

## 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.

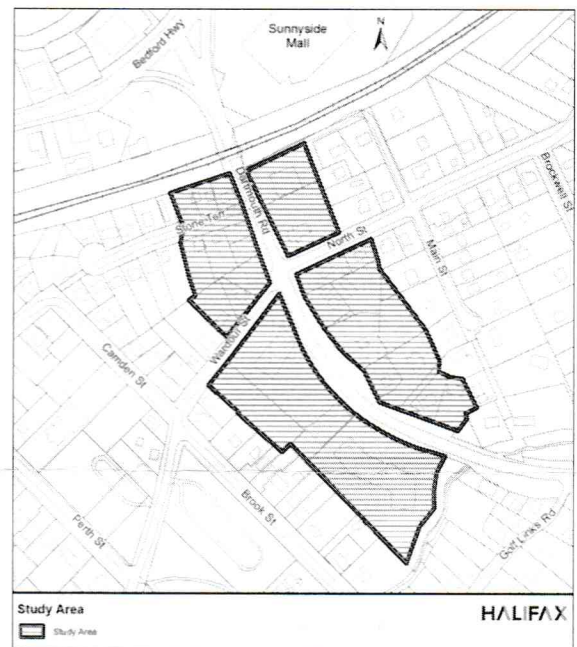
HRM is still in the early stages of considering Case 22267. Regional Council must hold a public hearing before voting on any changes. The public hearing is another chance for residents to bring their opinions to Council. Before a public hearing you will receive an invitation by mail.

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](mailto: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 10<sup>th</sup>, 2020:**

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

**Email:** [gillisse@halifax.ca](mailto:gillisse@halifax.ca)





## PLANNING APPLICATION CASE NO. 22267

HRM Council directed staff to start a process to consider changes to allow apartment buildings near Dartmouth Road. The process will consider changes to the Bedford Municipal Planning Strategy to allow mid-rise apartment buildings in a study area near Dartmouth Road. Applicants have proposed two specific buildings within the study area.

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

- 4 storeys with 2-storey sections at both ends of the building
- 48 residential units
- Main driveway off Wardour Street for 47 underground parking spaces
- Secondary driveway off Stone Terrace for 9 surface parking spaces



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](http://www.halifax.ca/planning) (scroll down to Case 22267) or contact **Sean Gillis**, Planner, 902-490-6357, [gillisse@halifax.ca](mailto:gillisse@halifax.ca)

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

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

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?

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

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

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

Absolutely nothing.

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

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

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

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

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

Yes!

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

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

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

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

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

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

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

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

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

YES

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

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

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

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

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

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

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

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

- (2 proposed apt. bldgs = 99 units = 100 - 200+ extra people in the area - infrastructure cannot support it.  
(the area should be preserved with so much of Bedford's history there) - it will ruin the character of the area)

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

yes.

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

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

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

FOR RESIDENTS - "NONE" FOR BUSINESSES  
MORE REVENUE.

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

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

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

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

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

yes I would

\* Will these bldgs be "concrete"?

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

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

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

None

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

No other buildings are necessary for the neighbourhood

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

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

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

Yes

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

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

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

None

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

None

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

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

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

No

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

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

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

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

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

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

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

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

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

Yes (and speaking).

Redacted

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

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

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

None

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

Single family dwellings

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

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

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

Yes

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

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

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

NONE at all!

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

only tasteful, single family homes

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

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

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

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

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## Case 22267 concerns

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

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

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

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

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

Redacted

Redacted

Redacted

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

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

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

NONE

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

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

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

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

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

+

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

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

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

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

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

nil

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

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

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

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

Redacted

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Submitted by,

# Redacted

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

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

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



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

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

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

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

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

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

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

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

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

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

Yes.

# Redacted

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on separate paper.

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

on separate paper

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

Houses only.

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

on separate paper

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

yes

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①

WHY OUR STREET IS NOT A 2 LANE STREET.

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



2

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

③

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

④

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



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



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

⑦

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

## Redacted

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

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

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

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

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

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

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

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

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

**None that I can think of.**

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

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

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



## Redacted

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

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

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

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

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

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

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

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

# Redacted

## Survey for Case 22267:

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

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

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

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

None that come to mind.

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

None that come to mind.

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

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

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

No

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

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

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

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

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

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

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

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

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

No, decidedly not!!

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

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

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(over)

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

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

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

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



### Survey for Case 22267:

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

Increased traffic on Wardour & Dartmouth Rd

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

We need more apartments in this end of Bedford

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

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

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

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

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

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

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

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

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Redacted

# Redacted

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

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

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

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

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

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

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

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

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

yes.

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