

WHAT WE HEARD

Summary of Public Feedback

PLANAPP 2024-01858

Application by Fathom Studio requesting to enter into a development agreement to permit an 8-storey multiple unit dwelling adjacent to an existing 3.5-storey multiple unit dwelling at 10 Cumberland Drive, Cole Harbour.

Engagement

Public Consultation took place from December 17, 2024 to January 21, 2025. 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 January 15, 2025, at Cole Harbour Place in Cole Harbour.

Methodology

A count of notifications sent, and their response rate is included. A summary of the survey results and additional feedback received by email has been provided below to highlight common themes in the comments received. A copy of all survey responses has also been attached.

Data (for public consultation period)

Reponses	
Total Notification Mailouts	231
Open House Attendees	~19
Surveys Submitted	40 (39 from Shape Your City and 1 from the public open house)
Emails/Phone Calls Received	3
Number of visits made to Halifax.ca application webpage	117
Average time spend on Halifax.ca application webpage	47 seconds

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 if requested. It consisted of six questions to

gauge the respondent's stance on the proposal and identify concerns or suggestions they may have. Responses to the questions have been summarized below 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.

Question 1: What do you like about the proposal?

This was an optional essay question for respondents which received 34 responses.

Positive responses about the proposal included:

- Provides much needed additional housing (15)
- Parking and amenities (3)
- In a good location (5)
- Attractive building design (4)

Respondents also used this question to express concerns and negative opinions about the proposal, which included:

- Liking nothing or very little about the proposal (11)
- Traffic and infrastructure concerns (4)

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

This was an optional essay question for respondents which received 39 responses.

Concerns expressed in the replies included:

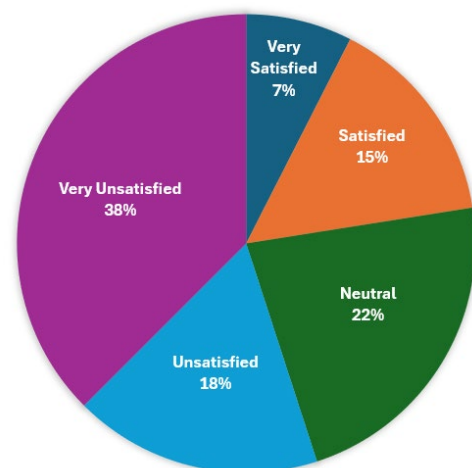
- Negative impacts to traffic (31)
- Impact to existing residents of 10 Cumberland Drive (4)
- Impact on water and wastewater capacity (5)
- Building is too large (9)
- Affordability of dwelling units (4)

Question 3: How satisfied are you with the overall design of the building for this site?

This was a mandatory Likert scale question with 40 responses.

The majority of respondents (56%) feel either Unsatisfied or Very Unsatisfied with the overall design of the building.

Less than a quarter of respondents (22%) responded that they feel Satisfied or Very Satisfied about the building design.

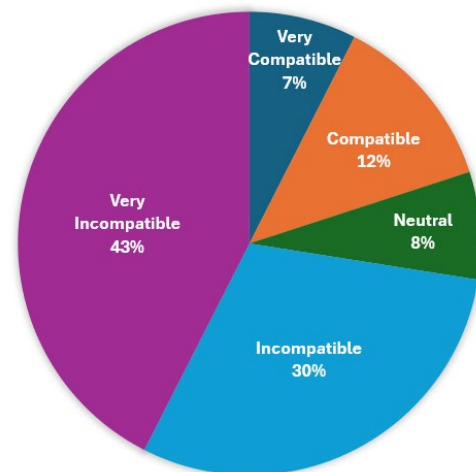


Question 4: How compatible do you think the proposed building is with the surrounding site?

This was a mandatory Likert scale question with 40 responses.

The majority of respondents (73%) thought that the proposed building is either Incompatible or Very Incompatible with the surrounding site.

19% of respondents thought that the proposed building is either Compatible or Very Compatible.



Question 5: What change, if any, would you make to the proposal to improve the overall design or compatibility with the surrounding neighbourhood?

This was an optional essay question for respondents which received 31 responses. Some recurring suggestions to improve the overall design or compatibility included:

- Decrease proposed building height and density (18)
- Make traffic improvements (7):
 - Make Armbro Lane the primary vehicle access for proposed building instead of Cumberland Drive
 - Add a left turning lane on Cumberland Drive into the proposed development
 - Develop a long term infrastructure plan for the area prior to this development
 - Have the driveway and surface parking lots on-site connect
 - Add a second outbound lane on Cumberland Drive
- Retain more existing greenspace along Cumberland Drive (3)
- Add more colour to the proposed building (1)

Question 6: Please share any other comments you have. All feedback is welcome.

This was an optional essay question for respondents which received 21 responses. General comments included, but were not limited to:

- Traffic/vehicular circulation (7):
 - Add a left turning lane on Cumberland Drive into the proposed development
 - Concerns for increased congestion on Cole Harbour Road and Cumberland Drive
 - Concern for pedestrian safety at Cole Harbour Road and Cumberland Drive intersection
 - Emergency egress concerns
 - Add lights to Cole Harbour Road and Armbro Lane
 - Remove street parking on Cumberland Drive

- Decrease proposed building height and density (3)
- Impacts to water and wastewater infrastructure capacity (2)
- Amenity suggestions (1):
 - In-suite laundry
 - Vehicle wash station
- Dwelling unit affordability and accessibility (3)

Feedback from Email and Phone Calls

Three emails were received from the public during the public engagement period. One email was submitting a completed survey that had been given to them during the public open house. The other two included feedback on the proposal, including:

- Negative impacts to traffic
- Negative impacts to existing residents:
 - Potential rental increases
 - Access to adjacent transit stop on Cumberland Drive during construction
- Proposed building is too large for site and surrounding neighbourhood

Appendices

Appendix A: Shape Your City Online Survey Responses

Appendix B: Public Open House Survey Response

PLANAPP-2024-01858: 10 Cumberland Drive, Cole Harbour

SURVEY RESPONSE REPORT

24 December 2024 - 22 January 2025

PROJECT NAME:

Planning Applications



SURVEY QUESTIONS

Q1 What do you like about this proposal?

Anonymous

1/07/2025 11:33 AM

Very little

Anonymous

1/07/2025 10:31 PM

Adding to the housing stock in the area. But will they be affordable?

Anonymous

1/09/2025 07:00 AM

We need housing

Anonymous

1/12/2025 03:18 PM

We need more housing so better using this property's potential is effective.

Anonymous

1/13/2025 05:01 PM

Nothing

Anonymous

1/13/2025 07:24 PM

Nothing at all. the 8 storey building is going to block the current building. Changing the parking lot will not make that much difference and the time it going take to make all these changes to goingi to mess up people's lives. What is going to happen to the bus stop in front of the property?

Anonymous

1/14/2025 07:25 PM

I really do not like anything about the proposal. It is nothing personal against the developer, but I think our community is being unfairly focused upon for large new building developments. The infrastructures need to be increased and updated before anymore building happens or is proposed in the Westphal/Cole Harbour area.

Anonymous

1/14/2025 08:06 PM

The parking and amenities attached to it.

Anonymous

1/15/2025 01:55 PM

we do need more housing

Anonymous

1/15/2025 02:12 PM

Nothing

Anonymous

1/16/2025 02:05 PM

It is not good. My son lives in the building existing there now and this will ruin the current building and what it has going for it. We feel that

the people in the current building will not be treated properly and this new purposed building is too much for the area. too big and will create too much traffic and havoc for the people currently living in this area. This is not the proper fit for the area.

Anonymous

1/16/2025 02:21 PM

I like the idea of adding more homes

Anonymous

1/16/2025 02:39 PM

I like that brick is incorporated into the facade which helps it fit into this street.

Anonymous

1/16/2025 02:50 PM

Close to grocery stores, schools

Anonymous

1/16/2025 03:41 PM

Nothing

Anonymous

1/16/2025 03:52 PM

It provides much needed housing and has walkable commercial space on the bottom.

Anonymous

1/16/2025 07:36 PM

We need more housing.

Anonymous

1/16/2025 09:39 PM

Additional housing

Anonymous

1/16/2025 10:00 PM

Needed housing

Anonymous

1/16/2025 10:07 PM

Very little.

Anonymous

1/16/2025 10:20 PM

More housing, with underground parking. On a major artery, easy access to transit and amenities.

Anonymous

1/16/2025 10:22 PM

Effective use of the property

Anonymous

1/16/2025 10:28 PM

Extra housing in Cole Harbour is needed.

Anonymous 1/17/2025 08:40 AM	Nice drawing
Anonymous 1/17/2025 11:14 AM	Location, design
Anonymous 1/17/2025 01:46 PM	more rental units in Cole Harbour
Anonymous 1/17/2025 09:09 PM	More housing options, which we are in need of!
Anonymous 1/17/2025 09:25 PM	Nothing, bringing more traffic to an already congested area
Anonymous 1/17/2025 10:39 PM	Good use of space
Anonymous 1/18/2025 08:32 AM	I don't
Anonymous 1/18/2025 09:42 AM	The structure just doesn't fit the neighborhood.
Anonymous 1/19/2025 10:40 AM	I realize we need housing but
Anonymous 1/21/2025 05:40 PM	The building looks attractive.
Optional question (33 response(s), 6 skipped) Question type: Essay Question	

Q2

Is there anything that concerns you about this proposal?

Anonymous 1/07/2025 11:33 AM	There should be no commercial.
Anonymous 1/07/2025 12:03 PM	congested traffic - already a problem. What changes are there to be made to alleviate this?

Anonymous

1/07/2025 10:31 PM

The height. This would be the tallest building in our community and if the is approved it would make way for more. Please keep at heights of other neighbouring buildings. Adding 144 units worth of vehicles to Cumberland Drive. It's already much too congested.

Anonymous

1/09/2025 07:00 AM

Driveway location-traffic spilling onto very congested Cumberland and left turning traffic to get into apartment complex too much- left turns without lights never good!

Anonymous

1/12/2025 03:18 PM

The scale of the new develop along with ghe existing building will create a burden on traffic along Cumberland, especially with the abutting bank and businesses across the street. Can access to the bank be removed? Could traffic calming measures be installed to remove people trying to turn into the bank/apartment development so close to the Cole Harbour road/cumberland intersection? Will the new building offer affordable housing (\$1600 + monthly rent is not affordable for most persons)

Anonymous

1/13/2025 05:01 PM

Traffic on Cole Harbour Road and Forest Hills Parkway; increased water consumption; general lack of infrastructure and failure of HRM to plan for same

Anonymous

1/13/2025 07:24 PM

Yes very much so. The time it is going to take to redo the entire property and blocking access to the original building. Also the cost involved. who is going pay for that garden and amenities. etc. I understand the upping rent to fix something within the current building and also that there are overall costs but a garden????

Anonymous

1/14/2025 07:25 PM

There are a great deal of housing developments being proposed in Cole Harbour/Westphal area. How can our infrastructures handle this increase. Traffic, emergency services, water, power and water management systems to mention a few will be taxed beyond their limits. This area had water restriction this year from November 2024 to December 2024 due to low Lake Major Levels. There have been problems with flooding in neighborhoods. How can we accommodate more development if we cannot even meet the needs of the development here now. We as a community are going to pay the price for such irresponsible decisions. Before you start to over build in our community please update and increase the needed infrastructures to keep our quality of life and safety a priority.

Anonymous

1/14/2025 08:06 PM

An 8 storey building is much less visually attractive to the community. And a concern for more traffic congestion. Affordability is also a concern. Lots of retirees here who would like to live in a single-level dwelling and sell their houses to young families. We can't do that if there's nothing affordable available.

Anonymous

1/15/2025 01:55 PM

of units too high for the area and traffic issues created

Anonymous

1/15/2025 02:12 PM

Where is the water supply for this building coming from? We have already had a water supply issue in 2024, mandatory restrictions on use in this area. Where is the new water supply coming from?

Anonymous

1/16/2025 02:05 PM

As stated above a building like this should not be built it here it is too much for the area. I will say if you approve this I will consider voting for different council members in the future. This type of building is not needed for this area. Think of the current population in the area and the others living in the existing building.

Anonymous

1/16/2025 02:21 PM

I don't like that the driveway enters and exits on Cumberland. That will become a choke point at the traffic light, similar to when people turn left into the RBC.

Anonymous

1/16/2025 02:39 PM

1. I feel it should be a maximum of 5 stories to fit in with the remaining buildings in the vicinity. 2. I am concerned about traffic turning left coming from this intersection. There is currently no turning lane (left) and traffic trying to go in the Royal Bank and the current apt complex holds up traffic coming via Forest Hills Parkway - many a person has held their breath hoping the light doesn't turn before their car's backend is through the intersection - Moving the entrance further away helps but I feel a left turning lane is essential for safety. The building should have visitor parking allocated especially if there are businesses on main floor - should be a zero tolerance for parking on Cumberland. This is a very busy stretch leading into Colby.

Anonymous

1/16/2025 02:50 PM

Yes!! Traffic. Cumberland already gets backed up sometimes and this will make it worse. Driving from forest hills to Cumberland could be dangerous if traffic unexpectedly stops and you're stuck in intersection.

Anonymous

Lack of space for new building and this would create additional traffic

1/16/2025 03:41 PM

in the area that is already too busy

Anonymous

1/16/2025 03:52 PM

No.

Anonymous

1/16/2025 05:22 PM

Increased traffic in an already strained and dangerous area for vehicles and pedestrians.

Anonymous

1/16/2025 07:36 PM

Construction with traffic in this area will be a nightmare. This is the biggest intersection in Cole Harbour. Lots of accidents occur there already.

Anonymous

1/16/2025 09:39 PM

Traffic Congestion. The recent "upgrade" to the Forest Hills / Cole Harbour Road bike-lane installs has caused so much congestion in each direction.

Anonymous

1/16/2025 10:00 PM

BIG concerns with traffic. How will the existing intersection, that was revamped not that long ago, be able to handle the increased traffic in and out of this complex? Coming in and out of Colby Village will be a nightmare.

Anonymous

1/16/2025 10:07 PM

-It's very tall, Cole harbour is supposed to be suburban, not urban. We live here for the greenbelts and places for our children to roam. Not the parking lots and amenities... -what is the cost of rent? is this even affordable for people who live in Cole Harbour? -It's knocking down an entire greenbelt. How are those native plants and tree species going to be replaced? It will displace many animals and kill many insects which are detrimental to our ecosystem. We need more trees, not less in order to cool our planet and city. The trees also act as wind breaks which keep houses safer during storms and hurricanes, by removing them we make Cole Harbour both ugly and dangerous. - It seems unkind to the neighbours to replace their beloved greenbelt with a parking lot. -how will this impact traffic congestion at an already busy intersection? -how many low income units will be in place? -where will all the children be going to school?

Anonymous

1/16/2025 10:20 PM

Insufficient retail space or restaurant space included. This building should offer amenities to the community as well. Coffee shop, dining, shopping, etc.

Anonymous

The exit for the existing building on to Armbrro lane may present a

1/16/2025 10:22 PM

problem for those wanting to turn left on to Cole Harbour Road especially in the future if other projects proceed and the traffic increases.

Anonymous

1/16/2025 10:22 PM

I note one potential problem, based on 20 years of traffic observations in the area. Existing southbound traffic on Cumberland is often obstructed by one or more vehicles waiting in the single southbound lane to turn left into the RBC parking lot. This left turning traffic crosses two lanes of oncoming traffic to complete the left turn. I note that the proposed driveway off Cumberland will also require left-turning southbound traffic to cross two lanes of oncoming traffic. I can imagine that, particularly during afternoon rush hour, a significant percentage of residents of the new building would return to the property heading southbound on Cumberland, compounding the traffic obstructions. My perception of the percentage appears to be confirmed by 3.3 Trip Distribution And Assignment Section of Transportation Impact Study. This increase in quantity of vehicles waiting to turn left will increase quantity and duration of backups to the intersection of Cole Harbour and Cumberland. Additionally, note that traffic on Forest Hills is traveling at 60 km/h (although let's not kid ourselves, traffic may be traveling faster than 60 km/h) as it approaches the obstructed area. I recommend this issue be considered before accepting the Transportation Impact Study.

Anonymous

1/16/2025 10:28 PM

The height of the building is completely out of line with all buildings in Cole Harbour - especially when it inhibits all sight lines around this entire intersection. It will be completely out of character with the entire suburb. A building that tall would feel more inline with the character of Cole Harbour if it were on Cole Harbour Road, not where Cumberland leads into a low density housing. It also completely wrecks the aesthetic of the beautiful religious buildings near it. It truly feels like the building will overwhelm the site. This kind of development is familiar in the more highly developed Larry Utech or Bedford areas, but would be completely out of character in Cole Harbour.

Anonymous

1/16/2025 10:43 PM

Strain on existing infrastructure is a concern such as water system. Area recently had low water levels and this many new units will add to the burden. Also the increased burden on the waste water system. This area experienced bad flooding and I am concerned the ability of the system to handle this many new residents. The increased traffic is also a concern.

Anonymous

Yes A few things. 1. Most importantly the protected areas will be

1/17/2025 08:40 AM

destroyed due to the construction and intrusion on the lands 2. This intersection services a very large community and has gone through many changes that have helped the flow of traffic. Adding another volume of turns into and off of will cause issues. Well just like the left turn into the RBC bank that impacts and impedes the traffic through the main intersection

Anonymous

N/A

1/17/2025 11:14 AM

Anonymous

Yes! Too big of a building. 8 stories is too high not just for Cole Harbour, but for the very dangerous intersection in terms of congestion. Already it creates frustration without the additional until. There are regular accidents at this intersection. One just happened two days ago. This needs to be seriously considered when determining the height and density for this area.

1/17/2025 01:46 PM

Anonymous

Traffic, the closest intersection is very congested as it is.

1/17/2025 09:09 PM

Anonymous

Bringing more traffic to this intersection.

1/17/2025 09:25 PM

Anonymous

Far too large and not in scale for this area

1/17/2025 10:39 PM

Anonymous

Unsuitable location for the proposed size of development. Additional congestion issues in an area that has already been negatively impacted by road redesign.

1/18/2025 08:32 AM

Anonymous

Traffic nightmare Loss of green space

1/18/2025 09:42 AM

Anonymous

We are already overloaded in this area. Sewer, water runoff, traffic woes. The infrastructure needs major up grading before any decisions on further housing. I have lived here for 45 years and in the last 7 years we have had increasing problems. We have construction next to Cole Harbour Rd. as well. You are squeezing us and flooding and sewer will just get worse. I am totally against it.

1/19/2025 10:40 AM

Anonymous

My concern with it being such a large building, how that is going to effect the already busy traffic intersection which is known for many

1/20/2025 08:47 AM

accidents. Another concern is with all these multiple units in the area that are built or proposed, how with this volume influx affect the water reservoir and septic in the area.

Anonymous

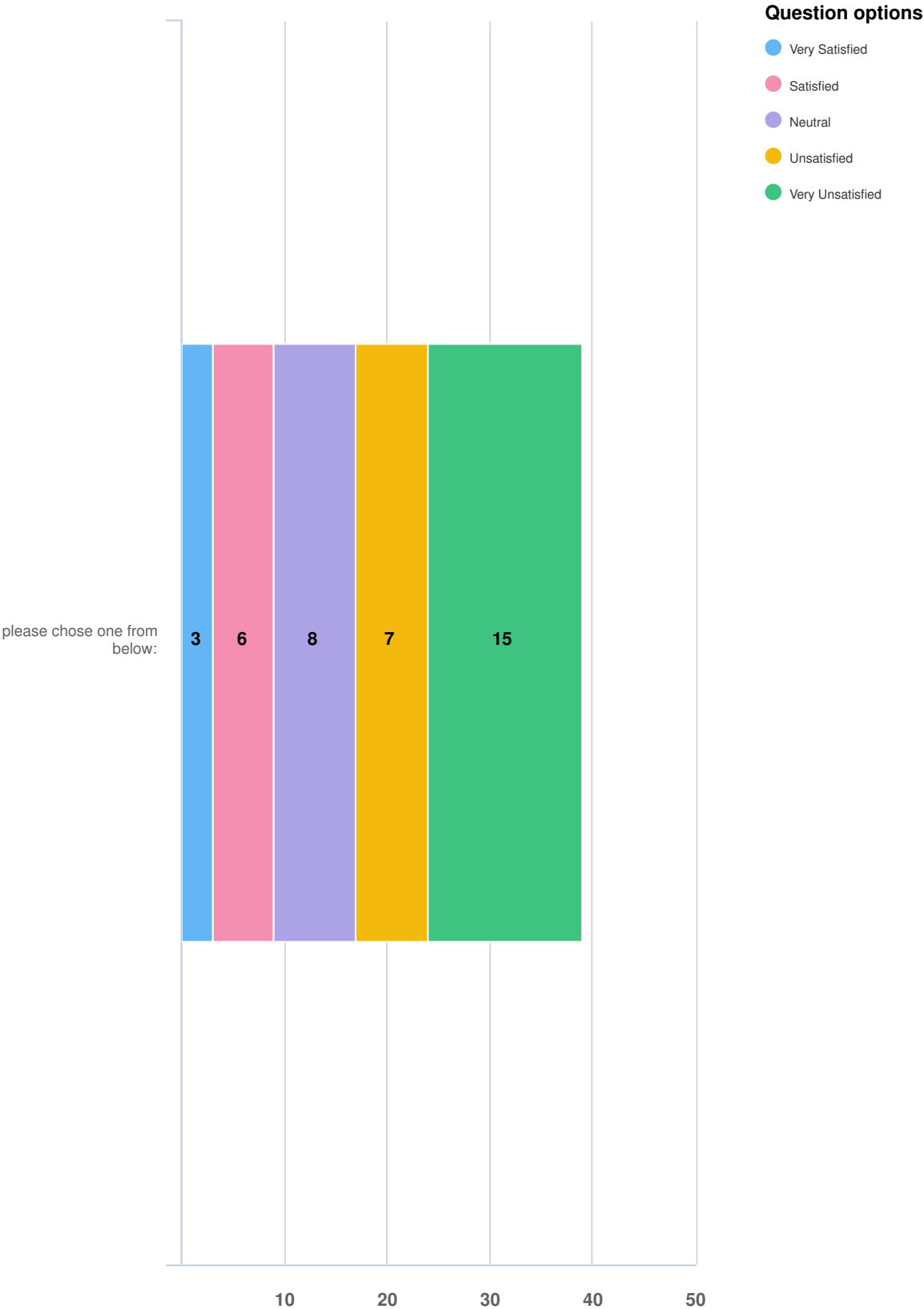
1/21/2025 05:40 PM

How is Cumberland Drive going to handle the additional traffic as it is already and extremely busy roadway.

Optional question (38 response(s), 1 skipped)

Question type: Essay Question

Q3 How satisfied are you with the overall design of the building for this site?



Mandatory Question (39 response(s))
Question type: Likert Question

Q3 | How satisfied are you with the overall design of the building for this site?

please chose one from below:

Very Satisfied : 3



Satisfied : 6



Neutral : 8



Unsatisfied : 7

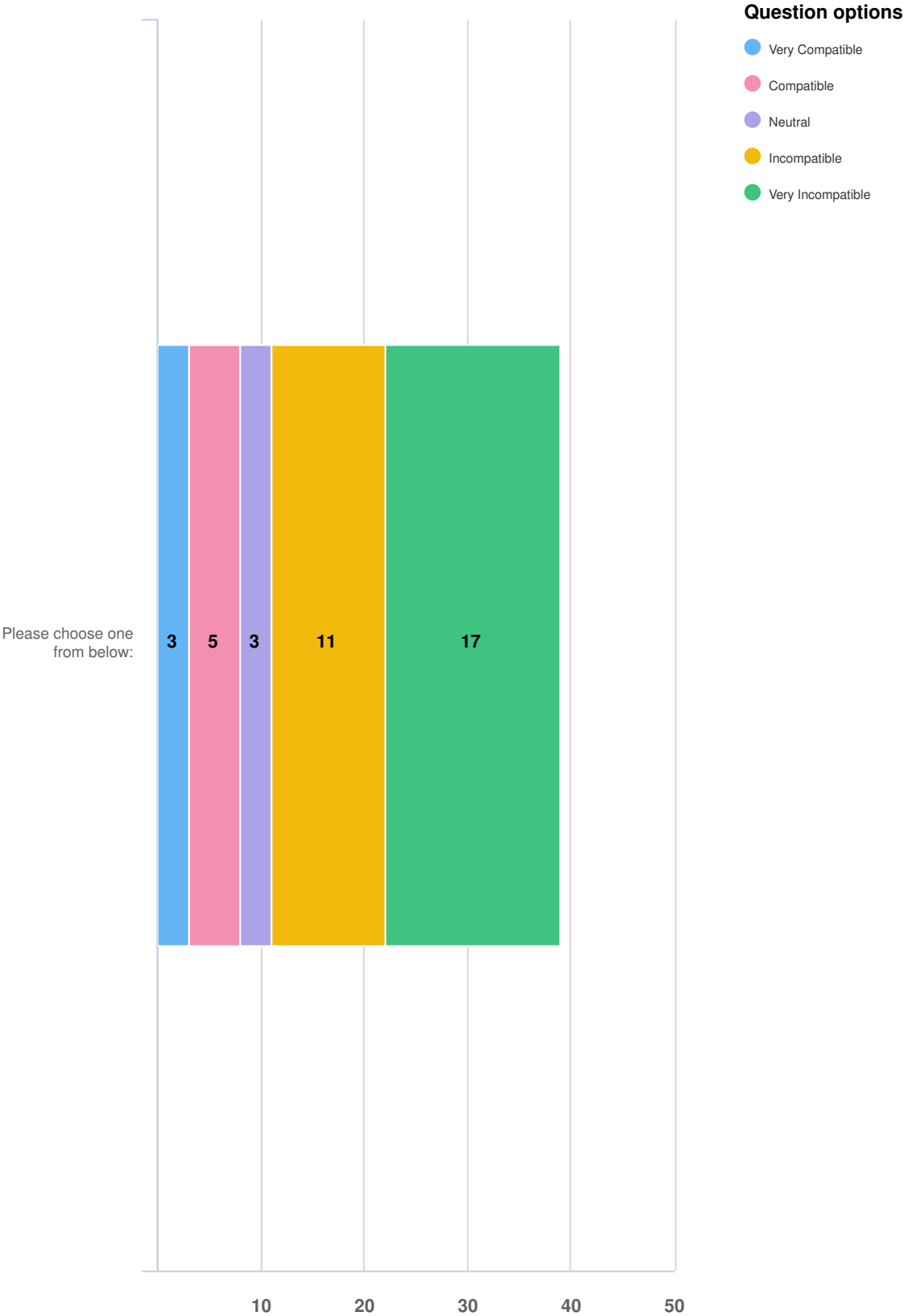


Very Unsatisfied : 15



2 4 6 8 10 12 14 16

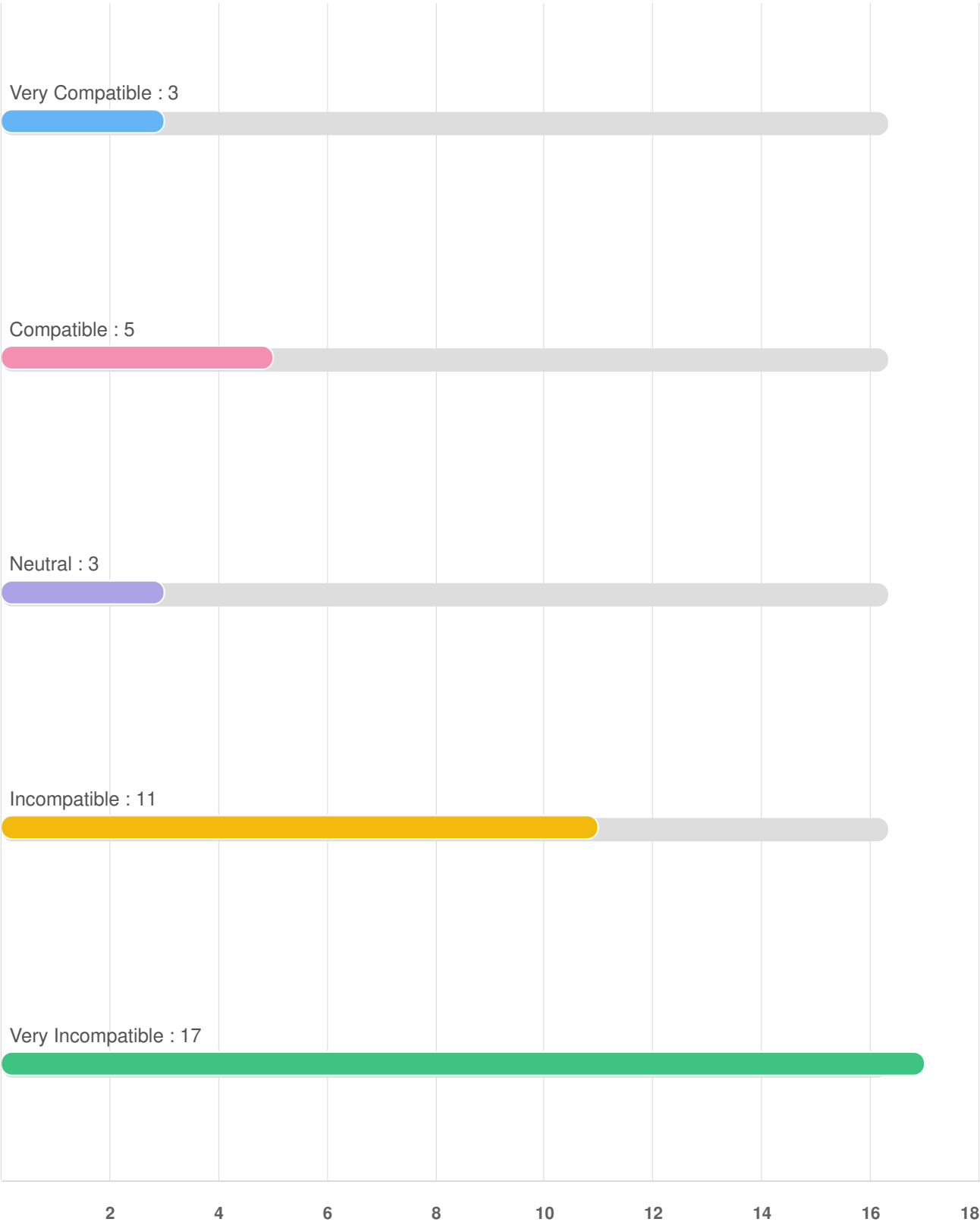
Q4 How compatible do you think the proposed building is with the surrounding neighbourhood?



Mandatory Question (39 response(s))
Question type: Likert Question

Q4 | How compatible do you think the proposed building is with the surrounding neighbourhood?

Please choose one from below:



Q5 | What change, if any, would you make to the proposal to improve the overall design or compatibility with the surrounding neighbourhood?

Anonymous

1/07/2025 11:33 AM

Decrease height and number of units

Anonymous

1/07/2025 12:03 PM

no more than 3 or 4 stories

Anonymous

1/07/2025 10:31 PM

4 stories or less

Anonymous

1/09/2025 07:00 AM

Find a safer and more accessible access to building- perhaps from Armbro Lane via Cole Harbour Road with proper lights.

Anonymous

1/12/2025 03:18 PM

Moving access up towards the places of worship is better than what exists but if traffic can still turn into the bank off of Cumberland we'll have two bottle necks. Can a turning lane be added? Can turning across traffic into the existing bank be removed?

Anonymous

1/13/2025 05:01 PM

Develop an infrastructure plan first then look at development that would be supported by the infrastructure. We build stuff and hope for the best. That's not effective

Anonymous

1/13/2025 07:24 PM

Maybe if the new building was the same size as the current building it would not be so jarring. Is there not a by-law stating that buildings in Colby Village and Cole harbour cannot be higher than 4 storeys. Several sources have said the same thing. And this will affect the adjacent property of the Mormon Church.

Anonymous

1/14/2025 07:25 PM

Not build this apartment building at all.

Anonymous

1/14/2025 08:06 PM

Fewer storeys without be nice. I'd sooner see a building that takes up more ground then block any views that might exist. Also more of a concern for fire if residents are so high up.

Anonymous

1/15/2025 01:55 PM

lower the # of stories to 5 or 6 to fit in with current structures.

Anonymous

1/15/2025 02:12 PM

Design doesn't fit with surroundings.

Anonymous

1/16/2025 02:05 PM

if this area needs to be developed it should be a smaller building.
Perhaps the same size as the current building or maybe do not
develop the area at all. this is not proper for the area.

Anonymous

1/16/2025 02:21 PM

I would have the driveway connect to Ambro Lane

Anonymous

1/16/2025 02:39 PM

would like to see fewer floors as noted previously; including the brick
is a good thing and should be encouraged; more colour would be
nice. Far too many buildings are being built on a dark colour palatte.

Anonymous

1/16/2025 02:50 PM

The roads need to handle more traffic. Not an easy fix but until that
happens, no more developments.

Anonymous

1/16/2025 05:22 PM

No building permit would be best for this area. If approved, then a
smaller building by half, fewer stories and units, and fewer parking
spaces to discourage vehicle ownership. Also environmental
concerns. Many migratory birds in the area with the salt marshes, tall
buildings are a hindrance to them. If allowed, a 2nd lane outbound on
Cumberland should be added to alleviate some congestion.

Anonymous

1/16/2025 07:36 PM

Again will be a nightmare when construction gets underway. Already
heavy accident area.

Anonymous

1/16/2025 10:00 PM

Smaller building. This size will increase traffic in an area not designed
to handle it.

Anonymous

1/16/2025 10:07 PM

Make it 4 or 5 floors but no more. Keep the greenbelt.

Anonymous

1/16/2025 10:20 PM

None

Anonymous

none

1/16/2025 10:22 PM	
Anonymous 1/16/2025 10:28 PM	Keep the height of the building to the same number of stories as the building already on the property. It would be more in keeping with the rest of the apartment building throughout Cole Harbour.
Anonymous 1/17/2025 11:14 AM	Very compatible, as it is adjacent to an existing multi unit building
Anonymous 1/17/2025 01:46 PM	It is too high. Too many stories.
Anonymous 1/17/2025 09:25 PM	Not build it
Anonymous 1/17/2025 10:39 PM	Needs to be about 50% smaller
Anonymous 1/18/2025 08:32 AM	If needed at all, the unit should be low level and massively reduced number of dwellings to reduce the impact on driving congestion
Anonymous 1/18/2025 09:42 AM	I fully understand that we need more housing. The “not in my backyard” will always surface around new construction in a family oriented neighborhood. If we had the infrastructure in place to handle the increased traffic and population it might be an easier sell. The intersection involved is already a nightmare.
Anonymous 1/20/2025 08:47 AM	I feel it is a large building for an already highly congested area
Anonymous 1/21/2025 05:40 PM	Needs to be smaller number of stories to keep vehicle traffic lower.
Optional question (30 response(s), 9 skipped) Question type: Essay Question	
Q6 Please share any other comments you have. All feedback is welcome.	
Anonymous 1/07/2025 11:33 AM	A left turning lane into the development would improve the traffic situation

Anonymous

1/12/2025 03:18 PM

Instead of more main floor retail that most likely will never rent, offer affordable and accessible units.

Anonymous

1/13/2025 07:24 PM

This is not a good idea at all. It is going to cause more issues in the long run.

Anonymous

1/14/2025 07:25 PM

I feel our community in Westphal/Cole Harbour is being unfairly targeted for the lack of housing being built in the past and it is now being dumped in our area. Our community cannot handle the increase in residential development without responsible management of the infrastructures.

Anonymous

1/14/2025 08:06 PM

I don't know how many bedrooms are in these units, but some 3 bedroom units, @1200 sq. ft. with an in unit laundry at an affordable price would be nice. And how about a vehicle wash station somewhere. That might be nice.

Anonymous

1/15/2025 01:55 PM

Should not have parking lot emptying onto Cumberland. Already traffic back ups (to four way stop at Colby drive/ Cumberland intersection) at key times of day to get in/ out of the village. Difficult to get out on Caldwell Rd. both left and right turn due to number of cars and left turn from Ashgrove Ave to downtown almost impossible/unsafe at peak hours.

Anonymous

1/15/2025 02:12 PM

I would like to know if water needs have been analyzed. What sources are available to provide the additional water that would be required to accommodate this many units in an area that has already experiencing mandatory water restrictions multiple times in recent years. Look at the records.

Anonymous

1/16/2025 02:05 PM

The building you are purposing is not the proper fit for that area. it is more for a downtown area. This area does not need it. This is very foolish and I will say very much not needed. Hopefully you consider the people currently living on this properly.

Anonymous

1/16/2025 02:39 PM

If there are businesses on main floor which I have mixed feelings about, there is potential for non-residents to want to park on Cumberland. This is a BIG CONCERN as Cumberland is a very busy throughfare as it is. And there is no room for parking.

Anonymous

1/16/2025 02:50 PM

Traffic and road rage. We don't need more of that. Also worry about drainage issues. Colby is prone to flooding. What impact will more waste volume have on the infrastructure?

Anonymous

1/16/2025 05:22 PM

This is a very concerning development. Cumberland drive already can't handle the current level of traffic from Colby. This will add potentially hundreds more vehicles to a small area as most people in Colby do not take public transit and neither will the folks who move to this building . There is only a short distance from the driveway to the lights which will create a massive bottleneck. As we have learned from the wildfires and lack of egress, people in Colby also have very few exit points if a disaster was to occur here, we would be stuck. This needs to be top of mind when considering new developments in older, already developed communities. We can't just keep adding more buildings and people because a building fits on the lot. It's not good risk management. The intersection of Cumberland and Cole Harbour Road is already dangerous for pedestrians. As a runner, I see this all the time. I purposely try to avoid the area because it's so dangerous. Adding more traffic to the area will not help this. I would like to see this development rejected. There are better, safer places for development. This is not it.

Anonymous

1/16/2025 10:07 PM

If rent is unaffordable than it doesn't help our housing crisis it makes it worse. It means nova scotians can't afford to move in but because there is vacancy people from out of province will displace us.

Anonymous

1/16/2025 10:20 PM

We need improved traffic flow. Travelling Portland Street during rush hour is terrible. New developments without improved road infrastructure is choking up the city with traffic.

Anonymous

1/16/2025 10:22 PM

May need a camera activated set of stop lights at Ambro and Cole Harbour road.

Anonymous

1/16/2025 10:22 PM

I like the idea of adding population density within walking distance of two grocery stores and several other shops.

Anonymous

1/16/2025 10:28 PM

The city took such great care to reconfigure the road, bike lanes, and walking lanes on Forest Hills Parkway and Cumberland Ave. It is a lovely space that feels open, environmentally pleasing, and welcoming for many to exercise and enjoy. This building placed right along the sidewalk of Cumberland Ave with little green space

between the building and the road will be an overwhelming eye sore.
A shorter building would fit into the Cole Harbour feel and community.

Anonymous
1/17/2025 08:40 AM

No matter what is gathered here this project will go through. This survey for is for due diligence and to say we brought it forward to the public, too bad I missed the opportunity to speak at the meeting Build away, build away

Anonymous
1/17/2025 01:46 PM

Not opposed, but please reduce the height and density of this building.

Anonymous
1/17/2025 09:25 PM

This is a dangerous intersection already. Ever since HRM redesigned it, the traffic is way more backed up at all times of the day. People will never be able to move on Cumberland Dr

Anonymous
1/17/2025 10:39 PM

Scale more appropriately for the area!

Optional question (20 response(s), 19 skipped)
Question type: Essay Question

PLANAPP 2024-01858 Survey: 10 Cumberland Drive

Introduction

Application by Fathom Studio requesting to enter into a development agreement to build an 8 storey multiple unit residential building adjacent to an existing 3.5 storey multiple unit residential building at 10 Cumberland Drive, Cole Harbour.

Details of the proposal include:

- Construction of a new 8 storey multiple unit dwelling with 144 units;
- Retention of the existing 3.5 storey multiple unit dwelling on the property;
- Relocation of the driveway access on Cumberland Drive further south;
- Reconfiguration of vehicle parking to include two surface lots and underground parking;
- Potential for 1,500 square feet of commercial space on main floor of the new building; and,
- Amenities for residents on-site, including potential amenity room, gym, rooftop patio/green roof, and community garden

In accordance with Section 485 of the Municipal Government Act (MGA), any personal information collected on this survey form will only be used by municipal staff and, if necessary, individuals and/or organizations under service contract with the Halifax Regional Municipality for purposes relating to processing the survey for 2024-01858: 10 Cumberland Drive, Cole Harbour.

If you have any questions about the collection and use of this personal information, please contact the Access and Privacy Office at 902.943.2148 or privacy@halifax.ca.

Questions

Question 1: What do you like about this proposal?

We do acknowledge there is a housing crisis
We believe this is too much of an increase in this
one corner
We believe the other proposals or decisions also add
to congestion

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

- ① The building is too close to the sidewalk along Cumberland Dr.
- ② Concerns about the additional stress on the traffic flow

Question 3: How satisfied are you with overall design of the building for this site? Please circle one of the options below.

Very Unsatisfied - Unsatisfied - Neutral - Satisfied - Very Satisfied

Question 4: How compatible do you think the proposed building is with the surrounding neighbourhood? Please circle one of the options below.

Very Incompatible - Incompatible - Neutral - Compatible - Very Compatible

Question 5: What changes, if any, would you make to the proposal to improve the overall design or compatibility with the surrounding neighbourhood?

- ① Moved back ~~on~~ from the street
- ② Have a height restriction of four stories

Question 6: Please share any other comments you have. All feedback is welcome.

We live on [REDACTED]
We do ~~business~~ ^{all} business at the bank and the
surrounding areas off the beach at the intersection
We also have social commitments ^{throughout} ~~within~~ the
area.

All would be affected by increased traffic flow
3 or 4 adult home

→ 2 hours 80+ } All
2 50+ adults } active

One car only used when necessary
with pre planning of useful route
2 Bicycles Many Walking sticks
Bus tickets and passes

MS -
We attended
The open
house