

Gillis, Sean

From: Redacted
Sent: Thursday, November 5, 2020 4:02 PM
To: Gillis, Sean
Cc: Outhit, Tim
Subject: [External Email] Survey Case 22267

[This email has been received from an external person or system]

Hello,
I wasn't able to fill out the survey form, but here are my thoughts:

If there is to be a development at that intersection (Wardour/Dartmouth Road), there needs to be a traffic light. Already getting out of our neighborhood during the morning or afternoon rush requires a kind soul on Dartmouth Rd. to let you in, otherwise one can get stuck there for a long time.

Personally I think a five story building brings too much density to the area that will exacerbate traffic, and I would be more in favour of a townhouse style development.

One final comment: during the morning and afternoon rush I have noticed that people cut through onto Shore Drive to avoid the traffic jam at Dartmouth Road/Bedford Highway. The speed bumps and sidewalk go a long way to keep every safe, but we need more speedbumps on Wardour, and I would suggest a sidewalk all the way to Shore Drive. There are lots of walkers here all the time.

Thanks.

Redacted

Bedford, NS B4A 2E8

From: Redacted
To: [\[Redacted\]](#)
Subject: [External Email] Case 22267
Date: Monday, November 9, 2020 9:08:39 PM

[This email has been received from an external person or system]

In response to the potential zoning changes (Case 22267) in our area please see the following.

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

Traffic:

It's already very difficult to exit Left off North street and Wardour. I can't imagine adding more congestion to an already very busy area. The crosswalk at this intersection and across Wardour St is also one that you need to be very careful of since so often motorists are trying so hard to gain access to Dartmouth Rd.

Schools:

We are already over capacity at our elementary school in the area. If you were to add this many more units then you are most likely looking at families who would need to be accommodated in the schools that don't have the space.

Privacy and neighborhood:

Adding this many units to our area is going to take away value from our properties and the charm that we have since it is zoned for single family homes not apartments.

Putting in apartment buildings will change the appearance of our neighborhood. We enjoy Bedford over areas like Clayton Park and even though it's a low building I think it will negatively impact our area.

The Zoning laws were put there for a reason and it does not benefit those who live in the area to change them for a developer.

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

I can't see any benefits of any type of apartment building. Single family homes or townhouses would be the only answer for this space.

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

Single family homes or townhouses are the only solution for this space. The zoning should not be changed to allow for apartment buildings.

Only buildings that fit within the current zoning should be considered. We think there are other options for the developer to put in buildings that fit our neighborhood without changing the zoning.

4. Is there anything else we should know about your neighborhood

Approving these buildings would be an eye sore for the area. As mentioned before traffic is crazy and the idea of adding to it seems beyond sensible. People avoid turning left off Wardour/North whenever possible because it's often so dangerous and difficult. It's a HUGE concern that anyone thinks this proposed building makes sense.

5. Would you be interested in attending a virtual (online or by phone) public

meeting about this project.

Yes, we would be.

Redacted

Bedford NS.

Redacted

From: Redacted
To: [Gillis, Sean](#)
Subject: [External Email] Case 22267- Dartmouth Road and Wardour Street, Bedford
Date: Tuesday, November 10, 2020 2:54:15 PM

[This email has been received from an external person or system]

Survey for case 22267

1) What concerns...

Large apartment buildings completely change the character of my neighborhood.

Traffic is also a big concern to me. It is at times already very difficult to turn into Dartmouth Road from Wardour, and any amount of additional units at the proposed number would make it nearly impossible for me. Also, the area is very much enjoyed for walks by a large number of residents, including parents with young children and dog walkers, and additional traffic by motorists choosing to avoid the Wardour to Dartmouth Road situation and chose instead other roads to leave or enter the area in question will negatively affect that enjoyment.

2). What benefits would apartments bring to the area...

Cannot think of any benefits.

3). What buildings might fit best....

One family residents and townhouses

4). Is there anything else....

Not at the moment

5). Would you be interested in virtual or online public meeting..

Not at the moment

Redacted

Bedford, NS

Redacted

Sent from my iPad

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?

Dartmouth Road is already a bottleneck during most of the day, and in particular during peak hours. Drivers currently 'cut through' the Eaglewood subdivision to avoid the bottleneck during rush hour, and having this many proposed apartment units would add to this issue. I am concerned for the school zones in our neighborhood and driving traffic through the subdivision due to delays on Dartmouth Road as traffic waits for 'apartment' residents to turn left onto their street. Access to the library will be cut off if there are cars waiting to turn off the street, or into their parking space at the apartment building.

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

I do not see any benefits of this development for our family or subdivision.

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

This community is zoned for single-family, and the reason why we purchased our home in the neighborhood. Single family homes, duplexes are the best suited for the neighbourhood, as per our zoning by-laws.

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

Wardour St and Stone Terrace are notoriously hard to turn out of and turn into. There is a blind corner issue not being able to see cars that are headed from Bedford Highway as they travel at speed on Dartmouth Road headed into Dartmouth. I assume the city has data on how developing apartments in communities like this effects home owners property values. There is not space to accomodate left turning vehicles onto either Wardour or Stone Terrace from Dartmouth Road.

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

Yes. I would also like to see HRM do a serious canvas/survey of residents in Bedford. This development doesn't just effect the residents that will surround the proposed apartments/development, it will effect all Bedford communities and timly access to their home, businesses, and community.

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 Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5

Email: gillisse@halifax.ca

Additional Comments:

Apartment developements are notorious for not providing enough parking for residents and their guests. This will cause an increase in vehicles parking on the street, blocking accesses to other streets, causing visibility and safety issues for children who walk to school.

My mother is buried at the cemetary on Wardour Street. We chose this resting place for her due to the neighbourhood and it's accessibility for my family members who visit her gravesite weekly. Have the two graveyards in this neighborhood surrounded by apartments would not provide comfort to the many families who visit the sites seeking solice.

Allowing a rezoning of the property sets a precedent for future developments in the community. Once apartments are allowed then more will follow as properites in the neighborhood are sold and purchased by devlopers.

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?

- 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.

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 Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5

Email: gillisse@halifax.ca

From:
To:
Cc:
Subject:
Date:

Redacted

[External Email] Feedback on proposed development at Wardour and Dartmouth Road in Bedford
Saturday, November 7, 2020 6:14:38 PM

[This email has been received from an external person or system]

Sean Gillis
Halifax Regional Municipality

Hello Sean,

Thank you for the invitation to provide feedback. I have been thinking about this for quite some time and have informally asked a civil engineer and others about the capacity of the area. In short, the area does not have adequate infrastructure to support an additional 100+ residents and commercial property without significant municipal investment in infrastructure.

Runoff:

First and foremost, **further development will likely create damaging conditions for existing homeowners at the end of Brook Street due to increased water flow into Parker's Brook.**

Runoff into Parker's Brook has significantly increased with development on Dartmouth Road over the last two decades. This is causing erosion that is impacting the houses that back onto the brook. At least three houses are built very close to the city property line and water edge (I've been told the proximity would not be approved under current building bylaws). Over the last 10 years, trees have fallen across the brook due to erosion, and a tire sticks out of my backyard as land fill surfaces (I am on a hill immediately next to the brook).

Sinkholes have developed on the land owned by Parkers Brook Condominiums affecting sewage, drainage, paving, etc. In particular, the foundation of one building had to be repaired last year due to a significant crack caused by shifting land. That house is not flat; you can feel it when you walk in, and pens roll off their dining table! As well, we privately paved our circle and within two years have had the sewer opening start to collapse.

Traffic, roads, walkways:

- Some roads are already too narrow for two-way traffic and there isn't room to widen them.
- Traffic has increased due to people cutting in from Dartmouth Road and Bedford Highway. This began, in part, when the entry from Bedford Highway to Shore Drive near the boat club was blocked off and has been steadily increasing ever since, with a big spike in the last 5-7 years.
- There's a lack of space for snow dumping in the winter.
- There aren't sidewalks along some streets and adding them would further reduce width for vehicles.
- Increased traffic will increase safety issues for the already significant number of joggers, children, residents walking dogs, etc.
- About 20-25 years ago a light was put in at Hatchery Lane and Bedford Highway; a light is similarly needed at Wardour and Dartmouth Road - and that's BEFORE

additional commercial/residential development. Sometimes I drive to that intersection rather than to Wardour and Dartmouth Road (I am on Brook Street) because I'm unable to get around the corner.

- Traffic up Dartmouth Road towards the 102 can sometimes back up a kilometre in the mornings (pre-pandemic). Adding significant residences will compound that.
- Traffic to and from Sunnyside Mall can block intersections at lunch and during rush hours (as a resident for the past 25 years, this is a significant increase in the last 5+ years).

Greenspace/recreation:

- There is inadequate greenspace for additional residents, especially if new residents are in apartments/do not have private greenspace.
- The private circle the end of Brook Street is used as a public drive through, cycling, jogging area, etc, even though it is private property and marked as such. During the lockdown, we had to ask some people to not park in our private parking lot or bring their children into our common space; we were told that there was nowhere else for them to take their children nearby. This is an insurance liability for private homeowners. This would get worse with more people in the area looking for places to hang out.
- There is occasional difficulty with vandalism and inappropriate behaviour in the graveyard off Wardour Street and in the small wooded area between Brook Street and Golf Links Road.

Power and Internet capacity already challenged:

- Recently, Internet wiring issues were discovered on the pole by my house. There were too many installations on the pole and they were interfering with each other. The contractor who came to repair it told me that this was an issue throughout the area.

School:

- The local school is already past capacity
- In the mornings and afternoons the streets around the school are bumper to bumper for drop offs and pickups.

Garbage:

- Raccoons have become an increasing issue over the last two years.
- Garbage is already being dumped by strangers at the end of Brook Street.
- There is increasing garbage in the brook.

Further assessment needed:

1. Study comparing the income you could make from additional taxes compared to the cost of the infrastructure improvements needed: run off water management; preventative protection along city property lines of Parkers Brook; roads and sidewalks; public transit; green space; garbage; power; wildlife; traffic management; public school expansion; increased policing and fire services.

2. Assessment of required commercial space. There are already vacancies of office and

retail space (even prior to COVID-19) within three kilometres of the proposed development.

3. Assessment of the adequacy of current policing and fire services.

4. Traffic and transportation study.

- The drawings do not provide enough parking for residents and visitors to the proposed commercial space
 - As outlined above, roads are not adequate for current traffic, let alone additional residents
 - public transportation is inadequate for additional residents and commercial customers.
- Despite many efforts, Halifax transportation has only incrementally improved in the last 25 years and it would take significant investment to build up adequate service.

5. Assessment of the character of the existing neighbourhood. There has already been additional housing built on Fort Sackville Road in the last few years (eight small houses) and additions along Shore Drive. This is a small enough area that any addition impacts resources. An increase of another eight or at most 12 rental houses is a much more reasonable addition that would be an incremental increase on infrastructure while maintaining the character of the community.

This is a mature community with a rich history, a small museum, a cemetery, and outdoor movies at the ChicknBurger in the summer. It was never designed for the kind of urban development being proposed and does not have the framework necessary to support it. Try to walk or drive from Hatchery Lane down Shore Drive towards the boat club any evening in the summer and you'll discover what even residential intensification has done in terms of over crowding.

Thank you for the opportunity to comment on this proposal. I would like to be included in any public meetings.

Redacted

From: Redacted
To: [Gillis, Sean](#)
Subject: [External Email] Planning case #22267
Date: Friday, November 6, 2020 12:36:36 PM

[This email has been received from an external person or system]

Please do not pass this zone change for so many reasons.

The traffic on the Dartmouth Road and Bedford Highway is horrible with the situation we already have. The zoning a number of years ago was not passed for the number of senior housing on Dartmouth Road and that was built with its own road to be developed and the numbers requested were cut to less than half for this development. I'm not sure of the numbers that were allowed but it was only single digits not nearly 100.

Fort Sackville school with young children can not handle more traffic so close without sidewalks and proper direction either. The same with Sunnyside School as the traffic will redirect past this school as well. This will affect the flow of traffic in Eaglewood Subdivision and Shore Drive. A drastic reduction of taxes must be dealt with at the least if this goes through as it would change our enjoyment of life in our own homes and streets. We have more traffic than there should be going through these streets now. The traffic from Burnside is already backed up well after rush hour has ended elsewhere. This section of Bedford does not need anymore traffic.

I just got word of this case yesterday, why is the deadline the 10th of November. This does not allow time for property owners to be aware of this proposal.

Redacted

From: Redacted
To: [\[Redacted\]](#)
Subject: [External Email] re case survey 22267
Date: Monday, October 19, 2020 12:01:40 PM

[This email has been received from an external person or system]

Q#1 Biggest concern is how you will manage the additional vehicle traffic on the Dartmouth Rd.

#2 Excellent for senior's where shopping is within walking distance.

#3 Low rise but never high rise.

#4 No.

#5 No, but I would like to have a summary of the event

Redacted

From: Redacted
To: [\[Redacted\]](#)
Subject: [External Email] RE: [External Email] re case survey 22267
Date: Tuesday, October 20, 2020 10:14:06 AM

[This email has been received from an external person or system]

I would say the 4-6 would be a reasonable height to fit in with surrounding single dwellings.
Any thing above that I would consider high rise relative to the surrounding.
Regards Carlton

From: Redacted
To:
Subject: [External Email] Response to Survey for case 22267
Date: Wednesday, October 28, 2020 2:31:13 PM
Attachments: [Zoning letter.rtf.Ted](#)

[This email has been received from an external person or system]

Dear Mr Gillis,

We were very surprised by the news of the potential changes to the Bedford Municipal Planning Strategy (Case 22267). We feel quite strongly that this will negatively affect the residents of this neighbourhood. What attracted us to this neighbourhood was the fact that it was a quiet residential area, and we would be very upset to see this change.

Survey Response:

1. Concerns:

There is already a very high traffic flow on Dartmouth Rd. It is extremely congested at peak times and constantly busy during the rest of the day. To add potentially hundreds more residents, PLUS the extra traffic from retail shops would make it almost impossible to use. As well, there is a school nearby and the added traffic would increase the danger of accidents.

The noise from the construction would go on for years if all four zones are allowed to continue.

Property values for the current residents would fall if this change is allowed.

2. Benefits:

None. There are much better places to build apartment buildings, with better traffic flow and access. There is plenty of retail space already available nearby. Neither would be beneficial to this neighbourhood.

3. Best buildings for our neighbourhood:

Single family homes.

4. Anything else:

This is a wonderful quiet residential neighbourhood. Let it remain as such.

5. Would we be interested in attending a virtual meeting:

Yes.

Sincerely;

Redacted

From: Redacted
To: [Gillis, Sean](#)
Subject: [External Email] Survey Case 22267 (Wardour St)
Date: Monday, October 19, 2020 12:29:00 PM

[This email has been received from an external person or system]

Dear Sean,

Thank you for reaching out and offering a survey of our area in regards to the potential changes to land use. We are very concerned about these changes as there are a lot of children in this area and we already are experiencing significant issues with cars - both their speed and the numbers of them.

In the shared opinion of many neighbours, it is already completely out of control in this area and the recent addition of speed humps has not helped the issue. Wardour St to Fort Sackville is OFTEN used as a "highway" to get over to Shore Dr and the thought of adding more people, especially in larger numbers to this area is staggering. The stop sign at the library already requires waiting up to, or more than 5 MINUTES just to turn into the flow of traffic on Dartmouth Rd. - there is NO WAY that more cars could be added.

I hope that helps in your consideration of this application. Thank you for taking this time to read and consider the safety of the families that are already established here.

Redacted
Redacted

a

From:
To:
Subject:
Date:

Redacted

[Outhit, Tim](#); [Gillis, Sean](#)

[External Email] SURVEY for CASE 22267 - MID-RISE APART BLDGS near DARTMOUTH RD/STONE TERRACE/WARDOUR ST

Monday, November 9, 2020 10:06:36 AM

[This email has been received from an external person or system]

We have some significant concerns regarding the proposed development and outlined below are our responses to the Five Survey Questions:

1. There are numerous concerns relating to safety and traffic - the traffic already is excessive through this particular area as many commuters avoid the Bedford Highway/Dartmouth Road interchange by taking the Shore Road through what is supposed to be a quiet residential neighbourhood. Children walk this area daily going to and from the Elementary School and many people including the elderly walk/jog/cycle this area for health reasons yet have to worry about the excessive traffic - adding further apartment buildings and townhouses will only increase significantly the traffic and concomitant safety concerns.

2. We see no additional benefits to allowing apartment buildings and townhouses to this residential area which is only zoned for individual, single unit homes - adding the proposed development will only cause significant stress and worry.

3. The buildings best fitted to this neighbourhood are individual, single unit homes.

4. We have met no-one in our neighbourhood who is in favour of this development - when it becomes unsafe to walk in what is supposed to be a quiet neighbourhood, and has been historically so, but is slowly changing due to those vehicle drivers trying to find a shortcut then additional numbers of cars due to the development will exacerbate the safety problem enormously for both our children and the elderly.

An additional thought - there really should be a set of traffic lights established at the intersection of Dartmouth Road and Eaglewood Drive - that would slow the speeders down considerably.

5. Yes

Redacted

From: Redacted
To:
Subject: [External Email] Survey for Case 22267- Dartmouth Road and Wardour Street, Bedford
Date: Monday, November 9, 2020 7:12:31 PM

[This email has been received from an external person or system]

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?

First off, what is the good of having a master plan if you are going to keep changing it for every developer that asks?

This would bring too much additional traffic to an already overly busy residential zone. I already have to wait a long time to get out of Stone Terrace even at 6:15 am when I leave for work.

We moved here for the quiet neighbourhood of a dead-end street with a sunny backyard, a tree canopy, lots of birds, nature and privacy. This would all be lost if you allow this change to go ahead and put a four-story building (that comes with a four-story shadow) in our backyard! There goes our sunshine, our gardens and everything else that needs the sun!

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

None, other than tax dollars and more shoppers for the local retail.

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

Single family dwellings or duplexes.

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

Yes, it is a very quiet neighbourhood with the only issue being it is already very difficult to get out of Stone Terrace onto Dartmouth Road. I can wait up to five minutes to get out even at 6:15 in the morning when leaving for work.

There are always pedestrians on our little street. People walking their dogs, children walking to and from school, and many others just out for a walk. More traffic will increase the risk of car/pedestrian accidents

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

Yes, I would definitely attend!

Redacted

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 Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5

Email: gillisse@halifax.ca

From: Redacted
To: [Outhit, Tim](#)
Cc: [Gillis, Sean](#)
Subject: [External Email] Survey for case 22267
Date: Sunday, November 8, 2020 5:18:22 PM

[This email has been received from an external person or system]

Hello,
Please find my survey below.

1. The concerns my husband and I have are the following:
 - a. Any building higher than four stories will dramatically effect the serenity and privacy of the single family residential units in the area. As such their property values would be significantly affected. As well as, well, their privacy.
 - b. Commercial on the main floor is not necessary as the two local malls are not filled to Capacity , as such there is no need.
 - c. Traffic volume and flow has not been addressed. Increased residential volume as proposed would put tremendous pressure on the local streets -they would be come major through ways , reducing privacy, and increasing noise. Not something the taxpayers need in the area, especially since they (we pay a significantly higher rate in comparison to others areas in the HRM.)
2. Increasing the population base in Bedford can be good. Perhaps residential units could be added to one or both of the current malls..... no need to change any zoning on the Dartmouth road.
3. Buildings of interest are stylish townhouses, and or more single family dwellings. Architecturally designed. Bring individuality to the neighbourhood, not just the same 'stuff ' from Larry Utect.
4. The beauty of the neighbourhood is astounding. Calm, Friendly, quiet, access to nearby amenities and all with stunning views of the Bedford basin. My Grandfather, Father and Myself have lived on Shore Drive for 115 years.... we are invested in the neighbourhood and want the best for it.
5. Yes , I would absolutely be interest in participating in a virtual public meeting.

Thank you so much for providing this survey, and for taking the time to give consideration to the local residents.

Cheers,

Redacted

Sent from my iPad

From: Redacted
To: [Gillis, Sean](#)
Subject: [External Email] Survey for case 22267
Date: Wednesday, November 11, 2020 9:59:48 AM

[This email has been received from an external person or system]

Dear Mr. Gillis:

I was not able to complete the survey on line for case 22267 but would like to send along my comments for the questionnaire.

1. Our concerns about allowing apartment buildings and townhouses near Dartmouth Rd: Presently, the traffic on Dartmouth Road is very congested. These apartments and townhouses would add to the already problem with traffic. One has to pick their time to get out on Dartmouth Road especially during morning and supper hours.
 2. The benefits I feel they would bring to the area: Support local business in the area and provide additional housing. Provide a greater tax base.
 3. Buildings that would fit best in the neighbourhood: We desperately need affordable senior housing. Presently, we have one affordable senior housing in our neighbourhood and it is my understanding there is a 2-3 year waiting list besides the fact these senior buildings are getting old. Don't you feel that seniors deserve a suitable life style i.e. not housing that rent starts at \$2300.00 per month i.e. Mellowcrest Retirement Living.
 4. No, I don't think there is anything else you should know about our neighbourhood: other than the traffic on Magazine Hill is terrible.
 5. Yes, we would be interested in attending a virtual by phone public meeting about this project.
- Thank you for your consideration in this project and we look forward to hearing from you. We can be reached at 902-835-1999.

Sincerely,

Redacted

Sent from Redacted

From: Redacted
To: [Gillis, Sean](#); [Outhit, Tim](#) Redacted
Subject: [External Email] Survey for Case 22267
Date: Sunday, November 8, 2020 11:50:05 AM

[This email has been received from an external person or system]

Hello Sean and Tim,

This is William Mo and Charlene Zhang, a new homeowner in Eaglewood. We just brought the house this summer in this neighborhood, which is low traffic, quiet street, and peaceful area. My wife and I had screened lots of areas, including West Bedford and Rockingham. What Eaglewood wins, is the space between houses, and no apartment building. These two facts decide the following character for low traffic, quiet and peaceful. **We strongly oppose for this survey to change the zoning for this beautiful area.**

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

The Dartmouth road is already a busy road during the busy hours, the left turn from Bedford public library is extremely difficult. The new apartment building would make it even worse.

It would also increase the traffic in the neighborhood in the fort Sackville and Eaglewood. It is a nice and quiet area. The zoning change will increase the concern on road safety and noise concerns.

Another concern is the library. It is convenient for the neighborhood, and the survey didn't state where would be for the library?

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

The new houses/apartment will bring new energy of the economy, but this is not the current resident to choose this neighborhood in the first place. It is a quiet and peace area. Even from the build starts, it would ruin this. The area near the railway, and close to the main road, really don't see any benefit for the apartment or townhouse.

3. ***Please tell us what building might fit best in your neighborhood?***

THE current RSU is fine.

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

This area is beautiful with its current zoning with single houses, green trees, and quiet streets.

5. ***Would you be interested in attending a virtual public meeting about this project?***

Yes

Thanks,

Redacted

From: Redacted
To: [Gillis, Sean](#)
Subject: [External Email] Survey for case 22267
Date: Tuesday, November 10, 2020 8:46:36 AM

[This email has been received from an external person or system]

#1: Concerns

My main concern with the proposed 4 and 5 story buildings is the corruption of the character of my neighbourhood. This area is mature and homogenous. Residents have built, bought and rented here with the city's promise, through zoning, that single family and low rise buildings will be our surroundings. In return, we have kept our homes in compliance with zoning and bylaws, collectively contributed to the esthetic unity of our streetscapes, refrained from festooning our homes with "masonry clay tiles—marron" as well as from peeking from above into our neighbour's back yards, and from parking 75 or more cars in our driveways.

We have planted and cared for gardens and trees for the enjoyment of all who come here. We have buried our ancestors right here, confident peace will be theirs. We have not operated cafes, laundries, clothing stores, pizza stores or gyms on our streets. We have no rented signage or advertising on our houses, and a few porch lamps aside, we know when to turn off the lights. We share our thoughts and concerns with our neighbours from our back yards and driveways. When we buy a property it is to live here. We do not buy to throw the community under the bus while we make ourselves richer.

These proposed developments do not belong here. We don't need them here, and the city does not need them here. Commercial space is in abundance at Sunnyside and along the Bedford highway. At Bedford Commons. Seven minutes down the road at Burnside. Apartments are being built by the hundreds in the new developments on the west side of the basin. The Bedford Municipal Planning Strategy doesn't need changing just because a speculator has bought land with hopes of

changing our elected representatives minds about the nature of our home.

Yes, of course there will be more traffic on our already traffic-calmed streets. Of course our property values will decline, especially for those closest to the new tumult. And certainly there will be a subsequent application by the developers to upsize the buildings, downsize the parking, drop the masonry clay tiles for some pvc siding, and ditch those vestigial two story bookends for something more profitable. And since the will of the existing residents who comprise this neighbourhood has already been discounted by the planning advisory committee (has any R1 neighbourhood ever welcomed a five story new "neighbour"?) my conviction is that such changes will be entertained, as will the next encroachment on Bedford's oldest neighbourhood.

These projects do not belong here. Our back yards are for lilacs and white pines, cats and dogs, peace and barbecues. That is what we have grown and built and that is what the city has promised us.

#2: Benefits:

Likely a traffic light at North/Wardour and Dartmouth Rd. It would benefit our neighbourhood but likely jam traffic on Dartmouth Rd even more.

#3: Alternatives:

The survey makes mention of townhouses. I don't see any depicted. I think single family townhouses or duplexes or triplexes (separate entrances, two or three stories) would be a great compromise to preserving the character of the neighbourhood yet keeping up density.

#4: Other features of the neighbourhood:

Includes Fort Sackville Elementary school, 2 graveyards, and the Scott

Manor House--Nova Scotia's oldest wooden building, I believe, and a provincial heritage building. Parker's Brook runs through one end--a delightfully natural watercourse haunted by children and wildlife. It has also in recent years accommodated, with no organised objection, a discreet series of 2 story condominium developments, subdivisions of lots with subsequent building, and a whole new series of single family homes on Elsie Tolson Way.

#5: Meeting

Yes, I would be interested in attending a meeting on the matter.

Sincerely,

Redacted

The information contained in this email is intended only for the individual or entity to whom it is addressed. Its contents (including any attachments) may contain confidential and/or privileged information. If you are not an intended recipient, you may not use, disclose, disseminate, copy or print its contents. If you received this email in error, please notify the sender by reply email and delete and destroy the message.

L'information contenue dans ce courriel est destinée exclusivement aux personnes ou aux entités auxquelles le courriel est adressé. Le contenu de ce courriel (y compris toute pièce jointe) peut renfermer de l'information confidentielle et / ou privilégiée. Si ce message ne vous est pas destiné, vous ne pouvez utiliser, divulguer, diffuser, copier ou imprimer son contenu. Si vous avez reçu ce courriel par erreur, veuillez aviser l'expéditeur en lui faisant parvenir une réponse. De plus, veuillez supprimer et détruire le message.

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 neighbourhoods near Dartmouth Road are very quiet neighbourhoods with relatively low vehicle/pedestrian traffic. I am concerned that multi-story apartment buildings will bring increased vehicular traffic and crime to ~~grow~~ quiet neighbourhood.

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

I believe allowing apartments and townhouses will bring no benefit to the area.

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

I feel that smaller or moderately sized single unit homes fit best in this neighbourhood.

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

This neighbourhood is quite quiet and peaceful with various forms of wildlife (squirrels, chipmunks, birds) as well as several deer frequenting the area. Commercial development here will pose a danger to this natural wildlife home.

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.

Redacted

Return the survey by mail

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

Email: gillisse@halifax.ca

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. *over crowding of schools*
2. *traffic congestion... major traffic congestion!*
3. *Doctor shortages & Healthcare overload*
4. *noise & pollution concerns*

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 or duplex homes
no apartment complexes or apartment condos

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

This area is a quiet neighbourhood with single family homes and I would like to keep it that way.

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

yes
on line

Redacted

Redacted

Redacted

Redacted

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 Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5

Email: gillisse@halifax.ca

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 CONGESTION

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

~~0~~ BENEFITS ZERO

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?

QUIET SINGLE FAMILY HOMES

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 Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5

Email: gillisse@halifax.ca

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?

TOO MANY CARS NOW. NEED A SET OF LIGHTS
AT WARDOUR AND DART. ROAD

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?

ENOUGH POPULATION HERE NOW

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

NICE AND QUIET NOW

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

NO

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 Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5

Email: gillisse@halifax.ca

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?

We have had the joy of raising our children, now our grandchildren - we have life long friends who are doing the same - We are a family in this area - Some of us have grown old here - knowing my neighbours who look out for each other are here.

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~~ single family homes only

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

We have invested everything in our homes - and in these unkind & difficult times it seems this is asking too much -

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

yes either one

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 Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5

Email: gillisse@halifax.ca