

May 2021

Tallahassee
Community School

Blue Ocean Estates Engagement Phase 1 Summary

A summary of engagement activities completed for the new concept plan on 1818 Shore Road, Eastern Passage, NS.

About Happy City

Happy City is on a mission to make cities happier, healthier and more inclusive.

Urban policies, plans and placemaking have a direct — but commonly overlooked — influence on human wellbeing, both physical and psychological. City custodians are starting to recognize that societal wellbeing is an essential goal. Our aim is to help them make cities happier, healthier and more inclusive.

We use an interdisciplinary approach to build scientific recipe for urban wellbeing. For the last decade, we have conducted research in psychology, neuroscience, sociology, public health, behavioral economics and numerous other academic disciplines to understand the intersection between urban design and wellbeing.

We use these insights to empower clients around the world to build wellbeing into place. We have worked closely with the Denver Theatre District, the City of Vancouver, the City of West Palm Beach and the Municipality of Dubai to create and assess public spaces that foster happiness and health. Our broad range of tools allows governments and property developers to maximize the health and wellbeing performance of their urban policies, spaces and systems.

The foundation of all Happy City's approach is our evidence-based urban wellbeing framework.



Happy City takes an interdisciplinary approach to understand how urban design and placemaking influence wellbeing

Our work also depends on deep engagement with communities to identify what matters most to them in urban plans, policies or placemaking.

Our unique engagement process has helped communities in more than ten countries find inspiration, consensus and clarity on their planning and public realm visions. This work has taught us that when the community is part of decision-making from the beginning, residents are more likely to support new initiatives. Involving citizens early on in any project helps groups reach consensus—even on particularly contentious issues.

This gives projects a better chance at lasting success. When people focus on community wellbeing and the shared values that matter to them, they are able to shift their perspectives, and the path to creative consensus becomes clearer. Perhaps most importantly, this process itself boosts participants' happiness: when people feel empowered and included, and believe that their voices have been heard, they experience a deeper sense of belonging to their community.



Happy City's wellbeing framework

We have used this resident-centric recipe for wellbeing at many different scales in cities including Vancouver, Mexico City, Dubai and Rotterdam.

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1.0 Purpose

Happy City has been hired by the developer, Blue Ocean Estates Ltd. to conduct public engagement and develop a new site plan for the lot on 1818 Shore Road in Eastern Passage. The purpose of our engagement effort is to understand how this new development can better serve the community's needs.

2.0 Engagement Strategy

Our engagement strategy focuses on four principles:

1. Meet residents where they are at rather than ask them to come to us.
2. Engage residents who are often unable to participate in public forums.
3. Offer a variety of easy, accessible and inclusive ways to give feedback.
4. Respect COVID19 restrictions.

In this way, we sought to have an inclusive and accessible engagement process.

We offered three ways to give feedback: a paper mail-in survey; an online survey; and an option to set a time to give us a call. This ensured that, regardless of technology abilities, people were able to share their ideas and feedback with us.

We reached out to residents in two ways:

- We dropped off an information flyer and survey at homes in the site's immediate neighbourhood.
- We posted a Facebook advertisement targeted at users within 1.5km of the site.

This pairing of online and direct outreach enabled us to hear a wide variety of views.

3.0 Scope of questions

Our survey focused on understanding people's preferences in four general topics of site planning and design:

- Types and scale of future shops and services
- Variety of public amenities
- Housing typologies
- Architectural design style on the site

The full survey is added in the Appendix.

4.0 Who Responded?

We engaged with 2,300+ people through various channels. Here is an idea of our reach so far:



Our in-person conversations were limited due to spring COVID-19 restrictions, but we hope to do in-person engagement in the summer and fall. Further demographic information are available in the Appendix.

5.0 What did people say?

Here is a general overview of what we heard:



5.0 What did people say? (cont'd.)

67.5%

Were generally
supportive shops &
services on site

32.5%

Were generally NOT
supportive of shops &
services on site

75%

Expressed desire for
some public amenities
on site

25%

Desired no public
amenities on site

51%

Supported some
low-rise apartments

49%

Did not support some
low-rise apartments

65%

Supported semis and
townhouse housing
mix

35%

Preferred no housing
or single-family only

67.5%

Preferred Nova
Scotian style homes

32.5%

Expressed no
preference, or desired
more modern-looking
homes

5.1 Shops and services

This section provides more detail on what we heard on this topic.

67.5%

Were generally supportive shops & services on site

32.5

Were generally NOT supportive of shops & services on site

54%

Expressed a specific desire for cafes, bakeries and restaurants

- Some residents mentioned they have sufficient pizza shops.
- Residents were divided on whether they desire chains or locally-owned shops.

Multiple residents expressed a desire for:

- Grocery stores or a farmer’s market.
- A convenience or general store.
- A place to sell local arts and crafts.
- A doctor’s office.
- A hardware store.

Other specific services mentioned include:

- Daycare, a bank, a gym, a yoga studio, a spa, meditation centre, book store, bike shop, surf and skate board shop, florist, games, a toy store, a hobby store, and a clothing store.

“ Somewhere you could buy a kite and take to the beach to fly or sit down and play a card or board game. ”

28%

Expressed a preference for no businesses.

“ I moved here to have peace and quiet away from shops and services. ”

“ Currently, we’re unable to sustain the shops/restaurants in Eastern Passage. Unfortunately, they close for 4-5 months each year. ”

5.2 Public space amenities

This section provides more detail on what we heard on this topic.

75%

Expressed a desire for public amenities on site

25%

Desired no public amenities on site

26%

Expressed a desire for play & sports amenities

Common examples we heard from residents:

- Playgrounds, splash pads, or a pool
- One request for a playground for seniors

26%

Expressed a desire for dog-friendly spaces

- An off-leash dog park
- A place to walk dogs

Many residents expressed a desire for a beautiful public space to relax

- A pond
- Picnic tables
- An outdoor dining area
- A gazebo
- Native flowers
- Shaded seating
- A sundial and some sculptures

Residents also suggested a variety of other public amenities they desire

- Three people mentioned a desire for a food garden, with bees and community plots.
- Four would like some kind of walking trail.
- Three would prefer a naturalized park. Two expressed a desire to have public spaces with a view of the ocean.

15%

Desired no community amenities

- Two noted that Eastern Passage Common and schools already provide significant amenities.

5.3 Housing typologies

This section provides more detail on what we heard on this topic.

65%

Support a mix of duplexes and townhouses

Affordability

Many respondents emphasized the need to offer affordable housing options, especially for young families and aging residents.

Accessibility and Aging

There was also strong interest in accessible housing types residents can age in, especially single-story units.

35%

Preferred no housing or single-family housing only

Some expressed desire to protect wildlife on the site

Some residents preferred single-family homes and duplexes with larger lots

“ No duplexes. We are full to the brim with them as a community. ”

51%

Supported low-rise apartments

Social goals

Many who support low-rise apartments want them to meet the need for affordable rental housing and accessible senior housing.

Climate change

Residents expressed a desire to design homes that address our climate crisis.

49%

Did not support low-rise apartments

Views. Some residents prefer low-rise to protect the ocean view of those living further up the hill.

Concerns. Some residents are concerned apartments will add traffic to Shore Road.

5.4 Feedback on housing design

This section provides more detail on what we heard on this topic.

67.5%

**Preferred Nova
Scotian style homes**

Residents responded with the greatest enthusiasm on this point:

“ **As long as the design / theme fits with Fisherman’s Cove I am good with it. We are a fishing village after all.** ”

“ **That’s the only appropriate fit for Eastern Passage.** ”

“ **Let’s make it colourful... FISHERMANS COVE IS UNIQUE... let’s show everyone just how unique we can be.** ”

“ **If you put modern architecture on one of the most beautiful and pure locations of Eastern Passage I feel it would completely take away the serenity.** ”

32.5%

**Expressed no preference,
or desired more
modern-looking homes**

Some residents either did not answer the question, were generally against housing on site, or desired modern designs:

“ **Modern please!** ”

“ **Not being immediately adjacent to Fisherman's Cove, [matching that design] doesn't seem important. Everything around this spot is vinyl clad...Typical modern suburban housing will be suffice.** ”

6.0 Recommendations

Based on the feedback received, we make the following recommendations for each of the four themes identified:



Shops and services

Commercial space styles to consider:

- A cafe, bakery, restaurant, or something similar.
- A general hardware store or small grocer.
- Small affordable spaces for an arts and crafts store or similar local shops.
- Potentially a doctor's office or similar wellness centre.



Public space amenities

Public space priorities:

- We can explore options for supporting an off-leash dog park and community garden, perhaps off-site on the Eastern Passage Commons in partnership with HRM.
- There is a strong desire for a beautiful place to relax and to gather. At future stages in the design process, we can further investigate which amenities residents would most prefer.
- We should explore how the site can link up with walking trails through the Eastern Passage Commons.
- We should create space that offers an excellent view of the ocean from the site, especially combined with opportunities to sit and eat.

6.0 Recommendations

(cont'd.)



Housing
types

According to residents, housing should prioritize:

- Young families.
- Older residents aging in place.

Residents are most divided on what housing types they prefer, or whether development itself is appropriate.

Many residents do acknowledge low-rise apartments and duplexes are a valuable tool for providing more affordable housing types for young families and older residents. We may consider single unit townhouses integrated into the first floor of the apartments and other typologies appropriate for seniors.



Housing
design

There is strong support for employing a traditional Nova Scotian design aesthetic that emphasizes the unique characteristics of Eastern Passage, and particularly its heritage as a fishing village, while also using modern design elements where appropriate.

7.0 Further engagement

We will conduct further stages of engagement after submitting the Development Agreement (DA) application. In these consultations, we will outline how we integrated the first round of public feedback into the preliminary design, and ask for further feedback.

During the DA process, we will share project updates with the community through the following channels:

- Emailing residents who answered the first survey.
- Posting on Eastern Passage Facebook groups.
- Creating new Facebook advertisements.
- Sharing information to the local area councillor for further dissemination.
- Organizing a pop-up engagement event on the site in the summer, pending COVID19 restrictions.
- Hosting a public meeting, as required by the DA process.



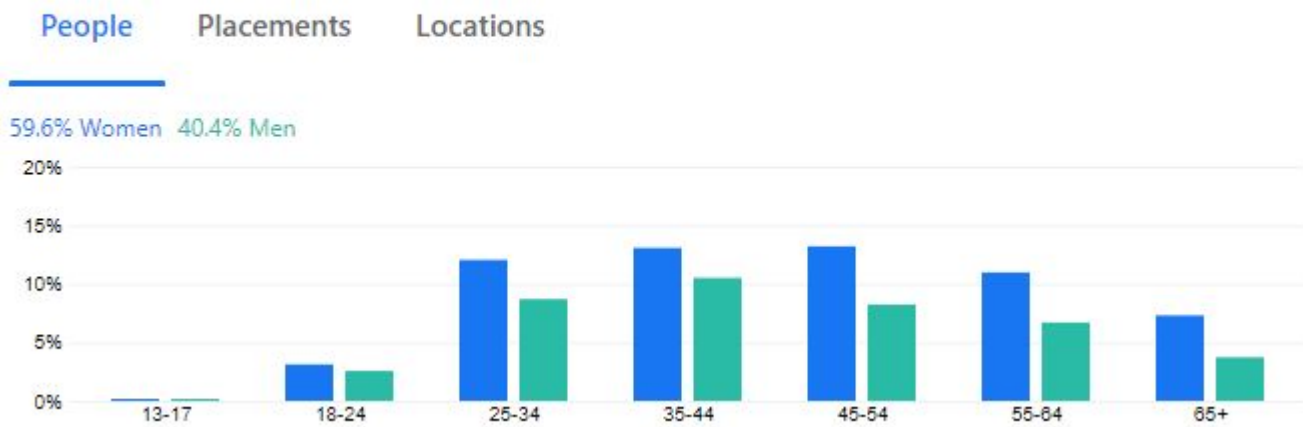
312 Main St.
Vancouver, BC
V6A 2T2
Canada

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Appendix 1: Facebook ads data insights

Audience

This ad reached 2,202 people in your audience.



Activity

Post Engagement

140

Link Clicks

125

Post Reactions

7

Landing Page Views

7

Post Comments

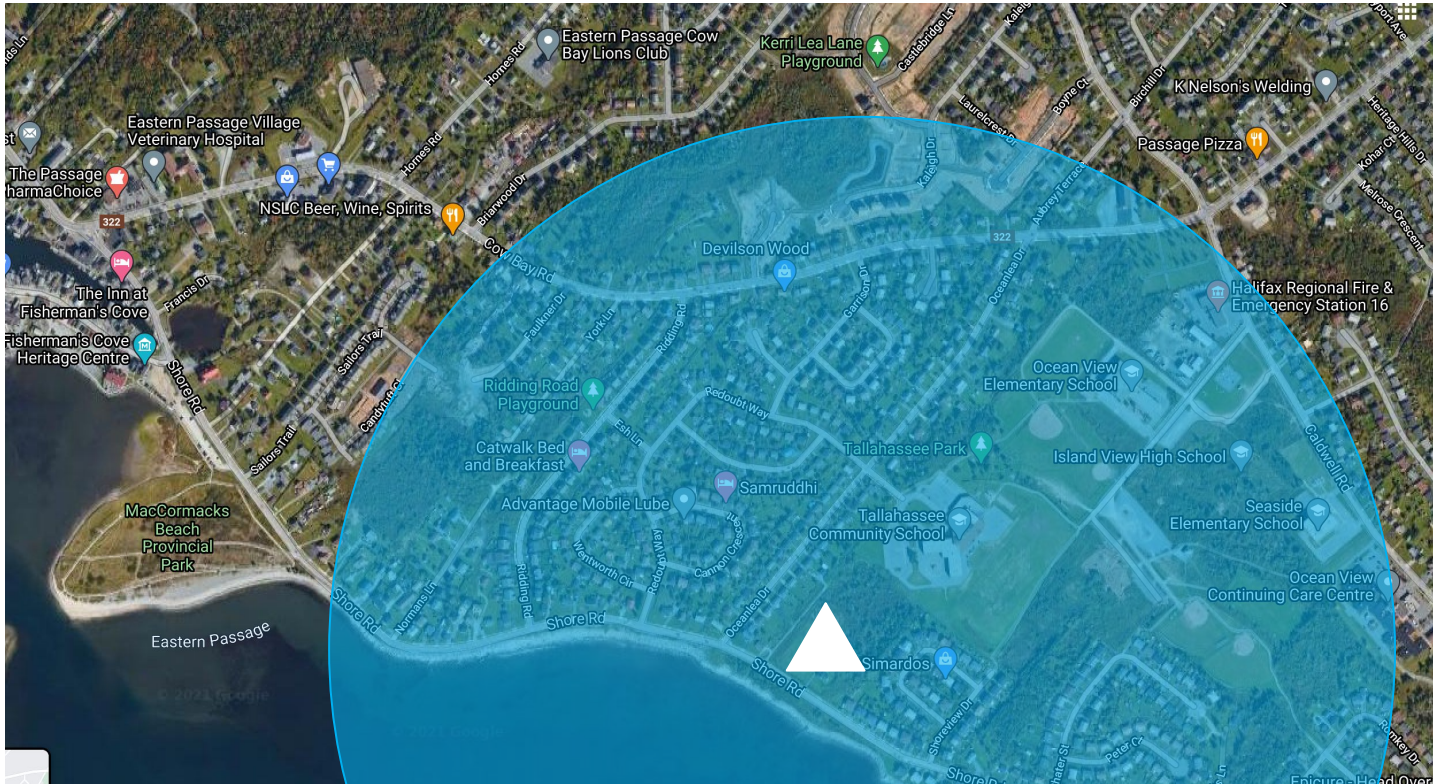
5

Post Shares

3

Appendix 1: Facebook ads data insights

Audience location was focused within 1.5 km from the site (bubble is an approximation):



Appendix 2: Responses organized by category.

Shops and Services

We asked residents the following question:

“We envision giving locals the opportunity to sip coffee or have brunch on a terrace while overlooking this beautiful view. Other kinds of shops are also possible here.

What kinds of shops or services would be most valuable to you in these new buildings that currently do not exist near your home?”

Residents offered the following answers, which we categorized by topic. In this section, we separated responses into individual ideas and located each in their appropriate category. All text from the answers are included, but were not kept together.

Ownership & Feel

- Small businesses, not chains, especially practical businesses
- anything locally owned no box stores.
- A public space to sit and enjoy a picnic or goodies from the shops directly in front of the ocean. A kid friendly environment with splash pad/fountain with shaded seating areas and benches. Shops i would like to see should all be run by local residents of Eastern Passage and be affordable for the average family to shop at.
- Currently, we're unable to sustain the shops/restaurants in Eastern Passage. Unfortunately, they close for 4-5 months each year. EP is a seasonal community.

Bars, restaurants, cafes

- Baker [...] and a nice restaurant other than Pizza!!
- Local food
- Brunch spot or pub
- Restaurant
- asian restaurants, korean bbq, sushi, etc, not more pizza, burgers please.
- Resteraunts, cafe
- coffee shop, bakery, bar or micro-brewery, butcher or sandwich shop or a restaurant that isn't pizza or fish and chips.
- Restaurants, both local and international food. Cafes Bars
- Restaurants, coffee shops and bars
- Cafe, sushi
- Cafes, food, no more housing. Leave the back property for trails
- Bakery/coffee shops
- bakery/cafe
- simple coffee/bakery
- a Cafe, bakery
- Cafe
- Cafe, local food and/or international food sit-down restaurant (not pizza or fish and chips), microbrewery, something for kids/teens...
- Cafe
- Coffee shop
- Coffee shop

- Restaurant
- Cafe, not franchise type, restaurants not franchise
- Robin's Donuts
- fast food restaurant
- Fast food chain like McDonalds, Burger king, Restaurant

Health and wellness

- Doctors, clinic
- doctor
- Family medical practice would be the icing on the cake.
- A yoga studio or fitness options is also a need in our community.
- Meditation centre
- Spa
- Gym
- Pool

Grocery or convenience

- Convenience Store
- Fresh local produce shop.
- A butcher/grocer, A full sized grocery store
- Grocery store
- farmers market
- produce/local market

Arts

- Arts and Antiques
- flower shop, local craft shop.
- A shop to sell homemade goods to sit out at picnic tables
- antiques/lifestyle decor, fabric store
- Arts and crafts local made products. Butcher/fisher/craft market style businesses

Services

- Bank
- French daycare, space for community use/local biz start ups, a CSA hub,
- goods and services, salon

Other

- Book store, bike shop, surf and skate board shop.
- florist
- Hardware Store
- A games, toys and hobbies store with public seating. Somewhere you could buy a kite and take to the beach to fly or sit down and play a card or board game.
- hardware store
- Clothing stores, hardware store
- General store type business.

Not supportive

- None
- No
- NO Shops. Here as it is I get deer, pheasants, chickadees, starlings, bluejays, chipmunks, squirrels, etc., to name a few creatures I see almost daily. Increased population will destroy the habitat that is currently here. Every day I get to hear birdsong and it is great for mental health. More people will simply destroy this. We do not need more folks here. Bad enough that we have the sloppy tourists. NS should be promoting physical and mental health, not cluttering our community with greedy developers making a fast buck. More shopping will make us look like Sackville. Go clutter up that way. Leave Eastern Passage to be the quaint fishing village that it originated as.
- NONE. I don't want any business/new homes up this way.
- I don't need any shops or services thanks
- Whatever shops or services you plan to put here, my opinion is that anything over one story in the first and second tier would lose the quaint look of shore road. The needs building would look very much out of place at the front of this property. Further back would not be too bad. Fisherman's Cove has one story buildings that would look okay at the front. They can be commercial or residential.

- No new shops or services in the area of 1818 Shore road. It is to far away from what has already begun to bloom as the commercial district for Eastern Passage.
- None. I don't want any new buildings.
- I would prefer not to have shops and services at this location. Shore Road in this area is already very busy and due to traffic congestion I would recommend no shops and services at this location.
- I would prefer not to have shops and services at this location due to high traffic concerns
- Zero,it's in the agreement when the property was bought. Only 5 single dwellings only, period. Can't change the contract, that's what the original owner wanted, Miss Morison and family.
- None. This is a "bedroom community". Shops exist on Main Road, Cow Bay Road, and "Fisherman's Cove", many of them struggling. Putting shops here would either not be successful, or draw too much traffic.
- No Shops or services in this area. Move here to have peace and quite away from shops and services. Maybe a nice park.

Housing Types

We asked residents the following question:

“We currently propose to build a mix of duplexes, townhouses, and low-rise apartment units to meet the needs of the aging population and new residents. Do you think this is the right mix of housing types? Is there any kind of housing you think the community needs?”

In this section, we did not split up answers. Each answer corresponds with one person’s whole response.

Supportive

- Yes, this is good
- Yes
- I think the mix sounds good
- its a right mix
- I think so if there is privacy fencing facing the existing backyards on both Ainslie & Oceanlea.
- Yes
- I like it

Support apartments

- Apartments, build higher!
- Small duplexes or low rise apartments. But nothing high rise.
- Our community has a great deal of duplexes but townhouses and low-rise apartments would be ideal for this population with less of a focus on cars and more pedestrian access.
- No duplexes. We are full to the brim with them as a community. smaller senior homes, and high end senior apts, as there are none here to meet those needs.
- as long as the housing is not high and will block the view of the current residents.
- low rise apartments would be good so the oceanlea homes dont lose their view.

Against apartments

- No tall apartment buildings!!
- One level duplexes, no apartments
- Apartment will add too many people on the small road leading out the area
- I do not agree with duplexes or townhouses and not apartments. If a development has to move forward as this will permanently alter the wild life inhabitation. We would only support single family homes.
- I recommend no low rise apartments as this adds too much density to an already congested area. Single family, duplex and townhouses are good.

Single family + large lots

- Townhouses and duplexes are common here already
- Single homes and duplexes with larger lots
- The lot is pretty small to have much of a mix. To blend in the the community, semidetached and townhouses would be most appropriate.

Accessibility and Aging

- I would recommend a mix of single floor units 2 and 3 bedroom, even if they end up being apartments as flat living spaces are more conducive to the elderly and for those with mobility issues. Townhouses and duplexes tend to end up being multi-floor houses and are not a good idea. Are you looking at these units as rentals or to sell?
- Sounds good. Accessible for aging population, mix including affordable housing
- One level bungalows, affordable housing options
- I think a mix of population would be great. Please consider installing elevators in more than one story so it would be available to everyone
- The community needs small single dwellings, town houses and apartments, for seniors

Affordable + Aging

- Unfortunately, you will develop however you choose...however, why not lower income housing for seniors?
- Very low-rise apartment and something that people can afford, not the thousand dollar a month places. There are aging population that can not afford these fancy places like myself.
- This community needs affordable family housing, multigeneration housing (inlaw suit styleish or independent rental unit) duplex & multiplex style homes no higher than 2 stories (we get wicked winds). There is an heavy presence of military families in the area. Rantals with monthly leases and matinance for deployed families, would rent well. As well as a community gardening area for residents.

Affordable

- Anything that is truly affordable and can meet needs of both families with kids and families without kids
- Mix looks good. We also desperately need affordable housing for low income working families.
- Yes but keep it affordable for all, lane housing, and a community centre is a must for both young and old
- Affordable
- Affordable housing for those who are already here in NS.

Not supportive

- No more homes especially not seniors homes. The community is mostly families. Gear the shops towards young families and forget the housing. It's too busy down near shore.
- No
- NO. MORE. HOMES.
- Again, I moved out this way to avoid cramming. I enjoy the solace and listening to the waves and the birds. More housing and more people will cause traffic, increased pollution and litter. It's bad enough HRCE and HRM can't keep the place clean as it is.
- No
- It's already been discussed twice and all ready agreed upon. Alderney landing has all the reports and minutes.

Young families

- Housing should be designed around young families, and first time home owners as that is what makes Eastern Passage.

Design

We asked residents the following question:

“We would like to design buildings to match the look and feel of traditional Nova Scotian architecture, inspired particularly by Fisherman’s Cove. How do you feel about this approach? What kind of design would you like to see?”

In this section, we did not split up answers. Each answer corresponds with one person’s whole response.

Supportive

- YES
- I love that idea.
- Sounds good
- Sounds charming!
- I approve of following the feel of the area and keeping it local
- Agree
- Love it

Traditional

- Like this approach. Eastern Passage suffers from lack of planning - developments don't tie together well. A mishmash. Love that you are thinking aesthetics. Our developments should add to natural beauty...at least not detract.
- I live in a salt box home which many in the neighborhood always seem to gravitate to. Let's make it colourful and different kinda like we see in Newfoundland or Lunenburg Not all the same design FISHERMANS COVE IS UNIQUE... let's show everyone just how unique we can be
- I like the thought of this approach. I think it would be nice to have the sides of some of the shops painted with folk art inspiration. The courtyard area could have pieces that are painted by local artist similar to the cable boxes that are painted around the city or when we had the giant lobsters.
- Historical looking buildings
- That's the only appropriate fit for Eastern Passage. Growing up here I have seen a lot of changes but they have managed to keep a somewhat small town feel. If you put modern architecture on one of the most beautiful and pure locations of Eastern Passage I feel it would completely take away the serenity.
- I'm good with traditional NS architecture.
- traditional nova Scotian architecture would be great!
- For houses small Victorian style homes or just simple homes. No like shops or services. Have enough noise as is. Seniors like their peace and quite. I know I do.

Fisherman's Cove as an inspiration Specifically

- I like to fisherman's cove feel
- Sounds great! Make it colorful like the Cove
- As long as the design / theme fits with Fisherman's Cove I am good with it. We are a fishing village after all.
- Love the fisherman cove look. Like cobblestone like Dartmouth Crossing area.

Emphasis on pedestrians

- This approach is nice so long as there is upkeep and there are no parking lots upfront (like in fishermans cove) but rather having sidewalk shops for our community to enjoy the view and for it to be easily walkable and bike-able. A good example would be the Fishermans cove visitors center.

Modern

- Modern pls
- Modern
- Not being immediately adjacent to Fisherman's Cove, that doesn't seem important. Everything around this spot is vinyl clad. Is that what you mean by traditional NS architecture? Typical modern suburban housing will be suffice.

High quality materials + design

- Doesn't matter, just don't make it look cheesy. Pick durable materials that don't need lots of maintenance and avoid flat roofs.
- The shops could be colourful but they shouldn't look like a fishing village, because that's not what we are anymore. The patios could be sidewalk height for accessibility and be rope lined for the Oceanside feel. Please please do not build more housing!!! Just make trails behind the shops.
- That may look too rough for a decent subdivision in a beautiful location. We already have fisherman's cove, we do not need another one

Not cookie cutter

- I'd love to see a blend of unique & traditional design, no more cookie cutter shoebox duplexes
- I absolutely hate the cookie cutter homes with tiny yards and minimal parking spots. The kind you mistakenly walk into after a night out and your neighbour greets you after you try to unlock the door. Cape cod style homes with maritime materials, natural accents and building materials sourced locally. Crafty style homes with a hint of victorian and acadian style influences. Using ocean and navel inspired colors for retail buildings exteriors in light diffusing colours like blue/tan. It's bright by the ocean. Homes should be more bold and personal colours.

Height

- As I stated previously, one story buildings in the first 2 tiers from Shore Road and then low rise(2-3 floors)buildings and after that you could go higher if that is in your plan. I feel I must repeat that the Needs building at Fisherman's Cove would look sorely out of place in the first couple of tiers from the road. The first tier for sure. Thank you for your time.
- That design would be adequate, however as I stated before, please don't make the buildings high to avoid blocking the view of the current residents.

Types

- Low rise single story affordable
- detached/semi
- Single family homes.
- Cottage type

Not supportive

- Nothing
- No, just make a nice dog park. Ageing folks will go to homes or move in with family. Fisherman's cove is tacky and we don't need the increased 'architecture' moved closer to my street. It's bad enough A&W gas station cluttered up the street and impacted traffic.
- I would rather no new houses that will make the housing market worse.
- Already discussed

Public Space Amenities

We asked residents the following question:

“Are there any amenities you would like to have in a nearby park?”

Residents offered the following answers, which we categorized by topic. In this section, we separated responses into individual ideas and located each in their appropriate category. All text from the answers are included, but were not kept together.

Natural

- Natural forest park
- Nature only. Trails that don't drive out wildlife. We have enough playgrounds.
- A nature park would be nice.

Trails

- Walking trail/memorial benches
- walking trails
- Walking area for dogs

View

- A lookoff
- Place to sit and enjoy the ocean view.

Garden or green space

- EP needs a water park, green space, public gardens would be lovely
- flower/sculpture gardens - something unique. most important to tie it into plans for Eastern Passage Commons. For example - lots of runners here so connecting a trail/path to make a route for runners.
- Community garden with native plants, bee hives, playground that meets ages of 2-12, community garden, fruit Arbour
- Garden

Place

- Walking path, lots of benches, gazebo. Flowers, bushes, shade trees, garbage receptacles, sun dial, pond.
- Benches
- Seating
- A pond & picnic tables
- Outdoor dining areas (picnic tables)
- Shaded seating areas and canteen over summer.
- fountain, trees, and raised vegetable gardens for the people in the area.

Dog park

- Leash free dog park
- Off leash dog park 😊
- Off leash dog park
- Parking, fully fenced off leash dog area, trees/shade and places to sit
- Gated dog park and/or gated children's play area.
- Off leash dog park
- Dog park
- Maybe a dog park.
- NO. Just an off-leash park where people can get exercise and exercise their dog.
- I want a dog park. The soccer and ball fields will not allow for off leashing.
- An off leash fenced in dog park, with a small and large dog areas and water fountain for people and dogs. With shade trees through-out.

Playgrounds and similar

- kids playground, splashpad, public wifi, shaded areas with mature trees.
- splash pad
- Splash pad
- Splash pad with change rooms and washrooms.

Playgrounds and similar

- kids playground, splashpad, public wifi, shaded areas with mature trees.
- splash pad
- Splash pad
- Splash pad with change rooms and washrooms.
- childrens play area, swing set and ample benches to enjoy the view. Smart pedestrian corridors between neighborhoods would also be ideal.
- playground,
- Playground
- A park would be nice with a few playground items for kids
- Senior playground, swimming pool, kids playground, Bandstand, water garden

Sports

- Tennis courts
- Pool
- Swimming pools

Other

- Medical Centre (Massage Therapy, Chiropractor, Physiotherapist etc.)

Not supportive

- No
- No
- No
- No
- No
- No there already at the schools, stop lies to the people of Eastern Passage.
- washrooms/benches/small water fountain
- This lot is adjacent to the Eastern Passage Commons, which the Halifax Regional Municipality will be improving greatly. This spot requires no additional amenities.

Additional Comments

We asked residents the following question:

“Is there anything else you would like to add?”

- Splash pad
- I am disappointed that this property was sold for development and not left in a natural state for the local wild life. We are continually pushing them out of their natural habitat and we need to stop doing that.
- Traffic flow. Maintaining some natural space for our deer/wildlife population. Use of local species. Plants that support local birds/bees/butterflies. Perhaps opportunity to tell some of the story of this place and the islands people see
- No
- How will you ensure the development is able to mitigate climate change and be a green development
- If you were to do a play area/ sitting area, do it in front of the shops. Have a trail entrance that goes in and exits at the same spot, but loop the trails around each other(like shubie) No off leash!!
- There should be trails out from each side of the property to make going to school/parks accessible.
- Eastern Passage is a special community that has incredible potential. Taking into consideration a modern approach to the infrastructure (that matches fishermans cove) and having shops with outdoor patios to enjoy the beautiful view would be a major asset to this community. Thank you for taking the time to allow us our input.
- Has visitor parking been considered to avoid congestion of Shore Road? With this land next to Tallahassee School car park, could this car park be used for weekend visitors with pedestrian access to the new development?

1→ We will tell you a bit about the project while we get your name and contact info. Your information will help us keep you updated as the project progresses.

We envision building a mix of traditional Nova Scotia style homes, centred on a public square, similar to the one in the photo.

What's your name? (optional)

Type your answer here...

OK ✓



2→ We propose to also create a series of attractive shops and services along Shore Road with a beautiful view of the ocean.

We would like this to become a great place for the whole community to gather.

What's your phone number? (optional)

Type your answer here...

OK ✓



3→ Broadly speaking, the development has two parts. *

The blue area will be 2-story homes, including duplexes and townhouses, centred around the public square.

The orange area will be mixed-use buildings, similar to the Hydrostone or the Needs building in Fisherman's Cove, with restaurants, businesses, and amenities on the first floor, and apartments above.

What's your email address? (by writing your email below, you agree to receive email updates about this project)

Type your answer here...

OK ✓



4 → The Goals of the project are: *

- Homes for the aging population.** To provide accessible apartment and townhouse units for local residents as they age.
 - Transit-oriented development.** To create a mix of great housing types on the high- frequency transit line, connecting new residents to downtown Dartmouth.
 - Local shops.** To provide space for the kinds of shops local residents need.
 - Amenities.** To create features in the public spaces that residents would like to have.
 - Great local design.** To design homes and businesses to feel like a traditional Nova Scotian community, an extension of Fisherman's Cove.
- What's your address? (optional)

Type your answer here...

OK ✓



5 → Shops & Services

- We envision giving locals the opportunity to sip coffee or have brunch on a terrace while overlooking this beautiful view. Other kinds of shops are also possible here.
- What kinds of shops or services would be most valuable to you in these new buildings that currently do not exist near your home?

Type your answer here...

OK ✓



6 → Public Space Amenities

Are there any amenities you would like to have in a nearby park?

Type your answer here...

OK ✓



7 → **Homes**

We currently propose to build a mix of duplexes, townhouses, and low-rise apartment units to meet the needs of the aging population and new residents. Do you think this is the right mix of housing types? Is there any kind of housing you think the community needs?

Type your answer here...

OK ✓



8 → **Design**

We would like to design buildings to match the look and feel of traditional Nova Scotian architecture, inspired particularly by Fisherman's Cove. How do you feel about this approach? What kind of design would you like to see?

Type your answer here...

OK ✓

9 → Last question: Is there anything else you would like to add?

Type your answer here...

Submit