

## **Survey for Case 22267:**

Mid-rise apartment buildings near Dartmouth Rd., Stone Terrace and Wardour St.

We would like to hear your thoughts about potential changes to the land-use planning rules near Dartmouth Road, Bedford. Two buildings are proposed for the area. These buildings cannot be built unless planning rules are changed. Before any changes are considered, HRM is asking residents for their opinions. Public feedback will be collected by staff and sent to Regional Council before any changes are considered. Please provide us with your thoughts. Feel free to write on the back of the survey or send us any other comments.

1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

The Fort Sackville neighborhood and Wardour Street provide a senior like me a flat and scenic area to do my physical therapy. I live on Rutledge Street but it is too steep. I walk on Wardour Street with my daughter because it is usually a safe place. Unfortunately these days, traffic in this area can be intimidating and I must be vigilant to stay safe. I am fearful of what more traffic will bring and I do not understand how more density can even be considered before problems improve. Plans for improvements are not going to make me any safer. I stand against this.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

Townhouses may allow more residents to live here. Townhouses sound like they fit in with this neighborhood. Duplexes also. Apartment buildings will create more problems than benefits.

3. Please tell us what buildings might fit best in your neighbourhood?

School. Library. Places to celebrate local history. Single house. Duplex. Townhouse. Park.

4. Is there anything else we should know about your neighbourhood?

Please read the next page. Thank you.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes, please. However, I cannot understand how these big things could be decided when people can't even meet. I have been to meetings in Bedford in the past, though we relied on each other's company. Computer meetings and phone meetings would not have been enough.

If you need extra space, please write on the back of this survey. Or, send us a longer letter or email.

**Return the survey by mail or by email by November 10<sup>th</sup>, 2020:**

**Mail:** Sean Gillis, c/o Halifax Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5

**Email:** gillisse@halifax.ca

# Redacted

Email:

Extra Space:  
#1 Continued

I am a 90 year old folk artist from Nova Scotia. I moved to Bedford in 1942 and I have been painting Bedford (and all of Nova Scotia) since that time. I have had art shows at Scott Manor House which is just a short distance from the library. This neighborhood has changed but it is a good reminder of Bedford's history. A visual artist like me can be glad that some neighborhoods still exist with qualities from earlier times but not so many distractions - like apartments buildings and restaurants which do not match current regulations for Bedford. They are too big and drastically different to be near people's homes and historic properties.

My husband is buried in All Saint's Cemetery which is only a short walk away from the proposals here. I will rest there one day as well and I hope that my family may visit and not hear a traffic jam that day. Do you know that Bedford's first Anglican church is also part of this neighborhood? There are more historic properties here as well, because this area is built around Fort Sackville - the place where Bedford originated. This is a unique place.

I paint here and I walk here too. I hope that different types of construction happen in harmony with Bedford residents. Even here I think that can be done! I think that construction that happens in this neighborhood must have reasonable expectations for residents who use this place already. It is not reasonable to build such large places with so many people living inside them, because it goes against our current regulations. It is not reasonable to add restaurants so close to the place where I visit my husband's grave. It is not fair to distract from this area's historical significance by dwarfing other places built around here. It is not reasonable to make elderly people be afraid of traffic here more than they already have to be.

I know that the neighborhoods in the study area map serve a function in defining Bedford historically. I am proud to paint my province as it has changed, but I am fearful that changes which are too steep will not make it easy to remember where we started from. Should this neighborhood provide housing for everyone? Can something smaller be built to let in the new and also remember the old? Townhouses or duplexes do sound reasonable. Please don't forget about us residents who value this area now when you choose what to build. Thank you.

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

*Clear viewplanes when exiting side streets onto Dartmouth Road.*

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

*Efficient use of land*

3. Please tell us what buildings might fit best in your neighbourhood?

*Small mid-rise apartment buildings*

4. Is there anything else we should know about your neighbourhood?

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

**Personal Info Redacted**

*Yes please.*

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

Too much traffic, school area for children, not being safe on the road for all the traffic for kids. This is a residential zoning area.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

None what so ever.

3. Please tell us what buildings might fit best in your neighbourhood?

homes

4. Is there anything else we should know about your neighbourhood?

It is quite, a lot of children walking to and from school

I do not want this in my area. Turnover

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

yes

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A feel that this will also bring down the market value of my home.

This is a very low key area & beautiful. With all the extra cars & people I would feel like my space has been invaded.

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

Increased traffic. Out of character with existing R1 zoning of neighborhood. Pressure on existing infrastructure and schools. Blocks the view from my home, invades privacy of my neighbours with a 5 →

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

NIL. The area ~~is~~ in question was zoned R1 for a reason.

3. Please tell us what buildings might fit best in your neighbourhood?

R1 Single family homes which conform to the existing zoning restrictions.

4. Is there anything else we should know about your neighbourhood?

The neighborhood already suffers from excess short cutting traffic and had to have traffic bumps installed. There is already excess traffic to Fort Sackville School. →

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes. Frankly given current situation I find it incredulous HRM Council wouldn't figure out a way to do something in-person. If you need extra space, please write on the back of this survey. Or, send us a longer letter or email.

please include and review my previous email to you on this topic.

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Personal Info Redacted

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① Story building looking down into their yard.  
Surface water run-off concerns - where will the rain water go as the property ~~between~~<sup>between</sup> Wardour and stone terrace is a natural water course.  
Traffic turning from Wardour to Bedford Hwy already takes 5-10 minutes to enter/cross during rush hour. Existing commercial parking @ wardour center is 80-90% full during the day with <sup>50% of</sup> it being torn up for construction ~~at~~ residential parking where will the commercial tenants park. Similarly these lots are used for over flow parking for school events - with that parking gone the side streets will be filled with parking.

④ The neighborhood has also seen significant density increases through multiple flag lot developments the development of Andrew Cobb Court, The development of ~~9~~ homes on Elsie Tolson Ct (end of Stone Terrace.), the construction of an apartment building on Parkers Brook. Your study area is too small and needs to consider a much bigger macro area and impact.

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Noise, congestion, too many cars, can't exit Wardour to Dartmouth Road, Lack of privacy, Hazardous to kids in school zone, Deterioration of neighbourhood. Etc.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

None

3. Please tell us what buildings might fit best in your neighbourhood?

Single family residential housing with large lot sizes to prevent small lots with tiny houses built for profit

4. Is there anything else we should know about your neighbourhood?

Traffic cuts through neighbourhood at rush hours and is hazardous. Streets are too small with no sidewalks in some areas.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes.

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Is it possible to build/designate lower-rent, no vehicle building for people who walk/bus. This would be useful in many areas of the city. Encourage bus/car share!

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

Traffic and perhaps other infrastructure. The Dartmouth Rd./Sunny Side area is very congested even now with cars from N+S side all feeding into single lane road way. Narrow RR underpass, etc.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

The convenience of walking to shopping and services, increased business for Sunny Side/Bedford Place.

3. Please tell us what buildings might fit best in your neighbourhood?

Mostly single-family. Perhaps low-density townhouses, with back parking toward ~~Bedford~~ Dartmouth Rd., facing to the south @ lawn/garden on that side. High-rise creates too much traffic.

4. Is there anything else we should know about your neighbourhood?

Between Dartmouth Rd. & Shore Dr. are some of the nicest residential streets in HRM, with school, playground, children & families. Heavy traffic might be forced in this direction by difficult access to Dart. Rd.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

yes  
Live in apt. and formerly house in the area.

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

*The increased traffic would cause difficulty at Wardour Dartmouth Rd intersection. It would be my hope street traffic lights would be installed*

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

*I don't see any great benefits but if done well I see no negative aspects either.*

3. Please tell us what buildings might fit best in your neighbourhood?

*I would prefer to see lower <sup>than</sup> (4 stories or less) I believe that lower level would fit the character of the neighbourhood - also fewer units - not so growth*

4. Is there anything else we should know about your neighbourhood?

*but slower + smaller growth  
I would like growth that consists of a low number of residential units that fit character of neighbourhood. (small units please)*

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

*Yes (Please make units affordable)*

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

There are multiple concerns, but primary one is **TRAFFIC** - we already have people cutting through to get to Bedford Hwy at very high speeds and exiting by the library already takes 5 minutes!

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

IF they are done well, it could raise the housing values.

3. Please tell us what buildings might fit best in your neighbourhood?

High-end, quality condos for purchase; no rental!

4. Is there anything else we should know about your neighbourhood?

It is a very busy family neighbourhood, with a lot of issues already in keeping our kids safe. Must upgrade infrastructure to equal growth!

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

yes.

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

- 1) Lower neighborhood property value
- 2) Need for community subsidizing expenses of apartments complexes
- 3) Lack of safety and significant traffic issues on an already over burdened system
- 4) Increased risk of crime and theft. Apartments result in transient occupancy
- 5) Long-term maintenance of buildings subject to HRM compliance which rarely is effective.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

The Bedford bylaws are in keeping with the community. They are in place to guard against this type of development. Increasing the population is associated with a cost (electric grid, infrastructure etc). Apartment buildings are a low tax base and a massive draw on the system. Therefore, lowers cost of living for apartment renters and raises the cost of living on the surrounding home which pay high taxes.

3. Please tell us what buildings might fit best in your neighbourhood? Family single dwelling homes

4. Is there anything else we should know about your neighbourhood?

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes - this is essential

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### **1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?**

*Increasing traffic in a residential area; that is near a lower elementary school. The apartment building will cause issues and bring danger to the students and the surrounding residents.*

*Ruin the community. This is a quiet, established residential area/community where everyone knows each other and respects each other. Bringing in this absurd amount of new residence will diminish the feeling of community that we who live in the Fort Sackville/Dartmouth road are so lucky to have.*

*Litter and trash from residents in the buildings covering the streets.*

*There are no sidewalks on most of the Shore drive side of the Dartmouth road to accommodate an increased number of people walking in our community.*

*The streets on the Shore drive side of the Dartmouth road are barely wide enough to accommodate the current traffic. Increasing traffic that uses these streets even by a little will greatly increase the risk of an accident.*

### **2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?**

*There are very few benefits to allowing these buildings in the area. This is as simple as money-hungry investors trying to make quick money and not caring about the impact on the rest of the community.*

*The one benefit that could come from the apartment is helping with the low vacancy numbers in the Halifax municipality. However, cramming an apartment building into a residential area is not going to fix this problem. It is only going to make it worse.*

### **3. Please tell us what buildings might fit best in your neighbourhood?**

*No building is the best fit for our neighbourhood. As previously mentioned, our neighbourhood is not able to accommodate the increased traffic that the apartment will bring. Furthermore, this is a historic neighbourhood; the history of Nova Scotia is evident and putting an apartment in the*

*middle of that will take away from the history. As Nova Scotians and residents of Bedford, we should celebrate our history, not ruin it with apartment buildings.*

**4. Is there anything else we should know about your neighbourhood?**

*As previously mentioned, we are as close-knit of a community as there is in HRM. Many of our residents have lived in the same house for over 20 years. The apartment will take away from that, increasing the turnover in our community and taking away the respect that we have for each other.*

*Many people who do not live in our community but know anything about it are apposed to these apartments. It is easy to see how close we are and how an apartment building will ruin what we have. If this was well known around the province, I believe anyone who has spent time around our community would agree that an apartment building has no business going up.*

**5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?**

*If the people of our community were able to have their voices heard, I would be interested in attending a virtual public meeting about this project. However, if it was a one-sided meeting where the developers tell our community that the apartment is going up and more about its plan, I am not interested. This is no place for an apartment building, and you are going to ruin an entire community if.*

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### 1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

This is the thin edge of the wedge. If this rezoning happens the newly rezoned would area would create precedent for other developers to create multi-unit on Dartmouth Road and South to Shore Drive. The new units would also exarate and already congested dangerous intersection at North, Dartmouth Rd and Wardour St. This would lead to more traffic on very narrow side streets of Camden, Perth, Fort Sackville, Shore Drive. Many of which do not have sidewalks and are popular with walker and runner from adjacent neighborhoods. With 100 new units come many school age children. As a Former member of the Sunnyside Schools SAC I can tell you the schools are over capacity and would not be able to absorb the influx of new students. Finally, any project should preserve the character of the existing neighborhood(I believe that is part of the HRM Planning document). Adding two larger apartment unit does not fit with the character of our neighborhood.

### 2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

I'm struggling to find any benefits for allowing apartment buildings in the area. The only thing that comes to mind is retailers in the area may see an increase in revenue with addition of 300-400 people. There is not mention of townhouse in the development document. So I can't really respond to the benefits of townhouses.

### 3. Please tell us what buildings might fit best in your neighbourhood?

I would think single family homes would be best and most consistent for the neighborhood. There could be also be townhouse units which would be consistent with the larger neighborhood.

### 4. Is there anything else we should know about your neighbourhood?

One of the great benefits of our community is its walk-ability. Like I said above many people from outside the area use it for walking and running. This is in spite of the narrow streets and very few sidewalks. If this proposal goes through, it is sure to change that and not for the better.

### 5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes

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**1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?**

This will totally change the character of the neighbourhood. Bedford has a town feel that we must maintain. We pay higher taxes than they do on the peninsula and we should have some benefits. This would strain the already full local schools. The traffic in the area is heavy already and cannot sustain the addition of this many residents. Cars already drive WAY too fast on Eaglewood Dr.

**2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?**

There would be absolutely no benefit to the residents or the town of Bedford from this development.

**3. Please tell us what buildings might fit best in your neighbourhood?**

Houses. This is a residential area with all single family homes. This should not be changed.

**4. Is there anything else we should know about your neighbourhood?**

This is one of the nicest neighbourhoods in HRM and it is a cash cow in terms of taxes for HRM. The property values and the quality of the schools here should be protected.

**5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?**

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Name: [Redacted]  
Personal  
Address: [Redacted]  
Info  
Redacted  
Email: [Redacted]

#### Extra Space

Having worked in the construction industry for decades I know that these developers will not stop. They will continue to build more buildings until the entire town is high rises. They will destroy historic homes and neighbourhoods.

We pay high taxes in this area and currently have good schools. These schools are old buildings that are full. They cannot accommodate this extra children. We would lose our schools and our children would be bussed out of our community to go to school. This is totally unacceptable.

We have such a wonderful community here and there is no need to have this sort of development here. This would be the first nail in the coffin for the town of Bedford. This development cannot go ahead.

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd? (Please see attached.)

- increased traffic congestion on Dartmouth Road, Bedford Bypass, Magazine Hill and Bedford Highway.
- increased traffic in surrounding neighbourhoods including Wardour Street, Camden, Fort Sackville, Perth Street, Shore Drive, Croft Links, and Eaglewood Subdivision.
- lack of any new infrastructure to address traffic issues
- increased noise pollution and litter.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

Not in this neighbourhood

3. Please tell us what buildings might fit best in your neighbourhood?

- Townhouses and Semi-Detached units only will keep the unique fabric of the existing neighbourhood.
- Apartment buildings should only be constructed in New Residential areas zoned for multi-unit buildings.

4. Is there anything else we should know about your neighbourhood?

- These buildings are proposed to be built bordering on one of the oldest residential areas of Bedford. Scott Manor House often holds outdoor concerts & events in a quiet setting. Noise pollution will negatively impact this beauty.
- Small Schools Fort Sackville and Sunnyside elementary are already at capacity
- Streets are narrow and there are very few sidewalks

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project? *yes absolutely!*

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Redacted

Redacted

Name: Redacted

Address: Redacted Perth Street, Bedford, N.S. Redacted

Email: Redacted

Extra Space:

I have lived in this neighbourhood on Perth Street for 20 years and have commuted to downtown Dartmouth and downtown Halifax daily for that period. Over this time traffic density and problems have greatly increased both on the Dartmouth Road, Bedford Bypass and on the Bedford Highway (and Magazine Hill). There is no new infrastructure in place to deal with the increased density of traffic. The developers have proposed that these developments will have minimal impact on traffic density in these areas. I totally disagree.

Commuters will face longer commute times in these areas, increased traffic accidents, increased flow of traffic through quiet residential neighbourhoods. Drivers look for shortcuts and will travel through Eaglewood Subdivision, Golf Links, Wardour Streets to avoid longer waits. There are elementary schools - located on Perth and Eaglewood Drive - many children walking at peak hours. Perth Street and Fort Sackville do not have sidewalks and are very narrow streets. Children and Adults walk on the road and cars (vehicles) park along the sides of these narrow streets to drop off/pick up children. The presence of snow often reduces these streets to one lane. The presence of Buses and vehicles often reduces the flow of traffic to a stop at times. Elementary School Children are walking on the street at these times and are at risk as pedestrians.

Increased flow of traffic will increase Noise pollution and litter in these quiet neighbourhoods.

I feel that zoning is put in place to protect the standards of a neighbourhood and homeowners observe these zoning areas when purchasing a home and choosing to live in a neighbourhood. I am fearful that allowing these zoning changes to take place will only set a precedent for future multiunit buildings to be built in these neighbourhoods and further encroach on the existing quiet neighbourhood consisting of private homes.

Construction of these units will invade the privacy of backyards of those residents on Stone Terrace, Brook Street, and Wardour Streets.

Redacted



## **Survey for Case 22267:**

Mid-rise apartment buildings near Dartmouth Rd., Stone Terrace and Wardour St.

We would like to hear your thoughts about potential changes to the land-use planning rules near Dartmouth Road, Bedford. Two buildings are proposed for the area. These buildings cannot be built unless planning rules are changed. Before any changes are considered, HRM is asking residents for their opinions. Public feedback will be collected by staff and sent to Regional Council before any changes are considered. Please provide us with your thoughts. Feel free to write on the back of the survey or send us any other comments.

1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

I strongly object to allowing apartment buildings on Wardour Street and Stone Terrace for a number of reasons. (Please see next page).

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

The only benefit to allowing these apartment buildings to be built is profits for the developers. They will do nothing to benefit the community. Effects on the community will be all negative...loss of walkability and sense of community as well as increased traffic and congestion due to on street parking.

3. Please tell us what buildings might fit best in your neighbourhood?

My preference would be for single family units similar to Mellow Crest Estates or the rental houses being built on the corner of Camden and Fort Sackville. This is what is allowable under current zoning. These two single family rental developments in the area show that these types of development can be profitable and are in keeping with the neighborhood.

4. Is there anything else we should know about your neighbourhood?

Our neighbourhood is one of the oldest and most historic areas of Bedford. People come from around Bedford to through this quiet, attractive area.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes. Although I would prefer the meeting to be delayed until an in person meeting can take place.

If you need extra space, please write on the back of this survey. Or, send us a longer letter or email.

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**Return the survey by mail or by email by November 10<sup>th</sup>, 2020:**

**Mail:** Sean Gillis, c/o Halifax Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5

**Email:** gillisse@halifax.ca



## **NOT IN KEEPING WITH THE AREA**

The Bedford SPS (HRM Planning Document) states that development should preserve the character of existing neighbourhoods in their present form and promote stability within established residential areas. Adding two large apartment buildings into an area of single family homes does neither. Neighbours will lose privacy and enjoyment of their property. Home owners in this neighbourhood have invested in their property with the knowledge that it was zoned for single family units only. It seems unfair that this should be changed so a developer can make money. Many of the homes closest to this development (those with the most to lose) are smaller, older homes and are among the most affordable single family homes in Bedford. Several of these homes have already been destroyed already to make way for these buildings. To me this is not progress. The area of old Bedford is surrounded on all sides by development...the Larry Uteck area, the development off Windmill Road just over the Magazine Hill, and the large area approved for development between the Burnside Extension and Bedford. There will be lots of options for housing. HRM doesn't have to negatively impact an existing neighbourhood with out of scale development. Allowing these multiunit buildings to go forward will just increase the supply of high end apartments available while reducing the availability of affordable single family homes.

## **NEIGHBOURHOOD ENCROACHMENT**

If this change in zoning goes through, the two proposed buildings will just be the "thin edge of the wedge". Other large buildings will be built within the newly formed zone and other applications for "spot rezoning" will certainly follow. In the rezoning applications put forward by the developers, they use the fact there is already a multi unit building on Dartmouth Road (Parkers Brook) as justification as to why these two new buildings should be allowed. If these two buildings are built they will be used to justify future zoning changes. If we want to save the character of our existing neighbourhood we cannot let these two apartment buildings go ahead.

## **TRAFFIC**

Traffic is already at capacity on Dartmouth Road. Entering Dartmouth Road from Wardour Street, Stone Terrace and North Street is often a difficult, dangerous and time consuming task. Adding 100 more residential units and numerous retail and commercial units with their associated vehicles to the traffic trying to access Dartmouth Road will only make this more difficult and dangerous especially with the entrances to both buildings so close to the intersection. Drivers avoiding this congestion will use other routes through Shore Drive and Eaglewood increasing traffic congestion in those areas as well. One of the great benefits of our community is its walkability – even though most of the streets are narrow and have no sidewalks. Many senior and elementary school children walk in this area. If this proposal goes through, it is sure to dangerously change that.

## **PARKING**

The proposed buildings include ground level commercial or retail businesses as well as almost 100 residential units (each with only one parking spot). The proposed

building contain less than 50% of the required parking for residential units by HRM regulations. Also, if they go ahead, the Wardour Centre would no longer be able to provide the parking required by zoning regulations for their commercial operation. This would add to the number of vehicles parking on our already busy narrow streets and cause problems for both vehicles and pedestrians, especially the many seniors and elementary school students that walk in this area.

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## Survey for Case 22267: (and 20476)

Mid-rise apartment buildings near Dartmouth Rd., Stone Terrace and Wardour St.

We would like to hear your thoughts about potential changes to the land-use planning rules near Dartmouth Road, Bedford. Two buildings are proposed for the area. These buildings cannot be built unless planning rules are changed. Before any changes are considered, HRM is asking residents for their opinions. Public feedback will be collected by staff and sent to Regional Council before any changes are considered. Please provide us with your thoughts. Feel free to write on the back of the survey or send us any other comments.

1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

The main concerns I have are:

- Loss of single-family community feel of the area
- Loss of quiet enjoyment of the area
- Loss of trees, birds and other wild life from the area
- Increased noise levels (day to day living) →

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

NONE

3. Please tell us what buildings might fit best in your neighbourhood?

The best fit is the existing: SINGLE FAMILY RESIDENTIAL

4. Is there anything else we should know about your neighbourhood?

This is an older, well-established area of single family residential dwellings and is not conducive to upgrading or change.

The new construction at Cushing Hill and along the Bedford Highway is surely more suited to multi-residential and commercial buildings →

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes, either method is fine.

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#### #1 con't

Increased road traffic - Wardour St. used to be a quiet side street with low traffic, the addition of +130 cars with the proposed plan would greatly increase noise and traffic accident potential

Increased odours - from garbage + recycling trucks - idling of garbage and daily living with almost 100 new apartments and additional commercial space.

Increase of vermin from garbage at new developments which will spread throughout the neighbourhood.

Snow clearing will potentially block up the road as snowplow workers in apartment buildings tend to push the snow from the driveways out into the road.

My driveway is directly opposite to one of the developments which is concerning all year long for traffic safety and winter snow plowing.

#### #4 con't

for convenience to public transport, shopping and other amenities. The area of Wardour St. and Stone Terrace do not need any commercial space added to them.



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Mid-rise apartment buildings near Dartmouth Rd., Stone Terrace and Wardour St.

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

1) Traffic, and 2) reduced values of my property; reduced enjoyment, due to traffic and because the new dwellings would attract many more people of lower income and social status. This may seem elitist. But the fact is, the neighborhood would become less exclusive. And I like its exclusive nature.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

None to me. The benefits would all be to new residents; not current ones.

3. Please tell us what buildings might fit best in your neighbourhood?

Single-family dwellings — to maintain low density and the upper-middle-class character of the neighborhood.

4. Is there anything else we should know about your neighbourhood?

I'm sure you already know that Bedford is a relatively upscale, wealthy neighbourhood. Adding high-density housing will erode that.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

If it helps prevent the project from happening.

If you need extra space, please write on the back of this survey. Or, send us a longer letter or email.

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Mail: Sean Gillis, c/o Halifax Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5

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1) My biggest concern is that my property 40 Dartmouth Rd. is not included in the study area. My property will be the only residential property and my brother's 38 Dartmouth Rd. that will butt up next to your study area. I feel this will have a negative effect on my property value. It should include my property which would then allow Parker's Brook to become a natural border. You used Parker's Brook on the South side as a border. I have no idea how you chose your boundary on the north side but it makes actually no sense ~~the~~ that our property was not included. I asked to have that decision reviewed but I was told H R M does not like to change things mid stream. Please review this decision as Parker's Brook is a natural boundary and there is no possibility of construction taking place between Parker's Brook and Ridgeway subdivision. My property has the potential to be next to a large apartment building and the value decreased when it could be a natural fit to your proposed study area. My brother at 38 agrees with me as well.



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Mid-rise apartment buildings near Dartmouth Rd., Stone Terrace and Wardour St.

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd? *on back.*

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area? *I think it would be a natural fit for that portion of Dartmouth Rd.*

3. Please tell us what buildings might fit best in your neighbourhood?

*I believe the apt. building on the South side is a natural fit. So some small commercial & seniors complex would be very popular.*

4. Is there anything else we should know about your neighbourhood?

*My property is approx 40,000 sq. ft. but is land locked. I do not have enough frontage to sub divide. So this proposal could be very beneficial to me and the community for senior housing.*

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

*yes*

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

The survey refers to a "mid-rise apartment" building but does not provide any sense of the projected number of floors. On scanning municipal websites around standardised definitions in the Canadian system they range from 5-11 floors. Obviously the concerns are proportional to the height of the proposed building.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

There are a variety of economic and cultural benefits of increasing the types of residences available in the community, but this is offset by the potential detrimental impact on existing homes (ie reduced property value) and traffic patterns (e.g. increased congestion) associated with the influx of a potentially large number of people living and commuting into Bedford.

3. Please tell us what buildings might fit best in your neighbourhood?

One that is in proportion to the existing houses, town houses etc that are in the area. A true 'mid-rise' building of 5-10 stories is clearly out of proportion to the area. There is an element of scalability which needs to be considered.

4. Is there anything else we should know about your neighbourhood?

At present there is substantial traffic flow down the #7 into Bedford from Dartmouth and then onto the 102 versus 101 etc. Increasing the traffic flow into Bedford (by having a large mid-rise building) without such items as the Burnside to Rocky Lake extension or other traffic solutions will make traffic/commute worse. Moreover, the road into Bedford is a school district and increasing vehicular traffic through same will place children at risk.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes

Redacted

If you need extra space, please write on the back of this survey. Or, send us a longer letter or email.

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

- not the infrastructure to support  
- currently difficult to make turn on to Antworth  
Rd from Wardour adding more vehicles would make it worse

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

- do not see any

3. Please tell us what buildings might fit best in your neighbourhood?

same as current, single family dwelling

4. Is there anything else we should know about your neighbourhood?

Nice, quiet neighbourhood (except 4-6 weeks/days  
when cars take short cut to avoid lights Dart Rd/Bed Hwy)

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

yes

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

Parking is a major concern. 47 underground and 9 surface parking spots leaves one parking spot per unit. Apartment units should have 1.5 parking spots per unit. Failure to do this will result in on-street parking as seen on Larry Utech and resulting congestion.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

It would help with the residential problem, but only if they are priced in a financial manner that will be affordable to citizens. Units that are in the \$1700 - 2200 are not financially going to address the housing needs of citizens.

3. Please tell us what buildings might fit best in your neighbourhood?

4. Is there anything else we should know about your neighbourhood?

I'd be very concerned about the vehicle congestion. I recognize there are mass transit routes available however not everyone is able to fit the bus schedule around their working day.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

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# Redacted

## Extra Space:

Its worth noting that Dartmouth road is a very busy road that accommodates a lot of traffic transiting from Bedford to Dartmouth. If there is to be a solution that doesn't involve an increase in the number of parking spaces, there needs to be a traffic study done to identify if the road can accomodate the additional parking demands and prevent vehicle accidents.

For the commercial space alone in the suggested design there needs to be dedicated commercial parking for clients (otherwise you won't keep any commercial shops in the location). Ideally you need to have between 15 - 20 spaces for staff and clients. Whether that is angle parking in front of the building or another option, it's essential there is some additional parking to accommodate businesses to be successful, otherwise it will never get used.

Its worth noting the commercial vacancy rate in HRM is around 20% - so not sure this will be used either way.

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For more information, please  
visit [www.halifax.ca/planning](http://www.halifax.ca/planning)  
(scroll down to Case 22267)

or contact Sean Gillis,  
Planner, 902-490-6357,  
[gillisse@halifax.ca](mailto:gillisse@halifax.ca)

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd? The main concern we have with you allowing the building of these two buildings and the rezoning of the four areas highlighted in your letter is traffic. Trying to turn at the bottom of North Street onto the Dartmouth Rd is at sometimes during the day impossible. You generally have to wait until someone is kind enough to stop to allow you out which can

take several minutes. There is also a blind curve that you cannot see if traffic is coming and adding 99 more units to this area will just add to the congestion. During rush hour traffic in the morning and evening unless you put lights at the bottom of North street it will be difficult to get in or out of our neighbourhood.

Also, why is it that an apartment complex further up the Dartmouth Rd on Mellowglen Court got turned down and a small single family retirement neighbourhood had to be built instead? We believe it got turned down because of traffic or did get it turned down because Tim Outhit lives adjacent to that building project? Why is okay for this infill to be built in a single family zoning area but not that one?

Another problem will be the overcrowding of the local schools

Also the water and sewer lines will have to be expanded and updated to support new infrastructure in the area which we are sure would increase our taxes.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area? Absolutely none to the families, just a bigger tax base for the city.

3. Please tell us what buildings might fit best in your neighbourhood?  
Single family homes that already exist or small low rise homes that do not interfere with the existing neighbourhood.

4. Is there anything else we should know about your neighbourhood? I have lived on Main Street since 1950 and have seen many changes to the town of Bedford but there is no need or reason to destroy our neighbourhood just for a larger tax base. Our neighbourhood up North Street is a quiet neighbourhood with working families or retirees living in modest homes. We all know each other and love our neighbourhood the way it is.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project? Yes

If you need extra space, please write on the back of this survey. Or, send us a longer letter or email.

Return the survey by mail or by email by November 10th, 2020 Mail: Sean Gillis, c/o Halifax

# Redacted

In addition

Besides highlighting these two building for construction, we see that you have also highlighted the area of Dartmouth Rd. and North Street behind Main Street as a possible rezoning. We see that you have cut our yard in half along with a few of our neighbours to be rezoned. Are we to presume that your intention is to also have this rezoned at the same time? I will not sell “half” my yard for rezoning or any future planned building. I have lived here my entire life and a building in my backyard will destroy the enjoyment of my home, yard, view, privacy, sunshine and the wildlife habitat. The value of my property would plummet and I will not give the greenbelt I have behind my house that I use for gardening and enjoyment and as I have spoken to several of my neighbours, neither will they.

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

Traffic on Dartmouth Road would be even worse. It is already difficult to enter Dartmouth Road from Wardour or Golf Links Rd as it is. The proposed increase in density in the area would make it much worse. Also, the proposed buildings would have a negative impact on the character of the neighbourhood.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

Lower property taxes as a result of the decrease in the property values for existing homeowners.

3. Please tell us what buildings might fit best in your neighbourhood?

Single family homes.

4. Is there anything else we should know about your neighbourhood?

The residents are generally quite active and need safe areas for walking.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes

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# Redacted

email, by November 10th. Contact details are on the survey.

Brockwell Si  
Main St

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HRM Regional Council has enabled virtual public meetings to support public engagement for active planning processes. HRM, through the North West Planning Advisory Committee, will host virtual public meetings with residents in the future. As part of the survey attached, we're trying to gauge interest in virtual public meetings, which will help with scheduling. When virtual public meetings are scheduled, residents will be notified and provided with directions on how to participate.

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HRM is still in the early stages of considering Case 22267. Regional Council must hold a public hearing before voting on any changes. The public hearing is another chance for

residents to bring their opinions to Council. Before a public hearing you will receive an invitation by mail.

Sean Gillis is the Planner managing this file. You can contact him by phone at 902-237 3424 or by email at [gillisse@halifax.ca](mailto:gillisse@halifax.ca). For updates and other documents visit the website: <http://www.halifax.ca/planning> (scroll down to case 222

**Return the attached survey by mail or by email by November 10, 2020:** Mail: Sean Gillis, c/o Halifax Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5 Email: [gillisse@halifax.ca](mailto:gillisse@halifax.ca)

# **PLANNING APPLICATION CASE NO. 22267**

HRM Council directed staff to start a process to consider changes to allow apartment buildings near Dartmouth Road. The process will consider changes to the Bedford Municipal Planning Strategy to allow mid-rise

apartment buildings in a study area near Dartmouth Road. Applicants have proposed two specific buildings within the study area.

The Stevens Group (represented by Shelley Dickey Land Use Planning) is proposing a four-storey residential building on Dartmouth Road, between Wardour Street and Stone Terrace. The proposal includes:

- 4 storeys with 2-storey sections at both ends of the building
- 48 residential units
- Main driveway off

Wardour Street for 47  
underground parking spaces

- Secondary driveway off  
Stone Terrace for 9  
surface parking spaces

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Bedford Holdings Ltd. (represented by Zzap

Consulting) is proposing a five-storey residential, commercial building on the parking lot behind the Wardour Centre, on Wardour Street. The proposal includes:

- 5 storey building,  
with upper stories  
set back

- About 6,300 square feet of  
ground level commercial  
space

- 51 residential units  
above the  
commercial space

- Adding a new  
driveway on  
Wardour Street

- 52 underground parking  
spaces and 24 surface



# parking spaces

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For more information, please  
visit [www.halifax.ca/planning](http://www.halifax.ca/planning)  
(scroll down to Case 22267)

or contact Sean Gillis,  
Planner, 902-490-6357,  
[gillisse@halifax.ca](mailto:gillisse@halifax.ca)

**Survey for Case 22267 :** Mid-rise apartment buildings near  
Dartmouth Rd., Stone Terrace and Wardour St.

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1. What concerns do you have about allowing apartment buildings  
and townhouses near Dartmouth Rd?

I am somewhat confused that you are presenting us a map  
that shows us that there are 4 distinct locations where the city is  
suggesting a rezoning but only showing us two potential buildings.  
Are you trying to slip all four areas through but only present two

building sites at this time? I find it somewhat confusing and misleading and would like that question answered.

Besides not wanting an apartment building literally in my backyard, which is what is suggested if all 4 areas are rezoned, We do not want an increase in traffic in the area. I am sure a traffic study would show that the area could not handle more traffic at certain times of the day. In the morning, the Dartmouth RD is often backed up onto the Bedford Highway with traffic. Having two schools that feed off of the Dartmouth Rd, there are parents dropping off children, school buses picking up children at the bottom of North Street and Dartmouth Rd, and commuters going back and forth to Dartmouth as it is the only way to get there from Bedford. The same applies after 2:30 until 6pm in the afternoon. The thought of adding 99 apartment units to the area is ridiculous. I often cannot get out of my neighbourhood now and have to wait until someone kindly stops and lets me out.

I am also aware that other potential apartment complexes have been proposed in the area and that they have been turned down because of traffic issues.

It is also unfair to people who have bought their homes in the area where it has been zoned single family and now they are threatened with a change to that. It devalues our homes as people do not want to buy homes in a densely populated neighbourhood.

With changes that would have to be made to infrastructure taxes would undoubtedly increase.

2. What benefits do you think allowing apartment buildings and

townhouses could bring to the area? None to this particular area

3. Please tell us what buildings might fit best in your neighbourhood?

Single family

4. Is there anything else we should know about your neighbourhood?

This neighbourhood is filled with older homes with families or retirees. We are a close knit neighbourhood and I know on my street several of us have lived here for decades. We take pride in our neighbourhood with neatly maintained homes, middle class in nature. When I first moved to Bedford in 1994 from Ontario, I found it to be a quaint, beautiful little town. As time has moved on it has lost some of that quaintness due to all the infil that has taken place. There is enough space in other areas where you would not be interfering with people's communities to build these apartment complexes.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project? Yes

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# Redacted

If you are intending to also rezone the area bounded by North Street, Dartmouth Rd and backing onto the homes of Main Street I wish you would make this clear.

If this is the case I have many more concerns as that would literally be in my backyard. There are at least 9 homes that would be in that area to be demolished and looks like several backyards of others would be severed. Due to the fact that this area is a steep hill we are assuming that any building would be built at the back of the plot. This would greatly diminish the value of my property, my enjoyment, my privacy, my view and the sunshine available.

I feel it is very unfair to put fellow residents of your community through such stress as to think such changes are coming to their neighbourhood. A few of my elderly neighbours are extremely stressed by the city's proposal of rezoning and at their age it is horrible that the city they live in is threatening such changes.



## **Survey for Case 22267:**

Mid-rise apartment buildings near Dartmouth Rd., Stone Terrace and Wardour St.

We would like to hear your thoughts about potential changes to the land-use planning rules near Dartmouth Road, Bedford. Two buildings are proposed for the area. These buildings cannot be built unless planning rules are changed. Before any changes are considered, HRM is asking residents for their opinions. Public feedback will be collected by staff and sent to Regional Council before any changes are considered. Please provide us with your thoughts. Feel free to write on the back of the survey or send us any other comments.

1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

Traffic on Dartmouth Road would be even worse. It is already difficult to enter Dartmouth Road from Wardour or Golf Links Rd as it is. The proposed increase in density in the area would make it much worse. Also, the proposed buildings would have a negative impact on the character of the neighbourhood.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

Lower property taxes as a result of the decrease in the property values for existing homeowners.

3. Please tell us what buildings might fit best in your neighbourhood?

Single family homes.

4. Is there anything else we should know about your neighbourhood?

The residents are generally quite active and need safe areas for walking.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes

If you need extra space, please write on the back of this survey. Or, send us a longer letter or email.  
-----

**Return the survey by mail or by email by November 10<sup>th</sup>, 2020:**

**Mail:** Sean Gillis, c/o Halifax Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5

**Email:** gillisse@halifax.ca

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

that it will change the dynamic of the area. A quiet enclave will be no longer. The already dreadful traffic from Wardour to Dartmouth Rd. will be even worse.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

Absolutely nothing.

3. Please tell us what buildings might fit best in your neighbourhood?

Single family dwellings, like those that exist currently. That is what we all bought in to.

4. Is there anything else we should know about your neighbourhood?

There is a small school less than one block from both proposed buildings. Young children walk along Wardour. The additional traffic has me concerned about safety as well as the clog of cars.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes!

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

future congestion/density issues, traffic issues. This area was never designed for the residential + commercial density that now exists + the proposal increases loads on to this.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

NONE MORE TRAFFIC, MORE POPULATION DENSITY MORE NOISE, ETC IF YOU WANT TO ↑ HOUSING UNITS IN HRM YOU HAVEN'T CONVINCED ME THERE ARE NO ALTERNATIVES IN BEDFORD OR BEYOND THAT WOULD IMPACT EXISTING COMMUNITIES LESS.

3. Please tell us what buildings might fit best in your neighbourhood?

I bought my house 6 years ago to live in a quiet cal desal neighbourhood - there is now so much noise my house vibrates. Poor planning on urban growth. The area targeted for building has already contributed enough. NO MORE

4. Is there anything else we should know about your neighbourhood?

YES - IT IS A QUIET (OR WAS) RESIDENTIAL NEIGHBOURHOOD AND THE CITY'S CONSTANT APPROVAL FOR MORE SUBDIVISION AND MULTI UNIT RESIDENCES + COMMERCIAL LOTS IS DESTROYING IT

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

YES

PLEASE NOTE I AND MY NEIGHBORS ARE MORE THAN HAPPY TO TAKE LEGAL ACTION AGAINST THE CITY + DEVELOPERS.

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

- Property values will ↓
- Traffic ↑ - no sidewalks, extra cars will park on narrow streets.
- Destroys the character + design of a great neighborhood.
- Shore Dr. + residents close by pay the highest taxes so don't expect apt. bldg

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

- no benefits to apt. buildings at all in an already busy, heritage area with single family dwellings.

3. Please tell us what buildings might fit best in your neighbourhood?

- short rows of residential townhouses fitting the style of the neighborhood potentially - not dense housing.

4. Is there anything else we should know about your neighbourhood?

- (2 proposed apt. bldgs = 99 units = 100 - 200+ extra people in the area - infrastructure cannot support it.  
(the area should be preserved with so much of Bedford's history there) - it will ruin the character of the area
5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

yes.

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2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

Lower property taxes as a result of the decrease in the property values for existing homeowners.

3. Please tell us what buildings might fit best in your neighbourhood?

Single family homes.

4. Is there anything else we should know about your neighbourhood?

The residents are generally quite active and need safe areas for walking.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

"TRAFFIC CONGESTION," - with marijuana being legal, I have concerns if these bldgs are open to younger people to rent. Noise levels + scents of marijuana would be such a disappointment.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

FOR RESIDENTS - "NONE" FOR BUSINESSES  
MORE REVENUE.

3. Please tell us what buildings might fit best in your neighbourhood?

NO LARGER THAN "50" UNIT 55 plus Bldgs.  
Seniors are looking for areas where they are able to use transit + walk to stores

4. Is there anything else we should know about your neighbourhood?

Seems that in the last several years more bldgs are being built in + around Dartmouth Rd... There are more accidents + the traffic is never ending.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

yes I would

\* Will these bldgs be "concrete"?

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### 1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

- Increased traffic in an already highly congested area with insufficient sidewalks and parking spots, resulting in increased dangers for pedestrians and students of the nearby elementary school.
- The addition of these complexes sets precedent for the addition of other unnecessary buildings creating the same issues as this one throughout Bedford.

### 2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

None

### 3. Please tell us what buildings might fit best in your neighbourhood?

No other buildings are necessary for the neighbourhood

### 4. Is there anything else we should know about your neighbourhood?

The neighbourhood is a smaller quiet residential neighbourhood with residents who purchased their houses for this purpose. Adding any complexes such as the one discussed will directly oppose those reasons.

### 5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

Noise during construction usually at an early hour in the morning before seniors nearby are awake!!  
Traffic congestion on the Dartmouth Road which is bad enough now.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

None

3. Please tell us what buildings might fit best in your neighbourhood?

None

4. Is there anything else we should know about your neighbourhood?

I am against this project in case you haven't guessed already!!

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

No

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

- (1) Single family individual with neighbourhood
- (2) Apartments neither needed or wanted.
- (3) A safe neighbourhood ruined.
- (4) Totally against any change whatsoever.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

Absolutely none. The strength of these neighbourhoods are the individual single family homes that anchor the neighbourhoods and the school system that services them.

3. Please tell us what buildings might fit best in your neighbourhood?

Single family individual homes only. Traffic is at maximum density as anyone who travels Dartmouth Road will certainly certify.

4. Is there anything else we should know about your neighbourhood?

No changes in land use planning are either are warranted or requested.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes (and speaking).

# Redacted

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

- The proposed apartment development represent an increase of 99 units which will negatively impact traffic and the safety of pedestrians and school aged children in this area.
- The increased traffic will also have a negative effect on the flow of traffic which currently is congested.
- Deviation in traffic patterns to circumvent these apartments would place an unwanted higher flow of traffic through our residential neighbourhood.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

None

3. Please tell us what buildings might fit best in your neighbourhood?

Single family dwellings

4. Is there anything else we should know about your neighbourhood?

Families in this neighbourhood have purchased homes with the expectation that the zoning will remain single family units.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

IT DEGRADES an old residential neighbourhood of single family dwellings. This is an historic residential enclave — RESPECT it!  
Schools are already overcrowded. NO MORE children!!

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

NONE at all!

3. Please tell us what buildings might fit best in your neighbourhood?

only tasteful, single family homes

4. Is there anything else we should know about your neighbourhood?

THE INTERSECTION OF WARDOUR, NORTH & THE DARTMOUTH Hwy is a NIGHTMARE now, very dangerous for school children & elderly now, especially as many require SERVICES of the library. THERE should be a TRAFFIC light!

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

we have already attended ~~an~~ a public MEETING & EXPRESSED our views.

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## Case 22267 concerns

I have serious concerns about the proposals to allow apartment buildings in this area. Changes to the land use rules would not only destroy the integrity of the community but would create multiple problems for residents.

Traffic on Dartmouth Road has now become heavy at all hours and all days of the week, even with the numbers of recent new residents in various area around Bedford. Speeding is a constant danger on Dartmouth Rd., as is the amount of vehicular traffic moving in both directions. The addition of vehicles from the proposed number of units would create a true nightmare for all. The applicants talk about Bedford being in line for rapid transit, ferry terminals and other new transportation modes, however this is not by any means a definite plan. These ideas have been floating around for years.

The current traffic situation is problematic as well due to noise pollution and disruption of the neighbourhood ambiance. I believe residents would not tolerate further disturbance.

The current infrastructure in Bedford simply cannot handle the potential number of new residents in this area. Schools are already overcrowded. Local doctors are not taking new patients. Very little can be done to improve traffic congestion on Bedford Hwy or on Dartmouth Rd.

An important consideration as well to most residents is aesthetics. Apartment buildings next to an established single family home community would look very much out of place. We already have a large apartment building adjacent to Wardour Centre on Dartmouth Rd. Two or even one more would create a very crowded appearance, in addition to the points already mentioned.

# Redacted



Redacted

Redacted

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

NOISE / TRAFFIC / WATER & SEWER /  
TRANSFORMATION OF ESTABLISHED  
OLD NEIGHBOURHOOD

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

NONE

3. Please tell us what buildings might fit best in your neighbourhood?

IF ANYTHING - SINGLE FAMILY RENTAL  
HOUSES AKIN TO THOSE ON FORT SACKVILLE RD  
AT CAMDEN ST. (JUST WEST OF STONE TERR) AND OVER →

4. Is there anything else we should know about your neighbourhood?

THIS NEIGHBOURHOOD IS A WELL ESTABLISHED  
OLDER PART OF BEDFORD AND RESIDENTS  
LIKE IT JUST THAT WAY. OVER →

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

+

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3/ like those on Mellow green Cnt. just off of Dartmouth Rd. All of these units could be aimed at Seniors AND WOULD FIT MORE WITH THE EXISTING HOMES (MELLOW GREEN'S ORIGINAL PLAN WAS FOR APARTMENT BUILDINGS (WAS VETOED BY COMMUNITY,  
4/ My property (5 NORTH ST) CORNER OF DARTMOUTH RD WAS PURCHASED BY MY FATHER JUST AFTER THE SECOND WORLD WAR AND HAS BEEN OCCUPIED BY OUR FAMILY SINCE 1945. WE HAD AND STILL HAVE A FANTASTIC NEIGHBOURHOOD. THE BIGGEST PROBLEM WE HAVE AND HAVE HAD FOR SOME TIME IS DARTMOUTH RD TRAFFIC. THIS PROBLEM SHOULD BE REDUCED WITH THE BURNSIDE EXPRESSWAY. WE WERE LOOKING FORWARD TO THAT TO EVEN MAKE THIS GREAT NEIGHBOURHOOD EVEN BETTER.

\* WE DON'T NEED ANY BIG UGLY APARTMENT BUILDINGS TO RUIN IT HERE.

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

- Definitely not in keeping with the character of the neighbourhood
- neighbourhood included 2 cemeteries, historic museum, parson house, small 2 room school & single family homes
- severe traffic issues especially access to Dartmouth Rd.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

nil

3. Please tell us what buildings might fit best in your neighbourhood?

single family units designed for the elderly i.e. houses in Ridervale  
"The Meadows"

4. Is there anything else we should know about your neighbourhood?

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Redacted

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Survey for Case 22267:

Mid-rise apartment buildings near Dartmouth Rd., Stone Terrace and Wardour St.

Submitted by,

# Redacted

1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd.?

What makes my neighborhood attractive to live in is a feeling of openness and its sense of being uncluttered. In living outside of the city it has always been favourable to be away from aggressive development and developers. This area of Bedford is meant to be a quiet residential area for houses, and should maintain its Residential Single Unit zone status. Introducing these large buildings, or "street walls" as I call them, takes away from the character of this neighborhood and would create a closed in, dark, unattractive feel to the area. There is also a strong historical significance to this area as it is home to the prestigious Scott Manor House (the second oldest house in HRM dating from the 1700s). Another fear is that if developers are allowed in to build this time they have a tendency to want to keep expanding their development until the character of a neighborhood is continually eroded and eventually gone forever. I do not want to see my neighbors intimidated by greedy developers wanting to encroach on their properties just so they can profit from unattractive apartment complexes.

I would like to expand on the further negative outcomes of this development proposal. These negative outcomes are in the areas of noise, congestion, traffic and above all safety. Currently the intersection of Wardour, Dartmouth Rd., and North St. is extremely unsafe even with the current population of people trying to turn onto the Dartmouth Rd. with its constant stream of traffic. A full set of traffic lights including push button pedestrian call buttons with dedicated pedestrian signals on both crosswalks is decades overdue for this intersection, and the people of this area should not have to have the problem get worse in order for a proper set of traffic lights to be put in for their safety. The addition of more people from these proposed developments would add too much strain on an already unsafe intersection and congested Dartmouth Rd. I hear from many people in the area, some of whom work in the Wardour Centre, who speak of not being able to make any kind of turn in a safe manner onto Dartmouth Rd. while driving, and of disrespectful drivers who ignore pedestrians by not yielding and who will harass and intimidate pedestrians while they are trying to safely cross on the crosswalks, as well as speeding drivers coming down or up the Dartmouth Rd. who completely ignore the flashing crosswalk lights, while someone is trying to cross. Adding more people and with their

cars from this proposed development will only exacerbate the problems of this already very, very highly unsafe intersection.

There are other parts of the city where this type of large scale development is more appropriate and they should be far away from my neighborhood.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

There are no benefits coming from these types of developments in this area.

3. Please tell us what buildings might fit best in your neighbourhood?

The type of building that best suits my neighbourhood are residential single unit houses. Residential houses have their own unique individual character, are more personable, and they tell something about the people who live there. Houses add green space to a neighbourhood from their front and back lawns and through the addition of gardens. Houses are what make this neighbourhood more enjoyable to walk through.

In contrast, apartment buildings and townhouses are over-imposing and unattractive. They create a dark, closed in feel, hide natural tree lines of an area, and block the view planes from residential properties.

4. Is there anything else we should know about your neighbourhood?

My neighbourhood area of Bedford (the Fort Sackville & Sunnyside area) is part of the original history of Bedford (originally called Fort Sackville) dating back to the 1700s. Stone Terrace was originally named Fort Sackville Rd. and still connects to Scott Manor House, which was built by Joseph Scott, the Paymaster at the Halifax Garrison, in 1770. A re-zoning of this area leading to the building of apartment buildings and townhouses will lead to a loss of connectivity to the history of Bedford for its residents.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes.

# Redacted

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

on separate paper.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

on separate paper

3. Please tell us what buildings might fit best in your neighbourhood?

Houses only.

4. Is there anything else we should know about your neighbourhood?

on separate paper

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

yes

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①

WHY OUR STREET IS NOT A 2 LANE STREET.

WE HAVE NO SIDEWALKS ON OUR STREET, IT'S A VERY BUSY STREET WE GET A LOT OF OUR NEIGHBOURS WALKING THROUGH, WHICH WE LIKE, BECAUSE WE GET TO MEET THE NEIGHBOURS IN OUR NEIGHBOURHOOD. WHEN NEIGHBOURS ARE WALKING ON THE STREET WE HAVE TO DRIVE DOWN THE MIDDLE OF THE STREET TO KEEP OUR NEIGHBOURS SAFE, AS THERE IS NOT MUCH ROOM FOR THEM TO MOVE OVER.

2

When you are at the stop sign on Stone Terrace and a vehicle is turning into Stone Terrace there is barely enough room to do it without going on the grass of the neighbor's house on the corner if there is a car park on the side of the street, you have to go behind the car to let the other vehicle pass. So even though its consider a two lane street it's not feasible most of the time.

③

A driveway opening onto Stone Terrace would be a unsafe thing to do the street is not wide enough to do this, when I leave in the morning for work at 9.15 am its takes me most morning at least 5 minutes to turn right, it would be a nightmare if I had to wait behind 4 or five cars trying to get out and if you are turning left its even a longer wait.

④

There is no poof to show that the Burnside expressway could result in less traffic, you don't know that until its get built, so wait until this Bypass gets built before you considered putting up this apartment building, you cannot say the Bypass will change the traffic without proof to back it up. Most people that live in this area do not believe it will make a big difference in the flow of traffic.

3

There is in my book no benefits what so ever in allowing apartment building to go up in our neighborhood, it will take the character away from our neighborhood, Wardour ST. is a beautiful street to walk down, the people are friendly and it's not a busy street to walk dogs and kids on, its peaceful all of that will end if this building goes up. There will be all kinds of vehicles park on the street,

6

the people that rent will have family and friends visiting, where do you think they are going to park, on the street that's where, this will be everyone's nightmare, this cannot happen. How can you say this is not going to effort Wardour Street? The street will change from a peaceful street to a very busy street. This apartment building should not happen.



⑦

Why can't the driveway go out unto the Dartmouth Rd? All the other business except for the library, the driveway is on the Dartmouth Rd. There is already a spot on the property where the driveway comes out unto the Dartmouth Rd. I wonder if it's because you are putting a building up bigger then what the lot was meant to have.

## Redacted

### **Survey for Case 22267:**

**Mid-rise apartment buildings near Dartmouth Rd., Stone Terrace and Wardour St.**

We would like to hear your thoughts about potential changes to the land-use planning rules near Dartmouth Road, Bedford. Two buildings are proposed for the area. These buildings cannot be built unless planning rules are changed. Before any changes are considered, HRM is asking residents for their opinions. Public feedback will be collected by staff and sent to Regional Council before any changes are considered. Please provide us with your thoughts. Feel free to write on the back of the survey or send us any other comments.

**1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?**

**The main concern is increased traffic and the issues that exist today at the intersection of North and Wardour Streets and Dartmouth Road at any time during the day. It is near impossible to make a safe left-hand turn from North and Wardour Streets onto Dartmouth Road.**

**There is a crosswalk at the intersection as well which adds to congestion. North and Wardour Streets do not line up and are at an angle so that when cars are turning left from both streets, they are basically running into each other. Traffic lights are a must at this location.**

**At the bottom of North Street, at the Masonic Hall location, students are picked up/dropped off by school buses and parents.**

**There is an elementary school near the site which currently causes a lot of congestion at the intersection upon school arrival and departure.**

**2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?**

**None that I can think of.**

**3. Please tell us what buildings might fit best in your neighbourhood?**

**None with the traffic issues at this intersection and without traffic lights.**

**4. Is there anything else we should know about your neighbourhood?**

# Redacted

## Survey for Case 22267:

Mid-rise apartment buildings near Dartmouth Rd., Stone Terrace and Wardour St.

We would like to hear your thoughts about potential changes to the land-use planning rules near Dartmouth Road, Bedford. Two buildings are proposed for the area. These buildings cannot be built unless planning rules are changed. Before any changes are considered, HRM is asking residents for their opinions. Public feedback will be collected by staff and sent to Regional Council before any changes are considered. Please provide us with your thoughts. Feel free to write on the back of the survey or send us any other comments.

1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

Our main concern is traffic. Presently to make a left turn off of North Street onto Dartmouth Road is now impossible. Add one hundred additional cars will be a disaster. North and Wardour Streets are not lined up. Solution is traffic lights. As soon a MacDonald Bridge is closed due to an accident or high winds, majority of Dartmouth vehicles travel to Bedford to their destination in Halifax.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

With the present infrastructure, no apartment building should be permitted in this area. Past planning in this area of Bedford took these building issues to determine land use and thus developed a proper plan. This plan should be left in place and not changed.

3. Please tell us what buildings might fit best in your neighbourhood?

Low density housing only. No high density because the infrastructure cannot support it. High density should not even be considered.

4. Is there anything else we should know about your neighbourhood?

Most residents of North, Main, Brockwell Streets and Lister Drive have been ignored about this development and will be shocked if and when this development takes place. I do believe the residents of the fore mentioned streets should receive this questionnaire right away and have a chance to reply before any hearing takes place. Councillor Outhit is well aware of this situation and I am certain he will ensure these residences receive this document.

# Redacted

## **Survey for Case 22267:**

**Mid-rise apartment buildings near Dartmouth Rd., Stone Terrace and Wardour St.**

We would like to hear your thoughts about potential changes to the land-use planning rules near Dartmouth Road, Bedford. Two buildings are proposed for the area. These buildings cannot be built unless planning rules are changed. Before any changes are considered, HRM is asking residents for their opinions. Public feedback will be collected by staff and sent to Regional Council before any changes are considered. Please provide us with your thoughts. Feel free to write on the back of the survey or send us any other comments.

**1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?**

- It's already near impossible to make a left turn if you're departing North Street or Wardour Street. This is not just at peak times, but throughout the day and on weekends as well.
- Traffic lights must be added on the Dartmouth Road at North and Wardour if this plan is to go ahead.
- There's also a crosswalk between North and Wardour to be taken into consideration with increased traffic.
- The Masonic Hall parking lot on the North Street side is a pick-up/drop-off location for school buses.
- There is high foot traffic in this area with walkers from the North Street neighbourhood, Eaglewood, Wardour Street, Shore Drive and Ridgevale.
- With a running club located at Sunnyside Mall, the area sees a lot of runners.
- Apartment building rentals often attract tenants who are more transient, and therefore may have less pride of ownership in their property. There's a concern that this type of residence may cause property values in the area to decrease over time.

**2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?**

None that come to mind.

**3. Please tell us what buildings might fit best in your neighbourhood?**

None that come to mind.

**4. Is there anything else we should know about your neighbourhood?**

I live at 42 North Street and learned about this questionnaire through another source because I am outside of the limited distance from the site. Our neighbourhood, made up of North Street, Main Street, Brockwell Street and Lister Drive has just one exit (by car) – North Street and the Dartmouth Road. With the potential for an additional 74 cars, and without traffic lights at the intersection of North/Wardour Streets with the Dartmouth Road, increased accidents with both vehicles and pedestrians will occur.

**5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?**

No

# Redacted

## Survey for Case 22267:

Mid-rise apartment buildings near Dartmouth Rd., Stone

We would like to hear your thoughts about potential changes to the land-use planning rules near Dartmouth Road, Bedford. Two buildings are proposed for the area. These buildings cannot be built unless planning rules are changed. Before any changes are considered, HRM is asking residents for their opinions. Public feedback will be collected by staff and sent to Regional Council before any changes are considered. Please provide us with your thoughts. Feel free to write on the back of the survey or send us any other comments.

1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

Density too high - not enough parking - traffic  
Congestion - School cannot handle load  
Shame to ruin such a nice neighbourhood

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

Very few - why does every bit of green space  
have to be filled with ugly, unsuitable  
bldgs. i.e. Larry Uteck Blvd. - future slum

3. Please tell us what buildings might fit best in your neighbourhood?

When density is critical, as in this area,  
there is no need of more population.

4. Is there anything else we should know about your neighbourhood?

This is a lovely, friendly area with a nice  
school, library - Scott Manor house. Lovely  
place for kids to grow up. Leave it alone!

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

No, decidedly not!!

If you need extra space, please write on the back of this survey. Or, send us a longer letter or email.

Return the survey by mail or by email by November 10<sup>th</sup>, 2020:

Mail: Sean Gillis, c/o Halifax Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5

Email: gillisse@halifax.ca

over

I fail to understand councils stance on increasing density. Where are all the people coming from. Certainly very few are able to pay asking rent prices of \$2000. to \$3000. a month. Increased density does nothing for singles, seniors or aid low cost housing!

Hps no one read Jane Jacobs or anything on what makes an appealing neighbourhood. Long streets (Baker Dr. in Dart.) with 30 apartment building doesn't do it. No green space, houses crowded together with car dealerships.

Downtown Halifax is fast becoming a nightmare. No parking - construction on every corner, no view of water (we do live on a seaport, bus lanes everywhere (who wants to live on a street where their guests can't park. We have gone to ridiculous lengths with bike lanes, traffic bumps. We do have to live here.

Are the developers in charge - calling the shots or just passing out bribes  
Give it some Thought !!!



### Survey for Case 22267:

Mid-rise apartment buildings near Dartmouth Rd., Stone Terrace and Wardour St.

We would like to hear your thoughts about potential changes to the land-use planning rules near Dartmouth Road, Bedford. Two buildings are proposed for the area. These buildings cannot be built unless planning rules are changed. Before any changes are considered, HRM is asking residents for their opinions. Public feedback will be collected by staff and sent to Regional Council before any changes are considered. Please provide us with your thoughts. Feel free to write on the back of the survey or send us any other comments.

1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

Increased traffic on Wardour & Dartmouth E

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

We need more apartments in this end of Bedford

3. Please tell us what buildings might fit best in your neighbourhood?

I can see one of the apartments, but two is really too much for that area

4. Is there anything else we should know about your neighbourhood?

With so many single family homes it is difficult to put in a multi building

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

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I have lived in Bedford for the last 5 years so I have seen Bedford grow living in a family home & then going into a apartment. Central Bedford does not have a great deal of apts. unless you go up the Hammonds Plains Rd. & Larry Uteck. Also Fall River & formerly we do not have any at all. The apartment I am in is on the Dartmouth & I feel it needs some competition & it's growing old & needs some updating. The street has become a fast track & needs either stop signs or speed bumps. We need a traffic light on the corner especially in a school and library area.

Looking at the two designs I feel ~~Stevens~~ Stevens has a better plan as I don't believe we need anymore commercial in the area. Stevens is a good contractor as we had a home built by them and they are excellent. I would highly recommend them.

I understand that the homes in the area are concerned, but development will happen & I believe that Stevens apt. building is the one that should happen.

Thank you,  
225 Dartmouth Rd.  
Family Morgan

# Redacted

## Survey for Case 22267:

Mid-rise apartment buildings near Dartmouth Rd., Stone Terrace and Wardour St.

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

There is great congestion already on Dart. Rd / Bedford Hwy + Magazine Hill, it's already difficult - adding to it will be unbearable - also increasing people taking alt routes through our quiet streets in frustration - in a school zone.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

reviving Sunnyside + Bedford Place Mall would benefit us all but cramming these buildings so close to an older established neighbour hood I can't see working.

3. Please tell us what buildings might fit best in your neighbourhood?

This area was a rural cottage area - if these building reflected that ~~neighbourhood~~ cottage feeling that would help.

4. Is there anything else we should know about your neighbourhood?

We all seem to enjoy our safe streets for walking and the larger trees and lots. Its a mature established area and close to the water - there is property value in that that I don't want to change.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

yes.

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

*We already have a traffic  
Bottle next - How would this funnel through*

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

*None*

3. Please tell us what buildings might fit best in your neighbourhood?

*Dartmouth Road has  
enough buildings*

4. Is there anything else we should know about your neighbourhood?

*We moved to North St., 4 years  
ago - we felt we discovered a  
secret haven - We want it to  
remain that way!*

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

*maybe*

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# Redacted

Extra Space:



### Survey for Case 22267:

Mid-rise apartment buildings near Dartmouth Rd., Stone Terrace and Wardour St.

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd? *Certainly not opposed to townhouses. That seems like a gradient option to increase density & housing options And meet the Bedford Municipal Planning Strategy of preserving the character of existing neighbourhoods.*

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area? *Townhouses/duplexes would provide a more affordable and diverse housing option*

3. Please tell us what buildings might fit best in your neighbourhood? *Townhouses, duplexes? There's got to be zoning somewhere between single unit ↔ multi-unit with commercial usage and resident densities not currently allowed under Bedford By-Laws.*

4. Is there anything else we should know about your neighbourhood? *We are not Dutch Village Road, Downtown Halifax, Chebucto Rd, Larry Uteck - we are not better worse or more special - we are just different. Not all neighbourhoods are the same and a mid-rise apt (s) with commercial development and parking does not fit with a historic Fort site, a museum, old graveyards, a tiny elementary school, walkers, runners, narrow streets and few sidewalks.*

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

*Yes!*

Redacted

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

TRAFFIC . IT IS NOW VERY DIFFICULT TO  
GET ON DARTMOUTH ROAD FROM WARDOUR ST  
DURING RUSH HOUR

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

3. Please tell us what buildings might fit best in your neighbourhood?

4. Is there anything else we should know about your neighbourhood?

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

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**1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?**

We live in a quiet, residential area surrounded by two elementary schools.

The traffic alone would be a huge impact and an added danger to children accessing the school site. Dartmouth road is already backed up by the proposed sites and this many new units would cause a big issue.

The building is not in keeping with our surrounding neighbourhood and takes away from the charm of the area.

**2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?** None here

**3. Please tell us what buildings might fit best in your neighbourhood?**

Single family dwellings...

**4. Is there anything else we should know about your neighbourhood?**

Many people come to the area to run and walk. Love the quiet and surrounding area.

**5.** Would you be interested in attending a virtual (online or by phone) public meeting about this project? Yes!

If you need extra space, please write on the back of this survey. Or, send us a longer letter or email. -----

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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

Our concerns are related to increased traffic (Dartmouth Road is very busy, short cutting occurs via Wardour Street), increased parking (sides streets cannot accommodate significant on street parking), pedestrian safety (I am always concerned when walking with my children along Dartmouth Road), encroachment of apartments / commercial into our residential community.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

I do not see the benefit of increasing density in our neighborhood. Maintaining single unit homes that are in character with the neighborhood makes more sense. Apartment buildings will increase shade and reduce privacy (considering the digital world we live in) to immediately adjacent home owners like me (which is a concern for my children).

3. Please tell us what buildings might fit best in your neighbourhood?

Maintaining the current zoning for individual homes on Wardour and Dartmouth Road makes the most sense. Single unit homes that were demolished could easily be replaced maintaining the character of our neighborhood.

4. Is there anything else we should know about your neighbourhood?

The neighborhood has a history and character that is unique to Bedford and worth preserving. I have heard many stories about the history and how the community values this in Bedford.

This rezoning and projects will likely start a process of infilling and potential conversion to a typical "cookie cutter" development.

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes, both myself and my wife are very interested in attending a public meeting. Given the process needs an open forum for public input, in person would be the best. However, I have seen virtual work well (when formatted correctly). Would not prefer just by phone.

If you need extra space, please write on the back of this survey. Or, send us a longer letter or email.

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Name:

Address

Email:

Extra Space:

# Redacted

My concern is that the proposed developments are out of scale with the character of our community. We chose to live in Bedford 10 years ago as we saw the neighborhood as a great place to raise our family.

Being an immediately adjacent homeowner, my concern is with scale of the Wardour Development as it is a large mid-rise building that will negatively affect the use of my property. I will not be able to use my backyard due to loss of privacy (will not feel as safe with my children in the backyard with many eyes from an apartment building watching) and adverse shade / wind effects.

My other concern is that this process is more than a typical project planning application. HRM has combined two planning applications and at it's own discretion has proposed the rezoning of additional properties on Dartmouth Road. This application has a broader impact than just immediate homeowners and this is not being communicated to the Bedford Community.

During the start of the process in March, I was not notified by HRM of the Planning Application which is a concern since we are an adjacent home owner. Feedback from the community is that this survey was not broadly distributed, which is a concern given the larger scope of the application (two projects and rezoning of Dartmouth Road).

I feel HRM could do a better job in communicating this to the community and give more time for responses as it is a key part of public consultation process / community feedback. (social media, wider distribution of the survey, more time given the current pandemic).

## Survey for Case 22267:

Mid-rise apartment buildings near Dartmouth Rd., Stone Terrace and Wardour St.

We would like to hear your thoughts about potential changes to the land-use planning rules near Dartmouth Road, Bedford. Two buildings are proposed for the area. These buildings cannot be built unless planning rules are changed. Before any changes are considered, HRM is asking residents for their opinions. Public feedback will be collected by staff and sent to Regional Council before any changes are considered. Please provide us with your thoughts. Feel free to write on the back of the survey or send us any other comments.

1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

- ① loss of privacy in my back yard. many of our back yards
- ② the garbage from approx 200 individuals will attract rats and other rodents.
- ③ traffic issues will seriously impact the neighbourhood.
- ④ noise pollution will be noticeable.
- ⑤ apartment renters will not have same level of respect for the neighbourhood.

2. What benefits do you think allowing apartment buildings and townhouses could bring to the area?

- there would be no benefits with apartment buildings & town houses.

However, it would be beneficial to have the land occupied with new homes. ~~houses~~

- the vacant lot by the library is currently a place where drugs are consumed and exchanged, as well as other activities of a questionable nature.

3. Please tell us what buildings might fit best in your neighbourhood?

Single family dwellings & duplexes are on the street already. It would make sense to keep with this theme.

4. Is there anything else we should know about your neighbourhood?

Wardour St. is a close knit neighbourhood. I have lived here for 16 yrs. and most of my neighbours have stayed the same over this time.

It would be very unfair to disrupt the feel of our neighbourhood, the place where we come to relax and enjoy our families. Especially in the middle of a pandemic. There are things more important than money (more valuable)

5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

Yes, most definitely.

If you need extra space, please write on the back of this survey. Or, send us a longer letter or email.

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