



P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Item No. 13.1.1**  
**North West Community Council**  
**January 14, 2019**

**TO:** Chair and Members of North West Community Council

Original Signed

**SUBMITTED BY:**

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Kelly Denty, Director, Planning and Development

Original Signed

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Jacques Dubé, Chief Administrative Officer

**DATE:** October 22, 2018

**SUBJECT:** **Case 20594: Amendments to the Municipal Planning Strategy and Land Use By-law for Planning Districts 14 and 17 for lands at Opportunity Site B, Fall River.**

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**ORIGIN**

- Application by David Harrison on behalf of Glenn Clark of GFC Management Limited
- On January 24, 2017 the following motion of Regional Council to initiate the MPS amendment process was put and passed:  
*"THAT Regional Council:*
  1. *Initiate the process to amend the MPS and LUB for Planning Districts 14 and 17 to enable the development of four, 5-storey multiple unit dwellings at a density of 8 units per acre on Residential Opportunity Site B and the two additional properties as illustrated on Maps 1 and 2, subject to addressing the phosphorous generation and traffic matters referenced within the December 16th staff report. In doing so, staff is directed to follow the public participation program for municipal planning strategy amendments as approved by Regional Council on February 27, 1997.*
  2. *Direct that staff engage the Fall River/Waverly community on the broader topic of seniors housing and return to Regional Council with the results of that engagement. MOTION PUT AND PASSED*

**LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning and Development*

**RECOMMENDATION**

It is recommended that North West Community Council recommend that Regional Council:

1. Give First Reading to consider the proposed amendments to the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) for Planning Districts 14 and 17, specifically the River-lakes

Secondary Planning Strategy (SPS), as set out in Attachments A and B of this report to establish a new zone which will allow a “residential complex inclusive of supporting uses” on Residential Opportunity Site B and add two additional properties to Opportunity Site B and schedule a public hearing; and

2. Approve the proposed amendments to the MPS and LUB for Planning Districts 14 and 17 as set out in Attachments A and B.

**BACKGROUND**

On January 24, 2017 Regional Council initiated an MPS amendment process to consider development of four, 5-storey multiple unit dwellings on the subject property known as Opportunity Site B in Fall River (Map 1 and 4). Council also directed staff to engage the Fall River community on the broader topic of seniors’ housing needs in Fall River and the proposed development specifically, and to return to Regional Council with the results of that engagement.

The application for the proposed development was submitted by David Harrison on behalf of GFC Management Limited. The subject property is designated as a Residential Opportunity Site (Site B) under the River-lakes SPS which currently allows increased density on this site for housing developments up to maximum of 4 units per acre and a maximum of 3 storeys in height by development agreement. The current application does not meet this policy criteria therefore the applicant is seeking amendments to the Municipal Planning Strategy (MPS) for Planning Districts 14 and 17 to enable this project.

<b>Subject Site</b>	PIDs 00506501, 40707432, and 40707440 situated at 1109, 1075 and 1085 Fall River Road, respectively		
<b>Location</b>	South side of Fall River Road, East of Meltzer Common Park		
<b>Regional Plan Designation</b>	Rural Commuter		
<b>Community Plan Designation (Map 1)</b>	Residential		
<b>Zoning (Map 2)</b>	R-1B (Suburban Residential) Zone PID 00506501 is identified as Residential Opportunity Site B under the River-lakes Secondary Plan		
<b>PID</b>	<b>Site Size</b>	<b>Frontage</b>	<b>Current Land Use</b>
00506501	19 ha (47 ac)	172 m (564 ft.)	Single Unit Dwelling
40707432	0.46 ha (1.14 ac)	38 m (125 ft.)	Vacant
40707440	0.47 ha (1.16 ac)	53 m (174 ft.)	Single Unit Dwelling
Total	19.9 ha (49.17 ac)	263 m (863 ft.)	
<b>Surrounding Use(s)</b>	On the south side of the property there is a low density residential subdivision known as Fall River Village. To the north, the property is bounded by Fall River Road and on the opposite side of the road there are also low density residential dwellings. To the west, the property is bounded by low density residential uses and the lands to the east are forested		

**Proposal Details**

The proposed development is for an enriched living care facility intended to respond to market demand for housing that is designed to meet the changing needs of citizens as they age.. The proposal includes multi-unit dwellings building forms augmented by a range of on-site services including, foot care, general health counselling and support, transportation and housekeeping provided through a contract with Northwoodcare Inc.

The applicant is proposing amendments to the density and form limitations in Policy RL-13 to allow additional units and larger buildings to generate economies of scale that would enable the care services by Northwoodcare Inc.as well as additional building enhancements such as underground parking, elevators,

and common spaces. The higher density is also requested to minimize the cost of the rental units to increase affordability

The details of the request for MPS amendments are as follows:

- a) increase the permitted density from 4 units per acre to 8;
- b) increase the maximum number of storeys per building from 3 storeys to 4;
- c) increase in the maximum number of units per multiple unit building from 40 units to 100; and
- d) include two smaller sites identified as PIDs 40707432 and 40707440 as a part of Residential Opportunity Site B to allow these sites to be used for access to the proposed development.

Further details of the original proposal and the policy context of the site can be found in the December 16, 2016 Initiation Report found at the link below:

<https://www.halifax.ca/sites/default/files/documents/city-hall/regional-council/170124rc1417.pdf>

### **Overview of Report**

Pursuant to Council's existing direction on this matter, this report provides the following for Council's consideration:

- An outline and description of the public engagement process completed for this file;
- An overview of the comments received during the public consultation program relating to seniors' housing needs in the Fall River Area in general;
- An objective assessment of the current proposal in the context of existing policy and the public input gathered throughout the engagement process; and,
- A recommended regulatory approach in response to the current application that includes revised policy and updated land use regulations for Opportunity Site B which provides an option for the proposed housing form while respecting the existing core policies of the River-lakes Secondary Planning Strategy.

Acknowledging's Council direction to engage the public on the topic of seniors' housing, it is important to note that the Municipality has no ability to regulate building occupancy based on age (ie: seniors only). This was a point which was noted within the engagement undertaken over the past months, and considered in the authoring of the policies proposed within this report.

### **Public Consultation**

A day-long open-house public engagement event was held at the Gordon R. Snow Centre on the general topic of seniors' housing needs in the area and the specific elements of the proposed development.

This approach was chosen by staff to ensure broad engagement on seniors' housing and the proposed development so the community could be well informed and have an opportunity to provide staff and the applicant with its perspective on seniors' housing issues and suggestions for development that could minimize adverse impacts.

Staff and Consultants for GFC Management Limited were on hand at the Gordon R. Snow Centre from 1:00 PM – 9:00 PM on March 22, 2017 to provide information and receive public input. Two public information sessions were held that day at 2:00 PM and 6:30 PM to accommodate a variety of schedules. The public were also given the opportunity to provide feedback on public comment forms prepared by staff or to send in their own written submissions about how the proposed development for seniors would affect the surrounding area (immediate neighbourhood) and the community-as-a-whole.

### **Public Meetings and Submissions**

In a presentation by Consultants for GFC Management Limited, the community was informed about the need for senior citizen housing and an existing gap between various housing forms for independent living and housing for long-term care. The consultant gave an overview of some housing examples to address this need in HRM and presented an analysis of how the present policy should be changed to accommodate

these needs. Northwoodcare gave a presentation about the service model they propose to provide at this location.

Staff advised the community about the overall policy approach to allow alternative housing forms to meet the housing needs under the River-lakes SPS. Staff also provided information about the model that was envisioned to allow for higher density on this site and advised the public what aspects of the policy needed to be changed to accommodate the proposed development.

The Public Information Meetings were attended by 160 residents at the 2:00 PM session and 110 residents at the 6:30 PM session. The afternoon session was primarily attended by seniors from the communities around the Shubenacadie Lakes. The evening session was primarily attended by other residents from the surrounding area. In addition to the comments received at the Public Information Meetings, 112 written submissions were received from members of the public during and after the public information meetings.

A copy of the meeting summary is attached as Attachment D. Also attached are verbatim comments received from the written submissions which have been sorted into six individual attachments depending on the respondent's place of residence or interest in the subject as outlined below:

1. Those living in the immediate neighbourhood (Attachment E);
2. Those living in the wider community between 2-5 kilometers from the site (Attachment F);
3. Those either living 5 kilometers or more from the site and those not reporting any place of residence (Attachment G);
4. Letter from the Fall River Family Practice (Attachment H);
5. Letter from Northwood Care (Attachment I); and
6. Letter from Dr. Robert Strang (Attachment J).

### **Summary of Common Themes**

The following provides a summary of the content of the comments and written submissions sorted into four common themes; seniors' housing needs, building height and scale, building impact on infrastructure and services, and maintaining the Fall River vision. Direct reference to the meeting summary, submissions databases and letters is encouraged. There is a great deal of information and insight that can be gained from these submissions that could not all be captured in the summary below.

#### *Seniors' Housing Needs Comments*

- Some noted that there is an urgent need for seniors' housing to allow people to remain in their community.
- Some noted that there is a critical need for housing for seniors and the proposed development at the Carr Farm could bring affordable housing to seniors that could contribute to a "vibrant and socially cohesive community" (Attachment J – Strang Submission).
- Some noted that the seniors were the strength of the community and that they deserved to remain in the community they helped build.
- Some were concerned that the facility would not be occupied by seniors since the Municipality has no authority to regulate who can live in the buildings.
- Some were concerned that the buildings would become mixed age buildings and some seniors wanted to live in the buildings with seniors only.
- Some expressed concern with the distance of the buildings from the Village Centre and questioned how seniors would access the Centre.

- Some residents noted that there was lack of accessible sidewalks on the side of the Fall River Road of the proposed development and that the Fall River Road configuration would make it difficult for seniors to access the sidewalk on the opposite side of the road.
- Some noted that the existing health care services in the community are overwhelmed and questioned how seniors could be cared for in the community.
- Some stated that the proposed development would bring investment and business to the local economy and complete the community by providing housing for all ages.
- Some indicated the proposed development should be in the Village Centre where services are accessible and where seniors would not be isolated from the community centre.
- Some questioned the need for 400 units to service seniors noting that the proposed development is approximately 10% of the existing population of Fall River.
- Some indicated that the proposed senior's housing development would not adequately meet the needs of seniors as the site is located too far from the Village Centre. Some questioned the site design with trails on a sizable hill, without an accessible sidewalk. These people felt that a seniors facility should be in the Village Centre where people with limited mobility would be able to walk to shops and services and remain engaged in community activities to maintain a healthy quality of life. (Attachment E – Respondents 9, 23, 50, 51, 53, 54)
- The Fall River Family Practice stated that the need for access to affordable housing is a recurring theme that is commonly reported to them by their geriatric patients. This group of practitioners stated that the Carr Farm was an ideal location for a seniors' housing development with the development of underground parking, walking trails, possible inclusion of a community garden and other amenities such as an exercise site and other common areas for social gathering and health promotion, would decidedly meet the needs of many of our seniors and keep them in our community. (Attachment H)
- Northwood Care reiterated its full commitment to partner with GFC Management on the design and development of programs and services for an age-friendly senior's housing development on the Carr Farm land. (Attachment I)

#### *Building Height and Scale Comments*

- Some noted that the development of four 5-storey buildings was out of character with the rural context and incompatible with the surrounding low density residential neighbourhood.
- Some participants were in support of housing for seniors but stated the proposed buildings were too big for the area and were particularly concerned with the height of the proposed development.
- Some participants indicated that the buildings would be out of scale with the surrounding area and incompatible regardless of the age of the intended occupants.
- Some noted the buildings would not be visible from the surrounding area.
- Some respondents noted that the placement of four 5-storey buildings on the top of the hill would be visible from the surrounding area, particularly that portion of the community down the hill from the proposed development, and they were concerned that the development would be out of context and character with the surrounding neighbourhood.
- Some expressed concern that they would lose their privacy and would be impacted by noise and light pollution in the forested natural area in which they built their homes.

- Some indicated that the proposed development did not fit and was concerned that nearby property would experience reduced privacy, tranquility and quality of life. (Attachment F – Respondents 6, 2, Attachment E - Respondent 53)
- Some stated that the community needed centralized growth where the development could access services. They indicated that the proposed development is contrary to the Fall River Vision and expressed interest in maintaining the River-lakes SPS.
- Some felt that the proposed development would change “the face of the community from the current rural standard people opted for when moving here, especially the long-term residents”. (Attachment F – Respondent 1, Attachment E – Respondent 21. 26, 53, 56, 58, 62)
- Some questioned why a 5-storey building was needed to provide an elevator noting that lower rise buildings are also equipped with elevators. (Attachment F – Respondent 2, Attachment E – Respondent 62)

*Building Impact on Infrastructure and Services Comments*

- Some participants were very concerned about the impact of blasting on their private wells and were not convinced that the provisions of the Blasting By-law would protect them if their wells were damaged during construction.
- Some were concerned about the impact of the proposed development on the existing road system, sewage effluent, sediment and stormwater impact on the lakes, and the impact on fire services.
- Some were concerned that the proposed development would exacerbate traffic congestion on the Fall River Road and Highway 2 regardless of the age of the intended building occupants.
- Some were concerned about the impact that four 5-storey multiple unit dwellings would have on local schools if the buildings were not occupied by seniors.
- Some were concerned about light and noise pollution.
- Some were concerned with the impact of building height on fire services noting that there is no fire equipment in the area capable of servicing a 5-storey building. These people noted that a ladder truck would be needed to service a 5-storey building and the local fire station does not have this equipment.

*Maintaining the Vision Comments*

- Some respondents stated that the Fall River Vision should be maintained.
- Some expressed concern that the requested amendment doubles the density the community agreed would be appropriate for this site while the River-lakes SPS was being developed.
- Some wanted the 3-storey height limitation retained.
- Some indicated that the strategy for dispersing these higher density forms of development throughout the community should be maintained and that higher density forms of development should be developed in the Village Centre near Sobeys.
- Some expressed concern that the impacts of the proposed development would be borne by the immediate neighbourhood while the rest of the community benefited.

**DISCUSSION**

The MPS is a strategic policy document that sets out the goals, objectives and direction for long-term growth and development in the Fall River area. While the MPS provides broad direction, Regional Council may consider MPS amendment requests to enable proposed development that is inconsistent with its policies. Amendments to an MPS are significant undertakings and Council is under no obligation to consider such requests. Amendments should be only being considered within the broader planning context and when there is reason to believe that there has been a change to the circumstances since the MPS was adopted, or last reviewed.

**Existing Policies / Regulations Addressing Seniors’ Housing Needs**

The River-lakes SPS was generally intended to accommodate the growing need for alternative housing forms for seniors in Fall River. The proportion of seniors living in Fall River more than doubled from 1996 – 2016. The proportion of the population aged 65 and above in Fall River rose from 5.2% (421 people) in 1996 to 11.1% (1139 people) in 2016. For the whole of HRM, “most recent population projections indicate that by 2026 HRM will be home to nearly 88,000 seniors comprising 19% of Halifax’s population as compared to 15.7% in 2016.”<sup>1</sup> This change in demographics represents the change in circumstance that provides a rationale for consideration of an amendment to existing policy.

The SPS was designed to accommodate alternative housing forms (townhouses and multiple unit dwellings) by assigning additional capacity at four residential opportunity sites throughout the Plan Area as shown on Map 4 and as described in Table 1 below.

**Table 1  
 River-lakes Residential Opportunity Sites  
 Alternative Housing Forms at Higher Densities**

Site	Location	Form	Density Units/acre	Development Yield per Site
A	Village Centre behind Sobeys where higher density forms are encouraged.	Multiples & Towns	4 (private well) 8 (central water)	48 units 96 units
B	Subject Property	Multiples, Towns & Singles	4	188
C	Fall River Village South – end of Ingram Drive	Multiples, Towns & Singles	4	120
D	Windsor Junction – Charleswood Subdivision	Townhouses	2	84
Total				440 – 488 units

Existing policy on these four sites permits a broader mix of housing types and increased density in a manner that was seen to be compatible with the existing and desired character of the community at the time of the development of the River-Lakes SPS. Increased density of 4 – 8 units per acre was assigned to Site A in the Village Centre given its close proximity to businesses and services in a more walkable, pedestrian friendly setting. A density of 4 units per acre was assigned to Sites B and C to allow for a mix of low-rise multiples, townhouses and singles with the intention of meeting the needs of alternative housing forms

<sup>1</sup> Halifax Regional Municipality. Proposed Approach to Uniform Land Use Regulation of Seniors Housing. Staff Report presented to Halifax Regional Council, August 1, 2017.

while maintaining compatibility with the surrounding area. A density of 2 units per acre was assigned to Site D which is an area within the proposed Charleswood Subdivision.

In addition to these opportunity sites, the River-lakes SPS also allows development of nursing homes and residential care facilities on this land and all other R-1B zoned properties and R-6, R-7, P-2 zoned properties throughout the River-lakes SPS and Planning Districts 14 and 17. This would allow the development of a 24-hour care nursing care facility on the subject property for individuals who can no longer live independently. Small scale Residential Care Facilities are also permitted as-of-right on these residentially zoned properties throughout the Plan Area but are limited to 6 bedrooms to ensure compatibility with the low density residential environment.

### **Previously Approved Development**

In addition to the recently adopted River-lakes SPS policies relative to more dense development forms, in 2015 a development agreement was approved to permit the addition of 76 residential units in a 6-storey multiple unit dwelling near the Highway 102 Interchange at the Inn on the Lake. This application was submitted prior to the adoption of the River-lakes SPS and was enabled to proceed under previous policy

### **Housing for an aging population**

The municipality has some authority to create policy aimed at addressing social conditions but is not able to regulate tenancy. The establishment of regulations restricting age would be considered discriminatory under the *NS Human Rights Act*. However, a developer or property owner may market buildings for seniors<sup>2</sup> and the Municipality may institute design requirements which may respond to the needs of an older demographic provided they do not discriminate against other groups or individuals.

In planning for its communities, the Municipality aims to develop policies and enable development which supports sustainable growth and reflects community desires in terms of land uses and building form. The existing policies under the River-lakes SPS provide for alternative housing options while minimizing the impact on the community with design criteria that enhance compatibility between different land uses. In the case of this proposed development, the proposed use of land is several multiple unit dwellings designed to respond to individuals who may need personalized services or help with activities of daily living. However, it is also acknowledged that the additional density in this proposed development provides an economy of scale that allows the establishment of additional on-site facilities that support individuals who, regardless of their age, may need personalized services.

### **Village Centre Proximity and Development Capacity**

The overarching goal of the River Lakes SPS is to ensure the development of a mixed use, walkable village centre and a more complete community. Staff note the existing policy approach does contain some capacity for alternative housing forms in the Fall River area. However, only one of the four Residential Opportunity Sites in the River-lakes SPS is within the Village Centre Designation (Site A). This site is behind the existing Sobeys store and was assigned a higher density ranging between 4-8 units per acre depending on the availability of potable water. That site is situated so that people could walk to nearby shops and services but this 12-acre site will permit only 48 – 96 units and the topography is not attractive to those with limited mobility.

Opportunity Site B is the site closest to the Village Centre that is of adequate size to accommodate this housing form and address matters of compatibility and design to fit within the surrounding community. While the proposed development on Site B does respond to housing demands in the Fall River area and can be designed to meet the needs of individuals who may require more assistance in their day to day

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<sup>2</sup> “In Nova Scotia, there area variety of housing options . . . but . . . they do not specifically restrict occupancy to seniors. Exclusive rules on the basis of age and accommodation are generally understood to be discriminatory under the *Nova Scotia Human Rights Act*. Instead, these developments may be built and/or marketed as ‘senior friendly’, ‘adult lifestyle’, or simply ‘for seniors’.” Law Reform Commission of Nova Scotia. Seniors-only Housing Discussion Paper 2010.



living, its use for that purpose comes with challenges relative to its distance from the Village Centre and the adequacy of services and HRM infrastructure such as community transit, alternative transportation options and the location of a sidewalk on the southeast side of Fall River Road opposite the proposed development.

Notwithstanding these shortcomings, staff acknowledge the River-lakes SPS does not contain opportunity sites closer to the Village Centre that would support higher density in a manner that meets the diversity of housing needs as they are currently understood. Staff also recognise the desire for this housing type is present in the community and acknowledge that the economies of scale proposed by the applicant should support enhanced services that respond to the needs of seniors and others who may require support.

With adherence to the architectural design requirements established during the Fall River visioning process and retention of treed buffers and landscaping, staff advise that buildings of a moderate scale could be placed on Site B to fit in with the surrounding community while maintaining the elements of rural character (forested hillsides, clean lakes, retention of environmentally sensitive and culturally significant areas). Based on a maximum of 4 storeys in addition to requirements for retention and integration of the elements referenced above, it is felt that the form of the proposal is sufficiently compatible with the surrounding context.

### **Fire Protection and Building Height**

Station 45, Fall River is a combination Fire Station, comprising of a dedicated group of Volunteer Firefighters who respond during emergencies, when they are available. As well, the station is staffed with 4 Career Firefighters who are on duty Monday to Friday, 10.5 hours each day (referred to as E-Platoon). Halifax Regional Fire & Emergency has advised, the proposed development will further tax the available staffing resources from Station #45. A recent external consultant report outlined Station #45 is unable to meet an approved 2006 Council Response Standard, for minimum on scene Firefighters and apparatus requirements. This development, combined with the emergency response services for the Halifax International Airport will further burden the response capacity, unless the Career Staffing is changed from an E-Platoon model to a 24 hours / 7 day a week model, adding 15 new Firefighters. This service level increase is currently being factored into HRF&E's response service plans. Additional staffing for Station #45 would initially increase the operating budget, with further incremental salary increases occurring each year, as new Captains and Firefighters move up the wage scale steps. These increased costs include salaries, benefits, recruitment, training, personal protective equipment and uniforms.

In addition to the increased staffing for the upgraded operational response model, the size of the proposed development would also mandate changing the current fire apparatus, from an Engine to an Aerial Apparatus. This was a recommendation provided by an external consultant, as part of an Operational Review to provide an aerial apparatus to provide elevated rescue capacity and better protect all structures, over 3 stories. This change would require an increase to the Emergency Fleet Capital Budget, changing a future purchase from an Engine to an Aerial. This change is also being considered in HRF&E's operations plan.

Preliminary cost estimates for these capacity enhancements are included in the Financial Implications section of this report. These types of associated municipal costs can be expected to increase as HRM continues to develop and intensify its Rural Growth Nodes as identified within the Regional Plan. Furthermore, while it appears this development could materially contribute to the need for additional fire fighting capability, this general trend could prove to be inevitable as service delivery models improve over time.

### **Petition**

A petition has been submitted with 2,050 signatures in support of the proposed development. A blank copy of this petition is provided in Attachment K. One of the reasons stated in the petition to support this development is as outlined below:

"The current rules require that a road be built through the site, connecting Fall River Rd. to Fall River Village. This connector road is not required with the more compact higher density plan ..."

HRFE, advises that a secondary emergency access will be needed to the development for fire emergency services.<sup>3</sup> The proposed development of 400 units is a significant amount of development that will require one access for the operation of fire emergency equipment and a second access for evacuation. The proposed zone requires one driveway access to Fall River Road and any existing driveway access which are no longer necessary shall be removed and an emergency secondary access provided to Cummings Drive or Ingram Drive as required. Staff anticipates the new Halifax Water easement crossing the property may be utilized for this emergency secondary access.

### **Boundary Changes to Opportunity Site B**

The requested MPS amendments include two smaller sites identified as PIDs 40707432 and 40707440 as a part of Residential Opportunity Site B. Staff reviewed this request and advise that the inclusion of these two properties will allow better access to the proposed development. Therefore, it is reasonable to include these two properties as Opportunity Site B as shown on Attachment A-Schedule A.

Further, during staff's review and analysis of this application, it became apparent the Opportunity Site B designation may have been inappropriately applied to a parcel of land located east of the subject site (PID 00507996). Staff recommends the boundaries of Opportunity Site B be modified to exclude this property as it is not in the same ownership of the other three properties which make up Opportunity Site B (Attachment A-Schedule A). Further development of this property would still be subject to the applied R-1B (Suburban Residential) Zone and Residential designation provision of the MPS and LUB.

### **Regulatory Approach**

The current development approval model in the River Lakes SPS allows applications at the opportunity sites to be considered by development agreement. While a development agreement provides the most comprehensive form of predictive development regulations, it is not warranted in this instance as the site plan approval process affords an appropriate level of regulation for the proposed development. Accordingly, staff recommend that Regional Council amend the existing policies for Site B by establishing new policies and a new zone with site plan approval provisions to allow the following (Attachment A and B):

- Two smaller sites identified as PIDs 40707432 and 40707440 as a part of Residential Opportunity Site B and remove PID 00507996 from Site B.
- A mixed-use residential complex inclusive of supporting services uses consisting of a maximum of 5 multiple unit dwellings where services and amenities are provided to those individuals who may need personalized service or help with activities of daily living;
- A maximum of 5 accessory buildings of 1,000 square feet (92.9 m<sup>2</sup>) in size, or one 5,000 square foot (464.5 m<sup>2</sup>) accessory building for the purpose of containing supporting service uses, amenity space, and recreation uses;
- Maximum building size of 4 storey and 4,180.6 square metres (45,000 square feet);
- 60% of the site retained as a non-disturbance;
- Architecture as per requirements of the River-lakes SPS; and
- Additional conditions for the site design to ensure, traffic impact and environmental impacts (phosphorus net loading) are addressed.

It is important to note that the Municipality does not have the ability or desire to regulate the age of individuals who live in specific developments. This proposed policy instead groups a number of complementary uses in association with a multi-unit development, so as to provide for an inclusive living complex which includes a range of supportive amenities to allow individuals of a variety of abilities to live within the Fall River community.

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<sup>3</sup> Since the proposed development does not involve the subdivision of land, there is no requirement for a second access pursuant to the HRM Municipal Design Guidelines for subdivision under the Subdivision By-law. A second access however, can be required for emergency services with or without a proposal for subdivision approval.

## **Conclusion**

As directed by Regional Council, staff engaged the community on the topic of seniors' housing and did so in the context of the proposed development as the two topics are inextricably linked. A great deal of feedback was received from the public consultation and consensus was that senior citizen housing is needed in the Fall River area. However, based on that same consultation program, there is a lack of consensus on whether buildings of the scale and density being proposed should be permitted at this site.

The existing policies in the SPS for alternative housing forms are intended to allow aging-in-place while permitting development compatible with the surrounding land use context. Policies further seek to ensure development does not exceed infrastructure capacity in the area or in the receiving waters of the Shubenacadie Lakes. Density was originally limited to 4-units per acre on this property and study requirements were established to verify the proposed development will not exacerbate traffic problems or adversely affect the Shubenacadie Lakes. To date, these studies have not been completed however, the requirement for completion of these studies has been included in the new proposed zone.

Acknowledging the municipality's inability to regulate for age specific housing, it is accepted that individuals of any age may require additional assistance in their day to day living. It is further acknowledged that if facilities such as these are to provide the types of health and wellness services that are required for independent living, they must be of a certain size to reach the necessary economies of scale. As such, the proposed land use regulations permit housing combined with the necessary suite of businesses and services to allow residents to live and gain access to these types of services without leaving the Fall River Community. Implementing policies which allow increased densities, modestly increased building scales, in addition to design criteria which will mitigate impacts of density and mass is advisable.

This report provides Council with summary of the comments received and a recommended approach to provide housing which will likely cater to the senior population on Opportunity Site B while respecting the core policies of the Fall River area. On balance, it is recommended that Council amend the River-lakes SPS by removing the development agreement requirement for Opportunity Site B and establishing a new site-specific zone which will allow an increase in density from 4 units to approximately 8 units per acre and an increase from 3 to 4 storeys in height while continuing to accommodate intents such as environment, traffic impact and compatibility.

## **COMMUNITY ENGAGEMENT**

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy, the *HRM Charter*, and the public participation program approved by Council on February 25, 1997. The level of community engagement was consultation, achieved through providing information and seeking comments through the HRM website, signage posted on the subject site, letters mailed to property owners within the notification area and a public information meeting held on March 22, 2017.

The public comments received are outlined in the Public Consultation section of this report.

A public hearing must be held by Regional Council before they can consider approval of the recommended MPS and LUB amendments. Should Regional Council decide to proceed with a public hearing on this application, in addition to the published newspaper advertisements, property owners within the notification area shown on Map 5 will be notified of the hearing by regular mail.

The proposal will potentially impact residents and seniors in the surrounding area and in the other communities throughout the Shubenacadie Lakes Plan Area (Planning Districts 14 and 17). The proposal will also impact businesses, institutions and medical services with the community.

## **FINANCIAL IMPLICATIONS**

The proposed increase in permitted density, from 4 units per acre to 8, could accelerate the timeframe to increase the HRFE service level in the Fall River area.

Existing development capacity provided for in the current policy (200 units) combined with the service demands from the Stanfield International Airport have already generated the need for a HRFE service review because the theoretical density in this fire service area is over the threshold for a higher service model. The proposed development of 400 units represents a material population increase, which will impact this ongoing review.

Regardless of the outcome of this application, it is anticipated that additional staffing will be required to provide service on a 24-hour basis which will initially add \$1.5 million in salary, benefits, recruitment, training, personal protective equipment, and uniform costs to the HRFE annual operating budget. This cost will increase to \$1.9 million after 3 years as Captains and Firefighters move up the wage scale steps. In addition, the proposed development will contribute to a municipal requirement for the future acquisition of an aerial truck for Fall River Station 45. The estimated capital cost of this equipment is up to \$2 million.

The applicant will be responsible for all other costs, expenses, liabilities and obligations imposed as a result of this development application. The administration of the proposed MPS amendment can be carried out within the approved 2018-19 C310 Planning Applications budget and with existing resources.

### **RISK CONSIDERATION**

There are no significant risks associated with the recommendations contained within this report. This application involves proposed amendments to a Municipal Planning Strategy and Land Use By-law. Such amendments are at the discretion of Regional Council and are not subject to appeal to the Nova Scotia Utility and Review Board.

### **ENVIRONMENTAL IMPLICATIONS**

The River-lakes Secondary Plan requires the submission of a phosphorus net loading assessment study together with a conceptual level erosion and sedimentation control plan and a conceptual level stormwater management plan to determine if the proposed development can take place on this site without emitting any greater phosphorus levels over present emissions. Greater phosphorus emissions could adversely affect the receiving waters of Lake Thomas and lakes upstream in the Shubenacadie system. Insufficient information however, is available to determine the degree of impact at this point in time. The proposed LUB amendments require the provision of a phosphorous net loading study prior to the issuance of a development permit.

### **ALTERNATIVES**

North West Community Council could recommend that Regional Council:

1. Refuse to proceed with amendments to the MPS and LUB for Planning Districts 14 and 17. A decision of Council to approve or refuse the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. Modify the proposed amendments to the MPS and LUB for Planning Districts 14 and 17 as set out in Attachments A and B of this report. If this alternative is chosen, specific direction regarding the requested modifications is required. Substantive amendments may require another public hearing to be held before approval is granted. A decision of Council to approve or refuse the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

**ATTACHMENTS**

Map 1: Generalized Future Land Use and Water Service Area Map  
Map 2: Zoning and Water Service Area Map  
Map 3: Site Plan  
Map 4: Residential Opportunity Sites  
Map 5: Notification Area

Attachment A: Proposed Amendments to the Municipal Planning Strategy for Planning Districts 14 and 17 (Shubenacadie Lakes)  
Attachment B: Proposed Amendments to the Land Use By-law for Planning Districts 14 and 17 (Shubenacadie Lakes)  
Attachment C: Relevant Policy Excerpts from the River-lakes Secondary Plan under the Municipal Planning Strategy for Planning Districts 14 and 17  
Attachment D: Public Information Meeting Summary  
Attachment E: Immediate Neighbour Public Comments  
Attachment F: Community-Wide Public Comments  
Attachment G: Community at Large Public Comments  
Attachment H: Letter from the Fall River Family Practice  
Attachment I: Letter from Northwood Care  
Attachment J: Letter from Dr. Robert Strang  
Attachment K: Blank Copy of Petition in support of the proposed Seniors Housing Development.

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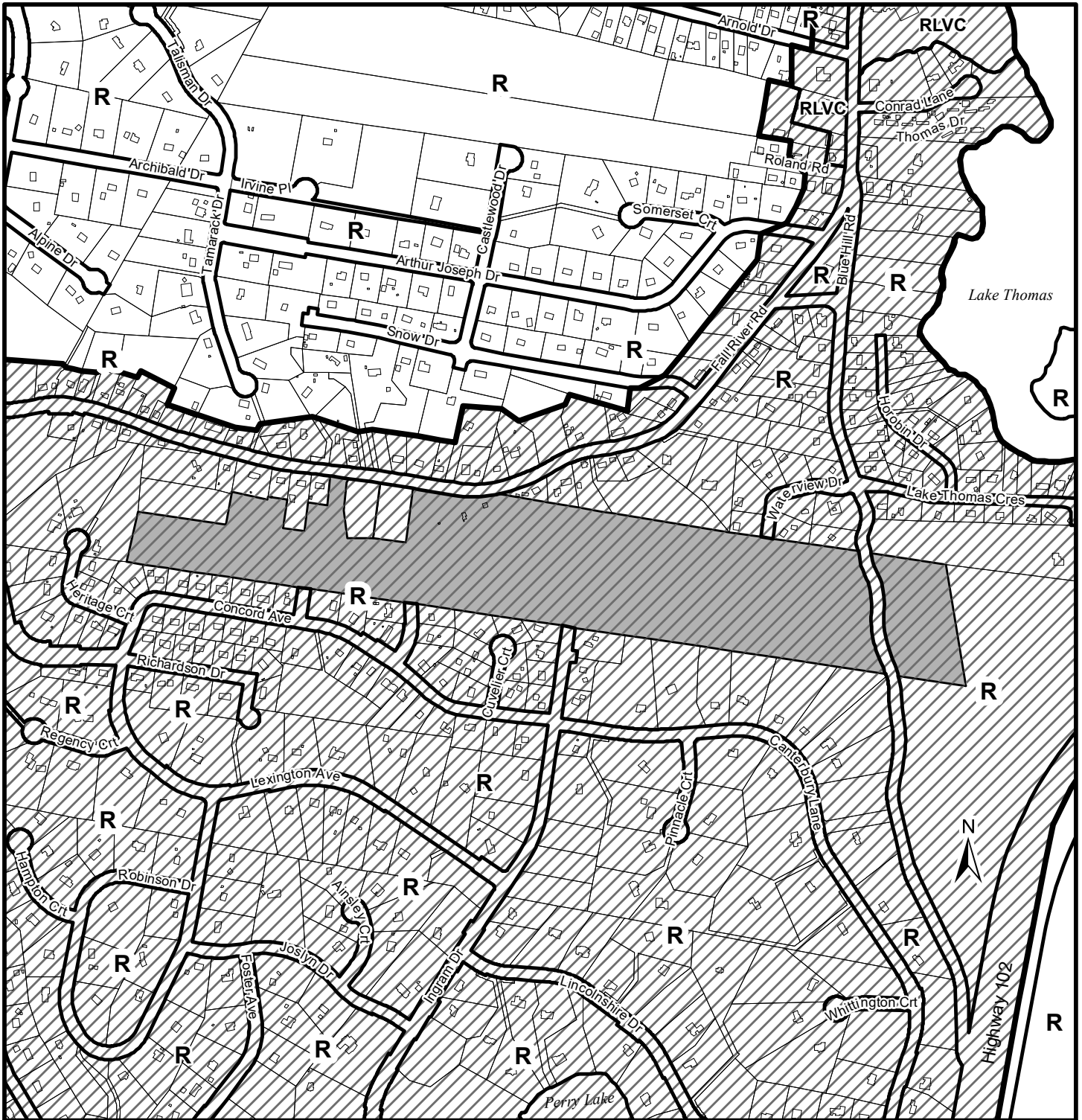
A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Carl Purvis, Program Manager, 902.490.4797  
Thea Langille, Principal Planner, 902.490.7066

Original Signed

Report Approved by: \_\_\_\_\_  
Steve Higgins, Manager, Current Planning, 902.490.4382


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**Map 1 - Generalized Future Land Use and Water Service Area**

**HALIFAX**

Fall River Road  
Fall River

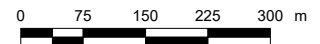
 Subject Properties (Site B)

 Water Service Area

Planning Districts 14 & 17  
(Shubenacadie Lakes) Plan Area

**Designation**

- R Residential
- RLVC River-lakes Village Centre



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.


The accuracy of any representation on this plan is not guaranteed.




## Map 2 - Zoning and Water Service Area

Fall River Road  
Fall River

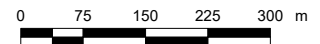
**HALIFAX**

 Subject Properties (Site B)

 Water Service Area

### Zone

- R-1b Suburban Residential
- R-6 Rural Residential
- C-1 Local Business
- C-2 Community Commercial
- P-2 Community Facility
- VMS Village Main Street

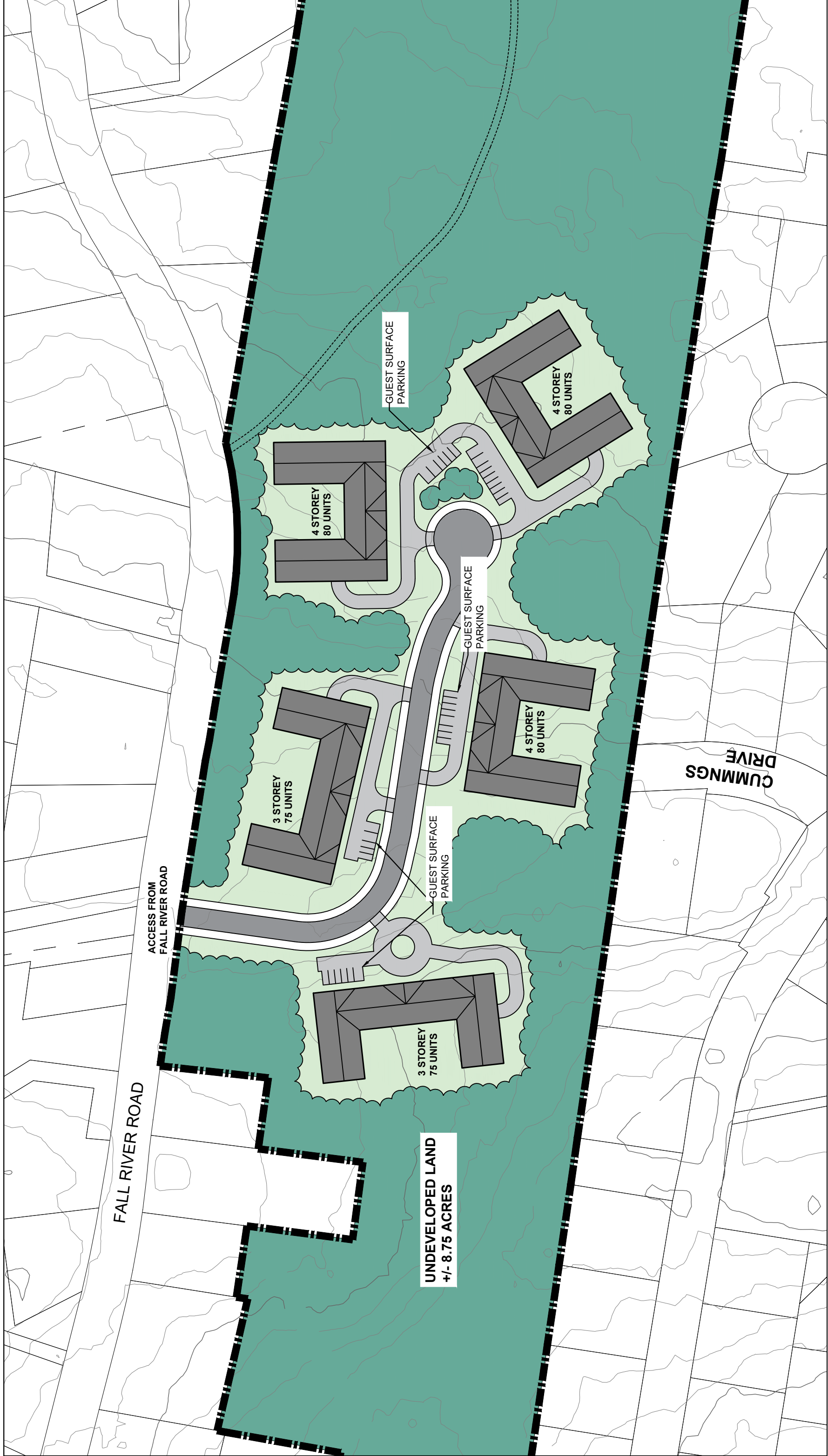


This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

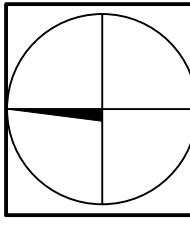
Planning Districts 14 & 17  
(Shubenacadie Lakes) Land Use By-Law Area

# Map 3: Site Plan



**STUDIO WORKS**  
 INTERNATIONAL INC.  
 ARCHITECTURE · PLANNING · INTERIOR DESIGN · PROJECT MANAGEMENT  
 Suite 100 phone: 902.429.3359  
 6154 Quinpool Road fax: 902.429.1672  
 Halifax, Nova Scotia email: studio@beatlink.ca  
 B5L 1A3 site: www.studio-works.ca

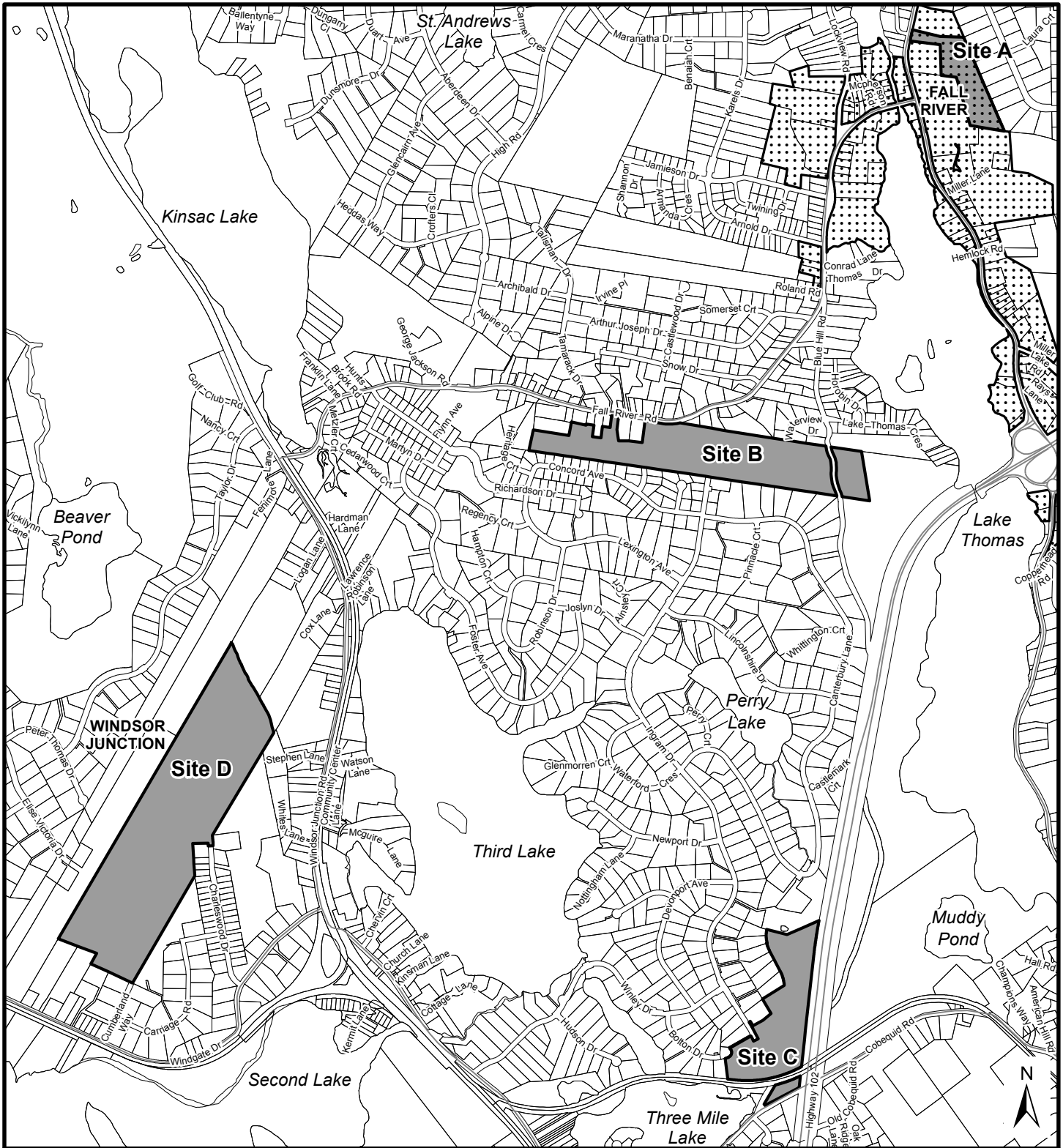
title: CIVIC # 1075, 1085, 1109 FALL RIVER ROAD  
 Planning Study: Multi-Unit Residential Opportunity Site  
 location: Old Carr Farm Property, Fall River, Nova Scotia



scale	1/128"=1'-0"
date	02/16/18
drawn	LG
proj.	FR1301

dwg no:	A02
rev.	SEPT 12.2018

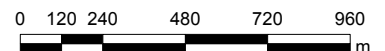




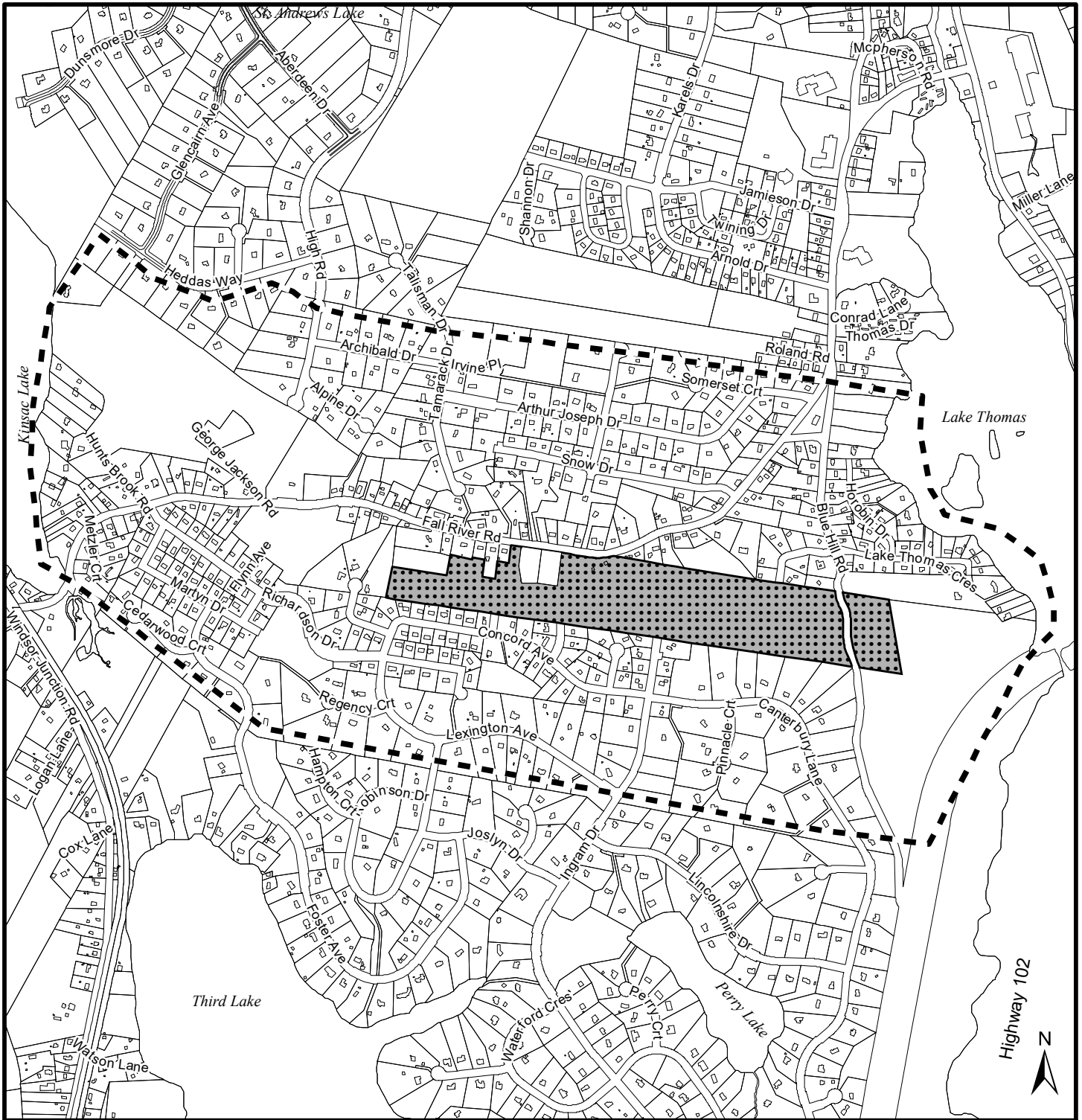
**Map 4 - Residential Opportunity Sites**

**HALIFAX**

- Opportunity Sites
- Village Centre Designation



HRM does not guarantee the accuracy of any representation on this plan.




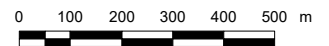
**Map 5 - Notification Area**

Fall River Road  
Fall River

**HALIFAX**

 Subject Properties (Site B)

 Area of Notification



Planning Districts 14 & 17  
(Shubenacadie Lakes) Land Use By-Law Area

The accuracy of any representation on this plan is not guaranteed.

**Attachment A**  
**Proposed Amendments to the Municipal Planning Strategy**  
**for Planning Districts 14 and 17 (Shubenacadie Lakes)**

**BE IT ENACTED** by the Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning Districts 14 and 17 (Shubenacadie Lakes), is hereby further amended as follows:

1. Amend the River-Lake Secondary Planning Strategy by deleting the entire section titled “Site B – Fall River Village North Residential Opportunity Site” after the section River-lakes Village Center Designation Residential Opportunity Site A, including preamble and policy RL-13 and replace with the text in bold below:

**Site B – Fall River Village North Residential Opportunity Site**

**Site B is situated at the north-end of Fall River Village, running parallel with the Fall River Road. It is a 49.3 acre site that was once the site of the “Old Carr Farm”. It has a natural landscape with rolling hills, low lying areas and mature vegetation. These features offer an opportunity to offset the differences in scales of development if it is designed to fit into the natural landscape. The River-lakes SPS recognizes the urgent need for alternative housing forms in Fall River, specifically multiple unit dwellings. Population in Fall River has more than doubled from 1996-2016 and the proportion of the population aged 65 and above in Fall River rose from 5.2% (421 people) in 1996 to 11.1% (1139 people) in 2016.<sup>1</sup> To help support this change in demographics and increase in population there is a need for alternative housing, therefore, Site B has been selected because of its size, reasonable proximity to services and amenities and ability to provide an alternative housing options, specifically multiple unit dwellings in a catchment area including Waverly, Lakeview, Windsor Junction, Fall River, Wellington, Fletchers Lake, Oakfield and Grand Lake. Site B provides an opportunity to develop a series of multiple unit dwelling(s) with services and amenities provided on site. The purpose of this housing option, acknowledging that additional density is required to provide an economy of scale that allows for the establishment of additional site facilities, is to support those individuals who may need personalized services or help with activities of daily living. A new zone will regulate site development through the Site Plan Approval process.**

**RL-13            The River-Lakes Residential Campus Zone shall be created under the schedules of the Land Use By-law. The intent of this Zone is to enable a series of multiple unit dwelling(s) with services and amenities. This zone is only applied to Site B as shown on Map RL-3 and subject to appropriate land use by-law requirements and site plan approval. To ensure development compliments the surrounding neighbourhood and is built to reflect an integrated approach to design, building form, and site development, controls related to architecture, landscaping, retention of vegetation, driveway access, parking, pedestrian access, outdoor lighting, signage, and accessory buildings shall be established in the land use by-law.**

**RL-13A           For lands zoned River-Lakes Residential Campus, the Land Use By-law may increase the notification distance for a Site Plan Approval that is granted or refused by a Development Officer.**

**RL-13B           The Land Use By-law may set conditions, including performance standards, to be met before a development permit may be issued.**

1 Halifax Regional Municipality. Proposed Approach to Uniform Land Use Regulation of Seniors Housing. Staff Report presented to Halifax Regional Council, August 1, 2017.

2. Policy RL-22 of the River-Lakes Secondary Plan Strategy shall be amended by adding the text shown in bold below and by deleting the text shown in strikeout below:

RL-22 The River-lakes Secondary Planning Strategy shall establish a no net increase in phosphorus as the performance standard for all large scale developments considered through the provisions of ~~a development agreement pursuant to~~ **policy RL-13 and development agreement** policies RL-4, RL-5, RL-11, RL-12, ~~RL-13~~, RL-14 and RL-15 of this Secondary Plan.

3. Policy RL-23 of the River-Lakes Secondary Plan Strategy shall be amended by adding the text shown in bold below:

RL-23 The following measures shall be incorporated into **the provisions for Opportunity Site B and all development agreements** in the River-lakes Secondary Planning Strategy Area:

- (a) A site non- disturbance area of a minimum of 50% of the site or greater if required pursuant to any other policies within this Secondary Planning Strategy or the Regional Municipal Planning Strategy; and
- (b) Stormwater management and erosion and sedimentation control plans are in place to minimize impact on receiving waters.

4. Policy P-154(b)(ix) shall be amended by deleting the text shown in strikeout below:

P-154 The following uses shall only be considered subject to the entering into of a development agreement according to the Provisions of Section 55, 66 and 67 of the Planning Act.

- (b) within the Residential Designation:

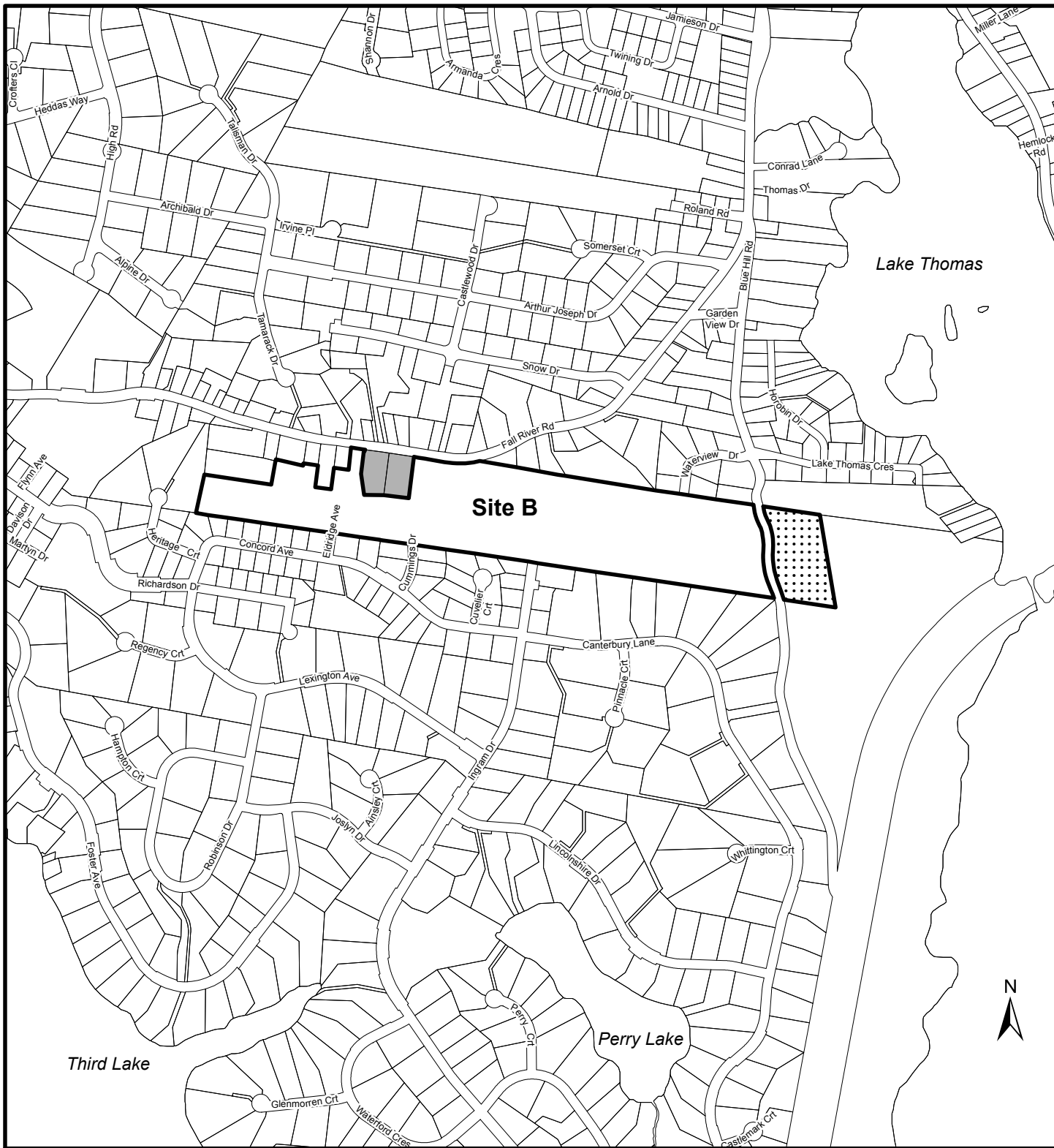
~~(ix) Low scale multiple unit dwellings, townhouses, single unit dwellings or two unit dwellings up to 4 units per acre on Site B shown on Map RL-3 of the River Lakes Secondary Planning Strategy, according to Policy RL-13 (RC Oct 23/12; E Jan 12/13)~~

5. Amend Map RL-3 – Alternative Housing Opportunity Sites as shown on Schedule A attached hereto.

I, Kevin Arjoon, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted by-law was passed at a meeting of the Halifax Regional Council held on \_\_\_\_\_, 2019.




---

Kevin Arjoon  
Municipal Clerk



**Schedule A- Amendment to Map RL-3 -  
Alternative Housing Opportunity Sites**

**HALIFAX**

-  Existing Site B
-  Area to be added to Site B
-  Area to be removed from Site B



HRM does not guarantee the accuracy of any representation on this plan.

**Attachment B**  
**Proposed Amendments to the Land Use By-law**  
**for Planning Districts 14 and 17 (Shubenacadie Lakes)**

**BE IT ENACTED** by the Regional Council of the Halifax Regional Municipality that the Land Use By-law for Planning Districts 14 and 17 (Shubenacadie Lakes), is hereby further amended as follows:

1. The Table of Contents shall be amended by adding the text shown in bold below immediately after the text "PART 14F: RCDD (Residential Comprehensive Development District) Zone" and before the text "PART 15: I-3 (Light Industry) Zone":

**PART 14G: RLRC (River-lakes Residential Campus) Zone**

2. The Table of Contents shall be amended by adding the text shown in bold below immediately after the text "APPENDIX "A": Non-Conforming Uses" and before the Schedules:

**APPENDIX B: Form and Requirements for Site Plan Approval Application**

3. The Table of Contents shall be amended by adding the text shown in bold below immediately after the text "Schedule N: Airport Noise Contour Overlay":

**Schedule O: Site B**

4. Part 3 shall be amended by adding the text shown in bold below to the list of Zones under Section 3.1 immediately after the words "RCDD Residential Comprehensive Development District Zone" and before the words "Industrial Zones":

**River-lakes Zones**

<b>RLRC</b>	<b>River-Lakes Residential Campus</b>
-------------	---------------------------------------

5. Section 3.6 OTHER USES CONSIDERED BY DEVELOPMENT AGREEMENT shall be amended by deleting the words shown in strikethrough below:

~~(z) Low scale multiple unit dwellings, townhouses, single unit dwellings or two unit dwellings up to 4 units per acre on Site B shown on Map RL-3 of the River-lakes Secondary Planning Strategy, according to Policy RL-13.~~

6. Section 4.4 ONE MAIN BUILDING ON A LOT Subsection (a) shall be amended by adding the text shown in bold below:

(a) any building within a **RLRC**, C-4, I-3, AE-1, AE-2, AE-3, AE-4 or AE-H Zone or on the property shown on Schedule K;

7. Section 4.11 ACCESSORY BUILDINGS Subclauses (a)(iii) and (a)(iv) shall be amended by adding the text shown in bold below:

(iii) Exceed a height of:

2. twenty five (25) feet (7.6 m) in any R-1B, R-1C, R-1D, **RLRC**, CC, VMS, or VG zone;

(iv) Exceed a gross floor area of:

2. one thousand (1,000) square feet in any R-6 or **RLRC**, R-1E zone;

8. Section 4.26 STANDARDS FOR PARKING LOTS Subsection (2) shall be amended by adding the text shown in bold below:

(2) Notwithstanding Section 4.26 (1) (a), all parking areas in the **RLRC**, CC, VMS, VC-CDD, VG and RCDD zones including driveways and maneuvering areas shall:

9. Section 4.26 STANDARDS FOR PARKING LOTS Subsection (3) shall be amended by adding the text shown in bold below:

(3) Where a parking lot for more than ten (10) but less than twenty-one (21) vehicles is required or permitted in the **RLRC**, CC, VMS, VC-CDD, VG and RCDD zones the following provisions shall apply in addition to the provisions outlined in Sections 4.26 (1) and (2):

10. Section 4.26 STANDARDS FOR PARKING LOTS Subsection (4) shall be amended by adding the text shown in bold below:

(4) Where a parking lot for more than twenty (20) vehicles is required or permitted in the **RLRC**, CC, VMS, VC-CDD, VG and RCDD zones, in addition to the provisions outlined in Sections 4.26 (1) (2) and (3), the following provisions shall apply:

11. Section 5.1AA GENERAL REQUIREMENTS -FALL RIVER shall be amended by adding the text shown in bold below:

#### 5.1AA GENERAL REQUIREMENTS - FALL RIVER ZONES

Within the **RLRC**, CC or VMS Zones materials used for signs shall have matte or dull finishes. Gloss finish and backlit signage is prohibited in **RLRC**, CC or VMS Zones. Multi-tenant signage shall begin with the civic address, followed by building name, if applicable, and then followed by the name of any tenant.

12. Section 5.7 FACIAL WALL SIGNS Subsection (2) shall be amended by adding the text shown in bold below:

(2) Notwithstanding Section 5.7 (1), within the **RLRC**, CC, VMS, VG or FRB Zone, no facial wall sign shall:

13. Section 5.7 FACIAL WALL SIGNS Subsection (3) shall be amended by adding the text shown in bold below:

(3) Within the **RLRC**, CC, VMS, VG or FRB Zone, canopies and awnings attached to walls shall:

14. Section 5.8 PROJECTING SIGNS shall be amended by adding the text shown in bold below:

#### 5.8 PROJECTING SIGNS

Projecting signs are prohibited except in the **RLRC**, CC, VMS, VG or FRB Zone. Within the CC, VMS, VG or FRB Zone, no projecting wall sign shall:

15. Section 5.8A ROOF SIGNS shall be amended by adding the text shown in bold below:

5.8A ROOF SIGNS

Signs mounted on the roof of any building within the **RLRC**, CC, VC-CDD, VMS, VG, FRB and RCDD Zones are prohibited.

16. Section 5.9 GROUND SIGNS Subsection (1) shall be amended by adding the text shown in bold below

(1) Ground signs are prohibited in the **RLRC and CC** Zones, except for ground signs on the corner lots at the intersection of Fall River Road and MacPherson Road and ground signs on the corner lots at the intersection of Fall River Road and Highway 2.

17. Section 5.10 ARCHITECTURE REQUIREMENTS shall be amended by adding the text shown in bold below:

5.10 ARCHITECTURE REQUIREMENTS

The following provisions shall apply only to the CC, VCCDD, VMS, VG, FRB, **RLRC** and RCDD zones created for the River-lakes Secondary Plan Area.

18. Section 5.10.1 ENTRANCES and FACADES clause (d) shall be amended by adding the text shown in bold below:

(d) At least three of the following architectural elements shall be incorporated in all walls facing a street for every ten (10) feet (3 m) within the CC Zone, twenty (20) feet (6 m) within the VMS Zone, or fifty (50) feet (15.2 m) within the VG, VCCDD, FRB or RCDD Zone **or hundred (100) feet (30.48m) within the RLRC Zone:**

19. Part 14G shown in bold below shall be added after Part 14F RCDD (RESIDENTIAL COMPREHENSIVE DEVELOPMENT DISTRICT) ZONE and before Part 15 I-3 (LIGHT INDUSTRIAL) ZONE:

**PART 14G: RLRC (RIVER-LAKES RESIDENTIAL CAMPUS) ZONE**

**14G.1 RLRC USES PERMITTED**

- (1) **Subject to 14G.10, all development within the RLRC Zone, as shown on Schedule B, shall be subject to Site Plan Approval.**
- (2) **The following uses are permitted within the RLRC (River-Lakes Residential Campus) Zone:**

**Multiple Unit Dwellings  
Office  
Day Care Facilities  
Medical Clinic  
Personal Service**



**Park and Open Space  
Recreation Uses**

**14.G2 RLRC REQUIRED USES**

The development shall contain all the following uses on the site:

**Residential Uses**

**Multiple Unit Dwelling  
Amenity Area**

**Supporting Uses**

**Office  
Health and Wellness Centre  
Personal Service**

**14G.3 DEVELOPMENT PERMIT IN RLRC ZONE**

- (a) No Development Permit shall be issued by the Development Officer for any use permitted in the RLRC (River-Lakes Residential Campus) Zone unless Site Plan Approval has been granted by the Development Officer for the development.
- (b) No development permit shall be issued for a development in the RLRC zone unless the required uses and the requirements set out in sections 14G.2, 14G.4, 14G.5, 14G.6, 14G.7, 14G.8 and 14G.9 are met.

**14G.4 RLRC ZONE REQUIREMENTS**

In any RLRC Zone, a development shall meet the following requirements:

- (a) 

Minimum Lot Area:	5 acres (2.02 hectares)
Minimum Frontage:	100 feet (30.48 m)
Minimum Front or Flankage Yard:	30 feet (9.1 m)
Minimum Side Yard:	50 feet (15.24 m)
Minimum Rear Yard:	50 feet (15.24 m)
Maximum Height of Main Building:	50 feet (15.24 m) and 4 storeys
Maximum Number of Main Buildings	5

in the “general area of development” as shown on Schedule O:
- (b) All proposed development shall be located centrally on the site as generally shown on Schedule O.

**14G.5 OTHER REQUIREMENTS: MAXIMUM BUILDING FOOTPRINT**

The gross footprint of any single main building shall not exceed 45,000 square feet (4,180.5 m<sup>2</sup>).

**14G.6 OTHER REQUIREMENTS: PARKING**

- (1) Notwithstanding clause 4.25 (b), the parking requirement for all proposed development on the site generally shown on Schedule O shall be a minimum of 0.5 spaces per dwelling unit.

- (2) Supporting Uses listed in 14G.2 shall require no parking.

**14G.7 OTHER REQUIREMENTS: SUPPORTING USES & ACCESSORY BUILDINGS**

- (a) Office, Medical Clinic, Health and Wellness Centre, Personal Service, Day Care Facilities, and Recreation Uses may be located in any building on the site.
- (b) Accessory buildings located on the development site are permitted in the following number:
- (i) a maximum of one (1) accessory building for each Multiple Unit Dwelling in accordance with Section 4.11; or
  - (ii) notwithstanding Section 4.11 and subject to 14G.7(c), one (1) additional stand alone building.
- (c) The accessory building provided for in accordance with 14G.7(b)(ii) shall not contain Dwelling Units and shall not exceed 5,000 square feet (464.5 m<sup>2</sup>) in size.

**14G.8 OTHER REQUIREMENTS: CONDITIONS**

- (1) No Development Permit in the RLRC Zone shall be issued unless the following conditions have been met:
- (a) a Traffic Study is provided to the Municipality to determine the impacts the development (full build out) may have on the surrounding road networks;
  - (b) the required Traffic Study considers:
    - (i) the Fall River Road and Highway 2 Intersection, the Highway 102/Highway 118 interchanges, and the Lockview Road and MacPherson Road intersection, and
    - (ii) the findings of the Fall River/Waverley/Wellington Transportation Study; and
  - (c) a Phosphorus Net Loading Study is provided to the Municipality to determine if the development will export any greater amount of phosphorus from the subject site during or after the construction than the amount of phosphorus determined to be leaving the subject property shown on Schedule O prior to the development taking place.
- (2) If the Traffic Study reveals that the development may have impact on the surrounding road network, then the proposed development shall only be permitted if the Development Officer is satisfied that methods/improvements have been taken to reduce the impact.
- (3) If the Phosphorus Net Loading Study reveals that the phosphorus levels predicted to be exported from the proposed development exceed the phosphorus levels currently exported from the site, then the proposed

development shall only be permitted if the Development Officer is satisfied that the methods to be taken will reduce phosphorus export levels to those levels that existed before the proposed development, such as a reduction in density, or the building footprint.

- (4) Any stormwater management devices designed to treat phosphorus shall be located on the development site.
- (5) A study necessary to meet the conditions in subsection 14G.8(1) shall be prepared by a qualified professional and submitted to the Municipality when applying for a development permit.

#### **14G.9 GENERAL REQUIREMENTS: SITE PLAN APPROVAL**

- (1) Applications for Site Plan Approval shall be in the form specified in Appendix B.
- (2) All Applications for Site Plan Approvals shall be accompanied by a site plan drawn to scale and of sufficient detail to address all matters identified in this Section.
- (3) The Development Officer shall approve an application for Site Plan that meets 14G.8 and the following requirements:
  - (a) all proposed and existing buildings shall be located centrally on the site, as generally shown on Schedule O as “General Area of Development”;
  - (b) all proposed parking and loading facilities shall be located:
    - (i) in close proximity to the buildings, and
    - (ii) centrally on the development site, as generally shown on Schedule O as “General Area of Development”. (Parking may include underground parking).
  - (c) driveway access shall be limited to one access to Fall River Road and any existing driveway access that the Development Officer determines is no longer necessary shall be removed;
  - (d) an emergency secondary access shall be provided to Cummings Drive or Ingram Drive, as required;
  - (e) landscaping, hedges, or fencing shall be used as buffering along the yard setbacks, parking areas, and along property lines;
  - (f) within the non-disturbance area,
    - (i) existing natural vegetation shall be retained, and
    - (ii) activity shall be limited to walkways and trails not exceeding 3 metres in width, conservation uses, driveway crossings, and infrastructure for wastewater, stormwater, and water, and water control structures;
  - (g) all proposed walkways shall be:
    - (i) located to provide safe and accessible pedestrian access to the

- buildings from the parking area and from the street,
- (ii) surfaced with a non-slip material, such as brick, concrete, or any other suitable material to clearly delineate pedestrian walkways from vehicle circulation areas, and
  - (iii) continuous, well-lit, free of obstruction, with low curbs, and accommodate mobility devices such as walkers, wheelchairs and scooters;
- (h) all lighting devices shall be designed to direct light to driveways, parking areas, loading area, building entrances and walkways, and arranged to divert the light away from streets, adjacent lots, and buildings;
  - (i) different purpose oriented lighting shall be provided, such as flush mount lighting for building accent, or ground-oriented lighting along pathways,
  - (j) lighting shall comprise full cut-off fixtures that are properly shielded to reduce the spillover of lighting onto adjacent properties;
  - (k) any alteration of land, including the removal of topsoil, shall be undertaken in a manner which does not impact negatively on the natural function of any watercourse abutting the property or located on the property including runoff and erosion;
  - (l) measures are identified for the effective drainage of stormwater within the development site as well as any downstream or upstream areas which may be affected by the development; and
  - (m) site design and layout shall take into consideration the soil conditions and shall minimize the amount of clearing and grubbing on steep slopes or erosive soils.
- (4) The notification distance for the approval or refusal of a Site Plan Approval in the RLRC zone shall be 328.08 feet (100 metres) from the property boundary of the lot that is the subject of the approval or the refusal.
  - (5) All matters considered by site plan approval shall be adequately maintained.

#### **14.G.10 EXEMPTIONS FOR SITE PLAN APPROVAL**

- (1) The following matters do not require site plan approval
  - (a) interior renovations; and
  - (b) additions having a gross floor area of 807.3 square feet (75m<sup>2</sup>) or less, providing floor area maximums are met, and the street facing facades are not changed.
- (2) All other requirements of this Bylaw shall be met before a development permit is issued.

22. Appendix B shown in bold below shall be added after Appendix A – iii and before Schedule C - Areas of Elevated Archaeological Potential:

**APPENDIX B: SITE PLAN APPROVAL SUBMISSION REQUIREMENTS**

**An application for Site Plan Approval in the RLRC (River-Lakes Residential Campus) Zone shall include the following:**

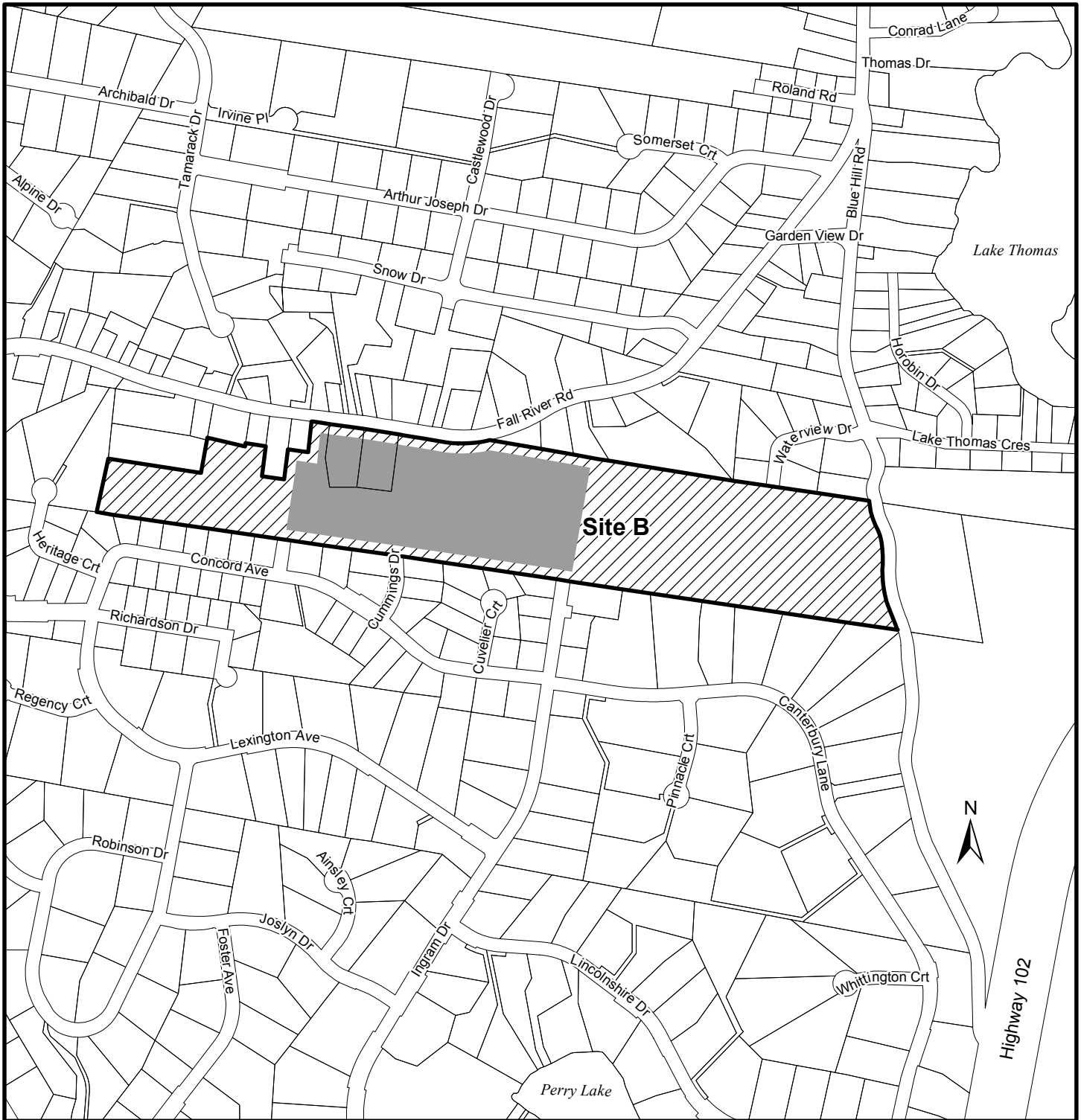
- (a) dimensions and area of the development site;**
  - (b) a site plan properly drawn to scale showing all information required by the RLRC Zone;**
  - (c) a description, area, and location of all proposed buildings and land uses;**
  - (d) the location of each residential area indicating the number, size, and type of dwelling units, including an indication of the number of bedrooms in each unit;**
  - (e) the location of all existing buildings;**
  - (f) the location of the proposed and existing driveway accesses, including the location of the emergency secondary access;**
  - (g) the location and type of existing and proposed easements on and abutting the site, including the location of the Halifax Water easement for the water main;**
  - (h) the location of existing and proposed septic systems, including any features associated with such a system;**
  - (i) the measures proposed for the effective drainage of stormwater, including devices designed to treat phosphorus;**
  - (j) the identification, location and gradients of all parking areas, including the location and width of driveways, entrances and exits to parking areas, manoeuvring areas for vehicles, service areas, visitor parking, and loading areas;**
  - (k) the location, area, shape, landscaping, and surface treatment of all public and private open spaces, park areas, or amenity spaces, including the location of hedges, and fencing;**
  - (l) the location of all proposed streets, walkways, sidewalks, paths, and bike paths;**
  - (m) the location of the Non-Disturbance Area” as generally shown on Schedule O; and**
  - (n) any additional information related to the development site, buildings, or abutting properties as may be required by the Development Officer to determine if the proposal conforms to the provisions of this By-law.**
21. Add a new schedule, “Schedule O: Site B” as shown on Schedule A attached hereto immediately after the “Schedule N: Airport Noise Contour Overlay”.
22. Amend Schedule B, the Zoning Map, by rezoning the property identified as 1109, 1075 and 1085 Fall River Road, from the R-1B (Suburban Residential) Zone to the RLRC (River-lakes Residential Campus) Zone, as shown on the attached Schedule B.

I, Kevin Arjoon, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted by-law was passed at a meeting

of the Halifax Regional Council held on  
\_\_\_\_\_, 201\_\_.




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Kevin Arjoon  
Municipal Clerk



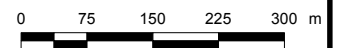
**Schedule O - Site B**

Fall River Road  
Fall River

-  Area of Site B
-  General Area of Development
-  Non-Disturbance Area

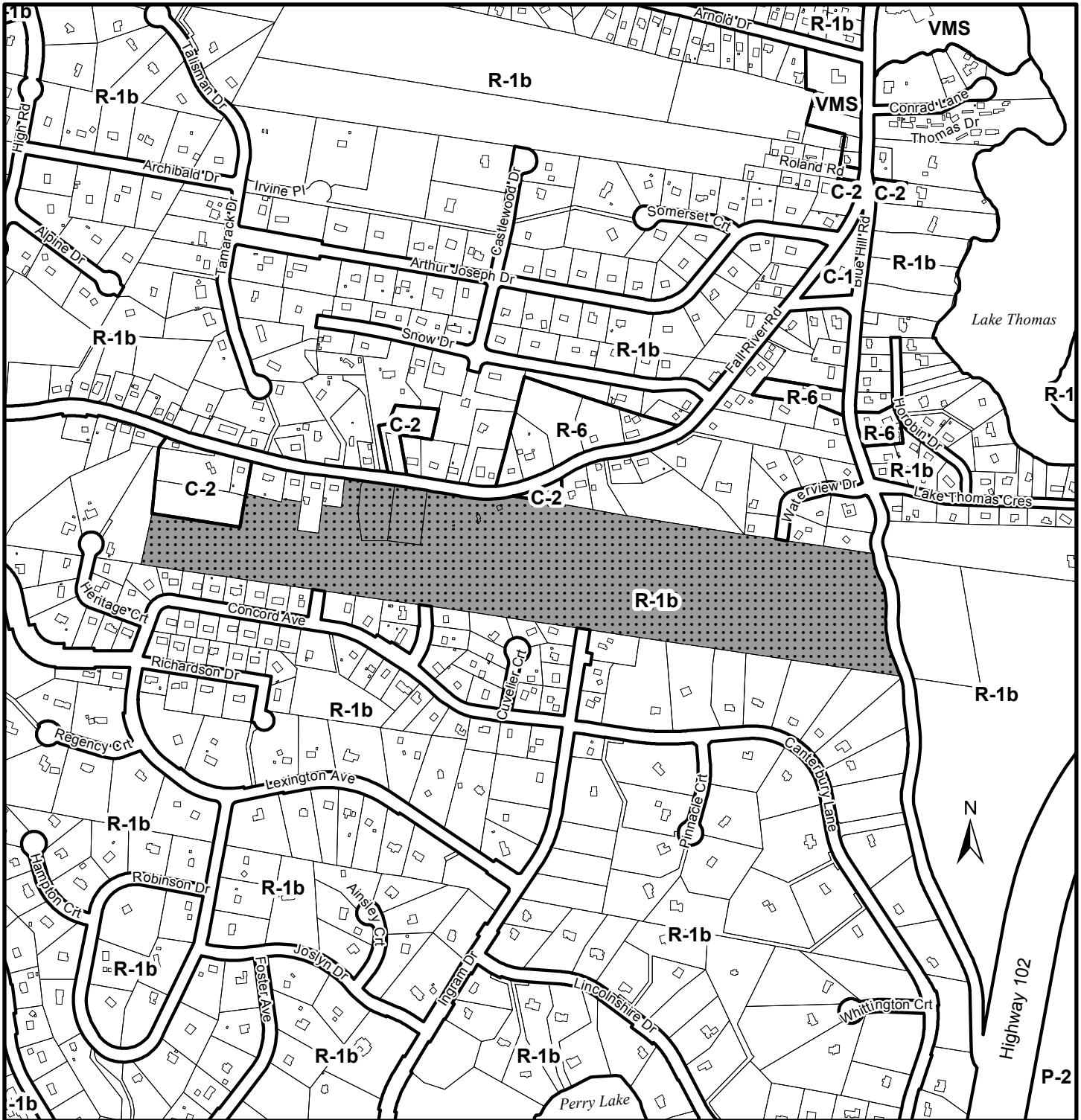
Planning Districts 14 & 17  
(Shubenacadie Lakes) Land Use By-Law Area

**HALIFAX**



This map is an unofficial reproduction of a portion of the plan area indicated.


The accuracy of any representation on this plan is not guaranteed.



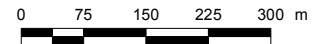
**Schedule B**

Fall River Road,  
Fall River

**HALIFAX**

 Area to be Rezoned from R-1b (Suburban Residential) to RLRC (River Lakes Residential Campus)

- Zone**
- R-1b Suburban Residential
  - R-6 Rural Residential
  - C-1 Local Business
  - C-2 Community Commercial
  - P-2 Community Facility
  - VMS Village Main Street



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Planning Districts 14 & 17  
(Shubenacadie Lakes) Land Use By-Law Area



## **Attachment C**

### **Relevant Policy Excerpts from the River-lakes Secondary Plan under the Municipal Planning Strategy for Planning Districts 14 and 17**

#### **The Vision**

The Vision for the River-lakes Secondary Planning Strategy is to maintain the rural village atmosphere and rural character of the area. At the core of this vision is the desire to create an attractive village centre to service the surrounding neighbourhoods and to preserve the rural character of the Plan Area. The rural character of this area is expressed in the low density development from of the neighbourhoods and positioning of the River-lakes Village Centre amidst the chain of lakes, forest covered hillsides, winding trunk highways and numerous cultural and natural features that give rise to the rural landscape.

One of the most important natural assets throughout the Plan Area is the lakes. On the eastern side of the Plan Area, is Lake Thomas and Fletchers Lake and on the western side of the Plan Area is Kinsac Lake which forms part of the Shubenacadie Lakes System. It is the desire of the community to protect the relatively pristine nature of this lake system and controls will be established to limit the amount of phosphorus and pollutants entering the lakes through the retention of pervious surfaces, retention of natural vegetation on steep slopes, provision of landscaping, regulation on the amount and scale of development and management of stormwater.

The continued development of the River-lakes Village Centre Designation as a central core and meeting place for the Plan Area is of pivotal importance to this Secondary Plan. One extremely important cultural feature, within this area, is the historic Shubenacadie Canal. . . .

The Vision of the River-lakes Secondary Planning Strategy is to retain the rural village atmosphere and rural character of the area by fostering the:

- (a) development of the River-lakes Village Centre Designation as a place to which residents and visitors are attracted and become recognized as the centre of the River-lakes communities;
- (b) retention of the natural environment through the protection of the lakes, tree-covered hillsides, and environmentally sensitive areas that are of high value for groundwater recharge or are ecologically fragile and sensitive to disturbance;
- (c) creation of an interconnected system of open space that facilitates pedestrian movement throughout the Plan Area as illustrated on Maps RL-4 and RL-5;
- (d) preservation of the cultural and historical assets of the area, especially the Shubenacadie Canal and its historical and cultural importance as a transportation route to the Mi'kmaq and early North American settlers; and
- (e) implementation of improvements to the transportation infrastructure and the provision of central water to areas that are in keeping with the growth management objectives of the Regional Plan as determined through the Phase II Secondary Planning Process.

## **Residential Developments in the River-lakes Secondary Planning Strategy Area**

There is a desire to allow for the development of alternative housing forms to accommodate the housing needs of seniors, young adults and other sectors of the population that need access to housing other than single and two unit dwellings. In particular, there is a need for townhouses and low rise multi-unit dwellings (maximum 3-story) to meet the urgent needs of seniors who wish to remain in the community.

There are however, limitations to the amount of development that that Secondary Planning Strategy Area may support without exceeding the limited carrying capacity of the lakes and road systems and adversely affecting the rural community character. The Shubenacadie Lakes Watershed Study<sup>1</sup> indicates that groundwater conditions are limited and the receiving waters of Lake Thomas and Fletchers Lake are nearing the threshold of desirable water quality objectives for the Shubenacadie Lakes. The Fall River/Waverley/Wellington Areas Transportation Study also indicates that the intersection of Fall River Road and Highway 2 and the Highway 118 and Highway 102 interchanges are heavily congested during peak driving periods and are at certain times of the day failing to achieve acceptable levels of service.<sup>2</sup>

Given the urgent need to allow for alternative housing forms, the River-lakes Secondary Planning Strategy will allow consideration of townhouse developments and low-rise multiple-unit dwellings within a few locations through the provisions of a development agreement. This will allow the Municipality to assess these developments on a case-by-case basis to determine if the developments can be permitted without adversely affecting the limited traffic capacity of the roads and the limited environmental capacity of the receiving lakes. These forms of housing shall only be considered, through the provisions of a development agreement, within the areas zoned Village Mainstreet, within the River-lakes River-lakes Village Centre Designation and on the four opportunity sites situated throughout the Secondary Planning Strategy Area as shown on Map RL-3.

In order to determine if it is feasible to develop these sites, studies shall be required before a development agreement is approved by Council to determine if the development can proceed without exceeding the limits for phosphorus export, pursuant to Policy RL-22, or transportation system, pursuant to Policy RL- 25. Multiple-unit housing developments shall be limited to three stories in height and shall have to generally conform to the architectural and site design requirements set out under the Land Use By-law. The developments shall also be designed as *Classic Conservation (RC-Jun 25/14;E-Oct 18/14)* Design developments to minimize impacts on the environment and surrounding community and preserve the rural character of the area. . .

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1 Fall River-Shubenacadie Lakes Watershed Study, Jacques Whitford Limited, Centre for Water Resource Studies and ABL Limited, prepared for Halifax Regional Municipality, July 2010.

2 Fall River/Waverley/Wellington Areas Transportation Study, CBCL Limited, prepared for Halifax Regional Municipality, January 2010.

## **Site B – Fall River Village North Residential Opportunity Site**

Site B is situated at the north-end of Fall River Village, running parallel with the Fall River Road. It is a 46 acre site that was once the site of the “Old Carr Farm”. It has a natural landscape with rolling hills, low lying areas and mature vegetation. These features offer an opportunity to offset the differences in scales of development if it is designed to fit into the natural landscape. The *Classic Conservation (RC-Jun 25/14;E-Oct 18/14)* Design approach also offers the opportunity to preserve the environmental and cultural assets of the site and to minimize impact on the receiving environment.

Residents from Fall River Village have concerns about the potential for traffic impact should a road connection be established from the Fall River Road to Fall River Village over this site. There are also concerns about the loss of privacy and aesthetic impact of multiple-unit housing if not situated in such a manner so as to minimize impact on the surrounding low density residential area.

In order to prevent a high concentration of multiple-unit buildings at this location, a maximum of three multiple-unit buildings with a maximum of 40 units per building shall be considered for development on this site. Council will also consider the development of townhouses, single unit dwellings, two unit dwellings or single unit dwellings to form part of this development in order to meet a range of housing needs. Overall density on this site shall be limited to 4 units per acre subject to the submission of studies to verify that the development can take place without adversely affecting the road systems, surrounding neighbourhoods and receiving waters of Lake Thomas and that there are adequate soils and water to service the development. Multiple-unit buildings and associated parking will be situated closer to the Fall River Road and parking lots for the multiple unit buildings will be kept out of the view of Fall River Road and any low density residential uses through the use of siting and buffering. The development will have to conform to the architectural requirements established under the Land Use By-law and the height of all buildings shall be limited to a maximum of three stories. The development shall also be designed to minimize the impact of traffic flow on the surrounding low density residential development.

RL-13 HRM shall consider permitting low scale multiple-unit dwellings townhouses, single unit dwellings or two unit dwellings on Site B through the provisions of a development agreement. The development shall be designed as a *Classic Conservation (RC-Jun 25/14;E-Oct 18/14)* Development pursuant to Policy S-17 (*RC-Jun 25/14;E-Oct 18/14*) of the Regional Plan to offset the bulk and appearance of alternate building forms on surrounding low density residential development and to preserve the cultural and environmental assets of this site. In considering such an agreement, Council shall have regard to the provisions of Policy S-17 (*RC-Jun 25/14;E-Oct 18/14*) of the Regional Plan and the following:

### **Built Form, Architecture and Use**

- (a) that the maximum gross density is limited to 4 units per acre, the number of multiple-unit buildings is limited to 3, the number of units per multiple-unit building is limited to 40 units, and the height of any multiple-unit building is limited to three stories above average grade, excluding rooflines;

- (aa) that a minimum of 60% of the site is retained as open space; (RC-Jun 25/14;E-Oct 18/14)
- (b) that the massing and built form of the development is compatible with any adjacent low density residential uses through the use of siting, transition of building scales, architectural elements to promote visual integration and landscaping and buffering;
- (c) that multiple-unit dwellings are situated closer to the Fall River Road to prevent the aesthetic impact of the bulk of larger buildings and extensive parking areas on the surrounding low density residential neighbourhood;
- (d) that the elevation of any townhouse buildings shall be articulated in a manner that provides variation between units, and reinforces common characteristics that visually unites the block;
- (e) that there are off-sets or other articulations in the overall roof structure to break up the massing of townhouse blocks;
- (f) that the development generally conforms to the architectural provisions set out under the land use by-law;

#### Site Development Criteria

- (g) that parking areas are situated behind the buildings, out of view from Fall River Road;
- (h) that landscaping is designed to create a visually attractive appearance and reduce stormwater impacts;
- (i) that pedestrian walkways are provided throughout the site to provide safe and direct access to buildings, parking lots, trails and adjacent public streets and adequate useable amenity areas are provided;
- (j) that important cultural features such as the trails the Blue Hill Road Trail as illustrated on Map RL-4, views of the foreground meadows from the Fall River Road and the Carr Farmhouse are used to form an attractive focal point for the development where possible;

#### Site Impact Controls/Assessments

- (k) that the lighting on the site is designed to prevent light pollution impacts on adjacent properties and to give a coordinated and unified appearance between the buildings and the site with oriented luminaries;
- (l) that any development situated adjacent to a low density residential development does not result in any undue adverse impacts on adjacent properties in terms of traffic or privacy conditions for those residential uses and their outdoor amenity areas;
- (m) that the traffic generated by the development will not adversely affect the intersection of Fall River Road and Highway 2 or the Highway 102 and Highway 118 interchanges; and
- (n) that studies required pursuant to Policies RL-22 and RL-25 are undertaken prior to the approval of a development agreement; and

- (o) any other matter relating to the impact of the development on the surrounding community as outlined in Policies RL-23 and P-155 are addressed.

### **Water Quality Objectives**

Given the environmental sensitivity of the Shubenacadie Lakes and the desire of residents to preserve and protect its water quality, the Study recommends an oligotrophic status with an upper limit of 10µg/L should be maintained for Grand Lake. This is also desirable since Grand Lake is a municipal water supply for the Municipality of East Hants. Trophic Status limits should also be set for the lakes upstream from Grand Lake, Lake Fletcher, Lake Thomas, Kinsac, William and Charles - to ensure that this objective is maintained.

The Study recommends an upper limit of 20µg/L for Lake Thomas and Lake Fletcher which are within the River-lakes Secondary Planning Strategy Area. It also recommends 20µg/L for Lake William which may be impacted by future developments in the southern portion of the Plan Area that is within the Lake William Sub-watershed. Although a limitation of 20µg/L will maintain Lake William, Lake Thomas and Lake Fletcher at the upper range mesotrophic level in the long-term, this Secondary Planning Strategy has no control over the developments that are in the portions of these sub-watersheds that area outside of this Plan Area.

The proposed regulations for the River-lakes Village Centre Designation will significantly reduce the permitted floorspace and amount of impervious surface within the River-lakes Village Centre Designation from the previous regulations under the C-2 (Community Commercial) and C-4 (Highway Commercial) Zones. The new regulations proposed under the River-lakes Village Centre Designation Zones require the retention of a minimum of 50% of each site as pervious surface. The permitted building footprint for all buildings permitted within the various zones has been reduced from 10,000 square feet to anywhere between 2000 to 4000 square feet depending on the zone. The Regional Plan requires the retention of riparian buffers and wetlands which will also aid in the uptake of phosphorus and ameliorate its impacts. However, there is a substantial amount of housing development proposed within the southern and northern portions of the Secondary Planning Strategy Area which should be assessed to ensure that it does not exceed the capacity of the receiving waters to assimilate phosphorus without exceeding the water quality objectives established under this Secondary Plan.

In order to maintain the health and resilience of these receiving waters, this Secondary Planning Strategy will establish a no net increase phosphorus export policy for any future residential developments exceeding 8 units/lots within the River Lakes Secondary Planning Strategy Area. Pursuant to the Regional Plan, any development requiring a new road for the development of more than 8 lots is only allowed to proceed under the provisions of a development agreement. As part of the assessment process for a development agreement, applicants shall be required to submit a study by a qualified person demonstrating that the proposed development will not export any more phosphorus from the site than what may be exported from the site prior to the development taking place. The total amount of phosphorus that is expected to be exported from the site prior to the undertaking of a development shall in effect become the phosphorus budget or limit for the amount of phosphorus that may be allowed to be exported from the site under the proposed development for that area. If the amount of phosphorus for a proposed development exceeds the phosphorus budget for the site, then the density of development will have to be adjusted to reduce the phosphorus impacts on the receiving environment. The feasibility of continuing development in

the northern portion of the Secondary Planning Strategy Area should be reviewed during the Phase II planning process.

In order to achieve an appropriate balance of development throughout the Shubenacadie Lakes System and to maintain an oligotrophic level for Grand Lake, water quality objectives should be established for each contributing sub-watershed after HRM adopts a water quality monitoring functional plan. HRM is currently undertaking a watershed study of the Shubenacadie Lakes Watershed to assess the impacts of potential future development in the Port Wallis area within the Lake Charles Sub-watershed. It would be appropriate to review the River-lakes Secondary Planning Strategy when setting targets for future growth in the Lake Charles or Lake William sub-watersheds that are upstream from Fall River. At this time, threshold values should be set for the Shubenacadie Lakes System against which to regulate the density of all future development.

RL-22 The River-lakes Secondary Planning Strategy shall establish a no net increase in phosphorus as the performance standard for all large scale developments considered through the provisions of a development agreement pursuant to policies RL-4, RL-5, RL-11, RL-12, RL-13, RL-14 and RL-15 of this Secondary Plan. This Policy shall also apply to proposed developments pursuant to policies S-15 and S-16 of the Regional Municipal Planning Strategy. A study prepared by a qualified person shall be required for any proposed development pursuant to these policies to determine if the proposed development will export any greater amount of phosphorus from the subject land area during or after the construction of the proposed development than the amount of phosphorus determined to be leaving the site prior to the development taking place. If the study reveals that the phosphorus levels predicted to be exported from the proposed development exceed the phosphorus levels currently exported from the site, then the proposed development will not be permitted to take place unless there are reductions in density or *other methods that* (RC-Feb 23/16;E-Apr 2/16) to reduce phosphorus export levels to those current before the proposed development. *Any stormwater management devices designed to treat phosphorus must be located on the privately-owned land included in the proposed development agreement.* (RC-Feb 23/16;E-Apr 2/16) The cost of the study shall be borne by the applicant. The study may rely on phosphorus export coefficients derived from existing studies if they can be justified for application to local environmental conditions. All existing and proposed development within the affected area shall be taken into account and the consultant shall undertake Wet Areas Mapping to help define the ecological boundaries associated with the flow channels, accumulation points, and riparian zones to restrict any high impact development in those areas.

RL-23 The following measures shall be incorporated into all development agreements in the River-lakes Secondary Planning Strategy Area:

- (a) A site non- disturbance area of a minimum of 50% of the site or greater if required pursuant to any other policies within this Secondary Planning Strategy or the Regional Municipal Planning Strategy; and
- (b) Stormwater management and erosion and sedimentation control plans are in place to minimize impact on receiving waters.

## **Transportation**

## **River-lakes Road Systems**

The Fall River/Waverley/Wellington Areas Transportation Study was prepared by CBCL for the River-lakes Secondary Planning process. The purpose of the study was to examine traffic conditions on the existing road network and to recommend transportation improvements for current and future potential growth.

The Study found that existing traffic at the Highway 102 / Highway 2 /Highway 118 interchange, the Fall River Road / Lockview Road intersection and Fall River Road / Highway 2 intersection is heavily congested during the am and pm peak periods. The intersection of Highway 2 / Highway 118 southbound / Highway 102 northbound ramps were found to be functioning very poorly with substantial queuing occurring on Highway 2 (up to 1500 m) during the am peak. During the pm peak, the Highway 102 southbound ramp / Highway 2 intersection and the Highway 118 southbound ramp / Highway 2 intersection were both experiencing poor operating conditions with queuing of up to 500 m on the Highway 118 southbound ramp. Also during the pm peak period, the Highway 118 northbound exit ramp was shown to experience significant queuing which would sometimes extend all the way back onto the highway.

The Study indicates that conditions will worsen at these intersections as more development takes place over the next 20-25 years and that the Fall River Road / MacPherson Road and Fall River Road / Highway 2 intersections will also exceed capacity. Without road improvements or controls on growth, the intersections of Highway 2 / Highway 118 southbound ramp, Highway 2 / Highway 102 southbound ramp, Highway 2 / Fall River Road, Fall River Road / McPherson Road, and Fall River Road / Lockview Road are predicted to experience significantly diminished operations.

The Study recommends a number of short-term improvements to alleviate current traffic conditions that were recommended by the Fall River VIC for implementation (Appendix A). These include recommendations to channelize traffic through a right turning lane from Fall River Road to Highway 2, restricting left turns from Fall River Road into Wilson's and improvement of pedestrian facilities at the intersection of Fall River Road and Highway 2. It is also recommended that the Municipality also encourage the Province of Nova Scotia to consider the development of a roundabout between Highway 2, Perrin Drive and the Highway 102 northbound ramp to alleviate current traffic conditions at the interchanges.

A number of longer-term solutions were also recommended including the widening of the Fall River Bridge to 4 lanes and upgrading the Fall River Road and Highway 2 Intersection. The Committee does not recommend the Fall River Road and Highway 2 Intersection upgrade as designed by the consultants since it will not retain the rural village character desired by the community for the River-lakes Village Centre. It is the recommendation that an alternative design solution be considered that is more in keeping with the vision for the River-lakes Village Centre.

The Study also recommends the development of a new interchange to reduce traffic on Highway 2 and to take pressure off the Highway 102 and Highway 118 interchanges. Three of the most probable locations include 1) the extension of the Windsor Junction Road past the Cobequid Road to connect with a full access interchange with Highway 102; 2) the extension of the Cobequid Road to connect with a full access interchange with Highway 102; or 3) the construction of a new

road to the north of the Plan Area to connect to the eastbound leg of the interchange at Aerotech Park. The modeling results for the study predicts that the development of an interchange south of the Plan Area via connection from either Windsor Junction Road or Cobequid Road would be the more effective means of alleviating traffic congestion on Highway 2.

The Municipal Planning Strategy for Planning Districts 14/17 recommends the construction of a collector road over the backlands from Fall River Road to Wellington to provide eventual connection to a road that was previously contemplated by the Nova Scotia Department of Transportation and Infrastructure Renewal. This road was the Hammonds Plains/Beaver Bank By-pass which would have extended from the Highway 213 across the Hammonds Plains, Lucasville, Middle Sackville, Beaver Bank and Fall River/Fletchers Lake backlands to connect to Highway 102 at the Aerotech Interchange (Transportation Map 3). This by-pass road is no longer proposed by the Nova Scotia Department of Transportation and Infrastructure Renewal and responsibility for future road development is now the responsibility of HRM. HRM will review its best locations for growth and long-term infrastructure development in light of the findings of the Shubenacadie Lakes Watershed and Fall River/Waverley/Wellington Transportation studies, in the Phase II River-lakes planning process. . .

RL-25 As an interim measure, HRM shall require the proponents for any large scale residential developments considered through the provisions of Policies RL-11, RL-12, RL-13, RL-14 and RL-15 of this Secondary Planning Strategy or commercial development considered pursuant to policies RL-4 and RL-5 or Policy P-68 of the Planning Districts 14/17 Municipal Planning Strategy and policies S-15 and S-16 of the Regional Municipal Planning Strategy, to submit a traffic study to determine the impacts of development on the Fall River Road and Highway 2 Intersection, the Highway 102 / Highway 118 interchanges and the Lockview Road and MacPherson Road intersection. The study shall take into consideration the findings of the Fall River/Waverley/Wellington Transportation Study and the amount of development permitted in areas subject to these development agreements shall be regulated on the basis of the receiving road network capacity and the provisions of Policy RL-22.



## Attachment D: Public Information Meeting Summary

HALIFAX REGIONAL MUNICIPALITY  
Public Information Meeting  
Case 20594

*The following does not represent a verbatim record of the proceedings of this meeting.*

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Wednesday, March 22 2017

2 p.m.

Gordon R. Snow Community Centre (Multi-Purpose Room)

### STAFF IN

#### ATTENDANCE:

Maureen Ryan, Planner, HRM Planning and Development  
Thea Langille, Principle Planner, HRM Planning and Development  
Tyson Simms, Planner, HRM Planning and Development  
Jacqueline Belisle, Planner, HRM Planning and Development  
Shayne Vipond, Planner, HRM Planning and Development  
Stephanie Salloum, Planner, HRM Planning and Development  
Tara Couvrette, Planning Controller, HRM Planning and Development  
Iain Grant, Planning Technician, HRM Planning and Development

### ALSO IN

#### ATTENDANCE:

Councillor Steve Streach, District 1  
MLA, Bill Horne  
David Harrison, DesignPoint Engineering & Surveying Ltd.  
Evan Teasdale, DesignPoint Engineering & Surveying Ltd.  
Margaret Szabo, Nothwood

### PUBLIC IN

#### ATTENDANCE:

Approximately 160

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The meeting commenced at approximately 2 p.m.

### 1. Call to order, purpose of meeting – Maureen Ryan and Jacqueline Belisle

Ms. Ryan introduced herself and as the Planner and Facilitator for the project; Jacqueline Belisle also presenting information and HRM Planner; Iain Grant, Planning Technician; Thea Langille, Principle Planner; Stephanie Salloum, HRM Planner; Tyson Simms, HRM Planner; Shayne Vipond, HRM Planner; Tara Couvrette, Planning Controller; and Councillor Steve Streach, District 1. She then turned the floor over to Jacqueline Belisle to provide the first part of the presentation.

Case 20594: An application by GFC Management Ltd. to amend the Municipal Planning Strategy and Land Use By-law for Planning Districts 14 and 17 to enable the development of four, 5-storey multiple unit dwellings for seniors at the site of the former Carr Farm situated at 1109, 1075 and 1085 Fall River Road, Fall River.

Ms. Belisle went over the purpose of the Public Information Meeting (PIM) stating it is to allow staff the opportunity to present the proposal and receive public feedback/input that will be used to prepare the staff report for this application. She explained No decisions are made at this PIM tonight.

### 2. Presentation of Proposal – Session One

The same presentation was given twice throughout the day; they began at 2 p.m. and 6:30 p.m. Both were followed by a session of questions and answers.

**Rob MacCormick, Fall River Village** would like to know how they are going to handle the septic and sewer in an area that is not fully developed or serviced for 400 units. **Evan Teasdale** stated that there is new technology available that has come a long way and this will not be your standard septic field and disposal field. There are some pretty impressive systems out there whether it is a recirculating textile filter or membrane filtration system. The technology is available. **Mr. MacCormick** wanted to know where those would be located. **Mr. Teasdale** stated they have not got into that detail yet. **Mr. MacCormick** wanted to know if below ground parking would be part of this development. He has had concerns about blasting and light pollution from a large building. **Mr. Harrison** stated it would and there would be blasting. He stated there would be more blasting in the first design for the roads. There is protection for neighboring properties with insurance. The light pollution can be controlled by the placement of the buildings but they haven't gone that far yet. He stated there would be more light pollution from the townhouse model then there would be from the apartments. **Mr. MacCormick** if his well gets pinched or foundation cracked from the blasting what is his recourse. **Mr. Harrison** stated any development has protections in place. There is a survey taken of the neighbouring properties and photos taken inside and if there are any issues it is dealt with through that program. **Thea Langille** stated that there is a HRM Blasting By-law in place and that, that by-law would deal with a lot of those matters and it is regulated through the permitting stage.

**Greg Gravel, Fall River** stated that they love Northwood. He wishes it was a 100% seniors building. He is 15 feet away from the line and doesn't want 1000 people (10 % of Fall River's population) living in his backyard because nobody knows who those people are going to be. He agrees seniors living is needed in Fall River. 2-3 storeys might be doable but 5 is too much. He also feels they are going to lose their water. He wanted to know if there was any reason this couldn't be an open cesspool when it comes to the effluence. **Mr. Teasdale** stated that was not a possibility, 100% not possible. **Mr. Gravel** stated he hoped they could get this right because housing for seniors is needed. He wanted to know if the developer would purchase his property.

**Brian Powell, Tamarack** wanted to know what is considered affordable, cost per unit. **Mr. Harrison** stated it was too premature because they don't know the number of units they are going to be approved for. It will depend on the number of units, cost to construct the development, and the services that will be provided to the facility. The average cost of this type of living environment is \$2832 per month and he feels they can do better than that. **Mr. Powell** low income options is something that should be out there and available. Traffic and parking is going to be a big issue.

**Laurie Baker, Winsor Junction NS.** – He had many comments/concerns which are attached separately at the back.

**Sandy Ballcome, Fall River** supports senior housing 150% but has concerns this will not be just for seniors. She would like it to be only for seniors because she doesn't want to move it at 80 years old and on either side of her be the 30 year olds and their children. That is her only concern.

**Public** wanted to know what guarantees there are in place from the developer that Northwood would be involved from the beginning and stay involved. **Mr. Harrison** stated it would come in the form of a service agreement which hasn't been worked out yet.

**Marsha Irdeg, Wellington** will this facility be run like Shannex, all the services, parking, independent living or is it just they cook their own meals etc.? In the living accommodations will they have included in the cost, people who will go and purchase their groceries etc.? **Mr. Harrison** stated no, much like the other project all of those services are optional however as a bare minimum it would be the intention to include underground parking and elevators. We would like to include program rooms. **Marsha Irdaeg** would you be sponsoring things like the little get together etc. like Parkland and the Berkeley do. **Mr. Harrison** stated that was entirely up to the programming that would happen with the building but those would not be included in the rent.

**Patti Snow, Oakfield** is 100% in support of this development. She plans on moving back into Fall River and this would be sufficient for her, her husband and her special needs son.

**Scott Young** wouldn't there need to be a substantial upgrade to the fire service to handle that sort of facility? Ms. Langille stated that part of the review that HRM does is that it is reviewed by the Fire Department and they will advise on if the existing facility can support what is being proposed or if

storey apartment complex that is using seniors as a way to get approval. Get your ducks in a row and then come back.

**Terry Mallkate, Canterbury Lane** biggest concern is traffic. The proximity to medical specialist and treatment centres.

**Andy Carris, Concord Ave – Fall River** wanted to know what size the units would be. He stated they went from 40 units in a 3 storey building to 100 units in a 5 storey building. 60 units were added and 2 storeys.

**Cameron Wayneright** and he support's this project because down the road when the time comes that he will need this and there will be a massive waiting list for something like this. Something like with will happen eventually because we do need something in this area. He thinks if it starts now he might have a chance to get into something like this.

**Sandra Carr** stated that she has been working to get seniors housing in the area for 14+ years. She said this is the best proposition they have had so far and senior's housing is needed in this area. 5 Storeys maybe people are a little leery but we have elevators and underground parking. It is not long term care. If the developer comes back with something we don't like then we can talk about it but let's not shoot the cat before it gets out of the barn.

**Councillor Streach** gave his closing remarks.

**Ms. Ryan** thanked everyone from coming out and expressing their concerns and views.

#### 4. Presentation of Proposal – Session Two, Same day – 6:30pm

**PUBLIC IN ATTENDANCE:** Approximately 110

Please see briefing notes from Session One.

#### 5. Questions and Comments

**Alison Jones, Fall River Rd.** wanted to know from David if this was going to be a senior's home only or is this open to people all ages and family sizes? **Mr. Harrison** stated they can't discriminate on the basis of age. There're marketing in partner with Northwood, advising what the services would be, which are clear that seniors would be who we were targeting, We wouldn't wasn't to discriminate against anyone who might be under 55 and need Northwood's services. **Ms. Jones** stated she is not against seniors housing in this area, she is in full agreement with it. She thinks it should be in a smaller scale. She is not interested in having 4-5 storey apartment buildings because they are not senior's homes. What happens to those buildings once the senior numbers drop, who occupies those buildings once the baby boomers are gone? **Mr. Harrison** stated they are not planning for 2036 they are planning for now. **Ms. Jones** she stated by his numbers there isn't the need for that many apartments/seniors homes in Fall River. How will you get these people in and out of Fall River without updating the infrastructure, ambulance, fire? She stated she is not against seniors care but she is against high-rise apartment buildings going into a community where the highest number of feet for all builds is 35 feet. She also wanted to know who was going to come and inspect her perfectly operating well before you do your blasting. She wanted to know who was going to repair her perfectly working well if the blasting damages it. **Mr. Harrison** asked her what she thinks this development should look like. **Ms. Jones** stated the housing should be single or double row houses and should include garages so there is no underground parking. Nice two bedrooms unites so they can have their son/daughter stay over and visit them. She thinks it should be something accessible built property. There is nowhere in Fall River you can go that is accessible in Fall River other than the dentist office. Where will the seniors go once they leave the building? **Mr. Harrison** stated that people told them there was a urgent need for seniors housing in the Fall River area. We found that most people want to stay here and don't want to leave and go into the city for apartments. They are looking for

can be placed. He agrees this is something that needs to be done, seniors housing but it needs to be the right decision on the right location.

**Wendy Driscoll, Cummings Dr.** stated she is at ground zero as far as this development is concerned. She is adjacent to the bigger property. She stated the word she would like to use is vulnerable because that is how she is feeling. She stated she purchased her property when she was 24, 22 years ago. She said in the last 22 years they raised their children and she understood the value of the property she received back then but now she doesn't know what the value of her property will be after this development. She wanted to know what typically happens to the property value of places that start out as quiet and pristine and then change without the choice of the property owner. She stated a number of years ago the people in her neighbourhood were consulted, and she said she felt heard, and thought that the people at the time were really listening. She said she doesn't feel that way now she feels vulnerable because all the things that they said were important and wrote down in the policy are now being challenged. **Ms. Ryan** said she would get back to her with a response on value because she didn't have the information tonight.

**Stacy Letterham, Miller Lake West** stated that they are jumping the gun not letting the MPS and the vision committees work stand and start looking at proposing changes. One of the key features is that the traffic is going to be a problem to accommodate such a large development and there is already a lot of traffic issues. She stated adding 400 units with 2-4 people to them is going to help that. She doesn't feel the school in that area can accommodate more students sense you can't discriminate on age. There has been concern about the situation in the lakes and she feels this should be give the utmost priority. She agrees seniors housing is needed and thinks it can be more spread out over the 4 sites that were identified. Maybe single storey townhouses on slabs with a garage/driveway and a little yard which would be lower density. Maybe the property next door to Sobeys. There is ability to accommodate what has been worked on so hard with the MPS, Action Plan/ Vision Committee and yet we are not even trying to work with what was set out in either one of these. Clayton Park stated out with two buildings and now she doesn't even know how many are there. She is worried about what this might initiate in Fall River if this is allowed to go forward.

**Laurie Baker, Winsor Junction NS.** – He had many comments/concerns which are attached separately at the back.

**Steve Boyce, Fall River** stated Fall River is a wonderful bedroom community that did not happen by accident. There was lots of different committees that made many recommendation regarding this community and keeping it R-1 and R1-B to preserve the type of community we have now which took a lot of work. One thing that is the same throughout the community if that they want to maintain this type of community. 4-5 storey buildings is not something that would fit in this community.

**Shauna Hawk, Fall River Rd.** stated her concerns are her well and traffic flow. She stated when the bridge was being put in it was a nightmare. She does support senior housing and she recognises there is a need in Fall River for seniors housing. What she doesn't support is the scale that is being proposed. She does not support a Policy change to accommodate this development. She would like to know what has been done as far as environmental studies to this point. She also would like to know where the sewer is going. **Mr. Teasdale** explained the blasting By-law that HRM has in places that protects residents. He also explained the sewer system that was planned for this site. **Public** – somebody asked if this would be the same system that they have in Wellington that isn't working. **Mr. Teasdale** explained this would not be the same system that is in Wellington. **Ms. Hawk** wanted to know what this development would be paying in terms of the LIC. **Ms. Ryan** stated that Andre MacNeil, the senior consultant with HRM Finance is working on the formula for the LIC. **Councillor Streach** stated it would be a substantial LIC for the Carr Farm property. It would be subject to the same mathematical formula that any other commercial property would be.

**Alastair Cox, Fletchers Lake** stated Mr. Baker is a great community person and the Carr Farm property is well appreciated. He thinks anything that addresses the concerns of seniors and lets them stay in this area would be greatly appreciated. That being said, he thinks they are being sold a bill of goods. He thinks they are selling seniors housing for something that isn't going to be seniors housing. There are no 5 storey buildings in Fall River therefore there is no fire service that can service a 5 storey building. The fire station will need to be upgraded to accommodate this or there may need to be a new fire station. There is no surface parking, underground parking only which wouldn't be available to the public. You

want to have seniors housing without parking for family to come visit or the community services that would be available to seniors. No places to park to enjoy all the parkland that is around.

**Jay Cameron, Waterford Crescent**, stated he shares a lot of the concerns with everyone in the room. He has a point of concern about Ingram Dr. itself. They want to open Ingram Drive up to traffic. From this development there is no street into Ingram Drive. If the development has grown in size why does this mean we don't need a street but when it was smaller we did? He heard there is going to be a gate now and who has access to the gate and what is the intent of the gate. His main concern about both developments is that they don't open up Fall River Village to non-residential traffic. **Ms. Ryan** stated the road connection is required when you are dealing with subdivision. When you get passed 100 lots we require a second access. In this case there is no subdivision development occurring so it would require a driveway not a road. **Mr. Harrison** stated with regards to the gate HRM would determine the access as it is for their emergency services. **Ms. Langille** stated it would be used if the main access was not accessible it provides a secondary access.

**Greg Bannett, Lake Thomas Crescent** stated as a kid he talked to a lot of people on his walk to and from school. He stated a lot of people moved out of the community because they were seniors and could no longer afford to live in their homes. They had to move outside of the community to be able to get the services they needed to live where they could access them. The people are what make Fall River special. He feels they can't allow this to continue to happen because people want to stay here. If this is to help welcome seniors to the community maybe this is what is needed. If the cost per unit is really lower by having a taller building I would rather Fall Rivers character be built around its people rather than around the look of a building to keep these people here. This way we could have a vibrant community made of all different ages. I want people to stay here.

**Robert Showed, Cumming Dr.** wanted to know if the blasting damages the wells, who do they call. **Mr. Teasdale** stated that the HRM Blasting By-law deals with that through the permit that is issues. There is 24 hour # on the permit if there is an issue.

**Paul, High Rd** feels the development has an identity crisis. He said he really wanted to support it however; he wanted to know how they were going to provide reduced rent for seniors. He thinks that a 100 unit development wouldn't be efficient enough to provide reduced rent without some sort of government assistance. What is a comparable rent? There is none because there are no other apartment buildings in Fall River. He said his experience is that if it is an assisted living facility, getting into a complex like Shannex, you have to get your name on a list and then could end up anywhere not necessarily in your community. It all depends on your needs. **Mr. Harrison** stated assisted living is not regulated by the province. He stated that what he was talking about was the single point entry access system for nursing homes. You have no guarantee when you get into long term care that you will stay in your community you go to the first bed that is available. **Public** – you said 25% reduction. **Mr. Harrison** stated in the example of the Gradenview that 25% of the cost of delivery those care services is spent driving and there is a reduction to those tenants because of grouping in a single building.

**Jesse Gravel, Cummings Dr.** with regards to the water problem, it was stated that insurance would take care of it when the water is gone. When the water is gone it is gone, insurance isn't going to be able to take care of that.

**Krista Snow** stated a lot of the seniors aren't comfortable speaking and one gentleman just left in tears because he feels that his community doesn't want him there.

**Councillor Streach** gave his closing remarks.

## 6. Closing Comments

**Ms. Ryan** thanked everyone for coming and expressing their concerns and views.

## 7. Adjournment

The meeting adjourned at approximately 8:35 p.m.

Presentation

CASE 20594

Cases: FALL RIVER

① Demographics illustrate Nova Scotia is one of the poorest provinces in Canada & a massive aging population who need housing.

of our community

① hockney Rd. Dr. Patrick Sutherland, long time resident ~~hockney Rd.~~ Senior, ~~medical doctor~~ with full time medical practice in Louisa Sachille.

Primary care given to his wife ~~Patricia~~ who has PARK IN SON'S disease. A slow advancing disease which affects mobility. He has modified his home but now understands "aging in place". When he heard of Northwoods involvement and Services, he immediately requested

2 requests a larger ~~more private~~ unit ~~with~~ ~~with~~ a walk in bathtub with door. ~~with~~ ~~with~~ underground parking space near the elevator. Willing to live on any of the five ~~units~~ FLOORS

② Fall River Village: 2 retired teachers apologize not be able to make meeting but away in Florida with grandchildren. Want to sell 5 bedroom house and downsize. This require a two bedroom apartment. Will not leave their community, friends and family.

(2)

Harropal Rd. Box 134

→ Piggott Ave.  
English woman with younger family. Loves her parents and in-laws. ~~one family~~ Parents reside in Cole Harbour while on leave in Roskney, New Brunswick. The seniors have some health issues but function independently, with ~~help~~ little help. Wants to buy a rent ~~and~~ (2) aging in place units. No more driving to N.B., could drop in every day to check up on them.

Wellington, N.A.

Widowed senior living alone. Confined to a wheel chair but loves her little house. Reads paper and has a cup of tea at the kitchen table. The glued wood table chair breaks and she falls to the floor. She has a care giver who comes every day. Now wears a North Wood Alarm Necklace. Not quite ready to move yet but supports the Clark project for other seniors.

(3)

Waverly,

married couple, lived their whole lives in Waverly. No longer are able and want to maintain a home. Will not leave the area and want to rent an apartment in Mr. Club's Project. Want to enjoy their (wills) and a couple lifestyle.

Windsor Junction. Message on my phone.

This lady was present at Meeting on March 22/2017.

Mr. Baker this is I heard that their might be an apartment building on Fall River. I would love a small bedroom apt. As you know I am not a pushy lady but is there anyway I could be moved to the top of the list with a little help. She states "as you know I may not have many more years to wait."

"Message recorded at age 93, presently 98 years old"

Looking across the room & think some of our HRM employees and politicians may not have many years to wait.



(4)

Many seniors for the last 10 years have placed their name on a waiting list for apartments units. Hundreds of names, which I have given to Steve Clark.

Each senior here today has a unique story. Please come forward and direct your comments to HRM Planning staff and our elected politicians.

- I just want to state that ~~developed~~ Glenn Clark by GFC Management Ltd has a purchase agreement on the property and is the developer.

I am retired and direct all inquiries to ~~my~~ David Harrison, Glenn Clarke, David Harrison and Maurine Ryan.

- The Carr Farm was owned by Bert Carr. When he died, the family wishes asked if in his memory a street or building could be named after him. In my ~~the~~ negotiations, Mr. Clark <sup>has</sup> agreed to honor the request.

\*

- I strongly support this application for ~~of~~ senior housing of higher density and height.

① Bert Carr Lane

② To The Bert Carr

③ Plaque or signage <sup>calling the development</sup> ~~posted on~~ Bert Carr road ~~replete~~ <sup>with</sup> ~~signs~~

Bert Carr FARM. Property by MAJORITY VOTE NAMED "BERT CARR FARM"

(2)

Very often the developer is accused a being the bad guy. often individuals make ~~unsubstantiated~~ <sup>FALSE</sup> accusations.

The people of Yale Run had always supported me, and behind the scenes my decisions were based on consideration of them.

Many people over the years have offered to purchase the property. I would like the <sup>ABUTTING</sup> residents of Cummings Drive, Concord Ave. and upper Ingram Drive, to listen intently. 7 + Canterbury Lane.

Abutting  
properties

① Dr. Joyce Doran of Halifax. His wife breeds horses. They required a location close to airport to transport the breeding fluids. I considered <sup>environment</sup> the animals, barn, odors, manure the effects on the ~~community~~ community neighbors and abutting property owners and decided ~~to~~ <sup>they</sup> bought a property on Wellington.

② here arrangements with Bell's telecommunications for wireless telephones. ugly and controversy on health. <sup>pays monthly rent</sup>

③ HRM approached me concerning the new fire station. They wanted to purchase a portion of the property. I chose not to sub-divide.

④ ~~HRM~~ <sup>the Community</sup> approached me concerning a new sports and baseball field. I felt not the right location.

④ Institutional uses:  
Had negotiations with a group of physicians - psychiatrists. The location of the property was a ~~best~~ ideal for private "mental health" or "affective disorder" hospital. Ideal location, from Innes, Windsor, Bridgewater and Halifax / Dartmouth - Cobequid Emergency Centre and area. offered to purchase outright or partnership where I could practice my pharmacy profession. Many mental health patients receive treatment outside country in Boston, and in Toronto. Stigma with N.S. Hospital + Allan Lane hospital. Great career opportunity for me personally but I consulted all the community and specifically ~~the~~ Fall River Village. ~~I do not regret my decision~~

Trees & WALKING TRAILS, to create CALMNESS

Close NOT to TAKE their OFFER.

Hedwidge humler so had.  
P.O Box 039, Enfield, Nova Scotia.  
I own 2 large tracts of property  
on Tall Row 132 acres on  
Holland Road and 49.3 acres  
(Kau Sam) on Tall Row Road.

their offer was to harvest  
the trees for a large amount  
of money and I would still  
retain the property and develop  
as I wanted. I totally disagree  
with clear cutting. It totally  
greatly impacts environment and lakes.

→ The people in Tall Row Village  
on Cummings Dr., Concord, ~~and~~  
upper end of Ingram <sup>CAUTION</sup> would be  
greatly impacted. Looking out their  
back windows they could count  
cars on the Tall Row Road. ~~Properties~~  
~~greatly developed~~

CRATEC BILLY

The point being: Glen Clark's  
proposal is the best usage  
of the Kau Sam, as four  
five story building.

## Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
1	1	<p>I live close to the proposed development. The traffic is so bad now I can't see how this will not affect my getting in and out of my driveway. I have lived in Fall River for the past 65 yrs. I grew up just across from where I am now. So you see I have endured a one room school house, no Drs, supermarkets and everything else we have now. I am not against change. I have not said anything negative about any of the former growth, including the hill out front of my house being cut down approx. 4' to allow for a subdivision (Tamarack Hills) to be developed. I have endured all the traffic, snow plowing sidewalk clearing etc. Do you have any idea what this has been like? I know we need senior housing, but I do not think we need underground parking walking trails most seniors won't be capable of using most of what you plan. Please open your eyes and not your bank accounts for your profit only.</p>	<ul style="list-style-type: none"> <li>• Traffic is a major concern</li> <li>• Need seniors housing but do not think that underground parking and trails will be used or needed by seniors.</li> </ul>
2	2	<p>For the residents of north side of Concord Ave from Eldridge to Ingram, Cummings Dr, Cuvellet Crt, this development will devastate their properties, and change the character of their neighborhood. For the rest of the community, this development will provide a valuable option for retired living. The traffic impact on Fall River Rd will be significant. Cornwallis with overhead signs should be installed to improve safety on Fall River Rd with increased traffic. For the residents of north side of Concord Ave from Eldridge to Ingram, Cummings Dr, Cuvellet Crt, this development will devastate their properties, and change the character of their neighborhood. For the rest of the community, this development will provide a valuable option for retired living. The traffic impact on Fall River Rd will be significant. The resident of houses with lots backing on the property directly in behind the proposed buildings will be devastated. A small number of residents are affected severely for the rest of the community, the development would likely be positive. The location is not ideal ( too far to walk) for the proposed population.</p>	<ul style="list-style-type: none"> <li>• 4-5 story buildings do not fit into surrounding area</li> <li>• Traffic is a major concern</li> <li>• Immediate area adversely affected for the entire area</li> <li>• Locate development near Sobeyes</li> </ul>

# Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
3	4	Building are too high	<ul style="list-style-type: none"> <li>• 4-5 story buildings do not fit into area</li> </ul>
4	6	Too big! Too many possible effects on the community traffic (definitely), wells, and noise. If this doesn't get a partnership with Northwood will there be hundreds of kids dumped on the school system?	<ul style="list-style-type: none"> <li>• 4-5 story buildings do not fit into area</li> <li>• Traffic concerns</li> <li>• Impact on wells</li> <li>• Impact on schools</li> </ul>
5	9	It is a big change to add 4 storey building in the area of single family home dwellings. Senior housing is needed and I understand the economics of why the need for size of the building. I am concerned that the private sewage system must be maintained for such a large project. It will change the horizon for the older part of Fall River Village during the construction and until border trees regrow. Because of the forest buffer there be minimal visual affect on the surrounding neighborhood from the current view. Sewage treatment will be an issue for such a large development that will be important especially if does not work. It will increase the number of people in the area. It will provide senior housing, but there is no transportation.	<ul style="list-style-type: none"> <li>• 4-5 story buildings do not fit into area</li> <li>• Forest will buffer impact from a visual perspective</li> <li>• Sewage treatment concerns</li> <li>• No transportation available</li> </ul>
6	11	It will crowd an existing nature subdivision. It will have an environmental impact on not only the neighborhood but also our lakes. Light pollution, noise pollution increased traffic on Fall River Rd. Fall River Village will see increased traffic and decreased home values.	<ul style="list-style-type: none"> <li>• Overcrowd area</li> <li>• Light pollution</li> <li>• Noise pollution</li> <li>• Environmental impact</li> <li>• Traffic concerns</li> </ul>
7	12	Traffic is a huge issue! The community already has traffic congestion. * Environment impact on Lake Thomas would not be good, this lake is already experiencing environmental pressure from traffic, runoff from roads and the highway. *Crime would increase with increase in population. * With people comes litter & this would increase throughout the community. *Fire service, ambulances, garbage pick up, water services would have to be increased. The proposal is not respectful to the character of Fall River. It does not fit the vision for river-	<ul style="list-style-type: none"> <li>• 4-5 story buildings do not fit into area</li> <li>• Traffic a major concern</li> <li>• Environmental impact</li> </ul>

## Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
8	15	<p>lakes secondary plan. *Sobeys location is more appropriate in terms of keeping seniors walking &amp; putting a development in the more commercial area. *The development sounds like apartments &amp; not seniors housing. I think the developers were trying to mask what they want to build by bringing Northwood in to do a presentation. *Septic &amp; how it will be contained is a huge concern. Along with medical waste &amp; medicine that would be in the water coming from this development.</p> <p>Policy was put in place to protect Fall River from being developments such as this. By changing it, it negates all the work and purpose of developing the policy.</p>	<ul style="list-style-type: none"> <li>• Crime increase</li> <li>• Sobeys is a better location</li> </ul>
9	17	<p>This would not cause a huge impact on the Fall River area. The proposed age friendly development would not cause traffic congestion as seniors would not be travelling during busy traffic times. Businesses would benefit. More services would relocate to this area benefitting the entire community. This complex is needed in this community badly. Concerns that I see are that should be part of the presentation. 1. Concerns over access to the apartments by others that age friendly. 2. Access to sidewalks across Fall River Rd. 3. Bus access &amp; turning lanes as the development evolves. 4. A plan to show water run off and sewage (effluent) treatment dispersal. 5. Mediation of water run off and infrastructure down hill from the development. i.e. repairs to ditching, piping of the overflow water through private waterways.</p>	<ul style="list-style-type: none"> <li>• Maintain Fall River Vision and Policy</li> <li>• Keep seniors in Fall River</li> <li>• No traffic congestion expected since seniors travel at off-peak times</li> <li>• Concerned that non seniors may live there</li> <li>• Need to know plans for sidewalks, bus service, turning lanes, sewage treatment and stormwater management</li> </ul>



## Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
10	21	It will impact the environment in a very negative way. Where is all the sewage going when there are wetland surrounding it? The influx of as many as 1000 people or more. The 5 storey buildings far exceeds present guides. Enormous increase in traffic. Negative effect on schools. There is no bus service. Fire service too small as it is. The strain already overburdened infrastructure and resources.	<ul style="list-style-type: none"> <li>• 4-5 story buildings far exceeds present policy</li> <li>• Enormous traffic increase</li> <li>• Impact on Environment</li> <li>• Strain on overburdened infrastructure</li> </ul>
11	22	It will be detrimental on several levels. Environment, sewage disposal, sudden influx of as many as 1000 plus, it has no guarantee of senior exclusive and height of building far in excess of guides. Large increase in traffic will have negative impact on schools. It will strain already overburdened infrastructure and resources. There is no bus service. It appears that the developer has only greed as a motive. This is just a low income apartment complex. Vague waste disposal/run off. Impact on adjacent properties is enormous. Structure will dwarf all other buildings. No guarantee seniors only. There was nothing in this proposal that will enhance Fall River. Quite the opposite. It seems there are opportunists everywhere. With 3 mega projects in the wind, we are being treaded unfairly.	<ul style="list-style-type: none"> <li>• No guarantee it's for seniors</li> <li>• Big traffic impact</li> <li>• School impact</li> <li>• Strain on overburdened infrastructure</li> <li>• No information about waste treatment</li> </ul>
12	24	I think a development for seniors is necessary and would be very beneficial to the neighbourhood. However, such a large development is too dense for this neighbourhood. Traffic in the area surely increase. Especially if other development projects move forward. Property values will also be impacted, especially these of us within line of sight and hose bordering the property itself. I am very worried about water run off from the property. I live downhill from it and already have problems with sediment build up around my foundation that is problematic. From a community perspective I think a seniors complex would be beneficial. But they should be manage through the province as care facilities. My property backs on this site. I'm concerned with blasting affecting my well. I'm concerned about water	<ul style="list-style-type: none"> <li>• Senior housing needed</li> <li>• But 4-5 story buildings too dense</li> <li>• Traffic concerns</li> <li>• Erosion and sediment concern</li> <li>• Blasting concern and impact on well</li> </ul>

## Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments ( <b>&lt; 1 Kilometre for Site</b> )	Code
13	25	run off from the property increasing the silt build up around my house. I'm concerned with the prospect of a 400 unit apartment complex being built almost inky backyard and 1000 people living there. I'm concerned about property values dropping because of these apartments. I would honestly like to know if the developer would consider buying out our properties if such a large development goes forward because we will not be able to sell them at a reasonable price once building starts. The neighborhood will no longer be quiet. That many people make Nosie, seniors or otherwise.	<ul style="list-style-type: none"> <li>Impact of large buildings on my neighbouring property</li> </ul>
14	26	Traffic	<ul style="list-style-type: none"> <li>Seniors housing needed</li> <li>Limit development to 3 stories</li> <li>4-5 story buildings will change character of area</li> <li>Traffic concerns</li> </ul>
15	27	I feel looking at 4-5 storey buildings in our residential area will produce an institutional looking effect. I have great concern re effect to my well due to blasting etc. as well as potential for runoff. Noise pollution will definitely be a concern both during building after. I can't believe a traffic study has not been done yet, the area where the main driveway will come out will be on a busy corner. There are too many unanswered questions. I think it is ridiculous to accept any proposals until there is more concrete plans in place i.e.: environmental impact, traffic study, Northwood apparently they site was here as advertising/promoting. Size of rooms/apartment. Parking- how many spots above/below ground. Estimate of cost to rent-even ballpark, make this credible.	<ul style="list-style-type: none"> <li>4-5 story buildings will produce an institutional look to the area</li> <li>Traffic concerns</li> <li>Blasting concerns</li> <li>Noise concerns</li> <li>Too many unanswered questions</li> </ul>
16	28	Risk of damage to/decreased value of nearby properties due to decrease in quality/quantity/consistent supply of well water. Damage to homes-foundation cracks etc.	<ul style="list-style-type: none"> <li>Well water impact concerns</li> </ul>

## Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
17	29	<p>due to blasting. I want to know if the government or developer will satisfactorily mitigate any damage to my property if development damages it. Will they buy my property at a non-damaged value if they ruin my well? Will they completely repair all damage if blasting causes cracks/leaks?</p> <p>The 5 storey proposal is way too large for the surrounding neighborhood. The immediate neighbor need to be protected for their wells. Make the proposal smaller and more specific to seniors. Traffic needs to be addressed before approval. The 5 storey sight like in this community does not fit.</p>	<ul style="list-style-type: none"> <li>• Blasting concerns on well and foundation</li> <li>• 4-5 story buildings way too big for this area – does not fit</li> <li>• Well water concerns</li> <li>• Traffic concerns</li> </ul>
18	31	<p>Proposal too large will affect the surrounding area with significant traffic, visual congestion, and other aspects which are hard to qualify without knowing design, impact of sewage treatment etc. It will become a mixed use apartment. We need dedicated seniors complex. It is a growth of 10% in a relatively small community. The infrastructure is not in place to support that kind of growth.</p>	<ul style="list-style-type: none"> <li>• 4-5 story buildings too big for surrounding area</li> <li>• No guarantee for seniors</li> <li>• Limited infrastructure</li> <li>• 10% growth in a small community</li> <li>• Traffic concerns</li> <li>• Wastewater concerns</li> </ul>
19	33	<p>I think it is a wonderful addition to our neighbourhood. Fall River is growing, I as a senior want to be there to enjoy it instead of having to leave my family and friends to die.</p>	<ul style="list-style-type: none"> <li>• Keep seniors in Fall River</li> <li>• In favour of this proposal</li> </ul>
20	34	<p>Traffic? [impacts on neighbourhood and community] Need a guarantee of Northwood participation</p>	<ul style="list-style-type: none"> <li>• Traffic concerns</li> </ul>

# Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
21	35	<p>Having been in this community for 44 yrs. we would love to remain here and age gracefully. This project doesn't sound like a project for seniors - just mixed housing. It all sounds too big. Our canal system needs protecting. It will require a change in (an increased in) our fire services. <u>We need more information obviously</u>. Rather than look at 5 storey buildings-3 storeys should be sufficient - and more in line with our "semi-rural" setting.</p>	<ul style="list-style-type: none"> <li>• Senior housing needed</li> <li>• No guarantees this housing is for seniors</li> <li>• Limit development to 3 storeys – maintain semi-rural setting</li> <li>• Fire services impact</li> <li>• Lake impact concerns</li> </ul>
22	38	<p>There is a great need for "senior" housing in Fall River so it will be beneficial but hopefully it will not be a development like other white elephant projects here in Fall River. The immediate neighbourhood will be impacted with increased traffic from residents, support services, delivery trucks etc.</p>	<ul style="list-style-type: none"> <li>• Need seniors housing</li> <li>• Immediate neighbours impacted by traffic</li> </ul>
23	41	<p>I think 400 apartments is going to credit a mess l the traffic situations. Since there is no guarantee that this will be for seniors then they could in fact house families of 4 or more. How will the school handle the additional people. If the zoning is approved for change how can we be sure that it doesn't become just another group of 5 storey apartment buildings. Also, if this is for seniors how do you address the transportation for these seniors. There are no busses available to the site and the taxi service is non-existent. Sidewalk are on the opposite side of the road which disallows for seniors to walk. What is the plan for the "green space". It is protected from future development and will remain as green space.</p>	<ul style="list-style-type: none"> <li>• Traffic concerns</li> <li>• No guarantee housing is for seniors</li> <li>• No busses and taxi's are non-existent</li> <li>• Sidewalks on opposite side of road</li> <li>• How will the green space be protected</li> </ul>

## Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
24	42	Seniors housing is welcome. Traffic will be horrific. Not 5 stories.	<ul style="list-style-type: none"> <li>• Senior housing welcome</li> <li>• Not 5 stories</li> <li>• Traffic concerns</li> </ul>
25	43	The surrounding area will be adversely affected by the 5 storey height located on the top of a hill. This development will be visible from most of the community. This development will stand out like a sore thumb. The traffic estimate provided are low, there doesn't appear to consider working seniors, site run off, and blasting.	<ul style="list-style-type: none"> <li>• 4-5 story buildings on top of the hill will "stand out like a sore thumb"</li> <li>• Traffic concerns</li> <li>• Blasting concerns</li> <li>• Stormwater runoff concerns</li> </ul>
26	44	It will greatly impact traffic in the overall community. The rural community feeling that the Fall River area has and that the community wants to keep is in direct conflict with this development. Five storeys is not it keeping with rural community feeling the community wants. The other major concern with amending the by-law is that it will open up the opportunity for this to development to become apartments and not seniors housing. There is no need for a 5 storey buildings in Fall River no matter whether is it apartments of seniors housing.	<ul style="list-style-type: none"> <li>• 4-5 story buildings is not in keeping with the feeling the community wants for this area.</li> <li>• No guarantee for seniors and no need for 5 story buildings</li> </ul>
27	45	Major traffic problems. This is not the right project at this time.	<ul style="list-style-type: none"> <li>• Major traffic problems</li> </ul>
28	46	This addition will be welcome to many especially those who have been forced to move out, unless of course of it costs too much. We will keep up to date on the plans and more information on this. A good start- definitely needed.	<ul style="list-style-type: none"> <li>• Keep seniors in Fall River</li> <li>• In favour of proposed development</li> </ul>

## Attachment E- Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
29	47	Providing seniors complex is positive. But this development in an apartment complex with a few extra "services". Traffic is a major concern, environmental issues ( run off septic). Visual, 5 storeys?? This is not the location for this type of development. This proposal sets a precedent. The density is too high for this location. This seems to do an "end run" around the VIC recommendations. 4 buildings @ 5 storeys = 400 units around 700 people. I do not believe the larger community wants this high density development at this location.	<ul style="list-style-type: none"> <li>Seniors housing needed</li> <li>No guarantee for seniors</li> <li>Major traffic concerns</li> <li>5 story's too high and too dense</li> <li>Sets a precedent</li> <li>Keep Fall River Vision</li> </ul>
30	48	No one can predict who will live at the site: More traffic up to 1200 more cars on the Fall River Rd impacting the traffic and environment. There is no infrastructure for 1200 more people in the community. Changing the zoning would result in a precedent for all of Fall River. I'm not against senior housing but this is not the right way to do it. 5 storeys in a neighborhood that has 2 storeys. It is absolutely overblown.	<ul style="list-style-type: none"> <li>No guarantee for seniors</li> <li>Thus there may be a very big impact</li> <li>Traffic concerns</li> <li>5 storeys too high and overblown</li> <li>Changing zoning creates a precedent</li> </ul>
31	50	I live on Blue Hill Road and am concerned about my well water and contamination from sewage, blasting, etc. Area not ready for five storey apt building	<ul style="list-style-type: none"> <li>Well water concern</li> <li>Blasting concern</li> <li>Wastewater management concern</li> <li>Not ready for 5 story apartments</li> </ul>
32	54	Traffic will greatly increase, regardless of studies. I'm sure septic concerns will be well covered due to inspections that must be completed.	<ul style="list-style-type: none"> <li>Traffic concern</li> </ul>

## Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
33	55	<p>We need apartments in Fall River for sure. Could approximately 2/3 of the units be designated for seniors and leave the rest for younger people?</p> <p>I believe it will benefit the community-keeping long term residents &amp; potentially families in the area &amp; expanding a variety of services that would benefit residents and the larger community "value silver economy"</p>	<ul style="list-style-type: none"> <li>• Wastewater management concern</li> <li>• We need apartments for seniors and young people</li> <li>• Development will benefit residents and families in area</li> <li>• Silver economy is good for business</li> </ul>
34	56	<p>Benefit would be apartment living designed for seniors (elevators, underground parking) and better access to services such as bloodwork collection (Now a problems). But very concerned about traffic impact on Ingram, Fall River Road (T-bone risk) and Concord and Canterbury.</p> <p>Not good proximity to medical specialists &amp; medical clinics, Better place for seniors may be closer to hospital centers. Gordon Snow Community Ctr built without a reliable water access worries about oversight proposed project. Nearest five ladder truck in where, Bedford? Problem!</p>	<ul style="list-style-type: none"> <li>• Need seniors housing with elevators and underground parking</li> <li>• Very concerned about traffic</li> <li>• No ladder fire truck to service a 5 story building</li> <li>• Not a good location</li> </ul>
35	58	<p>I'm at 2 Ingram Dr. Welcome all! New neighbors. Get it built now. I'm ready to sell &amp; rent in Fall River.</p>	<ul style="list-style-type: none"> <li>• Need seniors housing</li> <li>• In favour of proposed development</li> </ul>

## Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
36	60	The need for seniors should be a priority. It will keep the people in Fall River. I believe it will not affect it greatly one way or another.	<ul style="list-style-type: none"> <li>• Need seniors housing as a priority</li> <li>• Keep seniors in Fall River</li> </ul>
37	63	I believe it will not affect it [Fall River] greatly one way or another. All due respect to developers planner but I cannot believe he has no costs on rents etc going forward. He also held option 1 as a threat former Councillor Dalrymple the MLA and the MP assured us it is not an option. There is no need to open a road through Ingram Dr. There was no new information where the buildings are going to go "don't know yet", services "don't know yet". There is another proposal for the other end of Ingram Dr. Why does it have to access the Fall River Village? Is the ultimate plan to have access to the Fall River Rd through the Village? No real answers except from HRM staff- they did a good job!!	<ul style="list-style-type: none"> <li>• Do not allow a connection from the site to Fall River Village via Ingram</li> <li>• Not enough information provided</li> </ul>
38	68	Will bring more services into the community. Will benefit growth.	<ul style="list-style-type: none"> <li>• Proposed development will bring more services to the area</li> </ul>
39	70	Development has been changing the area noticeably over the last 25yrs. It is no longer the rural neighborhood with a little AAA convenience store. Yes the higher density will have an impact but it is the logical next step for this neighborhood.	<ul style="list-style-type: none"> <li>• Proposed development is the logical next step in the evolution of Fall River</li> </ul>
40	71	Increased traffic. Noise level(i.e. emergency vehicles etc.) [Change the Policy] For Seniors only.	<ul style="list-style-type: none"> <li>• Change the policy for seniors only</li> <li>• Traffic impact and noise impact</li> </ul>
41	75	At absolute positive for the community. We need the density we need the capacity. Make it happen - sooner than later.	<ul style="list-style-type: none"> <li>• Need the density and the housing</li> </ul>



# Attachment E- Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
42	77	<p>The GFC Management proposal is the best and most welcomed usage of the property. The aging population in general has created a crisis, specifically lack of alternative housing a aging in place housing. He project shows 30 acres of forest remaining. The four-five storeys with underground parking will have less impact on the surrounding neighborhood and case below, as approved to other possible uses as presented at meeting. The proposed development will reinforce Fall River as a community. It will provide seniors with the option to remain and flourish in the community. Try to imagine a community minus the senior population many who were born and lived all their life here. The churches, fire halls, legions, historical society, rotary club, beacon house and Lions club to mention a few would close. As you know the younger or middle aged against the proposed project do not generally volunteer at these functions.</p>	<ul style="list-style-type: none"> <li>• Good proposal</li> <li>• Need seniors housing now</li> <li>• Good retention of green space</li> <li>• Reinforces Fall River as a community</li> <li>• Need to keep seniors in community</li> </ul>
43	78	<p>Devastation to the green area blasting concerns potential to damage people`s wells which most are all ready in a precarious situation. For example - in our household we can never take a bath and we can only do a maximum of 1 load of laundry every 3-4 days. Traffic - potentially major congestion problem. Traffic once again will be a major issue. Low cost housing (apartment buildings) will lower the socioeconomic cross section of the population. Simply put lower income population (other than seniors) has the potential to have a negative impact on our community at large as well there are no employment opportunities for said low income population. Also could bring down property values. Proposal does not fir with the community dynamic and we are not interest in changing this policy.</p>	<ul style="list-style-type: none"> <li>• Concern about the loss of green space</li> <li>• Blasting concern</li> <li>• Impact on wells concern</li> <li>• Major traffic concerns</li> <li>• 4-5 story buildings do not fit in</li> </ul>
44	79	<p>Fall river is a beautiful bedroom community and everything should be done to ensure it remains that way. There is no place in Fall River for 5 storey apartment buildings and that design should be scrapped immediately. The idea of senior citizens housing is a good one but this design does not fit into the bedroom community character of Fall River. I am a senior citizen and have lived in Fall River for 47 yrs. I think we owe l to future generations to preserve the character of Fall River for them to enjoy as we have. Although there is a need for senior citizen housing, this design is totally wrong for our community. HRM owes it to younger residents of Fall River to protect them from developers who seek to make it like</p>	<ul style="list-style-type: none"> <li>• Keep Fall River as it is</li> <li>• No place for 4-5 story apartment buildings</li> <li>• As a senior we owe it to future generations to preserve the</li> </ul>

## Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
45	80	<p>another Sackville with apartments and high-rise buildings everywhere. Stop these developers now!</p> <p>118 &amp; 102 fall short of future large developments in this area. These can't handle traffic now. Same is true of Fall River Rd. 2. New fire trucks &amp; fire station would be required. 3. Before any development like this is looked above needs to be addressed.</p>	<p>character of Fall River</p> <ul style="list-style-type: none"> <li>Traffic impact concerns throughout Fall River</li> <li>Impact on Fire Station</li> </ul>
46	83	<p>... Going from three to five stories impacts any adjacent property negatively. It would dwarf all surroundings and impose a tall looming presence to everything around it. ... This leads me to another concern and that is water usage and effluent management. . . we have every reason to be alarmed. 144,000,000 litres per annum, virtually all of it needing to be discharged somewhere. The developer suggest that we need not worry as state of the art sewage treatment will be available to take care of this. Does that include the natural water runoff of this property into the surrounding environment?</p> <p>Let me begin by saying that I am NOT opposed to seniors housing. I am eighty years old next birthday and will be actively looking to downsize and move into an age friendly dwelling. This proposal fails on so many levels. When originally presented a couple of years ago, the developer at that time wanted three buildings with 40 units per building. Well within the guidelines contained in the HRM Vision for Fall River report. The first failure is by almost tripling the number of units to 400 for the complex. . . with higher density comes higher traffic within the area. The developer would have us believe that this is a senior friendly property but offers no proof of this. There are no on sight facilities aimed at seniors. No wellness center. No recreational facilities outlined. No full time medical help should the need arise.</p>	<ul style="list-style-type: none"> <li>4-5 story buildings would impact the area negatively</li> <li>It would dwarf surrounding development</li> <li>Major impact on wells</li> <li>Concerned about wastewater treatment and stormwater runoff</li> <li>No guarantees the apartments will be maintained for seniors</li> <li>No on-site facilities aimed at seniors.</li> </ul>
47	86	<p>... it is a legal requirement by HRM that our street be extended through to the Fall River Road!!! . . . It is fair to say that I am downright petrified and distraught about all of this!!! . . . This is my home! Our family and 4 of our neighbours have all lived here in some</p>	<ul style="list-style-type: none"> <li>Potential street extension to</li> </ul>

## Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
48	85	<p>combined 120 years! Do you really believe that putting in a major arterial through to our street makes sense to us? Does it make sense to you? Doesn't to me. . . has been working very hard at creating this terrible, misleading sense of urgency and panic with one of the sectors of our citizens... all the while portraying himself as the one who will save every senior east of Montreal from this "FABRICATED" terrible injustice. What's the panic? Why the bullying? Because we are being bullied. We have the best kept secret in Nova Scotia right here on Cummings Drive. If the _____ want to build their utopia on their property, fine, let them fill their boots, but not at my expense by destroying my family life. . . . . Our beautiful way of life, right here in Fall River Village, one that is the envy of many all over the world, is being threaten for the financial gain of 1.</p> <p>Traffic issues were brought up and the usual reply was that they did not see a problem. Well, I do, because with five stories and two bedroom units come many traffic problems. If it was just seniors here, they may have had a valid point. As Seniors tend to drive in off rush hour hours. However, this is not a seniors complex. It is an ill-disguised apartment complex. They could not answer questions posed about senior facilities. Except to say, perhaps, Northwood Inc. may be interested in being a partner. No such partnership exists.</p> <p>As a senior, I didn't see any merit to this application. The presentation was all about marketing a product. They presented very little evidence that this property is about seniors. Answers were always vague and low on facts. Many platitudes with very little substance. I am very concerned that this is an attempt to build an apartment complex within the confines of Fall River, without having the proper data. Why does he want to put five story buildings on such a small parcel of land? The promised senior ready suites were very low on substance and intentionally vague replies from the presenters were forthcoming. When asked about the size of each unit, the presenters were not sure how big. Are they going to be 1 or 2 bedroom units? No answer. The cost of each unit, when asked, also elicited a very non-committal answer. Prices quoted were as follows, \$1200 and up. For seniors? No definitive answer.</p>	<p>Cummings Drive a big concern</p>
			<ul style="list-style-type: none"> <li>● Major traffic concerns</li> <li>● No guarantees the development will be only for seniors</li> <li>● Not enough information</li> <li>● No merit in this application</li> <li>● 4-5 story buildings is too large</li> </ul>

# Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
49	87	<p>I requested at the meeting that it go on the public record that I do NOT support an amendment to the current bylaw to permit the construction of a 400 unit, four 5 story apartment buildings. The scale of five story buildings that have 100 units per building is not appropriate for this site. There is no other building like this in Fall River and there are certainly no buildings like this in this residential area with single family dwellings.</p> <p>1. Why would this proposed development not be considered for the Village Core? 2. Has an independent environmental study been made to ascertain if this development would have any adverse effects on the lives of the residents and the fauna and flora in the area? 3. Where can I access the Needs Assessment done with local seniors in Fall River community? I am very concerned that the developer misrepresented the public of Fall River and most importantly vulnerable seniors in our community by presenting the development as seniors housing with amenities. The presence of Northwood at the public meeting furthered this concern with their 'infomercial' presentation. I am confident that the developers are using the need for senior's housing to build rental apartments. I fully support the construction of a multi service level seniors housing complex in Fall River. This multi service level would include: complexes that include independent living, extended care and long term residential care. I believe this is the actual desire of the senior citizens in our community and I would urge the Halifax Regional Municipality to consider this more closely.</p>	<ul style="list-style-type: none"> <li>● 4-5 story buildings are too large for this area</li> <li>● No other buildings like it in the area</li> <li>● Should be located in the Village Core</li> <li>● More information needed to determine environmental impact</li> <li>● Need independent, assisted living and long-term care facility</li> </ul>
50	88	<p>I feel this would destroy my neighborhood, the original approved proposal was a better fit for Fall River. In this area, there is a height restriction of 3 stories', that is not uncommon for neighborhoods outside of the cities. This project by your own admission is "affordable", this opens doors to many different economic groups and transient people who would not have "pride of ownership." This is obvious by the existing apartment buildings in the neighborhood, many (but not all) have been let go to a certain degree. . . . This development can only cause more traffic issues, which as all residence are aware is already a big concern, adding another 400 - 600 cars to the Fall River Road would create an even bigger problem than already exists. There are no buses in this area to help Seniors access any of the essential services they might require. The current medical clinic is not and has not taken on new patients in many years, which leaves the seniors again at the mercy of loved ones and</p>	<ul style="list-style-type: none"> <li>● 4-5 story buildings would destroy my neighbourhood.</li> <li>● Maintain 3 story limit</li> <li>● Traffic concerns</li> <li>● No busses or the essential services seniors may require</li> <li>● Current medical clinics are at</li> </ul>

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Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
		<p>friends. The current Infrastructure will not be able to keep up with the need of the seniors. I am very concerned with the damage this development could cause my property, blasting for underground parking could ruin the wells and foundations of the surrounding residence, who will be responsible and or compensating for that damage. Currently my well is in perfect condition and I fear what could happen. Are the developers going to be held responsible and what would that process look like? How long would that process take?</p> <p>No, Absolutely Not. This would only be the beginning; first it would be 5 storey buildings and next it would be 10 storey's or more. I don't believe for one second the Senior's in this community would want that. Our Seniors are looking to stay in this community the way it is, not the way the owner and developers of this project want to make it. A horse farm would have been better. In closing, I am a Senior as I stated, and my vision of Fall River does not include high-rise apartment buildings. This is a apartment complex not a Senior's complex. It does include a properly designed Seniors complex, where Seniors have easy access to the services they require such as banking, food, pharmacy's gas stations etc., it does not include walking 2 km's (up and down hill) from the proposed project and back to obtain these services. I feel if the Owner and developer need to miss lead the residence of Fall River to have this complex developed what else are they planning and what are they capable of.</p>	<p>capacity and are not taking new patients</p> <ul style="list-style-type: none"> <li>• Blasting concerns for wells and foundations</li> <li>• Creates a precedent</li> <li>• No high-rise apartments</li> <li>• Locate a development in an area close to banking, pharmacy, groceries and gas</li> </ul>
51	89	<p>I am concerned first with the scale of the proposal. The current density and land use restrictions are already appropriate and, as I already noted, would not prevent a smaller scale development targeting seniors. The atmosphere, privacy, and reduced density are specifically what drew me into this community. To place a series of 100 unit, 5 story buildings in the midst of very low density housing is jarring. The significant departure from the plan would work against the suburban design of the community. The current plan already allows for a greater density than the surrounding area and provides a smoother transition to increased density for the area. It also ensures that the atmosphere, privacy and feel of the surrounding properties is preserved. Second, I am concerned with the nature of the proposal. The facility proposed is rental unit which cannot turn away renters based on age or care needs (or rather the lack thereof). While I tend to agree that with the correct marketing it could be targeted at seniors, I don't believe that it adequately will meet the needs of the community. From what I</p>	<ul style="list-style-type: none"> <li>• 4-5 stories do not fit</li> <li>• Current density and height is fine</li> <li>• Maximum 3 stories</li> <li>• Buildings should be for seniors only</li> <li>• Lack of community services in immediate area does not make the development</li> </ul>

## Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments ( < 1 Kilometre for Site)	Code
		<p>heard at the meetings regarding the concerns of seniors and others requiring care, I have been able to identify different groupings of need: 1. Those who have no special care needs but wish to downsize. 2. Those who have moderate care needs and are looking for various levels of assisted living. 3. Those who have need of medical supervision and care on an ongoing long-term basis. Each of these groups have very different needs especially when it comes to access to community services. The lack of community services in the immediate area would make the property discussed at the meeting more suitable for people falling into either Group 1 or Group 3. Group 1 is suitable because they are still very mobile and able to maintain independent living without convenient access to community transportation, clinics, hospitals, etc. Group 3 is also suitable because of the limited mobility and supervisory nature of their needs. A long term care facility would be a focal point for bringing in medical staff and care workers to the residents without their lives requiring ready access to public transit, flat and even ground for walking, a side walk on that side of fall river road, etc. The proposal as laid out seems to be targeting people more in Group 2 with some from Group 1 who are looking forward to when they will benefit from a location specific agreement for assisted living services from a care provider. This is problematic in that Group 2 is variably mobile and would benefit from centrally located living to keep people walking and engaged in activities within the community. The property in question is not that. It offers wooded walking paths, a busy road which must be crossed to access the sidewalk, a sizable hill to climb/descend and limited amenities within walking distance for a person with moderate mobility. Keeping physically mobile is essential to enhancing quality of life, so proximity to the clinic, grocery store, some restaurants, etc would be essential to prolonging independent living. Without further development of community services to the region and specifically this property, I think the site discussed near Sobeys would be much more suitable for the type of development proposed.</p>	suitable for assisted living.
52	90	<p>On a more personal level, when evaluating this proposal I am concerned about: - the traffic impact specifically on Fall River Road; at and towards the rotary and when coming into Fall River in the evenings on the highway - the impact on the water table and my well both in</p>	<ul style="list-style-type: none"> <li>• 4-5 story buildings do not fit in the community.</li> </ul>

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Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
		<p>terms of water quality and quantity given blasting and run-off. Based on my comments above, I cannot support the requested change in policy to accommodate the proposed development.</p> <p>As a community when we are evaluating this development, we need to look to guiding principles which in this case are set out in the Fall River Vision and Strategic Action Plan. While some participants in that process are now supportive of the proposed development “as is” per the emails provided at the meeting, they are expressing their personal opinion and this does not change the guidelines developed through the visioning process. As I read the Vision and Action Plan, it’s very clear that the proposed development of 4 5-story high density buildings does not fit our community: - The housing in Fall Rivers should fit the village-like character of the community - Houses should remain primarily single detached units and exclude high-rise apartments - Alternative housing options such as duplexes, townhouses and low-rise (maximum 3-story) multi-unit dwellings can allow for senior citizens ...as well as for young families ...More specifically with respect to seniors housing the action plan stated that the housing should accommodate graduated levels of assisted living .... on a scale from independent living (single, semis, garden suites, clusters) to full nursing care; preclude high rise development exceeding three stories and maintain village look and feel. I am unclear why when we are evaluating this proposal, we are being asked to so quickly set aside this carefully considered vision. Fall River has a population of approx. 12,000 people assuming 2 people per unit we are looking at an increase of 800 people or a 7% increase in the population with no evidence given at the presentation that there has been any thought on how this will be supported. Lack of infrastructure support includes emergency services; schools; bus service; capacity of existing health services including Dr.’s and Cobequid to support additional load. It currently takes a month to get an appointment with some local doctors. It was noted during the discussion that our fire department doesn’t have a ladder long enough to respond to fire at a 5 story building and that the new firehouse is not big enough to accommodate a larger truck. I have lived in Fall River for 30 years and at Richardson Drive for 24 of those years (less than a km away from the site). I am supportive of seniors housing and multiple unit dwellings in Fall River but cannot support this particular development. . . . The development proposed is</p>	<ul style="list-style-type: none"> <li>• Traffic concerns for Fall River Road and at interchanges</li> <li>• Well impacts in terms of quantity and quality.</li> <li>• Do not change the Fall River Vision or regulations developed to carry it out.</li> <li>• Housing should reflect the village character of Fall River and not exceed 3 stories in height.</li> <li>• Seniors housing should have graduated levels of care from assisted living to nursing care.</li> <li>• No guarantees this housing will be for seniors.</li> <li>• Limited infrastructure, doctors offices and</li> </ul>

## Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
53	91	<p>not consistent with our vision for Fall River. . . .The Carr Farm development is being labelled as seniors' housing but it became clear through the presentations at the open house that it's really not – it's just how the development may be marketed and how they are trying to sell it to the community. Specifically, there's no agreement in place with Northwood, there will be no nursing home and they can't discriminate against tenants based on age. I have to think if they can't fill the proposed 400 units with seniors they will be willing to open rentals to everyone. . . .</p> <p>. . . - These buildings would not conform with the rural character of any part of Fall River. - These buildings would be the highest structures in the entire area, and positioned on the hill that is geographically a large part of the farm, these apartments would be an eye-sore to look at from a great number of private homes in radius from 'ground zero'. Occupants of these buildings would also have unobstructed views into the homes and yards of a huge number of private homes. - There can be no screening to make these the deceptively and persistently promoted 'senior' apartments due to the Nova Scotia Human Rights Act, and the Canadian Charter of Rights and Freedoms. Therefore, that promotion is a case of 'bait and switch' as there are not enough seniors in the area 1/ who would want to occupy these apartments, 2/ could afford to live in them, and 3/ could deal with their remoteness from the commercial area. To fill these apartments, the developers would, out of financial return expectations, open the occupancy to anyone. - There are no infrastructure improvements available to make the apartments accessible to public transit, medical support, banks, schools or even sidewalks. - The Fall River Rd. is a two-lane road with several turns and elevations that is already the site of heavy traffic in the mornings and evenings weekdays. Placed at this location, such construction would result in vehicles exiting at a part of the road where there is a curve and elevation that already are risky to navigate, especially during storms. Risks would significantly increase along the length of the road, especially relating to entries and exits from the local schools by vehicles and students on foot. There is already a bottle-neck of traffic at the bridge and stop-lights of the intersection at Highway 2.</p>	<p>fire hall in the area cannot support the proposed development.</p> <ul style="list-style-type: none"> <li>● 4-5 story buildings do not fit in the area.</li> <li>● Not in conformity with rural character.</li> <li>● Tall buildings on the top of the hill will be seen from the surrounding private homes.</li> <li>● Loss of privacy with buildings overlooking private homes.</li> <li>● No guarantees buildings will be occupied by seniors.</li> <li>● Limited social and physical infrastructure to</li> </ul>



# Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
54	92	<p>The proposed 5 story apartment buildings will tower over tree line as the development is at the top of the hill. There is no other building in the surrounding area that high, it is a bedroom community of one to two story single family homes - . . . There is a very high risk of affecting the surrounding area well water to having no water or contaminated water through blasting. Who, how and when will that be remedied, and for what time frame after completion of blasting? - How will surrounding residents be compensated for loss of enjoyment of their property and inconvenience . . . The proposal is for apartment buildings open to everyone as they cannot age discriminate. That potentially is 800 + kids more people, 400 to 600 more vehicles. The proposal calls for underground parking, but what about those who have 2 cars and visitors. There is no parking showing on the proposal diagram for visitor or resident additional parking – where will they park? - Also not shown on the proposal diagram is the treatment plant? Where will it be located? - Again, if this is about meeting our seniors needs and keeping them in the community, why are we not looking at developing multiple sites. Not all seniors have access to a vehicle/transportation. A development by the Sobeys would meet those who do not drive or would like to be able to walk to Sobeys, drug store, and doctors. - When I decide to downsize and am looking to consider an apartment, I want to be near a grocery store, doctors, transportation. I would not want to reside at the proposed site if I no longer drive. There is no transportation, and taxi services is limited, and I have no family close by. - Northwood come into the community now. What difference would it make for them to visit multiple sites within Fall River. There are 3 locations, why not consider senior housing on all three locations keeping the buildings to a max of 3 stories. = If we are taking about seniors at age 55+, that would include myself and husband. I am still working and we lead active lives. The proposal is not about full time nursing care facility, but for those who</p>	<p>support the development.</p> <ul style="list-style-type: none"> <li>• Proposed location is isolated from centre.</li> <li>• 4-5 story buildings do not fit into area.</li> <li>• Buildings at the top of the hill will tower over tree line.</li> <li>• Well water concerns from blasting.</li> <li>• Traffic concerns.</li> </ul>

## Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments ( <b>&lt; 1 Kilometre for Site</b> )	Code
55	93	<p>are still able to live on their own, the majority can walk up or down 3 flights of stairs. The buildings can provide 1st floor access to those with wheelchairs or walkers. - Is this site truly meeting the needs of those it is intended for??</p> <p>My first concerns cover the impact on Fall River as a community. This development is clearly and intentionally being billed as an affordable rental unit development for seniors. As the evening unfolded it became very clear this is not a development for seniors. It is a development that will be attractive to seniors but is in no way exclusive to seniors. The developer cannot discriminate against others by making this an exclusive seniors development and it will thus be open to the general public on a first come first serve basis. . . . I am a senior and feel very welcome in Fall River. My wife and I are clearly not opposed to seniors. What we are opposed to is misrepresenting this development as a seniors development. Represent the development for what it really is, affordable rental properties available to the general public that will have features that appeal to seniors. . . .The increased vehicle traffic this development will provide is a major concern. Fall River is already suffering for severe traffic congestion. 400 units with say half being single vehicle families and the other half being two car families will add 600 additional vehicles to Fall River Road making multiple trips. And additional 600 cars traveling on the 118 to Fall River in the evening rush will make a bad situation that much worse. This is a serious issue that needs to be addressed... . We live across the road from the development and have major concerns over the impacts the development will have directly on us. There is the increased traffic effect mentioned above. We are also concerned over the impact of blasting on our well and foundation. It is nice to say that we will be covered by insurance but the reality of water lost due the changes to the ground water table are not easily or quickly addressed and remedied. Drilling a new well will take time and may not be successful. And we want to be indemnified against the loss of good quality and plentiful well water. Our expectations are that the remedy will be good quality and plentiful well water not city water.</p> <p>The affect this development could have on the neighbourhood is profound. As you know Fall River is an area that has had explosive residential growth. In the fifteen years I have been here it hasn't slowed up much. Part of what has drawn many families to the area is the rural</p>	<ul style="list-style-type: none"> <li>• No guarantee this housing will be occupied by seniors.</li> <li>• Traffic major concern</li> <li>• Blasting affect on wells</li> </ul>
56	95		<ul style="list-style-type: none"> <li>• 4-5 story buildings to large for this area</li> </ul>

# Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
		<p>character as designed by the city and developers. If we wanted huge five storey developments we would have moved closer to the city core. To better inform myself about this process I have taken a lot of time to study the Fall River Vision plan and River Lakes Secondary plan. In those documents I found focus on the Village Core and respect for low density housing. I greatly value the time and effort that went into creating those plans with consultation of the community. I also appreciate the need for alternative housing especially for our seniors. Those plans suggested four potential sites for development. The site that makes the most sense to me would be adjacent Sobeyes. It is in the Village Core. Established services there include retail, professional and hospitality on fairly flat level land. Residents can be a vital part of the community without the need for a vehicle, avoiding a very challenging 2.5km walk up the Fall River road to this site. As the area has grown so has traffic, especially during commuting hours. The Fall River Road backs up easily and I can only imagine what it would be like at the crest of a hill. I would not want to try and cross that road as a pedestrian. Above all of this my greatest concern is that of how our environment will be impacted. The 3D models shown at the meeting dwarf the area. Construction will bring untold risks to local homes. Blasting will impact wells and foundations, I respect that we were told there is "insurance" for that but resolutions do not come quickly or easily. The developer was incredibly vague detailing what kind of septic solution would be in place. Again that is a rural challenge, we have very limited services and though this site may potentially have city water the majority of it's neighbors rely on fragile wells. Given the geographic location I also have concerns for our lakes with runoff etc. These are just a few general concerns. I could go on at length with personal concerns.</p>	<ul style="list-style-type: none"> <li>• Better located in the village core.</li> <li>• Maintain the Fall River Vision and regulations created to carry it out.</li> <li>• Blasting impact on wells and foundations is a concern.</li> <li>• Traffic concern</li> </ul>
57	97	<p>I agree that seniors housing is required in the Fall River area, but feel that this 5 story building proposal is hiding behind the word "SENIOR" as that is not what they are building at all. I think they are trying to play it off as a seniors complex to get the sympathy of the community and support behind it. The developer said at the meeting tonight that they cannot discriminate against anyone who wishes to live there and that it is not a nursing home. Tell me how seniors are going to benefit from this as they age and need more medical care. As long as they can do most things for themselves they will be able to reside in these</p>	<ul style="list-style-type: none"> <li>• No guarantees housing will be occupied by seniors.</li> <li>• Not a nursing home so how will seniors live there without</li> </ul>

## Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
58	98	<p>apartments. Once their health status changes and they need more care, they will have to leave the community the same as before. What we really need if we are doing it for our seniors, are assisted living apartments and extended care homes, not 5 story apartment buildings. As I said before and I want to emphasize again, I would welcome a "seniors" complex in my back yard and community. I strongly feel that this is not the intended purpose of this building proposal so am not in support of it. Thank-you for allowing me the opportunity to voice my opinion.</p> <p>I do understand the need for seniors to find a place relatively close to where they lived all their lives, so I am not against them building such a place. However I chose to live in Fall River because it was a rural community without the large buildings and urban landscape. The people in this area I feel all did so for the same reasons. The planners kept using the phrase "dwellings for seniors" in the literature that was provided. I was in support of such a proposal until I attended the meeting tonight and quickly realized that this proposal was anything but a dwelling for seniors. Apparently they cannot discriminate against the age of tenants etc..., that means its apartments for rent, not a seniors complex, end of story! The planners are using the word seniors to play on the sympathies of people in this area to get support which in my opinion is wrong. In my opinion the word seniors should not be used in any of your literature. It is false advertisement. I do not support the 5 story building proposal. Its too large for the area and does not fit in with the rural atmosphere.</p>	<p>medical care as they age.</p> <ul style="list-style-type: none"> <li>• Need assisted living care facilities and extended care homes.</li> </ul> <ul style="list-style-type: none"> <li>• 4-5 five story buildings do not fit into a rural community and are too large.</li> <li>• No guarantees that the buildings will be occupied by seniors.</li> </ul>
59	99	<p>Since I am on Cummings drive, I may be a bit biased, but an emergency access through Cummings drive does not seem to make a lot of sense. The main artery into Fall River Village is Ingram, not Cummings. This would be forcing emergency traffic to make an un-needed left turn on a blind corner to get to the main Ingram through the village. This access would also potentially create a lot of increased foot traffic from the village, to fall river road (via the new development). This route is lightly used now by students and persons accessing the convenience store, however if a paved path existed, many more people would access this. There is no sidewalk on our street. This would be problematic for senior's pedestrians, (especially on a dedicated emergency vehicle route).</p>	<ul style="list-style-type: none"> <li>• Emergency access to the site via Cummings Drive is a concern.</li> <li>• Increased pedestrian traffic via Cummings Drive is also a concern.</li> </ul>

## Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments ( < 1 Kilometre for Site)	Code
60	100	<p>The scale of five story buildings that have 100 units per building is not appropriate for this site. There is no other building like this in Fall River and there are certainly no buildings like this in this residential area with single family dwellings. Why would this not be put in the commercial area if we are trying to develop the village center? . . . This new proposed development of 400 apartments would have a significant negative impact on the residential area. This is an area of single family homes (I'm not sure if there are duplexes. . . if this proposal was allowed, then it will lead the way to any developer coming into what has been a residential area and build for maximum profit. The development would increase traffic. Residents, employees, family and other visitors, ambulances, garbage trucks, trucks for maintaining the proposed septic disposal, maintenance workers, and delivery vehicles are just a few examples of increased traffic. I'm concerned that traffic would be allowed into Blue Hill Road and Lake Thomas Crescent which would also change the surrounding neighbourhood that is made up of single family homes. With the increased population, noise pollution would increase from vehicles, sirens, garbage disposal, and people. Particulate pollution and phosphate runoff would affect the surrounding neighbourhood. Impervious surface would be increased. I'm not sure where all the visitors would be parking as this was not indicated in the proposal. We can assume that a parking lot would be needed and or people would park on the Fall River Road. Only underground parking was mentioned. The septic disposal was touched on briefly in the meeting. The developers were not clear on this system. If this was a senior's complex, we could expect that many people are on a variety of medications. It is known that medications can and do infect bodies of water. Lake Thomas is already under stress with gas stations, roads, and the commercial development in the village centre. Polluting this lake that many people draw their drinking water from is not acceptable. Blasting to install the proposed underground parking could affect surrounding wells. The noise and vibrations from this would be extensive and could affect the Fall River Community at large.</p>	<ul style="list-style-type: none"> <li>● 4-5 story buildings is not appropriate for this area.</li> <li>● Traffic concern</li> <li>● Noise concern</li> <li>● Blasting concern</li> <li>● Environmental impact negative – especially Lake Thomas</li> <li>● Not enough information about wastewater management</li> </ul>
61	101	<p>The face that the development will just be another large apartment complex negates the conclusions of traffic consultants (WSP). Their report assumes that the proposed development will be filled with retired seniors who will not need to join the daily commute</p>	<ul style="list-style-type: none"> <li>● No guarantees buildings will be occupied by seniors</li> </ul>

## Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
62	102	<p>to and from work. In fact, since the apartments can be rented by the general working public the potential exists for the addition of hundreds of daily trips on the Fall River Road. The proposed apartment complex with a potential population of 800 or more could have an impact on traffic flow, school overcrowding and storm run-off. Since the complex is not limited to seniors why was the effect on school population not discussed in the proposal?</p> <p>Myself, and I'm sure most others, moved to this area for its rural feel yet we are close to the city. As far as I'm concerned, HRM's building limits/planning reflect that concept appropriately limiting height and density in our area. This development goes completely against that concept. This development will stick out like a sore thumb. As you drive the hills in the area, instead of seeing trees, you'll see this development sticking out of the side of the hill, and towering in people's back yards.</p> <p>Allowing a development of this size and density will open the door to other developments of the same size or greater to be proposed for the area, altering the character of the community as a whole to the communities detriment.</p>	<ul style="list-style-type: none"> <li>• Traffic concern</li> <li>• School overcrowding</li> <li>• Stormwater runoff impact</li> <li>• Proposal out of character with the Vision to maintain a rural feel for this area.</li> <li>• 4-5 story buildings will tower over people's back yards.</li> <li>• Opens the door for other similar developments.</li> </ul>
63	105	<p>We feel the policy should be changed to accommodate the proposed development - the community does need something for seniors.</p> <p>This development will change our neighbourhood and community. Concerns would be traffic on the Fall River Road and the design fitting the existing community.</p>	<ul style="list-style-type: none"> <li>• In favour of proposed development</li> <li>• Traffic concerns</li> </ul>
64	109	<p>Unfortunately I missed the meeting on the development as I was out of town for most of last week. I've taken some time to talk to those that attended and I am deeply disturbed that this development is being brought forward. As a member of the Fall River visioning committee that worked towards a plan for long term sustainability of a way of life in this area, it is incredible that four 5 storey apartment buildings will be built in a residential area. And that this is being presented to the community with a wrapper that this is for seniors. This is on the heels of some extremely poor planning in bringing water into Fall River. Or excellent planning to maximize the profit to developers. I have seen numerous</p>	<ul style="list-style-type: none"> <li>• 4-5 story buildings do not fit</li> <li>• Apartments for all not just for seniors</li> </ul>

# Attachment E - Immediate Neighbour Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Immediate Neighbourhood Comments (< 1 Kilometre for Site)	Code
		letters on this topic and will include the messages from below. Extremely well thought out and well written. I endorse this message. And I look forward to future opportunities/meetings to learn more and/or oppose this development. It simply does not fit in the proposed location.	email

## Attachment F – Community-wide Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Community Beyond Immediate Neighbourhood (Residents living within 2 – 5 kilometers from the site)	Code
1	3	<p>Changing the face of the community from the current rural standard people opted for when moving here, especially the long-term residents. Blasting for construction will create incredible strain on the water table and therefore immediate property wells. Traffic, noise &amp; congestion. Current road system is already overburdened. Lakes are already maxed out from septic and domestic run off. Impacts to market of homes and devaluation of properties.</p> <p>Heavy traffic is a consistent issue all over Fall River now, this is not going to help. The water situation is contentious issue for many. The lakes are max capacity for effluent and down run. The MPS &amp; Vision development for Fall River considers the current infrastructure &amp; both state this property is not suited.</p> <p>There are accommodations for more suitable sized located opportunities. Developers deciding what is needed is the exact cause of congestion elsewhere we cannot afford more here.</p>	<ul style="list-style-type: none"> <li>● Traffic concerns</li> <li>● Noise concerns</li> <li>● Septic system impact on lakes</li> <li>● Changing rural character concern</li> </ul>
2	7	<p>It will be great to have seniors housing in Fall River, everyone agrees to that. Negative- no doctors, no bus service. This project is just too large. Why Northwood? It is too high, too many units= overkill! No guarantee it is "seniors" housing unless it is a nursing home.</p> <p>My mother lives in a wonderful 3 story seniors apartment building in Antigonsh. There are 36 units with an elevator. Mr Harrison says they are not obliged to put in an elevator, but what if they did? How much more would each unit cost? My mom pays a little over \$1000/mth she can afford this. Fall River homes sell at a good price and I'm fairly sure that most seniors can afford a 3 storey with elevator. Why Northwood</p>	<ul style="list-style-type: none"> <li>● 4-5 stories and this density does not fit</li> <li>● No bus, no doctors, too large</li> <li>● Aging mother lives in a 3 story seniors building – why can't the developer maintain 3 stories at this site</li> </ul>
3	8	<p>If it indeed provides apts for seniors this will be a benefit as it will enable people to age in place. Increase population &amp; shoppers for area businesses. Contribute to increased traffic on already busy roads. Require state-of-the-art processes in sewage treatment &amp; storm water runoff.</p>	<ul style="list-style-type: none"> <li>● Good if it's for seniors</li> <li>● Increased population good for business</li> </ul>



# Attachment F – Community-wide Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Community Beyond Immediate Neighbourhood (Residents living within 2 – 5 kilometers from the site)	Code
4	10	Fire department too small. Loss of value of homes surrounding the area. Potential loss of water in wells. Where do all the people park who go visiting? These tall buildings well tower the whole area and look right down into private yards. Traffic impact-already difficult to access Fall River rd. from side streets. Apartments, not necessarily for seniors, may impact the population of schools, They are already at capacity. Sobeyes it's already too small and no place to expand.	<ul style="list-style-type: none"> <li>• State of the art sewage treatment required</li> <li>• Fire department too small</li> <li>• 4-5 story buildings will tower over area</li> <li>• Apartments not only for seniors</li> <li>• May impact schools and Sobeyes too small</li> </ul>
5	13	Traffic/staff/ visitors/service vehicles. Traffic is an issue today. What will tomorrow bring. Sewage treatment/malfuctions. We need to protect our lakes. How ill we guarantee seniors only?	<ul style="list-style-type: none"> <li>• Traffic concerns</li> <li>• Lake pollution concerns</li> <li>• No guarantee for seniors</li> </ul>
6	14	The size of the proposed development does not fit in the existing foot print. Properties nearby will see reduced privacy, tranquility and quality of life. Local infrastructure is not ready to support 100's of new residents with varied lifestyle needs. Fall River needs centralized growth, where resources are nearby (grocery, drug stores buses)I am weary of hearing the sales pitch about this being a seniors housing complex, but with a good price range, there will be a lot of competitions for apts as many types will be attracted to the community. That isn't a bad thing, but we are all being pitched spin that seniors are the main focus here. The plan goes counter to the original vision plan and once that process starts, where does it end? Keep thing w/in the plan, take smalls steps and make sure there is demand before you double population in the immediate area. I am very thankful for the opportunities I've had to share my views.	<ul style="list-style-type: none"> <li>• 4-5 story buildings do not fit</li> <li>• Privacy concerns</li> <li>• Local infrastructure too already over burdened</li> <li>• No guarantee only for seniors</li> <li>• Proposal contrary to Fall River Vision</li> </ul>
7	16	It will allow seniors and others to retire here or be able to downsize.	<ul style="list-style-type: none"> <li>• Traffic concerns</li> </ul>

# Attachment F – Community-wide Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Community Beyond Immediate Neighbourhood (Residents living within 2 – 5 kilometers from the site)	Code
8	19	<p>Pros: intermediate apartment complex-seniors could transition to independent living. Blend of families large population influx (also a con). Con: increased traffic. Altering sight lines (impacting homes/prices). Need city water (increased rates). No proposal environmental impact sewer? run off? Slate? Not a senior assisted living complex apartments-5 storeys x4 (1200 families?). Reselect in dramatic infrastructure/business/school needs expansion. No sense of high/mid or low rent structure.</p> <p>A project of this magnitude must present a fully integrated proposal that addresses public/infrastructure/environmental concerns &amp; how it dovetails with the towns existing design/infrastructure. Do not use Northwood to pretend this is different than hundreds of other apartment complexes in Bedford/Sackville/Dartmouth? Hex and provides no senior support. Why not make one of the proposed buildings senior friendly guaranteed? Be clear this proposal means private or Northwood care for medical needs/social support. Why not lobby the province for an invany type residence? Which is what the community seems to be asking for. And perhaps, one or two regular apartments for general residence. Prove ecology impact. Too many questions poor presentation &amp; I would like to know developers background. "Trust me&gt;&gt;" is not a valid pitch for the future of this community. Went to site/looked at map/computer generated plan see these are apts much the same as Hammond's Plains should be presented to public as such. If traffic/road issues addressed may support but not impressed by "Northwood" deception and makes me distrust the implementation of the plan.</p>	<ul style="list-style-type: none"> <li>• No guarantee for seniors</li> <li>• Apartments good intermediate transition for seniors</li> <li>• Impact on limited infrastructure</li> </ul>
9	20	Traffic through the subdivision. Traffic at lights who pays for changes to roadways.	<ul style="list-style-type: none"> <li>• Traffic concerns</li> </ul>
10	23	Positively, there are too many people with need to downsize, or in need of the type of services being offered. Being only 43 it gives us great opportunity to age in our chosen community . . . Promote the local economy.	<ul style="list-style-type: none"> <li>• In favour of proposed development</li> <li>• Seniors need housing</li> <li>• Good for business</li> </ul>
11	32	It will be positive if we ever get senior housing before I die.	<ul style="list-style-type: none"> <li>• Keep seniors in community</li> </ul>

# Attachment F – Community-wide Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Community Beyond Immediate Neighbourhood (Residents living within 2 – 5 kilometers from the site)	Code
12	36	I think it will have a positive effect to keep our local seniors in our own communities. No one wants to move to a new area in our senior years. Happier scenarios, happier community.	<ul style="list-style-type: none"> <li>Keep seniors in community</li> </ul>
13	51	The development will largely be unnoticed and not visible. It should bring more services to the area. Health care, transportation, infrastructure. 5 stories is ok, not visible for most part greater density equals lower cost to housing.	<ul style="list-style-type: none"> <li>Development will be unnoticed</li> <li>Will bring more services to the area</li> <li>Traffic concerns</li> </ul>
14	52	I am very concerned of the "traffic". Look at the fact they passed the worst area as a traffic corner. Subway/Wilsons and the mall. The worst traffic area around.	<ul style="list-style-type: none"> <li>Keep seniors in community</li> </ul>
15	53	Development will provide a much needed facility to keep families remain together when seniors age.	<ul style="list-style-type: none"> <li>Keep seniors in community</li> </ul>
16	59	Assets. Improve the community so the people who built & from Fall River can stay here. Shameful that its taken so long to be approved. Allows for larger greenspace.	<ul style="list-style-type: none"> <li>Keep seniors in community</li> </ul>
17	61	I don't live in the immediate area, but if designed properly should have minimum impact. In a very positive way, other than perhaps traffic patterns. It will allow development of services and growth.	<ul style="list-style-type: none"> <li>In favour of development</li> <li>Will allow growth in services</li> </ul>
18	62	More people in area. Better for shopping etc. Major increase in traffic on Fall River Rd., and it well likely cause bottleneck at Fall River Rd & hwy 2 intersection.	<ul style="list-style-type: none"> <li>Better shopping</li> <li>Increased traffic is a concern</li> </ul>
19	65	I believe it will have a very positive impact on the aging pop. Of Fall River and is long overdue.	<ul style="list-style-type: none"> <li>Keep seniors in community</li> </ul>
20	66	[change the policy] If they keep it to a seniors complex and only for the seniors not for single or families having apartments or homes. I feel traffic would be a set back as we already have a problem if a really disaster happened. To get out of Fall River would be impossible. We should have bus service in Fall River. It would see some problems.	<ul style="list-style-type: none"> <li>should be for seniors only</li> <li>Traffic concerns</li> </ul>

# Attachment F – Community-wide Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Community Beyond Immediate Neighbourhood (Residents living within 2 – 5 kilometers from the site)	Code
21	67	[change policy] Yes if the focus is on seniors living only! If you build high density the will be green space & underground parking. There will be increased traffic. Bus service needs to be expanded. Blasting.	<ul style="list-style-type: none"> <li>• Should be seniors only</li> <li>• Traffic concerns</li> <li>• Blasting concern</li> </ul>
22	69	. . . I think it would be positive. It would allow long time residents to stay and encourage others to come. It should benefit it all if the merchants. Traffic should not be a big issue as the cars from this project would not really be rush-hour users. Over-all very favorably.	<ul style="list-style-type: none"> <li>• In favour of development</li> <li>• Increased business</li> </ul>
23	73	Provides seniors housing in community. More traffic issues - needs innovative solutions. Higher population - benefits local businesses.	<ul style="list-style-type: none"> <li>• Keep seniors in community</li> <li>• Traffic issues</li> </ul>
24	74	Not sure about 5 levels.	<ul style="list-style-type: none"> <li>• 4-5 Story buildings do not fit in community</li> </ul>
25	82	Proposal does not fit with the community dynamic and we are not interest in changing this policy. Devastation to the green area blasting concerns potential to damage people`s wells which most are all ready in a precarious situation. For example - in our household we can never take a bath and we can only do a maximum of 1 load of laundry every 3-4 days. Traffic - potentially major congestion problem. Impact on the eco-system-specially birds we have observed a pair of endangered eagles that we believe are nesting in that area & have been for years. Also observed are Osprey & owls. We understand that any development will affect these birds of prey. However the proposed 5 storey tall buildings will be much worse for them as they require high vantage points nests. Also songbirds & humming birds will be negatively affected. We are concerned that the Migratory Birds Convention Act (MBCA) be followed to the letter. Information about proposal has been very misleading! The meeting on Wed March 22/17 about (so-called) housing for seniors was presented in such a way as to mislead. For example having Northwood do a presentation about theirs services when they have no actual involvement in the apartment buildings. This smoke and mirrors presentation was an insult to my intelligence!! Have been to other info meetings	<ul style="list-style-type: none"> <li>• 4-5 story buildings do not fit in community</li> <li>• Traffic concern</li> <li>• Wildlife displacement concern</li> <li>• Proposal information misleading</li> <li>• Presence of Northwood at this meeting unclear</li> </ul>

# Attachment F – Community-wide Public Comments

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Community Beyond Immediate Neighbourhood (Residents living within 2 – 5 kilometers from the site)	Code
		about senior care complexes and I believe this smaller one level living is more suitable to this area.	

## Attachment G – Community At Large

Case: 20594

Number	Comment # from Database	Community At Large – Lives > 5 km or No Information about Respondent's Address	Code
1	18	I am not in the neighborhood as can not comment. I do not see a need for underground parking. I don't believe that majority of people do not want to live in "apartments". They want to in "homes" environments.	<ul style="list-style-type: none"> <li>● Do not see need for underground parking</li> <li>● Believe people want to be in homes not apartments</li> </ul>
2	30	Instead of building 4-5 storey building to keep cost down and lose Northwood service along with having to have young families with kid living next to seniors. Could 5 storey building be constructed, lowering the cost, to start off with, and add others as needed and keeping it abuilding for seniors only. If blasting needs to be done, how do you propose to deal with Radon Gas.	<ul style="list-style-type: none"> <li>● Start with one building</li> <li>● Add as needed</li> <li>● Blasting concern</li> </ul>
3	37	I am quite in favor of having a senior living and eventually a nursing home. I assumed this was for our seniors in this community, we don't have to leave our area! How do other seniors complex and nursing homes go about getting housing for seniors. Why is it discrimination, they have special housing for younger people. It sure does not sound like this is housing for seniors only! Like all the other facilities in Nova Scotia! We want to be able to use the senior complex - we found that we will need a senior complex ASAP.	<ul style="list-style-type: none"> <li>● Favour Seniors Housing</li> <li>● This is not Seniors Housing</li> </ul>
4	39	I live in Waverly & wish to remain in the community I have lived in for 36 yrs. I do not wish to be removed from the only home I've known. Seniors will feel recognised by HRM by providing an essential service in their old age. Please do not push us out! I am 71yrs old and I want to remain in the community. I do not want able bodied to occupy the space needed younger "seniors" for us more needy. I am 71yrs old. Most of my friends of similar age have down sized and move away because they have no choice. I have lived here for 36yrs and do not want to be pushed out. Please-finally- provide for an aging group who have given many many years of service to build & enhance this area. I was once nominated as the volunteer of the year and now in my "senior" year and old age HRM needs to do due diligence and provide	<ul style="list-style-type: none"> <li>● Need seniors housing</li> <li>● I want to stay in the community as I age</li> <li>● Seniors give greatly to the community.</li> </ul>

## Attachment G – Community At Large

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Community At Large – Lives > 5 km or No Information about Respondent's Address	Code
5	40	<p>services for citizen and long time residents are recognized &amp; honoured with your favorable consideration in approving and supporting our need.</p> <p>Create more diversifies community i.e. better mix of young to old. At present our community is getting to be a "bed room" community as older people have to sell homes &amp; move to Bedford, Sackville, Enfield etc..</p> <p>Keep seniors in area which will dictate health care needs that need to be provided. Will create a shift in services provided. Traffic will be impacted as well , more seniors behind "wheel"</p>	<ul style="list-style-type: none"> <li>● Need a mix of young and old</li> <li>● Keep seniors in community</li> </ul>
6	49	<p>Septic treatments-need to know what process will be used - where will the treated effluent be dispersed? What will be the amount of impervious surface area? Both from building surface and outdoor parking. When will the design to the buildings be available for review by the community? Even 5 storey buildings can be appealing and community friendly visually. The community should be given the opportunity to review and comment on the environmental mitigative measure intended. In sum, I support the requested changes to the planning rules. But want to subsequent plans to be presented to the community, not just HRM, for review before the development agreement is signed.</p>	<ul style="list-style-type: none"> <li>● 5 stories can be appealing</li> <li>● Need information about septic system</li> </ul>
7	64	<p>Positive! However there is no question that a hand turn is required. I exit Lake Thomas Cres. To Blue Hill onto Fall River Rd daily. It's quite busy now. Good luck with 3 schools &amp; buses as it is now. It will be quite bad without a left hand turn lane. This project is required for our area so do the property thing for traffic too! Seems today people don't like change but they will get over it. This project is a must have provided all I's are crossed and t's dotted</p> <p>More traffic. Business opportunities. Positive. This project definitely needed elders moving away. When will we get project approved and times for construction.</p>	<ul style="list-style-type: none"> <li>● Left hand turning lane needed.</li> </ul>
8	57	<p>I believe having residents who have lived here all their lives make for a stronger community. Everyone is ageing even the 30-40 year olds, who will need to feel a sense of belonging when they reach the magical age!! &amp; will want to stay in their community. I really hope this doesn't take another 25 years!!</p>	<ul style="list-style-type: none"> <li>● Need housing for seniors</li> </ul>
9	72	<p>Very happy with the amount of green space and trail connections to Blue Hill coach trail. Not concerned about traffic numbers. On the whole- a positive affect on all the Waverley/Fall</p>	<ul style="list-style-type: none"> <li>● Stronger community with seniors</li> <li>● Need seniors housing</li> </ul>
10	76	<p>Very happy with the amount of green space and trail connections to Blue Hill coach trail. Not concerned about traffic numbers. On the whole- a positive affect on all the Waverley/Fall</p>	<ul style="list-style-type: none"> <li>● Need seniors housing</li> </ul>

## Attachment G – Community At Large

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Community At Large – Lives > 5 km or No Information about Respondent's Address	Code
11	81	<p>River/Fletchers? Wellington communities. 3 storeys is appropriate along Trunk 2 where 5 storeys would be out of scale - 5 storeys tucked away in the forest is not appropriate.</p> <p>The proposed development of 5 stories would have significant negative impact on the surrounding neighbourhood. Putting a 4 buildings 5 stories high in a quiet suburban neighbourhood is absurd. The Fall River Visioning Process concluded that community development should be limited to 3 stories and 4 units per acre. The 5 story proposal with 8 units per acre is much too large for the neighbourhood. It will also put our wells at risk where we do not have access to city water.</p> <p>The current zoning policy that was developed after significant review should not be changed for a mega project. Fall River has a vision and a policy that supports that vision. I do support Seniors Housing. That housing should be focussed on the seniors requirements, and be specific in its design. It must also fit into the Fall River Vision. This development as proposed does not serve seniors well, and it does not fit the Fall River Vision.</p>	<ul style="list-style-type: none"> <li>• 5 storeys is not appropriate</li> <li>• 4-5 story Buildings do not fit</li> <li>• Stick with Fall River Vision</li> <li>• Buildings should be for seniors only</li> </ul>
12	84	<p>I would rather support a maximum of 3 storey buildings even if it means a higher rent per unit. Alternative units should have balcony's or outside access.</p>	<ul style="list-style-type: none"> <li>• 4-5 storeys do not fit</li> <li>• Maximum 3 storeys</li> </ul>
13	94	<p>I feel this development is unsuitable for the area. The arguments about preserving the rural character of Fall River are compelling for us locally, but probably not so when considered in the overall plans for the HRM, which is growing and Nova Scotia becomes more urban. However, please do what you can to support the hard work our community members have done over decades to preserve this area. The more compelling argument against the development is that the location is unsuitable for high density housing. Access is poor, unless HRM intends to invest millions in additional roads and traffic control. You gave no hint of that being done in concert with this development.</p> <p>We have no assurance that the units will indeed be occupied by up to 1000 seniors, who are not commuters, and who are not active outside their units. I think the more likely outcome is a general population looking for low rent apartments. One small outlet on to the busy Fall River Road is not going to support 400-500 additional families trying to reach Sobeys, or their jobs in</p>	<ul style="list-style-type: none"> <li>• Location unsuitable for high density development</li> <li>• No assurance buildings will be occupied by seniors</li> <li>• Traffic concerns</li> <li>• Do not allow development</li> </ul>



# Attachment G – Community At Large

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Community At Large – Lives > 5 km or No Information about Respondent's Address	Code
14	103	<p>Halifax-Dartmouth. The land is bedrock, with very little overburden. It is not flat. The LIC for water infrastructure should be \$3 million plus, if equitable with the neighbours' charges. David Harrison showed us that most proposed developments of this sort fail, even if in more accessible locations. Various comments were made about more attractive locations, with good access to the highways and better building sites.</p> <p>I don't understand why this development should be allowed to proceed beyond this point.</p> <p>My name is _____ and I grew up in Fall River. I'm 32 years old and my parents are both in their mid-sixties and reside in Fall River as well. I attended the meeting at the Fall River Gordon R. Snow Community Centre and listened to the many comments made from those both for and against the proposed amendment to the development at the Carr Farm property on the Fall River road. Having listened to the comments made I believe that it is in the best interest of Fall River if the amendment is approved. I believe that the pros far outweigh the cons regarding this proposed development. I signed up to the Facebook page organized by those who are against the proposed development and have read all of the concerns. I was disappointed to learn that David Harrison (the consultant for GFC Management) was not allowed to join that Facebook group in order to respond to the questions and concerns being raised. Many of the concerns that have been raised about the development are simply the result of a lack of knowledge about the project and virtually nobody who is in favour of the project is allowed to comment. Therefore, false information has been repeated and affirmed. I contacted Glenn Clark (of GFC Management) and asked to meet with him. He agreed to meet with me and I asked him many questions. He put my mind at ease and explained to me that concerns with septic should not exist because there will be a state of the art sewage treatment facility at the proposed development. This will make runoff and any environmental impact on the lakes of Fall River (like Lake Thomas where my parents have waterfront property) a moot point. There simply is not any environmental concern worth worrying about. He also explained how there will be city water so it won't have any impact on the surrounding wells. Also, because city water is coming through there would be blasting anyways. If ANY facility is constructed on the Carr Farm property there would be blasting. The concerns connected to blasting are not irrelevant but they are not worth blocking the proposed amendment since</p>	<ul style="list-style-type: none"> <li>● Favours proposed development</li> <li>● Concerns about sewage treatment unfounded</li> <li>● Facebook group of opponents are not informed</li> <li>● City water to be provided no impact on wells</li> <li>● Blasting would have to occur with any type of development</li> <li>● Facility being designed for seniors and company partnering with Northwood.</li> <li>● that should be enough to</li> </ul>

## Attachment G – Community At Large

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Community At Large – Lives > 5 km or No Information about Respondent's Address	Code
		<p>there will be blasting one way or another. The objection made that the building is really just an apartment complex masquerading as a seniors complex is unfair. As explained by David Harrison at the community meeting, GFC cannot discriminate based on age. That's why they are partnering with Northwood to make care for seniors easy, accessible, and more affordable. Also, the design and layout for the development as shown to me by Mr. Clark is completely designed around the needs of an aging population. Every detail has been included to help make life easier and living more enjoyable for seniors. My own parents are excited about what this facility will offer in regards to its design. Looking at the statistics pertaining to the growth of the seniors population in Fall River is terrifying. Fall River not only needs 4 buildings holding 100 units in each building, but additional facilities to house those like my parents who want to LIVE in Fall River, their HOME so they don't have to move to Bedford, or Dartmouth or Sackville etc. I LOVE Fall River. My parents LOVE Fall River. People want to live there because it is a friendly place to live and people genuinely care about one another. Not to mention it is a gorgeous place to live with all of the lakes and wonderful schools and shops. Please don't put care for our seniors down the road to another day. This is long overdue. By the time this project is completed my parents will probably be in their late sixties or early seventies. There is also an economical reason for this amendment to be approved. It will keep hundreds of seniors in Fall River where they can purchase groceries, gas for their cars, meals at local food establishments etc. It will create millions of dollars in annual economical benefits for the community. I encourage you to lead on this not by fear, but by what is right for the needs of Fall River. Nova Scotia has an albatross of a problem on our hands in regards to an aging population and you can be part of the solution to dealing with this problem by approving the proposed amendment. I thank you for reading my email and all of those who have written to express their opinion regarding this development. It is my hope that you will give the green light for this project. Very truly yours,</p> <p>– In my opinion the major effect on the surrounding neighbourhood will be from an aesthetics point of view. I sympathize with the concerns of the surrounding residents regarding well water, damage from blasting, traffic congestion... but support the project as a whole in the location proposed by the owner. No matter where we live we all run the risk of seeing</p>	<p>encourage seniors occupancy</p> <ul style="list-style-type: none"> <li>• Need to keep seniors in community</li> <li>• Creates market for business</li> </ul>
15	104		<ul style="list-style-type: none"> <li>• In favour of proposed development</li> </ul>

## Attachment G – Community At Large

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Community At Large – Lives > 5 km or No Information about Respondent's Address	Code
16	107	<p>development projects that impact us in various ways. I feel this is a long overdue project with more positive attributes than negative impacts to Fall River as a community. I feel a development such as this will contribute to an age diversity in the community. Retaining this group of residents of varying ages in Fall River will contribute to the continued growth of the existing service providers as well as attract others.</p> <p>The Carr Farm Property offers a development proposal that would entail an amendment to the density outlined in the RLSP. However, HRM has already agreed to amend the density allowance for one of the other opportunity sites (the Inn on the Lake); as the demand significantly outweighs the availability of seniors housing units, it would be reasonable to allow the amendment related to the Carr Farm Property. In 2015 at the first design presentation meeting, I learned that the Carr Farm development had a possible partner with Northwood. Northwood offers programs and services to the aging population including seniors day programs, fitness programs, graduated housing accommodations based on need for increasing assistance. Enabling our aging residents to remain in their communities is so important for their well-being. It allows them to continue to remain active (physically as well as through volunteer, church, community activities). It allows them to be close to family and friends that provide much needed support. And it allows them to have familiar environments that become increasingly important as we age and in many cases experience the effects of dementia-related diseases. Lastly, the Carr Farm redevelopment proposes to retain the majority of the land as open space in addition to connecting with the Blue Hill Coach Trail. As a member of the Open Space and Trails Group, I worked very hard to see the realization of a trails network in Fall River area. This particular trail holds significant history to the area and integration with the Carr Farm redevelopment will provide active transportation links to the residents of both the development and the larger community. I support the application for plan amendment to facilitate the Carr Farm Property redevelopment.</p>	<ul style="list-style-type: none"> <li>• Sympathize with surrounding neighbours</li> <li>• Blasting concerns</li> <li>• Traffic concerns</li> <li>• Well damage</li> <li>• Need diversity of ages in community</li> </ul> <ul style="list-style-type: none"> <li>• In favour of proposed development</li> <li>• Keep seniors in community</li> <li>• Important for their well-being to keep them active in their community</li> <li>• Keeps majority of lands as open space</li> <li>• Opportunity to maintain important trails</li> <li>• Seniors active volunteers in community</li> </ul>

## Attachment G – Community At Large

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Community At Large – Lives > 5 km or No Information about Respondent's Address	Code
		<p>My family moved to Fall River in 2006. I chose this community for several reasons including the availability of key amenities, proximity to larger scale amenities, access to downtown via Dartmouth and Halifax, availability of schools, and just the overall “look and feel” of the community. In 2007 I became involved in the Fall River Visioning exercise and was an active member of both the Fall River Vision Implementation Committee and the Open Space and Trails Group. Through the visioning project, community members advocated for seniors’ housing and this became an objective of the River Lakes Secondary Plan. Subsequent to finalizing the River Lakes Secondary Plan (RLSP), four sites were identified as possible seniors’ housing developments. Presentations were made to the community from some of these developers. And while each had its pros and cons and community members saw merits and challenges, there really has not been a dispute about the need for seniors housing in this community. Fall River and area has an amazing network of extremely active volunteers. Consistent with availability of individual time, many of these volunteers are seniors (and the rest of us are not far behind). And these folks want to remain in the communities they have been active in shaping. As our families grow and then our children leave home, we often remain in the larger family homes because we love and are tied to our community. What a wonderful thing to be able to say. But as we continue to age, it will become more difficult for us to manage and maintain these homes and the associated properties. More modest housing options are in demand for our aging population.</p>	<ul style="list-style-type: none"> <li>● Fall River Vision supports development of housing for seniors</li> </ul>
17	108	<p>We have clearly discussed in VIC meetings that Senior’s Housing should be near infrastructure like grocery store, doctors etc. and preferably walkable. This isn’t the case here at all. Haven’t we worked hard and long on the VIC to not have 5 story buildings and with it 400 units in a small space that will destroy this particular neighbourhood with more traffic, water pollution, light and noise pollution etc...? Do we really want to become a second Bedford? I do understand that there is a big need for senior’s housing, don’t get me wrong, but this is just not the place to have it. A better planning strategy would be necessary. What part of the 400 units will be senior’s housing? I cannot imagine that it is all 400. I feel that the Fall River community is blindsided by the word ‘senior’s housing’ no matter what the impact.</p>	<ul style="list-style-type: none"> <li>● Seniors housing should be near grocery stores, doctors offices in a walkable centre</li> <li>● 4-5 story buildings do not fit</li> <li>● Do not accept any design just</li> </ul>

# Attachment G – Community At Large

Proposed Seniors Housing Development

Case: 20594

Number	Comment # from Database	Community At Large – Lives > 5 km or No Information about Respondent’s Address	Code
18	110	<p>I have been living in Fall River now for more than 40 years since I built my house there. It has grown since from a place which consisted of a general store and a few gas stations, a couple of two room elementary schools and a junior high school to what it is today. Now Fall River has everything a senior person would want nearby in walkable distance except living facilities where a senior person can live comfortably after wanting to down size but still wanting to live in the community. The Fall River Vision project of which I was a member of pointed this out clearly as one of the major requirements residents had requested. The Vision project pointed out places where this could happen but since then no project has been approved to meet this requirement in the Community. The proposal to develop the old Carr property for this purpose would meet the requirement if the central water service was extended as it is being proposed now. Let’s hop the Halifax planning can accept that the Carr property development proposal as I have heard can be accepted and built shortly after central water is extended.</p>	<p>because its for seniors</p> <ul style="list-style-type: none"> <li>● Fall River now has everything for seniors within walking distance except housing</li> <li>● Fall River Vision includes the needs of housing for seniors</li> <li>● No project has been approved so this development is needed.</li> </ul>
19	111	<p>Please reject the developer's request and stay with the number of units currently approved. The new development seems to have a number of challenges. Namely: 1. A property of this size with city water and no city sewer may lead to environmental issues to the watershed and downstream resident's wells. 2. Any blasting, as suggested, may negatively impact neighbour's wells. 3. Four, five story buildings are not in keeping with the landscape or the neighbourhood. 4. Several traffic issues already exist in the area and will be exasperated by the possible addition of a large number of new daily commuters. 5. If truly a seniors residence, it is far from services by foot and at present there are no plans for decent mass transit in the area.</p>	<ul style="list-style-type: none"> <li>● 4-5 story buildings do not fit</li> <li>● No city water</li> <li>● Blasting concerns</li> <li>● Apartment buildings not only for seniors</li> <li>● Traffic concerns</li> </ul>

## Attachment H



# FALL RIVER FAMILY PRACTICE

*--consider us part of the family*

**Denisa Cepica Angel**

*BSc, MD, CCFP*

**Michael Fleming**

*BSc, MD, CCFP, FCFP*

**Cindy Forbes**

*BSc, MD, CCFP, FCFP*

**Jonathan Fox**

*BSc, MD, CCFP, FCFP*

**Farah Kapur**

*BSc, MD, CCFP, FCFP*

**Amy MacFarlane**

*BA, MD, CCFP*

**Lisa MacIntyre**

*BSc, MD, CCFP*

**John McNab**

*BSc, MD, CCFP, FCFP*

**Laura Peters**

*MD*

**Maria Yorke**

*BSc, MD, CCFP*

**E. Meghan Bebbington**

*BSc, MD, CCFP*

**Juliet Thornton**

*RN, MN*

**Denise Penny**

*RN, MN*

3754 Highway 2

P.O. Box 2160

Fall River, NS B2T 1K6

Phone: (902) 861-2237

Fax: (902) 861-1914

April 13, 2017

Ms. Maureen Ryan, Senior Planner  
Halifax Regional Municipality

Dear Ms. Ryan,

We, the primary health care team at Fall River Family Practice, are writing in support of the proposed seniors housing development on the Carr farm property in Fall River.

Fall River Family Practice has been serving the families and individuals of Fall River, Waverly and surrounding communities for 37 years. We have 11 family physicians, two family practice nurses, a psychologist, a podiatrist and from time to time, dietitians and diabetes educators. We provide comprehensive primary healthcare including prenatal care, obstetrics and care from birth to the end-of-life. We serve 15,000 patients of whom 4000 are over the age of 56 years. Thus, we care for a large population of senior citizens, a population which our research demonstrates is increasing in numbers.

We provide a significant amount of chronic disease management, dementia care and care for many patients with increasing levels of frailty and mobility concerns. A recurring theme in our care for our geriatric patients, which is communicated to us on a daily basis, is the urgent need for affordable seniors housing in the community. We have witnessed the loss of many of our seniors to communities outside the Fall River area, as people have had to relocate to other communities where there is available and appropriate housing but their lives still revolve around their community involvement in the Fall River area. There is a recurrent theme of regret for leaving the community and for many, a desire to relocate back if appropriate housing were available.

It is indeed tragic when our seniors can no longer maintain their property and the social impact of having to leave the community to find suitable housing frequently has negative repercussions in terms of personal health, network of supportive relationships, loss of friendship, church and social circle involvement and not least, the sometime loss of the long-standing relationship with their primary health care team/family doctor because of transportation concerns. Clinical depression is a not infrequent consequence, as is a decline in overall health status of leaving the community.

We are familiar with the Carr farm property and wholeheartedly support the proposed development of a seniors housing complex with the potential for elevators and secure enclosed parking with no requirement for maintenance of outside areas which is critical for our seniors, especially those with increasing frailty and mobility concerns. As well, the barrier-free access, large area for passive recreational use with walking trails, possible inclusion of a community garden and other amenities such as an exercise site and other common areas for social gathering and health promotion, would decidedly meet the needs of many of our seniors and keep them in our community.

The location of the property is ideally suited for a seniors housing development given its proximity to our Primary Health Care Centre, local shopping, churches, community groups, surrounding supportive family and neighbours and the Gordon Snow Community Centre. The involvement of Northwood Homecare and the capacity for providing enhanced services to allow people to age in place and receive care in one central location is a very attractive one indeed. We have excellent collaborative involvement with Northwood as well as Continuing Care Nova Scotia and the VON who visit many of our frail elderly patients, patients with complex needs, patients with advanced cancer/palliative care patients, and dementia patients who have significant challenges managing in their own homes. The centralization of a population of seniors requiring care in a less dispersed fashion, is very attractive from the caregiver perspective.

We are certainly enthusiastic about this proposed development. If you require further information or wish to meet for discussion, please feel free to contact us. For this purpose, our contact person is Dr. John McNab [REDACTED].

Sincerely,  
The Primary Health Care Team at Fall River Family Practice

cc: Darrrell Samson, MP  
Bill Horne, MLA  
Steve Streach, HRM Councillor

# Attachment I



April 25, 2017

Maureen Ryan  
Planner III, Rural Policy and Applications  
Halifax Regional Municipality  
PO Box 1749, Halifax, NS B3J 3A5

Dear Maureen,

Thank you for supporting our presentation with GFC Management Ltd., during the Open House/Public Information Meeting held at the Gordon R. Snow Centre in Fall River (Case 20594). We appreciate the care taken by the Municipality to lead a venue supportive of community input and open discussion.

During the open house, participants questioned Northwood's engagement in this project. We wish to reassert **Northwood's full commitment** to partner with GFC Management on the design and development of programs and services for an age-friendly senior's housing development on the Carr Farm land.

In 1962, low income seniors faced deplorable housing conditions in Halifax. Concerned citizens from the private and public sectors, led by Northwood's founder, [REDACTED], worked together to create a better world where seniors were empowered to care for themselves and each other. **Northwood's commitment to the Carr Project is in keeping with this core mission as we advocate to address social inequalities, such as access to age-friendly housing, which trigger inequalities in population health.** [REDACTED] shares our vision of a world where people continue to live life to the fullest, flourishing in a community of belonging, dignity and choice.

The World Health Organization advocates for cities and communities to adapt structures and services to the needs of older people through development of **Age-Friendly Communities** focused on the built environment, transport, housing, social participation, respect and social inclusion, civic participation and employment, communication, and community support and health services.

**Lack of access to barrier-free housing, transportation, flexible care arrangements and social engagement force seniors from their homes and communities across Nova Scotia.** Seniors and their families struggle on a daily basis to make ends meet, to care for aging spouses and to access even basic services to remain healthy. Unfortunately, many of the uniquely beautiful aspects of rural communities also pose significant challenges for seniors or those who face mental and physical challenges.

Age friendly communities enable seniors' civic participation, while being intentionally inclusive of older adults in all of their diversity. During the consultation sessions of March 22, we became




Ms. Maureen Ryan  
April 25, 2017  
Page 2

wary the voice of seniors was lost given the concerns of vocal, organized and angry neighbours of the Carr Farm. We were deeply concerned to watch one senior leave, who was obviously distressed believing his community no longer wanted him after 34+ years. We were not surprised to learn he was the primary caregiver for his wife who was dying and he is now displaced from the community following her death. We hear his story everyday and field hundreds of calls from seniors and caregivers who are struggling against a wider set of forces, economics, social policies and politics that leave them alone in a vulnerable world.

**Municipal government and other stakeholders play a key role to promote and support the development of Age-friendly Communities.** Age-friendly community planning focuses on "attitudinal, social and physical barriers and challenges that hinder aging in place."<sup>1</sup> A long-term policy outlook that optimizes the advantage and resource of seniors benefits everyone. Across the globe, evidence continues to mount linking seniors' health and housing. Age-friendly communities can reduce hospital admissions, emergency department visits, enable early discharge and maintain independence in older adults.

Over 100 individuals have contacted the Developer seeking housing. Keeping independent, at risk and frail seniors at home requires graduated social and health supports and expertise in geriatric health and wellness. We can improve access to resources and promote their use, influencing health-oriented behaviours. Our programs promote social cohesion, solidarity and participation. We focus on social determinants of health as entry points for action on health inequalities. We reduce gaps and support the most vulnerable.

**Northwood, as a registered charity, redirects every dollar earned back to community. Campus density and economies of scale are critical to keep programs affordable and to help us build the foundation for a fully-age friendly community.**

We invite you to tour our Halifax Campus to see first-hand the impact of  vision on over 900 seniors each day!

Sincerely,

Original Signed

Janet Simm  
President and CEO, Northwood Group of Companies

Cc Steve Streach, Councillor, Waverley-Fall River-Musquodoboit Valley

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<sup>1</sup> World Health Organization. Ageing and Life Course. [Online] [September 14, 2015.] <http://www.who.int/ageing/projects/age-friendly-environments/en/>.

## Attachment J

Dr. Robert Strang

May 23<sup>rd</sup>, 2017  
Ms. Maureen Ryan  
Senior Planner  
Halifax Regional Municipality

Dear Ms. Ryan,

### **Re: Proposed Seniors Housing Development, Carr Farm property**

I am writing to you as a 15-year resident of Fall River to express my strong support for the proposed seniors housing development for the Carr Farm property in Fall River.

There is a critical need for housing specifically suited to the needs of seniors in communities through HRM and Nova Scotia, and Fall River is no exception. In addition, vibrant and socially cohesive communities require a mix of housing options (affordability, density, rental vs single owner, mixed land use vs residential) to accommodate diverse needs and support diverse populations. The proposed Carr Farm development will be a significant step forward in addressing these growing issues in Fall River by bringing affordable, compact housing with partnership arrangements to efficiently provide home-based supports across a range of needs. Fall River needs the Carr Farm development!

I know that the developer has provided HRM with a document addressing the questions and concerns regarding their proposal at a recent public meeting and I hope that this information is given due consideration by HRM planning staff.

Sincerely,



Original Signed

Dr. Robert Strang

Cc: Steve Streach, Councillor, Waverley-Fall River-Musquodoboit Valley

**Attachment K - Blank Copy of Petition**

Petition Originator: Krista Snow – 30 Holyrood Close, Fall River, NS B2T 1V1

**LETS PULL TOGETHER AS A COMMUNITY  
AND SOLVE OUR SENIORS HOUSING PROBLEM**

Sometimes, people don't feel comfortable speaking in public, but if you think Fall River needs seniors housing, now is the time to say so.

The current planning rules for the Carr Farm property are not appropriate for seniors housing and a more compact higher density plan has been submitted:

- The current rules require that a road be built through the site, connecting Fall River Rd. to Fall River Village. This connector road is not required with the more compact higher density plan, and a full traffic study will be required to guide the new development.
- The 5 storey building heights are needed in order to make the housing as affordable as possible and the care services as efficient as possible.
- These new buildings will be for seniors. The Nova Scotia Law Reform Commission has ruled that seniors-only buildings can be built and that the housing can be marketed to seniors.
- The physicians at Fall River Family Practice support the more compact higher density design plan for the Carr Farm. They want our seniors housing problem solved as soon as possible for the benefit of their 4,000 older patients.

I support the more compact higher density plan for the Carr Farm:

\_\_\_\_\_  
*Your Name*

\_\_\_\_\_  
*Address*

\_\_\_\_\_  
*Date*

**Send (or we will send) to:**

Maureen Ryan, Halifax Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5  
Email: [ryanm@halifax.ca](mailto:ryanm@halifax.ca) Phone: 902-490-4799

**Copy to:** Councillor Steve Streach, Halifax Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5  
Email: [streats@halifax.ca](mailto:streats@halifax.ca) Phone: 902-579-6738

Comments? \_\_\_\_\_  
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