

WHAT WE HEARD

**Summary of Feedback for Planning Application # 22487:
APPLICATION BY FATHOM STUDIO, ON BEHALF OF THE PROPERTY OWNER,
REQUESTING TO ENTER INTO A DEVELOPMENT AGREEMENT ON LANDS AT 112 AND
114 WYSE ROAD, DARTMOUTH TO ALLOW FOR A 20-STOREY MIXED-USE BUILDING.**

Engagement

Public Consultation took place from December 12, 2020 until January 18, 2021. The engagement consisted of a mailout notification to nearby residents which highlighted the proposal, identified how to find out more information, and outlined how to provide comments/feedback. Additionally, a web page was created on Shape Your City that housed a video presentation by staff on the planning process, a presentation by the applicant on their proposal, and survey requesting feedback.

Questions asked on the survey form:

Are there parts of this proposal that you like?

Are there parts of this proposal that concern you?

How do you feel the proposed building design fits the site?

How do you feel it fits in the neighbourhood?

Any other comment / feedback is welcomed.

Methodology:

A count of notifications sent, and their response rate is included.

The responses were tabulated into positive, neutral, and negative. Reoccurring comments were grouped into themes and provided below. The survey results and emails are attached for reference.

Data:

Reponses	
Total Notification Mailouts	514
Surveys Submitted	47
Emails Received	7
Percent	~10.5% response rate of total properties notified

Summary

The responses were generally positive. There were "themes" that emerged in the comments, and those were:

- need to provide affordable housing;
- great location and supports bus terminal;
- provides much needed density/apartment units;
- most respondents thought it was well designed, however there were some who did not agree;
- wind concerns were raised by several respondents;
- most respondents believe it fits the neighbourhood and site, acknowledging this is the first building in a transitioning neighbourhood. There were some who disagreed and believe it is too tall and big;
- traffic/access concerns were raised as both streets receive high volumes of traffic; and
- some thought there is too much parking provided while some thought there wasn't enough.

Case 22487 - 112-114

Wyse Road Survey

SURVEY RESPONSE REPORT

01 July 2013 - 17 January 2021

PROJECT NAME:

Municipal Planning Applications



SURVEY QUESTIONS

Q1 | Are there parts of this proposal you like?

I_perrin

Windows/ doors at sidewalk level, access from rear parking lot close to the

12/09/2020 11:44 AM

bus station

PearsonA

12/10/2020 04:52 PM

yes, the increased density of the area is great as this will increase business viability and transit usage as it is close to a major bus terminal.

mulock

12/15/2020 08:15 PM

It all looks great. Finally more positive development in Dartmouth.

Haligonium

12/17/2020 11:53 AM

It looks like a nice building.

HRM REALTOR

12/17/2020 12:47 PM

Great location

Kirby

12/17/2020 01:17 PM

Height, density, æsthetic

Cessna

12/17/2020 04:08 PM

Great idea as presented.

JCawley

12/17/2020 05:22 PM

Need affordable housing

CamBourne

12/17/2020 10:45 PM

Much needed density. Great design. Great location.

Jeff Smeltzer

12/18/2020 11:12 AM

I like the style, density and location.

Halifaxcitizen

12/18/2020 11:22 AM

Yes, adds housing close to work areas like burnside

GoodCheer

12/18/2020 11:25 AM

Enable people to live near a transit hub, and have less than one parking space per apartment.

p_mackay

12/18/2020 11:31 AM

All of it

Tugger

12/18/2020 11:36 AM

Brings more people into the downtown area.

Rw1

12/18/2020 11:44 AM

Love the design, love the height, like that there's underground parking

fogarty

No

12/18/2020 01:05 PM

jra

12/18/2020 01:13 PM

The design looks very modern and will improve the current downtrodden look of the Wyse RD area. I also like that they have underground parking to enable tenants to get their cars off the street to not hamper traffic flow and/or snow removal.

Shannon

12/18/2020 01:41 PM

Yes! It would be great to have something new and built up in this area. Hopefully it would spur more for Wyse Road. I think it would be sweet to live here; right next to the Sportsplex, the bus terminal, and a short trip to the ferry. And will provide very visible commercial space.

Accounting Prof 1

12/18/2020 01:48 PM

General concept of the Flat Iron design is a good one. I like that they are thinking of having 80 bike spaces. Mix of commercial on the lower floors and residential above is fine.

beechboymark

12/18/2020 01:59 PM

Good density at a convenient location, and nice aesthetic design (assuming that's what gets built).

pepaton

12/18/2020 03:58 PM

Interesting look. About time we saw some diversion from basic square boxes.

fallout

12/18/2020 06:27 PM

Buiding makes good use of lot and has an attractive sail-like look. Near public transit.

burk

12/18/2020 10:20 PM

Add residential units to central area, to near transit hub.

ScreenName

12/18/2020 10:23 PM

Additional rental units

63 Sinclair

12/18/2020 11:45 PM

That has lower level commercial space. That it offers urban density. It is located next to a mayor transit hub and close to the ferry

LER

12/19/2020 09:58 AM

I like that this building will animate a prominent corner. The plaza at the MacDonald Bridge does not say 'Welcome to Dartmouth', it is desolate and gray, reinforcing the stereotype that Dartmouth is a second class part of the city. When we first moved to Dartmouth my husband forbid me from visiting the Nantucket shopping mall, because he thought it looked like somewhere you would get shot. It all needs to be updated. The only problem with the proposed building is that all of the other buildings will look like extra garbage once it's built.

Crannogman

12/19/2020 10:00 AM

The architecture is visually attractive.

MTF123?

12/19/2020 12:48 PM

Yes more housing is in need and I here is lots of vacant property in the neighborhood

Stefanie

12/19/2020 04:25 PM

No

Ensign Jensen

12/19/2020 04:57 PM

Looks nice

Spitfire75

12/19/2020 05:10 PM

Density and height

oldsalt49

12/19/2020 05:41 PM

the spot

Rose Street

12/19/2020 05:51 PM

I like the central location

GE1993

12/20/2020 12:32 PM

Underground parking, the combination of retail and residential space within the same building

jhk515

12/21/2020 08:58 AM

Yes

Jane Schlosberg

12/21/2020 12:35 PM

I know that more housing is needed.

MGrant

12/21/2020 10:39 PM

Excellent location for greater density: close to bridge, transit station, shopping, recreation centre. Demolition of existing uninspiring building no great loss.

Richard Fanning Snowdon

12/22/2020 11:07 AM

no

Screenname8272

12/22/2020 03:44 PM

Not really--except for the fact that the lot won't be empty anymore.

Phil

1/01/2021 10:01 AM

Multiple places to live

Aaronferg

1/01/2021 01:34 PM

Overall Beautiful building for this corner and fitting with the surrounding community

adamdcoombs

1/14/2021 09:12 AM

The proposal is well organized and reads well. It is a well thought out plan from the developer and architect; however, one that misses key concerns on a few areas.

abrookside

Commercial space. This area is such a desolate deadzone (and I live very

1/17/2021 05:08 PM

close to here). More residential units close to the core and transit.

Optional question (43 response(s), 4 skipped)

Question type: Essay Question

Q2 | Are there parts of this proposal that concern you?

I_perrin

12/09/2020 11:44 AM

This is an extremely windy corridor and I am concerned that they have not done enough to mitigate wind. There should be greater setbacks and more landscaping to improve conditions on adjacent sidewalks. This area is already very "hard" - mostly asphalt, unwelcoming buildings, and it would be nice to see a building design that would "soften" the corner.

PearsonA

12/10/2020 04:52 PM

the access to parking will be tricky since both streets this fronts are busy and have restricted turns to access, unless it uses part of the sportsplex lot to access it.

mulock

12/15/2020 08:15 PM

No.

Haligonium

12/17/2020 11:53 AM

It's another building that people who are in need of housing, will not be able to afford.

HRM REALTOR

12/17/2020 12:47 PM

Too much commercial space for that location

Kirby

12/17/2020 01:17 PM

Too many parking spots given proximity to Bus terminal

Allan

12/17/2020 03:36 PM

The building must have enough parking for at least one car per unit. There also has to be enough parking for any commercial services provided. There must be space for moving vans, taxi pickup/drop off and other deliveries. If this is not accounted for, the cars associated with this building will spill over onto other spaces creating problems for the neighbourhood.

Cessna

12/17/2020 04:08 PM

no

JCawley

12/17/2020 05:22 PM

No

CamBourne

12/17/2020 10:45 PM

No

Jeff Smeltzer

12/18/2020 11:12 AM

None at all. We need more large building on Wyse, there is an opportunity to transform that area.

Halifaxcitizen 12/18/2020 11:22 AM	Not really
GoodCheer 12/18/2020 11:25 AM	If the possibility of adding daily parking for people to stash their cars and take a bus across the bridge were feasible, that would be very consistent with transit focused development.
p_mackay 12/18/2020 11:31 AM	No!
Tugger 12/18/2020 11:36 AM	Traffic issues.
cat5910 12/18/2020 11:39 AM	how affordable will the 160 residential units be
fogarty 12/18/2020 01:05 PM	Too tall, density will be increased too much and this always brings quality of neighbourhood down
jra 12/18/2020 01:13 PM	Not really
Shannon 12/18/2020 01:41 PM	Seem like it may be hard for a person living in this building to get in and out near this busy intersection, but I assume the driveway will be located somewhere logically.
Accounting Prof 1 12/18/2020 01:48 PM	The scale is too big for the lot and too close to the sidewalk. Depending on the location of the entrance to the underground parking it will either add to the congestion on Wyse Rd. or Nantucket and also be quite dangerous for the significant number of pedestrians who use the two sets of lights that this project would abut.
beechboymark 12/18/2020 01:59 PM	As always, parking and access for commercial spaces. It looks like there will be 9 commercial entrances, meaning 18-20 staff + customers. These enterprises usually require restocking etc. (insert large truck here). Is the adjacent parking lot part of this development so that it could be used?
smhb 12/18/2020 02:42 PM	Size is insane. Stacking people on top of one another is never a good idea. Build smaller buildings provide them green space. Halifax isn't Manhattan and it needn't try to be.
pepaton 12/18/2020 03:58 PM	Insufficient parking. Should be 1 space per bedroom! At a minimum, 1 space per apartment. All new buildings should have percentage of affordable housing built in or the same percentage built at city's selected location. NO BUYING DEVELOPERS WAY OUT OF AFFORDABLE HOUSING LIKE WILLOWTREE PROJECT!!
fallout	Probably not aimed at lower income.

12/18/2020 06:27 PM

ScreenName

12/18/2020 10:23 PM

This building has the potential to be an eyesore. A flatiron design is not intended for this type of neighbourhood. A towering building at that intersection will not feel welcoming to people who don't live in the building at all. It will cause shadows in the morning, line of sight problems for traffic.

63 Sinclair

12/18/2020 11:45 PM

It is single type of housing: high rise apartments tower. Does not offer any green open space directly accessible to the housing units. It makes no effort to blend with the dominant urban landscape of Dartmouth so it will be an eye sore and create a monotonous industrial landscape that does not fit with Dartmouth. It is poor development not conducted to a livable city

LER

12/19/2020 09:58 AM

I love the plants on the roof deck but I bet 1000% they will never be put there or if they do they will only last a season. Greenery is so important to making a building this size feel relatable.

Crannogman

12/19/2020 10:00 AM

There seems to be no lack of rental accommodation. Shouldn't there be consideration for the development of more condominiums?

MTF123?

12/19/2020 12:48 PM

Size seems a bit large for the current neighborhood

Stefanie

12/19/2020 04:25 PM

It seems out of place and very tall - any wind tunnel concerns?

Ensign Jensen

12/19/2020 04:57 PM

Nope

Spitfire75

12/19/2020 05:10 PM

No

oldsalt49

12/19/2020 05:41 PM

Not enough parking spots. If you are going to have 160 units and shopping on the ground floor 100 parking spots will not cut it. Also with units being 2 person units you will need more parking. That does not count for visitors that may sleep over.

Rose Street

12/19/2020 05:51 PM

The overall size and lack of diversity in the offering and design of the project.

PJR

12/19/2020 11:25 PM

Height is too tall; wind and shadow making area inhospitable for pedestrians.

GE1993

12/20/2020 12:32 PM

The lack of large apartments for families. A good portion of families in the area require 2-3 bedrooms and this building only has bachelor, 1, and 2 bedroom apartments and the majority are 1 bedroom apartments

Jane Schlosberg

We need more modestly-priced housing. Also, this building is too high.

12/21/2020 12:35 PM

MGrant

Normally a curvy building is a plus, but this design feels a little clumsy.

12/21/2020 10:39 PM

Richard Fanning Snowdon

the height of the buildings

12/22/2020 11:07 AM

Screenname8272

Yes. I am concerned the building is too high for the surrounding neighbourhood. I am concerned about increased vehicular traffic in the area. I am concerned a building of this height will make the wind even more intense along Wyse Road.

12/22/2020 03:44 PM

Phil

None

1/01/2021 10:01 AM

Aaronferg

None

1/01/2021 01:34 PM

adamdcoombs

Only a qualitative wind impact statement was completed for evaluation. Centre Plan LUBs clearly state the requirement for a quantitative wind tunnel study to be completed by a qualified consultant for developments greater than 40 m in height. Also, the qualitative wind impact statement completed uses non-standard criteria for Halifax, such as wind speeds stated in mph instead of km/h (admittedly minor) and misconstruing the impact of clustered tall buildings on the wind environment. Also, the report uses the Beaufort scale for its comfort criteria, which is not the correct criteria set for the City's requirements. The relatively open nature of the development site should require a quantitative wind tunnel study to properly address pedestrian comfort and more importantly pedestrian safety. Additionally, stating that the develop already mitigates wind impacts "as much as can be expected for a 19-storey structure" is misleading to the public, as no quantitative analysis was completed which could well provide insight into additional mitigation solutions or pedestrian safety concerns. No mention of pedestrian safety or exceedance criteria were stated in the wind report.

1/14/2021 09:12 AM

abrookside

Potentially traffic routing out of here.

1/17/2021 05:08 PM

Optional question (44 response(s), 3 skipped)

Question type: Essay Question

Q3 | How do you feel the proposed building fits the site?

I_perrin

It's very bulky. I don't have an issue with the height, in general, but the

12/09/2020 11:44 AM

massing of the building is very large. It will likely make the wind issue worse.

PearsonA

12/10/2020 04:52 PM

does not fit entirely currently, but when the area gets redeveloped it will fit in nicely

mulock

12/15/2020 08:15 PM

It will improve the address and encourage young professionals to move here. Growing Dartmouth is growing up and becoming more mainstream.

Haligonium

12/17/2020 11:53 AM

The renderings I found don't show other buildings in context with it.

HRM REALTOR

12/17/2020 12:47 PM

Very nice looking building from the street level, but would like to see more "Green" roof designs in the cities, especially here, with its view plane from Brightwood

Kirby

12/17/2020 01:17 PM

It's a bit tall, given the relative low heights of surrounding area, but given the proposed (and super ugly) development going up kitty-corner to this, that would be kinda alleviated... But then its beauty clashes with the other developments... boxiness

Cessna

12/17/2020 04:08 PM

Fits the commercial character of the site.

JCawley

12/17/2020 05:22 PM

Yes

CamBourne

12/17/2020 10:45 PM

The proposed building fits the sight perfectly. Could/should be even taller given it does not obstruct any view planes.

Jeff Smeltzer

12/18/2020 11:12 AM

Yes

Halifaxcitizen

12/18/2020 11:22 AM

It is fine

GoodCheer

12/18/2020 11:25 AM

Well. Commercial, high-rise hotel across the road, not blocking anyone's sun or view.

p_mackay

12/18/2020 11:31 AM

Love it! That area needs density, and it's beside a transit hub.

Tugger

12/18/2020 11:36 AM

Fine. Good place for a high rise.

cat5910

12/18/2020 11:39 AM

I like the location

Rw1 12/18/2020 11:44 AM	well-suited
fogarty 12/18/2020 01:05 PM	Does not, too tall.
jra 12/18/2020 01:13 PM	It is an excellent location for this type of building
Shannon 12/18/2020 01:41 PM	I do think it will stand out for a while. But hopefully more development will occur in the general area and blend in.
Accounting Prof 1 12/18/2020 01:48 PM	Too big. Fills up too much of the lot. I can never understand why there always seem to be insufficient setbacks from the street for large commercial or residential structures. Pedestrians should not be able to reach out and touch a building when walking on a sidewalk.
beechboymark 12/18/2020 01:59 PM	Right across from the hotel, close to a high-traffic street, and amenities right across the other way, yes. The height is pushing it, and I would not want to see this be a stepping-up point to get even higher ones in the adjacent lots, i.e. this should set the maximum for that area.
smhb 12/18/2020 02:42 PM	Too big. Commercial space is available all over the city . No need to it here.
pepaton 12/18/2020 03:58 PM	Seems to be appropriate fit provided it does not encroach on sportsplex parking.
fallout 12/18/2020 06:27 PM	Good use of area.
burk 12/18/2020 10:20 PM	A bit isolated, but may encourage more dense residential buildings nearby.
ScreenName 12/18/2020 10:23 PM	Does not fit the sight at all! I think it will create driver distraction at a key intersection. The building is not welcoming to look at and does not fit the style of the neighbourhood.
63 Sinclair 12/18/2020 11:45 PM	It does not fit the situ
LER 12/19/2020 09:58 AM	It's fine. There is a tall building across the street. There are no small houses anywhere near. Totally appropriate.
Crannogman 12/19/2020 10:00 AM	Yes

MTF123?

12/19/2020 12:48 PM

Good

Stefanie

12/19/2020 04:25 PM

I dont think it does

Ensign Jensen

12/19/2020 04:57 PM

It's better than what's there

Spitfire75

12/19/2020 05:10 PM

Great

oldsalt49

12/19/2020 05:41 PM

Great but needs more parking

Rose Street

12/19/2020 05:51 PM

I feel its only designed to build as much as possible on every square inch of the site. Its another uninspired development, designed to maximize as much profit as possible for the developer.

PJR

12/19/2020 11:25 PM

Too tall

GE1993

12/20/2020 12:32 PM

There's a possibility that the height and design of the building could affect traffic and visibility for cars as it's on the corner of a major intersection

jhk515

12/21/2020 08:58 AM

It looks nice and will help elevate that part of Dartmouth

MGrant

12/21/2020 10:39 PM

Fits fine. There's still some green space on the south side.

Richard Fanning Snowdon

12/22/2020 11:07 AM

doesn't fit into the surrounding area of low rise buildings and will lead to overdevelopment of the area.

Screenname8272

12/22/2020 03:44 PM

I don't really have a comment about that because I don't like the building.

Fhil

1/01/2021 10:01 AM

Great

Aaronferg

1/01/2021 01:34 PM

Fits site well

adamdcoombs

1/14/2021 09:12 AM

The proposed building fits the theme of newly developed neighboring properties and is a welcome site to the Dartmouth skyline. The development should bring a unique modern look to the site. The wind impact of the as-

proposed building should be reconsidered to align the evaluation documentation with the city's requirements for such a structure.

abrookside

1/17/2021 05:08 PM

Uses the site and location imaginatively.

Optional question (45 response(s), 2 skipped)

Question type: Essay Question

Q4 | How do you feel the proposal fits in the neighbourhood?

I_perrin

12/09/2020 11:44 AM

I hope the neighbourhood will transition to something that is car-oriented to something that is more walkable, human-scale. I believe this building could set the wrong precedent for this corridor. It doesn't do much to positively contribute to what's currently a pretty terrible place.

mulock

12/15/2020 08:15 PM

Excellent addition. Hopefully one of many to come.

Haligonium

12/17/2020 11:53 AM

Odd question since the city does not care about neighbourhoods.

Kirby

12/17/2020 01:17 PM

Yes and no. Because it's a continuation of DT Dartmouth, it makes sense. And I'm totally here for it But, the area is kinda... um... gritty. And the grit against the polish will cause some... um... 'scratches'. But that's gentrification

Cessna

12/17/2020 04:08 PM

In line with the changing character of the area.

JCawley

12/17/2020 05:22 PM

Well

CamBourne

12/17/2020 10:45 PM

Much needed higher density residential close to downtown.

Jeff Smeltzer

12/18/2020 11:12 AM

Very well. I have a feeling there will be more developments like this on Wyse.

Halifaxcitizen

12/18/2020 11:22 AM

Fine

GoodCheer

12/18/2020 11:25 AM

Well. Commercial, high-rise hotel across the road, not blocking anyone's sun or view.

p_mackay

12/18/2020 11:31 AM

I think will improve the feel of the area

Tugger

12/18/2020 11:36 AM

Fine. This specific site does not really have a neighborhood type vibe.

cat5910

12/18/2020 11:39 AM

Might spruce up the neighborhood

Rw1

12/18/2020 11:44 AM

No issues

fogarty

12/18/2020 01:05 PM

Does not, crowd density negative

jra

12/18/2020 01:13 PM

Perfectly as it will improve the look of the area as it is currently has rather downtrodden look.

Shannon

12/18/2020 01:41 PM

I do think it will stand out for a while. But hopefully more development will occur in the general area and blend in.

Accounting Prof 1

12/18/2020 01:48 PM

This development would be an very good idea if it was on the other side of Wyse Rd. in the vacant lot between Falkner and Dawson streets. This spot should be part of public lands devoted to a park to go along with the transit terminal and the Sportsplex, etc. Not to mention that it is too big for such a small lot right at the busiest intersection in all of Dartmouth.

beechboymark

12/18/2020 01:59 PM

It is a higher building than others, but there are many rentals in the area opposite. Being on top of the hill will of course accentuate the height, but I expect several such developments in the adjoining blocks over the next few years.

pepaton

12/18/2020 03:58 PM

Looks fine.

fallout

12/18/2020 06:27 PM

Would fit in fine. Mostly a parking lot now.

burk

12/18/2020 10:20 PM

Currently, there is not much of a neighbourhood.

ScreenName

12/18/2020 10:23 PM

I do not think the proposal fits in the neighbourhood well at all. The rent of these units will be far out of reach for locals, further pushing people out of the Downtown.

63 Sinclair

12/18/2020 11:45 PM

It does not fit the neu

LER 12/19/2020 09:58 AM	It doesn't but hopefully it classes up the location and more nice buildings follow.
Crannogman 12/19/2020 10:00 AM	I think so
MTF123? 12/19/2020 12:48 PM	Renewal in the neighborhood is over do it will be a good start as long as it is affordable. It won't displace current residents as well h land is vacant.
Stefanie 12/19/2020 04:25 PM	If doesnt fit the neighbourhood
Ensign Jensen 12/19/2020 04:57 PM	No, but the neighbourhood needs to be improved
Spitfire75 12/19/2020 05:10 PM	Great
oldsalt49 12/19/2020 05:41 PM	same as Question # 3
Rose Street 12/19/2020 05:51 PM	It hardly fits the neighborhood. There seems to be very little thought to how it will mesh with its surroundings. Like many of the developments in this city, there seems to be very little attention paid to how the public will interact with it for the decades to come.
PJR 12/19/2020 11:25 PM	Need more affordable housing not luxury housing.
GE1993 12/20/2020 12:32 PM	I feel that unless they create larger units and low income units this proposal will not fit the area as this is a traditionally low income neighborhood with a lot of low income families. A "luxury apartment" building will not do well in this area
jhk515 12/21/2020 08:58 AM	As above
Jane Schlosberg 12/21/2020 12:35 PM	too high
MGrant 12/21/2020 10:39 PM	Raises the bar for the neighbourhood.
Richard Fanning Snowdon 12/22/2020 11:07 AM	lousy

Screenname8272

12/22/2020 03:44 PM

I do not feel the proposed building fits with the character of our neighbourhood. Our community is a wonderful neighbourhood of older homes, and so many nice people have chosen to make this area their home because of the wonderful, peaceful neighbourhood.

Phil

1/01/2021 10:01 AM

Doesn't matter. We need the development

Aaronferg

1/01/2021 01:34 PM

Will bring much needed density to this area

adamdcoombs

1/14/2021 09:12 AM

The proposed building fits the theme of newly developed neighboring properties and is a welcome site to the Dartmouth skyline. The development should bring a unique modern look to the neighborhood and fit well with the modern aesthetic of newly proposed and developed properties close by.

abrookside

1/17/2021 05:08 PM

An improvement.

Optional question (43 response(s), 4 skipped)

Question type: Essay Question

Q5 Any other comments you may have are welcome in the space below.

l_perrin

12/09/2020 11:44 AM

This feels like a missed opportunity for HRM to collaborate with the developer. The parking lot between the Sportsplex and this site should be used as developable space - half could be used for building, and half for additional green space. Replace the surface parking lot with an underground lot. And include some affordable housing units within the building! This location in Dartmouth North is ideally located for affordable housing and it's too bad that this development agreement means they will avoid the Centre Plan's density bonus requirements.

PearsonA

12/10/2020 04:52 PM

I think this project represents a new era for this area of Dartmouth and if approved would be great for the city

Haligonium

12/17/2020 11:53 AM

Enough with the condos. When is housing that people can afford going to be built?

Kirby

12/17/2020 01:17 PM

That area of Dartmouth doesn't exactly have the best use of space. Boland/Nova/Demetreous and the lack of density there could be dealt with by securing low income housing in this new bldg to move people out of the lower density area noted above, and redevelop it with higher density, mixed income developments in mind.

Cessna

12/17/2020 04:08 PM

Greater density close to the downtown core helps the environment in a number of ways.

JCawley

12/17/2020 05:22 PM

No

Halifaxcitizen

12/18/2020 11:22 AM

Nope

p_mackay

12/18/2020 11:31 AM

Love it!

Tugger

12/18/2020 11:36 AM

Would like to see some revitalization and perhaps affordable housing in the neighbourhood off Wyse Road by Brookside and Dawson avenues. This has a neighborhood type feel.

fogarty

12/18/2020 01:05 PM

High rise increases population density always negatively impacts local communities

Shannon

12/18/2020 01:41 PM

Looking forward to having more investment in Dartmouth!

Accounting Prof 1

12/18/2020 01:48 PM

I generally don't have a problem with the height of major projects on main roads, as long as they conform to the City Plan. Having good views of our beautiful harbour is something to be proud of. I do have a problem with buildings that take up too much of the land, however. We need room for greenery and for bike paths, and sidewalks. The City Plan should insist on bigger setbacks for new developments to allow for more green space, more pedestrians and more active transportation. One last comment. Just because a developer overpaid for a lot, doesn't mean that the city has any obligation to approve a proposal to ensure that they can make a profit on the space. If the rules and good, and they say it is an acceptable project, then approve it and get it done. However, I don't have any sympathy for a developer who wants an exception to the rules and complains because it was denied or the approval process takes too long.

beechboymark

12/18/2020 01:59 PM

Pick a height and stick to it for this and other proposals in that strip.

pepaton

12/18/2020 03:58 PM

City needs to stop being short changed by developers!

fallout

12/18/2020 06:27 PM

Need affordable housing....this area is not south end Halifax.

ScreenName

12/18/2020 10:23 PM

I see no mention at all of any affordable housing units. This developer will make a profit off municipal infrastructure such as the bus terminal and Rec centre, meaning they will be able to charge a premium for tiny units. Expected rents will far exceed the average income of the neighbourhood...

- I'm also concerned construction would pose a major traffic issue.
- 63 Sinclair**
12/18/2020 11:45 PM
Ask for development proposals With criteria of fitting the neighbourhood,'being diverse, offer density, etc.
- MTF123?**
12/19/2020 12:48 PM
Great to see initiatives on housing, huge need and the area is due for renewal.
- Rose Street**
12/19/2020 05:51 PM
A considerable portion of the units should be considered to be affordable. I see no mention of that. A development of this size, with only 1 and 2 bedroom units, does very little to building a diverse and sustainable community.
- Richard Fanning Snowdon**
12/22/2020 11:07 AM
scrap it
- Screenname8272**
12/22/2020 03:44 PM
I find it very sad that the plan is to destroy the wonderful feel of our Dartmouth location. It is pathetic that planners want our side of the harbour to become a carbon copy of the Halifax side. This proposed building should not be built as planned and ruin our neighbourhood.
- Phil**
1/01/2021 10:01 AM
Stop making this harder and build
- adamdcoombs**
1/14/2021 09:12 AM
I would be happy to further discuss my concerns with the City planners, if requested.

Optional question (23 response(s), 24 skipped)

Question type: Essay Question

Email 1

I've lived very near this location for close to 10 years and worked downtown Dartmouth for 15 years. I was excited to see the letter about this development then got to thinking about the shadow it would cast. Could be beneficial or not depending on how far it goes. What's the maximum area its shadow would ever cover, would it extend to the skateboard park? Also, will there be any subsidized units? I think it will certainly boost business at the Zatzman centre and surrounding businesses. Something you may want to start championing for is the crosswalk between that parking lot and the dollar store to be responsive to traffic. It's a terribly long wait even when the street is empty which prompts people to dash across. It's only a matter of time before someone is seriously injured. You may know it's quite a wind tunnel already by the Double Tree tower building and the Zatsman. Your building could make this almost unbearable if not taken into consideration. The force of the wild nearly rips street signs off some days now.

Email 2

As a local and a pedestrian, I am 100% against this proposal. It's completely wrong for the area; there is a house right beside it, for God's sake. In usual times, I spend a fair bit of time using public transit (got rid of my car 13 years ago). However, I have not set foot on a bus since mid-March. My whole life revolves around a neighbourhood I can walk in. If I can't get there on foot, I'm not going. I shop at the Sobey's on Wyse, I am at Alderney 3 or so times a week, library / market, etc. I live on Fairbanks so have to pass 99 Wyse all the time. All of these areas have 1 thing in common apart from the fact that they are eyesores - they create their own climate - the wind is insane. They are also dangerous to birds. There are easy fixes but no councillor or HRM staffer I have knowledge of will deal with them. It is a proven fact that high rise buildings with rounded "corners" stop the wind issue. There are also easy fixes to prevent bird strikes. If this building has to go forward, and I hope it does not - these are changes that should be made mandatory. Build here, build this way OR not at all. Why is the city so resistant to change that would benefit the community? Another issue, what about sightlines and access to sun? This will drastically affect both. I hope you see sense and say NO to this project but, if you do not, at least look at some eco-friendly options - the city has enough experts to call upon. Just my thoughts as a concerned resident, who hopes to see improvement in city management. Not everything should be about money.

Thought you were referring to a vacant lot on the opposite side of the street. However, all my objections still stand 100% (except for the house beside it). I will object when the city moves forward on that site too. Now I know the new location (proposed), I have an additional comment. The traffic at that corner and the traffic light situation is an absolute disaster right now and you want to add 20 stories of offices with a minimum of 100 indoor parking spaces (+outdoor) to that mad rush hour mess over the bridge - you need your heads examined. You will rue the day you let that happen, mark my words. You will never hear the end of the driver complaints & the increased congestion and accidents coming your way. Is there anyone there who understands the word 'planning' enough to see past the word 'development', with its \$ flashing in your face?

Email 3

I received a letter inviting comments on the proposed development on Wyse Rd in Dartmouth. I am very happy that there will be new development in that area. Our family lives within eyeshot of the proposed area and I own multiple properties around there also. All I have to say is, "it's about time"

Email 4

My wife, young child and myself reside (*in the area*) and have for the past 7 years. We also own a rental property (*in the area*) and moved in over 10 years ago. It agonizes me that there has basically been no development in that area in the last 10 years other than a few rental row houses of Ropewalk. With respect to this development I would have to say that as bad as I would like some development in the area this does not fit it. Way too high and can't imagine it fits the center plan? I would be a strong NO. Something 10 stories and under would be more reasonable for our area.

Email 5

We recently received a letter asking for comments on the development planned for 112-114 Wyse Road, Dartmouth. I would like to note that the general area has a troubling amount of pavement which makes Wyse Road prone to flooding in heavy rains. I would like to request that the city make it a condition, or take all available action, to ensure that the property has as minimal a footprint possible to allow for maximum greening and planting of trees, particularly as the building will be so tall. In addition, I would be highly in favour of a project that incorporated green roofs on any setback areas, much like you find extensively in Vancouver, and on the Halifax Central Library. As you undoubtedly know this area was once part of the Dartmouth Commons, the City has an opportunity to honour that history by replacing the cement with as much 'green' as possible.

Email 6

This is my neighbourhood and where the sun rises at my house most of the year. I had an office across the street in the tower for years and the wind coming up the harbour is fierce on occasion. I'm concerned about the further wind effects on both the building and foot traffic. One cannot stand up in SE winds over 80 KPH – and I'm well-anchored!! Then there is the blasting for the car park and foundation and traffic from the building. This corner is already very busy. Where will the traffic from the building enter and exit? The rock is all iron and magnesium bearing slate with the water table moving through it. How is this going to affect the 100+ year old foundations in the area? The Halifax Explosion was not kind to concrete. This land was originally part of the Dartmouth Common and was not for commercial use - thus the Library, Schools and SportPlex. I strongly object to the commercial use of this property. The bank was at least only 1 storey and inconspicuous. This is a non-starter. What happened to the ratio between the lot size and the floor plan? I've been assured by my elected rep and staff that the Wyse Road corridor, which I support, would not exceed this ratio. Is there a public hearing or Zoom meeting about this? If you don't have the Zoom infrastructure, I do and would be pleased to help get this application thoroughly aired out.

Email 7

I live in the neighbourhood where this building proposal is located. I don't understand HRM's obsession with enormous buildings? A 20-storey building is massive and I can only assume the developer is making it very attractive for whoever is in charge of approving these monstrosities. I can see a 10-storey building in the area; any larger and it will create an eyesore and undoubtedly another wind tunnel like the ridiculously out of place office building at 99 Wyse Rd or the impossible to walk along stretch at 45 Alderney Dr.