

## WHAT WE HEARD

### Summary of Feedback

#### PLANAPP-2023-00656

Application by Fathom Studio requesting to enter into a development agreement for lands at 400 Sackville Drive, Lower Sackville, to allow for a mixed-use development including one eight storey building and one twelve storey building connected by an underground parking podium.

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### Engagement

Public Consultation took place from June 24, 2024 to September 11, 2024<sup>1</sup>. 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;
- on-site notification signage;
- a web page was created on Shape Your City that housed a video presentation by staff on the planning process and a survey requesting feedback; and,
- a public open house held on September 4, 2024, at Acadia Hall in Lower Sackville.

### 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.

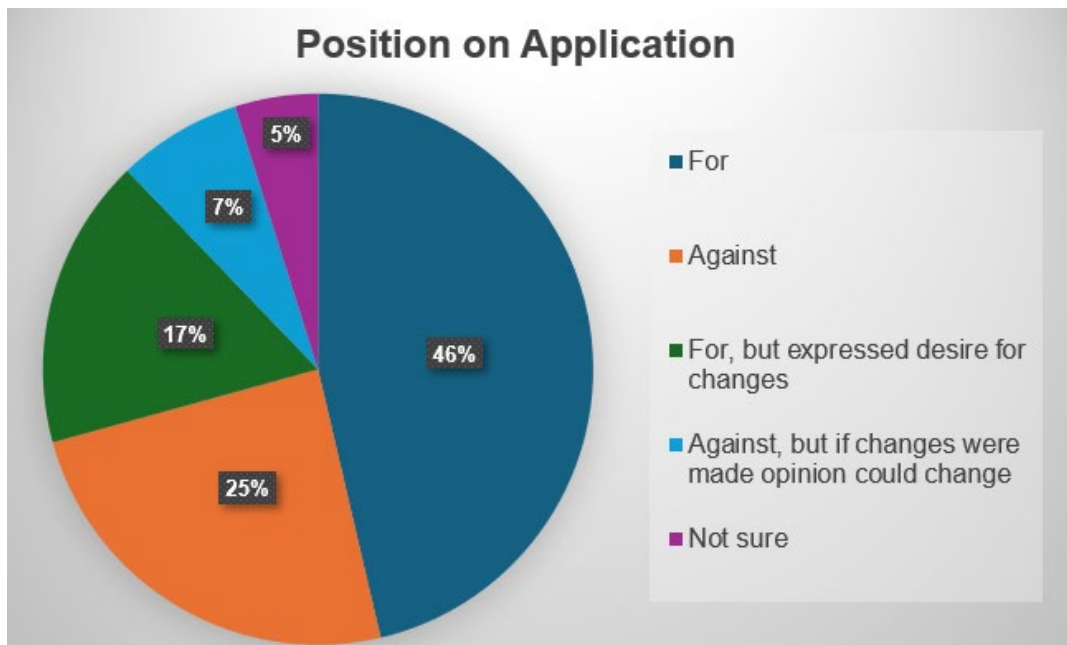
### Data (for public consultation period)

<b>Reponses</b>	
Total Notification Mailouts	54
PIM Attendees	~60
Surveys Submitted	41 (22 from the public open house and 19 from Shape Your City)
Emails/Phone Calls Received	~12

<sup>1</sup> This is longer than the standard public consultation period due to the postponement of the first public meeting at the applicant's request.

**Summary**

The survey was published on Shape Your City ahead of the public open house and was also made available during the meeting to fill out by hand. It consisted of five questions to gauge the respondent’s stance on the proposal and identify concerns or suggestions they may have. Of the 41 survey respondents, 63.4% were felt generally supportive of the proposal and 37% were generally against. A breakdown of the responses is shown in the graphic below.



Not all of the surveys were fully completed and you can find copies of the responses in Appendices A and B of this document. HRM planning staff has compiled all the public comments and questions provided through both the survey and received correspondence. Broadly, these comments fell into seven categories, as summarized below in no particular order:

**Building Height and Massing**

Feedback was received on the proposed heights of the two buildings, with 12% of overall survey responses specifying that they supported the proposed heights and 32% opposing them. 56% of the overall survey responses didn’t mention height specifically.

- “Too many vertical changes will forever change the community. If a compromise needs to be proposed, maybe 6 and 8 storeys max along Sackville Dr.”
- “They are too big. All the other buildings on Sackville Drive do not exceed 5 stories. Those are big buildings but they don’t over take the community. These proposed buildings are skyscrapers and will stick out like a sore thumb.”
- “Too tall. I strongly oppose changing our bylaws that protect our quality of life and enjoyment of property. Keep the 5 storey maximum.”
- “There is a serious concern about Sackville losing its beauty to all of the proposed highrises”

**Traffic Safety**

- “We don't have the infrastructure in place to add another 225+ cars here in H.R.M sadly we always put the cart before the horse.”
- “There are a number of new buildings being constructed and 200 additional units will cause significant traffic issues. Public transit is not a viable option at this time.”
- “It is on a bus transit, easy access to the town & highway. Sits on a 4 lane Sackville Drive not on a narrow street.”
- “The traffic on Sackville Drive is already crazy, add what potentially what could be 199 more cars? It's very challenging getting out of the parking lot now.”

**Need for Housing and Affordable Housing**

- “I hope they can build it fast. Because we need house for the people or affordable apartments.”
- “I believe this project is necessary in the shortage of housing that we are suffering from. Developing this many units in an area that is not metro also allow for its surrounding neighborhoods to grow and provide opportunities for small businesses around to pop up.”
- “I know we need housing but we need affordable housing.”

**Architectural Design and Landscaping**

- “The two buildings with different heights offer visual interest and can accommodate the diverse needs of residents and businesses. The 2-level underground parking podium helps maximize the use of above-ground space for buildings and shared amenities while reducing surface parking clutter. Providing open space on top of the parking garage adds value for residents and visitors, offering recreational and social opportunities.”
- “The design appears modern and functional, with the combination of residential and commercial spaces being a positive.”
- “I like the set back from Sackville Dr. and allocation of greenspace to give a feeling of more natural space. This has big improvements for residents who could make their homes here.”
- “It is an attractive concept but too few guarantees that its intended design will actually improve quality of life for residents + taxpayers who already live in this neighbourhood.”

**Impact on Environment and Little Sackville River**

- “Worried that rain water runoff and added garbage will polute the little sackville river and ruin the habitat of the fish and wildlife.”
- “There is no walking trail on that side of the river but there is a trail on the other side of the river. The concern is that people wil fill in the river with rocks or fallen trees to cross the river to access the trail that is on the other side of the river. This would disrupt the flow of water.”
- “No bridges across the River in our community unless city built.”
- “This property is already a mess of garbage and it has not been cleaned up in years. There is a ton of debris and garbage down over the hill towards the river. Imagine the garbage and debris that would come from 2 large buildings like this. If it's not being looked after now with just a small single building, imagine what the property will look like with 2 big buildings and 199 families. Who's going to protect the land and the river?”

**Impact on Community Services and Infrastructure**

- “Schools, roads, water & sewer not at required levels.”
- “Our community is growing way too fast and no one seems to be looking at the impact it will have on our schools and recreational facilities.”

- “Let's let Sackville settle down and absorb the new units already under construction all over my community. See how it goes.”

## Opinions on Commercial Uses and Existing Tenants

- “I worry if a pub/bar gets in there.”
- “NO BARS!”
- “What about the 6 small businesses currently operating in the building. A daycare, a garage, auto sales? These are not easy businesses to relocate.”
- “Sackville is a smaller area that use to be a community with lots of small businesses. Now it's becoming very commercialized and not so much a community anymore.”

## Appendices

Appendix A: Shape Your City Online Survey Responses

Appendix B: Public Open House Survey Responses



## Survey Responses

01 July 2013 - 03 October 2024

PLANAPP-2023-00656 - 400 Sackville Drive, Lower Sackville

# Shape Your City Halifax

Project: Planning Applications



VISITORS					
47					
CONTRIBUTORS			RESPONSES		
18			19		
0	0	18	0	0	19
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



**Respondent No:** 1

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 04, 2024 13:50:59 pm

**Last Seen:** Sep 04, 2024 13:50:59 pm

**IP Address:** n/a

**Q1. What do you like about this proposal?**

I like seeing growth in Sackville

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**Q2. Is there anything that concerns you about this proposal?**

Yes! I'm concerned about this development not providing affordable housing options, location along the Sackville River and how this will impact the homes behind and flooding, impacts to schools and infrastructure that is already stretched in the area.

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**Q3. What do you think of the overall design of the buildings for this site?**

I think it's too big and shouldn't be as high

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**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

no due to my reasons above. There are also already small business that will be impacted in a negative way

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**Q5. Please share any other comments you have. All feedback is welcome.**

not answered

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**Respondent No:** 2

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 04, 2024 14:23:25 pm

**Last Seen:** Sep 04, 2024 14:23:25 pm

**IP Address:** n/a

**Q1. What do you like about this proposal?**

Nothing. They are massive buildings going on a small lot. 5 story buildings are big enough.

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**Q2. Is there anything that concerns you about this proposal?**

Yes. It's way too close to the sackville river and it's over powering to the rest of sackville dr. The amount of traffic that will be exiting the property daily will make the roads way to busy. Not to mention the small businesses that currently operate there are stuck with no place to go.

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**Q3. What do you think of the overall design of the buildings for this site?**

I think it's way too big. Over powering.

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**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

NO. 5 story buildings are big enough. The traffic this will create on Sackville dr will be ridiculous. Our once beautiful Sackville does not need a high rise in the center of it.

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**Q5. Please share any other comments you have. All feedback is welcome.**

There is a reason why bylaws are put in place. Every other building around has met and respected the bylaws in the area. A building of this size will cause nothing but caos, distraction and un necessary over whelming traffic.

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**Respondent No:** 3

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 05, 2024 09:54:30 am

**Last Seen:** Sep 05, 2024 09:54:30 am

**IP Address:** n/a

**Q1. What do you like about this proposal?**

Unfortunately there isn't much I like. I'm not happy about 2 large buildings like this being constructed on the busiest street in Sackville. The building designs are nice but they don't suit the location.

**Q2. Is there anything that concerns you about this proposal?**

The location is not fitting for 2 very large buildings like these. The traffic on sackville drive is already crazy, add what potentially what could be 199 more cars? It's very challenging getting out of the parking lot now. Even more challenging with this many more vehicles. This property is already a mess of garbage and it has not been cleaned up in years. There is a ton of debris and garbage down over the hill towards the river. Imagine the garbage and debris that would come from 2 large buildings like this. If it's not being looked after now with just a small single building, imagine what the property will look like with 2 big buildings and 199 families. Who's going to protect the land and the river? Certainly not the property owners. What about the 6 small businesses currently operating in the building. A daycare, a garage, auto sales? These are not easy businesses to relocate. Especially the garage that has an active MVI station License. Restrictions are huge in Sackville for that kind of business. Daycare? Meeting DCS licensing requirements is a challenge itself. 3 businesses at risk of being closed because they have no where to go and 20+ staff could potentially loose their jobs. Please consider these concerns when working through the process of weather to approve this proposal or reject it. We need to maintain the integrity of our Community. 1 approved development of this size will lead to more developments of that same nature. Sackville Drive does not need that kind of stress. We need to protect our small businesses too.

**Q3. What do you think of the overall design of the buildings for this site?**

Buildings are nice but again I feel they are way to big and the lot will be crowded for the center of Sackville Dr.

**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

No. They are too big. All the other buildings on Sackville Drive do not exceed 5 stories. Those are big buildings but they don't over take the community. These proposed buildings are skyscrapers and will stick out like a sore thumb. I expect buildings of this size in halifax or Dartmouth and even the further out parts of Bedford. Sackville is a smaller area that use to be a community with lots of small businesses. Now it's becoming very commercialized and not so much a community anymore. I grew up in Sackville and it doesn't have the same feel as it once did. 5 story apartments fine but these huge buildings are not a good fit for this area. There are no other buildings this size around and we need to keep it that way.

**Q5. Please share any other comments you have. All feedback is welcome.**

not answered



**Respondent No:** 4

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 05, 2024 10:50:16 am

**Last Seen:** Sep 05, 2024 10:50:16 am

**IP Address:** n/a

**Q1. What do you like about this proposal?**

Nothing at all

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**Q2. Is there anything that concerns you about this proposal?**

Worried that rain water runoff and added garbage will pollute the little sackville river and ruin the habitat of the fish and wildlife.

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**Q3. What do you think of the overall design of the buildings for this site?**

Not appealing at all

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**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

No .. it takes away from the openness of tree line and clutters the area.

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**Q5. Please share any other comments you have. All feedback is welcome.**

A construction site that size close to river that has wild life in it will be seriously and possibly destroyed by the toxic chemicals used that can run off the site

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**Respondent No:** 5

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 08, 2024 20:06:59 pm

**Last Seen:** Sep 08, 2024 20:06:59 pm

**IP Address:** n/a

**Q1. What do you like about this proposal?**

I it's good project

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**Q2. Is there anything that concerns you about this proposal?**

I want to make sure there is a safe environment for families and kids

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**Q3. What do you think of the overall design of the buildings for this site?**

I like the design, because there are 2 different buildings.

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**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

Yes, based on the provided design it seems resealable.

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**Q5. Please share any other comments you have. All feedback is welcome.**

Overall the project seems promising.

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**Respondent No:** 6

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 09, 2024 15:31:17 pm

**Last Seen:** Sep 09, 2024 15:31:17 pm

**IP Address:** n/a

**Q1. What do you like about this proposal?**

Overall, the project seems well-planned, thoughtfully integrating residential, commercial, and communal elements.

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**Q2. Is there anything that concerns you about this proposal?**

No.

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**Q3. What do you think of the overall design of the buildings for this site?**

The two buildings with different heights offer visual interest and can accommodate the diverse needs of residents and businesses. The 2-level underground parking podium helps maximize the use of above-ground space for buildings and shared amenities while reducing surface parking clutter. Providing open space on top of the parking garage adds value for residents and visitors, offering recreational and social opportunities.

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**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

Yes, for sure. The walking trail to Lower Sackville River emphasizes integrating natural elements into the urban design, which can improve residents' well-being and promote outdoor activities.

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**Q5. Please share any other comments you have. All feedback is welcome.**

not answered

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**Respondent No:** 7

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 09, 2024 17:19:13 pm

**Last Seen:** Sep 09, 2024 17:19:13 pm

**IP Address:** n/a

**Q1. What do you like about this proposal?**

Help solve the housing crises, good accessible location to amenities, transit route etc

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**Q2. Is there anything that concerns you about this proposal?**

No

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**Q3. What do you think of the overall design of the buildings for this site?**

Beautiful design, nice soft modern, nice finishes and colours

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**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

The street is bit industrial and needs to change for better, this project will be a good fit

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**Q5. Please share any other comments you have. All feedback is welcome.**

not answered

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**Respondent No:** 8

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 09, 2024 17:49:38 pm

**Last Seen:** Sep 09, 2024 17:49:38 pm

**IP Address:** n/a

**Q1. What do you like about this proposal?**

I believe this project is necessary in the shortage of housing that we are suffering from. Developing this many units in an area that is not metro also allow for its surrounding neighborhoods to grow and provide opportunities for small businesses around to pop up

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**Q2. Is there anything that concerns you about this proposal?**

No. The experience of Fathom Studio has always been good and they always deliver a fully thought of project

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**Q3. What do you think of the overall design of the buildings for this site?**

The design is very thoughtful with ergonomic spaces. The parkades under the podium and the public space above is a great feature for the tenants and keeps the neighborhood nicer

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**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

Yes, the neighborhood needs to grow and this is a good step to start this growth. Also provides more business opportunities around

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**Q5. Please share any other comments you have. All feedback is welcome.**

This is a good project and i really hope it passes

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**Respondent No:** 9

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 09, 2024 18:25:52 pm

**Last Seen:** Sep 09, 2024 18:25:52 pm

**IP Address:** n/a

**Q1. What do you like about this proposal?**

I hope this project will solve hosing problems and make a lot of jobs for the community.

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**Q2. Is there anything that concerns you about this proposal?**

Hope to get started soon and dose not take a lot of time.

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**Q3. What do you think of the overall design of the buildings for this site?**

It looks good.Hope to get access to Sackville river from this area.

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**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

May be it doesn't fit now.But it has to start from some point.In the future we will have a lot of such as that building in the Halifax area.

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**Q5. Please share any other comments you have. All feedback is welcome.**

I look forward to having more house in the community and will help for housing issue that we have now.

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**Respondent No:** 10

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 09, 2024 21:18:59 pm

**Last Seen:** Sep 09, 2024 21:18:59 pm

**IP Address:** n/a

**Q1. What do you like about this proposal?**

I appreciate that the proposal includes a mixed-use development that blends residential and commercial spaces. This approach contributes to urban density, reduces the need for long commutes, and encourages a walkable environment. The addition of shared open space and a walking trail connecting to Little Sackville River adds a positive element for residents and visitors, promoting outdoor activity and community interaction. The underground parking podium is also a practical use of space, which minimizes the visual impact of large parking lots.

**Q2. Is there anything that concerns you about this proposal?**

not answered

**Q3. What do you think of the overall design of the buildings for this site?**

The design appears modern and functional, with the combination of residential and commercial spaces being a positive.

**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

The 8-storey building might fit reasonably well in the neighborhood, given the evolving urban landscape in Lower Sackville.

**Q5. Please share any other comments you have. All feedback is welcome.**

This building will be a great addition to Sackville



**Respondent No:** 11

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 09, 2024 23:05:42 pm

**Last Seen:** Sep 09, 2024 23:05:42 pm

**IP Address:** n/a

**Q1. What do you like about this proposal?**

It seems like a good and promising development for the area. I like the extra amenities that are going to be available for the citizens and the job opportunities it's going to create.

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**Q2. Is there anything that concerns you about this proposal?**

As long as they meet the requirements of the city and citizens, and also create an environment friendly zone with nice landscaping.

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**Q3. What do you think of the overall design of the buildings for this site?**

I like how the buildings are in two different heights, it helps the popularity of the area with its modern design and they are not blocking the view of other buildings around them.

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**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

I think they fit well because as of now the street is filled with empty parking lots, old buildings and just car dealerships.

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**Q5. Please share any other comments you have. All feedback is welcome.**

I would like to thank the city and all workers who keeps the neighborhood aware of the fantastic developments ideas in the area and everything they do. Also a big thanks for good citizens whom care about their city and fellow citizens.

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**Respondent No:** 12

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 09, 2024 23:11:53 pm

**Last Seen:** Sep 09, 2024 23:11:53 pm

**IP Address:** n/a

**Q1. What do you like about this proposal?**

Density on a main road, main bus routes running outside of the building, and fairly walkable.

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**Q2. Is there anything that concerns you about this proposal?**

As long as the steep slope behind isn't a problem, no.

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**Q3. What do you think of the overall design of the buildings for this site?**

Better than most buildings designed in Sackville, in particular the landscaping.

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**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

Yes. I think it does since it is on the main road, there should be density in that particular area.

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**Q5. Please share any other comments you have. All feedback is welcome.**

not answered

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**Respondent No:** 13

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 10, 2024 09:19:43 am

**Last Seen:** Sep 10, 2024 09:19:43 am

**IP Address:** n/a

**Q1. What do you like about this proposal?**

It is very useful for the neighbourhood.

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**Q2. Is there anything that concerns you about this proposal?**

Not at all.

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**Q3. What do you think of the overall design of the buildings for this site?**

It i seems very optimized plan.

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**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

It has enough view both from the road and woos /river.

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**Q5. Please share any other comments you have. All feedback is welcome.**

It is necessary to motivate construction of new residential -commercial buildings in order to balance the supply and demand

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**Respondent No:** 14

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 10, 2024 18:05:21 pm

**Last Seen:** Sep 10, 2024 18:05:21 pm

**IP Address:** n/a

**Q1. What do you like about this proposal?**

I like :Well designed buildings , Tow underground parking for maximizing the above ground space, providing various amenities, access to little Sackville river by a walking trail.

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**Q2. Is there anything that concerns you about this proposal?**

No, It sound like the proposal for the project is indeed comprehensive and well thought- out , addressing both immediate needs and long term benefits for the community and surrounding area.

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**Q3. What do you think of the overall design of the buildings for this site?**

Combination of height variation (8 and 12 stories) and material diversity create an energetic vibrant cityscape.

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**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

The updated design, along with the inclusion of over 6500 square feet of commercial space , is a strategic move that will significantly benefit the community and surrounding area.

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**Q5. Please share any other comments you have. All feedback is welcome.**

Overall, this proposal is highly beneficial for several reasons, and it will significantly contribute to the growth and development of community, such as: economy, quality of life, community engagement and local development.

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**Respondent No:** 15

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 10, 2024 20:45:52 pm

**Last Seen:** Sep 10, 2024 20:45:52 pm

**IP Address:** n/a

**Q1. What do you like about this proposal?**

not answered

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**Q2. Is there anything that concerns you about this proposal?**

not answered

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**Q3. What do you think of the overall design of the buildings for this site?**

not answered

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**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

not answered

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**Q5. Please share any other comments you have. All feedback is welcome.**

not answered

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**Respondent No:** 16

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 10, 2024 23:11:29 pm

**Last Seen:** Sep 10, 2024 23:11:29 pm

**IP Address:** n/a

**Q1. What do you like about this proposal?**

Very good area and very convenient

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**Q2. Is there anything that concerns you about this proposal?**

No

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**Q3. What do you think of the overall design of the buildings for this site?**

Very well designed

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**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

Yes, the design is matching with the neighborhood they it's looking

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**Q5. Please share any other comments you have. All feedback is welcome.**

Very happy with this new buildings because it's very convenient and easy to going to downtown Halifax and will help the neighborhood to looking more beautiful.

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**Respondent No:** 17

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 10, 2024 23:18:24 pm

**Last Seen:** Sep 10, 2024 23:18:24 pm

**IP Address:** n/a

**Q1. What do you like about this proposal?**

This proposal brings more value to the city

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**Q2. Is there anything that concerns you about this proposal?**

This is one PFE the best projects

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**Q3. What do you think of the overall design of the buildings for this site?**

The design is extremely excellent

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**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

The proposed bidding is suitable for this neighborhood

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**Q5. Please share any other comments you have. All feedback is welcome.**

This project will be extremely suitable for that neighborhood

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**Respondent No:** 18

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 11, 2024 00:26:08 am

**Last Seen:** Sep 11, 2024 00:26:08 am

**IP Address:** n/a

**Q1. What do you like about this proposal?**

Perfect, combining residential and commercial spaces enhances the vibrancy of the area, potentially creating a dynamic and attractive environment.

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**Q2. Is there anything that concerns you about this proposal?**

Not really

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**Q3. What do you think of the overall design of the buildings for this site?**

Overall, the project seems well-planned with thoughtful integration of residential, commercial, and communal elements.

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**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

The general location of the property is such that it does not disturb the surrounding residents. The two buildings with different heights offer visual interest and can accommodate diverse needs for residents and businesses.

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**Q5. Please share any other comments you have. All feedback is welcome.**

The design appears to balance functionality, aesthetics, and community needs effectively. It's important to ensure that the architectural plans align with practical considerations such as structural integrity, accessibility, and environmental impact. Providing open space on top of the parking garage adds value for residents and visitors, offering recreational and social opportunities.

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**Respondent No:** 19

**Login:** Anonymous

**Email:** n/a

**Responded At:** Sep 11, 2024 12:26:37 pm

**Last Seen:** Sep 11, 2024 12:26:37 pm

**IP Address:** n/a

**Q1. What do you like about this proposal?**

- I like the increase in Density this development will bring to the Area; Sites like these are perfect for high-density with high-rise buildings. - I like the Courtyard between the 2 Buildings

**Q2. Is there anything that concerns you about this proposal?**

- I think the 2 access driveways for cars is a concern to me. I believe the north-west driveway should be deleted and instead used for pedestrian and bike access. If we want to become a more walkable city, it is important to have new developments reflect this.

**Q3. What do you think of the overall design of the buildings for this site?**

- The overall design for the site is great. I especially like the increase in density this development with bring. Maybe a third Building can be build in the future behind Building A. - Close attention should be taken on the finish Materia at the street wall. My suggestion is to use Bricks/stone for the first 5-7 floors. -My suggestion for the developer is to use Brick Pavers instead of Asphalt for the Exterior Parking Stalls and Drive Way because Brick Pavers are lower maintenance and generally have a longer lifespan. Also, Brick Pavers are more appealing for Pedestrians and Biking.

**Q4. Do you think the proposed building fits in the neighbourhood? Why or why not?**

- Yes, it fits in the neighborhood and we need more of this kind of development.

**Q5. Please share any other comments you have. All feedback is welcome.**

Overall great proposal.

## Survey for PLANAPP 2023-00656

Proposed Development at 400 Sackville Drive, Lower Sackville

Please return your completed survey to HRM staff before the end of tonight's open house. A digital version of this survey can be found at: <https://www.shapeyourcityhalifax.ca/planning-applications>.

### Questions

Question 1: What do you like about this proposal?

Provides more housing!

Question 2: Is there anything that concerns you about this proposal?

The trails & meeting areas by the River.  
The type of retail clients (stores). I worry  
if a pub/Ban gets in there.

Question 3: What do you think of the overall design of the buildings for this site?

No opinion

Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?

I think we need more housing & for that reason I can be on board. I think the demographic clientele fits the area.

Question 5: Please share any other comments you have. All feedback is welcome.

I would like to see safety lighting down by the river. Security on site would be needed to ensure safety on the trails by the river.

I would like to see a dog friendly building(s)

No bridges across the river into our community unless city built. ~~provide~~ site personnel ensuring

man made bridges are removed.

Thank you for providing feedback. Public consultation will be open until **September 11, 2024** and once it is done, staff will prepare a What We Heard Report summarizing the feedback that will be made available on [www.halifax.ca](http://www.halifax.ca).

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# Survey for PLANAPP 2023-00656

Proposed Development at 400 Sackville Drive, Lower Sackville

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## Questions

Question 1: What do you like about this proposal?

- 1/ I like the set back from Sackville Dr. and allocation of green space to give a feeling of more natural space. This has big improvements for residents who could make their homes here.
- 2/ I like the potential for access to a proposed active transportation route from Fultz House to Bearbank Rd. along the Sackville River. This is a must!
- 3/ Major concern over the change to minimize the commercial space requirement.

Question 2: Is there anything that concerns you about this proposal?

Yes. I am not in favour of changing our bylaw or variances around the same bylaw which has a maximum build height of 55 ft. ~~Participation~~

There is a lot of pressure to change in the name of housing but major infrastructure and services can't keep pace with the number of development proposals.

Question 3: What do you think of the overall design of the buildings for this site?

It is an attractive concept but too few guarantees that its intended design will actually improve quality of life for residents & tax payers who already live here in this neighborhood.

IF a computer needs to be proposed, maybe 6 and 8 stories max along Sackville Dr.



Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?

No. Too tall. I strongly oppose changing our bylaws that protect our quality of life and enjoyment of property. Keep the 5 story maximum.

Question 5: Please share any other comments you have. All feedback is welcome.

I understand the pressures and influencing factors that stress planners. At the end of the day though, this is my community, and in a representative democracy, community members should have a clear and powerful voice to shape where we live because, after all, we live here.

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## Questions

Question 1: What do you like about this proposal?

Question 2: Is there anything that concerns you about this proposal?

The walking trail to the river. There is no walking trail on that side of the river but there is a trail on the other side of the river. The concern is that people will fill in the river with rocks or fallen trees to cross the river to access the trail that is on the other side of the river. This would disrupt the flow of water.

Question 3: What do you think of the overall design of the buildings for this site?

**Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?**

No. They are too tall.

**Question 5: Please share any other comments you have. All feedback is welcome.**

The concern is the increased traffic for Sackville Drive. There are a number of new buildings being constructed and 200 additional units will cause significant traffic issues. Public transit is not a viable option at this time.

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### Questions

Question 1: What do you like about this proposal?

That it will bring ~~more~~ much needed news to HRM.

Question 2: Is there anything that concerns you about this proposal?

The proposed trail system leads directly to my Backyard... Concerned on the use and overall traffic that would bring to our now, private area.

Question 3: What do you think of the overall design of the buildings for this site?

nice design, suitable and sleek.  
NO BARNS!!

Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?

I do, we are a growing community and will potentially bring more middle to higher end earners to the community who will spend their money

Question 5: Please share any other comments you have. All feedback is welcome.

Concerned about the trail mess. People will use any way they can to cross the river. Even though it cannot be "filled" in legally. They will find a way and block the flow of water.

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### Questions

Question 1: What do you like about this proposal?

The city needs more housing.

Question 2: Is there anything that concerns you about this proposal?

Hope everything goes well with this project. I think we need more restaurant.

Question 3: What do you think of the overall design of the buildings for this site?

It looks great. with a lot of landscaping.

**Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?**

Yes, it has to start from some points, with this project - and it will fit with this neighbourhood, and looks great -

**Question 5: Please share any other comments you have. All feedback is welcome.**

I hope they can build it fast, because we need house for the people or affordable apartments.

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### Questions

Question 1: What do you like about this proposal?

I Like the look of the project

Question 2: Is there anything that concerns you about this proposal?

- Height of building and the height of future sites  
- Water, Sewer, Flooding, traffic  
~~Why not higher~~

Question 3: What do you think of the overall design of the buildings for this site?

I Like the look of project  
but concern is ... I lived here 20 years traffic  
is horrible in last 5 years. the projects all ready  
in place and buildings added in past 5 years <sup>1/2</sup>  
have not helped my property value in any way

Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?

I dont hate the project Just Lower  
Less units

Question 5: Please share any other comments you have. All feedback is welcome.

- Costing of units
- Costing of units with Less of Building
- We already have infrastructure problem
- That woud. need to be planned first not later

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## Questions

Question 1: What do you like about this proposal?

Nothing. I know we need housing but we need affordable housing. We don't have the infrastructure in place to add another 225+ cars here in H.R.M. Sadly we always put the cart before the horse. The proper planning doesn't take place.

lots of things.

1. Is it going to be affordable?
2. Is it going to be pet friendly? (small dogs and cats). Take a look at all the pet friendly buildings in Toronto. Let this be an example.

3. The added traffic on Sackville Drive.

Question 3: What do you think of the overall design of the buildings for this site?

I like the design but wonder what would happen if a major fire broke out in the building. How are people on the upper floors going to get out safely? Keep in mind the danger of smoke inhalation.

Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?

Beautiful design but too many apartments going up in Sackville. Our beautiful little community is no longer. People are so disappointed to what is happening to Sackville.

Question 5: Please share any other comments you have. All feedback is welcome.

Sadly most of these things are a done deal before the people in the community have a say. The politicians are supposed to be working for the people in their community.

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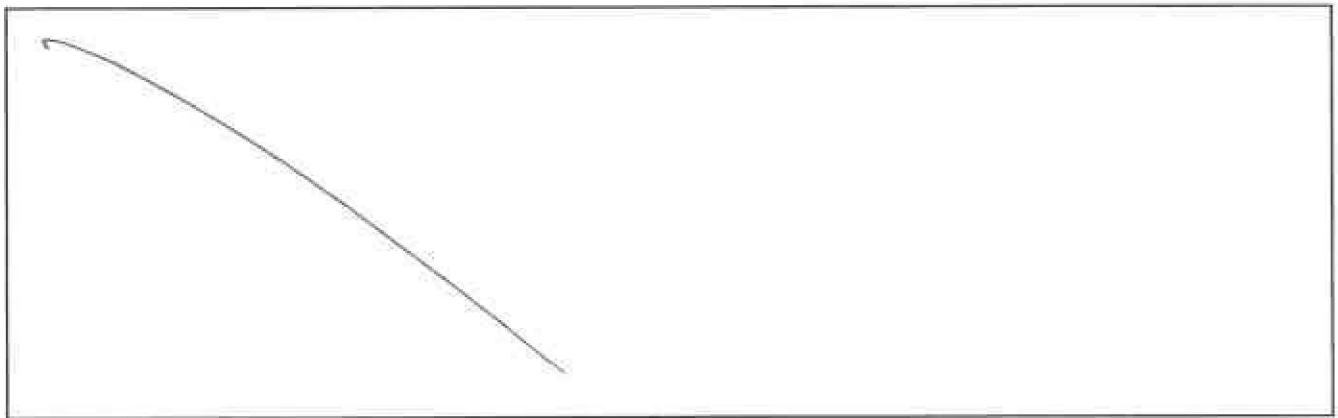
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## Questions

Question 1: What do you like about this proposal?



Question 2: Is there anything that concerns you about this proposal?

- loss of privacy, Noise, environmental damage to Little Sackville River, increased flooding b/c no where for river to drain if the water course is tampered with, loss of wildlife on banks. Loss of habitat for wildlife.

Question 3: What do you think of the overall design of the buildings for this site?

not much - all I see is traffic congestion and loss of privacy from across the river.

Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?

No. Sackville has a by law that apt. buildings would be limited to 4 stories. 8 & 12 are too high!! The land to be used is steep and narrow. Not enough room for the proposed buildings.

Question 5: Please share any other comments you have. All feedback is welcome.

I am not for this development and do not want it across the river from me. I do not like to be railroaded into the proposed height changes. Lets let Sackville settle down and absorb the new units already under construction all over my community. ~~The~~ See

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Transit has not kept up with the new construction. Why not wait for that to happen!!

how it goes.



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## Questions

Question 1: What do you like about this proposal?

*opening up access to the river.*

Question 2: Is there anything that concerns you about this proposal?

*too high.  
possibly too many units causing congestion*

Question 3: What do you think of the overall design of the buildings for this site?

Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?

Question 5: Please share any other comments you have. All feedback is welcome.

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## Questions

Question 1: What do you like about this proposal?

Well designed  
Public space & park to river

Question 2: Is there anything that concerns you about this proposal?

No

Question 3: What do you think of the overall design of the buildings for this site?

Site & buildings look attractive

Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?

Question 5: Please share any other comments you have. All feedback is welcome.

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### Questions

Question 1: What do you like about this proposal?

Quality Residential + Commercial (Space)  
Lots of parking + Greenspace.

Question 2: Is there anything that concerns you about this proposal?

No

Question 3: What do you think of the overall design of the buildings for this site?

I like the look + quality of the project. Nice sit back + spacious lot

**Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?**

yes. The area is still in need of housing + commercial spaces.

**Question 5: Please share any other comments you have. All feedback is welcome.**

I have experience with owners as a landlord. They are extremely good to tenants. Quick to help with any issues + do quality work + keep buildings very well maintained.

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### Questions

Question 1: What do you like about this proposal?

- WE NEED MORE HOUSING/APTS  
IN SACKVILLE.

Question 2: Is there anything that concerns you about this proposal?

- FOLLOW THE PLANNING RULES,  
TOO MUCH CONGESTION IN THE  
AREA AND TRAVEL INTO DOWNTOWN  
HALIFAX.

Question 3: What do you think of the overall design of the buildings for this site?

TOO LARGE, FOLLOW THE PLANNING  
DEPT RULES AND REGULATIONS

Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?

ONLY IF IT IS SCALED TO THE  
PLANNING DEPT GUIDELINES

Question 5: Please share any other comments you have. All feedback is welcome.

THE TRAVEL CORRIDOR TO  
HALIFAX DOWNTOWN IS CURRENTLY  
OVER WHELMED. GREAT DENSITY  
IN DOWNTOWN HFX FOR WALKERS  
AND BIKERS.

Thank you for providing feedback. Public consultation will be open until **September 11, 2024** and once it is done, staff will prepare a What We Heard Report summarizing the feedback that will be made available on [www.halifax.ca](http://www.halifax.ca).

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## Questions

Question 1: What do you like about this proposal?

Question 2: Is there anything that concerns you about this proposal?

*During construction phase,*

- 1) Noise concern if the gathering place allows music? bands ???
- 2) Fire hazard if kids/adults were to start a camp fire by the river path. It happened before and ~~with~~ the firemen could not reach the fire from the Hallmark side and ended up climbing down the slope where the new development is slated. So make sure if there's a fire, there's a way to contain it.
- 3) Run off of debris during construction phase into the little Sackville River.

Question 3: What do you think of the overall design of the buildings for this site?

*Any mitigation measures in place?*

Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?

Question 5: Please share any other comments you have. All feedback is welcome.

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### Questions

Question 1: What do you like about this proposal?

Architecturally Appealing Design

Question 2: Is there anything that concerns you about this proposal?

- Excessive Development
- Flooding Concerns ; environmental negative implications
- Schools, roads, water ; sewer not at required levels

Question 3: What do you think of the overall design of the buildings for this site?

- Keep at connect 5 stories
- Delay until other things are in place

Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?

No - excessive hgt. for the  
overall plan for hr. Sackville

Question 5: Please share any other comments you have. All feedback is welcome.

Develop slow & smartly

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### Questions

Question 1: What do you like about this proposal?

Love The Design, create a new neighborhood feel  
nice parks at the back  
help solve housing crises

Question 2: Is there anything that concerns you about this proposal?

Make sure the trees at the back are kept

Question 3: What do you think of the overall design of the buildings for this site?

I believe it is the right location as it is not  
between residential homes  
Sits on a wide 4 Lane Sackville Drive

Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?

Yes it does as it is on a bus transit, easy access to the town & highway.  
Sits on 4 Lane Sackville Drive not on a narrow street

Question 5: Please share any other comments you have. All feedback is welcome.

A positive project, we need places for people to live and not leave our beautiful province.

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## Questions

Question 1: What do you like about this proposal?

Nothing

Question 2: Is there anything that concerns you about this proposal?

Flooding  
Infrastructure (Firefighters, roads, Sackville drive is already busy)  
Traffic.  
No affordable housing.

Question 3: What do you think of the overall design of the buildings for this site?

Too high for Sackville limits.

**Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?**

No, the building is too high.

**Question 5: Please share any other comments you have. All feedback is welcome.**

There is serious concern about Sackville losing its beauty to all of the proposed highrises. The flood plan map has/is being completed and the cut off is very close to this building. The safety concerns regarding fire and the additional traffic these units will bring is highly concerning. Is the day care going to rent from you or is it required to move elsewhere.

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### Questions

Question 1: What do you like about this proposal?

Nothing.

Question 2: Is there anything that concerns you about this proposal?

flooding...  
No schools to support new units  
on flood plain.  
Now within current bylaw  
Increased traffic  
No low income rental  
Business closing

Question 3: What do you think of the overall design of the buildings for this site?

Horrible hight

**Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?**

Not at all. Lower Sackville has a small community vibe. We pride ourselves in the small town feel. It was why I choose to be here.

**Question 5: Please share any other comments you have. All feedback is welcome.**

landlord/owner at apt building that flooded last year. Good luck. Insurance is impossible.

Thank you for providing feedback. Public consultation will be open until **September 11, 2024** and once it is done, staff will prepare a What We Heard Report summarizing the feedback that will be made available on [www.halifax.ca](http://www.halifax.ca).

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## Survey for PLANAPP 2023-00656

Proposed Development at 400 Sackville Drive, Lower Sackville

Please return your completed survey to HRM staff before the end of tonight's open house. A digital version of this survey can be found at: <https://www.shapeyourcityhalifax.ca/planning-applications>.

### Questions

Question 1: What do you like about this proposal?

Nothing.

Question 2: Is there anything that concerns you about this proposal?

The height of both buildings exceed the limit in Sackville. Too close to the river.

Question 3: What do you think of the overall design of the buildings for this site?

Too tall, too expensive.



**Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?**

No. Sackville is a town, not a city. We don't want skyscraper buildings we can not afford here. Be sensible and stick to the height limits or develop elsewhere.

**Question 5: Please share any other comments you have. All feedback is welcome.**

Stop coming with ridiculous plans.

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## Questions

Question 1: What do you like about this proposal?

more housing for people to live in, the area

Question 2: Is there anything that concerns you about this proposal?

No Not really,

Question 3: What do you think of the overall design of the buildings for this site?

it nice

**Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?**

no, it will be good for the neighbourhood

**Question 5: Please share any other comments you have. All feedback is welcome.**

no

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## Questions

Question 1: What do you like about this proposal?

Question 2: Is there anything that concerns you about this proposal?

What is going to happen to the Daycare Centre? Is it being re-located?

Question 3: What do you think of the overall design of the buildings for this site?

It is appealing.

**Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?**

It will improve the look of Sackville Dr.  
However, our community is growing way  
too fast and no one seems to be  
looking at the impact it will have on  
our schools and recreational facilities.

**Question 5: Please share any other comments you have. All feedback is welcome.**

There are at least 7 major apartment  
buildings in the works / future yet not  
a single word on new schools.  
Plus, no parking to accommodate all  
this and bus service has to be looked at  
and improved upon.

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## Questions

Question 1: What do you like about this proposal?

More housing for people that want to live in the area

Question 2: Is there anything that concerns you about this proposal?

No not really. I like the walk ways and nature and I like the fact that the building has parking

Question 3: What do you think of the overall design of the buildings for this site?

I like the design very much and the fact it has parking

**Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?**

No, but the neighbourhood will make the building fit

**Question 5: Please share any other comments you have. All feedback is welcome.**

No

Thank you for providing feedback. Public consultation will be open until **September 11, 2024** and once it is done, staff will prepare a What We Heard Report summarizing the feedback that will be made available on [www.halifax.ca](http://www.halifax.ca).

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### Questions

Question 1: What do you like about this proposal?

I am in favor of the proposed apartment complexes.

Question 2: Is there anything that concerns you about this proposal?

~~that~~ initially there was a parking concern due to the amount of units proposed. My main concerns revolve around the area being able to accommodate that many new people.

Question 3: What do you think of the overall design of the buildings for this site?

The design is beautiful. The parks and walking paths improve the overall look and feel of the area.

**Question 4: Do you think the proposed building fits in the neighbourhood? Why or why not?**

I do not. However I do believe the area could be improved to fit the buildings and the proposed park.

**Question 5: Please share any other comments you have. All feedback is welcome.**

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