

## WHAT WE HEARD

### Summary of Feedback

#### PLANAPP-2023-01550

Application to rezone and enter into a development agreement to allow a 13-storey residential building with 141 units and 2 levels of underground parking at 209 Waverley Road, Dartmouth.

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### Engagement

Public Consultation took place from June 5, 2024, until July 5, 2024. 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 survey requesting feedback.
- a public information meeting (PIM) held on the evening of June 25, 2024, at the Fairbanks Centre, Dartmouth.

### Methodology

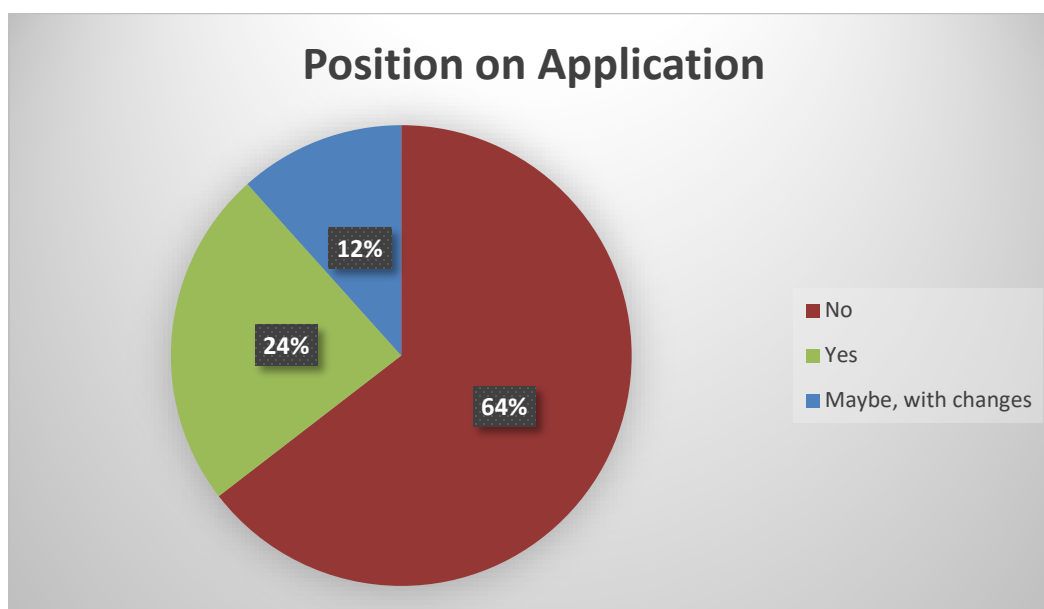
A count of notifications sent, and their response rate is included. Reoccurring comments were grouped into themes and provided below. The survey results and the PIM minutes are attached for reference.

### Data (for public consultation period)

<b>Reponses</b>	
Total Notification Mailouts	72
PIM Attendees	~123
Surveys Submitted	189
Emails/Phone Calls Received	~15
Percent	262.5% survey response rate 170.8% PIM attendance rate

## Summary

The survey was distributed ahead of the public information meeting and consisted of five questions. Of the 189 respondents, ~64% were in opposition of the proposal. A breakdown of the responses is shown in the graphic below.



HRM planning staff has compiled all the public comments and questions provided through both the survey and received correspondence. Broadly, these comments fell into five categories, as summarized below in no particular order:

### Impact on Lake Micmac

- “The proposed development should not be permitted on the shores of Lake Micmac. It would inevitably impact a lake which is already vulnerable as part of an urban waterway.”
- “Any increase in wind velocity due to a multi-story building could affect the safety and efficacy of the lake for these purposes.”
- Environmental impact on Lake MicMac: The proposed development's size and its proximity to Lake MicMac raise significant concerns about potential environmental consequences.
- “Run off into the lake and disruption to wildlife and lake usage will be unacceptable and cause permanent damage.”

### Traffic Safety

- “How will the traffic problems be fixed? There will be a huge back log during certain times with so many cars turning left into the new development.”
- “Too many people and units for Waverley Road. There is already too much traffic.”
- “I’m concerned about traffic impacts. Transit service to this area is poor to pathetic. This area is incredibly auto dependent and without major improvements to our transit

infrastructure this development combined with The Bello and The Parks at Lake Charles (10,000 people, aka the Town of Truro) Waverly and Caledonia will become a huge mess.”

- “The Waverley Road cannot handle the extra traffic”

### Compatibility and Scale

- “The building is too tall and does not fit in with the neighbourhood.”
- “The height and size of the proposed structure is out of character with the neighbourhood.”
- “This area needs smaller scale, and it needs a minimum setback from the lake.”
- “This building is far too tall for the neighborhood. There is a possibility that it will cast a shadow”

### Impact on Soft Infrastructure

- “Impact on amenities such as schools, grocery, mail, banks, parks, etc.”
- “The local schools are already strained.”
- “Our failing healthcare system can’t handle the increase in population”
- “Does the response of emergency services reflect the broader health needs of the expanding community”

### Need for More Housing

- “More housing for everyone. Building up not out!”
- “We need more housing and high-density housing makes the best use of the available real estate. A high-density unit makes sense for this location.”
- “I like the idea of more housing.”
- “Increased density for the area. Also providing different housing options.”



**Public Information Meeting  
Case 2023-01550**

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

**Tuesday, June 25, 2024**

**7:00 p.m.**

**Fairbank Centre, (54 Locks Rd., Dartmouth, NS) – Avery Room**

**STAFF IN**

**ATTENDANCE:** Dean MacDougall, Planner III, HRM Planning  
Tara Couvrette, Processing Coordinator - Planning, HRM Planning  
Justin Chang, Planning Information Analyst, Planning Information Services  
Shannon England, Planning Information Analyst, Planning Information Services

**ALSO IN**

**ATTENDANCE:** David Zareski – Applicant  
Mitch Dickie – Applicant, Urban Planning Consultant  
Tony Mancini – Councillor, District 6

**PUBLIC IN**

**ATTENDANCE:** Approximately: 123

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**1. Call to order and Introductions – Dean MacDougall, Planner**

Case 2023-1550: David Zareski is applying to rezone and to enter into a development agreement at 209 and 211 Waverley Road, Dartmouth.

Mr. MacDougall introduced himself as the Planner and Facilitator guiding David Zareski's application through the planning process.

**2. Presentations**

2a) Presentation by HRM Staff – Dean MacDougall

Mr. MacDougall presentation included information on the following:

- (a) the purpose of the meeting including to share information and collect public feedback about the proposal - no decisions were made at this meeting;
- (b) the role of HRM staff through the planning process;
- (c) a brief description of the application including site context, explanation of what a development agreement is, proposed site plan, proposed changes, policy and By-law overview, policy consideration;
- (d) and status of the application.

2b) Presentation by Mitch Dickie - Urban Planning Consultant

Mr. Dickie presented a site summary – Information about the development, site context, and building layout.

**3. Questions and Comments**

Mr. MacDougall welcomed attendees to ask questions to staff and the presenters and provide their feedback, including what they liked and disliked about the proposal.

**Debbie Windsor, Waverley Rd.:**

Part of the Lake Mic Mac Residents Association. The 20-metre setback – if there was a single-family home purposed, what is the setback?

**Mr. MacDougall** – 20 metres

**Ms. Windsor:** Rezoning – doesn't feel rezoning would be consistent with the neighbourhood if it was to be rezoned. Should not be rezoned. It is also in direct conflict with the Dartmouth MPS and policy IP-1C. There is also many environmental concerns and the impact of the project on the lake. Concerns with the traffic impacts on Waverley Rd. with all the developments going up in the area and the bottle neck that happens around Red Ridge Pond (report dated 2017 this was an issue) so if in 2017 this was an issue, this will only make it worse. Has concerns about the impact of the wind on paddlers and rowers. Lake Mic Mac is a water course, and a competitive water course that is used for paddling, and this will have a significant impact. Shadowing is a big concern for residents that live close to this proposal. Not against development, very much for development but the right kind of development. They also provided their written concerns and comments to Mr. MacDougall.

**David Lombardi, Boutiliers Lane:**

The three lots were left as R-1 lots for a reason. To protect the lakes and to protect the residential community around the lakes. Protecting the lakes is important to them and they would like to see these lots remain as R-1 lots. Not against growth but it must be done in a responsible sustainable way. This is not the right place for something of this size. Has environmental concerns as well.

**Oksana Chemerys, Rossie Dr.:**

Has issue with the Traffic Impact State (TIS) stating that traffic will only increase by 4.5%. Every time Waverley Rd. backs up people take Rossi Dr. as a shortcut. This development will only make it worse. Looking at the site plan, and the empty space on the right side, makes it look like there is going to be a phase two and there is going to be two buildings like this one. It says it is human scale development and that there is a bike lane but on the site plan, and where the bike lane is located, it doesn't seem like people will be able to use it. They also have environmental concerns; it talks about multiple environmental measures, but it didn't list any of those so not sure what they are. The native species of trees that they plan on planting – these takes many years to grow and, on the rendering, it shows fully grown trees so this is very misleading.

**Phil Matthews, Garshan Rd.:**

Concerns about traffic - Increase of 4% over what? The volumes that that percentage is based on? What year was this done? Did they account for the subdivision further out and all these new developments being put in? Siting that this is going to help bus service, maybe, but we have always taken the wrong approach with bus service in this city – if they come, we will build it. You need to have an effective bus service before people will use it. People in this area are not used to using the bus service because it doesn't serve us well.

**Mr. MacDougall** spoke about the TIS and when it was done, January 2023.

**Mary McLaren, Garshan Rd.:**

Agrees with everything that has been said so far. We are in the middle of a housing shortage, but they must be well thought out and they must be appropriate. This is not the kind of building that is going to help us with our housing problem, and that is ok. The developer has a right to choose the type of people that will live in the building. The size of the building is completely disproportionate to what's in the neighbourhood currently. The traffic is already messy. What about fires or emergencies? There are not a lot of ways out of this neighbourhood and with the increase in traffic what happens if there is an emergency? Where are we going to go? You are bringing a lot of pressure onto a very high used street and what are we supposed to do with that? Yes, more busses would be great. It is a beautiful lake and a beautiful neighbourhood and there are places on the other side of the road and other places that are not bang on the lake that this would be better suited for.

**Simon Melrose, Boutiliers Lane:**

Our home was intended to be net zero and we have just made it to net zero. We did another study for the proposed building, and we will no longer be net zero. The shading from that tower will take away from us and we are away away from where it is proposed. It will be far worse for people closer to the proposal. It is a big building that is going to cast a huge shadow. If the rezoning is done on this lake that will set a precedent for all the other lakes in the city. It would be a generational precedent being set. How many of the residents that could afford to live in this building will be taking the bus?

**Frank Mason, Banook Shores:**

This is a beautiful community; we need this development for people to age in place. It is hard to find a place to live, most people need to rent because they are on waiting list. They would love to see this development go forward.

**Ross Burt, Waverley Rd.:**

Concerned with the environmental impact of this development. Doesn't feel the 30-metre buffer is enough. If there is a diesel spill from the machinery – it goes into the lake. The lake is a very healthy lake, and this proposal is going to kill the lake. The traffic is crazy, there needs to be measures put in place to take care of the traffic. The infrastructure needs to be updated. The Mic Mac Taven, Nine Locks – they blended in this building is a monstrosity, a massive tower. It doesn't fit into the neighbourhood. There must be a lot more thought and assurances put into this. Once the lake gets damaged, it is going to be a long time getting it back. We will loss tones of wildlife that is in the lake and in this general area. Some that have just started to come back to this lake. This is an incredibly healthy ecosystem, and it would be a shame if something was not calculated properly here and destroyed it or significantly impacted it.

**Mike Sully, Montebello:**

Issues with traffic on Waverley. Feels the buses will not make much of a difference as they will also get stuck in the traffic. Feels that the roads need to be addressed first – the infrastructure needs to be improved. Will there be any commercial on the bottom floor of this building?

**Mr. Dickie** – No, it is all residential.

**Mr. Sully** – would like to see commercial on the bottom level. Will there be any affordable units?

**Mr. MacDougall** – with the current planning rules HRM has no authority to make any of the units affordable housing. That is entirely up to the owner.

**Ian, Dartmouth:**

It was mentioned that there wouldn't be a whole lot of runoff into the lake. Any of the runoff that comes from the property is going to go into the storm drains which already flows into the lake. This is a huge building where is all that water going to go? If you say it is not going to flow into the lake, then it is going to flow onto Waverley rd. and that will end up getting flooded and end up in the storm drains. There is a lot of units in that building – how many cars will be in that building?

**Mr. Dickie** – there are 172 parking spaces within the building on two floors and 15 surface level parking spaces. Stormwater must be dealt with on site. A stormwater management plan has to be approved by HRM. You can't have more water flowing off the property after construction than there was before construction – this is a requirement of HRM.

**Mr. MacDougall** – Advised that HRM is still waiting on the preliminary storm management plan from the applicant.

**Rick Pru, White Street:**

The Centre Plan was just approved in 2021 and there are a lot of roads in that that were approved for high density housing where this could go. Leave the trees where they are on the R-1 lots, it doesn't make sense to tear them up and replant them. Don't ruin the lakes any more than they have already been ruined now. This is out of scale for the neighbourhood. Lake Banook has world class paddling and right now you are not allowed to build anything higher than 35 feet around the entire lake. Maybe a three-storey building wouldn't be to bad here or some townhouses. Not apposed to something being built here it just has to be the right fit for the neighbourhood.

**Mr. MacDougall** explained that the 20-metre watercourse buffer applies anywhere within HRM not just here and that is a firm no touch area.

**Ed Windsor, Garshan Rd:**

All the lakes are precious. There worry is 5 years from now this building is going to be held up as an example of what we have done to be able to build on this lake or others if we don't stop this before it gets there.

**Public:**

Concerns about infrastructure to support this development. Traffic is a huge concern as Waverley Rd is busy already. This will cause more traffic coming and going than you are accounting for in the traffic report because this will be a high-end building and they will all be using cars to get around and not the bus. There is no turning lane to get in and out of this building which will cause a bottleneck. That is not taking into account the Bellow or the Lake Charles developments. This will cause traffic to be backed up to the circumferential highway. You are putting the cart before the horse; you are bringing all these people in but don't have the infrastructure to support it. The sewer and the water pipes also need to be dug up and replaced – the current ones can't support this all this new development. How are we getting in and out if there is an emergency? When will we get answers to these concerns/questions?

**Dean MacDougall** – no answers here tonight for all of these important concerns but raised a lot of good points. Explained the different agencies that provide feedback on any applications.

**Doug McRae:**

It has been said that Terry wants a legacy. Terry is a great guy and owns the Mic Mac Tavern amongst other things and is very successful. To create a real legacy would be to leave that land the way it is and wouldn't we all remember him. That would be a real great legacy to have. Terry also owns other plots of land that would not be on the lake, and he could make his legacy there.

**Ivan Burt, Waverley Rd.:**

Has anyone measured the carbon footprint of the land now? Has anyone estimated what the carbon footprint would be after this development and take the trees off? They think this should be considered. Concerned about the drain system and where the water is going to go. After a rain all the runoff from Montebello goes through the culvert and into the lake. We have tried to get this fixed as it is self-defeating to have all that running into the lake. They would like to see this addressed before all the rest of these issues. Stated there was a clause in the sale of the Dougals property to Terry stating this would always stay residential because it was a concern then. Doesn't want this proposal to go ahead. Thinks the city should buy the land and donate it to the Shubie Canal park.

**Mr. MacDougall** – no, no carbon footprint has been calculated.

**Glen Campbell:**

When you look at this development, it sets a precedent. To take away this view plan and build a 13-storey structure, you are losing something and if they get to do it then what about the next development across the lake? Are you really going to get to enjoy this lake if it is surrounded in high-rises? Part of the reason people want to live in this place is because of the protected nature. Development needs to be proportional; we have a 20-metre setback for a residential house why is it only 20 metres for a 13-storey building? This is a wetland area, that 13-storey building filled with glass is going to affect the birds. There is a lot of wildlife, and this is not compatible with the area.

**Mr. MacDougall** – it is 20 metres regardless of the use.

**Lori McNut:**

Share a lot of the same opinions as the people who spoke before. Feels if this, being the second lake in a series, if any of the storm water infiltration affects this lake it will affect the whole series of lakes in the canal system.

**Kevin Warner, Rossi Dr.:**

Worked with HRM and have been to many of these public meetings, not for or against this at this time, but would like to say how very proud they are of the people of this community and how they are expressing their concerns.

**Valarie Bradshaw, Lakeshore Crt:**

Has a very different point of view. They live on the other side of the lake, A giant big building that looks like a prison is their interpretation of what it looks like. Construction on their side of the lake has caused a lot of sedimentation to go into the lake. What will this development cause? There are a lot of wildlife on the lakes and doesn't want to see that disappear. There are a lot of migratory birds



which this could affect and that is a federal responsibility to protect these migratory birds. What about light pollution from this development?

**Denise Robichaud, Lexington Ave:**

Thinks 20-metres is too close. As walking container of water, our relationship to water is very important. We only have one chance to get this right, there is no going back. We have a responsibility for future generations. As the city of lakes, if we don't get it right who will? We need housing but we need the right type of housing.

**Tim Marr, Hemlock St. Port Wallis:**

What are your proposed traffic numbers based on? January is not the ideal time to do it. Did they factor in the traffic that would be coming out of the Lake Charles Estates, over 4,700+ people? The only exit out of Lake Charles Estates is in the 10-year plan. Until then all the traffic is going onto Waverley Rd. This will be adding more traffic than the Waverley Rd. can handle.

**Mr. MacDougall** – the traffic consultant that wrote the study did the study did their traffic counts in January of 2023. They did not factor in Lake Charles Estates.

**Christine Home, lives on Mic Mac Lake:**

Concerned with the light pollution, and privacy.

**Public:**

Significant pollution increases in this area. Has there been a consideration into the increase in emergency services because of the increase in population? That must be considered as well as the infrastructure to support it.

**Mr. MacDougall** – stated the information has been forward to the respective agencies so they are aware of any upcoming developments.

**Marie Dauphinee-Booth, Boutiliers Lane:**

What did you mean by under utilized serviced land? Do you have plans, once you do this one, to do more on other lakes? You don't want any greenspace left in the city? You stated this is compatible with other buildings in the area, how many other 13-storey buildings are in the area? You mentioned this is a good infill project – what does that mean? Are you more concerned about the under serviced bus route than you are about the lake and ruining the lives of the people in this area? The pollution to the lake, the light pollution, the traffic concerns are all looked at when considering an application?

**Mr. Dickie** spoke to what was meant by under utilized serviced land. This developer only has plans for this project. This is a great site for housing. There is lots of greenspace left in the city. Stated a 3-storey building has no more of an impact than a 12-storey building. Stated the footprint of this building is similar to the Nine Locks building, about 20,000 square feet. Currently there are no other compatible buildings in the area. Infill means there is vacant land within a developed area that is a good opportunity for the highest and best use to be constructed in a way that compliments the community.

**Mr. MacDougall** – We take everything into consideration when looking at an application.

**Sandra Burt, Waverley Rd.:**

Concerns about the infrastructure of Waverley Rd. Every time there is a rainstorm my neighbour's places floods from water running off Waverley Rd. The garbage that is going into the lake is going to get worse.

**Nathan, Breeze Dr.:**

Feels the impact on the lake is greater because of the circumferential highway. This project would have a much smaller environmental impact than the 8-lane highway that currently crossed the lake.

**Bruce MacDonald:**

How wide is the building? How wide is the base? A 20-metre buffer is going to be the width of your front yard to the lake. We don't know what they are going to do to the shoreline one they develop it. If you take the building and flip it over it would fit really nice right in front of it. That tells me that there



is going to be another building there. Once this building is up that is going to be the green light to put buildings up everywhere because they have already been approved the process is in place and it is a precedent.

**David Lombardi, Boutilliers Lane:**

With the new approvals that just came into place that has changed what can be done on R-1 lots? Those changes give you the ability to put 4 but up to 8 units depending on lot size – correct? So, for an under-utilized property, if this remains R-1 we can have appropriate housing there. If it is 4 units on 3 lots that 12, if it is 8 units on 3 lots that is 24. Very nice, in keeping with the community, and provides value to the property owner. The front lot states for future commercial use and could be utilized as well. The super zoning that has been done in the Centre Plan area has increased density to a potential of 30% so 30 storey towers could go to 40 storeys which has increased the Centre Plan dramatically. That means that we need less of this outside the Centre Plan area. Something that can be done here is to allow the property owner to do an as-of-right from the zoning he has but HRM also has an opportunity to take what 35-foot height limit around Lake Banook and put it around all its lakes. This wouldn't restrict development it just keeps it to something we could all live with.

**Mr. MacDougall** – Explained that was the Housing Accelerator Fund changes are now in affect – yes. Yes – in certain areas you can put up to 8 units.

**Public:**

Could Lake Charles be next for a large building?

**Public:**

Who makes the final decision on this? Do you know when this will be going to council?

**Mr. MacDougall** – Habroure East – Marine Drive Community Council. The process normally takes about a year, and that is smooth sailing. It is hard to say when it will be going to community council but possible around the end of the year maybe the beginning of next year. All updates are provided on the webpage for this planning application.

**Public:**

Isn't it true that even if community council reject the application the province can step in and override their decision? Should we be meeting with somebody from the province to discuss our concerns?

**Councilor Mancini** – explained how it works. Yes, they can overrule councils' decision. Tim Halman, Dartmouth East MLA, is very receptive and easy to reach out to.

**Public:**

Could a new traffic study be requested because that one done in January was not very relevant.

**Mr. MacDougall** – Will speak with the program engineer for that.

**4. Closing Comments**

Mr. MacDougall thanked everyone for their participation in the meeting.

**5. Adjournment**

The meeting adjourned at approximately 9:05 p.m.

# PLANAPP 2023-01550: 209- 211 Waverley Road, Dartmouth

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## SURVEY RESPONSE REPORT

01 July 2013 - 08 July 2024

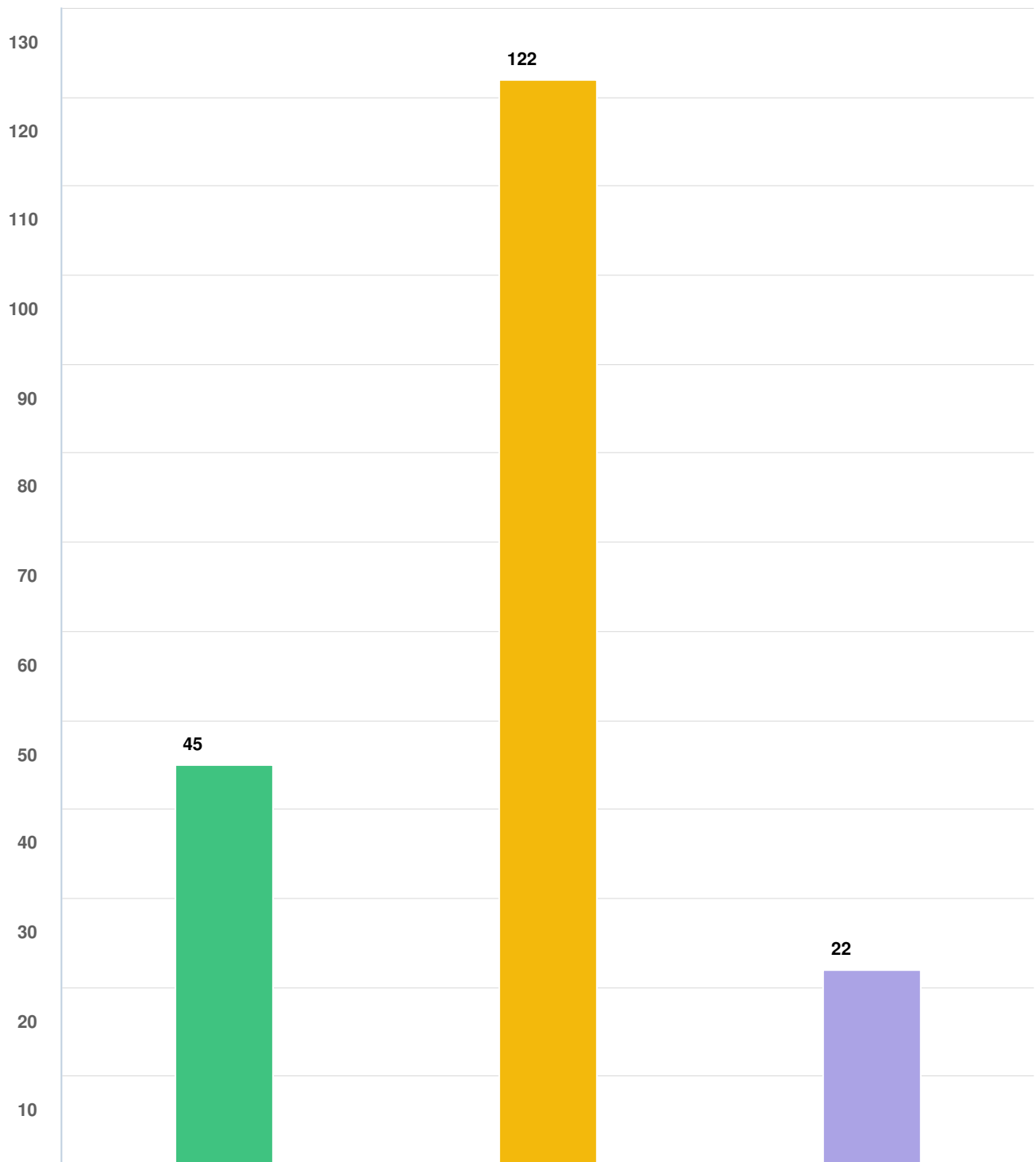
### PROJECT NAME:

Planning Applications



# SURVEY QUESTIONS

**Q1** Do you feel this development fits your neighbourhood?



**Question options**

● Yes ● No ● Maybe with changes

*Mandatory Question (189 response(s))*

*Question type: Checkbox Question*

## Q2 | What concerns do you have with the proposed development?

Anonymous

6/06/2024 04:01 PM

This will be the 3rd development on Waverly and in the same district as Michael Wallace Elementary. It's an old school and currently doesn't have room to expand. There's no ventilation system and they ship in drinkable water. The school isn't equipped to deal with the increase on family dwellings. Secondly, as congested as Waverley road already is between Mic Mac Bar and Grill, turning onto Montebello hill, and Mabou Gardens, you would have to add more lights, turning arrows, etc to accommodate additional traffic. Why not wait until the condos on the corner have been filled and see how that affects the current lay of the land?

Anonymous

6/06/2024 04:04 PM

The building is too tall and does not fit in with the neighbourhood. It would be such an eyesore. It should be more like the building currently being constructed at Waverley/Montebello. That has a nice exterior design and is a shorter building that in more in keeping with the neighbourhood. Additionally, what impacts will this have on the lake that is already closed so frequently. It is being built too close to the water. How do they guarantee that the blasting for the underground parking will have no effect on the water or the extra runoff that will be produced or the construction itself - these construction sites are always so filthy and there is so much garbage that will inevitably end up in the lake. Also, when the TIS was completed, it doesn't look like the Parks of Lake Charles development was taken into consideration or the new apartment at Waverley/Montebello. Waverley Rd does not have the capacity for this many more vehicles.

Anonymous

6/06/2024 04:15 PM

Too high Too big The road can't take that much more traffic

Anonymous

6/06/2024 04:42 PM

Too many people and units for Waverley road. There is already too much traffic!! Leave the lake alone.

Anonymous

6/06/2024 04:42 PM

This development will take away from the beauty of the lake and take away the peaceful use of the area.

Anonymous

6/06/2024 05:02 PM

A lot more traffic in an already busy area. Lack of parking- 15 above ground spaces?? Give me a break. I'd be greatly concerned about the effect on the lake as well.

Anonymous

6/06/2024 05:05 PM

Traffic, especially end of work day sitting there while people wait to turn left into this building. The last 6 months traffic end of day is crazy on waverley and I've been here 20 yrs.

Anonymous

6/06/2024 08:45 PM

Infrastructure will NOT be able to support this!!!

Anonymous

6/06/2024 09:08 PM

I'm concerned about traffic impacts. Transit service to this area is poor to pathetic. This area is incredibly auto dependent and without major improvements to our transit infrastructure this development combined with The Bello and The Parks at Lake Charles (10,000 people, aka the Town of Truro) Waverly and Caledonia will become a huge mess.

Anonymous

6/06/2024 09:52 PM

Waverley Road can not accomodate the level of traffic that it currently has in that area, and the new building at the bottom of Montebello and the new development at the Parks of Lake Charles have not yet even been finished and had people move in. The idea that a building with 141 units would only generate an additional 50 cars does not seem realistic. That location on Waverley is particularly challenging for cars to turn left off of Waverley in the afternoon, and presents a danger to cyclists as there is no lane for left turning, and most people pass on the right, going into the bicycke lane. I am also concerned that they will need to cut down most of the trees that are there in order to build, and new trees will not grow quickly enough. The claim that they will increase tree coverage does not seem realistic. While they try to claim that there are other high rise buildings nearby, the truth is that there are no other large buildings on that lake.

Anonymous

6/06/2024 10:03 PM

We do not have the proper infrastructure to accommodate a building size of this magnitude. The Waverly road will be bottle necked and traffic will be a disaster.

Anonymous

6/06/2024 10:05 PM

The building does not fit the neighborhood. Building has too many floors. The Waverley Road can not handle the extra traffic. Damage to Lake Mic Mac

Anonymous

6/06/2024 10:05 PM

Do not have the infrastructure to support this development. Especially with 10,000 (!!!!!!!!) units being added down the street

Anonymous

13 stories is too high for this part of town. Think of how that will stick

6/06/2024 10:44 PM

out on our waterfront on lake Mic Mac. And where will traffic go? On one lane of traffic? Please drive from downtown Dartmouth to this location at 4pm on a weekday and consider how adding this building will make traffic so much worse.

Anonymous

6/06/2024 11:25 PM

Too many units and too high , concerned about contaminants going into the lake, Waverly rd not able to handle extra traffic

Anonymous

6/07/2024 06:53 AM

The infrastructure is not set up for the volume of people and traffic. A 15 minute drive now takes double if not triple the time. Most of it sitting in traffic

Anonymous

6/07/2024 01:03 PM

Traffic on Waverly road is already a nightmare. Its only going to get worse with the apartment building at the corner of Waverly and Montebello, and will get substantially worse with the Port Wallace mega-development. The single lane Waverly road into downtown is NOT big enough, it was not designed to handle heavy traffic. Do not expect increase in public transit to be the fix for this either, public transit is not convenient for most people, so most people will still be using their own personal vehicles. Fix the infrastructure first!

Anonymous

6/07/2024 02:26 PM

the height and size of the proposed structure is out of character with the neighbourhood. In addition to its size, it will be adding a considerable amount of traffic to an already congested corridor. While there is no easy fix to the congestion, limiting the unit to 5 stories or less would be less impactful to the character of the neighbourhood and present fewer traffic issues.

Anonymous

6/08/2024 07:21 AM

Run off into the lake before during and after construction. Promises to mitigate are never kept.

Anonymous

6/08/2024 07:52 AM

Although the traffic impact report notes minimal impact to the volume of vehicles, it does not seem to consider other factors. The study did not address any of the ongoing builds as well as already approved developments that will also rely on same main corridor. It also does not address the fact that those additional trips will be turning left onto the property which I would think would impact the flow of traffic substantially.

Anonymous

6/08/2024 02:19 PM

Only concern is they won't allow dogs.



Anonymous

6/08/2024 08:12 PM

Everything, and the city doesn't really care.

Anonymous

6/09/2024 11:50 AM

Does not fit the current greenery, residential low density of this lake or any of the city lakes. The land is located on an historic waterway that in total has no MURBs or direct commercial for that matter. Given the global focus on greenhouse gases and the need for more trees, it would be detrimental to clear cut the property and increase the carbon footprint with such a large structure. It does nothing to enhance the Shubie Canal system Where would the pavement runoff go? There is one drain on Waverley Road which currently drains into the lake. How much blasting will be needed to develop two levels of parking?

Anonymous

6/09/2024 02:41 PM

R1 zoning being changed to commercial zoning in order to build, how can this happen? The scope, height and size is completely obtrusive.

Anonymous

6/09/2024 04:54 PM

Environmental effects from runoff from pavement, wind from the height of the building will effect paddlers and rowers who use the lake to train on. This was a problem with a proposals on Lake Banook which lead to turning down the building. The area is listed as R1 and to change that would be breaking the trust of all those who bought around the lake in the past with the expectations of no high density development. Surely there are other areas available for such development. We need to preserve the city of lakes. Traffic would be increase on Waverly road. Does not fit into the neighbourhood as it exits now. It will not be low cost housing.

Anonymous

6/09/2024 09:51 PM

I think this will be damaging to the local paddling clubs as it will affect the wind patterns within the lake. I also feel as if our current infrastructure will be unable to handle the increased traffic on the roadways from this development. I believe in increased housing, but this does not include affordable housing, and the location and ecological impacts will make this an unwise project for the city to pursue.

Anonymous

6/10/2024 09:13 AM

Traffic between this and other much larger developments happening. Poor transit.

Anonymous

6/10/2024 01:49 PM

1. Building a high rise on the lakefront is both immediately inappropriate and also sets a disastrous precedent for for every other lake front in the Halifax Dartmouth area. This will simply ruin the lake

for all the many users; boaters, paddlers, fishers, swimmers and those enjoying the wildlife at present. 2. No R1 zoning changes should be allowed on waterfront property, especially on lakes in Dartmouth, the City of Lakes. 3. There are genuine issues from the environmental impact of such a structure including surface runoff, wind impacts and shadowing of the neighbourhood homes and gardens

Anonymous

6/10/2024 02:23 PM

The proposed development should not be permitted on the shores of Lake Micmac. It would inevitably impact a lake which is already vulnerable as part of an urban waterway. The proposal requires a change from R1, which sets a precedent for other lakefront developments. In addition, it would add significantly to the congestion already increasing on the Waverley Road due to other developments (Montebello, Lake Charles). And finally, Lake Micmac is part of a heavily used, historic training (and occasionally competition) facility for sprint paddlers, dragon boat paddlers, and rowers. Any increase in wind velocity due to a multi-story building could affect the safety and efficacy of the lake for these purposes.

Anonymous

6/10/2024 04:09 PM

Scope and height does not fit the existing landscape. R1 should not be up-zoned to high density, makes no sense.

Anonymous

6/10/2024 04:44 PM

Fit within the neighborhood. Too high, too dense. Change from R1. Traffic- the road was built to service a cottage community. Traffic is currently too heavy. The road is at capacity. It is unreasonable to view the incremental impact if each development and then note that 2-5% increase is negligible. All developments should be viewed cumulatively. Also I am very concerned about the impact on the lake. This is too much. We are fortunate to have lakes where we can swim and kayak. Mid to high rise buildings are detrimental to lake health. There has been lots written on this. They also create wind currents that impact canoeing kayaking, rowing, paddleboarding, etc. This will be the first such midrise on the lake and I am concerned that it will lead to more.

Anonymous

6/10/2024 05:57 PM

It's absolutely ridiculous! There are way too many developments happening in this small area. It's getting to be absolutely insane. We are destroying our community. It's impossible to get down the road by 2pm now.

Anonymous

6/10/2024 07:43 PM

When I grew up in Dartmouth we were proud to be living in the City of the Lakes. It seems now that this feeling is disappearing and the all

mighty tax dollars is all the HRM management is thinking about.

Anonymous

6/11/2024 08:00 AM

Lack of infrastructure to handle the increased traffic.

Anonymous

6/11/2024 05:55 PM

None.

Anonymous

6/12/2024 02:00 PM

Environmental impacts (20m from Lake Mic Mac is not enough), ruining a natural attraction, noise pollution during development, etc... turning our less developed natural areas in HRM into high rise developments. I am concerned this will set a precedence that no "natural area"/lake side is safe from development.

Anonymous

6/12/2024 02:02 PM

Tower height is not compatible with the surrounding area, is completely out of place and will ruin the area. Traffic is bad now by Mic Mac Bar and Grill and will get worse with even more cars going in and out of that parking lot. The lakes should be protected by the current R1 regulations. We are known as the city of lakes, not as the city who ruins the lakes.

Anonymous

6/12/2024 02:18 PM

The proposed height of this development is incompatible with the surrounding area. Lake usage, noise of cars and pollution all should be studied as to how will effect the lake and surrounding nature.

Anonymous

6/13/2024 09:21 AM

Damage to our lake system all the wild life we have in the area will be destroyed Infrastructure not equipped to handle the traffic Waverley rd at peak hrs is a horrible commute Lived here for 30 yrs I see and hear the traffic

Anonymous

6/13/2024 11:44 AM

Area is/was zoned to not allow apartment building development. However approval was given for the Bello development although planning staff did not recommend apartment development. It somehow got approval anyway. Now another one and who knows after that. It is blatantly obvious the infrastructure is not adequate.

Anonymous

6/14/2024 10:09 AM

Current transit only runs until 9:30-10pm with current schedules. City should improve transit access in this area, although it may be planning to already, with the development in Port Wallace. Walking access to Mic Mac Mall Terminal is pretty limiting for people with low mobility. Bicycling access is restricted as well, having to cross over

the busy highway overpass section to access amenities.

sbchisholm

6/14/2024 01:48 PM

No concerns with the development but would love to see that with the increased density in the area the residents will have access to frequent transit and safe AT for their daily commute, errands, etc.

Anonymous

6/14/2024 04:34 PM

Area is low rise residential- already can take 1 hour to travel from Sullivans pond to my home on Andover st. During peak travel times. Waverley road is not a double lane highway. The size of the proposed building will be an eye sore and snarl traffic even more than already is, especially with the other large development already in progress further down Waverley rd

Anonymous

6/15/2024 10:19 AM

Traffic control and impact on Waverley Road

Anonymous

6/15/2024 07:30 PM

Pollution, increased traffic, increased taxes, bad for environment and lake

KathyC

6/16/2024 08:18 AM

Traffic impact on Waverley Road

Anonymous

6/17/2024 04:36 PM

extra traffic

Anonymous

6/17/2024 04:42 PM

Impacts on traffic We moved to this area because we liked all of the single family homes.

Anonymous

6/17/2024 04:45 PM

to large and more traffic

Anonymous

6/17/2024 05:50 PM

Traffic

Anonymous

6/17/2024 05:53 PM

Height of development Traffic impacts Density with surrounding area Effect on services and environment

Anonymous

6/17/2024 06:28 PM

Not enough parking spots for the amount of units Higher than anything else in the neighborhood

Anonymous

6/17/2024 06:49 PM

More traffic, more schools, environmental impact on Lake MicMac, the developers certainly aren't going to pay for these things.

Anonymous

6/17/2024 08:15 PM

Too large/tall for the property and the area. Too close to the lake, environmental concerns. In addition to the other developments forced on the community, it will cause Waverly Rd to become a parking lot. It will not be the affordable housing the city needs. 2 levels of underground parking means blasting, which will impact 1) the lake 2) existing properties in vicinity 3) further trauma to the already stressed wildlife.

Anonymous

6/17/2024 11:04 PM

way too big for the area. infrastructure especially is not set up to have this large of an influx of people in one spot. Waverley road backs up daily. unless there is plans to expand Waverley to 4 lanes, it will become gridlock daily with cars backed up across the circ. Especially with the homes being built up the road + the new building on Montebello/Waverley.

Anonymous

6/18/2024 09:22 AM

Increased population density; increased traffic ; increased demand for lake access; increased noise pollution for the suburb as well as the park.

Anonymous

6/18/2024 10:58 AM

Height, lack of proper traffic infrastructure on an ashtray overwhelmed road.

Anonymous

6/18/2024 11:39 PM

Lack of public trails and store frontage / restaurants on the ground floor

Anonymous

6/19/2024 06:40 AM

Too tall of a building for our suburban neighborhood. Traffic in that area at supper time is already crazy and I fear this would make it 10 times worse.

Anonymous

6/19/2024 06:50 AM

Unaffordable housing, too many stories and increase in traffic in the area.

Anonymous

6/19/2024 10:34 AM

-This building is far too tall for the neighborhood -There is a possibility that it will cast a shadow over my home -This will be used as the wedge to allow in even taller buildings -Negative environmental impact on lake Mic Mac -Increased traffic on an already busy

Waverley Road -More people to be serviced by a spotty Metro Transit route 55 -Disruption, noise and incredible inconvenience for existing residents during a LENGTHY construction period -More demands on an already strained public infrastructure

Anonymous

6/19/2024 02:54 PM

Excessive traffic already on the Waverley road. Concerns with wind affecting paddling on Lake MicMac. Even through it isn't part of the race course many people still paddle there. Concerns about increased traffic on the lake (which is already very congested and at times dangerous) from building residents wanting to have jet skis or other water craft. Why else would they want to live on the lake?

Anonymous

6/21/2024 12:08 PM

None, as long as the lake is well protected from runoff during construction.

Anonymous

6/22/2024 05:22 PM

I would prefer to see twin towers with a shared podium instead of the wide monolith currently proposed I would also prefer to see less surface parking, it looks like the parking is being provided for use by the restaurant? There should be more trees if this level of surface parking is going to be allowed.

Anonymous

6/22/2024 06:13 PM

Environmental concerns for the lake, impact of changes in wind currents to paddlers and rowers on lake Mic Mac, size doesn't fit existing community. And the rezoning of this lot is not in accordance to the community.

Anonymous

6/22/2024 09:47 PM

Population density

Anonymous

6/23/2024 11:02 AM

This is not affordable housing for those who need it. For those people who already are living the privilege life and can afford the exorbitant pricing rates and who already benefit from having a family doctor and believe that the infrastructure that is in place can handle this are severely disillusioned The environmental impact to the lake will be irreversible as will be the community shadowing. This developer is clearly operating from a financial benefit prospective of his own and therefore is not working for the community.

Anonymous

6/23/2024 12:10 PM

Traffic, Lake issues, Not a fit for this neighborhood

Anonymous

6/23/2024 12:18 PM

Not appropriate location for mid rise building.

Anonymous

6/23/2024 01:41 PM

Environmental impact on the lake, increased traffic, wind currents on lake, building too high for area (overshadows existing community).

Anonymous

6/23/2024 03:27 PM

How close it is to the lake The size of it The increased traffic it will bring

Anonymous

6/23/2024 03:53 PM

Completely out of proportion structure with the area. The impact of the structure on the environment, the lake, the wind, and the blocking of light. The impact on traffic—especially with the new development further up Waverley road. Completely off base for the neighbourhood and proximity to the lake.

Anonymous

6/23/2024 06:29 PM

Traffic on an already maxed road way.

Anonymous

6/24/2024 08:12 AM

Increase in silt and other containments entering the lake

Anonymous

6/24/2024 08:41 AM

Property bordering lakes should not be zoned commercial! Negative impact on the lake is very high. These lakes are precious and must be protected.

Anonymous

6/24/2024 09:52 AM

Traffic is bad enough as it is on the Waverly Road. This proposal does not fit with the ethos of the area and who knows what the impact will be on the eco-system.

Anonymous

6/24/2024 10:20 AM

Urban lakes are already struggling as are the wildlife that continue to try to live in and on them. Highrises and such massive construction projects should not be permitted along any of our lakefront shores any more.

Anonymous

6/24/2024 10:24 AM

Height of building, traffic flow, population density, lack of adequate infrastructure

Anonymous

6/24/2024 10:31 AM

Traffic congestion is my number one concern.



Anonymous

6/24/2024 10:31 AM

None.

Anonymous

6/24/2024 10:35 AM

To high of a building, infrastructure is not capable of dealing with all the power, water,sewer and street.

Anonymous

6/24/2024 10:55 AM

traffic on waverly

Anonymous

6/24/2024 11:09 AM

Construction traffic and regular traffic congestion on Waverley Road. There is a new development just being finished at the corner of Montebello and Waverley that is already going to increase bumper to bumper traffic and with this number of new units going in you might as well make Waverley Rd a parking lot. A lot of local traffic will try to find ways around it and end up driving through neighborhoods that were not meant for higher volumes of traffic.

Anonymous

6/24/2024 11:22 AM

Development on Micmac Lake side of Waverley Road.

Anonymous

6/24/2024 11:32 AM

Mostly traffic. The Traffic Impact Survey only takes into account existing traffic but it should take into account the projected population of 11,000 at Parks of Lake Charles and the development at the bottom of Montebello Road. It is already increasingly difficult to join Waverley Road from adjacent streets, even outside of peak hour traffic.

Anonymous

6/24/2024 11:44 AM

Waverley road, can not handle the amount of traffic, it is not safe for emergencies

Anonymous

6/24/2024 11:45 AM

Infostructure overload and traffic

Anonymous

6/24/2024 12:00 PM

The traffic assessment was done during the height of COVID when most people were working from home and traffic was at an all time low. I feel a new traffic impact study needs to be done because there is no way it will only increase traffic by 50 cars in am and pm. There are 47 single units and 90 something 2 bedroom units. Even at 1 car a unit that is way more than 50 cars extra on Waverly road.

Anonymous

We do not need any more housing developments on Waverley Road

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6/24/2024 12:02 PM

The r infrastructure cannot handle the traffic now. It takes me longer to get from Waverley Road to my home in Montebello than it does from where I work in Halifax!! These apartments are tuning the landscape of Waverley road into another cement community and an eyesore! That one on the corner of Waverley Road and Montebello should have never received a permit! Just wait until that is filled with tenants! Another traffic nightmare for people living in Waverley! Another example of HRM poor planning! Waverley Road was once a beautiful community within HRM! Not now

Anonymous

6/24/2024 12:02 PM

Too large The road is already congested Not a good fit

Anonymous

6/24/2024 12:02 PM

Construction noise, That's it's not affordable housing Damage to the lake Increase traffic that Waverley road can't handle

Anonymous

6/24/2024 12:13 PM

The current Waverly road won't be able to handle the increased traffic. If the infrastructure is improved (before) the build, it could be a right fit.

Anonymous

6/24/2024 12:22 PM

Ensure proper precautions are taken to protect Lake Mic Mac

Anonymous

6/24/2024 12:26 PM

The building is too close to the water. 20m is insufficient. We should be protecting the lake and not building that close to it. I live on Waverley road and have already been noticing the additional traffic levels that are associated with the development at Barry's run. I'm all for more housing, but this is not affordable housing for the people who need it, this is high end/luxury apartments, and will not be helping the housing crisis. I also worry about the effect on wind currents in the area. I have multiple friends who live in the vicinity of the development and I worry for their experience, not only with the new shadow zone, but with the development process as well.

Anonymous

6/24/2024 12:59 PM

Rezoning for the benefit of one person and detriment to everyone around the proposed building who bought in a R2 zone on good faith!

Anonymous

6/24/2024 01:00 PM

Excess traffic, increased lake pollution

Anonymous

6/24/2024 01:08 PM

Waverley Road is not equipped to handle the existing traffic we have now, this will have great impact on the road

Anonymous

6/24/2024 01:08 PM

Traffic, increased pressure on Shubert Park, environmental damage to the waterway.

Anonymous

6/24/2024 01:21 PM

Continue to be concerned about the increasing traffic on Waverley Road.

Anonymous

6/24/2024 01:48 PM

Increasing population density without expanding supporting infrastructure in an increasingly crowded area is detracting from what made the area attractive to the residents who've already invested in homes here.

Anonymous

6/24/2024 01:48 PM

The interaction of MicMac Drive is already impossible. Adding a 19 story building with more traffic at this location will be horrible. The wildlife ( Canada Geese) will be impacted. The cycling lane for all the cyclists taking advantage of Waverley road will be impossible to use. There have been many things added to Waverley road this past year- the Bello, the Lake Charles subdivision and now this? That's too much.

Anonymous

6/24/2024 01:52 PM

Only Waverly road's ability to accept traffics, otherwise none.

Anonymous

6/24/2024 02:06 PM

The increased traffic is a huge concern. Waverley Rd is a single-lane road with little possibility of widening it due to the proximity of buildings to the road. Adding traffic lights could help to some degree, but more turning lanes would help ease a lot of the congestion.

Anonymous

6/24/2024 02:14 PM

Traffic is already terrible.

Anonymous

6/24/2024 02:25 PM

Environmental concerns with Lake Micmac and the Shubie Canal water system. Increased traffic on Waverley Road. Allowing one tower quickly becomes multiple towers and changes the dynamic of Waverley Rd. It's not housing for the average income.

Anonymous

6/24/2024 03:23 PM

The Waverly road cannot handle more properties. The Parks of Lake Charles is already adding "4200" units. Which statistically means 7800 extra cars minimum that will be traveling down the Waverly road. (Because let's face it nobody is going to be using hwy 107) the

majority of traffic will flow through Waverly. We don't need another 282(statistically speaking) vehicles also traveling down Waverly. They say it'll only add "50 cars" during rush hour but that's completely bull.

Anonymous

6/24/2024 03:57 PM

- Height of the build (13 floors not within by-laws), additionally will block home owners view - Impact to traffic volume, which is already heavy. One lane in each direction is not going to support the development further down waverley road let alone adding further units. - Impact on the lake - Impact on winds - The length of development, "the bello" down the street has taken a significant amount of time to develop which has largely impacted traffic with construction, the other development near Braemar took 10 years. Lengthy construction period creates traffic delays and construction mess. - Cost of units. We need affordable housing. not large developments with rent costing similar to mortgages.

Anonymous

6/24/2024 03:58 PM

The amount of traffic that will be going through Waverley Road/Braemar Drive and the stress placed on amenities (grocery store, gas, banks, etc.) How will side streets ever be able to make a left turn onto Waverley?? I.e, Braeside Court. DESPERATELY WILL NEED SPEED BUMPS SO WE CAN GET ONTO BRAEMAR DRIVE / WAVERLEY. Until there is a solution to this current problem, please do not add more vehicles and pedestrians to the mix.

Anonymous

6/24/2024 04:12 PM

I would like to see increased bus service to reduce traffic congestion along such a narrow road.

Anonymous

6/24/2024 04:23 PM

It is a high density towering building around a small lake on R1 property. We should be protecting our waterways. We have bylaws that limit the size of a single family dwelling deck due to its impact on lakefront and there's consideration for a huge tower! Also the road was built for cottage country and has not increased in capacity . This will add an even bigger traffic burden particularly when you include the huge developments going up further down Waverley Road.

Anonymous

6/24/2024 04:25 PM

Roads are unable to handle the increase in traffic. Our failing healthcare system can't handle the increase in population!

Anonymous

6/24/2024 04:44 PM

Traffic impact on waverley road with the multiple developments planned over the next few years

Anonymous

6/24/2024 04:59 PM

It is ugly. It is too tall. It contains too many units without any plan to further develop and accommodate traffic or transit in the area.

Anonymous

6/24/2024 05:19 PM

Traffic, especially when combined with the development further out Waverley rd. I think traffic on Waverley will be as bad as hammonds plains road and also pedestrian safety is a concern.

Anonymous

6/24/2024 06:12 PM

Height and Density are not appropriate

Anonymous

6/24/2024 06:23 PM

The traffic plan for waverly road is not listed. This is another significant increase to density in this area that is already quite busy due to commercial businesses. This is also a large building very close to the lake and worry about ecological impact on the lake especially with thr blasting required to make underground parking.

Anonymous

6/24/2024 06:32 PM

Impact on Lake

Anonymous

6/24/2024 06:32 PM

Too much density close to the lake.

Anonymous

6/24/2024 06:41 PM

Traffic congestion. Hopefully it does not affect the lake negatively.

Anonymous

6/24/2024 06:42 PM

Traffic on Waverley road and side streets. A three way stop is needed at the top of Micmac where it branches off to Bonita. High traffic demands.

Anonymous

6/24/2024 08:03 PM

Waverley Rd cannot handle any more traffic than it already has. It doesn't fit in at all with the current area.

Anonymous

6/24/2024 08:04 PM

Improve infrastructure first, then add housing. Waverly Road will struggle to handle the additional traffic created by projects already underway. The MicMac rotary needs to be modified to handle additional traffic. Perhaps a direct onramp to the 111. Gridlock is not something to aspire to.

Anonymous

6/24/2024 08:20 PM

1 - Traffic is a pressing concern on Waverley Road, especially with recent expansions nearby that funnel traffic solely through Waverley

and not the 107. The current situation mirrors the congestion issues seen on Hammonds Plains Road. Coupled with the dense woodland and wildfire risks observed last year, intensifying the population density in this area of Waverley could lead to disaster. The existing traffic infrastructure alone justifies HRM rejecting this proposal. Given recent developments in the vicinity, a large, high-density residential project is not suitable. Buildings of 13 stories at this density require appropriate infrastructure, including adjacency to or direct access to major roadways like the 107 or 111. 2- Such a tall structure would drastically alter the character of the community, which is predominantly low-rise and characterized by its tranquil atmosphere. The building's height would overshadow nearby homes, casting shadows and reducing natural light, thereby diminishing the quality of life for current residents. 3 - Environmental Impact on Lake MicMac: The proposed development's size and its proximity to Lake MicMac raise significant concerns about potential environmental consequences. With civil work planned just 20 meters from the lake shore, there is a clear risk of adverse impacts on the lake and its surrounding area. While the developers may submit plans to mitigate these risks, history shows that environmental mishaps often occur despite such measures. Should these impacts materialize, it will be the citizens who cherish and utilize Lake MicMac that will bear the consequences. Therefore, careful consideration must be given to the preservation of this vital natural resource before proceeding with any development plans.

Anonymous

6/24/2024 08:27 PM

This development is inappropriate for this location. Traffic is a concern, too tall for this area, it is not affordable housing, the building does not fit and will ruin Shubie Park. Environmental concerns, community shadowing, a dangerous precedent for this area.

Anonymous

6/24/2024 08:29 PM

The traffic on waverley Road is already pretty bad, all we have is now building but the road infrastructure can't support it

Anonymous

6/24/2024 08:35 PM

TRAFFIC CANNOT HANDLE THIS!!!! INFRASTRUCTURE IS IS NO WAY SHAPE OR FORM ABLE TO ACCOMMODATE THIS MONSTROSITY!!!!!!! Environmental factors on the lake I detest the idea more than I can even begin to explain. This will in no way help the housing crisis because the location will likely dictate high rents. Go build this monstrosity on the corner of Caledonia and Main Street where it's away from the already nutsy traffic on waverly. DO NOT BUILD THIS!!!!!!!

Anonymous

Infrastructure is not in place to manage Waverley Road traffic. This is

6/24/2024 08:38 PM

in addition to the development that is already in the works from the complex at the bottom of Montebello and the other large complex down the road. Imagine an emergency situation like the fires of Tantallon, it would be disastrous. Additionally, the impact on the lake and the surrounding wildlife would be detrimental. Furthermore, the local schools are already strained.

Anonymous

6/24/2024 08:45 PM

It is too close to the lake will effect the wind patterns onto the lake. It is too big for the area, Waverley Rd is too congested now with adding additional traffic

Anonymous

6/24/2024 08:56 PM

Traffic along Waverly road

Anonymous

6/24/2024 09:02 PM

Waverly Road is already facing extreme pressure, and the new "The Parks of Lake Charles" development as well as new multi-unit. Instruction at Waverly/Montebello is already going to stress the capacity of this road further.

Anonymous

6/24/2024 10:07 PM

Too much traffic on the Waverley rd Housing not affordable Damage to the lake Wind directions changes will affect paddlers

Anonymous

6/24/2024 10:08 PM

Traffic Housing not being affordable Damaging the lake

Anonymous

6/24/2024 10:09 PM

Height of the building Damage to the lake

Anonymous

6/24/2024 10:10 PM

Level of building- too tall for the neighborhood Damage to the lake  
Traffic Housing not affordable

Anonymous

6/25/2024 07:38 AM

I answer No due to Infrastructure. Given the growth on Waverley and current congestion traffic and transit will be interrupted negatively.

Anonymous

6/25/2024 09:19 AM

Too close to the water. Run off and stopping the nature way of cleaning water. This chain of lakes last week did a natural shore line....now we are going to build, clear the trees and natural shoreline... and plant some small decorative trees that will grow to match current trees in 25 years?



Anonymous

6/25/2024 09:51 AM

Too much surface parking and asphalt. Missing 3 bedroom family units which are in desperate short supply. Barrier Free units required, min. 8 (1:20). Added commercial space and pedestrian plazas to substitute surface parking would make this an incredible community with 3rd places and local amenities.

Anonymous

6/25/2024 09:58 AM

There is ample underground parking to serve this building. As such, I strongly believe the surface parking should be reduced and brought back to park/green space. I also find the massing to be too imposing on the lake and neighbourhood. The opaque and uniform materials really makes the building stand-out. This is especially above the 8th floor where you have a single stepback for one floor, and then back to the tower form. There should be more changes in materiality and window language to 'soften' the building's presence. The podium levels, though they meet streetwall requirements, feels too squat and out of place. (this last comment is not as big of a deal as the above)

Anonymous

6/25/2024 10:04 AM

The scope and height of this tower do not fit our community. Lake Micmac is a serene sanctuary, and this development risks significant environmental impact on the lakefront property. It does not contribute to affordable housing solutions and instead adds pressure to our already strained nearby school systems. Additionally, increased traffic on Waverley Road, already busy, could become unmanageable with this and other future developments.

Anonymous

6/25/2024 11:00 AM

The quality of the lake has already been negatively affected by Dartmouth Crossing - we have seen changes since its construction Traffic on the Waverley Road will be negatively impacted Property values in surrounding areas will be affected Quality of life for those living close to construction will be affected by increased noise, traffic during the construction phase and after

Anonymous

6/25/2024 04:02 PM

Too large and too close to the water in an already very sensitive lake. Last year we saw a massive eel die off presumably due to lack of oxygen, blue green algae or pollutants. With the understanding that developers need money but Dartmouth needs affordable housing not lake side apartments that run at over 2000 a month

Anonymous

6/25/2024 05:39 PM

No infrastructure to go along with the influx of people. Schools are over capacity, no family doctors, roads not properly planned. It has to be all planned well together and not this way. Building without developing the rest of our community is set up for failure.

Anonymous

6/25/2024 05:45 PM

Traffic volume, overuse of lake Micmac, runoff from the development. Lack of supporting infrastructure. Setting precedent to further develop on the shores of lakes along the heritage canal.

Anonymous

6/25/2024 09:44 PM

No Concerns, we need housing

Anonymous

6/26/2024 06:11 AM

Traffic, potential environmental impact with lake proximity, lack of fit for the type of housing currently in that area

Anonymous

6/26/2024 09:10 AM

I have a number of concerns regarding this proposed development. This structure is huge! Its over 4 times larger than the other buildings in the area. It does not fit with the other buildings in the area and should not be allowed to proceed. I'm concerned about the environmental impacts the construction will have on the lake, and the negative effects the structure will have after it has been completed by means of run-off, light pollution and the future effects it will have on wildlife using the lake. I'm concerned with the impact on traffic. The Waverly road is already backed up to the Circumferential Highway during rush hour. With the developments at Lake Charles and the new building at the base of Montebello, traffic along the Waverly road is going to get exponentially worse. The level of traffic is already to the point where it impedes emergency services, and any more large scale developments will exacerbating this further. I'm concerned with the precedent that is being set along the historic Shubie Canal System, and Dartmouth Lakes in general. I think it is important to curtail the over-development of the lake shorelines so they can maintain as much of their natural beauty as possible. Allowing this parcel of land to be re-zoned sets a precedent for the other lakes along the canal system as well as all other lakes in Dartmouth to be over-developed. I'm concerned that if these properties are re-zoned, it also opens the door for the construction of a second large scale building in the existing parking lot of the Mic Mac Tavern. Although I recognize this would be many years in the future, its one more example of over-development of the area that does not have the infrastructure to handle the volume.

Anonymous

6/26/2024 11:59 AM

None. We are in a housing crisis. Build them.

Anonymous

6/26/2024 12:00 PM

It's not large enough.

Anonymous

Nothing!

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6/26/2024 12:02 PM

Anonymous

It's not tall enough

6/26/2024 12:22 PM

Anonymous

Nine

6/26/2024 12:22 PM

Anonymous

Not big enough

6/26/2024 12:33 PM

Anonymous

Of course, I would like them to take every precaution possible during construction so as not to impact the lake. But I'm satisfied with the few details of the environmental that have been made public. Keep the details coming!

6/26/2024 12:36 PM

Anonymous

Surface parking lot will contribute to runoff with high salt content

6/26/2024 12:40 PM

Anonymous

None

6/26/2024 12:40 PM

Anonymous

Should be taller to accommodate more residents

6/26/2024 12:48 PM

Anonymous

That red tape and NIMBY's will slow or cancel the development.

6/26/2024 01:10 PM

Anonymous

None. We need housing

6/26/2024 01:35 PM

Anonymous

Not protecting our few lakes from over development. There's thousands of acres in all directions in HRM to build.

6/26/2024 01:38 PM

Anonymous

Is the bus route doesn't service the area enough. The bike lanes essentially go nowhere.

6/26/2024 02:37 PM

Anonymous

no three bedroom units so not great for families.

6/26/2024 03:02 PM

Anonymous

6/26/2024 06:30 PM

I want to make sure there will be sufficient public transportation and bike paths to serve the development properly.

Anonymous

6/26/2024 09:30 PM

Nothing

Anonymous

6/27/2024 06:24 AM

Too large for the area as traffic and access/egress re existing structures is already hazardous. Too close to the lake . As this is - once again - not going to service those people who need safe, esthetically pleasing homes it represents the lack of foresight already existing in the area.

Anonymous

6/27/2024 06:24 AM

Run off to lake. The lake is on the brink now. Also wind changes and shadowing etc. does not fit with the current neighbourhood. Also something that high by the lake opens the flood gates to others looking to do the same. Protect the lakes at all costs. Traffic is an issue already with the parks of ZLake Charles and this will bring additional stress to this area.

Anonymous

6/27/2024 09:57 AM

None

Anonymous

6/27/2024 02:17 PM

None, I want them to build up rather than out with more roads etc. Hope it is approved! Please keep as much greenery as possible especially that rhododendron in the front haha!

Anonymous

6/28/2024 10:24 PM

Environmental Impact on Lake MicMac, traffic impact, impact on existing infrastructure such as water mains and sewer systems.

Anonymous

6/30/2024 10:42 AM

It is a high rise on a Dartmouth lake, setting the wrong precedent for the City of Lakes. It isn't in keeping with the community design. Effects on wildlife and the environment- light pollution, birds and windows, and additional runoff of road salts from cleared areas into the lake. Traffic, traffic and traffic! Wind effects on the lake and rowing, canoe/kayak events. Shadowing of neighbouring houses.

Anonymous

6/30/2024 01:50 PM

The environmental and health impacts as outlined at the recent community meeting at the Fairbanks Center, which ultimately poorly impact the most important piece the Dartmouth community.

Anonymous

6/30/2024 09:42 PM

Too close to shoreline, move the apartment building back another extra 10 to 20 meters back from the shore line in addition to the 20 meters new proposed. Too tall, 5 stories high would be better including penthouse.

Anonymous

7/01/2024 01:53 PM

Not an as-of-right development. Seriously comprises intent of municipal planning strategy and the Wavery Road (WR) designation. Not a 'fit' for the surrounding community. Closest commercial buildings are two story. Bello development at Montebello shrank due to staff recommendations and public consultation. Rezoning R1 lots to commercial to enable this development creates a precedent for all Dartmouth lakes that will be irreversible. Dartmouth lakes need to be protected from inappropriate development on lakeshores. Denying this application and enacting lakeshore protection by-laws for Lake Micmac is the appropriate course of action. Traffic analysis does not consider effects of Montebello development and the Park at Lake Charles plus the future Port Wallace designation lands. Shadow analysis not done. Neighbouring properties will lose minimum 4 hours sun per day in June. Stormwater systems currently overloaded (CBCL 2018 - Pot Wallace study) and will not be able to deal with increased stormwater runoff from this development. Housing accelerator fund rezoning to be enacted will create as-of-right development on the R1 lots allowing multiple units subject to lot size, etc. This type of development could be acceptable to the community. Not a 13 story or any tower. Dartmouth is the City of Lakes and needs appropriate long term protection of our lakes before it is lost. Superzoning within the Centre Plan area has increase potential densities as much as 30% or more. This increased density negates the need to create rezoning in sensitive areas such as this application's property. HRM should extend the 35' (7m) height limit currently in force for Lake Banook to Lake Micmac as an obvious extension of lake protection for current and future generations. This action would not compromise the Municipal Planning Strategy and in fact, would comply with its intent for both fit & urban lake protection.

Anonymous

7/02/2024 10:35 AM

Traffic! Study did not take into consideration the current building projects in the area. Traffic on Waverley rd is backed up past the Irving starting around 3 pm and much further in rush hour. Our lakes are already comprised by the building of Dartmouth crossing which has changed the filtering of the run off to the lakes. More large construction will interfere with that more. I saw first hand how far back the lake goes, using land as a filtering process when Nine Locks was built. A large structure, going as deep as they need to for the underground parking, will definitely interfere with this! The city of lakes needs to preserve their lakes, not interfere with them. Residential buildings can be built elsewhere in the community. This

project will change the beautiful lake landscape we have. Dartmouth needs affordable housing! Not high rises that only the upper middle class/upper class can afford.

Anonymous

7/02/2024 04:31 PM

While I believe that the most beautiful cities in the world rarely allow buildings over 5 stories high, I understand that some higher buildings are in the plan. However, tall buildings private the enjoyment that the public ought to have access to surrounding waterways, by ruining the vista. There are ample lots suitable for multi unit residential buildings that won't cause the tragedy of the commons. Why build tall next to a waterway that should be for all to enjoy? Keep large buildings to places like strip malls or the Penhorn Mall footprint region. Please don't visually pollute our neighbourhood natural regions and waterways with tall unsightly buildings.

Anonymous

7/02/2024 08:26 PM

traffic density, water pollution during building and replanting process, light pollution for residents of both sides of the lake. Disorientation for wildlife. It does not fit with the existing R1 zoning around the Dartmouth lakes

Anonymous

7/02/2024 09:42 PM

Proximity to the lake, pollution, effect on wind conditions, negative impact on wildlife, fish and marine and plant life, increased traffic that is already stressed to the max not to mention when the new development further up the road opens, sustainability of the infrastructure for sewer and water,

Anonymous

7/02/2024 09:49 PM

Traffic on Waverley Rd is already concerning. With the new housing development and condo being built it will be worse. The strain this development will put on Waverley Rd is sure to exceed traffic amounts that this road was built to handle. Having any building of this size only 20 meters from the lake is not well thought out. Run off into the lake and disruption to wild life and lake usage will be unacceptable and cause permanent damage.

Anonymous

7/02/2024 10:13 PM

size and height, and rezoning of R-1 next to lake. Buffer area is not large enough for this size of building

Anonymous

7/02/2024 10:30 PM

It is too tall and the 20 meter buffer is not large enough.

Anonymous

7/03/2024 01:02 PM

My concerns are 2-fold: protecting Lake Micmac, and fit with the neighbourhood. Regarding the lake protection: As part of the historic

Shubie Canal system, and a highly used urban lake, Lake Micmac should be protected from ANY highrise development. The current height restriction around Lake Banook should be applied to the neighbourhoods bordering Lake Micmac. With respect to the fit with the neighbourhood of Port Wallace, there are NO buildings in the area at a comparable height to the 13 stories proposed. This is a low density neighbourhood with buildings of 3 stories or less, other than the new Bello building at the corner of Montebello Road. Based on these two factors alone, the re-zoning should not be approved.

Anonymous

7/04/2024 10:27 PM

Traffic on Waverly rd. Impact on the lake. Increased foot traffic along the edge of the lake.

Anonymous

7/04/2024 10:54 PM

Height and proximity to the lake.

Anonymous

7/05/2024 04:10 PM

Firstly, the proposed building is too high for this neighbourhood. We have strong concerns regarding the increase in traffic along Waverley Road and the environmental impact of the increased density on Lake Mic Mac.

Anonymous

7/05/2024 05:47 PM

The traffic infrastructures are over capacity now. The pricing strategy should accommodate more middle and lower/fixed income households.

Anonymous

7/05/2024 08:57 PM

quality of lake water- environmental issues, height of building, wind changes for paddlers. Does not fit in with existing neighborhood. Traffic flow on Waverly Rd.

Anonymous

7/05/2024 09:32 PM

As with any development, there will be an impact on traffic, which is currently a bit of a problem in the Waverly Road area due to increase population and poor transit systems and planning. This project will have a minimal impact on traffic in the area as it's already an issue. Hopefully the city will work to help the residents of the Waverley area, as we deal with the traffic issues now and in the future with ongoing large developments further down the Waverley Road .

Anonymous

7/05/2024 11:41 PM

Before I attended the recent public meeting on this development, I thought what an absurd idea it was for someone to think it was a good to build a 13-storey building on a lake in Dartmouth. After attending the meeting, I definitely see it as both an absurd and obnoxious idea - and something that is being proposed because one

man thinks this would be a great legacy! Really? How can ruining a lake, along with the lives of so many people in this community (especially those who will sit in the shadows of this building, and those who will sit in the inevitable traffic jams) be a good legacy?! One of the applicants said that it was reasonable to go ahead with this development because the land is being under-utilized. What does that even mean? There is a home on the land, and a lot of green space. What is wrong with that in a city - especially on the a lake? Green is always better than glass and concrete. How, in a sane world, does it make sense to replace trees on a lake with a 13-storey building? The property owner has several options to maximize the use of this land most appropriately - and leave a positive legacy. For instance, he could maintain the property as R1 (as he, allegedly, promised the former owner he would do) by: 1) selling the existing house and property to one buyer; 2) selling the existing house to one buyer, then sub-dividing and selling the other two lots, so there would only be three houses, altogether vs 140+ units; or 3) he could convert all this land to park space, with public access to the lake for paddling, kayaking, paddle boarding, fishing, etc. While I recognize that none of the aforementioned options would put as much cash in the pockets of the property owner as a 13-storey apartment building, I really question if this development is a case of need or greed? Do we really need a 13-storey building in the area? And if so, why does it have to be on a lake? And only 20 m from a lake? If it is truly needed, which I am not sure it is, there has to be a more appropriate site. The proposed development is certainly not compatible with other buildings in the area. There are no other 13-storey buildings in this area, and putting one on the lake is a very dangerous precedent. One will inevitably lead to two, and two to three - and not just on Lake MicMac. "Dartmouth -The City of Lakes" could someday be known as "Dartmouth - Once Known as The City of Lakes". Or another slogan could be "Dartmouth - The City of Lakes Ruined by Greedy Developers and Feckless Politicians". Another reason cited by the applicants in support of this project is that it would boost ridership on our public transit system. Maybe - if the property owner decides not to have a parkade in the building and to rent only to people without cars! Of course, if they can't afford a car, they probably won't be able to rent in this building. And those who have a car and can afford to live in this building will not likely be bus-goers - meaning that hundreds more cars will be on the Waverley Road everyday. While it can now take up to 30 minutes just to get from the Parclo to our street on a 'bad day' (a 6-time increase in the past few years), that will become a given if this project is approved, especially when combined with 2 other housing projects in the area - on Montebello and the Lake Charles development. A hairdresser once advised me to never use two new products on my hair at one time. It could have disastrous results. Wouldn't it make sense to put a hold on this new project until we see the real impact on traffic of these other projects already in



progress It is hard to believe that this structure would not negatively impact the health of Lake MicMac? A ton of silt ran into the lake during the construction of Dartmouth Crossing, and the lake is only just regaining its health now. We all have a responsibility to protect our limited resources - for now and for future generations. Our city Councillors hold the power in their hands. I hope they prove to be effective custodians of our lakes. This development would be devastating - for Lake MicMac, for those who enjoy activities on the lake, for those who currently live on the lake, and for the hundreds of people who travel on the Waverley Road everyday. It would cause long-term environmental issues - and would leave a terrible legacy for future generations.

Anonymous

7/07/2024 08:04 PM

Does not fit the landscape, ridiculously out of place. Harm to the lake, run off. Traffic can't handle additional cars with so much new builds going on out Waverly Rd.

Anonymous

7/08/2024 05:51 AM

Anytime you replace forest with hard surfaces, you impact lakes in a negative way  
<https://www.novascotia.ca/nse/surface.water/docs/nspmodelreport.pdf>  
This development would be better if it were built on a site that is already a hard surface. The overall development would be better if more naturalization was added. The developer could use porous pavers, careful landscaping (no fertilizers), minimize the need for parking / hard surfaces, etc. Also: Does Halifax Water have capacity for the additional sewage and water demands, when considering other development in the area?

**Mandatory Question** (189 response(s))

**Question type:** Essay Question

### Q3 | What do you like about the proposed development?

Anonymous

6/06/2024 04:01 PM

It's great to see apartments going up as they're in need (\*but why do they have to on the lake? Additional rent fees because of the view? Why not in a less busy street?)

Anonymous

6/06/2024 04:04 PM

Nothing. I understand housing is needed but not at the expense of an existing neighbourhood. And not when there are existing abandoned lots for building that do not impact water systems. Additionally, there is only 1 poorly serviced bus route so this location does not aid in the climate crisis as everyone will have a vehicle.

Anonymous 6/06/2024 04:15 PM	Nothing The space should be a community park
Anonymous 6/06/2024 04:42 PM	Nothing
Anonymous 6/06/2024 04:42 PM	Nothing.
Anonymous 6/06/2024 05:02 PM	Absolutely nothing! It is far too tall with too many units. How
Anonymous 6/06/2024 05:05 PM	We don't have infrastructure, so nothing, not the right location.
Anonymous 6/06/2024 08:45 PM	ABSOLUTELY NOTHING!!
Anonymous 6/06/2024 09:08 PM	This area is perfect for densification.
Anonymous 6/06/2024 09:52 PM	Nothing, unless I knew that the units would be truly affordable units. Too much of what is being built is to profit the developers, not actually solve the housing crisis.
Anonymous 6/06/2024 10:03 PM	Nothing
Anonymous 6/06/2024 10:05 PM	Nothing
Anonymous 6/06/2024 10:05 PM	Nothing
Anonymous 6/06/2024 10:44 PM	Housing is needed but this isn't the place. Waverley road can't handle this residency.
Anonymous 6/06/2024 11:25 PM	Glad to see housing but doubt it will be in the price range that will be affordable

Anonymous

6/07/2024 06:53 AM

Nothing

Anonymous

6/07/2024 01:03 PM

Adding housing during a housing crisis? But likely will all be unaffordable units anyways, so I dont understand how this is going to help anything.

Anonymous

6/07/2024 02:26 PM

I realize that we need more housing and high density housing makes the best use of the available real estate. A high density unit makes sense for this location.

Anonymous

6/08/2024 07:21 AM

Density that brings access to many.

Anonymous

6/08/2024 07:52 AM

Great option to increase pop density in the area

Anonymous

6/08/2024 02:19 PM

it gives people more option to stay in this community when ready to downsize .

Anonymous

6/08/2024 08:12 PM

Absolutely nothing.

Anonymous

6/09/2024 11:50 AM

Nothing. Development of the land as residential would be acceptable.

Anonymous

6/09/2024 02:41 PM

Nothing.

Anonymous

6/09/2024 04:54 PM

Looks like a nice building

Anonymous

6/09/2024 09:51 PM

I don't like the proposed development.

Anonymous

6/10/2024 09:13 AM

Using existing residential land is better than tearing down more wildlife homes. The location is right/that area of waverly is building up.

Anonymous

6/10/2024 01:49 PM

Nothing.

Anonymous

6/10/2024 02:23 PM

Nothing. Firstly, I disagree with the proposed change from R1. Also it does not address the community need for affordable housing, does not fit with current housing in the area, and could add to the environmental stresses already evident in the lake.

Anonymous

6/10/2024 04:09 PM

Nothing

Anonymous

6/10/2024 04:44 PM

Nothing. It would be a lovely area for single units or townhouses, not a mid-rise building.

Anonymous

6/10/2024 05:57 PM

Nothing. Stop it!

Anonymous

6/10/2024 07:43 PM

I do not like anything of the proposed development. Personally the lake is too small to allow this many people to be living on the lake. I also do not want to be looking at a 13 story building.

Anonymous

6/11/2024 08:00 AM

I like the size, but not for this neighborhood.

Anonymous

6/11/2024 05:55 PM

We need more housing. Tree planting as part of the proposal is another positive.

Anonymous

6/12/2024 02:00 PM

I like the idea of more housing.

Anonymous

6/12/2024 02:02 PM

Absolutely nothing.

Anonymous

6/12/2024 02:18 PM

Nothing, disagree with this development, the entire area R1. It's a slippery slope give permission to one what stops others along lake from could do same.

Anonymous

6/13/2024 09:21 AM

Absolutely nothing

Anonymous

Nothing

6/13/2024 11:44 AM

Anonymous

6/14/2024 10:09 AM

Reasonably close to amenities, with restaurants and convenience locations within a couple hundred metres. Very good access to parkland. The city needs more housing, and this isn't a terrible location for it.

sbchisholm

6/14/2024 01:48 PM

Increased density for the area. Also providing different housing options.

Anonymous

6/14/2024 04:34 PM

Nothing- also highly doubt any of the apartments will be affordable

Anonymous

6/15/2024 10:19 AM

I think this is great urban density and provides more people the opportunity to live and access the lake!

Anonymous

6/15/2024 07:30 PM

Nothing

KathyC

6/16/2024 08:18 AM

Offers more apartment/condo space in our area where people want to stay after aging out of their homes and needing a smaller space/one level space for age-related limitations (ie stairs in houses)

Anonymous

6/17/2024 04:36 PM

currently there are no high end apt bldgs in this area & there are a lot of home owners wanting to sell their homes but stay in Port Wallace so this will be a good option

Anonymous

6/17/2024 04:42 PM

Nothing

Anonymous

6/17/2024 04:45 PM

good location for people who want to stay in the area and rent

Anonymous

6/17/2024 05:50 PM

Traffic on Braeside Court and other side streets without traffic lights would be greatly affected by the increase in traffic.

Anonymous

6/17/2024 05:53 PM

Housing Options for seniors and younger people

Anonymous

6/17/2024 06:28 PM

Aesthetically it looks nice, except taller then fits the neighborhood

Anonymous

6/17/2024 06:49 PM

They are not affordable for most people and the infrastructure cannot handle more large developments, neither can the school system.  
Who pays?

Anonymous

6/17/2024 08:15 PM

Nothing

Anonymous

6/17/2024 11:04 PM

I like that there is a plan to build (especially a building of that size), it is just in the wrong spot within the city.

Anonymous

6/18/2024 09:22 AM

provides multi use housing for the area; appears to have planned for adequate parking for the increase in population.

Anonymous

6/18/2024 10:58 AM

Nothing

Anonymous

6/18/2024 11:39 PM

Additional housing

Anonymous

6/19/2024 06:40 AM

More housing but it's not affordable or a small building. 13 story buildings should be in the downtown core only.

Anonymous

6/19/2024 06:50 AM

Not much

Anonymous

6/19/2024 10:34 AM

Nothing, The land should be used to construct a handful of single family detached homes

Anonymous

6/19/2024 02:54 PM

Nothing. It doesn't provide affordable housing options.

Anonymous

6/21/2024 12:08 PM

I like that the tower isn't out at the road. It won't be overwhelming the community. Anything at the road should be shorter. It will look beautiful from the lake - reminds me of the Banook Woods buildings only prettier.

Anonymous 6/22/2024 05:22 PM	The setback from the road is nice, it will create fewer impacts to pedestrians and existing residents
Anonymous 6/22/2024 06:13 PM	—
Anonymous 6/22/2024 09:47 PM	Not good.
Anonymous 6/23/2024 11:02 AM	It will hopefully not be put into action but will unite the community to do what is best for Dartmouth's young people.
Anonymous 6/23/2024 12:10 PM	Nothing
Anonymous 6/23/2024 12:18 PM	Absolutely nothing.
Anonymous 6/23/2024 01:41 PM	Nothing, this building does not fit with the environment, green space, or the existing community.
Anonymous 6/23/2024 03:27 PM	Not alot we need more rental units in HRM but we need to be smart about it
Anonymous 6/23/2024 03:53 PM	I like the idea, of adding more units to the neighbourhood. But the building envisioned is completely off the mark.
Anonymous 6/23/2024 06:29 PM	Nothing
Anonymous 6/24/2024 08:12 AM	Cleaning up of that end of the lake
Anonymous 6/24/2024 08:41 AM	Nothing. This is wrong!
Anonymous 6/24/2024 09:52 AM	NOTHING

Anonymous

6/24/2024 10:20 AM

Photo-like impressions from what would be the inside show a great view of the lake that they have just disturbed, including the view from everywhere else around the lake of this prison-like structure. Plus the nighttime glare of all the extra lights. We are hoping loons, muskrats, turtles, eagles, will return or at least not give up on our lake. This building and its operation will be a death blow for those hopes.

Anonymous

6/24/2024 10:24 AM

Nothing

Anonymous

6/24/2024 10:31 AM

While I understand the need for more housing, I do not believe this site is a good fit for the area.

Anonymous

6/24/2024 10:31 AM

Waterfront. Being able to downsize in my own, very loved neighborhood.

Anonymous

6/24/2024 10:35 AM

Nothing rather see a public beach there.

Anonymous

6/24/2024 10:55 AM

increased housing

Anonymous

6/24/2024 11:09 AM

It will bring more support for local businesses, however, they are pretty busy now.

Anonymous

6/24/2024 11:22 AM

Nothing

Anonymous

6/24/2024 11:32 AM

It doesn't appear to take any parking spaces away.

Anonymous

6/24/2024 11:44 AM

More housing

Anonymous

6/24/2024 11:45 AM

nothing

Anonymous

6/24/2024 12:00 PM

I like that they are replanting trees but would like to see more trees preserved during the building process instead of destroying the existing fauna and flora. Have to find the respect of nature and growing city balance.



Anonymous 6/24/2024 12:02 PM	I do not support the proposal
Anonymous 6/24/2024 12:02 PM	Nothing
Anonymous 6/24/2024 12:02 PM	Nothing
Anonymous 6/24/2024 12:13 PM	I like the design but it looks like not much public space is available near the waterfront
Anonymous 6/24/2024 12:22 PM	More housing needed. Great for seniors in our community looking to downsize.
Anonymous 6/24/2024 12:26 PM	If the project provided housing to those who NEEDED it I would be more in favor, but I don't see that as the case here. Nothing positive about this development.
Anonymous 6/24/2024 12:59 PM	Nothing! Does not fit in the neighborhood.
Anonymous 6/24/2024 01:00 PM	Nothing
Anonymous 6/24/2024 01:08 PM	It would look nice, other than that it is not a good fit until something gets done with the Waverley Rd
Anonymous 6/24/2024 01:08 PM	Nothing.... it's a push to adopt 15 minute cities
Anonymous 6/24/2024 01:21 PM	Added density
Anonymous 6/24/2024 01:48 PM	I understand we need more housing, so I'll give it that.
Anonymous	Would let it blend with the houses around there and not let it go

6/24/2024 01:48 PM

higher then 4 stories

Anonymous

6/24/2024 01:52 PM

Breaths new life into the neighborhood.

Anonymous

6/24/2024 02:06 PM

We need more housing, we need to get people out of tents and into safe homes. The more housing that becomes available will also hopefully lower rental costs, to again, make it more affordable. \$2500+ rent for a 1 bedroom apartment is not reasonable and is displacing people from their homes, even though they are gainfully employed. Their salaries do not meet the current constantly rising cost of living.

Anonymous

6/24/2024 02:14 PM

Nothing

Anonymous

6/24/2024 02:25 PM

It's housing but for the wrong group.

Anonymous

6/24/2024 03:23 PM

Nothing

Anonymous

6/24/2024 03:57 PM

- The number of parking spots for units.

Anonymous

6/24/2024 03:58 PM

People will have opportunities for housing. But will it be affordable... will the people who are on the streets right now be able to rent there?

Anonymous

6/24/2024 04:12 PM

Increased density in the area, more housing supply.

Anonymous

6/24/2024 04:23 PM

Nothing- we are not Toronto or Mississauga- people chose to live here for the quiet and low density. This building is inappropriate and the only reason I can see for it going forward is the landowners deep pockets

Anonymous

6/24/2024 04:25 PM

Nothing.

Anonymous

6/24/2024 04:44 PM

A great building with water views

Anonymous 6/24/2024 04:59 PM	I don't. It ruins the waterway and the feel of the neighbourhood.
Anonymous 6/24/2024 05:19 PM	I generally think we need this kind of density in central areas. It uses an already developed area.
Anonymous 6/24/2024 06:12 PM	Nothing
Anonymous 6/24/2024 06:23 PM	I understand the need for additional housing.
Anonymous 6/24/2024 06:32 PM	Housing needed
Anonymous 6/24/2024 06:32 PM	Not appropriate for this site.
Anonymous 6/24/2024 06:41 PM	Looks like a nice development. Housing is needed.
Anonymous 6/24/2024 06:42 PM	More housing
Anonymous 6/24/2024 08:03 PM	Absolutely nothing
Anonymous 6/24/2024 08:04 PM	Provides additional housing,
Anonymous 6/24/2024 08:20 PM	While acknowledging the need for affordable housing in HRM, this proposal fails to address that critical issue. There is no benefit in this plan for anyone beyond the applicant. It is poised to exacerbate traffic congestion and strain HRM infrastructure in the vicinity. The section of Waverley Road in question is already experiencing considerable pressure, making this proposal highly impractical.
Anonymous 6/24/2024 08:27 PM	Nothing

Anonymous

6/24/2024 08:29 PM

Not much

Anonymous

6/24/2024 08:35 PM

Absolutely NOTHING

Anonymous

6/24/2024 08:38 PM

Nothing, this is not even affordable housing being proposed. I understand there is a need for housing, but let's not keep building houses without proper infrastructure in place.

Anonymous

6/24/2024 08:45 PM

Absolutely nothing, I am horrified by the Proposition.

Anonymous

6/24/2024 08:56 PM

Size of the building and set back from the main road

Anonymous

6/24/2024 09:02 PM

Very little. A high-rise here will distort the skyline/area and is out of character with the area.

Anonymous

6/24/2024 10:07 PM

Nothing

Anonymous

6/24/2024 10:08 PM

Nothing

Anonymous

6/24/2024 10:09 PM

Nil

Anonymous

6/24/2024 10:10 PM

Nil

Anonymous

6/25/2024 07:38 AM

Additional housing

Anonymous

6/25/2024 09:19 AM

Nice looking building.

Anonymous

6/25/2024 09:51 AM

I like the increase in density for the area. The greenery along the water looks great

Anonymous

6/25/2024 09:58 AM

I do of course appreciate more housing especially on a primary bus-line as it is. The amenity spaces also look very nice. I can also see this being a great place to live off the lake. I do also think the height is justified in this area.

Anonymous

6/25/2024 10:04 AM

The possibility of seniors stay in their community if they decide to move out of their houses.

Anonymous

6/25/2024 11:00 AM

I am not against change and we need housing. Building is tasteful

Anonymous

6/25/2024 04:02 PM

We need affordable housing

Anonymous

6/25/2024 05:39 PM

It's nice to see the building like this in our community. Opportunity for older people who want to sell their home and have a smaller living place and stay in the same area.

Anonymous

6/25/2024 05:45 PM

Nothing. But a smaller max 5 storey residential building might be preferred.

Anonymous

6/25/2024 09:44 PM

It's a great location, not everyone wants to live in a 40 story building at in a concrete jungle Mic Mac Mall, the tree buffer around the building is excellent. Proximity to the circ. And highway 107 And nearby amenities.

Anonymous

6/26/2024 06:11 AM

improving population density, but it does not make sense for that part of the city

Anonymous

6/26/2024 09:10 AM

nothing. It is too way too big.

Anonymous

6/26/2024 11:59 AM

That there's more units available to our population in our housing crisis. People have a fundamental right to provide basic needs to those who need them. Let them

Anonymous

6/26/2024 12:00 PM

It adds much needed density to the area, providing housing options for many who currently can't afford housing or to live in the area. It's also close to parkland and amenities.

Anonymous

6/26/2024 12:02 PM

Good density. Good location.

Anonymous

6/26/2024 12:22 PM

It adds lots of units

Anonymous

6/26/2024 12:22 PM

Good location for increased density

Anonymous

6/26/2024 12:33 PM

More housing is good

Anonymous

6/26/2024 12:36 PM

I think this is an excellent place for density. It will allow so many more people to enjoy the lake from the comfort of their homes, much in the same way that those in the single family homes have been doing for decades.

Anonymous

6/26/2024 12:40 PM

Will provide much needed new housing

Anonymous

6/26/2024 12:40 PM

It provides housing when we have a severe lack of housing.

Anonymous

6/26/2024 12:48 PM

It can house more than one family

Anonymous

6/26/2024 01:10 PM

Provides much needed housing and increased density. Design is appealing and in a great location.

Anonymous

6/26/2024 01:35 PM

Progress NOT at the expense of the environment!

Anonymous

6/26/2024 01:38 PM

Nothing.

Anonymous

6/26/2024 02:37 PM

More density is always nice. More people will have easy access to a really great park, Shubie Park.

Anonymous

6/26/2024 03:02 PM

its great location for an apartment building, giving lots of future people views of the lake.

Anonymous

6/26/2024 06:30 PM

Increasing density is good for communities.

Anonymous

6/26/2024 09:30 PM

Everything

Anonymous

6/27/2024 06:24 AM

Nothing

Anonymous

6/27/2024 06:24 AM

We can use additional housing units but needs to be much lower and a bigger setback from the lake. All run off ends up in the lake as the storm sewer does not filter the water. This is an ongoing issue with the complete storm water system using our lakes as the main part of the system.

Anonymous

6/27/2024 09:57 AM

It's using space very efficiently, which is better for the environment of the area than building many single-family homes. The region desperately needs more housing and dense housing is the best way to do it.

Anonymous

6/27/2024 02:17 PM

More housing for everyone. Building up not out! Better use of the parking space in mic Mac bar and grill.... Love for more people to enjoy the waterfront from their homes :). I live very close. Love that the shadow will be towards the parking lot not the water. I hope this and the 4000 home improvement improves the bus service too :)

Anonymous

6/28/2024 10:24 PM

Nothing, now that I have heard all The facts surrounding the impact it will have on both the community as well the lake and wildlife in the area.

Anonymous

6/30/2024 10:42 AM

The opportunity to raise the issue of protecting all of Dartmouth's lakes: all lakes should have a max 35' height for development AND any development near a lake must stay under the same angle formed by 35' at the 20m setback. There might be reasons that a particular lake doesn't need to follow these guidelines but that should be the baseline and any deviations from it should have to provide justifications why all these concerns wouldn't and shouldn't apply to a particular lake.

Anonymous

6/30/2024 01:50 PM

There is community input.

Anonymous

6/30/2024 09:42 PM

I like that more people will be able to afford to live in a property on/ next to the lake.

Anonymous

7/01/2024 01:53 PM

Nothing

Anonymous

7/02/2024 10:35 AM

I do not like anything about this development.

Anonymous

7/02/2024 04:31 PM

Make it 5 stories or lower, or build it somewhere? Law.

Anonymous

7/02/2024 08:26 PM

nothing

Anonymous

7/02/2024 09:42 PM

Nothing. Let the city remain proud of its beautiful lakes and parks!

Anonymous

7/02/2024 09:49 PM

Nothing

Anonymous

7/02/2024 10:13 PM

not much

Anonymous

7/02/2024 10:30 PM

nothing

Anonymous

7/03/2024 01:02 PM

Development of the 3 lots within the current R-1 zoning is quite appropriate, but definitely NOT a high density 13 storey building. Based on "as of right", the landowner can put up to 4 units on each lot. This level of development would be fitting with the community, and would have far less impact on Lake Micmac.

Anonymous

7/04/2024 10:27 PM

I understand the desire for condos close to the lake but a 13 story building is too high for this area. The density of people would be too much for the neighborhood.



Anonymous

7/04/2024 10:54 PM

Design is nice, but too high for the area.

Anonymous

7/05/2024 04:10 PM

I see no upside to this proposal and I feel that it only will have a very negative effect on the residents of our community.

Anonymous

7/05/2024 05:47 PM

It does not belong in this area. We have so much more landscapes to put a high rise on.

Anonymous

7/05/2024 08:57 PM

Nothing

Anonymous

7/05/2024 09:32 PM

Being a current resident in the area it'll be nice to have an option to move to in the future so I can remain in the community when I've outlived my large five bedroom home. Will give a chance for another family to live and raise their family in my home and for me to be able to stay in the community, which I love. The plans for this development and the area overlooking the lake seem well thought out and they do have vested interest in protecting the marine environment. I know this is a concern for many as it is with any development regardless of size. Any development, either big or small need to adhere to regulations which are in place to help protect our natural ecosystems, so that everyone can continue to enjoy these treasures and not just those with existing lakefront properties.

Anonymous

7/05/2024 11:41 PM

Nothing.

Anonymous

7/07/2024 08:04 PM

Nothing

Anonymous

7/08/2024 05:51 AM

It adds much-needed housing.

**Mandatory Question** (189 response(s))

**Question type:** Essay Question

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

Anonymous

If you've read my statements above, there's clear concerns about

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6/06/2024 04:01 PM

traffic congestion and educational needs.

Anonymous

None.

6/06/2024 04:04 PM

Anonymous

Its all just too much

6/06/2024 04:15 PM

Anonymous

-How long the construction? The construction at the corner of Waverley and Montebello is taking a very long time!! - what damage for the nature and ecosystem of the lake?

6/06/2024 04:42 PM

Anonymous

The question is why? Why is this development going to be practically on top of the lake? What about traffic, waverly rd is too congested as it is.

6/06/2024 04:42 PM

Anonymous

How will the greatly enhanced traffic flow be handled? It can be a challenge now getting into and out of the Mic Mac Bar and Grill parking lots let alone adding dozens of additional permanent apartments with their vehicles.

6/06/2024 05:02 PM

Anonymous

No good reasons provided for more unaffordable housing for money grab. This solves no current housing problems in NS

6/06/2024 05:05 PM

Anonymous

No questions

6/06/2024 08:45 PM

Anonymous

Is this a mixed use development? There are very few services in this neighborhood. Access to groceries is specifically lacking.

6/06/2024 09:08 PM

Anonymous

Has there been any environmental assessments been completed to see what the impact of digging two levels of underground parking that close to the lake would be?

6/06/2024 09:52 PM

Anonymous

What new roads are being built to accommodate traffic flow?

6/06/2024 10:03 PM

Anonymous

The area is zoned residential. The quality implications to the lake and neighborhood is being ignored for the sake of more high priced

6/06/2024 10:05 PM

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apartments.

Anonymous

6/06/2024 10:05 PM

What changes would be made to the existing infrastructure to support the influx of people (roads, schools, etc)

Anonymous

6/06/2024 10:44 PM

What is the plan for traffic? Construction?

Anonymous

6/06/2024 11:25 PM

As stated above ..traffic flow, expensive , damage to lake , loss of green space around lake, too many units and storeys

Anonymous

6/07/2024 06:53 AM

Government is selling its land and people for profit. These will not be affordable for most

Anonymous

6/07/2024 01:03 PM

Again, what is going to change with the infrastructure? How are is the road going to be modified to handle this massive influx in cars????

Anonymous

6/07/2024 02:26 PM

limit the height!!!

Anonymous

6/08/2024 07:21 AM

At this preliminary discovery point in the process no additional information is required.

Anonymous

6/08/2024 07:52 AM

None

Anonymous

6/08/2024 02:19 PM

Will dogs be allowed? So many new apartments being built in the city are not allowing dogs. I hope this one does.

Anonymous

6/08/2024 08:12 PM

Not once has anyone in the city responded to the question of where are the resources coming from for all of these large building projects. Vast amounts of sand, water, cement, wood, oil, etc. are used in these construction projects. Then there are the resources required by all the people living in these buildings. This is not sustainability at all, which is the buzz word used to sell these projects.

Anonymous

6/09/2024 11:50 AM

It is surprising that a rezoning is even being contemplated given Dartmouth being touted as City of Lakes. This raises the issue as to what standards currently exist for near lake developments on this

lake and the other city lakes?

Anonymous

6/09/2024 02:41 PM

See point #2 above. Shadowing will affect a number of homes around the property in a very negative way....loss of sunlight for hours daily once building is constructed.

Anonymous

6/09/2024 04:54 PM

Preservation of trees and land near the lake. How much distance and growth are needed to protect the runoff to preserve the lake environment.

Anonymous

6/09/2024 09:51 PM

I am concerned regarding the re-zoning on this lot. I think it sets a dangerous precedent within our community.

Anonymous

6/10/2024 09:13 AM

Where is the CITY plan to handle the extra traffic and transit needs

Anonymous

6/10/2024 01:49 PM

The traffic study is simply incorrect when added to the already increased traffic being seen since covid and ignores the development on Montebello and Lake Charles. The suggestion that the residents of such a building will contribute to the better use of the bus service is not credible as those able to afford the proposed dwellings are not within the bus users demographic. There is no reference to a proper archaeological survey that includes the whole Shubenacadie park and waterways . The cursory dig undertaken was inadequate. There is no reference to further pressure being put upon the Park, already stressed at our present population level. The lake front is not commercial at present inspite of the claim in the proposal.

Anonymous

6/10/2024 02:23 PM

Why is this proposed development even being considered? R1 zoning should be retained in this area, particularly on lakefront properties.

Anonymous

6/10/2024 04:09 PM

How do you change zoning from R1 to high density? Homes are purchased around this based on R1 rules.

Anonymous

6/10/2024 04:44 PM

Why would something like this even be considered for that area? We often hear about the importance of the lakes and that our politicians care about the lakes and lake health. If that development goes ahead, then those words mean nothing.

Anonymous

6/10/2024 05:57 PM

How are you going to double up Waverly road? What roads will the developer create so that we can get down the road?

Anonymous

6/10/2024 07:43 PM

Has the planning process looked at the pressure that this development will put on the Lake of this size?

Anonymous

6/11/2024 08:00 AM

Has a traffic impact study been completed? Have new schools been addressed to handle the increased population? What about transit? How is that going to work? What affect will construction have on the neighborhood?

Anonymous

6/11/2024 05:55 PM

None

Anonymous

6/12/2024 02:00 PM

Can anyone swoop in and develop anywhere in HRM?

Anonymous

6/12/2024 02:02 PM

Wind, sun studies. How you go from R1 to high rise is ridiculous. I purchased my property based on R1 surrounding me (max 2 story commercial), not a high rise.

Anonymous

6/12/2024 02:18 PM

Is there studies re shadow effect surrounding area with changes to wind pattern. Such a building will diminish value of homes once considered to be worth more than average home with lake front views and access to quiet peaceful enjoyment of Mother Nature.

Anonymous

6/13/2024 09:21 AM

Why would anyone what a structure like this on our beautiful lake system

Anonymous

6/13/2024 11:44 AM

What guarantee is there that the lake will not be adversely affected. Ontario requires a 30 meter set back.

Anonymous

6/14/2024 10:09 AM

Has there been any planning done on how to mitigate construction pollutants in the adjacent lake? Is runoff considered in the proposal? This may not be strictly necessary though, given the wide highway adjacent to the lake as well.

sbchisholm

6/14/2024 01:48 PM

None

Anonymous

6/14/2024 04:34 PM

Environmental concerns for the Lake, the scope and height are outrageous for the area

Anonymous

6/15/2024 10:19 AM

Na

Anonymous

6/15/2024 07:30 PM

Makes no difference - city/developer always rule

KathyC

6/16/2024 08:18 AM

Traffic Impact. This impact statement does not seem to take into account other new developments coming - but not yet finished - only traffic from this one new building (ie this ONE development is adding 55 trips) and its tenants. Any traffic impact should be required to include ALL current and in-the-works developments. ie. Add in what the new development at 2 Montebello and the entire Lake Charles development will ALL combined add to the traffic on Waverley Road

Anonymous

6/17/2024 04:36 PM

none

Anonymous

6/17/2024 04:42 PM

Impacts on traffic Traffic being held up on Waverley road due to people trying to turn left into the building

Anonymous

6/17/2024 04:45 PM

rubber stamped for that many floors, too high !

Anonymous

6/17/2024 05:50 PM

Traffic flows.

Anonymous

6/17/2024 05:53 PM

The height of the development seems to go above and beyond most single family homes around it. Even new building on montebello Waverley rd is only 5/6 story.

Anonymous

6/17/2024 06:28 PM

Will there be public beach access?

Anonymous

6/17/2024 06:49 PM

Why block the Lake? Why not affordable housing? Who is going to pay for updated infrastructure and more schools?

Anonymous

6/17/2024 08:15 PM

The traffic study is very flawed; will there be a new study completed to included the development from Barry's Run and the building at the corner of Montebello? Wavery Rd is not able to handle the traffic now, so another 200 plus cars will have a major impact. What is the city doing to improve transit on Waverly Rd ? I see nothing included that deals with the environmental impact to the lake, or dealing with the potential damage to the properties in the surrounding area.

Anonymous

6/17/2024 11:04 PM

Has there been/will there be a study done to look at the environmental impact (if any) on Lake MicMac?

Anonymous

6/18/2024 09:22 AM

At this stage there appears to be adequate consideration given to future residents concerns---- there will doubtless more questions as time goes on.

Anonymous

6/18/2024 10:58 AM

N/A

Anonymous

6/18/2024 11:39 PM

No r

Anonymous

6/19/2024 06:40 AM

How is this going to impact the flow of traffic? Will the units be affordable? Or just more luxury condos.

Anonymous

6/19/2024 06:50 AM

How will this impact the flow of traffic through this congested area

Anonymous

6/19/2024 10:34 AM

I find it amusing that you ask if I have questions. When this project was first announced I e-mailed the planning department contact listed in the notice and never received the courtesy of a reply.

Anonymous

6/19/2024 02:54 PM

Will there be any docks or boat launches?

Anonymous

6/21/2024 12:08 PM

none

Anonymous

6/22/2024 05:22 PM

What is being done to improve transit and cycling routes along Waverly Road? The Increase vehicle traffic caused by multiple developments and lake Charles will wreak havoc. Transit service needs to be improved BEFORE people move in

Anonymous

6/22/2024 06:13 PM

—

Anonymous

6/22/2024 09:47 PM

Will this lead to more apartments in the area

Anonymous

6/23/2024 11:02 AM

The need for many environmental studies as to immediate and future impact to the land and lake. How can anyone who supposedly would like to benefit the community think that a better alternative use of the land ie park would not be more suitable. Mr. developer if you did this, maybe your name would go down as a legacy rather than being associated with this. think about it

Anonymous

6/23/2024 12:10 PM

None

Anonymous

6/23/2024 12:18 PM

Is there going to be phase two for this project ?

Anonymous

6/23/2024 01:41 PM

Why are communities not being considered before large developments are pending?

Anonymous

6/23/2024 03:27 PM

Did they do a traffic volume study and if so what year were the volumes from that they based their decisions on and did they take into account inflight and already approved development that have not yet been built on the waverly rd?

Anonymous

6/23/2024 03:53 PM

How can an R1 property be made commercial with a completely out proportion structure. What is the impact of the structure on the environment, the lake, the wind, and the blocking of light? When was the traffic data being used generated, and can it be considered accurate? Can an additional 150+ vehicles really be accommodated, especially with the new development further up Waverley road?

Anonymous

6/23/2024 06:29 PM

Why do they think such a big building should go there.

Anonymous

6/24/2024 08:12 AM

None



Anonymous  
6/24/2024 08:41 AM  
What is the justification for rezoning from residential to commercial?

Anonymous  
6/24/2024 09:52 AM  
This should NEVER have gotten to this stage.

Anonymous  
6/24/2024 10:20 AM  
Why the gathering of these land parcels was permitted under R-1 zoning onky to then spring a trap on the public and request fairly a total rezoning with an advanced non-compliant design?!

Anonymous  
6/24/2024 10:24 AM  
Why are you saying a high density building to a low density neighbor hood

Anonymous  
6/24/2024 10:31 AM  
The impact on traffic.

Anonymous  
6/24/2024 10:31 AM  
Will there be water access for swimming? Will there be a vacant room where out of town visitors can stay for a fee?

Anonymous  
6/24/2024 10:35 AM  
No forethought on community.

Anonymous  
6/24/2024 10:55 AM  
n/a

Anonymous  
6/24/2024 11:09 AM  
TRAFFIC!!!

Anonymous  
6/24/2024 11:22 AM  
The scale of the building does not fit in with the adjacent Shubie Park.

Anonymous  
6/24/2024 11:32 AM  
As mentioned in Q2. The impact should be considered in the big picture of existing developments and not as an isolated case.

Anonymous  
6/24/2024 11:44 AM  
How do you propose to keep traffic down wnd people safe

Anonymous  
6/24/2024 11:45 AM  
What is being done to Waverley Rd to alleviate traffic congestion.

Anonymous

6/24/2024 12:00 PM

A new traffic study!

Anonymous

6/24/2024 12:02 PM

I think the community has spoke loud and clear! Money should not talk! These people with millions of dollars should not be the ones heard!!

Anonymous

6/24/2024 12:02 PM

I dont have any questions , I dont want to see this build go through for this location

Anonymous

6/24/2024 12:02 PM

Nil

Anonymous

6/24/2024 12:13 PM

I can't say I know a lot about this project other than it looks to be related to the old Mic Mac property so perhaps it is related to the owners. It seems like a great way to have more paying customers at their restaurant.

Anonymous

6/24/2024 12:22 PM

M/a

Anonymous

6/24/2024 12:26 PM

I'm not convinced by the traffic study as I feel it does not reflect or include all the changes that have taken place along Waverley over the last year or so, especially the development at the corner of Waverley and Montebello, for which we still have to see what the reality of that is. I'm still upset with the changes in traffic flow that were a result of the developments on the 300 block +/- of Prince Albert Road, so I have little faith in the traffic study that has been conducted.

Anonymous

6/24/2024 12:59 PM

How any consideration can be given to change a residential zone to commercial when it is abundantly clear that the proposed development does not fit in with the surrounding neighborhood? Would like to se an "independent" traffic report taking into consideration the building going up on the corner, the proposed building in question and the mega project of 10,000 units going up on Waverley road as well?

Anonymous

6/24/2024 01:00 PM

Nil

Anonymous

6/24/2024 01:08 PM

Traffic, are there plans to fix this issue

Anonymous

6/24/2024 01:08 PM

Whwre is the independent traffic and environmental studies?

Anonymous

6/24/2024 01:21 PM

nothing

Anonymous

6/24/2024 01:48 PM

What are the implications of more lakefront development from not only environmental perspective, but from the perspective of users of the resource? What plans are there to increase the already limited capacity of roads serving the area? Even if transit service increases, that only exacerbates traffic problems without adequate infrastructure. How are these long-term problems going to be dealt with?

Anonymous

6/24/2024 01:48 PM

How would it be possible to grant someone permission to build such a huge building when this was zoned for a single dwelling lot. What example would this set if I can just buy a lot and instead of remodeling or rebuilding I put a 13 story sky scraper there? How is this justifiable- and no, using the term "we need more affordable housing " does not count because we all know that these won't be build for the average person!

Anonymous

6/24/2024 01:52 PM

None

Anonymous

6/24/2024 02:06 PM

Only the traffic issue.

Anonymous

6/24/2024 02:14 PM

Are you going to put traffic lights up to control traffic? Another school?

Anonymous

6/24/2024 02:25 PM

Environmental and traffic

Anonymous

6/24/2024 03:23 PM

None.

Anonymous

6/24/2024 03:57 PM

- Is this already set in stone or does the community actually had a say in the development moving forward?

---

Anonymous

6/24/2024 03:58 PM

how to accommodate traffic increase and impact on amenities such as schools, grocery, mail, banks, parks, etc. Slow traffic already on Braemar and Waverley due to construction, etc.

Anonymous

6/24/2024 04:12 PM

Will there be increased bus service in the area?

Anonymous

6/24/2024 04:23 PM

I am concerned that there is disregard for the environment and the waterway. I do not feel the environment minister is taking environmental impact into account

Anonymous

6/24/2024 04:25 PM

Health care in the province cannot support the increase in population. I wish to see more single family dwellings.

Anonymous

6/24/2024 04:44 PM

Traffic impact not from just this development but all others planned on waverley road need to be considered

Anonymous

6/24/2024 04:59 PM

How is the added need of sewage and services being added? How is pollution of the lake being addressed?

Anonymous

6/24/2024 05:19 PM

Just traffic

Anonymous

6/24/2024 06:12 PM

In the context of the area this development should not be considered

Anonymous

6/24/2024 06:23 PM

I feel that the traffic issue is the most pertinent as there are already daily backups to get into the sub divisions of waverly due to that area. How do they plan to address the increased volume of people needing to make a left turn into the building from the circ.

Anonymous

6/24/2024 06:32 PM

Lake protection

Anonymous

6/24/2024 06:32 PM

What is the position of staff HRM staff and the councillor on this application. Why is it even being considered?

Anonymous

6/24/2024 06:41 PM

What I read about the traffic assumptions after this is built, I don't think was entirely accurate. Especially with the completion of the building at the corner of Montebello & Waverly Road. I hope they consider traffic lights at the entrance or getting in and out during traffic hours is going to be challenging

Anonymous

6/24/2024 06:42 PM

Traffic control. Nearby traffic control (i.e. Bonita and Micmac)

Anonymous

6/24/2024 08:03 PM

if most residents are against the proposal, does that make a difference? It will go ahead anyway like everything else unfortunately

Anonymous

6/24/2024 08:04 PM

Traffic congestion.

Anonymous

6/24/2024 08:20 PM

Not at this time.

Anonymous

6/24/2024 08:27 PM

Why it is proposed for a high rise building?

Anonymous

6/24/2024 08:29 PM

Any plans on updating the road infrastructures or public transportation?? Maybe a sky train

Anonymous

6/24/2024 08:35 PM

None

Anonymous

6/24/2024 08:38 PM

Emergency evacuation plans Road traffic plans School overflow plans Health care to support the extra people plans Protection wildlife plans Keeping the lake clean plans Sewer and water plans....

Anonymous

6/24/2024 08:45 PM

No questions beyond how to stop this project moving forward.

Anonymous

6/24/2024 08:56 PM

How will you ensure proper traffic flow through the road with the influx of buildings - bottom of Montebello, new development on Waverly road and f this?

Anonymous

6/24/2024 09:02 PM

The compounded effect of this with the other aforementioned new developments.

Anonymous

6/24/2024 10:07 PM

Why is he building this building?

Anonymous

6/24/2024 10:08 PM

Nil

Anonymous

6/24/2024 10:09 PM

Nil

Anonymous

6/24/2024 10:10 PM

Nil

Anonymous

6/25/2024 07:38 AM

Will there be additional lanes on Waverley and Braemar. Will the new subdivision by Barry's Run have highway access or solely Waverley Road ?

Anonymous

6/25/2024 09:19 AM

There is traffic issues currently getting into the MicMac tavern parking lot.....This WILL make that a lot worse. Are the local properties "giving at no charge" land to create turning lanes?

Anonymous

6/25/2024 09:51 AM

How is bike parking accessed? Through vehicle garage door entrance? Property is near major cycling routes and needs to be well thought out. Area has great potential for modal shift.

Anonymous

6/25/2024 09:58 AM

N/A

Anonymous

6/25/2024 10:04 AM

How long will this take? What will the units be? (Condos, apartments, price range.) Will there be underground parking? How will this affect the environment?

Anonymous

6/25/2024 11:00 AM

Seems to be on the verge of acceptance without a lot of input

Anonymous

6/25/2024 04:02 PM

Impact on the lake Impact on recreational fishing in the lake Traffic impact Cost of housing- is it affordable will it be subsidized Impact on public transit Scale to the neighborhoods

Anonymous

6/25/2024 05:39 PM

Developing infrastructure ahead of building something like this. We already have new subdivisions and new building on the corner without roads or schools in sight.

Anonymous

6/25/2024 05:45 PM

Why does the city consider the shubie canal an historic waterway, but does not protect it like Lake Banook regulations. Developers always seem to circumvent rules like the new unit on Prince Albert. Housing is an issue but why jeopardize what makes our community unique?

Anonymous

6/25/2024 09:44 PM

I attended the meeting many people expressed concerns about traffic and that it didn't include the other developments, perhaps this could be better explained. I wasn't concerned I drive my daughter to school and pick her up at Blois Joli, during rush hour traffic is not a concern.

Anonymous

6/26/2024 06:11 AM

as above

Anonymous

6/26/2024 09:10 AM

none at this point.

Anonymous

6/26/2024 11:59 AM

None. Get it built.

Anonymous

6/26/2024 12:00 PM

Why has this not moved forward already? There has been very little additional housing built in this area despite a severe housing shortage.

Anonymous

6/26/2024 12:02 PM

None

Anonymous

6/26/2024 12:22 PM

Why isn't it bigger

Anonymous

6/26/2024 12:22 PM

None

Anonymous

6/26/2024 12:33 PM

Why are nimbys given so much voice in this city?

Anonymous

6/26/2024 12:36 PM

As mentioned, more details on the environmental plan. I'd also be curious about the landscape architecture on the lakeside. Given the

large setback from the water, I imagine something nice can be done for residents and passersby to enjoy?

Anonymous

6/26/2024 12:40 PM

N/A

Anonymous

6/26/2024 12:40 PM

None

Anonymous

6/26/2024 12:48 PM

No questions

Anonymous

6/26/2024 01:10 PM

.

Anonymous

6/26/2024 01:35 PM

None

Anonymous

6/26/2024 01:38 PM

How is this being allowed ?

Anonymous

6/26/2024 02:37 PM

Are there plans to make the 55 bus service the area more often? I take it this is just the start of potentially densifying the area, so a good bus route is essential if we don't want to make traffic awful.

Anonymous

6/26/2024 03:02 PM

none

Anonymous

6/26/2024 06:30 PM

No questions, please move forward.

Anonymous

6/26/2024 09:30 PM

None

Anonymous

6/27/2024 06:24 AM

why would this be allowed when the zoning, at present, does not support it?

Anonymous

6/27/2024 06:24 AM

What is the timeline?



Anonymous

6/27/2024 09:57 AM

None

Anonymous

6/27/2024 02:17 PM

I'm good thank you.

Anonymous

6/28/2024 10:24 PM

Why would the city want to approve a development such as this in area which is not compatible to the existing community.

Anonymous

6/30/2024 10:42 AM

Why isn't a major deviation from all development up to this point in time being treated with more overall look at what HRM, and Dartmouth in particular, should look like and become. There has been the Centre Plan and how we want HRM to look like and function, but approving such a radical deviation from any current structures only raises a public consultation on this project.

Anonymous

6/30/2024 01:50 PM

Does the response of emergency services reflect the broader health needs of the expanding community?

Anonymous

6/30/2024 09:42 PM

The run off of water from the development and after storms. Will old sewage pipes be replaced with new pipes to better keep the community and ecosystem safe. Will tenants of the apartment building be able to launch a boat from the property shoreline.

Anonymous

7/01/2024 01:53 PM

Lake protection, water quality, stormwater analysis, traffic analysis for the broader area, wind study for effect on the lake, shadow analysis, more detailed archeological study of historical indigenous occupation, light pollution, wildlife habitat & migratory bird studies,, appropriate setback for new lakeshore developments

Anonymous

7/02/2024 10:35 AM

Everything I noted above. There are certainly ways to word any answer to in favour of the development. Environmental studies are where to look for answers.

Anonymous

7/02/2024 04:31 PM

Why do we need tall buildings? Toronto is ugly. Do we want to be like them? Let's take a page out of the book of Montreal, Barcelona, Amsterdam, or the likes. We can do better.

Anonymous

7/02/2024 08:26 PM

the traffic study is incomplete. there has been nothing about the various environmental impacts

Anonymous

7/02/2024 09:42 PM

I don't feel my concerns above have been answered. This is not the answer to our housing needs! This is not a high density area and should not become one! There is enough development that could take this project in the Micmac mall/lancaster ridge area. What capacity for additional school children is there in this plan?

Anonymous

7/02/2024 09:49 PM

Do we have the capacity for schooling and will our water and sewer system handle the extra burden. What will be the disruptions to Waverley Rd during construction.

Anonymous

7/02/2024 10:13 PM

why one would allow a change of R-1 when in last development plan it was specifically left R-1 to protect the lake and other lakes of Dartmouth. To allow this change would set a bad precedent

Anonymous

7/02/2024 10:30 PM

This planning process is weak and lacking credibility in the areas of the proposed traffic increase, the increased run off into the lake and the proposed change from r1 to r3. Also the environmental damage to the lake.

Anonymous

7/03/2024 01:02 PM

This application must be considered in the bigger picture of HRM and the urban lakes. Beyond the current proposal, it opens the opportunity for anyone with lakefront R-1 property to submit a similar proposal for re-zoning and development. The time is now - before it's too late - for HRM to take a stand on development around the urban lakes, and prevent a "towering" of lakefront properties.

Anonymous

7/04/2024 10:27 PM

How will the traffic problems be fixed? There will be a huge back log during certain times with so many cars turning left into the new development

Anonymous

7/04/2024 10:54 PM

I hope a review of any revision is also scrutinized and public consultation is provided again.

Anonymous

7/05/2024 04:10 PM

When is a decision expected regarding this application? Are there environmental studies available for review regarding the impact of this proposed building on Lake Mic Mac? What other new construction sites are being proposed for this area?

Anonymous

Proposed traffic solutions

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7/05/2024 05:47 PM

Anonymous

None

7/05/2024 08:57 PM

Anonymous

I attended the information session and I believe this project is well thought-out and would be an asset to the community.

7/05/2024 09:32 PM

Anonymous

Why do it?!

7/05/2024 11:41 PM

Anonymous

Do not understand how R1 can even be considered to be high density. How can the city, want to change the city of lakes which we all hold dear to city of high rises around our beautiful lakes.

7/07/2024 08:04 PM

Anonymous

With water quality concerns top-of-mind for Dartmouth lakes, why aren't there more stringent regulations for developing in this watershed? There should be specific requirements in place for valued watersheds. In the absence of good regulation (remember: HRM regulates development, not the province), could the municipality do a better job of keeping developers informed of the opportunities for more sustainable and environmentally friendly development in our urban / suburban watersheds? How do developers learn what options they have for mitigating their impact? My guess is developers and the municipality could increase public acceptance via making specific lake-friendly improvements to any developers' plans.

7/08/2024 05:51 AM

**Mandatory Question** (189 response(s))

**Question type:** Essay Question

**Q5 | Do you have anything else to add? All feedback is welcome.**

Anonymous

Thanks for asking the locals how they feel before jumping into action.

6/06/2024 04:01 PM

Anonymous

No.

6/06/2024 04:04 PM

Anonymous

Find another space to go that big

6/06/2024 04:15 PM

Anonymous

6/06/2024 04:42 PM

Waverly is NOT a big road! It's already jammed with cars and traffic! It would be best to plan a REAL bike lane!!

Anonymous

6/06/2024 04:42 PM

Hoping to ask questions at the June 25th meeting.

Anonymous

6/06/2024 05:02 PM

Please don't let the housing shortages negate common sense and the long-term effects of such developments.

Anonymous

6/06/2024 05:05 PM

Plenty of space to plan this elsewhere.

Anonymous

6/06/2024 08:45 PM

I'm not in favour of this development! Not only will it add to an already overwhelmed infrastructure, aesthetically it will be most unappealing to our neighbourhood. I also am concerned about how it will affect the environment around lake mic Mac. It's also ridiculous to even consider it will help the housing crisis. I suspect if it goes through rent will be high due to its proximity to the lake. Do not allow this monstrosity to go ahead!!!

Anonymous

6/06/2024 09:08 PM

What plans are in place with HRCE and the province to accommodate the increased number of children? Our schools in the area are already at capacity.

Anonymous

6/06/2024 09:52 PM

I think this should not be rushed through. Put it on the backburner and do a more thorough traffic assessment of the area once the Bello is fully occupied. Do not just use the numbers from Maple to Braeside, have someone sit at the site of the Mic Mac Bar and Grill parking lot and see how congested and difficult it is at afternoon rush hour.

Anonymous

6/06/2024 10:03 PM

Not a good idea. I am concerned about more traffic and the safety of my young children.

Anonymous

6/06/2024 10:05 PM

The people in close proximity to the development are being told it is a done deal and just accept it even though we bought our homes considering the adjacent land was zoned residential.

Anonymous

6/06/2024 10:05 PM

No

Anonymous

6/06/2024 10:44 PM

As a resident of this neighbourhood, I don't want this building to be built here.

Anonymous

6/06/2024 11:25 PM

We are known as 'city of lakes' we are destroying them by the excessive clearing of natural green space to be replaced by buildings and homes

Anonymous

6/07/2024 06:53 AM

Do not approve these plan

Anonymous

6/07/2024 01:03 PM

Not at all looking forward to the congestion and hell this development and increase of population that this is going to add to Waverly road.

Anonymous

6/07/2024 02:26 PM

nothing to add

Anonymous

6/08/2024 07:21 AM

Why are buildings not required to be set back at least the height of themselves? This building will be approximately 130 feet high and will on be set back from the lakefront 65.5, the shadows on the lake will be long and effect lake in that area.

Anonymous

6/08/2024 07:52 AM

It is understood that this planning process is just for one site and would like HRM to consider doing a whole community impact study instead of these isolated processes.

Anonymous

6/08/2024 02:19 PM

Nothing else to add

Anonymous

6/08/2024 08:12 PM

The city won't listen to anything Nova Scotians have to say. It is the Wild West for construction to launder money and line greedy pockets.

Anonymous

6/09/2024 11:50 AM

Current and best use for this property is R1 zoning or the land could be purchased by the city to be maintained as park land part of Shubie Canal system. Has the property been given a thorough screening for indigenous artifacts? Wildlife currently using the perimeter of the property will be disturbed. Fear of run off into lake after tree removal. Significant change from parklike setting to a MURB does not fit the neighbourhood. Building across Waverley Rd would be acceptable.

Anonymous

I understand the R1 zone lots can be developed within the new

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6/09/2024 02:41 PM

capital plan rules so why not just allow this to occur within the revised rules and not a 13 story apartment building on the lake surrounded by mostly residential homes?

Anonymous

6/09/2024 04:54 PM

We do not want to lose the City of Lakes which Dartmouth is noted for.

Anonymous

6/09/2024 09:51 PM

I appreciate that there is room for the community to voice opinions on this development, and I hope they are deeply considered.

Anonymous

6/10/2024 09:13 AM

While this part of waverly is wonderful to see get built up, it is going to become very congested. It is already difficult to get into/out of places like grasshoppers during rush hour. New traffic lights may just back things up more - what are we going to do about it?

Anonymous

6/10/2024 01:49 PM

In more general terms, the focus on intensive very high density development is and will create massive problems. In the simplest terms, high rises destroy community and, globally, lead to all the issues of overcrowding; crime, poverty and isolation. We do not have the infrastructure or resources to handle our present population let alone thousands or hundreds of thousand as being pushed by our political leaders. At every level we see lack of health care, schools, energy, security, housing and so on. I would suggest that we do not have a housing problem, we have a population problem. Our planning process was intended to manage this while protection our environment, our cultural and historical heritage and our community quality of life. This application flies in the face of all of this.

Anonymous

6/10/2024 02:23 PM

I recognize the challenges of housing, particularly affordable housing, facing HRM. However, this proposed development will NOT help or resolve the need for affordable housing. These will be expensive units. In addition, it represents the kind of community change in Port Wallis/Wallace that is negative in every respect. HRM has an opportunity to grow in ways that enhance communities, not destroy their natural beauty and historic character. I urge decision makers not to approve this application.

Anonymous

6/10/2024 04:09 PM

Hope the city will reject this project and realize how special the lakes are to Dartmouth and should be protected from large developments.

Anonymous

I am very concerned about the health of all lakes in Dartmouth. We

6/10/2024 04:44 PM

are a City of Lakes that we should protect. I understand the need for housing but there are many other areas that this could be built, including even across the street, much further from the lake. In addition the current need is for affordable housing. These units will not be affordable for the average person. The persons renting these units will be vacating properties that will also not be affordable for the average person. This proposed development creates more problems than it solves. As well, we are not managing population growth relative to the provision of other services such as health and education.

Anonymous

6/10/2024 05:57 PM

What in earth are you thinking to add this development to the area. Port Wallis development is way too big as is. Other communities around the province need development projects more than our area.

Anonymous

6/10/2024 07:43 PM

The more land that we clear around the lake and disturb the more likely more pollutes will leach into the Lake system!

Anonymous

6/11/2024 08:00 AM

We need to stop granting permits for these massive buildings in neighborhoods that can't support them. Fix the infrastructure first before putting these up not after.

Anonymous

6/11/2024 05:55 PM

None

Anonymous

6/12/2024 02:00 PM

Thanks for the opportunity to allow input. I hope it is taken into consideration. I am not a resident of the area but I do frequent Lake Mic Mac often and would hate to see the natural sky line disrupted. I would love to see the opportunity for development of affordable housing elsewhere.

Anonymous

6/12/2024 02:02 PM

Please reject this proposal. Concentrate on the core areas of the city that has high rise and additional height that makes sense.

Anonymous

6/12/2024 02:18 PM

With traffic on waverly road only increasing with more development started and planned further down the road. Congestion of traffic with MicMAC bar and Grill will be further exasperated by this proposed development.

Anonymous

6/13/2024 09:21 AM

Will attend meeting on25

Anonymous

6/13/2024 11:44 AM

If the Bello was not recommended by city planning staff how is this one being recommended. Many, especially long term residents, are seeing their community changing to a highly populated overcrowded area with inadequate infrastructure.

Anonymous

6/14/2024 10:09 AM

This development location is good, and the city should approve it. We need more housing, and adding buildings like this improves access for all.

sbchisholm

6/14/2024 01:48 PM

No

Anonymous

6/14/2024 04:34 PM

Have serious concerns that if residents in the surrounding area are against the project due to scope, height, size and impact on traffic and to the Lake it will be pushed through anyway!!!!

Anonymous

6/15/2024 10:19 AM

Na

Anonymous

6/15/2024 07:30 PM

If HRM wants to add pollution to a neighbourhood with excessive development - you should be compensating existing homes with a carbon rebate. Practice what you preach about going green.

KathyC

6/16/2024 08:18 AM

No. Thank you.

Anonymous

6/17/2024 04:36 PM

I welcome the building of this apartment as I may want to live it in it down the road

Anonymous

6/17/2024 04:42 PM

No

Anonymous

6/17/2024 04:45 PM

smaller building

Anonymous

6/17/2024 05:50 PM

N/a

Anonymous

Not at this time

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6/17/2024 05:53 PM

Anonymous

6/17/2024 06:28 PM

Will there be public beach access? This would be a great enhancement for the community.

Anonymous

6/17/2024 06:49 PM

this is terrible for our beautiful lakes, very disappointing, there was no Blue Green Algae on Lake MicMac before Dartmouth Crossing. It started by the highway from run off..

Anonymous

6/17/2024 08:15 PM

While housing is a concern, these types of developments are not helping the overall problem. These properties cater to the small percentage of the population that have the financial means to afford \$2500-\$3000 and up per month in rents. Developers are not interested in affordable as it is not profitable enough for them. Taking spaces like this one, which had beautiful single family homes, to make an ugly sun blocking monster is just wrong.

Anonymous

6/17/2024 11:04 PM

I am strongly against a building of that size in that location.

Anonymous

6/18/2024 09:22 AM

Where do we sign up to express potential interest in an apartment? good to know that there is a possibility of continuing to live in the area that has been home for half a century.

Anonymous

6/18/2024 10:58 AM

N/A

Anonymous

6/18/2024 11:39 PM

Traffic volume on waverly road need study

Anonymous

6/19/2024 06:40 AM

13 stories is too high for this neighborhood and would increase traffic plus ruin the landscape.

Anonymous

6/19/2024 06:50 AM

Too tall of a building for the area that will surely increase traffic coming from Braemar. This will just be more unaffordable housing creating a boom of people in the area there's no space for. Our community does not need a 13 story apartment building maybe 6 but 13 is way too high. I don't want my neighborhood to turn into down town. Please don't let this happen

Anonymous

6/19/2024 10:34 AM

The planning process for projects such as this seem to only play lip service to the residents. Government at all levels decide that they wish to arbitrarily double the population without regard to infrastructure and the existing populace.

Anonymous

6/19/2024 02:54 PM

Concern that it will be the first of many and destroy the beautiful recreational facility we have with Lake MicMac and Lake Banook. Everyone is always very eager to protect Lake Banook because of the race course but they forget that the paddlers and rowers train on both lakes.

Anonymous

6/21/2024 12:08 PM

I have seen posts on social media saying how this will harm the lake for paddlers and rowers. As a paddler, even if there was a paddling course here it would have no effect.

Anonymous

6/22/2024 05:22 PM

This is a great location for density and makes a lot of sense Resident of Appian Way

Anonymous

6/22/2024 06:13 PM

The amount of condo and commercial towers in the city of Halifax will deeply affect the biodiversity of flora and fauna found in Nova Scotia. And besides this important issue, the new buildings are not aesthetically pleasing for the looks of the city.

Anonymous

6/22/2024 09:47 PM

No

Anonymous

6/23/2024 11:02 AM

This sets a very bad precedent for all Dartmouth Lakes, and that could extend to Dartmouth beaches. Does this really want to be a community where there is no enjoyment of community, no nature , no place to find quiet. Maybe take a look at other communities within Canada, who have gone down this route and who have destroyed nature to put in boardwalks and restaurants.

Anonymous

6/23/2024 12:10 PM

Again our infrastructure does not support this size building

Anonymous

6/23/2024 12:18 PM

How do you propose to control the traffic ?

Anonymous

6/23/2024 01:41 PM

Our community currently has one large building being built on the corner of Waverley Road and Montebello which will bring in more

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traffic, and overshadows the existing houses, this new Micmac Tower is even bigger and will create a huge impact, both environmentally and socially, through the size and scope of the building, the placement in a delicate water space, and by bringing in a huge population increase to a small area. This development should never have been considered.

Anonymous

6/23/2024 03:27 PM

The waverly road is already experiencing congestion now and that is without volume from the new subdivision or the new apt at Montebello and waverly adding to it without infrastructure changes it poses a serious potential for congestion in what is a walkable neighborhood currently. It just does not seem well thought through

Anonymous

6/23/2024 03:53 PM

Our broader community needs more units—no question. A smaller and lower structure with a mix of 2-3 bedrooms units that can accommodate a mix of families. Set it back from the lake! Our lakes are so stressed by climate change as it is.

Anonymous

6/23/2024 06:29 PM

No.

Anonymous

6/24/2024 08:12 AM

Nothing must empty into mathematics lake, No storm drains, no parking lot run off. City planners and Halifax water are lazy when it comes to water run off and run off from road surfaces that are directed into the lake is having a negative effect to both lakes

Anonymous

6/24/2024 08:41 AM

High density development must not occur next to a lake.

Anonymous

6/24/2024 09:52 AM

Please do not approve this proposal

Anonymous

6/24/2024 10:20 AM

Traffic issues will be much worse than forecast by the traffic engineer, as there are already backups along Waverley and what limited study was carried out was done : a) in January when only the most local traffic is usually on the road , and b) without considering the new amounts of residential and service and commercial traffic that will result from the karge development of Barry,s Run Also, there could be watershed impacts , including from the deep construction required for underground parking , as well as rat popluations escaping to surrounding neighbourhoods and causes of fractures in built structures connected geophysiccally to this area. Recall that a few years ago there was a small seismic event in that area during a long

really cold snap. People thought it was an explosion.

Anonymous

6/24/2024 10:24 AM

Stop adding inappropriate housing projects to residential neighborhoods.

Anonymous

6/24/2024 10:31 AM

I feel there are many other more appropriate sites where a development of this size could be considered.

Anonymous

6/24/2024 10:31 AM

Please have cats only. No dogs. No smoking including cannabis.

Anonymous

6/24/2024 10:35 AM

The city should buy the property and turn it into a park for everyone to enjoy right around the whole lake.

Anonymous

6/24/2024 10:55 AM

n/a

Anonymous

6/24/2024 11:09 AM

Do something about the traffic!

Anonymous

6/24/2024 11:22 AM

Halt this project

Anonymous

6/24/2024 11:32 AM

No, thank you.

Anonymous

6/24/2024 11:44 AM

Waverley road is not able to handle the amount of new housing going up, especially a high rise

Anonymous

6/24/2024 11:45 AM

Opposed.

Anonymous

6/24/2024 12:00 PM

No

Anonymous

6/24/2024 12:02 PM

Please do not approve this development!

Anonymous

No

6/24/2024 12:02 PM

Anonymous

Do not approve this plan

6/24/2024 12:02 PM

Anonymous

Have a nice day

6/24/2024 12:13 PM

Anonymous

N/a

6/24/2024 12:22 PM

Anonymous

I have heard that the developer is only doing this project "For his legacy" This is an incredibly selfish reason to conduct such a project and there is no real benefit to this project.

6/24/2024 12:26 PM

Anonymous

I know the HRM needs more housing but there needs to be some common sense about placement of new buildings. An apartment building on a lake that only has residential housing on it does not make sense especially when the property has to be refined to allow it!

6/24/2024 12:59 PM

Anonymous

Nil

6/24/2024 01:00 PM

Anonymous

My main concerns are the lake being destroyed to construction and the traffic

6/24/2024 01:08 PM

Anonymous

Put a stop to this now. The apartment building being built now has not had an I dependent study done and the reduced lane way is already creating issues.

6/24/2024 01:08 PM

Anonymous

nothing

6/24/2024 01:21 PM

Anonymous

While I appreciate the need to build housing, doing so without consideration to impacts on existing residents, without viable and practical long term plans for expanded infrastructure and without addressing the needed changes to infrastructure and services needed to support increased population in an area is just bad planning. People have invested in homes in an area that is currently considered one of the two most desirable locations in the entire province. This must be protected. Throwing up buildings and not developing the

6/24/2024 01:48 PM

entire area appropriately is a fail. Let's not plan to fail!

Anonymous

6/24/2024 01:48 PM

Every once in a while the council has to listen to the input of the community without trying to put lipstick on a pig:( you want to be taken seriously start doing the same for the community and listen when they get frustrated

Anonymous

6/24/2024 01:52 PM

Awesome initiative.

Anonymous

6/24/2024 02:06 PM

Nothing more. Only to reiterate we need more housing! With the sudden massive number of immigrants coming to HRM and the cost of rent, we need more housing. However, PLEASE make sure the infrastructure can handle it.

Anonymous

6/24/2024 02:14 PM

No

Anonymous

6/24/2024 02:25 PM

We need housing that isn't expensive towers. Why haven't smaller homes been considered. City needs to look at public transit. Light rail systems like what Quebec City is about to build.

Anonymous

6/24/2024 03:23 PM

Build it in another area that isn't already developed and at max capacity. Somewhere that doesn't have single lane road as the point of access.

Anonymous

6/24/2024 03:57 PM

- Please strongly reconsider.

Anonymous

6/24/2024 03:58 PM

Please think ahead before creating more housing. Appreciate the opportunity to provide feedback.

Anonymous

6/24/2024 04:12 PM

No

Anonymous

6/24/2024 04:23 PM

Such tall buildings should be on the periphery of the city- at the very least across the street , not at the edge of the lake. It will destroy the appearance, the tranquility the nature of the area. There is plenty of undeveloped land in Dartmouth for tall buildings. This one will not even address the need for affordable housing.

Anonymous

6/24/2024 04:25 PM

My experience with HRM is that my opinion doesn't matter and the almighty tax base will rule all. Responsible spending of our tax dollars would give me more confidence in the municipalities intentions. I shake my head at myself for taking the time to actually fill this survey out for all the consideration my opinion will get. With that said, for evil to succeed, all it takes is for good men to do nothing.

Anonymous

6/24/2024 04:44 PM

As long as there is a plan to manage the traffic it's a great building

Anonymous

6/24/2024 04:59 PM

Why are we doing this? This is not the neighbourhood we want.

Anonymous

6/24/2024 05:19 PM

I find pedestrian safety on Waverley Road to be a big problem. I've been hit by a car turning left into a commercial driveway and others in my family have had close calls.

Anonymous

6/24/2024 06:12 PM

No

Anonymous

6/24/2024 06:23 PM

No

Anonymous

6/24/2024 06:32 PM

Traffic concerns

Anonymous

6/24/2024 06:32 PM

This proposal is not appropriate at all. It should not be given any consideration. It is far too close to the lake period.

Anonymous

6/24/2024 06:41 PM

Nothing further

Anonymous

6/24/2024 06:42 PM

Ensure proper planning for lake safety and the health of our ecosystems. Lights are needed at the bottom of Micmac and waverley

Anonymous

6/24/2024 08:03 PM

No thank you

Anonymous

We've gone from being somewhat anti development to having

6/24/2024 08:04 PM

projects proposed and approved without adequately addressing issues surrounding accessibility, using the "housing crisis" as a way to push aside concerns. There needs to be a quality of life assessment for residents impacted by these projects. Developers are eager to enjoy the profits, but not so enthusiastic about providing realistic assessments and solutions to structural issues created. Likewise, the attraction of high density tax revenue is appealing to the city but needs to incorporate the costs of upgrading infrastructure to support access. Waverley Road is at capacity already. Address this issue with a clear plan, and development will meet far less resistance.

Anonymous

6/24/2024 08:20 PM

An application for a 3-story residential building containing 12 or 14 units that harmonizes with the neighborhood would be a reasonable proposal. However, a 13-story building of such density in that location should be rejected by HRM. This decision is based on, but not limited to, the reasons outlined above.

Anonymous

6/24/2024 08:27 PM

This development is outrageous and city should see it.

Anonymous

6/24/2024 08:29 PM

Update the road infrastructure before getting new buildings on our poor little road

Anonymous

6/24/2024 08:35 PM

Do not build this disgusting apartment

Anonymous

6/24/2024 08:38 PM

This proposal will put too much strain on a road that already has 1 way in and out. It needs to be rejected.

Anonymous

6/24/2024 08:45 PM

No

Anonymous

6/24/2024 08:56 PM

No

Anonymous

6/24/2024 09:02 PM

.

Anonymous

6/24/2024 10:07 PM

Don't approve this building



Anonymous

6/24/2024 10:08 PM

Don't approve this project

Anonymous

6/24/2024 10:09 PM

Don't approve this project

Anonymous

6/24/2024 10:10 PM

Don't approve this project

Anonymous

6/25/2024 07:38 AM

We welcome expansion. The construction at Montebello and Waverley caused many delays. Traffic studies were completed in a time of low traffic and appear outdated. As long as we have expansion of roads and transit, in advance, these projects will be fine.

Anonymous

6/25/2024 09:19 AM

Health of lake questions are number 1, traffic 2

Anonymous

6/25/2024 09:51 AM

Waterfront amenity would be good. A natural gathering place to enjoy the lake with dock access. A natural cooling center to design for climate resiliency.

Anonymous

6/25/2024 09:58 AM

I think this is a good development overall. With a bit more articulation and work on the elevations, I can see this becoming a nice place to live. I also think we should be pushing people to use transit more than cars and reinstate surface parking to greenery, whether this is for public gardens or parkland. Excited to see more developments like this in the near future

Anonymous

6/25/2024 10:04 AM

I urge you to reconsider the project's scope and height, keeping in mind the environmental, traffic, and community impact. Let's find a balanced approach to development that respects our community's charm and natural beauty.

Anonymous

6/25/2024 11:00 AM

The city seems to be moving towards increased housing at a breakneck speed with little long term risk assessment - what about water pollution, increased traffic in a high traffic area, increased bussing, increased waste, school crowding etc - as usual we are thinking reactively to our housing problem not proactively to address the long term issues - the city is not prepared for the effects of continued building with seemingly no coordination of property developers, the current population and the government- the "we know what's best for you" is not always the best route

Anonymous

6/25/2024 04:02 PM

I hope- we choose affordable housing. This are needs smaller scale and it needs a minimum setback from the lake

Anonymous

6/25/2024 05:39 PM

Love to see progress but it seems that we are building lot, it's still highly unaffordable and doesn't solve our housing crisis or infrastructure problems that we have. If we fail to plan properly, we plan to fail. Traffic on our little Waverley road is already congested heavily during rush hours. With all the new developments in the area, we need better road planning and the rest of our infrastructure.

Anonymous

6/25/2024 05:45 PM

Lake Micmac is part of a chain of lakes. What happens on one flows downstream. There is still no answer on what caused the eel kill last year, but speculation is that is was polluted runoff from Lake Charles development. No heritage system should be subject to overuse and development so close to the shore.

Anonymous

6/25/2024 09:44 PM

A Vote against this project is a vote for homeless in our parks, we need housing all sorts.

Anonymous

6/26/2024 06:11 AM

n/a

Anonymous

6/26/2024 09:10 AM

If the property owner wants to develop theses lots, they should have to do so under the current residential zoning.

Anonymous

6/26/2024 11:59 AM

Change your zoning policies to allow dwellings like these to be built across the city, and you will see the housing crisis come to an end in our lifetime, saving generations of young people from living in perpetual unaffordability, and older generations from having a lack of housing options if they need them in old age to accommodate their health and other reasons

Anonymous

6/26/2024 12:00 PM

This should be an as-of right development, and requiring a handful of people to prevent developments like this moving forward is the reason we are in a housing crisis.

Anonymous

6/26/2024 12:02 PM

I fully support this development

Anonymous

6/26/2024 12:22 PM

Please make it bigger

Anonymous

6/26/2024 12:22 PM

Please allow this development to proceed

Anonymous

6/26/2024 12:33 PM

Build more housing!

Anonymous

6/26/2024 12:36 PM

That's it. I'm very excited about this development.

Anonymous

6/26/2024 12:40 PM

I feel this is an appropriate site for new housing given that it is well served by municipal infrastructure and transit.

Anonymous

6/26/2024 12:40 PM

No, thank you.

Anonymous

6/26/2024 12:48 PM

No additional feedback

Anonymous

6/26/2024 01:10 PM

.

Anonymous

6/26/2024 01:35 PM

We need to move past this NIMBY mentality

Anonymous

6/26/2024 01:38 PM

Please cancel this project

Anonymous

6/26/2024 02:37 PM

I feel like I said all I need to say.

Anonymous

6/26/2024 03:02 PM

more housing faster please.

Anonymous

6/26/2024 06:30 PM

It sounds great, move forward!

Anonymous

6/26/2024 09:30 PM

No

Anonymous

6/27/2024 06:24 AM

My personal feeling is that there is little big picture thinking in the planning/approval process and that the needs of communities are secondary to the relationship that HRM has with developers.

Anonymous

6/27/2024 06:24 AM

Above

Anonymous

6/27/2024 09:57 AM

None

Anonymous

6/27/2024 02:17 PM

Please fast track developments like this for our city. Bring in more \$ for projects (especially parks!) and roads :). The nimby's are making things more expensive for everyone with needing more sprawl and destruction of habitat by needing to build out from the city with more roads and destruction of forests etc. They just need to travel to see some beautiful developments near water.

Anonymous

6/28/2024 10:24 PM

If the city vetos this application then it is important that the city takes proactive measures to deal with the province to ensure that they (the province) do not over rule the city's decision.

Anonymous

6/30/2024 10:42 AM

Please don't approve this- find a way to allow reasonable development (ie under the 35' height) for the City of Lakes that does not turn us into nothing more than the profit making site for developers

Anonymous

6/30/2024 01:50 PM

I've sent an email outlining more detail.

Anonymous

6/30/2024 09:42 PM

If the pints I mentioned could be incorporated into the plan, I would be in favour of the apartment building .

Anonymous

7/01/2024 01:53 PM

This application ignores currently zoning and the intent of the Dartmouth Municipal Planning Strategy and does not comply with the intent of policy IP-1 (c). I will submit a separate document with feedback directly to the planning officer assigned to the file.

Anonymous

7/02/2024 10:35 AM

I am frustrated that these forums are open to make the area residents feel like they have had an impact on the development, when in reality,

the city will likely push through this development because of the housing crisis and not really consider what is brought forward. Again, Dartmouth need affordable housing.

Anonymous

7/02/2024 04:31 PM

Stop the money grab and develop responsibly. Also, let's see more public housing. Be better.

Anonymous

7/02/2024 08:26 PM

IT does not fit the lake environment and does not enhance life in this small community.

Anonymous

7/02/2024 09:42 PM

Listen to the community please!

Anonymous

7/02/2024 09:49 PM

Not at this time

Anonymous

7/02/2024 10:13 PM

Don't change R-1, allow development on R-1 lot. If want to amalgamate the lots to make the project more palatable to developer then that would be reasonable but keep height restriction to 3 stories

Anonymous

7/02/2024 10:30 PM

no

Anonymous

7/03/2024 01:02 PM

This proposal should NOT receive approval. The current need for housing must not be addressed at the expense of the lake environment.

Anonymous

7/04/2024 10:27 PM

I am concerned about the impact on the lake with so many more people having access. Although I don't think there is a plan for lake access at this point I expect that would come in the future and if not I expect resident would find a way to access the lake on their own and what potential impact might that have on the shoreline?

Anonymous

7/04/2024 10:54 PM

Nothing else. Thank you

Anonymous

7/05/2024 04:10 PM

I am strongly opposed to this development and I hope that you will listen to the voices of the existing community.

Anonymous

7/05/2024 05:47 PM

Smaller structures should be considered. We have enough overpriced housing options. It stands to hinder the echo system and water ways in that area and ruin the landscape.

Anonymous

7/05/2024 08:57 PM

No

Anonymous

7/05/2024 09:32 PM

Nothing at this time.

Anonymous

7/05/2024 11:41 PM

Please do not approve this development.

Anonymous

7/07/2024 08:04 PM

Please vote against this development .

Anonymous

7/08/2024 05:51 AM

It doesn't appear as though the municipality is considering cumulative impacts of development approvals. The Port Wallace project is going to alter this neighbourhood and potentially the environment already; and impacts from that will be layered with this 211 Waverley Rd development, and then layered with any other developments in the vicinity. Its layer upon layer of impact; yet each development appears to be considered in a silo. This is not a good way to assess the realities of how the community and environment will change as a result of these developments.

**Mandatory Question** (189 response(s))

**Question type:** Essay Question