Some participants did not like the scale of commercial development on north site



- Canal Courtyard both sides of Fall River Run
- Central Green and Trail along Lake Thomas
- Townhouses around Miller
- Sobeys Plaza Promenade
- Retail to north & Village Square to south
- Street-lined buildings on portions of Highway 2

Model 5 Comments

- Traffic [is bad] in front of ALJ School; applies to all models
- Bad traffic probability [at Fall River Road bridge area]
- [Build a] footbridge [connecting canal courtyard east and west sides]
- What about seniors here [in canal courtyard west]
- Crosswalk needed [at Fall River Road / McPherson Square]
- [Want] no speed bumps on McPherson Road [refers to all models]
- Intensification requires a discussion on parking
- Keep intersection [Hwy #2 / Fall River Road] but reconfigure and widen bridge to accommodate traffic needs
- Keep [building 4] as Senior's housing
- Need sit down restaurant with view of lake
- [Canal courtyard east] is too busy
- [Building 4] mixed use? Seniors residents over a parkade?
- [Building 18] should be a market
- Farmers market / common area at old rec center
- Building 4 should be a park instead of a building
- Library in McPherson Square
- Land under building 4 is slate; can you build there?
- [Want] tree lined promenade
- [Want] coffee shop at market [building 13]
- [Want] cafes, kiosks; places to sit within promenade
- [Want] seniors centre (preferred at building 4 location)
- [Want] subtle signage with conformity (uniformity)
- [Want] pedestrian walkway across bridge
- [Want] sidewalk / pathway along lake
- [Want] bike lanes
- [Like] farmers market; asset (outdoor, community focus, local festival)
- [Like] greenspaces
- [Like] McPhersons Square as local shopping with courtyards and pebble walkways (with pebble murals incorporated through a community art event)
- [Want] sidewalk or trail along lakeside of Hwy #2
- [Dislike] commercial in building 4; too much commercial
- [Dislike] building 8; too close to lake
- [Dislike] buildings 25-31; too much development; make greenspace
- [Dislike] buildings 14 and 15; no development here
- [Want] indoor rink / arena at building 4
- [Want] winter activities (e.g. outdoor rinks) at building 13 location
- [Want] bike lanes
- [Want] cafes / small restaurants / pubs (McPherson Square?)

- [Want] area to have look and feel of Mahone Bay / Lunenburg (no Sackville Drive)
- Lakeside must be protected from pollution. Over development will make for a situation that will take away from the character of this area. Low lying area which drains to the lake, 3 feet of soil, then all clay underneath [area along lake on west side of Hwy #2 – buildings 19-22]
- Trail not likely along this part – signed property owners [area along lake on west side of Hwy #2 – buildings 19-22]
- [Like] trail along both sides of lake and connecting to existing trails on east side of Village Core
- Prefer building 4 from model 4
- [Like] proposed Women’s Wellness Centre (children, teen, senior, all)
- Develop signage standards like Mahone Bay to ensure maintaining village feel – no bright lights / neon signage
- [Like] library [old rec centre location]
- [Want] walking path on Lake Thomas (west side)
- [Want] flowering hanging baskets along streets – beautiful
- [Want] walking trail from old rec centre to Sobeys (model 2) – add to model 5
- Place seniors complex at location of building 14 and 15
- [Want] hardware store and family style sit down restaurant [building 13 location]
- Love this plan minus the Sobeys main entrance. Love the Sobeys area plan from model 2 but want seniors complex from model 4 at building 4 location
- Like model 4 entrance to Sobeys
- Need design standards to ensure buildings like vet clinic and dentist
- Vet building – like parking in rear, kept old tree out front, gabled roofs, nice entrance
- Bank of NS has clean lines; bit corporate looking
- Like the new vet building – want to see more of that
- Roof style – gabled roofs, lines-front porch, country style
- Building materials – wood mostly, little brick (use as accent feature)
- Do not forget rail transportation
- Pub – need a decent pub/restaurant, something like the Black Crow, pub on Beaver Bank Windsor Junction crossroad, not a roadhouse, a nice pub (the vacant space above Shoppers would be ideal)
- Traffic problem in front of schools – dangerous (solutions?)
- Sidewalk along McPherson Road (safety)
- Pedestrian crossway here [intersection of Fall River Road / McPherson Road] sidewalks both side of Fall River Road
- Walkway or crosswalk to cross over at bridge to get to McDonalds
- Fall River Road needs to be widened into four (4) lanes and new bridge
- Raise the bridge to allow small boats to pass underneath (about 6 foot clearance)
- Like coffee shop that meets design standards to fit within village feel

- “T” intersection at Hwy #2 / Fall River Road better for traffic flow
- [Want] bus stop established behind Sobeys
- [Want] commercial building at building 4 location but want it to look like building 4 from model 4 with seniors complex above
- [Want] seniors centre at building 4 location
- Fletcher / Hwy #2 intersection may negatively affect Fletcher
- Small, quaint commercial area [canal courtyard east] – need a walking bridge across water [canal]
- Too much development – change to greenspace [canal courtyard west]
- Like to see some nice, small cafes and a few nice little restaurants or maybe even a pub

General - Comments:

- Do not need a free standing library; use school library – partner
- Keep development (commercial) focus around Hwy #2 / Fall River Road intersection
- St. Andrews Village needs more than one exit
- Solve traffic problem
- Takes 16 minutes in peak times to get from Blue Hill Road to Hwy #118
- Solve traffic problems in centre
- Keep moratorium on subdivision development
- Do not want to be another Clayton Park, no iconic buildings, no rec centre or Scotiabank – do not fit
- Develop design prototype like hydrostone to combine retail and office space
- Need something to draw people to the centre – centre courtyard in a village
- Snow Centre – siding does not match windows (bright red); should not make buildings blend commercial and residential (small windows, pillars, gabled roof)
- Do not want fast food restaurant along Hwy #2 at lots to the south of the Ultramar Service Station

Model 4 High Level Insights

- Participants liked some of the features of this model:
 - Seniors Complex
 - Promenade without direct access into Sobeys from Fall River Rd Intersection
 - Canal Square/Park if current tenants have another location for their homes
 - Canal Square/Park
 - Walking trail along lake
 - Limited commercial development in McPherson Sq.
- Some people would like to see:
 - Bridge to allow boats under Fall River Road
 - Pedestrian bridge under Fall River Road to connect to Canal court yard
 - Sidewalk on watershed
 - Trail to new rec centre
 - Library at old rec centre
 - Another access to Highway 118/102 from Fall River
- Some participants did not like the idea of removing direct access into Sobeys from Fall River Road

Model 4

Promenade and Canal Focus



- Sobeyes Plaza Promenade
- Sobeyes Central access removed
- Multi Residential north & retail south
- Street-lined buildings on portions of Highway 2

- Canal Courtyard
- Central Green Space
- Trail along Lake Thomas
- Townhouses around Miller Lane

Model 4 Comments

- No trail along lake; use sidewalk
- Traffic may backup
- Promenade to go up Fall River Road instead of in front of Sobeys
- Sobeys promenade at road; traffic issues
- McPherson Square – school kids need proper crossing; walking room to McDonald's
- More commercial done in a quaint development
- Trail [along waterfront] on all models
- Traffic lights [at Sobeys parking lot- south entrance]
- Room for more commercial here [on McPherson Square block]?
- Traffic concerns – Hwy #2 / Fall River Road intersection; more business / more access
- Green area [trailer park] – area has sewer and water [needs to be verified]; use needs to take advantage of this
- [Want] bridge to allow boats to go under Fall River Road
- [Want] exit between Sackville and Fall River from Hwy #102 to take traffic from Fall River Village
- [Want] sidewalk on waterside and other side of Hwy #2 down to Hwy #118
- [Want] pedestrian bridge by buildings 1, 2, and 3 [to connect canal courtyard]
- [Like] green space(s)
- [Want] seniors centre at building 4
- [Like] no entrance in front of Sobeys
- [Want] walking trail along lake
- [Want] trail to the new rec centre
- [Want] library at building 19 with meeting rooms
- [Want] skating rink, as the High School is close to Village Core
- [Like] lack of development in McPherson's Square area
- [Want] local traffic only
- [Dislike] building 8
- [Want] road along top of bank in back of Sobeys to be used as a bypass from Hwy #102 or Hwy #118
- [Want] hydrostone type area in McPherson's Square area
- [Like] park setting on southwest bank of canal at bridge [currently a trailer park] but not if it means evicting current residents
- Improve the design of the front of the building on the northwest corner of Fall River Road / McPherson Road
- [Want] seniors housing within walking distance of Village Centre
- Like promenade between places to sit congregate with specialty shops [lining the promenade]
- [Want] historical looking bridge at Fall River Road canal crossing
- Do not want Hwy #2 to go to four (4) lanes

- Need another exit for airport employees, city employees, etc (too much traffic as is)
- Too much development requires more road space - each family has two (2) cars
- Power/cable/telephone lines underground along lakeside (Lake Thomas) – along highway at least on one side; big improvement to aesthetics
- Need a small hardware store; possible location at building 15 [south side of Sobeys property]
- Change building 15 to open market as per model 5
- Like this model but with market area of model 5 and with trail to new rec centre
- Fall River needs a public beach [at conceptual park area on southwest bank of canal at bridge - currently a trailer park]
- Develop park where trailer park is today
- Line promenade with trees
- Inefficient access without central driveway [existing Sobeys main entrance]; cars must drive the length of the parking lot

Model 2 High Level Insights

- Participants did not like Model 4 since it has a high degree of potential to exacerbate traffic problems at the intersection of Highway 2 and Fall River Road.
- Some people liked the canal-centred concepts featured on other models.
- People want to see buildings with gabled roofs and architectural elements that make buildings look like houses.
- One of the property owners, situated on the west side of Highway 2 between Miller Lane and Hemlock, has a preference for residential development in this area.
- Some people like the idea of a trail along the Lake

Model 2

Pedestrian Oriented Centre



- Buildings close to street
- Promenade in front of Sobeys
- Multiple unit building to the north
- Retail space to the south
- Frame parking area and incorporate landscaped pedestrian connectors
- McPherson retail with interior plaza/courtyard

Model 2 Comments

- [Would like to see] buildings that look like homes
- No building blocking vision at intersections
- Parking at back of buildings
- No big box stores
- McPherson Square – hydrostone feel
- Promenade by Sobeys is nice
- No Sackville Drive; no New Minas
- Wolfville area look
- Don't like store frontage on Hwy #2
- Waterfront trail that wraps both sides of lake
- Like shops close to street at Sobeys (such that access is at parking lot side)
- Hwy #2 / Fall River Road intersection needs reconfiguration as a minimum
- Like sidewalk; trail along lake
- [Want] trail along lake on west side of Hwy #2
- [Like] promenade in front of Sobeys
- [Dislike] Sobeys intersection as it's too busy, crosswalks do not work, there's high school traffic, and Wilsons with regards to kids crosswalk and traffic
- Prefer hydrostone in Model 4 rather than retail in Model 2 (McPherson's Square)
- [Like] residential along lake on west side of Hwy #2 between Miller Lane and Hemlock. Less salt entering water, if there were businesses (which we do not want here)
- Walking trails – cleared in winter!
- Traffic at the intersection of Fall River Road / Lockview Road would be a nightmare
- Traffic congestion may worsen at entrance to Sobeys (main) – Hwy #2 / Fall River Road

Model 2	Like	Dislike	Model 4	Like	Dislike	Model 5	Like	Dislike	Combined Total
Canal courtyard east	2	0	Canal courtyard east	5	1	Canal courtyard east	9	4	11
Development across from old rec centre (lakeside)	2	0	Development across from old rec centre (lakeside)	0	2	Development across from old rec centre (lakeside)	0	2	-2
Development north of Miller Lane	1	0	Development north of Miller Lane	1	2	Development north of Miller Lane	5	4	1
Development north of Sobeys	0	3	Development north of Sobeys*	21	5	Development north of Sobeys**	4	29	38
Development on Sobeys property (south)	0	1	Development on Sobeys property (south)	3	1				1
Hwy #2 / Fall River Road intersection	0	7	Hwy #2 / Fall River Road intersection	4	0				-3
Hwy #2 buildings fronting Sobeys	8	9							-1
Lakeside trail	6	0	Lakeside trail	3	0	Lakeside trail	2	0	11
McPherson Road speed bumps	0	1	McPherson Road speed bumps	0	1	McPherson Road speed bumps	0	1	-3
McPherson Square redevelopment	7	3				McPherson Square redevelopment	12	0	16
Promenade	7	1	Promenade	12	2	Promenade	6	1	21
Wilson's property redevelopment	2	0	Wilson's property redevelopment	1	0	Wilson's property redevelopment	2	0	5
Sobeys (main) entrance	1	7				Sobeys (main) entrance	2	11	-15
Sobeys plaza (existing)	1	0	Sobeys plaza (existing)	1	0	Sobeys plaza (existing)	1	0	3
Trail connecting promenade	15	0							15
			Development at Subway location	0	1	Development at Subway location	0	6	-7
			Footbridge connecting canal courtyards	1	0	Footbridge connecting canal courtyards	5	0	6
			Greenspace at canal courtyard	4	1				3
			Greenspace at Hwy #2 / Fall River Road intersection	3	0	Greenspace at Hwy #2 / Fall River Road intersection	2	0	5
			Library at old rec centre	3	1				2
			McPherson Square (existing)	3	4				-1
			Park (southwest bank of canal at bridge)	21	1	Park (southwest bank of canal at bridge)	22	0	42
			Sidewalk continuing to Hwy #118	4	0				4
			Sobeys (north) entrance	3	0	Sobeys (north) entrance	2	0	5
			Sobeys (south) entrance	4	1	Sobeys (south) entrance	2	0	5
						Canal courtyard west	12	6	6
						Market***	36	1	35
						Boat passage under bridge	1	0	1
						Design standards to ensure buildings like vet on Hwy #2 and dentist on Fall River Road	1	0	1
						Development north of Open Gate building	2	0	2
						Seniors housing on Millers farm property	3	0	3
						Sidewalk on McPherson Road	1	0	1
						Sidewalks on both side of Fall River Road with crosswalk at Fall River Road / McPherson Road	1	0	1
						Signage standards (e.g. Mahone Bay)	1	0	1
						Women's Wellness Centre	7	0	7

Legend	
not applicable	
<= 0	undesirable element
1 to 3	⚖ desirable element
> 3	desirable element

* prefer multi-unit residential (as depicted on model 4)
 ** prefer multi-unit residential (commercial was depicted on model 5)
 *** three (3) participants prefer the market to be located at the old rec centre

HRM does not guarantee the accuracy of any representation in this document.

Appendix A
Fall River Village Core Models
Survey Results
As of June 24, 2009

Respondents: 8

Which model did you prefer?

6 respondents preferred Model 5

1 preferred Model 4

1 preferred Model 2

The reasons why the respondents liked Model 5 the most:

- The market space
- Square/courtyard spanning the canal
- Promenade allowing direct access to Sobeys from the Fall River Road
- Promenade for screening
- Canal park
- hydrostone type development where existing Guardian Pharmacy/Jessey's Pizza Rest is located.
- Canal courtyard
- walking trails around lake
- Greenbelt
- Different ways to get into Sobeys

The reasons why 1 respondent liked Model 2 the most:

- lower building density around the canal
- preserves central access to Sobeys
- like focus on McPherson Square

The reason why 1 respondent liked Model 4 the most:

- keeps all retail development on Highway 2

What respondents said they thought about Model 2:

- would generate too much traffic on the Fall River Road
- walkways not practical - can see pathway for vandalism

- seemed to lack imagination
- don't like the idea of commercial development around the canal court concept, it would be ok though if it was for seniors accommodation
- don't like the new entrances to Sobeys - just another traffic nightmare

What respondents would change about model 2:

- put entrance back to Sobeys in original location
- having two buildings at the corner of the entry way into Sobeys will just cause more traffic snarls and accidents
- No promenade directly outside of Sobeys
- Reduce commercial development in McPherson Square
- Too much happening around the crossroads
- remove pathways
- incorporate market concept
- include green space
- Sobeys lot already provides space for community activities
- remove all retail from Highway 2
- add park at canal
- remove central entrance to Sobeys

What respondents said they thought about Model 4:

- I liked it best
- Too much density near canal
- loss of central access
- promenade duplicates sidewalk
- liked green space
- Didn't like it
- Good venue for seniors accommodation
- Seniors complex close to Sobeys
- Average
- not too bad - Like the seniors complex

What respondents would change about model 4:

- access into commercial/canal courtyard
- keep entrance into Sobeys parking lot as is
- keep central access to Sobeys
- remove residential from north of Sobeys unless it's a seniors facility
- don't care for the entrances to the mall - I think there would be too many people crossing on foot at the lights

What respondents said they thought about Model 5:

- traffic is always an issue
- too much building density near canal and most vulnerable part of the lake system
- much better than models 2 and 4
- the market square
- See the reasons why respondents liked Model 5 the most above

What respondents would change about model 5:

- make the north retail space a seniors complex
- central access to Sobeys
- nothing, its outstanding!
- move retail to Highway 2
- would like more senior apartments or living space

The type of land uses people would like to see in the Village Core include:

- retail and residential split
- boutiques, restaurant, bank
- recreational/community open space
- retail/commercial, cafe/restaurants
- pedestrian access between areas
- bus terminal
- seniors complex
- taxi stand
- recreation space
- place to bring canoes/kayaks at water's edge
- village store fronts like new Vet Centre
- Dentist office
- less commercial development
- social places for the young and old

The type of land uses people would not like to see in the Village Core include:

- high density housing
- townhouses
- apartments and low rental housing
- apartments
- pizza restaurants
- big box commercial
- automotive servicing
- park and ride transit

- Commercial development that doesn't meet design standards of village
- too many fast food restaurants

Additional Comments:

- Design of buildings is more/as is important as density/type
- ensure cycle/pedestrian compatibility
- what about water supply and disposal for high density housing areas
- avoid Sackville Drive
- transit - park and go - outside Fall River Core i.e. base of 118, exit 5 on Lake Miller Road
- garbage, traffic lights, congestion are always an issue as well as water and sewer.
- We need to develop design standards like Mahone Bay to regulate storefronts and ensure signage meets village requirements
- If a small town like Mahone Bay can create and enforce standards so can we these are all lovely plans but more thought needs to go into water and sewer