

# PLANAPP 2023-00368: 70 First Lake Drive, Lower Sackville

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## SURVEY RESPONSE REPORT

01 July 2013 - 04 October 2023

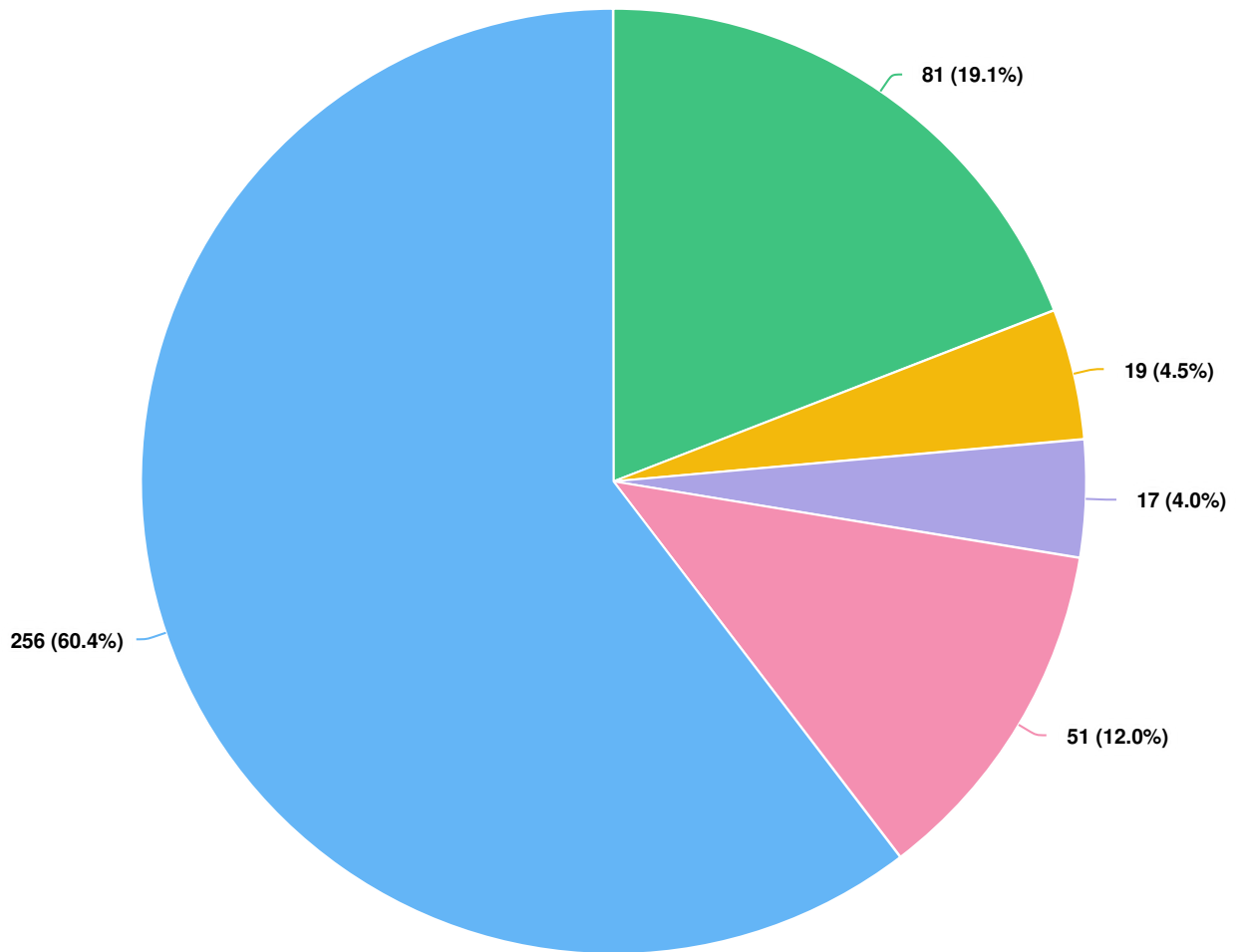
### PROJECT NAME:

Planning Applications



SURVEY QUESTIONS

**Q1** Are you in favour of this project?



**Question options**

- Yes
- Yes, but I would like to see some changes.
- Not sure.
- No, but if some changes were made I could support it.
- No

Mandatory Question (424 response(s))  
Question type: Dropdown Question

**Q2 | If you answered B (Yes, but I would like to see some changes) or D (No, but if some changes were made, I could support it) to the previous question, what changes would you like to see?**

Anonymous

9/08/2023 01:55 PM

The infrastructure is not in place to support this increase in population. Cavalier Drive Elementary school is busting at the seams, and First Lake is full of raw sewage due to human waste leaking directly into the lake. I am not ranting, the report was just released by HRM. Fix the sewage problem, address the school need, then consider building new residences.

Anonymous

9/08/2023 03:45 PM

Concerned regarding managing increased sewer demands.  
Concerned for traffic flow and congestion.

Anonymous

9/08/2023 03:49 PM

I am not in favour

Anonymous

9/08/2023 04:06 PM

We need affordable housing. Based off this description, this will not be affordable for many already living in our community.

Anonymous

9/08/2023 04:15 PM

At least 25% of units be ear marked for affordable housing units

Anonymous

9/08/2023 04:51 PM

Help the homeless first

Anonymous

9/08/2023 05:31 PM

Clean up Cobequid baseball field before adding more people to our neighborhood!! We don't need another overpriced/ unaffordable eyesore to our community! When will you people ever learn ?? Fix what you have before adding more !!!

Anonymous

9/08/2023 06:55 PM

Currently, the roads cannot adequately handle Bingo/Sports exiting the Sackville Arena onto First Lake dr to metropolitan. Improvements needs to be made before proceeding with a new build / additional traffic. Lake water quality needs to be fixed for swimming. Parking for First Lake water park, lake, playground needs to be expanded. Sidewalks on both sides of the street due to increased foot traffic coming from the new buildings. I worry about the view for the residents on Polara Dr with backyards near the development. There is a risk of pedestrian accidents due to increased foot traffic through

the parking lot area (sobeys, Tim Hortons etc)

Anonymous

9/08/2023 07:01 PM

I would like to see the residential units reflect the current housing crisis. Developers cannot continue to price people out of their homes. Residential properties MUST be realistically affordable.

Anonymous

9/08/2023 07:29 PM

It needs to be clearer how we will address traffic, public transport, school capacity etc. and the impact on the lake.

Anonymous

9/08/2023 08:22 PM

I'm worried a out traffic which is already crazy in that area and around Glendale.

Anonymous

9/09/2023 07:08 AM

If I were making the proposal to build this development, I would build it somewhere that could handle the extra traffic, people, kids in the already strained school system, etc.

Anonymous

9/09/2023 09:31 AM

Far too much traffic now on a residential street and infrastructure will not support it. Would like to see this area developed with single storey retirement garden style homes.

Anonymous

9/09/2023 11:04 AM

Impact on local schools

Anonymous

9/11/2023 08:58 AM

4 floors max

Anonymous

9/11/2023 09:17 AM

I believe any changes to this Development Agreement should be assessed and considered for approval, following MPS and HRM Charter policy for DA amendments, in a holistic approach, enabling the consideration of any cumulative negative impacts and benefits. It is very difficult for the public to reasonably comment on the 2 six storey multi-unit application without taking into consideration the potential impact from the proposed additional development of 11 and 20 storey mixed use multi-unit buildings being considered for the "remainder of the site" under the Suburban Plan process. This survey presupposes approval of this application without consideration of the potential impacts of the site specific application under the Regional Plan. I would like to see all proposed amendments/applications presented for comment as a complete proposed development for the site

Anonymous

9/13/2023 06:25 PM

4 stories

Anonymous

9/13/2023 07:20 PM

Lower height, less density. Inadequate traffic studies have been done. Local schools are already crowded. Glendale/Beaverbank/Coboquid, Metropolitan are already very very busy even on weekends and adding 154 more units without significant road improvements will worsen an already bad situation. This level of density in this neighborhood will cause significant problems.

Anonymous

9/13/2023 08:38 PM

Too large and too many units.

Anonymous

9/14/2023 07:32 AM

I'm concerned with the level of flooding and water run off this area sustains in high rain volume situations and its impacts on the pollution of First Lake. And I'm concerned with the level of traffic this will bring to the area. I would like to see information in the plan for how the access traffic will be handled (i.e. will there be changes to stop signs? Will they become stop lights in the entrance and exit to the Sobeys parking lot? What will the land owner be doing to ensure sewage support is adequate, and if this development will increase the risk to the lake. It's already suffering, I'd like reassurance that this will not add to the problem.

Anonymous

9/14/2023 04:51 PM

Lower the apartment levels to 3 floors MAX

Anonymous

9/14/2023 05:28 PM

I want to see it higher and more apartments at least 10 stories

Anonymous

9/14/2023 05:34 PM

No residential units. The infrastructure in sackville can not continue to handle all the new residential development. New roads need to be explored before more houses/ apartments are added.

Anonymous

9/14/2023 05:50 PM

I would like to see smaller buildings if there's two. 154 units seems like a lot of traffic for that already congested area of road with the daycare/park/splash pad/rink/tasio/sobeys in that little section

Anonymous

9/14/2023 06:27 PM

Upgrades need to be made to the waste water and sewers before any additional buildings are approved

Anonymous

9/14/2023 08:24 PM

Only 4 story buildings with affordable housing rents

Anonymous

9/14/2023 08:33 PM

Additional infrastructure is needed. The schools being overburdened is my biggest concern.

Anonymous

9/14/2023 08:35 PM

Having another huge apartment in this area is a horrible idea. Traffic is already horrible. Not to mention we will lose any privacy we have in the yards. I'll take looking at the Staples call center roof top!! Put it somewhere else

Anonymous

9/14/2023 09:38 PM

diminish to 1 building. As is this is going to add a lot of traffic in one of the nicest residential neighbourhoods in Lower Sackville. I also have concerns about school capacity and traffic. Traffic is already a problem by the school.

Anonymous

9/14/2023 09:44 PM

Have them

Anonymous

9/14/2023 10:13 PM

Not six levels, blocks existing homes from light and view, too much traffic in a high traffic area with several schools in the vicinity.

Anonymous

9/15/2023 07:04 AM

If this was being proposed as airfare housing to help reduce the amount of occupants in the homeless tent community I would be more for it. Also this will impact the metropolitan/Glendale intersection which already at time you sit at for more than one light.

Anonymous

9/15/2023 10:19 AM

Jamming 2 large buildings into this space is ridiculous. WE don't have the infrastructure for roads, road conditions, schools, Ambulance / emergency services etc. in this area. I understand affordable housing in HRM is a concern, but building luxury apartments is not going to solve the issue.

Anonymous

9/15/2023 11:42 AM

The proposed buildings are far too close to the edge of the property and do not respect the current properties residential houses on the street behind the mall. The developers are being greedy. Also, there is a sewage issue currently at that site and First Lake. We do not need a drive thru there either. No taller than 4 stories, no podium.

Anonymous

there will be more traffic in our area and we dont need that.

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9/15/2023 01:44 PM

Anonymous

See a plan to deal with vehicle traffic.

9/15/2023 03:19 PM

Anonymous

I have concerns regarding the additional traffic from the multi story apartments rather than from the townhomes

9/15/2023 03:24 PM

Anonymous

The traffic is heavy in this area already. School busses/Bingo/Taiso/Canoe Club/Church/Sobey's delivery trucks and the ARENA. Power outages are common in this area in winter so putting a larger load on the existing faulty grid cannot be good.

9/15/2023 04:07 PM

Anonymous

No not at all leave it alone not the area for this

9/15/2023 07:53 PM

Anonymous

not in support at all even if changes to plan.

9/17/2023 12:01 PM

Anonymous

Part of this development needs to include substantial improvements to the infrastructure of the area, such that it would have a positive impact on the already over-burdened wastewater and drainage systems. What the area does NOT need is even more sewage waste overflowing into First Lake. Fix that before adding to the problem.

9/17/2023 07:17 PM

Anonymous

I would like to see housing that benefits people who truly need affordable housing, and doesn't just line developer's pockets.

9/17/2023 07:22 PM

Anonymous

I haven't seen how adding this number of people to first lake could be sufficiently handled without proper infrastructure. Also how will this affect the lake which is already polluted.

9/17/2023 07:26 PM

Anonymous

100% against the project

9/17/2023 07:34 PM

Anonymous

Do not block view or remove privacy from residents on Polara Drive. These properties have been there for a good number of years and should be taken into consideration when building the apartments

9/17/2023 08:40 PM



Anonymous

9/17/2023 08:43 PM

Complete and total change to infrastructure of Lower Sackville. We cannot handle that influx of people.

Anonymous

9/17/2023 08:43 PM

It needs to be affordable! Whether it be public housing, subsidized housing, senior, housing for all the people out there on fixed incomes who can't afford to pay current rent prices, which, by the way are outrageous

Anonymous

9/17/2023 08:51 PM

No If they stick to the normal 4 storey buildings like the rest of Sackville.

Anonymous

9/17/2023 08:52 PM

First lake is far to busy now

Anonymous

9/17/2023 08:57 PM

I haven't seen a design of it, but will there be a sidewalk going down to First Lake Drive. There currently is a sidewalk on one side. Makes it very hard to get around if you are walking or trying to go over to the park.

Anonymous

9/17/2023 08:57 PM

I am not in favor of this.

Anonymous

9/17/2023 08:58 PM

I don't support this project at all. But you only put in options that were geared like that. And by the looks of it, every question after this is also like that. So whatever we answer, your "survey" will come out with some positive data.

Anonymous

9/17/2023 09:02 PM

Affordable units needed.

Anonymous

9/17/2023 09:03 PM

Make sure schools can support the possible influx of new students. More daycares may be needed. Make sure ALL SERVICES (water power etc.) won't be affected in the short and long term. Make sure the value/quality of the construction will enhance the area in terms of beauty, and the value of near by properties. Make sure the lake won't get more polluted as it is. Traffic should not get worse in peak hours. More public transit options may be needed

Anonymous

9/17/2023 09:20 PM

A smaller apartment building. No commercial space.

Anonymous

9/17/2023 11:41 PM

Not applicable

Anonymous

9/17/2023 11:45 PM

We have far too much congestion as it is on the streets that adding more buildings and increasing traffic makes it even more hazardous and harder to navigate. Consider solutions to manage existing traffic concerns first before adding to the problem.

Anonymous

9/18/2023 06:49 AM

There is not enough infrastructure in this area to support this development. There is no room in our local elementary school, there isn't enough road ways to accommodate how busy this will make the area, and the already struggling first lake will be a thing of the past.

Anonymous

9/18/2023 07:43 AM

I do not want something of this size in a community that already has a lot of traffic and people.

Anonymous

9/18/2023 07:51 AM

We are already over population in the schools.

Anonymous

9/18/2023 07:52 AM

Improved traffic flow. This is already a very busy roadway with a splash pad, day care, canoe club, gymnastic center, and schools. Added traffic will increase the danger to children. Also the additional waste being dumped into First Lake must stop completely

Anonymous

9/18/2023 10:51 AM

Mandatory affordable units. Affordability to be determined by CCPA NS

Anonymous

9/18/2023 11:20 PM

Add townhouses in lieu of some commercial space. Need more units especially 2+ bedrooms.

Anonymous

9/19/2023 08:09 AM

I am opposed to the project in its entirety.

Anonymous

9/19/2023 09:16 AM

Fix the homeless problem at Cobequid Field before allowing developers to build higher end development.

Anonymous

9/19/2023 10:46 AM

Please no more than 6 stores. We don't want a 20 story monster in our back yard. I suggest you take the ball field on Cobequid road and build your towers there with affordable housing.

Anonymous

9/19/2023 11:15 AM

The buildings are way too tall. Too many people in one area and overshadowing all the original homes nearby. Also fewer apartments! We don't have adequate roads or schools etc

Anonymous

9/19/2023 05:37 PM

If this was a plan for a cooperative housing plan (refer to Crossroads Coop in Milwood) where the rents were based on residents income rather than a for profit developer i would totally support it. Otherwise this is just a tax grab for HRM and another capitalist venture that does NOTHING to provide affordable housign which is what is needed.

Anonymous

9/20/2023 12:29 AM

additional access to the site via Polara Drive. At a minimum, a set of lights will be required at one of the two entrances to the mall/apartment complex site.

Anonymous

9/20/2023 11:53 AM

Where are all these children going to go to school exactly? Why do we need more buildings people can't afford go live in? I work with people who live in a tent community ffs this province could not be more disenchantred.

Anonymous

9/20/2023 12:49 PM

Less in height and more in width.

Anonymous

9/21/2023 02:20 PM

We don't have the infrastructure to support such a large apartment complex. The roads, the schools and if you say that it is in the works I don't believe you.

Anonymous

9/21/2023 09:17 PM

Having grown up in the first lake drive area over the last 50 years. still live in phase 11. There have been many changes over the years in that area. With building the town centre, and rebuilding it a couple more times. But the infrastructure/road ways have not changed. If this gets passed There will be approx 250+ moving into that area with vehicles. How is first lake drive suppose to accommodate all of those vehicle? That area is busy as it is. And during construction it will be a night mare. I hope that the municipality ensures that the company building this complex, consider their neighbours and doesn't disrupt or cause inconvenience to them. I hope that the tenants that move in the building understand the lake is only there to look at, seeing that it is polluted with E. coli. This might be a good time for HRM to clean up the lake.

Anonymous

9/22/2023 07:56 PM

Access to this area is very limited and the proposed units would add substantially to the traffic, noise and pollution on First Lake Drive. Access should be added from another direction so not all the traffic is automatically funnelled onto First Lake

Anonymous

9/25/2023 08:03 AM

Would create too much traffic for the already busy area

Anonymous

9/26/2023 11:14 AM

It would be too much traffic in a small area along with the High School and no lights on Lydgate. Traffic would be a major problem for people living in the L section of Sackville.

Anonymous

9/26/2023 03:56 PM

The current water and sewer infrastructure is inadequate. Until that is addressed it is folly to add an additional 154 units to the area. The health of First Lake and the Kinsman Beach area should be top priority when considering future development. Both are connected to the Sackville Provincial Park Trail system. Another component - traffic. Currently there is an exit via First Lake Drive (residential and school area) to Cobequid or exiting via Metropolitan Drive to Glendale. The future congestion and apparent lack of respect for the current speed limit would create a danger to the neighbourhood.

Anonymous

9/27/2023 04:56 PM

The changes would have to do with existing infrastructure, as we would need additional options for transit, recreation as well as schools and hospitals. These would have to be part of these plans, so as to not disrupt the existing residents of the area.

Anonymous

9/28/2023 08:50 AM

I think the project should be looked at as a whole not subjected to two different development agreements.

Anonymous

9/28/2023 11:17 AM

The power infrastructure in this area is bad at best. Adding more users to it would make it worse for all. Take a historical look at power outages in this area. Also, after the residents use all the existing parking, where would Sobeys shoppers park?

Anonymous

9/28/2023 04:17 PM

The six stories will tower over the homes of Polara Drive. A severe loss in privacy, enjoyment of your backyard, view of the lake.

Anonymous

9/28/2023 04:21 PM

There needs to be adequate parking and possibly a three way stop coming out of the parking lot.

Anonymous

9/28/2023 04:34 PM

the developer seems intent on making the Kinsmen park their personal amenity. On the various plans for this property nowhere did I see plans for a sizeable contribution to the local community group - only how the developer could take advantage of being across the street and all the kinsmen park had to offer. Get your own amenities or contribute accordingly.

Anonymous

9/28/2023 04:42 PM

Strongly against this development. Individuals who have purchased, (invested in) their homes in the area are going to loose value on their land due to blockage of views from our yards. Not to mention the impact on the already stressed infrastructure, the health of the lake ( construction run off and added daily commutes will have a negative impact, there is already sewage running into the lake from the stress of the already existing structures. The schools are already overcrowded as well! We bought our house to be in a peaceful area not to packed in like sardines!!!

Anonymous

9/28/2023 04:43 PM

Do not change the zoning! We don't need these structures blocking our lakes and destroying the area! Sackville has enough over priced units!!!!

Anonymous

9/28/2023 04:46 PM

Never

Anonymous

9/28/2023 04:49 PM

Don't want his in our backyard!

Anonymous

9/28/2023 04:58 PM

Affordable housing.

Anonymous

9/28/2023 05:09 PM

Never at that location

Anonymous

9/28/2023 05:10 PM

Fewer stories. We live off Polara and a 6 story building would be our view. Kills the small town feel of the area.

Anonymous

9/28/2023 06:03 PM

No, don't want it! At all no!

Anonymous

9/28/2023 06:18 PM

Need affordable units. Buildings need to be no more than 4 stories height. Fewer units due to traffic concerns.

Anonymous

9/28/2023 06:22 PM

All the schools in the area are already almost at capacity. So changes beyond adding the mobile trailer units would have to be made. The traffic in the area of metropolitan and first lake drive, the exit from sackville high and leasing can be quite dangerous. Alot going on it that curve and have seen multiple accidents there. As well, all the apartments being built in the area are hardly affordable for what was once considered "middle class". At least a few years ago, rent at most buildings used to include, heat and hot water, some even as far to include electricity. But now all these new developments put a heat pump and hot water tank in each individual unit leaving those up to the tenant. Average rent being 1600\$ a month for a 1 bedroom combined with all utilities is not feasible for what once was a friendly, affordable area.

Anonymous

9/28/2023 07:17 PM

Concerned about parking and access

Anonymous

9/28/2023 07:23 PM

I'm deeply concerned about the pressure this many additional units puts on an already busy residential street that has regularly occurring traffic jams (post-Bingo, post-Junior B hockey games) and is connected to streets that are heavy pedestrian pathways for elementary, middle and high school students. Drivers in this area already routinely ignore crosswalks and traffic signals needed to protect pedestrians.

Anonymous

9/28/2023 08:24 PM

No need for commercial /mixed use bs here

Anonymous

9/28/2023 08:45 PM

Affordable housing

Anonymous

9/28/2023 08:46 PM

to much traffic

Anonymous

9/28/2023 08:50 PM

This is not a fair survey for the general public of Sackville. There is a NO opinion available. it is a slanted survey.

Anonymous

9/28/2023 11:02 PM

We need the infrastructure in and out of first lake/beaverbank/cobequid upgraded to accommodate the increase in vehicles.

Anonymous

9/29/2023 12:50 PM

I do not support. Infrastructure of the road system and local schools are already at capacity. This will make a congested area even more congested.

Anonymous

9/29/2023 12:59 PM

There will need to be traffic lights installed at the intersection of First Lake and the entrance to Staples. I live on Lakehead Court, and at rush hour it is very difficult to turn left on to our street from First Lake Drive due to traffic. With these new units, it will become so much worse. I worry about the impact on First Lake in terms of run off. There is a noise issue with traffic increase. I realize we need more housing, even if it is not low income housing, yet I am concerned about these issues, and the possible impact on real estate values going down in the area.

Anonymous

9/29/2023 06:09 PM

It would affect traffic volumes, schooling issues and further pollution to the lake area — our area cannot support this, it will become over crowded like Millwood

Anonymous

9/29/2023 06:21 PM

First lake is a quiet neighborhood and it always has been and residents deserve to live in the environment we bought for

Anonymous

9/29/2023 06:38 PM

Larger parking capacity in that area for for people going to the beach, attend canoe Kayak/Canoe competition, watch fireworks and other activities.

Anonymous

9/29/2023 10:40 PM

No. Currently, and over the past decades, First Lake has been used as part of the HRM sewer system. Raw sewage is dumped into the lake on a daily basis and periodically when the pump stations cannot handle the volume to be pumped. These buildings will increase the volume of sewage dumped into First Lake. This is a health issue. There should be no development in the First Lake watershed until after this sewage issue is fixed. If this development goes ahead it will be a direct statement by the politicians to the community as to how little they care about the public health, the environment and the overall well being of this community.

Anonymous

9/29/2023 11:42 PM

The new housing is listed as luxury housing which our community is not in need of. We need more affordable housing. Considering the average income in HRM would not be able to sustain the costs of this housing.

Anonymous

9/30/2023 12:01 AM

No wasn't an option on your survey, I am not in favor. We do not have the infrastructure, find another area, this one is too busy already

Anonymous

9/30/2023 10:18 AM

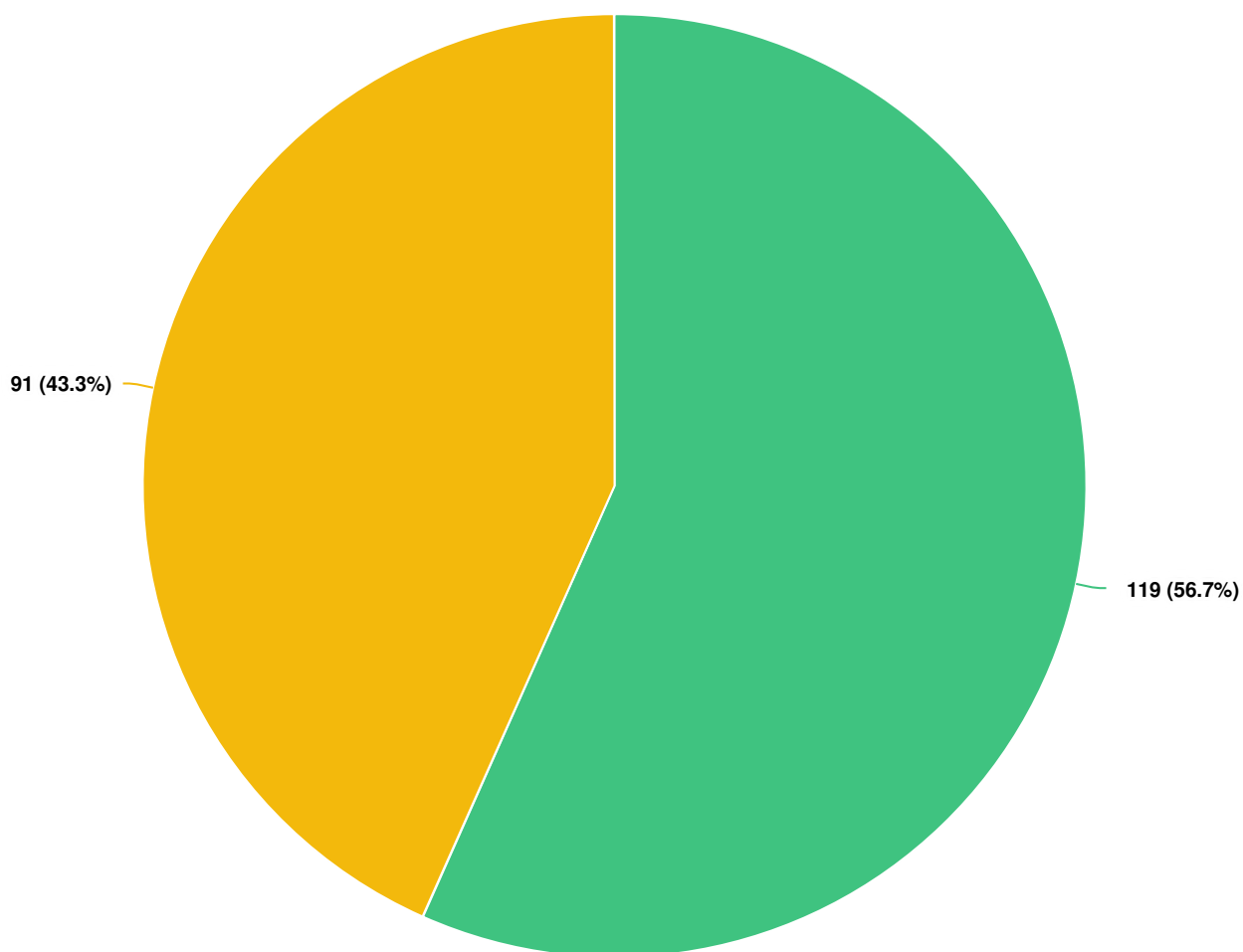
It isn't that I want to see some changes necessarily, but I want to know what kind of residence is those are going to be because I find that the city needs far more low-income residents than they do high income residents. In fact, most apartments and units in lower sackville are outrageously overpriced

**Optional question** (109 response(s), 315 skipped)

**Question type:** Essay Question



**Q3** | Would you prefer the 154 residential units be housed:



**Question options**

- in a wider building with fewer than six storeys?
- or in the current form with six storeys?

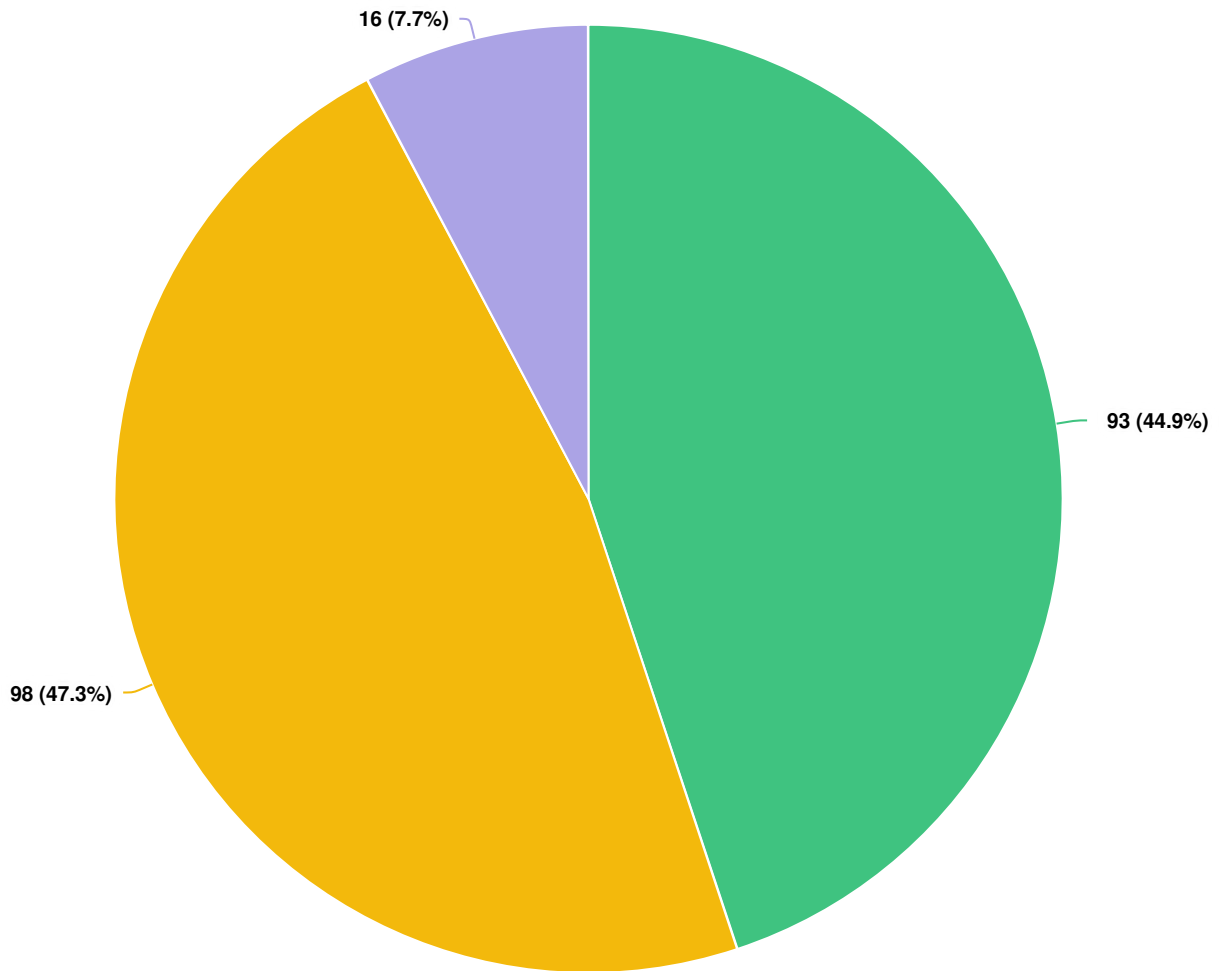
Optional question (210 response(s), 214 skipped)  
Question type: Dropdown Question

**Q4 | What exterior features would be most pleasing to/offer the most privacy from neighbouring dwellings? Please rank in order of importance.**

<b>OPTIONS</b>	<b>AVG. RANK</b>
Landscaping (trees act as buffer and visual screen three to four storeys tall)	1.79
Balcony locations/design (privacy screens and/or prohibiting balconies facing single unit dwellings)	2.18
Appearance (the combination of materials, colours and window patterns and placement on the exterior of the building)	2.68
Fencing (opaque fencing offers zero visibility but has limitations in height)	3.24

*Optional question (193 response(s), 231 skipped)  
Question type: Ranking Question*

**Q5 | How could pedestrian and active transportation paths throughout the site be improved?**



**Question options**

- Dedicated and separated walkways through the site?
- Perimeter walkways to reduce conflict with vehicles?
- Other, please describe.

Optional question (207 response(s), 217 skipped)  
Question type: Dropdown Question

**Q6** Only a portion of the site is requesting to be redeveloped under this application, including the addition of two six-storey residential multiple unit buildings and new drive-through commercial building. With that portion in mind, if you were a resi...

OPTIONS	AVG. RANK
Trees and open grassed area	1.61
Garden/seating area	2.31
Play area for children	2.73
BBQ station/eating area	3.30

*Optional question (171 response(s), 253 skipped)*  
*Question type: Ranking Question*