

From: Redacted
To:
Cc:
Subject: [External Email] Survey Case 22267
Date: Thursday, November 5, 2020 4:02:27 PM

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

Hello,

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

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

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

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

Thanks.

Redacted

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

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

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

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

Traffic:

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

Schools:

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

Privacy and neighborhood:

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

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

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

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

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

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

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

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

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

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

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

meeting about this project.

Yes, we would be.

Redacted

From:

Redacted

Sent:

To:

Subject:

[External Email] CASE NUMBER ... 22267

Sean ... here is my response to your recent survey.

Sorry, my printer was not working. Thus, the 'chopped-up' fashion of the attachments.

Thanks.

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?

- * Increase traffic with Bedford already heavily congested.
- * increase traffic along Shore Drive when Bedford Sunnyside is congested ... traffic short-cutting through Shore Drive.
- * Unfair property devaluation to home owners already living in the surrounding area.

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

The "false economy" of increased property taxes which is easily eclipsed by the cost of infrastructure costs eventually landing on the shoulders of existing tax payers.

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

Simple ... maintained existing zoning pattern.

increase traffic along Shore Drive when Bedford Sunnyside is congested ... traffic short-cutting through Shore Drive.

* increase traffic along Shore Drive when Bedford Sunnyside is congested ... traffic short-cutting through Shore Drive.

* Unfair property devaluation to home owners already living in the surrounding area.

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

The "false economy" of increased property taxes which is easily eclipsed by the cost of infrastructure costs eventually landing on the shoulders of existing tax payers.

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

Simple ... maintained existing zoning pattern.

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

Plenty of walkers, children, cyclists, joggers using the existing neighborhood roads. And no sidewalks. More traffic with the proposed buildings. More congestion in Bedford/Sunnyside intersection. More 'short-cut' traffic through local neighborhood, Shore Drive roadways.

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.

Done

Fort Sackville Survey Fillable.pdf



sidewalks. More traffic with the proposed buildings. More congestion in Bedford/Sunnyside intersection. More 'short-cut' traffic through local neighborhood, Shore Drive roadways.

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

By phone ... yes ... certainly. This is an important issue for this community.

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

Return the survey by mail or by email by November 10th, 2020:

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

Email: gillisse@halifax.ca

Name:

Address:

Email:

Name: Redacted

Address:

Email:

Extra Space:

Please maintain the existing zoning patterns in the Wardor Street, Bedford/Sunnyside area. I have lived in this area for 45 years and now remark how often traffic congestion occurs. And how often this traffic 'short-cuts' through the local neighborhood roadways to avoid this congestion.

At the same time, there has been an increase in the number of people walking, children playing, joggers, cyclists that use these neighborhood roadways. Increasing the density by adding more apartment buildings will only serve to further imperil their safety.

This is a time when many cities in Canada and Europe are trying to reduce vehicular traffic in neighbors. As a disincentive, speed limits have been dropped from 50 to 30 kms/hr. In Toronto, 250 kms of neighborhood roadways have recently been dropped to a 30 kms/hr. One city in Europe (the same population as Halifax) has dropped 90% ! of their roadways from 50 to 30 kms/hr. What's the objective ... get cars out of the neighborhood, maintain the peaceful existence of these neighborhoods.

Now we turn to the subject of the 'surprise' to local homeowners. They buy their properties knowing of the existing zoning in in area. A quiet guarantee to maintain the economic value of their investment is at hand. A proposal to dramatically increase the density (and all that goes with it) arrives. The implicit 'duty of care' of the City of Halifax to the existing home owners and their investment possibility goes aside.

It is terribly fair and an irresponsible act to allow a rezoning of this area to occur.

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

Gillis, Sean

From:

Sent:

To:

Cc:

Subject: [External Email] Development -Wardour, Dartmouth Rd.-Case 22267

Attachments: Scan_0410.pdf

Redacted

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

Hi there,

Here is the survey filled out for proposed developments which I truly feel are not appropriate for the existing quiet ,heritage type neighborhood that currently exists.

Not to mention the residents incur the highest taxes of anywhere in Bedford.

My family lived just off Shore Drive for 8 years, and had kids at both schools Fort Sackville and Eaglewood, so we know the areas very well.

The area is not big enough to support over 200-250 extra people or more there every day plus the planned commercial space. Traffic will be crazy there.

- it was always designed as a single family dwelling area with 2 graveyards, 2 schools, library, Scott Manor House, etc.

I truly hope these plans will be reconsidered, and alternatives looked at- well designed short rows of just 1 or 2 level townhouses would be sufficient to add to open areas there potentially and a park /green space would be very welcome as well,

Thank you,

Redacted

Gillis, Sean

From:

Redacted

Sent:

To:

Gillis, Sean

Subject:

[External Email] Dartmouth Road proposed development

Below is my survey form. Largest concerns are around traffic management. There needs to be a lot more public engagement. Most people in my neighborhood are not aware of this. I only found out from a neighbor. Nothing was sent in the mail. A full neighbourhood public consultation is required that is broadly publicized.

Thank you kindly

near Dartmouth Rd., Stone Terrace and Wardour St.

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Before any changes are considered, HRM is asking residents for
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ents.

t allowing apartment buildings and townhouses

TH ROAD IS ALREADY A NIGHTMARE. AT
LNEST IMPOSSIBLE TO MAKE A LEFT TURN ON
DINGS WILL ONLY AGGRAVATE THE TRAFFIC SITUATION.
FS NOT GUIDED THROUGH THE SPARSINESS OF
ORE TRANSPARANCY

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

Sent from my iPhone

Gillis, Sean

From:

Redacted

Sent:

To:

Gillis, Sean

Subject:

[External Email] Case 22267- Dartmouth Road and Wardour Street, Bedford

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

Survey for case 22267

1) What concerns...

Large apartment buildings completely change the character of my neighborhood.

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

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

Cannot think of any benefits.

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

One family residents and townhouses

4). Is there anything else....

Not at the moment

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

Not at the moment

Redacted

Sent from my iPad

From:
Sent:
To:
Cc:
Subject:

Redacted

[External Email] Feedback on proposed development at Wardour and Dartmouth Road in Bedford

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

Sean Gillis
Halifax Regional Municipality

Hello Sean,

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

Runoff:

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

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

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

Traffic, roads, walkways:

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

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

Greenspace/recreation:

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

Power and Internet capacity already challenged:

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

School:

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

Garbage:

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

Further assessment needed:

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

2. **Assessment of required commercial space.** There are already vacancies of office and retail space (even prior to COVID-19) within three kilometres of the proposed development.

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

4. **Traffic and transportation study.**

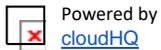
- The drawings do not provide enough parking for residents and visitors to the proposed commercial space
- As outlined above, roads are not adequate for current traffic, let alone additional residents
- public transportation is inadequate for additional residents and commercial customers. Despite many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

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

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

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

Redacted



Gillis, Sean

From:

Redacted

Sent:

To:

Subject:

[External Email] Planning case #22267

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

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

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

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

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

Redacted

Gillis, Sean

From:

Redacted

Sent:

To:

Subject: [External Email] re case survey 22267

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

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

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

#3 Low rise but never high rise.

#4 No.

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

Redacted

Gillis, Sean

From:

Redacted

Sent:

To:

Subject:

[External Email] RE: [External Email] re case survey 22267

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

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

Redacted

From: Redacted
Sent:
To:
Subject: [External Email] Response to Survey for case 22267
Attachments: Zoning letter.rtf.Ted

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

Dear Mr Gillis,

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

Survey Response:

1. Concerns:

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

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

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

2. Benefits:

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

3. Best buildings for our neighbourhood:

Single family homes.

4. Anything else:

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

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

Yes.

Sincerely;

Redacted

Gillis, Sean

From: Redacted
Sent:
To: Gillis, Sean
Subject: [External Email] Survey Case 22267 (Wardour St)

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

Dear Sean,

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

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

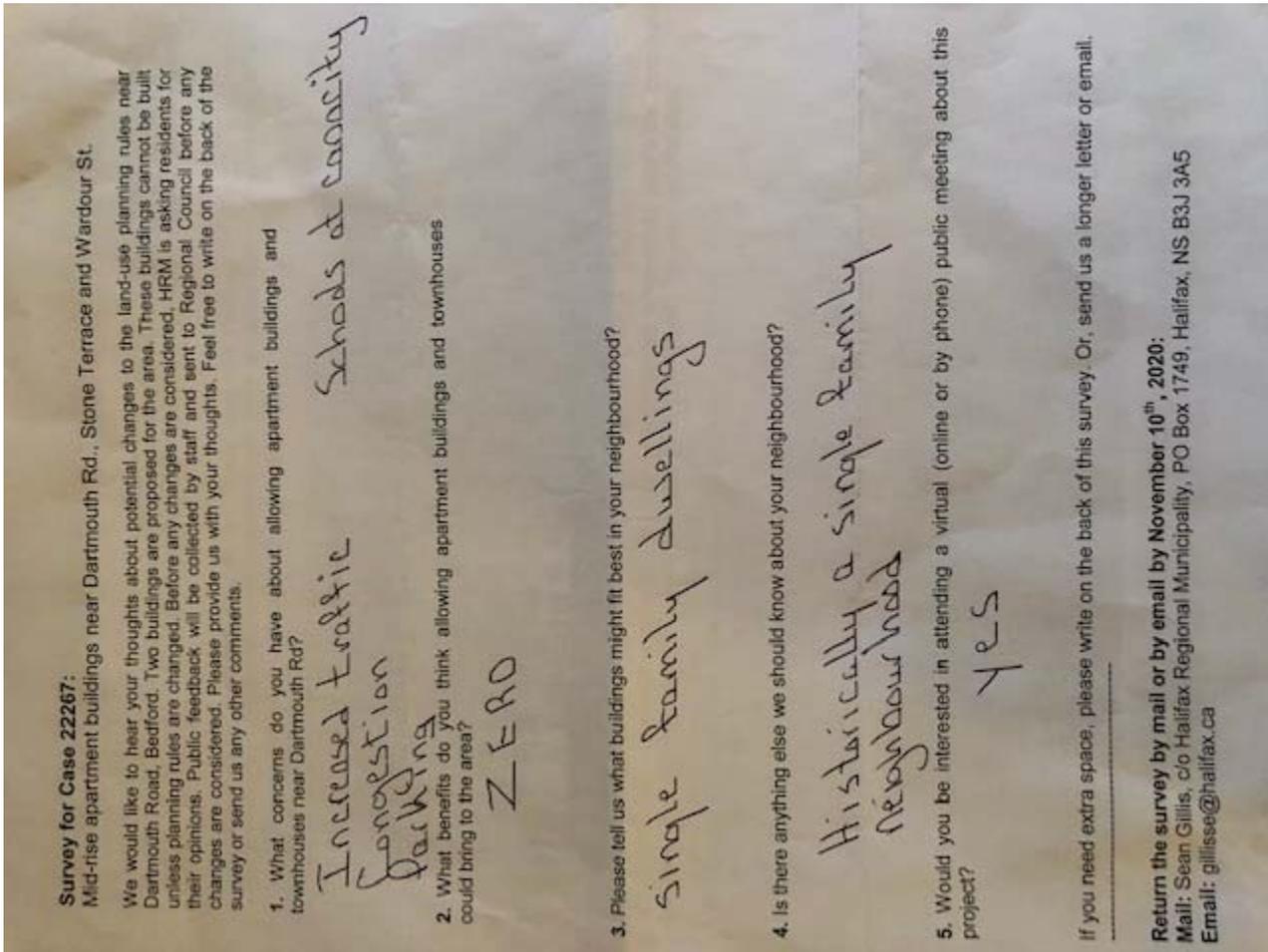
I hope that helps in your consideration of this application. Thank you for taking this time to read and consider the safety of the families that are already established here.

Redacted

From:
Sent:
To:
Subject:

Redacted

Gillis, Sean
[External Email] Survey case 22267



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

Sent from my iPhone

From: Redacted
Sent:
To: Gillis, Sean
Subject: [External Email] Survey for Case 22267- Dartmouth Road and Wardour Street, Bedford

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

Survey for Case 22267:

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

We would like to hear your thoughts about potential changes to the land-use planning rules near Dartmouth Road, Bedford.

Two buildings are proposed for the area. These buildings cannot be built unless planning rules are changed.

Before any changes are considered,

HRM is asking residents for their opinions. Public feedback will be collected by staff and sent to Regional Council before any changes are considered.

Please provide us with your thoughts. Feel free to write on the back of the survey or send us any other comments.

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

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

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

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

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

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

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

Single family dwellings or duplexes.

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

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

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

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

Yes, I would definitely attend!

Redacted

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

Return the survey by mail or by email by November 10th, 2020:

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

Email: gillisse@halifax.ca

From: Redacted
To:
Cc:
Subject: [External Email] Survey for case 22267
Date: Sunday, November 8, 2020 5:18:22 PM

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

Hello,
Please find my survey below.

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

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

Redacted

Sent from my iPad

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

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

Dear Mr. Gillis:

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

1. Our concerns about allowing apartment buildings and townhouses near Dartmouth Rd: Presently, the traffic on Dartmouth Road is very congested. These apartments and townhouses would add to the already problem with traffic. One has to pick their time to get out on Dartmouth Road especially during morning and supper hours.

2. The benefits I feel they would bring to the area: Support local business in the area and provide additional housing. Provide a greater tax base.

3. Buildings that would fit best in the neighbourhood: We desperately need affordable senior housing. Presently, we have one affordable senior housing in our neighbourhood and it is my understanding there is a 2-3 year waiting list besides the fact these senior buildings are getting old. Don't you feel that seniors deserve a suitable life style i.e. not housing that rent starts at \$2300.00 per month i.e. Mellowcrest Retirement Living.

4. No, I don't think there is anything else you should know about our neighbourhood: other than the traffic on Magazine Hill is terrible.

5. Yes, we would be interested in attending a virtual by phone public meeting about this project.

Thank you for your consideration in this project and we look forward to hearing from you. We can be reached at 902-835-1999.

Sincerely,

Redacted

Sent from Redacted

From:
To:
Subject:
Date:

Redacted

[External Email] Survey for Case 22267
Sunday, November 8, 2020 11:50:05 AM

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

Hello Sean and Tim,

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

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

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

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

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

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

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

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

THE current RSU is fine.

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

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

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

Yes

Thanks,
Redacted

Gillis, Sean

To: Redacted
Subject: Redacted

Good morning Jennifer and Scott,

Thank you for your responses. We will keep folks informed as we move forward with plans for a virtual meeting.

Regards,

Sean

SEAN GILLIS
PLANNER
PLANNING AND DEVELOPMENT

HALIFAX

T. 902.237.3424
halifax.ca

From: Jennifer Sangster <j_l_edwards@hotmail.com>
Sent: Wednesday, October 21, 2020 8:49 PM
To: Gillis, Sean <gillisse@halifax.ca>
Cc: scott_sangster@icloud.com
Subject: [External Email] Survey for Case 22267

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

1. We are happy to see progress in HRM and the population growing but at the same time the increase in traffic is troublesome. Cars from Dartmouth Rd already use our street as a short cut to get to the Bedford Highway to avoid the Chicken Burger intersection. The number of cars on our little street (Fort Sackville Rd) will no doubt increase and this is a concern. We have children that walk the streets to go to school and play with friends. We, and countless others walk our dogs on these streets too. Perhaps more sidewalks could be incorporated for safer walking. More traffic calming measures would be welcomed.
2. We see the apartment buildings and town houses offering people more options for living in this great area, in particular people wanting to down size and not have to move.
3. Buildings that would fit into our neighbourhood should have an emphasis on landscaping that is in keeping with the mature trees and natural beauty of this part of Bedford.
4. To live in this neighbourhood is like living inside a park. The trees, brook, Sackville River, proximity to the Bedford Basin make it a true gem in HRM and should be of utmost importance in protecting when introducing these land-use bylaws.
5. We would definitely be interested in attending a virtual public meeting. We appreciate being part of the conversation.

Redacted

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

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

#1: Concerns

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

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

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

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

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

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

#2: Benefits:

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

#3: Alternatives:

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

#4: Other features of the neighbourhood:

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

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

#5: Meeting

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

Sincerely,

Redacted

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Survey for Case 22267:

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

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

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

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

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

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

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

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

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

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

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

Yes

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

Redacted

Return the survey by mail:

Mail: Sean Gillis, c/o Halifax Regional Municipality, P.O. Box 1145, Halifax, NS B3J 3A3

Email: gillisse@halifax.ca

Survey for Case 22267:

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

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

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

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

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

none

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

single family or duplex homes
no apartment complexes or apartment condos

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

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

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

yes
on line

Redacted

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

Return the survey by mail or by email by November 10th, 2020:

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

Email: gillisse@halifax.ca

Survey for Case 22267:

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

TRAFFIC CONGESTION

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

~~0~~ BENEFITS ZERO

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

SINGLE FAMILY HOMES

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

QUIET SINGLE FAMILY HOMES

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

YES

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

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

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

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

NONE.

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

ENOUGH POPULATION HERE NOW

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

NICE AND QUIET NOW

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

NO

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

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

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

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

~~none~~

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

~~none~~ single family homes only

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

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

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

yes either one

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

Return the survey by mail or by email by November 10th, 2020:

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

Email: gillisse@halifax.ca

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.

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

Dartmouth Road is already a very high use road, in particular during peak hours. During rush hour drivers frequently use Wardour Street as a means to avoid some Bedford traffic on the Bedford highway. Adding apartment/townhouses will only add to the already at time very busy street. A few years ago, my wife and I were made aware of the Bedford Cemetery on Wardour. I remember my wife being especially pleased with the appearance and care of the cemetery and especially the peacefulness to the location. Unfortunately, with my wife's passing, I now visit the cemetery on a weekly basis as I've found it so comforting given the relative peacefulness of the area. In addition, as there is no specific designated parking for cemetery visitors, I need to use on-street parking. I'm concerned with adding apartment/townhouse to the area will only see an increase of already limited on-street parking.

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.

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

This community is zoned for single-family, and that should be sufficient reason why it should remain so.
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 these effects home owners' property values. There is not space to accommodate 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?

No, but I would encourage HRM to expand the survey of Bedford residents. This effects many given the neighborhood also contains the Bedford Library, and cemetery.

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:

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Email: gillisse@halifax.ca

Additional Comments:

Adding apartments and townhouses to the neighborhood will see an increase in on-street parking. As I noted my wife is buried at the cemetery on Wardour Street. My wife and I very much liked this site as its accessible and relatively quiet given it's located in a single-family home neighborhood. I'm also concerned that approving this development will set a precedent for future developments in the community.

A response to case 22267

Dear Mr Gillis

I write this letter under duress. We are in the second wave of a world wide pandemic and we have a potential COVID exposure in our community and we live beside another community with potential community spread. WOW!! Talk about stress. Considering all the aforementioned we are asked for our input on a development in our community. Talk about piling it on.

Firstly: there are concerns about the information packet:

The first paragraph states that this is being done under the direction of Council. Was Council aware that the 2nd wave of the pandemic would be occurring?

2nd paragraph 2nd statement;

Two multi-unit buildings are proposed for the study area. The study area map appears to illustrate 4 multi-unit buildings, so I am confused, is 2 or 4 multi-unit buildings?

Secondly: meaningful public engagement:

On reading the information there were no websites or links where the public could obtain information on the process of public engagement, HRM Charter, and/or the Bedford MPS. This raises the question as to where are we in the process and how to get informed? The over-arching question is; how is this meaningful engagement, if access to pertinent information is not readily available? Not everyone has access to applicable documentation or technology.

Lastly: The most important aspect, the people:

You are foisting an imposing construction, a large increase in population [(48x2) + (51x2) = 198 people] overwhelming a residential area. This number probably is a very conservative guestimate as it assumes there are only 2 people per unit and only 2 buildings where the map shows 4 buildings. **Does this double or triple the current proximal population? Is this reasonable and/or excessive? A change to the character of the neighbourhood and the community definitely!!**

Traffic is a concern in this area presently, so adding more people and cars is going to cause further disruption to people's lives in the community. Some struggle in

the area presently, so it is an issue. Traffic infrastructure appears to be wanting and a review would be prudent.

There should **NOT** be ANY changes to the MPS during this time and any construction should follow the current MPS rules. No building should tower over neighbouring houses so nothing above 1 ½ - 2 stories similar to the construction on Brunswick St and Cornwallis St. (I believe). With a green space this type of structure would not be imposing on the neighbours and would augment the community character. Another possibility is a similar type of development as the retirement community further along Dartmouth Rd.

This is **unconscionable** to request a response of this magnitude from the people while the pandemic is happening.

Respectfully,

Redacted

November 4, 2020

Mr. Sean Gillis

gillisse@halifax.ca

I am providing some comments on the survey you have proposed for the following cases. This letter will be sent as a document attached to an email addressed to you and to Councillor Tim Outhit.

SURVEY FOR CASES 22267 AND 20476

1. CONCERNS ABOUT ALLOWING APARTMENT BUILDINGS AND COMMERCIAL SPACE PER THE PROPOSED DEVELOPMENTS.

a. TRAFFIC AND SAFETY CONCERNS

- i. The subject area is plagued with congestion at the intersection of Wardour Street and Dartmouth Road. Throughout the day and evening it is very difficult to make a left turn from Wardour on to Dartmouth Road due to the primarily constant stream of traffic in both directions on Dartmouth Road. The potential for serious accidents is high as vehicles both from Wardour and North Street attempt to turn on to Dartmouth Road especially when attempting a left turn. To add to the congestion, many vehicles driving north west on Dartmouth Road towards the Bedford Highway attempt to avoid the traffic lights at the Bedford Highway by taking a shortcut down Wardour. This results in traffic heading south on Dartmouth Road attempting a left turn on to Wardour while at the same time, vehicles on Wardour and North are attempting to turn onto Dartmouth Road. The proposed developments will significantly increase the traffic congestion at this intersection. Traffic lights at the intersection of Wardour and Dartmouth Road will decrease the risk of accidents but will not alleviate the increased traffic in the area. Also, since the alignment of Wardour to North is not symmetrical, the traffic light intersection may not be as simple as a "normal" intersection.
- ii. Wardour Street is a narrow residential street not designed for higher density traffic patterns. During the day there is a high volume of vehicles in both directions relative to the nature of the street. This is due to vehicles coming off the Dartmouth Road from both directions and either using Wardour (if coming from the direction of Dartmouth) as a shortcut or going to residences along the Shore Drive or Eaglewood areas. Also, for the past few months I have walked along Wardour in the early evening and am quite surprised at the number of vehicles (and their speed) that are on Wardour at that time. The addition of 99 residential units along with several thousand square feet of commercial space will add significantly to vehicle traffic on a primarily residential street, Wardour.

- iii. The addition of two driveways to Wardour Street for a potential 99 residential units plus visitors and commercial customers adds to the future congestion near the intersection of Wardour and Dartmouth Road. This would impede traffic flow along Wardour and cause additional difficulties for traffic exiting and entering Dartmouth Road, Wardour and North.
- iv. Southbound vehicles on Wardour have the potential to also use Camden and Perth Streets as an alternative to Shore Drive. An elementary school and park borders on both of these currently relatively low traffic streets. Any additional traffic on these streets is a safety issue for the students at the school. Traffic using Camden and or Perth must then traverse Fort Sackville Street to access Shore Drive and ultimately the Bedford Highway. All of these streets are relatively narrow residential streets not designed for heavier traffic flows.

b. INTEGRITY OF CURRENT NEIGHBORHOOD

- i. The current neighborhood is primarily single family residential. There is an apartment building on Dartmouth Road which is on the peripheral of the area. There are also two buildings on the north side of Dartmouth Road to the west of North but again these are peripheral to the primary residential area. The Wardour area is a low density leafy environment containing two old cemeteries and one country style school and is near to historic Scott Manor House on Fort Sackville Street.
- ii. Multi-unit, multi storey buildings, one of which will have a commercial component do not fit within the single unit residential aspect of the Wardour area.

2. BENEFITS OF ALLOWING APARTMENT BUILDINGS IN THE AREA.

- a. There are really no benefits to putting two large residential buildings in the area. There are also no benefits of putting more commercial space in one of the buildings. There are many commercial enterprises in the general area (Sunnyside and Bedford Place Malls) and along the Bedford Highway that can be accessed by the current residents. There also appear to be vacancies in some of these commercial areas so there is no need of additional commercial space in the Wardour corridor.

3. BUILDINGS THAT MIGHT FIT BEST IN THIS AREA.

- a. Single family residential buildings would fit best in this area. Residential buildings were torn down on property which is part of one of the proposed multi-unit buildings. There is no reason why new single family residential buildings could not be built in the area.

4. ADDITIONAL COMMENTS.

- a. The zoning for the area under proposed development case 22267 is currently designated RSU (Residential single dwelling). This zoning was originally set out for a purpose; to provide for single residential dwelling. There have been no significant changes to the area that would cause the designation to change (or to justify an Municipal Planning Strategy (MPS) amendment that sets out a site specific policy) to allow for a different use than RSU. There currently is vacant land at 37 and 39 Wardour but only because the two dwellings were torn down. Presumably if these lots were put on the market, they could be developed for new single family dwellings. Simply because a developer acquires a particular property does not provide grounds for permitting a zoning change or site specific amendment.
- b. The zoning for the area under proposed development case 20476 is currently RSU with a Development Agreement for the parking lot. Similar comments to the above apply here. If the developer is going to discharge the development agreement, it should revert to the original zoning RSU.
- c. My understanding is that the (MPS) realizes that the maintenance of the integrity of existing residential neighborhoods is an important objective. In my view these two developments do not align with this MPS objective and in addition to generating substantially more traffic in an area that is currently congested will change the character of the existing neighborhood.

5. REGIONAL COUNCIL REPORT DATED NOVEMBER 12, 2019 RE CASES 20476 AND 22267

- a. If I am interpreting this document correctly, it appears that HRM staff is recommending that rather than a site-specific plan amendment, the Bedford Secondary Municipal Planning Strategy (SPS) be reviewed to develop new policy for the area covered by the specific sites indicated in the Cases and an area on the north side of Dartmouth Road. I do not know why the area to the north of Dartmouth Road is to be included in a potential new policy since that area is fully built and is primarily residential with a commercial portion north of North Street.
- b. The report mentions that “ at a regional level, there is policy support to consider higher densities within the proposed study area”. The report states that the Regional Plan? and the Integrated Mobility Plan support directing growth towards areas that are walkable, bikeable and have good transit service. The Regional Plan ? also apparently identifies the Sunnyside Mall area as a Growth Centre. The area is already built out except for part of the properties in the subject Cases so I am not clear on why it is considered a growth area.
- c. The way the report reads, one would think that it is directed towards a significant land area such as Bedford West at its origination or the full Larry Uteck area, not the proposed study area which is simply the North side of Dartmouth Road (already built out) and the relatively small properties in the subject cases.
- d. So I am not really clear on why a comprehensive SPS policy plan review is suggested for a couple of properties.

- e. The staff report mentions the provision of housing as a long standing priority of council. The number of new multi -unit apartments currently being constructed in the Bedford West and Larry Uteck district in an area of multi unit buildings is substantial. In addition there are currently four large ongoing excavations on the Bedford Highway between just south of Larry Uteck Boulevard to Moirs Mill Road. Although I do not have specific knowledge of what will ultimately be constructed on these sites, a reasonable inference would be at least a significant number of housing units. There is no need to put two new multi-unit buildings in an area of single family homes when there is so much construction of new units in the above mentioned areas.

6. CONCLUSION

- a. I do not feel the addition of these multi- unit apartment buildings and the relevant commercial space in a single family old residential area adds anything to the area or the region and in my view will negatively impact the enjoyment of the area by the residents.
7. I would be interested in attending a virtual or hopefully a live public meeting about this project.

Redacted