

## 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? *My house will drop in value, the traffic is already busy and dangerous without sidewalks in narrow roads. The school class size will grow and reduce the quality. We need peace, quiet and safe neighbourhood, that's why we move here from Halifax Downtown.*
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 detached or semi-detached house only.*

4. Is there anything else we should know about your neighbourhood?  
*The road design is bad, no sidewalks, no traffic lights set up in some area near school. I feel unsafe to send and pick up my son. The car are driving so fast passing by us, we have no sidewalks to safely walk on. It worries me everyday.*
5. Would you be interested in attending a virtual (online or by phone) public meeting about this project?

*Yes, please include me.*

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 10<sup>th</sup>, 2020:

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

Email: gillisse@halifax.ca



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

*Traffic congestion on Dart Road / Bedford Highway is a huge concern. Noise pollution. As well as that of these homes in this area are 80+ years and drilling, blasting and construction would potentially cause stress and damage to existing foundations.*

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

*None, more congestion!!*

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

*Single family dwellings / Duplex's.*

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

*Old neighbourhood, Stone Terrace residents have difficulty exiting street presently. Extremely dangerous at peak hours, which seem to be getting longer & busier!!*

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

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

My concern about allowing apartment buildings and townhouses near Dartmouth Rd are the following: more cars parked on Stone Terrace, which I live on. Harder to exit Stone Terrace, which is difficult enough now.

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

I don't foresee any benefits of allowing apartment buildings and townhouses to the area. Privacy for existing homeowners would be sacrificed.

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

Single homes are the buildings that would best benefit to fit in my neighbourhood.

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

Our neighbourhood is great the way it is. I would not appreciate my home value going down by squeezing in this proposed apartment building and townhouses in this area.

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

Yes I would be interested in attending a virtual meeting about this project. (online would be my choice)

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

Traffic congestion is already a problem & adding such density will compound it. Bear in mind this is a school zone (junior elementary & elementary). Our roads are narrow, tree lined and the increased traffic may make young children difficult to see.

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

None - this development calls for commercial space as well. We already have much commercial space in the neighbourhood sitting vacant.

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

Those that it is currently zoned for. ~~We~~

4. Is there anything else we should know about your neighbourhood? Our roads are narrow & windy. When we have winter snow & the snow is banked there is barely room for one car to go through. We do not have the infrastructure to allow for additional traffic & all these new residents will be cutting through Perth & Fort Sackville to go to Bedford Hwy.

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

Redacted

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other opinions. Public feedback will be collected by staff and sent to Regional Council. Some 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?

more traffic congestion

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

No concrete benefits

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?

old established neighbourhood with history  
Apartments would take away the tranquillity and  
uniqueness of the area.

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

yes

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

Traffic is already very busy in this area, there is just no room for any extra cars, parking will be an issue as well as noise espically where I live (right across the st.) Privacy, Charm of the area blasting will all effect where I live... (continued on back)

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

Absolutely nothing

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

If anything has to happen, housing would be the best option. Making room for families to raise their children. However again more people means more traffic...

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

This Neighbourhood is what I call "Old Bedford" it just isn't the right area for large new buildings, the speeding alone that happens on my street makes me fearful everyday for the safety of my animals and kids in the neighbourhood.

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

Yes!

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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?

- TRAFFIC
- E.H.S.
- POLICE
- FIRE
- GARBAGE
- SNOW REMOVAL (PRESENTLY TERRIBLE)
- SCHOOLS

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

- MONEY TO THOSE WHO DON'T NEED IT.  
(BULLIES) (TIM NOHIT)  
- PERSONAL FRIEND OF THE STEVENS

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

- RESIDENTIAL HOME OR YOUNG HOUSE

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

- SENIORS CANNOT ACCESS DART. RD (SARKEY)
- E.H.S. SERVICE

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

- YES. (IT'S ALREADY APPROVED)



**Survey for Case 22267:**

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

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

- All the extra traffic, risk when kids are walking to/from school
- Overcrowded schools (more than they already are)
- Our quiet area will become very busy, crime rate due to an influx of people.

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

0

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

3m duplex  
single family homes

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

We live in a beautiful, quiet, safe part of Bedford we bought here because of this. We don't want to live in an area with many buildings, homes very close together.

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.

Return the survey by mail or by email by November 16<sup>th</sup>, 2020:

Mail: Sean Gibb, c/o Halifax Regional Municipality, PO Box 1743, Halifax, NS B3J 3A5

Email: [gibbs@halifax.ca](mailto:gibbs@halifax.ca)