

## WHAT WE HEARD

### Summary of Feedback

#### PLANAPP-2023-00408

A request by WM Fares Architects, on behalf of the property owner, to allow a mixed-use development consisting of residential and commercial uses on a site located near the Mainland Common area in Clayton Park (PIDs 41477720, 40550774, and 00330845)

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### Engagement

Public Consultation took place from April 11, 2024, until May 6, 2023. The engagement consisted of:

- a mailout notification to nearby residents which highlighted the proposal, identified how to find out more information, and outlined how to provide comments/feedback.
- a web page was created on Shape Your City that housed a video presentation by staff on the planning process and a survey requesting feedback.

### Methodology

A count of notifications sent, and their response rate is included. Reoccurring comments were grouped into themes and provided below. The survey results are attached for reference.

### Data (for public consultation period)

<b>Reponses</b>	
Total Notification Mailouts	2,640
Video Views	243
Surveys Submitted	105
Emails/Phone Calls Received	~12
Percent	~3.9% survey response rate

## Summary

The survey consisted of open-ended essay questions and one question on open space. In terms of open space facilities, the respondents felt trees and natural vegetated areas were the most important. The average rankings are as follows:

1. Trees and natural vegetated areas
2. Playgrounds
3. Fields/play lawns for general unstructured plan and leisure
4. Seating and garden areas
5. Social gathering spaces
6. Urban Plazas

HRM planning staff has compiled all the public comments and questions provided through both the survey and received correspondence. Broadly, these comments fell into four categories, as summarized below:

### Traffic Safety

- “I am greatly concerned with the amount of traffic that will be created on Regency Park Drive as this street will now be an access way (short cut) in and out of Bayer's Lake Commercial Park and to Dunbrack, the 102, and Northwest Arm Drive.”
- “Increased traffic on Washmill Lake Drive making it even more difficult and dangerous to exit existing streets.”

### Construction and Impact on Infrastructure

- “Are the current schools (high school and elementary) able to accommodate an increase in their student population with this many new homes being planned?”
- “Noise, dirt, over a long period”

### Loss of Green Space

- “We do not like it because cutting down trees and destroying birds and animal habitats”
- “When I look out my windows from my apartment on Grandhaven Blvd, I see a beautiful forested area. All this will be lost with this new development. I can't help but feel we are losing so much by filling up every available area of land with housing.”

### Need for Housing/Support for the development

- “Connection creates a much faster path between these two areas without having to drive through Bayer's Lake/Clayton Park. Traffic may be reduced in these areas somewhat. Increase in housing is greatly needed so 3500+ units is a big plus.”
- “I like the park space and trails. I like the connection of Regency Park Drive to Washmill Drive. I like the commercial space.”

# PLANAPP 2023-00408: Washmill Lake Drive, Halifax

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## SURVEY RESPONSE REPORT

01 July 2013 - 07 May 2024

### PROJECT NAME:

Planning Applications



SURVEY QUESTIONS

**Q1 | What concerns do you have with the proposed development?**

Anonymous  
4/17/2024 01:42 PM  
How much traffic it's going to be in the area and construction traffic as well

Anonymous  
4/17/2024 02:55 PM  
Traffic and congestion and school children safety on Regency Park.

Anonymous  
4/17/2024 03:04 PM  
My only concern is density, but this area seems to be all apartments. I am also worried about traffic lights and ensuring that they are used as this is a highly used area.

Anonymous  
4/17/2024 03:21 PM  
Washmill Lake Dr is 60 km/h in that area, due to increased population and traffic the speed should be reduced to 50 km/h

Anonymous  
4/17/2024 03:52 PM  
No major concerns, increased population in the area could cause congestion if roadways/lights/public transit is not properly setup.

Anonymous  
4/17/2024 04:09 PM  
Traffic. As it is there is no STOP signs from the end of Washmill/ Sun Rack until the end of Washmill. And only 1 crosswalk!!! It's a menace as people have to run across 4 lanes of traffic when using bus system at present. Will there be at schools/preschool spots/Daycare spots in this area with all the increase of new buildings and skyscrapers. I'm all for development, but you need the other things put in as well. Otherwise, you have overcrowding no way to get around the city or out of little areas that you live in. It's a definite concern.

Anonymous  
4/17/2024 05:18 PM  
The intersections around Regency, Greenpark Close and Thomas Raddall. At present when school is in we have major problems with student/teacher traffic during the hours of 8:30 am and school closing around 3:00 pm. No one stops at the stop sign on Thomas Raddall and we have problems getting out of Greenpark Close during the above hours. There has to be traffic lights or a roundabout in this area. When it is developed we are going to have increased traffic problems in this area.

Anonymous  
4/17/2024 06:27 PM  
Green space is still maintained around development. Intersection lights to allow for exiting on and off Washmill Lake Drive, there are none on Grandhaven Blvd and it has made that intersection extremely dangerous.

Anonymous

4/17/2024 06:30 PM

Traffic and parking

Anonymous

4/17/2024 09:27 PM

The impact on traffic is my main concern. Currently there is often heavy traffic and congestion at Dunbrack, turning up to Washmill Lake Drive, as well as at Main Ave. and Washmill Lake Drive. This will only get worse with the increase in population in the new residential area if the infrastructure remains the same. Traffic lights at Main Ave. and Washmill Lake Drive needs to be a priority for pedestrian safety and reduction of motor vehicle accidents. My other concern is educational infrastructure. Are the current schools (high school and elementary) able to accommodate an increase in their student population with this many new homes being planned?

Anonymous

4/18/2024 08:13 AM

Traffic on Regency Park Drive. It's difficult now with the traffic from Halifax West High School to exit from Greenpark Close during school opening, closing and lunch times. It will also provide access to Highway 102, which Washmill Lake Drive does not have at present.

Anonymous

4/18/2024 10:42 AM

Around this site in Mainland Common area in Clayton Park all you see is apartment buildings. This site is perfect for affordable housing. For example : 1 1/2 story houses with 3 bedrooms, 1 1/2 bathrooms. Some 2 story houses and some Fourplex houses. Perhaps some commercial.

citydweller

4/18/2024 12:01 PM

I am greatly concerned with the amount of traffic that will be created on Regency Park Drive as this street will now be an access way (short cut) in and out of Bayer's Lake Commercial Park and to Dunbrack, the 102, and Northwest Arm Drive. As Regency Park Drive has a school zone, I would hope that there will be traffic lights or, at minimum, a three-way stop at the intersection of Thomas Raddall Drive and Regency Park Drive, and anywhere else along this new route to slow down traffic such as speed humps. I am also concerned about the height of the proposed buildings ruining sitelines to the harbour and downtown. I hope that the taller buildings will be on the west side of Regency Park Drive to minimize the view obstruction. As a shift worker, I am also concerned about the noise disruption during the building of this development (blasting, excavating, etc, as well as the general dirt and dust created. I also feel that this proposal is too large in scale, both in terms of building height (28 stories) as well as the number of units, for this area. The amount of stories allowed should be reduced to the 12 maximum as this is an already high elevation in the city, and that the number of units will create a very

busy neighborhood putting strain on the infrastructure such as the schools, recreation facilities and parks, and traffic patterns.

jojo123

4/18/2024 01:23 PM

Noise, dirt, over a long period. Will not contribute to low cost housing at a time when Canada and Halifax are in need of affordable housing.

Anonymous

4/18/2024 01:27 PM

Smooth flow of pedestrian and vehicular traffic especially during peak hours

Anonymous

4/18/2024 03:27 PM

increased traffic on Washmill Lake Drive making it even more difficult and dangerous to exit existing streets. Loss of green space. No indication of affordable housing. These will be even more expensive. Any new development should have to include housing for moderate income families.

Anonymous

4/18/2024 03:29 PM

Connecting Washmill to Regency Park is going to create more traffic in an area that is already so close to a school More housing for who? Is this affordable housing? I doubt it

Anonymous

4/18/2024 04:49 PM

My main concern is traffic. Currently, when Halifax West School lets out for the day traffic is backed up on Regency Park from Lacewood to Green Close Park and on Thomas Raddell from Lacewood to beyond the Canada Games Centre. While the traffic is not as dense in the morning the volume is still there and one has to deal with vehicles travelling a lot faster up Regency. In the afternoon during this time frame, it is extremely challenging to be able to leave Solutions Dr. when making a left-hand turn. One must note traffic includes standard vehicles, school busses and metro buses all which will increase as some of these new residents will be attending Halifax West. Yes while connecting Regency Park to Washmill will allow for egress it will also add more traffic from that direction. Currently during the day, the speed of traffic is excess coming down the hill on Regency Park by Solutions Dr. which creates a hazard for those turning left on Solutions Dr. In the planning process it states there are allowances for parking, was this taken into consideration parking for Halifax West when it was developed? Currently Thomas Raddell and Regency Park has overflow parking from the school and Regency Park is used for parking on both sides of the street from Green Close to the end of the road. While this is not a hazard now, it will be when the road is open through to Washmill Lake as this will then be a through street for traffic. Then add the 3500 plus vehicles of the residents and businesses at the new development. Currently when the school lets out traffic at the bottom of Regency Park Drive and

Lacewood doubles up sometimes almost to Solutions Dr. While I understand why drivers do this, lane sharing, it is not legal under the Motor vehicle act as there are no defined lanes. The Traffic Light programming at this intersection, and Thomas Raddell/Lacewood should be reviewed to address traffic movement off these streets more effectively. Please do not tell me this is a traffic enforcement issue as we all know traffic enforcement especially at intersections is not a priority in the HRM

Anonymous

4/18/2024 05:52 PM

Where are the deers going to go. Will the buildings block off the view from the Mount Royale apartment buildings? How will traffic be affected. Left turns onto wash mill lake drive are already bad. When will construction start, how much noise will it cause.

Anonymous

4/18/2024 07:01 PM

High density living in the area now. This is going to add too much traffic to an already busy area. I live on Grandhaven Blvd and we already deal with difficulty getting out on to Washmill Drive.

Anonymous

4/18/2024 11:48 PM

Increased traffic

Anonymous

4/19/2024 03:00 AM

Traffic issues for Regency Park Drive, Greenpark Close and Solutions Drive. The congestion of traffic from the school in the morning and afternoon is already an issue. This is a quiet area and this development would increase noise levels for the residents of the existing buildings and disturb the natural environment which we all appreciate as part of our surroundings. An opening from Washmill Lake Road to Regency Park Drive will also be used as a means for other individuals who do not live in this area to access Lacewood Drive, Clayton Park Area. I cannot imagine the increase of traffic on Regency Park Drive.

Anonymous

4/19/2024 07:34 AM

I am concerned for wildlife, there are several groups of deer and many foxes that live in this area. I am also concerned for the encroachment on the mainland common park, the trail system is extensive and has been well maintained by locals, there is a large fresh water system that runs through this area.

Anonymous

4/19/2024 08:38 AM

None

Anonymous

Traffic on Washmill Street. I live on 50 GrandHaven Blvd and it is



4/19/2024 09:29 AM

difficult and dangerous getting out of our road particularly if you are turning left on to Washmill. Adding additional traffic on this road will require lights. Also adding bike lane is very important but not the one that run along the road. We need bike lanes off the road!

Anonymous

4/19/2024 09:51 AM

- A critical flaw in the traffic analysis is that it was conducted during the week (Wednesday PM/Thursday AM), which is not the time when traffic volumes are highest in the area. Instead, traffic in the area (in particular at the intersection of Regency and Lacewood Dr) is heaviest at midday on Saturday and Sunday. The timing of the existing traffic study will lead to flawed conclusions in the final report - The traffic study does not take into account the effect of traffic turning from Bently Dr onto Washmill Lake Dr (in particular the intersection closest to the proposed development). Traffic queueing for the new intersection could make it difficult to turn out from Bently Dr, leading to backups in the Mount Royale subdivision as well as potential safety hazards

Anonymous

4/19/2024 09:55 AM

Too dense; increase in traffic on Washmill; out of character with the surrounding environment

Anonymous

4/19/2024 10:44 AM

Very concerned about the traffic. I live in the area and it is very difficult to access Washmill Lake Dr, from Grandhaven Blvd. The speed rate of 60km/h should be lowered to 50km/h and regular radar checks done by HRP. At our intersection of Washmill Lake Rd and Grandhaven there are in excess of 600 apartments/townhouses and a strip mall with very busy restaurants, and other retail attempting to access . There needs to be traffic lights!!

Anonymous

4/19/2024 10:51 AM

This is the email I sent to Dean MacDougall on December 19 The original Approved Plan, Case 19532, approved 1,216 units and 11 buildings, with heights from 8 to 12 storeys. The most recent revision, Case 2023-00408, proposes 2,500 multi-residential units, of heights from 7 to 28 storeys, 75 townhouses, and 143,380 square feet of retail space. We are greatly concerned that this "revision" may be approved. Not only will the area be greatly congested, but the building heights are excessive, especially in an area where developers such as Cosmos Properties have constructed 12 storey buildings which were to afford a view plane to existing and future tenants. Personally, our decision on making Grandhaven Estates our home was affected by the views offered under Case 19532. Further the extra development does not seem to account for the incredible forest and wetlands that will be destroyed. Interestingly, the day we stopped to read the development sign a beautiful cock pheasant appeared and

walked right by the sign. The area is also the home for many deer, birds and other wildlife species. Although it appears that signalized traffic lights are proposed at Washmill Lake Drive and the Regency Park Drive extension, there does not seem to be any provision for the extra traffic flow by Grandhaven Estates and the Belgravia Apartments where access to and from is hazardous with existing traffic.

Anonymous

4/19/2024 12:00 PM

It would remove the outdoor space we have with one of the only driving ranges near the city of Halifax.

Anonymous

4/19/2024 12:14 PM

There are major concerns with more residential development in this area. One being the fact that our schools are already overloaded. Just look at the number of portable classrooms at the schools on Gesner.. Also, we need a police precinct in the area. and last but not least we need a Health Clinic such as the Cobequid Centre in Sackville. We need to be proactive and not reactive as obviously has been the practice in the past. There is no mention of some low income residential housing in the proposal.

Anonymous

4/19/2024 12:27 PM

Development schedule: this will be very disruptive to the people living in close proximity to this development. What will be done to ease the strain on neighbours during blasting, construction, additional pollution, etc.? Parking: There is a big problem with street parking already on regency park drive... don't make this worse. Too many units: More townhouses (100+ instead of 75) would be nice. I suspect they will not be remotely affordable but people don't want to live in apartments their whole lives. Affordability: If this is just 4000 more people living in an area with outrageous rent, it is unhelpful. We don't need more "luxury" apartments, we need livable spaces. I understand more supply = better price but I've seen the work from this developer. Not everyone is in want of, or can afford, a "luxury" apartment and it is not helping our city. Height of buildings: 28 storey buildings will put the buildings below into basically total darkness, and they are dark already. This is excessive height that is unpleasant for people living in them and people living around them.

Anonymous

4/19/2024 12:30 PM

I'm very concerned about traffic from Greenpark Close being able to turn left onto Regency Park with the increase in traffic volume.

Anonymous

4/19/2024 01:58 PM

What are we going to do to keep rent affordable? The cost of living is increasing and Canadians are struggling to keep a roof over their heads. What does the council plan on doing to keep rent low while

giving people everything they need

Anonymous

4/19/2024 02:04 PM

Too many tall buildings. Population density too much.

Anonymous

4/19/2024 02:18 PM

Traffic - there is already a significant issue with traffic in this area, especially when entering Bayer's Lake. This is especially important for emergency evacuations - adding hundreds / thousands of people to the street will exuberate this issue. Wildlife - there is a large deer population in this area. Construction will drive them out of their home and onto the roads causing more deer accidents as well as threatening wildlife. Water - The woods and surrounding natural areas absorb a significant amount of water. Where will the water go if the trees and other vegetation are not there to absorb it? Affordable housing - how does anyone have the audacity to build several new buildings without including affordable housing? We are in a crisis. Who will be able to afford to live in these homes? WM Fares should take this into account and not deflect onto HRM. Schools - already overcrowded. Zoning - this area is surrounded by commercial zones, the addition of businesses to this area will reduce available street parking which is used for the school and other events (such as elections). This will also increase unwanted traffic as it is a quiet neighborhood that houses a lot of seniors, young families, and other lower classes. The FAQ does not answer any of these concerns, it defers responsibility onto HRM.

Anonymous

4/19/2024 02:52 PM

TRAFFIC!! We live on Grandhaven Blvd., the traffic on Washmill Dr. is at times very heavy. Our access to Washmill should have been in the form of a round-about. This oversize should not be permitted to be repeated! We need to slow the traffic on Washmill, a round-about would help with this.

Anonymous

4/19/2024 03:09 PM

My concerns are dealing with the traffic issues as they exist in the area today. The heavy traffic on Washmill as it exist now is unacceptable especially where Grand Haven connects to Washmill Rd. There is both a school bus stop and a regular transit stop at that intersection with a crosswalk. A number of close calls with vehicles speed through the area and high density of traffic WILL lead to a major accident that could be prevented with simple stop signs which HRM has simply ignored. Yes they have been informed and chose to do nothing yet you are looking at adding a potential 6000 units to the area? If you are going to do this you better have a plan to deal with the traffic.

Anonymous

4/19/2024 03:21 PM

traffic and the ability for the ease of vehicular movement for the new development as well as the existing ones accessing Washmill

Anonymous

4/19/2024 05:03 PM

My view of Bedford Basin will probably be blocked

Anonymous

4/19/2024 06:18 PM

Overcrowding, encroaching on wildlife habitats, and voracious acquisition of every available parcel of land by opportunistic entities.

Anonymous

4/19/2024 06:41 PM

Although I am happy to see Regency Park developed through to Washmill Lake Drive, I have grave reservations regarding the amount of vehicle traffic created by adding another 3500+ residents to the area. Morning traffic, the high school dismissal traffic, and evening traffic already make it exceedingly difficult for residents on Greenpark Close (and Solutions Drive) to exit our streets (particularly with a left turn onto Regency Park Drive) at those times. Adding another 3500+ people with cars wanting access to Lacewood Drive will make exiting Greenpark Close almost impossible. I realize some of that traffic will exit the development area via Washmill Lake Drive (if people are heading into the city), however, Washmill has no access to Hwy 102, only Lacewood Drive does, which is likely to force a large proportion of commuters to want to use the Lacewood intersection at Regency Park. In addition, at peak traffic times, the backup on Lacewood Drive between the Hwy 102 on-ramps and Regency/Parkland is already lengthy - and if you're adding 500 more vehicles to that steady stream of traffic on Lacewood, the backup on Regency Park trying to make a left turn onto Lacewood Drive will be substantial! And then there's the concern of an evacuation emergency! There is a large number of people living in the existing buildings on both Greenpark Close and Solutions Drive (as well as those at the Lacewood end of Regency Park). Should there be an evacuation situation (as there was last summer with the Hammonds Plains/Tantallon fires) the ability to exit those two streets and the buildings on the corner of Lacewood/Regency Park would be nearly impossible with the additional traffic generated by the residents of the Regency Park extension. I realize the city urgently needs development like this but I don't believe adequate consideration has been given to the transportation issues generated by this development. This is a suburban neighbourhood, almost completely reliant on cars for transportation. Current public transit is not easily accessible for the many older people living in on Greenpark Close and Solutions Drive - the transit terminal is just too far to walk easily, so we will be seriously impacted by this large increase in vehicle traffic! We are dependent on our cars to get around the neighbourhood and to access downtown.

Anonymous

4/19/2024 07:21 PM

Increased traffic, strain on existing services

Anonymous

4/20/2024 11:48 AM

I have no fears about the new development, on the contrary, I encourage it

Anonymous

4/20/2024 02:28 PM

That there is no affordable housing. Halifax has a significant lack of housing (both apartment and single family homes) that can be afforded even by the middle class. Once again HRM has failed.

Anonymous

4/20/2024 06:25 PM

No concerns. It is a good development.

Anonymous

4/20/2024 08:25 PM

1) Increase in traffic near the intersection of the Halifax West high school. 2) Impact on wild life in the area. I have seen deers from time to time. 3) Schools for kids of new residents. Its been crowded here.

Anonymous

4/21/2024 02:30 PM

Presently now the traffic is barley manageable. Trying to get out of Mount Royal and turning left onto Washmill Lake Dr. going toward The Bayers park Traffic . Our infrastructure in Halifax is already inadequate.

Anonymous

4/21/2024 03:16 PM

The only concern I really have is the traffic on Washmill Lake Dr!!!!!! We live at Grandhaven Estates and as it is, we currently have a HUGE problem turning left to go down Washmill to get to Main St or Fairview. If you add in another 10,000 people (approx 3 per unit), we will only be able to get out after rush hour or even later. We want/need a light at the bottom of Grandhaven Blvd! I have seen so many near misses there. You spent all that money on a cross walk light but I only see 1 person a day using it or none at all. In the winter, the people who plows at the townhouses on Vitalia Court, piles it all at the end of the overflow parking and you can't see the cars coming in the bend of the road on the left when trying to leave Grandhaven Estates! You can't really see that well even in the summer. You have to try to see between the parked cars in the overflow. So frustrating and DANGEROUS! That little stripmall also did not help with us being able to leave our parking lot/driveway either.

Anonymous

4/21/2024 05:05 PM

Too much traffic will create more congestion also concern about potential on the green area of Mainland Commons

Anonymous

4/21/2024 05:21 PM

Traffic and parking. There is already limited street parking on Washmill, especially with the bike lanes that are rarely used. 28 storeys is too high. My building is 9 stories and that's enough. When you get more than that it's too big.

Anonymous

4/21/2024 05:38 PM

I have nothing but concerns. This project will destroy the little bit of green space we have in this part of the city. This project will destroy animal homes - we have a lot of deer, pheasants, lots of birds including eagles and smaller animals such as snakes, chipmunks, squirrels, etc. I like to sit on my balcony and see and listen to the animals and trees. We don't need a concert jungle - leave the space alone, let the trees and animals stay, live and thrive.

Anonymous

4/21/2024 06:14 PM

Most of the forestry is gone from this area due to heavy construction and dozens of buildings being built in the past 15 years. We can't breathe from the concrete, trees are the source of oxygen we need in order to help us breathe. For three weeks in July of last year the air was so humid and polluted, it was harder to breathe. The roads are already too congested, traffic is slow. Imagine when that area where the new hospital is built gets finished what the traffic will be then. I hope you take this in consideration before you build 28 stories buildings. This is absurd! If you have to build, please plan smaller buildings, 6 stories max, please think of people living in these buildings, hotter weather every year etc.

Anonymous

4/21/2024 07:11 PM

Traffic increase in my area of Regency Park Drive.

Anonymous

4/21/2024 11:10 PM

Traffic flow - In particular for residents on Greenpark Close, exiting onto Regency Park Drive is very difficult now during Halifax West High School hours. When this development is approved, the volume will increase as well as Vehicles using Regency Park Drive as an entrance to the Bayer's Lake Business Park. Suggest that a SMART TRAFFIC CONTROL LIGHTS be installed on Greenpark Close. The lights would be default GREEN on Regency Park Drive and only operated when vehicles EXITING Greenpark Drive. (Thomas Radall Drive should also be considered.

Anonymous

4/21/2024 11:38 PM

Traffic - especially on Regency Park Drive; Infrastructure - negative impact on power, water, and sewage - already concerns and issues in these areas; negative impact on the few existing green spaces in the area. More development; but, lack of affordable housing - affordable as defined by the people, not the government.

Anonymous

4/22/2024 09:47 AM

- The space left for wildlife and nature to coexist with the development. There is a vast majority of species currently relying on what is left untouched. It would be beneficial to be mindful of the impact of the actions taken to create this development and give back to the ecosystem as much effort as it is put into this project. - Traffic. Although the extension of regency park (bus route, bike lane) is a great addition, the volume of traffic going to and from bayers lake will get extremely overwhelming. It would be beneficial to incorporate as much of alternative transportation as possible, making it more preferable over thousands of cars.

Anonymous

4/22/2024 10:02 AM

How quickly they can build it, and whether they're actually going to. If this is a real proposal, do it. If it's just to increase land value while land banking, no. Definitely needs some more services onsite though

Anonymous

4/22/2024 10:37 AM

The proposed development substantially fractures the existing habitats within the area. Moreover, the increased traffic in the area also has an undesirable environmental impact. Once forest is removed, it is almost impossible to undo those actions. The forest and existing green space itself adds a lot of value to the existing apartment buildings, and removing it would be detrimental to the value of the area.

Anonymous

4/22/2024 01:15 PM

I live at 247 Regency Park Drive - how close will the new building be located to our existing building.....and I noticed that the building extends toward the back side of our existing building and wondering if that will be creating more noise and blocking privacy - just wondering how long the construction will take and the height of this structure.... Currently, this is a quiet green space as I live on the back part of the building, so I am concerned about the noise created by a new structure .....and quality of my current situation as I have been enjoying the quiet aspect of living at this location for nearly a decade

Anonymous

4/22/2024 02:19 PM

My concerns are focused on the increased amount of traffic flow on Washmill Lake Drive. The number of residential units is likely to add around 3000+ vehicles to the area.

Anonymous

4/22/2024 04:34 PM

Of primary concern is turning left from Bently Drive onto Washmill Lake Drive heading towards Bayers Lake. As a 11 year resident of Mount Royal exiting our subdivision to head towards Bayers Lake has grown incredibly dangerous due to the volume of traffic on Washmill and the lack of signal lights/traffic control. With the proposed

new development the amount of traffic is guaranteed to increase and thus make that intersection even that much more dangerous and concerning. Of secondary concern is that the Non-Disturbance Area to the West of Mount Royal is unimpaired - I believe this area serves as a Halifax Water/Sewer service line and any construction may damage that line causing down-hill affects. That is, if the water/sewer line is damage as a result of construction then the water/effluent will flow into the neighbourhood causing damage.

Anonymous

4/22/2024 05:59 PM

The size is my biggest concern as currently I am living on Greenpark Close and in the morning with school buses and students driving to Halifax West it can take several minutes to get out onto Regency park Drive. This area is already high density.

Anonymous

4/22/2024 10:43 PM

The material rightly states that HRM currently does NOT have a program that allows us to require affordable units...This does NOT mean that we should go ahead with such large scale development that does NOT include affordable housing. This means that no one, and especially not our local representatives, cares about affordable housing. I can afford a unit in one of these developments, but my junior colleagues, my newly graduated students from a local university, my senior neighbors on a fixed income will NOT be able to afford units in this development. Just because there is currently no program to allow us to do the right thing does not mean we cannot do the right thing. We can say no to this development until the developers can do the right thing for everyone in the community. Is this not a reasonable request? We do NOT have to require this from developers, but we do not have to give our approval for this development either. Or do we? And if this is already a done deal, then why ask for our feedback? I spent an hour of my evening reading all of the information (because I live in the affected area), but I am not sure it matters. Nowhere did I see any mention of the fact that this is a very busy area where High School students drive and walk. The morning traffic is very heavy. The traffic will further impact those trying to exit from Greenpark Close and Solutions Dr. What will be done about that? We have numerous deer in the area and other wildlife in the nature preserve area near Mainland Commons field. I find it hard to imagine that the 8 years of construction and the added traffic and further erosion of this unique wooded area will not impact the nature and wildlife.

Anonymous

4/23/2024 08:30 AM

As a resident of Grandhaven Estates, I have a concern on the downstream affect the increased traffic and subsequent traffic control lights will have on exiting Grandhaven Blvd. It is already difficult to turn left from Grandhaven to Washmill and will become more so,



especially during peak hours, if the traffic light at "Regency" causes the traffic to back up to and behind Grandhaven Blvd.

Anonymous

4/23/2024 02:28 PM

Only the provision for traffic lights at the upper and lower ends of Bently Drive to allow vehicles to exit Mount Royale conveniently, otherwise I'm very pleased to see this project finally at this stage. Just confirming that Regency will be a two-lane-each-direction road.

Anonymous

4/23/2024 11:22 PM

How much will the traffic increase? The north side of the building I live in barely gets any sun now, the new developments will block what little sunlight we do get

Mike87

4/24/2024 07:15 AM

The destruction of urban forests home to deer and perhaps species at risk lichen. Acidification and destruction in the remaining forests from application of road salt, this has destroyed large areas. The massive increase in traffic, children currently have no reasonable way to cross washmill lake but run across. Poor quality of development, the Mount Royale neighborhood has many issues from I believe the same developer. Lastly there is likely low amounts of gold in the bedrock that should be preserved for the future.

Anonymous

4/24/2024 10:09 AM

My main concern is the height of the proposed buildings. Personally the most concern is the commercial development of the group near Geizers Hill. Proposed height is 24 stories which would be right in front of my apartment. I believe this will impact our quality of life and have an adverse effect on the wildlife in this area.

Anonymous

4/24/2024 10:19 AM

I live at 91 Grandhaven Blvd and which is the building that will look into the new building labeled on the traffic study as MU 11 and will 18 stories high. I have two concerns: 1. The calculations of traffic volume are based on assumptions of increasing traffic that may underestimate what is happening on Washmill Lake Drive. The traffic study says that this road is four lanes when in fact it narrows to three lanes at the Cosmos Development. People are already travelling well over the 60 km limit on that stretch where people are turning left and right and we have had at least one accident at that location. In addition to another apartment building opening in the complex in the next year there is a lot more traffic of people going to the new health center. I believe that the traffic study needs to be revisited to ensure that there isn't a need for two traffic lights. One as proposed and one at the entrance to Cosmos and Belgravia and the commercial area. 2. While I support the development and trust the builder I do not understand why building MU11 needs to be 18 storeys tall. The

buildings beside it are seven storeys. While I regret losing some of my view (selfishly) I am more concerned about the skyline at the highest point in Halifax. We currently have 5 buildings sharing that skyline (and I love the copper roofs on the Cosmos buildings). They look congruent and as a nice flag ship for development in the city. Adding another apartment that will tower over them seems like an effort by one developer to demonstrate their power, domination, and control. They will be able to say they have the tallest building on that high point. They can claim that theirs is bigger than the others. I regret that type of competition on our skyline. I would recommend that you keep them all at 10 or 11 storeys maximum on that high point in the city and keep the message consistent about who owns the view!

Anonymous

4/24/2024 12:42 PM

None, I have been waiting for years for this road to get connected and make the area more walkable

Anonymous

4/24/2024 03:29 PM

We have lived in the Mount Royale subdivision since its inception. A few concerns jump immediately to mind - when it's windy outside (as it is most of the time), the wind whistling through the existing apartment buildings sound like high pitch screeches, or a 747 landing. It is clear that there were no wind studies done before building these apartment buildings. This NEEDS to be considered during this application process. Secondly, the apartments provide such little parking for the residents and their guests that cars are continually parking far away from their buildings, in front of our homes, adding to an already congested situation in this subdivision. This can only get worse with the new proposed development. Thirdly, as it stands now, trying to exit the Mount Royale subdivision is like playing a game of frogger. The amount of traffic up and down Washmill is incredibly overwhelming to the point that we have waited up to 10 minutes for a safe time to exit the subdivision. Washmill is unbelievably busy with traffic at all times of the day and night. We have seen many, many near-miss collisions. Adding the breadth of increased density that the applicant has proposed would create untenable living and driving conditions. This new proposal does NOT belong in an already highly densely populated area. As residents, we will also be subject to construction noise, dirt, debris, traffic interruptions and more during the many years it will take to complete this proposed development.

Anonymous

4/24/2024 04:35 PM

None, I would be so very happy to see more residential units in this prime location and bring down rent costs across the HRM. The only issue will be traffic, of course. This should mean NO LEFT TURNS at the top of main Street.

Anonymous

4/25/2024 01:00 PM

Huge traffic increase in a very busy area now Is there affordable housing?

Anonymous

4/25/2024 03:07 PM

My concerns are more so with the traffic in the area. The intersection at Washmill and Grandhaven is very dangerous and requires a light now. Increases in population in the area will definitely make for more dangerous driving; therefore, a traffic study should be performed.

Anonymous

4/25/2024 03:42 PM

As all LONG Term resident of 247 Regency Park Dr this project will COMPLETELY BLOCK SUNLIGHT from our home. The previous plan showed MU12 as a 7 storey building which would only block our view BUT 2 x 16 storey will DEPRIVE US OF ANY DIRECT SUN YEAR ROUND.

Anonymous

4/25/2024 05:09 PM

The planned streets should include protected bike lanes. The development is extremely well located for easy active transportation access to a large number of amenities, but bike lanes need to be included from the start to give people the confidence and safety to do so. Between the size of the development and likely through-traffic between Lacewood and Washmill, Regency Park Dr. is likely to become a much busier street, and the extension should be built as such.

Anonymous

4/26/2024 04:21 PM

1. Population Density - It appears that the scope of this project has significantly increased initially proposed in 2014. Then the proposal was for approximately 2300 people (47 people/acre) and today the proposal is for 6301 people (134 people/acre). 2. RF and Safety Code 6 Studies - Given the additional heights of the apartment buildings, has a new study been requested? 3. Environmental Impact Study. Has one been requested and does this proposal affect any wet lands? 4. Traffic Study - I am concerned with the safety and capacity of Washmill Lake given the size of this development. This development will add 777 entry/exit vehicles to Washmill Lake Dr in the AM and 1107 entry/exit in the PM. Additionally, I remain very concerned with the current 60km speed limit as it is too high. School buses stop at 91 Grandhaven several times a day and there have been several near misses because drivers have been travelling too fast. This also occurs at the crosswalk. 5. Parking. What will be the parking ratio (1.5?) 6. Students. The current proposal will see a significant addition to the student population. Will the Department of Education be invited to comment?

Anonymous

Traffic, noise, bird migration

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4/27/2024 10:33 AM

Anonymous

4/27/2024 10:46 AM

The lack of space for new students in local schools, which are all over-capacity already. As well, Regency Park drive will surely need some more street lights (or at least pedestrian-activated crosswalks) at either Greenpark Close or Thomas Raddall drive once it gets puts through to Washmill Lake, seeing as it will get much busier with increased traffic. What about more police presence or a new fire station in the newly developed area? Also, I don't see a playground in the plans.

Anonymous

4/27/2024 04:47 PM

Too early, infrastructure nessary first. A chain is only strong as it's weakest link. we have lots of weak links before building more expensive housing

Anonymous

4/28/2024 01:49 PM

As a pedestrian in this area it is practically impossible to cross Washmill Lake Drive, and there have been pedestrians hit by cars while trying to cross. The amount of traffic is constant well into the night time hours. The rate of speed the cars are driving is well over the speed limit. The only true crosswalk is at the the Washmill/Chainlake intersection. There is a push to cross crosswalk at the Belgravia/Grand Haven driveways. The traffic, for the most part does not stop, doesn't even slow down. The only other push to cross crosswalk is at the top of Main Ave/Washmill. Again, the traffic may or may not stop, instead blasting their horn. The speed sign installed after #16 Bently is constantly red - reduce your speed. I can't even imagine what this will be like with the additional cars these buildings will add to the area.

Anonymous

4/29/2024 09:16 AM

No Infrastructure to support that many people, ie roads and services. Have you done a car count for washmill drive lately. It is a dangerous road with all the development now and apartment people. The current buildings do not have enough parking for tenants so they park in Mt Royale subdivision. The buildings are too high. On a windy day with current development it sounds like an airport. Have you done a wind study?

Anonymous

4/29/2024 06:01 PM

enough park area

Anonymous

4/30/2024 02:45 AM

Too many tall buildings, creating a large community where services may be lacking including schools, functional recreation for all ages, and accessible green space including community gardens. Tree retention & and creation of the proposed AT trail linking to

Mainland North Trail ....must be done before the development starts, as was done with Geizer hill trail.

Anonymous

4/30/2024 07:24 AM

My concern is that it is taking forever to start building. The city should speed up the process of approving these kinds of projects, because it will add more residential units. When the market has enough units, supply and demand dictates that rent costs will go down, and that will make it easy for everyone to find the suitable area and place to live in, as well as it will reduce homelessness.

Anonymous

4/30/2024 11:03 AM

Congestion of traffic. Damage to wetlands. Poor infrastructure to support the increase of population.

Anonymous

4/30/2024 05:15 PM

The removal of trees and greenspace will negatively impact climate/environment. Connecting Regency Park Drive to Washmill Lake Drive will increase traffic and trap current residents.

Anonymous

4/30/2024 06:47 PM

This development is out of character with the Schedule K developments Clayton Park and Mount Royal subdivisions. Grandhaven Estates and Belgravia are 12 stories which sets a standard for the height in this area. The proposed development consists of very tall buildings and there does not appear to be any townhouses identified on the drawing. Such massing and density is better placed directly on rapid transit lines A site plan dated 30 April 2018 by WM Fares Architects Mainland Common Development Master Site Plan that includes town houses and mixed use buildings that reflects the character of the area a similar approach to development as Rockingham South

Anonymous

4/30/2024 08:18 PM

The development is needed but my concerns is the schools it lists as closed by as a reason to build in this area. Thousands of units do need infrastructure to support them. The schools listed cannot support current enrollment. More schools are needed in this area to support this and current needs.

Anonymous

4/30/2024 09:52 PM

There is already congestion in the parking from the school.

Anonymous

5/01/2024 03:06 PM

There is already too much traffic in this area. How are you planning to manage it?

Anonymous

5/02/2024 07:52 AM

1) Traffic congestion because of increase vehicles; it is hard enough now to get from Greenpark Close on to Regency Park Drive because of the vehicles going to/coming from the high school and BMO soccer centre. 2) The proposed number of storeys per building will decimate the view for residents in existing buildings. 3) The current green space provides a peaceful surrounding for existing residents to enjoy; this will be destroyed by this development. 4) Blasting and construction will cause structural cracks in existing buildings. 5) Road blockages to enable heavy equipment access.

Anonymous

5/02/2024 08:27 AM

A major concern is the heavy impact on traffic on Washmill Lake Road. We live on Grandhaven Blvd and it is often extremely difficult to exit onto Washmill currently. Adding a huge development to this area will create additional pressures on traffic flow, including safety concerns. Of course, because we live on Grandhaven, the noise and dirt levels from this vast construction project are a personal concern.

Anonymous

5/02/2024 11:29 AM

The number one concern we have is the elimination of the greenspace and the disruption to the natural habitat and therefore the displacement of any wildlife there presently. There needs to be consideration to conservation of the diminishing greenspace around HRM due to development. The other concerns we have is the fact that most if not all are skyscrapers and that doesn't fit in with the community at present. Halifax is not Toronto, Montreal or Vancouver and we needn't try to be. This is too much of an increase in residential density in this area. I do not see these being affordable and this was already brought out in the FAQ so I am aware, as none of what is being developed now ever is so with the mass immigration bubble about to burst, who is out there chomping at the bit to move into high priced high rise apartments in the area? We believe the plan is a little ambitious to say the least. The traffic coming through with the proposed Regency Park Drive extension onto Washmill Lake Drive will make the current nightmare when trying to turn left coming out of Grandhaven Blvd much worse. We have already seen near misses and accidents occur trying to get out without the proposed 3500 plus additional housing units planned for here. We feel time and effort should be put in place for the homeless and/or lower income earners to be dealt with properly and permanently as far as where they could live rather than allowing rich developers to create whole subdivisions in the name of profits. The idea of that many high rises on a relatively small footprint does not appeal to us at all.

Anonymous

5/02/2024 05:33 PM

Too massive a housing project. Washmill Lake Drive is not designed for this increase in traffic. The height of the buildings are dwarfing the surrounding buildings, 2 to 2-1/2 times the height of next door

buildings. It appears some of the proposed buildings are very close to existing buildings, like MU11, MU13, MU15, MU17 and MU18.

Anonymous

5/02/2024 09:46 PM

Concerned about the wildlife (pheasants, deer, racoons, birds, etc.) in the area who call the Mainland Common and surrounding area their home. Also concerned about increased traffic in area.

Anonymous

5/03/2024 12:28 PM

The traffic analysis should have been done when school was in session. Then there would be a true number of school buses, and pedestrian counts which would be more realistic. It seems that the school wasn't taken into consideration. From Lacewood Drive to Greenpark Close is a busy area. We have lived in this area for 15 years and have watched the traffic increase. There is a lot of parking on Regency when school is out as parents wait to pick up their children. Then there are quite a few school buses leaving the school and other school buses coming into the area to drop off children. That should have been factored into the count which also causes traffic delays. What will happen to parents' parking if bike lanes are implemented or any parking for that matter? There is also the matter of Solutions Drive as well as Greenpark Close having to exit onto Regency. There needs to be some sort of lights set up. The area on Lacewood where the left turn lane is located for Costco before the light should be removed so that traffic does not block the area and back up traffic. That is a poor design and I'm surprised there are not more accidents. If that left turn lane was removed, then the left turn arrow going up to Walmart and Costco should be increased to allow the excess traffic to move through there quicker to alleviate the traffic backup. What will happen on the weekends is Regency to Washmill will be used as a detour to offset the tie up which is always there and will make traffic much more heavier on Regency. Also, Regency would need to have a left turn arrow to get out onto Lacewood. Actually this development is too large. Do we really need 28 story buildings in this area? It seems like the developer is really not interested in the natural environment of this area. These buildings are going to look like the Washmill apartments where the buildings are too close together. There should be more green spaces between them. What about the construction in this area and the traffic tie ups with the trucks, noise, especially blasting, when it begins?

Anonymous

5/03/2024 03:31 PM

My primary concern revolves around the proposed development site being situated within a wetland area. This raises significant alarm due to the potentially detrimental impact that construction activities could have on these vital ecosystems. Wetlands play a multifaceted role in the environment, serving as critical habitats for diverse flora and fauna, while also providing essential ecosystem services such as

water filtration, flood control, and carbon sequestration. The disturbance or destruction of these wetlands could lead to irreversible consequences, not only for the local biodiversity but also for broader environmental functions. Wetlands act as natural buffers against pollutants, trapping sediments and filtering contaminants from runoff before they enter larger water bodies. Moreover, they serve as crucial carbon sinks, storing substantial amounts of atmospheric carbon and helping mitigate climate change. By encroaching upon these wetland areas, the proposed development risks disrupting delicate ecological balances, compromising water quality, and exacerbating flood risks for surrounding communities. Furthermore, the loss of these ecosystems could have far-reaching implications for regional biodiversity and ecosystem resilience, undermining efforts to conserve and protect natural resources for future generations. Another concern is Regency Park Dr, a street where motorists often disregard the crosswalk, especially at the intersection with Thomas Raddall Dr. With an increase in the number of motorists, this street will become more dangerous for pedestrians. Currently, there are traffic jams during school hours due to the proximity to Halifax West High School.

Anonymous

5/03/2024 05:19 PM

My biggest concern with the proposed development is the connection between Washmill Lake Drive and Lacewood Drive via the proposed extension of Regency Park Drive. While I understand that a traffic study has been conducted by WSP, I do not believe that the scope of their monitoring is sufficient for the affected area. My concern is the increase of traffic flow on Lacewood Drive going west toward NS-102. This portion of Lacewood Dr can become very backed up during peak times and I do not believe this has been adequately assessed in the traffic monitoring report. If this development pushes forward, I would like to suggest that Regency Park Drive not be extended as a roadway for motorized vehicles. I believe it would be much better suited to have an active transport route between Regency Park Drive and the new development. This would still allow for the children in the community to access the local high school, soccer centre, public library and the Canada Games Centre without an increase in motorized vehicle traffic. This would also allow local residents on the Regency Park Drive side to access the commercial space proposed in the new development. I would like to draw attention to another local street, Bayview Road. I believe the intention of this road was to connect the local neighbourhood to the amenities in Clayton Park while allowing easy access to the MacKay Bridge. This is now used as a shortcut for people wanting to access the bridge coming from Clayton Park, Bayer's Lake, and sometimes the NS-102. I believe Regency Park Dr will become the next Bayview Rd as it would provide easy access to Bayers Lake and the NS-102.



Anonymous

5/03/2024 06:26 PM

The FAQ says that access to schooling is considered in the approval process. Schools in this area are already oversubscribed. An expansion at Park West is planned to cope with immediate need for more school spaces. I have noted that so far no construction has begun. Halifax West High School is also short of space. It is crucial that schools already be in place BEFORE applications can be entertained. This city has shown itself to be incapable of foreseeing schooling needs, as evidenced by the dire situation at Park West. Stop doing this! Traffic is another aspect that the FAC says is considered. It better be. Washmill Road is already busy, and traffic flow will increase significantly as the new hospital facility in Bayers Lake develops. I understand that more stores will open in Bayers Lake as well. In this development plan roughly 3500 new dwellings - so conservatively 5000 more vehicles -- will except egress onto Washmill Road. It can be argued that some of these would exit the area via Regency Park, but presently traffic mainly flows from this area towards the peninsula in the morning, and back again in the afternoon. Also, people in existing buildings on Regency Park or even beyond such as Parkland will use the exit on Washmill as a shorter route to the peninsula. Thus, traffic on Washmill will increase dramatically, which will be a very bad situation. The FAC also says that care will be taken for the natural environment. Then this proposal is laughable. The natural environment will be destroyed. In the picture of the development property there is a band of land that extends towards the Mainland Commons Trail. What is that? It cuts across the treed area and would ruin the system of paths that extend from the dog park towards Main. The fact sheet provided is so scant in information that one cannot judge other aspects of the proposal. Where are the tallest buildings to go? What about the townhouses? I live in a new building on Grandhaven Blvd. Extending above the summit of the hill the wind here is ferocious. Extending more high buildings near here will funnel the wind even more, and I will expect significantly more damage from high winds / hurricanes.

Anonymous

5/03/2024 10:52 PM

High-density crowds and super-high-rise residential buildings put pressure on surrounding residents. There are already many apartment buildings around Washmill Road. But the tallest apartment planned to be built is 28 stories high. I can understand that the government wants to solve the housing problem, but I cannot agree that the government should build all apartment buildings into super-high-rise buildings in order to solve the housing problem. This is obviously unfair to the residents who already live in the surrounding area!

Anonymous

5/03/2024 11:49 PM

I'm concerned about the environmental impact of this huge development. The area is a wetland and is the habitat of many

animals. I'm also concerned about the affordability of the apartments. The number of homeless Nova Scotians has increased recently, but the reason is not only the housing shortage but also the high leasing prices. Many people are struggling to pay bills, and leasing an apartment shouldn't cost more than 50% of their income. So, building many apartment buildings won't solve the current problem if they are not affordable.

Anonymous

5/05/2024 08:33 PM

It would be nice if this expansion could minimize any damage dealt to the Geizer hill trail.

Anonymous

5/06/2024 06:58 PM

The project scale is bigger than the neighbourhood current state of infrastructure. The addition of over 30,000 units each may have an average of 3-4 individuals will lead to massive population growth without proportionate expansion in services like traffic, schools, parks,.....etc. This is not even going over the massive green areas that will disappear and be replaced with high buildings. Was the environmental effects of that project studied? I assume which is not acceptable while we are asked to pay extra taxes everyday for the environmental changes. The developer company is known and already own almost all of the neighbourhood buildings and their management track record is not satisfactory. In their existing buildings, they didn't have adequate parking spaces and subsequently most of our streets are occupied by their residents who have no existing parking which leaves no spots for us.

**Mandatory Question** (105 response(s))

**Question type:** Essay Question

## Q2 | What do you like about the proposed development?

Anonymous

4/17/2024 01:42 PM

Easier access to wash my lake in Bears lake area

Anonymous

4/17/2024 02:55 PM

NO.we do not like it because cutting down trees and distroingbirds and animai habbitats.

Anonymous

4/17/2024 03:04 PM

It's a great plan and includes planned park areas and trails.

Anonymous

4/17/2024 03:21 PM

we need more living spaces and connects to Lacewood

Anonymous

4/17/2024 03:52 PM

Connection creates a much faster path between these two areas without having to drive through Bayer's Lake/Clayton Park. Traffic may be reduced in these areas somewhat. Increase in housing is greatly needed so 3500+ units is a big plus.

Anonymous

4/17/2024 04:09 PM

I like that the area is developing, but you need to have an infrastructure in space to handle all these new buildings and families moving in

Anonymous

4/17/2024 05:18 PM

We hope it will bring small business such as coffee shops, etc. to this area

Anonymous

4/17/2024 06:27 PM

More homes, well thought out, variety of developments

Anonymous

4/17/2024 06:30 PM

I like the park space and trails. I like the connection of Regency Park Drive to Washmill Drive. I like the commercial space.

Anonymous

4/17/2024 09:27 PM

The positive attributes of this proposal are the increase in much needed housing, as well as the support local businesses in the area with receive with an increase in population.

Anonymous

4/18/2024 08:13 AM

Nothing and it will allow more congestion in our area.

Anonymous

4/18/2024 10:42 AM

I would like it in another location .

citydweller

4/18/2024 12:01 PM

The retention of green spaces, especially the Mainland Common Park. This area should not be encroached upon any further in future. The trail system expansion is also nice.

jojo123

4/18/2024 01:23 PM

Nothing specifically.

Anonymous

4/18/2024 01:27 PM

Bringing more residents to the area those taking pressure off other areas while maintaining the green belts

Anonymous

4/18/2024 03:27 PM

more housing is needed

Anonymous

4/18/2024 03:29 PM

jack

Anonymous

4/18/2024 04:49 PM

I like the idea of maintaining green spaces and connecting with the trail systems. In the open area will there be additional recreational space

Anonymous

4/18/2024 05:52 PM

New road access, commercial development, add restaurants and cafes. Bar

Anonymous

4/18/2024 07:01 PM

It will provide more necessary housing but how much more can be jammed in to this area?!

Anonymous

4/18/2024 11:48 PM

More options/housing

Anonymous

4/19/2024 03:00 AM

Personally, I do not like this proposal.

Anonymous

4/19/2024 07:34 AM

I like that it would have both residential and commercial, which means it would be more walkable for residents of the area. Many of the building here do not have commercial space and bus access isn't great, it creates areas where driving is prioritized.

Anonymous

4/19/2024 08:38 AM

Much needed housing

Anonymous

4/19/2024 09:29 AM

I am hoping you have small stores like baker, butcher and coffee and eateries. Not big box stores. Try to make it more like a little community where you can walk around and enjoy some interesting shopping.

Anonymous

4/19/2024 09:51 AM

Connecting Washmill to Regency will be helpful as it will provide quicker access to Lacewood drive. I'm personally not opposed to more development in the city assuming traffic impacts are properly considered

Anonymous

4/19/2024 09:55 AM

May help with the housing shortage.

Anonymous

4/19/2024 10:44 AM

It addresses the housing issue for high end only renters. But does nothing for low income housing , adding this development will just add to the already busy area.

Anonymous

4/19/2024 10:51 AM

Nothing. It is too high density a plan and I don't see any moves by HRM to rectify pedestrian and vehicular traffic issues on Washmill and throughout Bayer's Lake

Anonymous

4/19/2024 12:00 PM

Nothing, you're eating up more green space.

Anonymous

4/19/2024 12:14 PM

The proposal looks great, but there is a huge amount of preplanning to be done before any construction is considered such as schools, policing, fire, and provision for low income housing.

Anonymous

4/19/2024 12:27 PM

Connecting Regency to Lacewood: This is great, will reduce driving time Proposal of intersection @ Regency and Washmill: Washmill is already chaos to turn left on, this will be a welcome fix Commercial space: \*depending on what commercial spaces\* it would be nice to have more convenient options within walking distance like a cafe, shopping, esthetics, grocery/convenience, daycare, etc. The trails will remain and green space has been considered. The park down the hill will not be affected, and neither will Mainland Common Park.

Anonymous

4/19/2024 12:30 PM

I'm in favor of development provided that the considerations of current residents are considered.

Anonymous

4/19/2024 01:58 PM

Easier access to other parts of clayton park

Anonymous

4/19/2024 02:04 PM

Zero

Anonymous

4/19/2024 02:18 PM

Nothing.

Anonymous

4/19/2024 02:52 PM

Very little, it will create problems throughout the area.

Anonymous

4/19/2024 03:09 PM

I get it we need more housing but building a city core (18 Buildings of 12 -24 stories) in a small area without proper traffic arteries is a MAJOR mistake. This project does nothing to relieve the housing shortage as most of the apt. will be high end. How does building living quarters no one can afford help this?

Anonymous

4/19/2024 03:21 PM

connectivity to lacewood without having to trudge through the BLIP

Anonymous

4/19/2024 05:03 PM

Commercial spaces- hopefully low-rise.

Anonymous

4/19/2024 06:18 PM

Nothing, it's a bad idea.

Anonymous

4/19/2024 06:41 PM

Just one thing! The extension of Regency Park through to Washmill Lake Drive!

Anonymous

4/19/2024 07:21 PM

More housing equals more demand, and more options for tenants and buyers.

Anonymous

4/20/2024 11:48 AM

This new development will Abbreviate the distance between Clayton bark and Washmill lake Abbreviate , It provides many residential units

Anonymous

4/20/2024 02:28 PM

Nothing.

Anonymous

4/20/2024 06:25 PM

It will open Washmill lake up

Anonymous

4/20/2024 08:25 PM

1) It will ease the traffic on Lacewood heading to Bayers Lake. 2) More housing for people in a good neighborhood.

Anonymous

4/21/2024 02:30 PM

not much

Anonymous

4/21/2024 03:16 PM

Not sure. I think it's great that there will be more housing in the city. It's too bad that it may block some of the beautiful views we have at Grandhaven Estates.

Anonymous

4/21/2024 05:05 PM

Potentially provide more affordable housing

Anonymous

4/21/2024 05:21 PM

I like the idea of extending Regency Park to washmill, which was part of the original plan.

Anonymous

4/21/2024 05:38 PM

Nothing. It's going to be an eye sore - a concrete jungle that most won't be able to afford. You are going to destroy the only green space left in this part of town.

Anonymous

4/21/2024 06:14 PM

I liked the idea some 12 years ago when this was first planned, and the plan not to build anything over 12 stories. But now this area is over developed overpopulated, its hard to get around. Please leave this bit of forestry alone. Thank you!

Anonymous

4/21/2024 07:11 PM

Quicker access to Washmill Lake Drive.

Anonymous

4/21/2024 11:10 PM

Not what I like but DISLIKE - Too high a density for the area.

Anonymous

4/21/2024 11:38 PM

Frankly, nothing and FARES do not have a good reputation with their tenants.

Anonymous

4/22/2024 09:47 AM

This is a great development for what is used to be suburban area. I like the placement of the building, as well as the space left for commercial use. Hopefully this can unload the downtown and bayers lake, and bring a much needed flow of traffic. Road extension is a great idea, as well as the connections to trails and bus routes.

Anonymous

4/22/2024 10:02 AM

Good density, near linear trail, should be a good spot for more transit.

Anonymous

4/22/2024 10:37 AM

Although recognize the need for development, I think more planning should be taken to help minimize the impacts on the mainland common park. Additionally, contractors should consider minimizing light pollution through installing shields for the light source to minimize glare and light trespass. Light pollution has a negative impact on existing wildlife (e.g., disrupting mating patterns), and given

the proximity to natural areas, this should be a key concern.

Anonymous

4/22/2024 01:15 PM

Not thrilled but anything at all, actually - currently Regency Park is a dead end street and we already have an extension amount of traffic from the students/staff of the High School parking on the street - which has increased greatly over the past five years. More traffic isn't really welcomed.

Anonymous

4/22/2024 02:19 PM

I see the creation of more housing in Halifax to be a necessity with vacancies at around 1 %.

Anonymous

4/22/2024 04:34 PM

Increased population density in the area, the Regency Lake Drive connector are both very welcomed proposals.

Anonymous

4/22/2024 05:59 PM

As i have seen many developments byWM Fares and there is nothing aesthetic with his company's designs. As he has said himself one tree is one too many. They just come in and take every tree and put up ugly looking buildings.

Anonymous

4/22/2024 10:43 PM

I could, perhaps, walk to a cafe.

Anonymous

4/23/2024 08:30 AM

I appreciate that there will be another route to travel to and from Lacewood Dr. I also like the connectivity to the existing trail system and potential for more amenities (coffee shops, retail, etc) on this "hill" making the area more walkable.

Anonymous

4/23/2024 02:28 PM

1. Will provide more residential accommodation in the city. 2. Will facilitate connection between Washmill Lake Drive and Lacewood. 3. Will complete the primary development of the area. 4. Will offer a variety of development. 5. Very pleased with the development legacy of the Fares Group in Halifax.

Anonymous

4/23/2024 11:22 PM

Units used for small commercial space, hopefully coffee shops, convenience stores or other small businesses. I'm like that some area is designated for outdoor amenities

Mike87

4/24/2024 07:15 AM

Quicker access to lacewood but it is unnecessary. Jumping on the highway is very fast. This area is neglected from winter snow operations, with more development maybe that would change.



Anonymous

4/24/2024 10:09 AM

The residential area is needed and I believe would be welcome.

Anonymous

4/24/2024 10:19 AM

I support new housing and it is a good location for public transportation, access to health care and nature.

Anonymous

4/24/2024 12:42 PM

I love the connection of regency park to washmill, having commercial space and dense residential to make the neighborhood more walkable, more businesses and services and convenient for the neighbourhood. It also make the area more connected and easier to travel by walking or car. Improved access to transit, parks, public spaces.

Anonymous

4/24/2024 03:29 PM

Not one thing.

Anonymous

4/24/2024 04:35 PM

I think this is a great idea. Please implement this, we are in a housing crisis and desperately need more residential units.

Anonymous

4/25/2024 01:00 PM

Green spaces and trails included More housing desperately needed Halifax is moving forward!

Anonymous

4/25/2024 03:07 PM

We need more homes and this development looks like a quality plan

Anonymous

4/25/2024 03:42 PM

Previous plan expanded the neighbourhood.

Anonymous

4/25/2024 05:09 PM

Good amount of density while retaining greenspace, good connectivity to surrounding trails for pedestrian & cycling access.

Anonymous

4/26/2024 04:21 PM

Linkage to current walking trails and the creation of green spaces and pathways through the development.

Anonymous

4/27/2024 10:33 AM

nothing

Anonymous

4/27/2024 10:46 AM

I like the idea of new commercial space at my doorstep. Perhaps some local coffee shops or delis will appear, creating new "hang out"

spots and a sense of community. Also like the extension of Regency Park Drive, creating a new route in and out of Bayer's Lake shopping district.

Anonymous

4/27/2024 04:47 PM

way to early

Anonymous

4/28/2024 01:49 PM

Badly needed rental units coming on the market.

Anonymous

4/29/2024 09:16 AM

The road connecting to Lacewood Dr

Anonymous

4/29/2024 06:01 PM

extension to washmill

Anonymous

4/30/2024 02:45 AM

Not much, a major change from previous approved development which was a lower profile, less dense. Space for community gardens so residents can grow veggies.

Anonymous

4/30/2024 07:24 AM

I like that it is adding thousands of new units, as well as commercial units. We need more residential units. A LOT more!

Anonymous

4/30/2024 11:03 AM

The mixed residential units

Anonymous

4/30/2024 05:15 PM

Nothing.

Anonymous

4/30/2024 06:47 PM

As proposed...nothing

Anonymous

4/30/2024 08:18 PM

I like that regency part drive is connected to washmill lake and that the existing trails will be left.

Anonymous

4/30/2024 09:52 PM

Nothing. I do not support this decision

Anonymous

5/01/2024 03:06 PM

Build more residential units

Anonymous

5/02/2024 07:52 AM

Nothing.

Anonymous

5/02/2024 08:27 AM

Personally, we are against it, if we are being honest.

Anonymous

5/02/2024 11:29 AM

I am not sure how one would answer this. We are already near all the restaurants and shops of Bayers Lake so we see nothing in a residential and commercial set up of this massive development on a pretty small footprint that would appeal to us or others already here. There is no benefit to us therefore nothing that appeals that could be mentioned on our behalf.

Anonymous

5/02/2024 05:33 PM

not too much

Anonymous

5/02/2024 09:46 PM

N/a

Anonymous

5/03/2024 12:28 PM

I guess if the development has already been approved, then there is not much the residents living in the area can say or do.

Anonymous

5/03/2024 03:31 PM

I would appreciate the consideration to reduce the number of buildings, particularly the commercial spaces. There are already existing commercial areas such as Bayers Lake, Lacewood, and even in Washmill Lake Dr where many commercial spaces remain vacant. Therefore, there is no pressing need for additional commercial spaces. Furthermore, I believe it's essential to have a comprehensive plan detailing how the existing ecosystem in the area will be managed. Currently, there is a diverse range of fauna inhabiting this area, and it's crucial to ensure their protection and well-being amidst any development activities that may impact their habitat

Anonymous

5/03/2024 05:19 PM

I like that local residents were informed about the development and asked for feedback. This shows the city is looking after it's people and I hope it continues.

Anonymous

5/03/2024 06:26 PM

Its approval will demonstrate once again that, regardless of common sense, development at any cost will be rushed ahead.

Anonymous

5/03/2024 10:52 PM

I dislike this plan.

Anonymous

5/03/2024 11:49 PM

I don't consider there's anything good about this development.

Anonymous

5/05/2024 08:33 PM

Connecting Lacewood to Washmill more directly will help to lessen traffic through Bayer's lake. More housing means more support for businesses. This development takes into account biking and green space as well, which is great. The connection to the Mainland trail is also very nice.

Anonymous

5/06/2024 06:58 PM

None. I do not support this project.

**Mandatory Question** (105 response(s))

**Question type:** Essay Question

**Q3 | Please scale the types of open space facilities that you feel would be important to meet the needs of the new residents.**

OPTIONS	AVG. RANK
Trees and natural vegetated areas	3.10
Playgrounds	3.29
Fields/play lawns for general unstructured plan and leisure	3.34
Seating and garden areas	3.44
Social gathering spaces	3.69
Urban Plazas	4.15

*Mandatory Question (105 response(s))*

*Question type: Ranking Question*

**Q4 | What questions do you have about this planning process or the proposal that you feel have not been adequately answered?**

Anonymous  
4/17/2024 01:42 PM  
I think it's a great plan hopefully it gets developed more homes as a good thing.

Anonymous  
4/17/2024 02:55 PM  
All of them

Anonymous  
4/17/2024 03:04 PM  
What are the approximate start and finish dates.

Anonymous  
4/17/2024 03:21 PM  
none

Anonymous  
4/17/2024 03:52 PM  
Mostly just curious on the timeline for the project to begin.

Anonymous  
4/17/2024 04:09 PM  
The safe and more convenient travel out of mount royale and on/ off washmill and regency park

Anonymous  
4/17/2024 05:18 PM  
Traffic control, like speed bumps and traffic lights

Anonymous  
4/17/2024 06:27 PM  
none

Anonymous  
4/17/2024 06:30 PM  
Will this enhance our area?

Anonymous  
4/17/2024 09:27 PM  
I watched the video and read the information. I appreciate that you are seeking feedback from those of us who currently live in the area and will be impacted by the increase in traffic, both getting into and out of our community. This includes driving and walking.

Anonymous  
4/18/2024 08:13 AM  
Is there going to be access to Highway 102 from Washmill in the future?

Anonymous  
4/18/2024 10:42 AM  
Has there been any thought about building affordable housing at this location?

citydweller  
4/18/2024 12:01 PM  
Proposed traffic controls for Regency Park Drive such as traffic lights, stop signs, speed control, parking rules? Have the road infrastructure

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requirements been adequately thought out to handle what will become a very busy corridor. As well, the impact (both visually and physically) of 28 story buildings on an already high elevation point in the city. In other words, will these buildings be dangerous to wildlife such as birds as well as creating dangerous wind patterns and migration obstructions for example, and will these buildings become eye-sores in the city hovering over all others as they will be so tall and built on an already high elevation and therefore visible from all vantage points? Will these tall 28 story buildings cast large shadows over the proposed and already existing park and common space?

jojo123

4/18/2024 01:23 PM

When is the proposed starting and ending date of construction? How long will this take?

Anonymous

4/18/2024 01:27 PM

Recommendations for traffic on both Washmill and Regency Park drive during peak hours

Anonymous

4/18/2024 03:27 PM

how the traffic plans to be routed, plans for transit

Anonymous

4/18/2024 03:29 PM

Why?

Anonymous

4/18/2024 04:49 PM

As noted in my comments in #1 Parking and traffic.

Anonymous

4/18/2024 05:52 PM

See above concerns

Anonymous

4/18/2024 07:01 PM

Traffic control is critical. How much thought has been put in to adding hundreds more residents in to an already busy congested area?

Anonymous

4/18/2024 11:48 PM

none

Anonymous

4/19/2024 03:00 AM

Is HRM developing other roads to access Bayers Lake Industrial Park to accommodate better traffic flow? This opening of Washmill Lake Drive to Regency Park Drive I'm afraid will be used as a main road access to Clayton Park.

Anonymous  
4/19/2024 07:34 AM  
Traffic from Lakewood to washmill on Regency, this will create a new connector between these two major roads, which will increase traffic (as people must travel through Bayer's lake or on dunbrack and Willet, currently)

Anonymous  
4/19/2024 08:38 AM  
None

Anonymous  
4/19/2024 09:29 AM  
Timing

Anonymous  
4/19/2024 09:51 AM  
The traffic impact analysis

Anonymous  
4/19/2024 09:55 AM  
None

Anonymous  
4/19/2024 10:44 AM  
Limit the height of the buildings, we moved here for the view and it's now starting to disappear, higher is not better except if you are the owner!! Why not reduce the height, to limit the traffic, school overflow, and view planes??

Anonymous  
4/19/2024 10:51 AM  
Why was this developer allowed to basically submit a new plan and call it a revision? Why are there no infrastructure plans for schools?

Anonymous  
4/19/2024 12:00 PM  
NA

Anonymous  
4/19/2024 12:14 PM  
Why are you even considering this proposal without the adequate schools in the area?

Anonymous  
4/19/2024 12:27 PM  
Parking, development schedule, impact to local residents and plan to manage this, considerations for affordability.

Anonymous  
4/19/2024 12:30 PM  
Traffic Concerns

Anonymous  
4/19/2024 01:58 PM  
Ive asked all of my concerns above.

Anonymous

4/19/2024 02:04 PM

Will there be traffic lights at the intersection of Washmill Lake Drive and Regency Park Drive ?

Anonymous

4/19/2024 02:18 PM

How will the wildlife in the woods and surrounding areas be protected and preserved? Will there be a study done to assess the impacts of vegetation removal and water stores? How will it be ensured that this will not contribute to the overcrowding of schools? Will the Fire Department's input be included (not just considered but INCLUDED) for this development considering the potential fire risks?

Anonymous

4/19/2024 02:52 PM

The impact that added traffic will have on all the surrounding area.

Anonymous

4/19/2024 03:09 PM

TRAFFIC TRAFFIC TRAFFIC

Anonymous

4/19/2024 03:21 PM

commercial offering requires resupply. How will the the large delivery truck movements impact the residential accessibility.

Anonymous

4/19/2024 05:03 PM

Will there be a wide expanse of parking area. Hopefully treed- not just barren

Anonymous

4/19/2024 06:18 PM

Whats the point

Anonymous

4/19/2024 06:41 PM

See #2 above. What consideration has been given to the elementary/junior high school needs of this new group of people? The elementary schools in the area are certainly not within walking distance of the development. Driving children to and from school will certainly be a burden on the traffic volume. What consideration has been given to the health needs of this increased population? The new Bayer's Lake Clinic will be able to provide some services to this new population, but access to physicians, chiropractors, physiotherapists, mental health support, etc. will be difficult since practices are currently are all beyond full! The plan calls for some commercial activity in the development - I'm not sure from the "drawings" that adequate parking has been provided to make it possible for those business to accommodate customers other than the walk in group from the development. The need for affordable housing in Halifax is critical. While the planning documents say the city has no way to enforce the development of any affordable housing in this project, it seems to me that issue needs more attention. Should the city negotiate "tools" to require affordable housing within development projects, will such



requirements be applicable to this project as it unfolds? Halifax is founded on a rock! Blasting is a fundamental requirement for construction in the city. What provisions are being made to ensure damage to existing properties (both low and high density) is compensated? How will the Mainland Commons wetlands be impacted? There is nothing in the publicly accessible documents that mentions this concern.

Anonymous

4/19/2024 07:21 PM

The intersections onto washmill. Why are they not roundabouts, despite the recent uptick in them and known ability to handle traffic more smoothly than more traffic light controlled intersections?

Anonymous

4/20/2024 11:48 AM

Everything is fine

Anonymous

4/20/2024 02:28 PM

Again, why there is not a stipulation that all new developments have a certain percentage of affordable housing.

Anonymous

4/20/2024 06:25 PM

Nil

Anonymous

4/20/2024 08:25 PM

1) How will existing services such as schools and community centers be changed to accomodate increases in population in the area? 2) Has it been considered how the larger structures will affect the neighbouring buildings regarding wind shear and speeds especially in inclement weather?

Anonymous

4/21/2024 02:30 PM

The area of questions and answers. None of your answers give any true facts of to how you will actually manage the changes coming to the area. example for traffic, widening exciting streets more traffic lights. How much extra parking for the the parkland and trails , example 6 spaces would not cut it.

Anonymous

4/21/2024 03:16 PM

Why weren't all the numbers available for picking in question 3?? You could only pick #1 for trees and natural vegetated areas?? You could have also stated if a one was high (very important) or 6 was high (very important). Not sure I answered how I feel or not.

Anonymous

4/21/2024 05:05 PM

concerns about Mainland Commons and lack of trails

Anonymous

4/21/2024 05:21 PM

Make the buildings smaller

Anonymous

4/21/2024 05:38 PM

No. I hate this plan - leave the area alone

Anonymous

4/21/2024 06:14 PM

The magnitude of the buildings, the overcrowding the area and cutting down all the trees around.

Anonymous

4/21/2024 07:11 PM

Na

Anonymous

4/21/2024 11:10 PM

This appears to be a modified plan that was presented to the Area residents approximately 5 years ago, only the density was lower. Meeting was held at the FUTURE INN.

Anonymous

4/21/2024 11:38 PM

Would like to see sketches of what it will ACTUALLY look like, and know how closely the city will ensure the developer adheres to the proposal. Also like to know how the city plans to deal with the increase of traffic and citizen safety in this area.

Anonymous

4/22/2024 09:47 AM

I appreciated the efforts put into each detail.

Anonymous

4/22/2024 10:02 AM

Will there be services on site? Grocery, restaurant, services, etc.

Anonymous

4/22/2024 10:37 AM

I would like to understand what assessments have been done to minimize environmental impact of the development and the actions to preserve forest.

Anonymous

4/22/2024 01:15 PM

How long will this development take?

Anonymous

4/22/2024 02:19 PM

Increased traffic, traffic control and parking

Anonymous

4/22/2024 04:34 PM

Primarily traffic reports/estimations

Anonymous

4/22/2024 05:59 PM

The massive size will just continue to contribute to a "concrete city". Can we pit some single family dwellings there as well? Not townhouses only but single family dwellings. Why all the high rises? I realize the city is growing but can there not be room for greenspace....sad what developers are doing to our once charming city

Anonymous

4/22/2024 10:43 PM

Please see above. Plus, the FAQs are so vague it is impossible to know how access to schools will be met. It was not at all adequately addressed, simply a suggestion that HRCE will ensure that children have access to schools. There must be more specificity. One could begin by addressing the fact that Halifax West HS is already bursting at the seams.

Anonymous

4/23/2024 08:30 AM

When will development begin? What is the proposed timeline for the whole project? At what point would the connection between Lacewood and Washmill be open to the public, even though construction might still be underway of the building infrastructure?

Anonymous

4/23/2024 02:28 PM

Just the traffic flow out of Mount Royale, with the need for traffic lights and that Regency will be a two-lane-each-direction road.

Anonymous

4/23/2024 11:22 PM

When is the development expected to begin? And be completed?

Mike87

4/24/2024 07:15 AM

The traffic report assumes everyone is going to turn right.

Anonymous

4/24/2024 10:09 AM

Impact to already established residential areas. Impact on wildlife

Anonymous

4/24/2024 10:19 AM

Have you adequately estimate traffic on Washmill Lake Dr. Have you considered the skyline on highest point in Halifax and the apparent contest between developers to see who can claim to have the tallest building/tower/ power symbol. I am concerned but the impact on natural environment. Feels like buildings are too close to the water tower and the trail. Would it be better to build down by the driving range and not up on the hill?

Anonymous

4/24/2024 12:42 PM

timelines on phases, construction dates, completion dates.

Anonymous

4/24/2024 03:29 PM

Wind study, SERIOUS concerns about traffic.

Anonymous

4/24/2024 04:35 PM

How will you plan better traffic flow? There's already many accidents on Washmill

Anonymous

4/25/2024 01:00 PM

Who is the development company?

Anonymous

4/25/2024 03:07 PM

Options were minimal

Anonymous

4/25/2024 03:42 PM

The wind pressures developed on this hill top location will discourage the use of any green spaces provided

Anonymous

4/25/2024 05:09 PM

None

Anonymous

4/26/2024 04:21 PM

Population Density should be addressed.

Anonymous

4/27/2024 10:33 AM

will this cause an issue with bird migration as this is the highest spot in HRM and we see flocks of birds spring and fall use this path to migrate

Anonymous

4/27/2024 10:46 AM

The lack of answers as to any new schools in the area. The FAQ only said that the HRCE is made aware of the potential increase in population and will make sure all children have access to education. But it would be nice to know their concrete plan, as it could impact development. ie. Why not stipulate that a plot of land in the development parcels be used for a new school?

Anonymous

4/27/2024 04:47 PM

great for the future not now.

Anonymous

4/28/2024 01:49 PM

This area houses 1) new immigrants 2) students 3)children 4) young families, 5) working professionals 6) newly retired 7) seniors on fixed income. The traffic and how the increase in cars will be handled is unimaginable to me as a pedestrian. Currently, there are cars parked all the way down Bently, and on Washmill. Washmill has a bike lane, no parking. These are not visitors, these are residents that have more

than 1 car and do not want to pay or cannot afford to pay for additional parking spots or none are available. Additionally, some have to use a company service vehicle that they take home, and these are also parked on the street. I realise that parking is the developer's issue, but obviously, based on the apartment buildings already in this area, the amount of required parking is not calculated properly. As it stands, there isn't enough parking made available at the buildings and the on street parking is not sufficient for the overflow.

Anonymous

4/29/2024 09:16 AM

Traffic Study. Wind Study. Schools needed. AS more and more immigrant families have to live in apartments due to lack of housing, they will need to have schools. Fairview, Park West and Halifax wast are all jammed right now. Adding this many people will overwhelm

Anonymous

4/29/2024 06:01 PM

Take a look at past developments in the area and see how little the developers have not done in way of playgrounds and parks around the high rises on Regency...

Anonymous

4/30/2024 02:45 AM

A public dialogue where any & all questions can be shared in the community/district 12. Survey of existing School access, existing functional green spaces, etc.

Anonymous

4/30/2024 07:24 AM

N/A

Anonymous

4/30/2024 11:03 AM

Unsure

Anonymous

4/30/2024 05:15 PM

If approved, how long would it take to build? How soon after approval would development start? How will the increase in traffic be handled (e.g., will traffic lights be installed)? If traffic lights are installed, will they be installed at the entrance of the new development or would existing developments have the opportunity to enter and exit their subdivision as well?

Anonymous

4/30/2024 06:47 PM

Suburban Plan endorsed by Council Summer 2023 with a proposed ratification timeline at which time all other plans, by-laws, etc will be rescinded. Suburban Plan will use the recently approved Centre Plan as a model. This development is following an 8 stage process. The Suburban Plan may well be close to being finalized when the development is finally approved and as such the development may

be in conflict with the principles of the Suburban Plan. The Suburban Plan (modeled on the Centre Plan) should be given consideration when evaluating this development. The website documents for viewing, lists the Wetlands Alteration Report. I have not been able to locate this document. I understand that this issue is under the jurisdiction of the Nova Scotia Department of Environment and Renewables and as the properties do contain sensitive environmental areas should be included. The traffic study included as a review document has a total of units less than the proposal by a considerable number. To declare Washmill Lake Drive as a Collector is a misnomer. Lacewood Drive is a collector with a consistent 4 lanes and other characteristics one expects. Washmill Lake Drive has a multitude of pinch points from Dunbrack to Chain Lake Drive. Appearing and disappearing lanes, turning arrows rather than dedicated turn lanes, appearing and disappearing bike lanes, no traffic control at busy intersections busy driveways at Bayers Lake Shopping Area, on road parking on both sides, a children's' playground, hidden driveways around curves and at elevation changes, speed changes. And then there are the distracted drivers who speed, use turn lanes as passing lanes and cross solid yellow lines into oncoming traffic and ignore controlled pedestrian crossings. knowing that drivers are uncontrollable but making the road more intuitive is. Before further volume, (no matter the final approved development), is added, the safety of this road for all users drivers, pedestrians and cyclists must be addressed.

Anonymous

4/30/2024 08:18 PM

Infrastructure to support this many new buildings is not addressed. Stating that there are schools near by doesn't address where 12,000 new units residents would go to school.

Anonymous

4/30/2024 09:52 PM

I do not have any at this time.

Anonymous

5/01/2024 03:06 PM

Nothing at the moment

Anonymous

5/02/2024 07:52 AM

1) Duration of project.

Anonymous

5/02/2024 08:27 AM

Traffic aspect - what is being done to accommodate the huge increase in vehicular traffic?

Anonymous

5/02/2024 11:29 AM

There must be zoning rules for this area that kept the surrounding buildings to certain heights (at around 10 storeys, so How does a

proposal come in to have a lot of 12 to 28 storey buildings jammed in three lots of land?? With all of these buildings going up everywhere, there will need to be more electricity generated to keep up with the load as the current generation with NSPC will eventually not handle it. I see no where that this grid upgrade is being planned let alone developed.

Anonymous

5/02/2024 05:33 PM

Traffic increase on Washmill Lake Road. The height of the buildings compared to surrounding buildings. The proximity to existing building

Anonymous

5/02/2024 09:46 PM

No questions at the moment.

Anonymous

5/03/2024 12:28 PM

There really needs to be another traffic survey done during school hours.

Anonymous

5/03/2024 03:31 PM

What specific measures are being taken to mitigate the environmental impact of the proposed development, particularly in relation to wetland preservation and wildlife conservation? How will the existing infrastructure accommodate the influx of residents and increased traffic resulting from the development? Are there plans to upgrade roads, utilities, and public services to support the expanded community, beyond of what is showed in the proposals? How will the proposed development address issues of social equity and inclusivity, particularly in terms of housing affordability, access to amenities, and community services for residents of diverse socioeconomic backgrounds?

Anonymous

5/03/2024 05:19 PM

I do not feel the traffic study was comprehensive in scope and could use more attention. More attention should be given to the stretch of Lacewood Drive between Regency Park Drive and NS-102. I also did not see anywhere in the application files a mention of an environmental impact assessment. This road would cut through wildlife habitat causing further fragmentation for certain species. It is also a site where a significant population of American crows gather to roost. There is also a productive wetland within the boundaries of the Mainland Commons and I do not believe the extent of the wetland is known. A wetland delineation should be completed to assess the full extent of the forested wetland area. If wetland habitat or fish habitat in general is disturbed, destroyed, or altered in any way it must be done under a permit with an offsetting plan in accordance with the Fisheries Act.

Anonymous

5/03/2024 06:26 PM

Read the comments above

Anonymous

5/03/2024 10:52 PM

Why can't the government address housing issues by expanding to the outskirts of Halifax The central urban area is already saturated!

Anonymous

5/03/2024 11:49 PM

When and where can we consult the current status of this planning process once the survey finishes?

Anonymous

5/05/2024 08:33 PM

N/A

Anonymous

5/06/2024 06:58 PM

The environmental impact

**Mandatory Question** (105 response(s))

**Question type:** Essay Question

**Q5 | Is there anything else you would like to share? All feedback is welcome.**

Anonymous

4/17/2024 01:42 PM

are you going to replant the trees? You're about to destroy in this process? If yes, that would be great.

Anonymous

4/17/2024 02:55 PM

Do not open regency park dr. to washmill park drive.The regency park dr residence will loose quiet street.

Anonymous

4/17/2024 03:04 PM

Not at this time.

Anonymous

4/17/2024 03:52 PM

Excited about this project. I've been in the area for 10 years, always wanted these roads connected. Increase in housing and services equally as important. Would like to see bike lanes/adequate pathing for foot traffic as part of this project.

Anonymous

4/17/2024 04:09 PM

At present there is minimal day care and age 4 school spots in this area . More buildings would mean more schools and daycares

Anonymous

4/17/2024 06:27 PM

The city should put in intersections lights at Grandhaven Blvd and Washmill Lake Dr. to help with traffic control from the 4 complexes on



the one side and the other apartment building and plaza on the other side as the increased traffic will make the dangerous corner even worse. Before construction starts would be wise.

Anonymous

4/17/2024 06:30 PM

I love trails, parks, coffeehouses and ease of getting from one area to another by foot.

Anonymous

4/17/2024 09:27 PM

As this area grows in population it may be time to consider setting up a community police office close by. I have watched cars park in the Mainland Loop Trail parking lot in the late night hours, obviously doing illicit activities. There is also an area along the trail where people visit at night.

Anonymous

4/18/2024 08:13 AM

Unless there are going to be traffic lights at Greenpark Close and Regency Park Drive, there will increased accidents, both pedestrian from the school students and vehicle because no one stops at the exit from the High School.

Anonymous

4/18/2024 10:42 AM

The wind at this location during storms is always extremely strong for a 24 story building.

citydweller

4/18/2024 12:01 PM

I sincerely hope, and mean no offense by it, that the City Council studies and reflects wisely the details of this proposal and its future ramifications on this already busy neighborhood and develops, requires, and enforces adequate remedies to ensure a successful long term outcome for this neighborhood based on prudent, wise, and well thought out planning and not pressure, be it political or otherwise, from the developers and other stake holders of this project or any other project in this city.

jojo123

4/18/2024 01:23 PM

How does this contribute to the housing crisis? Such work does provide many opportunities for employment for many different businesses and trades people. That is the only benefit I see at this time. Finally, what guarantee do we have that spaces for outdoor activity will be provided?

Anonymous

4/18/2024 07:01 PM

When I look out my windows from my apartment on Grandhaven Blvd, I see a beautiful forested area. All this will be lost with this new development. I can't help but feel we are losing so much by filling up every available area of land with housing.

Anonymous

4/18/2024 11:48 PM

no

Anonymous

4/19/2024 03:00 AM

I am not certain how many open facilities you would need for this type of development. I had a difficult time answering those questions. I guess for the scale of development that is being proposed you would need Urban Plazas to accommodate the number of people living in these buildings, not sure how many. I moved to this area from Bedford as I felt Clayton Park was already developed and we would not have a multitude of new high rises going in and disturbing the natural habitat. I do not believe this new development will benefit the residents of this area mainly senior citizens. I hope the residents' concerns will be taken into consideration.

Anonymous

4/19/2024 08:38 AM

Build it as quick as possible

Anonymous

4/19/2024 09:55 AM

No

Anonymous

4/19/2024 10:44 AM

Traffic lights, reduce speed limits, improve pedestrian access to Bayers Lake shopping area. There are no sidewalks on the north side that will get you safely to Chain Lake drive!!

Anonymous

4/19/2024 10:51 AM

The Municipality needs to address the current traffic issues on Washmill ie lights, enclosed bus stops no sidewalks from the Scotiabank theatre to the corner or throughout the shopping areas. People more and more are needing motorized devices or strollers or are just physically compromised. The view planes are being destroyed as is a beautiful wetland and nature area.

Anonymous

4/19/2024 12:00 PM

Disapprove

Anonymous

4/19/2024 12:14 PM

lets make sure we have adequate schools, policing, fire and low income housing before any more construction is considered in this area.

Anonymous

4/19/2024 12:27 PM

I am disappointed to see so many buildings, and the height of the buildings. People want to live in houses, not tiny, overpriced apartments that cost more a month in rent than a mortgage. I understand we have a housing shortage - but a blend of more single

unit/dwellings with apartments would be better suited to the demographic in this area. School: The Fairview elementary school that the children living in this area would attend is not satisfactory. Lots can change between now and 2034 but if you wish to attract middle/upper middle class families, and this many people, this school would be a deterrent due to size, state of the building/play area, and quality of education.

Anonymous

4/19/2024 12:30 PM

I don't want to feel trapped on Greenpark Close with more traffic, particularly during High School hours!

Anonymous

4/19/2024 02:18 PM

I hope this does not get approved. Also, it is stupid that you can only select the available numbers once for the open space facilities section of this survey.

Anonymous

4/19/2024 02:52 PM

Developers in the past have been poor neighbours, they care little for the communities that they negatively impact. I hope this proposal is not approved, but if it is it needs to be scaled back significantly.

Anonymous

4/19/2024 03:09 PM

Look I just rent up here. I can move if I don't like it. Tell me how this helps our housing problem. Buildings this big if cheap turn into projects or expensive no one will be able to afford. I am not against the big buildings. I just believe common sense dictates not building them too close together and this is definitely too much in to small an area. At least look at area MU13 to MU18 and develop more town houses. Concentrate the bigger buildings where an entrance and exit from the BI HI can be established

Anonymous

4/19/2024 03:21 PM

while the TIS is big picture and notes that it does not account for development, i feel that there are some logistic needs of this development which are not identified in the level of this TIS. While intersection signalization and turn lanes are warranted, Mt. Royal struggles to get onto washmill. with an access proposed at/near the Bently intersection (behind the MICI) and then, from Bently a short stretch of road later (50m), we'll have an intersection with a left hand turn lane (with a typical 30m lane stack)... the lane everyone will swing out into, to get around a truck turning in or out of that access. this bently/washmill intersection is now in jeopardy with this TIS. A revised TIS should also consider the vehicle movements from all the access points to Washmill as well as that of Mt. Royal which, is directly affected by the unknown vehicular volume not mentioned in the TIS.

Anonymous

4/19/2024 05:03 PM

28 storeys is too high! 10-12 storeys max! Would like to see businesses geared to the surrounding community of apartment dwellers- a post office, a pharmacy, bank, grocery store and a couple of restaurants for those would be able to walk to this development. With gardens, trees and outdoor seating areas. The view for those of us in the Cosmos development will be obstructed...nothing stays the same in the name of progress.

Anonymous

4/19/2024 06:18 PM

STOP over populating expensive housing and start planning on affordable homes for people living in tents.

Anonymous

4/19/2024 06:41 PM

While extending Regency Park from Lacewood Drive through to Washmill Lake will be welcome, I have serious reservations about the overall population density proposed in the project. I'm not sure 28 storey buildings fit the character of the community! I haven't driven the neighbourhoods to count the number of floors on apartment buildings but I do believe the current height is much closer to 12. Even half a dozen + 12 storey buildings in the proposed development would still contribute to the problems and issues I raise in Question #4.

Anonymous

4/19/2024 07:21 PM

The housing is welcome. I wish for more roundabouts but large enough to accommodate bus and truck traffic.

Anonymous

4/20/2024 11:48 AM

No , thanks

Anonymous

4/20/2024 08:25 PM

1) Will therebbe townhouses and/or condos for sales/pre-sales once the project started? 2) Will we have a phase where we can provide public opinion on designs of nrw buildings?

Anonymous

4/21/2024 02:30 PM

more solid information on the full development . All your answers in FAQ are vague you could be talking about any development.

Anonymous

4/21/2024 03:16 PM

Again, my biggest concern is the traffic on Washmill. People treat it like a highway and speed along there tremendously....a few traffic lights would sure help....plus, then I may be able to get out of my parking lot/driveway without getting KILLED.

Anonymous

4/21/2024 05:21 PM

Make the buildings smaller

Anonymous

4/21/2024 05:38 PM

Please leave this area alone.

Anonymous

4/21/2024 06:14 PM

I am in tears thinking how our city is becoming too crowded, 1000 of people moving in the same area, and the roads are still the same like 20 years ago when the population was much lower.

Anonymous

4/21/2024 11:10 PM

Please acknowledge H. Tiller htiller@ns.sympatico.ca

Anonymous

4/21/2024 11:38 PM

The existing infrastructure in HRM is already poor, at best. Developers slap up buildings and how they are approved as being to code and meeting building standards is beyond comprehension. Having talked with many engineers, and building maintenance and management persons, there are a huge number of buildings that have been constructed in the past six years that already exhibit structural issues - how does this happen?? More housing does not mean affordable housing - the developers agree to a percentage of affordable units per building. I fail to understand how affordable is calculated?? It's basic math - 40 hours of work at minimum wage does not equate to the average rent in HRM for a studio apartment. This development will be no different than any of the others.

Anonymous

4/22/2024 09:47 AM

I have lived on washmill lake drive for 7 years now. I watched it develop from a quite side street to a major populated area. Although it has been painful to see the destruction of nature, nearby developments have put very little efforts into restorations of nature they have destroyed. There are sad looking trees on the washmill lake drive and that is about it. I have seen developers take but not give back to the land. Very little accountability for trash created and spread into whats left of the nature. There is no community envolment. I do remain hopeful for a more mindful approach to this project. In the crisis that we live today, we cannot afford to be selfish and greedy. Thank you for your time and openness to all feedback.

Anonymous

4/22/2024 10:37 AM

Although planning around greenspaces is inconvenient, it is necessary to ensure the wellbeing of future occupants in the city. We need to be proactive, not reactive.

Anonymous

4/22/2024 02:19 PM

N/A

Anonymous

4/22/2024 10:43 PM

Despite how this might all sound, I am NOT against development. I am not even against higher density living. I am against the way that development has been happening in the HRM over the past 10 years. We have such tremendous potential to be a truly exceptional city, but like many other cities where development happens quickly (to benefit the developers and the upper 15%), we will end up a poorly integrated, frustrated mess. I am not even a proponent of bike lanes because, they lead nowhere. One can ride on a road with a bike lane for 10 minutes and then you end up on Quinpool or Chebucto or Bayer's Road, so I don't need bike lanes put in for a couple of kilometers when there isn't a reliable, safe, integrated network in the core of the HRM. I would rather see more green space, a community garden, Let's dream big, how about a Finnish-style public sauna/hot tub/cold plunge right there in the midst of this new development? If we are not allowed to require affordable housing because the government has not done the right thing, why don't we ask for a combined daycare + seniors' center to be incorporated in one of the buildings? If the government wants development so badly, then let's ask them to support seniors and families who live in the area and act on some of the promises made about caring about Nova Scotians, especially the youngest and older ones? Sorry for the rant. I have just never read one of these proposals so thoroughly and I can't believe how inadequate I found it. But then I am not really surprised. Things make more sense now when I look around.

Anonymous

4/23/2024 08:30 AM

Although the proposed project by WM Fares is for the development of Regency Dr, I would like to reiterate that it will have an effect on residents of Grandhaven Estates and Belgravia. My hope is that they would take this into consideration in their budgeting and planning. I potentially take responsibility for (or at least partner in) the installation of a traffic signal at this intersection as well. Just to clarify, I am only speaking as a resident and not an agent of Cosmos or Belgravia management.

Anonymous

4/23/2024 02:28 PM

I am very excited to support this development

Mike87

4/24/2024 07:15 AM

There are many areas planned for redevelopment which is contentious but urban sprawl is very costly and destructive.. Halifax urgently needs to focus on aging infrastructure and transportation

Anonymous

4/24/2024 10:19 AM

Thanks for the consultation process

Anonymous

4/24/2024 12:42 PM

This is something I have been very excited about since I moved to the neighborhood 10 years ago. This area is not pedestrian friendly to get around to shopping, businesses and this would greatly improve that aspect as well as the connection to the washmill road for access to bayers lake area and highway 102 access/dunbrack etc

Anonymous

4/24/2024 03:29 PM

While it looks like a beautiful development, it is being squeezed in to this area and does not belong here. It does not fit the character or the infrastructure of the area. If we wanted to be surrounded by more towers, we would live downtown. We went through a similar scenario in Stoneridge when United Gulf proposed 2, 4-story buildings across Hail Pond. They were granted approval to build 2, 12-story buildings which ruined the subdivision. Don't make this mistake again. I appreciate that you are soliciting the public's input, but in my experience, the developers ultimately always get what they are seeking. Unfortunately.

Anonymous

4/24/2024 04:35 PM

Thank you so much for this. I am a young professional doing everything right and barely making it by because of the insane prices of houses and my soaring rent.

Anonymous

4/25/2024 03:07 PM

No

Anonymous

4/25/2024 03:42 PM

Having green space and park access is good for new tenants who will find homes. The existing tenants in 247 will have their existing green spaces turned into sunless back alleys of these enormous buildings as proposed.

Anonymous

4/26/2024 04:21 PM

The current web site lists reports that one can review which is welcomed. What would be useful would be a listing of the reports that have been requested but are not yet ready for posting to the web site.

Anonymous

4/27/2024 10:46 AM

The amount of shade that will be created by the new high-rise buildings is not welcome to the current residents of the neighbourhood. Not only will our views now be obstructed, but it will create dark winters. As well, the plans make it look like we're creating another wind tunnel. This hill is very windy. Please consider adding a lot more trees/hedges or staggering the buildings in such a way that we don't have a perpetual hurricane when walking the new neighbourhood. And be mindful of the wildlife during the construction.

Anonymous

4/27/2024 04:47 PM

don't put the cart before the horse and cause big problems for our beautiful city

Anonymous

4/29/2024 09:16 AM

If you approve anything, how soon till the developers come back and say they can't afford to include green spaces? Or we need 12 stories not 8? THIS has happened at Hail Pond development 12 years ago and will happen here. AS one developer told me - they keep asking just to get yes' so either you need to lock it in or be prepared to be bombarded with change requests.

Anonymous

4/29/2024 06:01 PM

There are alot of seniors in the area who are looking for a playgrounds to take their Grandchildren- There aren't any !!!! Make the developers accountable, don't look the other way...

Anonymous

4/30/2024 02:45 AM

Where is the local councillor & open discussion for local resident dialogue? Many of the residents do not know all the details , perhaps mandated, for a large development such as this . The attached files are not user friendly for most of us. A recent traffic study for example, would suggest lights required on to Washmill from the complex. Regency drive is already a busy collector, in particular during school hours. When will public community engagement be scheduled?

Anonymous

4/30/2024 07:24 AM

Yes. We need more projects like this in Halifax. We need more residential units in Halifax. More units means more competition which leads to lower prices and more affordable rent for everyone, not only for low income families. More availability means less homelessness as well. Simple supply and demand.

Anonymous

4/30/2024 11:03 AM

Will this development have affordable housing or once again be out of reach for the ordinary hard working middle class ?

Anonymous

4/30/2024 05:15 PM

I hope this proposal is not approved and the golf range, trees, wildlife, and greenspace can be saved.

Anonymous

4/30/2024 08:18 PM

The development is needed but the things that go with a development of this size are also needed. Crosswalks, playgrounds, bike lanes and schools. These are needed too. Finally it needs to be affordable.

Anonymous

No



5/01/2024 03:06 PM

Anonymous

I'm totally against this project.

5/02/2024 07:52 AM

Anonymous

The Scale section above - it doesn't indicate whether 1 or 6 is the highest. I assumed 1 is high. The ' Trees and natural vegetated areas section above - I want to enter a 6 but the system will not allow it.

5/02/2024 08:27 AM

Anonymous

Sometimes, I feel we are putting the cart before the horse when an architectural firm makes elaborate proposals such as this particular proposal demonstrates. We do not need 18 high rises jammed between Mainland Common Park and Greenpark Close Park.

5/02/2024 11:29 AM

Anonymous

Really disappointed in lack of affordable housing. Do better Halifax.

5/02/2024 09:46 PM

Anonymous

I really think there is no need for 18 buildings to be built in this area. It should be cut back to 10 buildings with nothing over 10 stories to fit in with the area. There should also be small park like areas between these buildings as they should be better spaced so they do not mimic the area on Washmill which is very crowded. How would the Fire Dept help get people out of 28 story buildings if there is ever a fire? It seems that this developer makes the plans for his sake and not for the residents of the area. The natural wildlife in the area will have no place to go and it is like they are an afterthought. There are also a lot of seniors that live in this area and if there is ever an issue with a big emergency due to construction, some of these people need help to get out and how would that be handled? The seniors will not be able to walk in the evenings due to the increase in residents in this area or even in the day time. Also, more buildings in this area will make it more difficult for seniors, most of whom are on fixed incomes, which will cause higher rent increases that will have to compete with the newer buildings. Seniors don't stand a chance in this city.

5/03/2024 12:28 PM

Anonymous

I'd like to emphasize the critical importance of preserving the wetlands ecosystem in the proposed development plan. Wetlands are not just natural areas; they are invaluable ecosystems that provide numerous ecological services, including water filtration, flood control, and habitat for diverse wildlife. Their preservation should be prioritized to maintain the delicate balance of our local environment. Additionally, I remain concerned about the inclusion of commercial areas in the development plan. Given the existing surplus of commercial spaces in nearby areas like Bayers Lake and Lacewood,

5/03/2024 03:31 PM

I question the necessity of further commercial expansion. Instead of prioritizing additional commercial development, resources could be better allocated towards preserving green spaces and enhancing recreational areas for community use. By focusing on the protection of wetlands and reevaluating the need for additional commercial spaces, we can ensure that the proposed development aligns with principles of environmental sustainability and community well-being. I urge planners to reconsider these aspects and prioritize the long-term health and resilience of our local ecosystem.

Anonymous

5/03/2024 10:52 PM

The buildibg is too high the area is too crowded.

Anonymous

5/03/2024 11:49 PM

Please consider the environmental damage that this development can cause.

Anonymous

5/05/2024 08:33 PM

This will be great for the residents.

Anonymous

5/06/2024 06:58 PM

The neighbourhood is already well saturated as it stands, adding another massive neighbourhood inside the current will just make a bad problem worse. Traffic congestion will become more severe and and safety will further deteriorate with a project with that scale in this small and busy neighbourhood.

**Optional question** (74 response(s), 31 skipped)

**Question type:** Essay Question

## Q6 | What is your postal code?

Anonymous

4/17/2024 01:42 PM

B3S0A1

Anonymous

4/17/2024 02:55 PM

B3s 0A1

Anonymous

4/17/2024 03:04 PM

B3S 0H3

Anonymous

4/17/2024 03:21 PM

B3S 0H5

Anonymous B3S 0H3  
4/17/2024 03:52 PM

Anonymous B3S 0C4  
4/17/2024 04:09 PM

Anonymous B3S 0H3  
4/17/2024 05:18 PM

Anonymous B3S 0J6  
4/17/2024 06:27 PM

Anonymous B3S0A7  
4/17/2024 06:30 PM

Anonymous B3S 0B6  
4/17/2024 09:27 PM

Anonymous B3S0A1  
4/18/2024 08:13 AM

Anonymous B3S0J6  
4/18/2024 10:42 AM

citydweller B3S0A5  
4/18/2024 12:01 PM

jojo123 B3S0A5  
4/18/2024 01:23 PM

Anonymous B3S 0J6  
4/18/2024 01:27 PM

Anonymous B3S0J4  
4/18/2024 03:27 PM

Anonymous B3S 0A4  
4/18/2024 03:29 PM

Anonymous B3S 0E5

4/18/2024 04:49 PM

Anonymous B3s0g2

4/18/2024 05:52 PM

Anonymous B3S 0J6

4/18/2024 07:01 PM

Anonymous b3s1r4

4/18/2024 11:48 PM

Anonymous B3S0A5

4/19/2024 03:00 AM

Anonymous B3S0B6

4/19/2024 07:34 AM

Anonymous B3S 0J6

4/19/2024 08:38 AM

Anonymous B3s0h5

4/19/2024 09:29 AM

Anonymous b3s0a9

4/19/2024 09:51 AM

Anonymous B3S 0H5

4/19/2024 09:55 AM

Anonymous B3S0J4

4/19/2024 10:44 AM

Anonymous B3S 0J4

4/19/2024 10:51 AM

Anonymous B3S0E3

4/19/2024 12:00 PM

Anonymous B3S 0H5

4/19/2024 12:14 PM

Anonymous B3S0E6

4/19/2024 12:27 PM

Anonymous B3S 0H3

4/19/2024 12:30 PM

Anonymous B3S0C2

4/19/2024 01:58 PM

Anonymous B3S 0J6

4/19/2024 02:04 PM

Anonymous B3S 1R6

4/19/2024 02:18 PM

Anonymous B3S 0J6

4/19/2024 02:52 PM

Anonymous B3S 0J6

4/19/2024 03:09 PM

Anonymous B3S 0G7

4/19/2024 03:21 PM

Anonymous B3S0J4

4/19/2024 05:03 PM

Anonymous B3S1R6

4/19/2024 06:18 PM

Anonymous B3S 0H3

4/19/2024 06:41 PM

Anonymous B3N 0G7

4/19/2024 07:21 PM

Anonymous B3S 0G7

4/20/2024 11:48 AM

Anonymous B3S 0A5

4/20/2024 02:28 PM

Anonymous B3S 0A7  
4/20/2024 06:25 PM

Anonymous B3S0A1  
4/20/2024 08:25 PM

Anonymous B3S 0G6  
4/21/2024 02:30 PM

Anonymous B3S 0J4  
4/21/2024 03:16 PM

Anonymous B3S 0A5  
4/21/2024 05:05 PM

Anonymous B3S 0E3  
4/21/2024 05:21 PM

Anonymous b3s0a1  
4/21/2024 05:38 PM

Anonymous B3S 0A5, right next to the area where you are going to build  
4/21/2024 06:14 PM

Anonymous B3S0A5  
4/21/2024 07:11 PM

Anonymous B3S1P4  
4/21/2024 11:10 PM

Anonymous B3S !r6  
4/21/2024 11:38 PM

Anonymous B3S 0H4  
4/22/2024 09:47 AM

Anonymous B3M 4K6  
4/22/2024 10:02 AM

Anonymous B3S 1R6  
4/22/2024 10:37 AM

Anonymous B3S 0A5  
4/22/2024 01:15 PM

Anonymous B3S0J6  
4/22/2024 02:19 PM

Anonymous B3S0C4  
4/22/2024 04:34 PM

Anonymous B3S0H3  
4/22/2024 05:59 PM

Anonymous B3S 1R6  
4/22/2024 10:43 PM

Anonymous B3S 0H5  
4/23/2024 08:30 AM

Anonymous B3S0A9  
4/23/2024 02:28 PM

Anonymous B3s0g2  
4/23/2024 11:22 PM

Mike87 B3S0G9  
4/24/2024 07:15 AM

Anonymous B3s0j6  
4/24/2024 10:09 AM

Anonymous B3S 0JS  
4/24/2024 10:19 AM

Anonymous B3S0H2  
4/24/2024 12:42 PM

Anonymous B3S0A7  
4/24/2024 03:29 PM

Anonymous B3S 0G2

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4/24/2024 04:35 PM

Anonymous B3S 0J4

4/25/2024 01:00 PM

Anonymous B3S0J4

4/25/2024 03:07 PM

Anonymous B3S0A5

4/25/2024 03:42 PM

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4/25/2024 05:09 PM

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4/26/2024 04:21 PM

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4/27/2024 10:33 AM

Anonymous B3S0A5

4/27/2024 10:46 AM

Anonymous B3S 0H5

4/27/2024 04:47 PM

Anonymous B3S 0G2

4/28/2024 01:49 PM

Anonymous B3S 0A7

4/29/2024 09:16 AM

Anonymous b3s0h2

4/29/2024 06:01 PM

Anonymous B3M 4J3

4/30/2024 02:45 AM

Anonymous B3S0H8

4/30/2024 07:24 AM



Anonymous B3S0E5

4/30/2024 11:03 AM

Anonymous B3S 0G2

4/30/2024 05:15 PM

Anonymous B3S0H5

4/30/2024 06:47 PM

Anonymous B3S 0G5

4/30/2024 08:18 PM

Anonymous B3S 0A5

4/30/2024 09:52 PM

Anonymous B3S 0E6

5/01/2024 03:06 PM

Anonymous B3J 2V9

5/02/2024 07:52 AM

Anonymous B3S0J6

5/02/2024 08:27 AM

Anonymous B3S 0J6

5/02/2024 11:29 AM

Anonymous B3S

5/02/2024 05:33 PM

Anonymous B3S 1R5

5/02/2024 09:46 PM

Anonymous B3S 0A4

5/03/2024 12:28 PM

Anonymous B3S0A1

5/03/2024 03:31 PM

Anonymous B3S 0A1

5/03/2024 05:19 PM

Anonymous

5/03/2024 06:26 PM

B3S0J6

Anonymous

5/03/2024 10:52 PM

B3S0B2

Anonymous

5/03/2024 11:49 PM

B3S 0A5

Anonymous

5/05/2024 08:33 PM

B3S 0E5

Anonymous

5/06/2024 06:58 PM

B3S 0C4

**Mandatory Question** (105 response(s))

**Question type:** Single Line Question