

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 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. My ema

Redacted

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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

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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?

Yes please.

Redacted

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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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Redacted

③ Story building looking down into their yard.
Surface water run-off concerns - where will the rain water go as the property ~~between~~^{between} 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 ^{50% of} it being torn up for construction ~~and~~ 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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1. What concerns do you have about allowing apartment buildings and townhouses near Dartmouth Rd?

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.

on Dart. Rd. ← 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 ^{than} (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?

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.

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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.

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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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Public Engagement Update & Survey Dartmouth Road, Stone Terrace and Wardour Street, Bedford

Based on direction from Regional Council in relation to the COVID-19 pandemic, virtual public meetings may now be carried out to support public engagement for active planning processes. Prior to undertaking any virtual public meetings, HRM staff are sending a survey to restart public engagement for the following project:

Case 22267: Potential changes to the Bedford Municipal Planning Strategy to allow mid-rise apartment buildings in a study area near Dartmouth Road, Stone Terrace and Wardour Street, Bedford (study area map below). Two multi-unit buildings are proposed within the study area. See the back of this page for more details.

A survey on this case is attached to this letter. You can return the survey by mail or by email, by November 10th. Contact details are on the survey.

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.

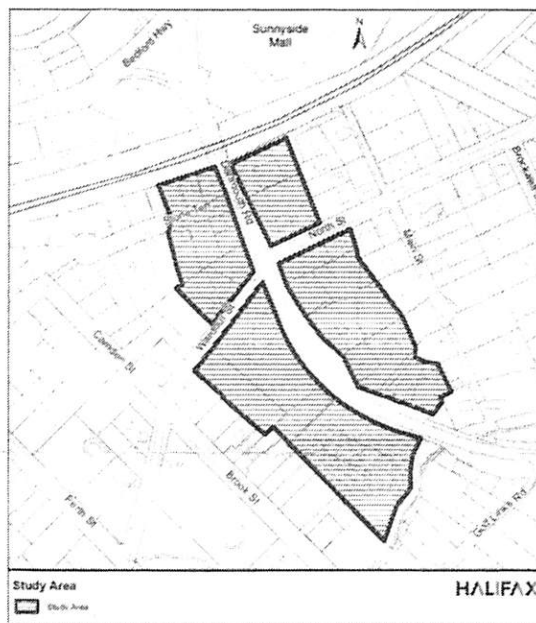
HRM is still in the early stages of considering Case 22267. Regional Council must hold a public hearing before voting on any changes. The public hearing is another chance for residents to bring their opinions to Council. Before a public hearing you will receive an invitation by mail.

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. For updates and other documents visit the website: <http://www.halifax.ca/planning> (scroll down to case 22267)

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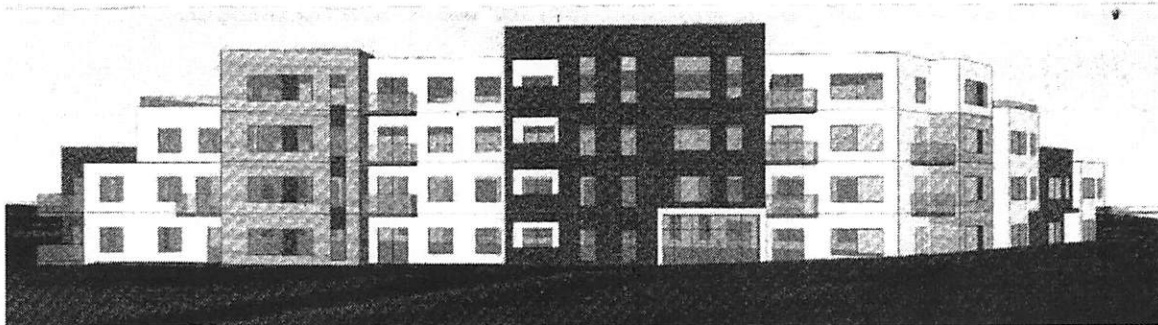


PLANNING APPLICATION CASE NO. 22267

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



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



For more information, please visit www.halifax.ca/planning (scroll down to Case 22267) or contact **Sean Gillis**, Planner, 902-490-6357, gillisse@halifax.ca

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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?

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

Name **Redacted**

Address

Email

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.

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?

OVER CROWDING
AND EXTRA TRAFFIC

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?

Schools

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

No one paying Attention
To PEDESTRIANS

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

Redacted

Redacted

BEDFORD

If

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?

No room for more traffic or people numbers.
This structure will absolutely ruin Bedford as
it is convert us into yet another high traffic
area

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 only.

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

Bedford for years has been a wonderful
community and you plan to ruin all
for the sake of some developer making
money & not for the good of the neighbourhood

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? *(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, Golf 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!*

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

Redacted Redacted
Redacted

Name:

Redacted

Address:

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.

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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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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.

Redacted

Public Engagement Update & Survey Dartmouth Road, Stone Terrace and Wardour Street, Bedford

Based on direction from Regional Council in relation to the COVID-19 pandemic, virtual public meetings may now be carried out to support public engagement for active planning processes. Prior to undertaking any virtual public meetings, HRM staff are sending a survey to restart public engagement for the following project:

Case 22267: Potential changes to the Bedford Municipal Planning Strategy to allow mid-rise apartment buildings in a study area near Dartmouth Road, Stone Terrace and Wardour Street, Bedford (study area map below). Two multi-unit buildings are proposed within the study area. See the back of this page for more details.

A survey on this case is attached to this letter. You can return the survey by mail or by email, by November 10th. Contact details are on the survey.

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.

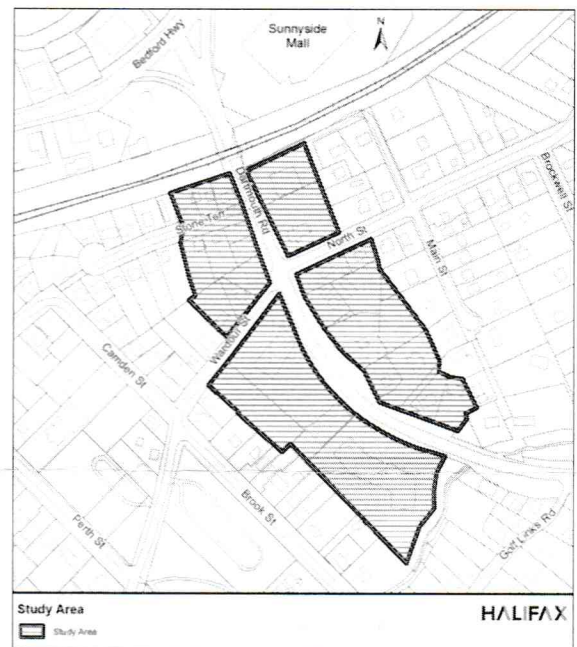
HRM is still in the early stages of considering Case 22267. Regional Council must hold a public hearing before voting on any changes. The public hearing is another chance for residents to bring their opinions to Council. Before a public hearing you will receive an invitation by mail.

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. For updates and other documents visit the website: <http://www.halifax.ca/planning> (scroll down to case 22267)

Return the attached 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



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



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



For more information, please visit www.halifax.ca/planning (scroll down to Case 22267) or contact **Sean Gillis**, Planner, 902-490-6357, 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?

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?

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

Redacted

Redacted

Redacted

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.

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

#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.

To whom it may concern,

I would like to state my opposition to the proposals near Dartmouth Rd. I believe our community should aim for kinds of growth to provide housing for new residences of a size, density, and character that meets current standards in the neighbourhood.

My family has been in Bedford since 1942. My grandfather then my parents owned and ran businesses here. We knew Bedford as a village with all its unique charms and I lived here in 1980 when it became a town. I saw Bedford grow as part of HRM and now my husband and I have retired here. In all this time I have seen developments in Bedford which have benefited the residents and some which have hurt them. We should grow but Bedford should not grow at the expense of the lifestyles of residents who already settled, like those who wanted to retire in this neighbourhood because of current zoning and characteristics in this area. I haven't a doubt that growing in the wrong directions and asking for too much from one neighbourhood would injure our community.

Please consider where I'm coming from. Our family cottage on Sandy Lake in Bedford has gone from a remote lake to a big reflector for the "IBM" building. It towers above the tree line and it appears so much bigger than the lake properties. It stays lit up at night which made stargazing much harder with too much light. Our experience there just feels different now. It is lessened. I'm sure that a developer for that building presented positives when they started. But for the community which was there for decades already, they were forced to accept complete changes to the scenery and even how they spend time there. The scale and location and usage of the IBM building were not in character with the community and now that has hurt a place my family holds dear. The scale the location and usage of the proposals by Dartmouth Rd. are now threatening to overpower and change the ways my family appreciates and uses our own neighbourhood.

The neighbourhood that contains the 'study area' on the survey is a historical area of Bedford that includes important community gathering places for art, history, culture and religion. There is a school for young children and common walking routes for seniors (and all ages) - all relying on clear and safe streets. Unfortunately this neighbourhood is already struggling with traffic issues due to the proximity to Dartmouth Rd., backed up traffic on Wardour St. and the dangerous through-traffic caused by people who avoid the Dartmouth Rd. The scale, location and usage of the proposals are threatening to increase that burden and diminish both the safety and character of this unique area.

I am including the reasons I believe the form and timing of the surveys are unacceptable and why I feel these proposals are not appropriate for our neighbourhood. I think townhouses and duplexes are a different topic because those may be able to help the housing trouble in HRM, but not fundamentally change these neighbourhoods.

Survey Concerns -

-I've been photocopying and delivering surveys at a safe distance to my neighbours who haven't had any clue that these proposals were even happening. Not everyone is being reached who wishes to participate!

-It's too difficult to have effective group communication with our neighbours because we can't meet as a group in person to discuss the surveys SINCE they've been distributed. Some people communicate easily online but that doesn't include everyone in our community. If we can't come together to inform each other and form a proper opposition, it undermines principals and rights that Canada is built on!

-On doorsteps (from a distance!) I try to give relevant info to explain the developments to neighbours. But I'm not so good with technology and my resources are limited. There is a website address for more info on the survey but for many this does not replace the necessity of physical information on the survey paper. Many neighbours agree. We don't think there is real community presence when info is only available to tech savvy people (if they are fortunate enough to get a survey in the first place!) Unless someone thinks that seniors opinions are less relevant and that they shouldn't need the same info as young people. In that case, please someone explain to seniors in the neighbourhood (like me) who feel they may be victims of AGEISM. Also remember please that not everyone in Bedford has finances to buy and maintain computers. Not everyone is so financially fortunate and they might not have a fair say in this either!

-Can we call this meaningful participation if people who are intimidated by computers are trying to retrieve the pertinent info from them? Does it sound realistic that people who have troubles like that can go to a "virtual public meeting" and it will be as effective as a real meeting? Not everyone who wants to attend will be able to because it is intimidating and it is going to be difficult technically! But we NEED a chance to stand as one and to be heard as one to face people who believe they understand what is best for our community more than we do ourselves. It is cowardly to weigh developers versed in professional language and knowledge against a community which is unable to attend in full numbers, physically divided and unable to support each other emotionally, and intimidated by the technology during the whole process!

-The timing of the proposals is extremely insensitive relating to community stability and mental health. This year has been hard on every family already before learning that Bedford regulations might be changed drastically. My husband and I depended on the MPS and By laws when we decided to retire in this neighbourhood. Right now more than ever, we rely on continued use of safe places and routines near our homes where we can feel some sense of normal life. The zoning change between single homes and apartments with shops would seriously alter how my family uses our neighbourhood to walk, drive, do physical and even mental therapy. People feel vulnerable enough this year, but now they may lose another piece holding together their lives, their investments, and the historic and peaceful tone of their neighbourhood. This is not the time to test people's limits in regards to mental health and stability. Period. The By laws and MPS being changed so much would be one more form of 2020 (and 2021) taking control away from residents' lives here. Please listen to their limits and consider what is reasonable to ask of them!

-The questions on the survey are also a problem. Why does it ask how people feel about townhouses and apartments only? What about the commercial spaces? You are asking for one specific opinion and thinking that is relevant enough to discuss building something different! That is misleading and I do not think it sounds like a big enough effort is being made to ask relevant questions when huge changes for us are at stake.

-One final concern. The survey says 'HRM Council directed staff to start a process to consider changes to allow apartment buildings near Dartmouth Road'. When did they do that?? Was council aware that there was going to be a SECOND WAVE OF A PANDEMIC seriously effecting the way these proposals are presented and how communities can respond to them? Should we come together right now even if it's dangerous to discuss in groups? Should we stay home and be safe physically but deal with anxiety every day knowing that our neighbourhood may be decided by others as we can't rally together? How could this rock and a hard place be considered a reasonable pressure to put on local residents during a pandemic?

Traffic Safety-

These changes will create even more major headaches with traffic flow (or should I say "standstills"). I have lived in this neighbourhood since 1985 and my enjoyment of the area and my stress as a driver here have been seriously affected by the traffic changes over the years. At first I thought the building proposals must have been a bad joke since people who drive here regularly know how bad it is.

Often I merge onto the Dartmouth Rd. from Wardour St. and often I need to cross three lanes of seldom agreeing traffic to leave Wardour St., cross Dartmouth Rd. and go up North Street to go home. As it is at the wrong hour, you can be stuck behind someone for ages at the stop sign on Wardour St. Just a couple cars in front who can't make it onto the Dartmouth Rd. confidently can make a person late for work. When it finally is my turn to pull out from Wardour, it is a lot of pressure to have a line of cars behind me and it's caused me to pull out some times that I felt were dangerous. I don't want to feel like I'm unsafe but I don't want to make someone late or aggressive near to me. Now there are proposals to make it even more busy and I'm scared for my husband and myself that as we get older we'll become even less comfortable and safe travelling in the area. Are the developments supposed to make current residents feel less welcome in their own neighbourhood? Why would new residents even want to live in a neighbourhood which will have the traffic problems the proposals will bring?

From what I know now, there are only plans that HOPE traffic will get better in Bedford one day. Apparently that is enough to justify adding to current problems. I hope that developers and representatives of HRM will remember that their traffic solutions are not here yet and we don't know if they'll work, but my husband and I ARE here now! We don't deserve to have more stress and danger added to our lives and especially not before the solutions to Bedford traffic are already in place and PROVEN EFFECTIVE!

There are more issues relating to traffic safety plus the effects increased traffic will have on this community's character in 'This Unique Neighbourhood'.

This Unique Neighbourhood-

I believe that anyone that proposes changes to this area should have an understanding of the important history here and also the way people use the area before seeking to change the character here so significantly.

Historically, the Fort Sackville Neighbourhood was the centre of Bedford and was surrounding the British fort overlooking the Sackville River to prevent attacks. The Scott Manor House is Bedford's oldest home and is the second oldest in the HRM - it is beside the old site of Fort Sackville. Currently the Scott Manor House is a place for cultural events in the community and it is a foundation that shares Bedford's history and promotes the Irishtown Walk. That's a historical tour of properties in the neighbourhood where the proposals are being considered, even though they do not conform to the character of the unique area around it. The tour shows the Scott Manor House, the two old graveyards, Bedford's first Anglican church (which is a house on Perth Street now) and several historical properties, including three built by the renowned architect Andrew Cobb. The atmosphere is quiet and peaceful and safe for groups of people to walk together to learn about history. The fewer distractions the better to be taking in history and trying to imagine it together! Other houses in this neighbourhood have been following guidelines and regulations to preserve the character of this neighbourhood for a very long time. Now, I can't understand why buildings which are completely different from local standards, sizes and tenant densities are seeking exceptions where residents have complied. Are a business's rights more important than a resident's rights? What were residents preserving all this time?

The school in this area, the library, the lodge and the NS Health building all have something in common – they have a very quiet presence in our community in the day and especially at night when they are usually closed. Their peaceful presence allows homes in these quaint neighbourhoods to still be the tone setters in the area instead of overpowering it. The peaceful and historic tone here is very different from the loud and denser commercial area just beyond the train tracks. I think if you're hearing fears from locals, it is not because they can't accept any change, but it's because they feel they should be able to continue SETTING THE TONE in their own community instead of being swallowed by other parts of Bedford with different focuses. We have our own identity, tone, and uses of our neighbourhood to refuse these proposals! We should welcome developments to join our community if they recognize our own value and try to preserve it. HRM should be making changes only if they are compatible additions but these proposals are overpowering and undervaluing what we have to offer!

When people from the apartments arrive, they will begin parking on the streets. Bedford residents have cars and they always have. That may change someday, but I think we should look at reality now when someone thinks they can add more to a pressure cooker. I understand that each residence will only have one parking space and that is just not realistic either! The neighbourhood will become more narrow because of street parking for apartment residents who have two cars (very standard). You can also anticipate delivery drivers parking on the street to pick up orders from the ground floor of shops and restaurants in the proposals. We see them with red bags all across the city now in the wrong places! This will add to our current traffic headaches on Dartmouth Rd., Wardour St., and the side streets in this area.

I walked with my children on Wardour St. and through this neighbourhood when they

were going to school. Now I walk with my elderly mother who needs to exercise after her stroke at the end of 2019. I walk my dog here with my husband and we want to continue feeling safe on our dependable routes where we've decided to retire. People do the historical Irish Town walk here and I walk to visit my father who is buried at the cemetery. Churchgoers even walked to the graveyards this summer where socially distant church services were being held. This is a walker's neighbourhood for both physical and mental benefits. Walking here offers peace, quiet and a connection to historical Bedford. It is a place where children should continue having a safe route to school and where there should be privacy and quiet to mourn our family members and have church services. Inevitable street parking will narrow our paths and increased traffic and frustration in the area will seriously diminish those benefits and the tone we love and invested in.

The redesigning of this historical part of Bedford should slow down if changes are proposed which do not conform to its current character and tone. It is unreasonable to force a neighbourhood of such unique character and valuable uses to conform to standards which may work in Dartmouth or Halifax. We are our own community and we deserve respect as that! This neighbourhood's uses and its presentation are an opportunity to share more of Bedford's history and healthy activities with our residents or people coming through. We may not have a fort anymore, be a village or even a town, but someone driving by on the Dartmouth Rd. should still have a chance of realizing that WE ONCE WERE when they see the front gates our oldest neighbourhood.

Survey Question 2 – Benefits

Some benefits of these proposals exist for the store owners (the ground floor in the photo by Zzap Consulting), but that is why Bedford has areas zoned for commercial businesses already. Another benefit is giving more housing for people who want to live here. I believe this benefit is possible if this neighbourhood changes in ways that preserve the former character and don't change the scale completely. Please consider duplexes or townhouses WITHOUT commercial spaces to let more people live here while the neighbourhood holds onto its own identity.

Survey Question 3 – Buildings that fit best

Buildings which might fit best in the study area map are single dwelling houses or possibly duplexes or townhouses. These are a much better fit in style and scale for this quaint neighbourhood. They would not infringe on the unique character of these neighbourhoods and they would create less traffic problems. Also, schools, library, cemetery, historical foundations or properties, parks, and areas which promote and don't detract from walking and exercising safely and peacefully.

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) 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.

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

Email: gillisse@halifax.ca

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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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?

- 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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Public Engagement Update & Survey Dartmouth Road, Stone Terrace and Wardour Street, Bedford

Based on direction from Regional Council in relation to the COVID-19 pandemic, virtual public meetings may now be carried out to support public engagement for active planning processes. Prior to undertaking any virtual public meetings, HRM staff are sending a survey to restart public engagement for the following project:

Case 22267: Potential changes to the Bedford Municipal Planning Strategy to allow mid-rise apartment buildings in a study area near Dartmouth Road, Stone Terrace and Wardour Street, Bedford (study area map below). Two multi-unit buildings are proposed within the study area. See the back of this page for more details.

A survey on this case is attached to this letter. You can return the survey by mail or by email, by November 10th. Contact details are on the survey.

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.

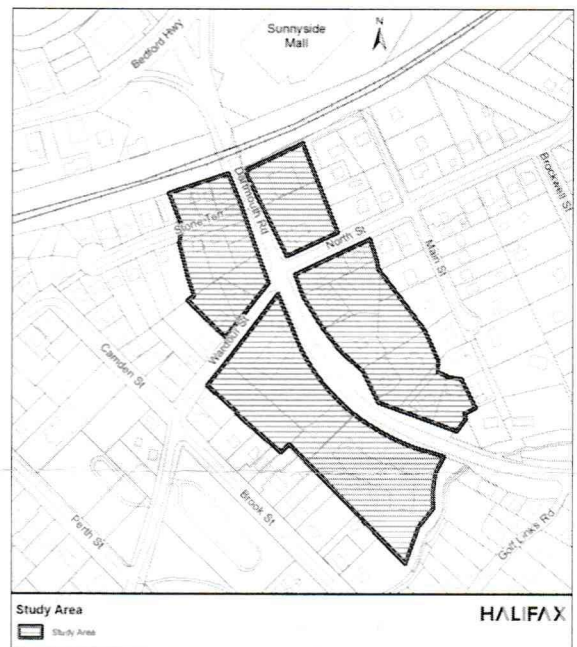
HRM is still in the early stages of considering Case 22267. Regional Council must hold a public hearing before voting on any changes. The public hearing is another chance for residents to bring their opinions to Council. Before a public hearing you will receive an invitation by mail.

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. For updates and other documents visit the website: <http://www.halifax.ca/planning> (scroll down to case 22267)

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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



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



For more information, please visit www.halifax.ca/planning (scroll down to Case 22267) or contact **Sean Gillis**, Planner, 902-490-6357, gillisse@halifax.ca

Survey for Case 22267:

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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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Name: Redacted

Address: Redacted

Email: 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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Dartmouth Road, Stone Terrace and Wardour
Street, Bedford**

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Sunnyside
Valley

A survey on this case is attached to this letter. You can return the survey by mail or by

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

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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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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. For updates and other documents visit the website: <http://www.halifax.ca/planning> (scroll down to case 222

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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:

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- 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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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? 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

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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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Survey for Case 22267 : Mid-rise apartment buildings near
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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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Name: Redacted

Redacted

Extra Space:

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.