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**Item No. 14.1.1**  
**North West Community Council**  
**August 11, 2025**

**TO:** Chair and Members of North West Community Council

**FROM:** Jacqueline Hamilton, Executive Director of Planning and Development

**DATE:** June 29, 2025

**SUBJECT:** **PLANAPP 2023-00812: Development Agreement for 1491 Sackville Drive, Middle Sackville**

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**ORIGIN**

Application by ZZAP Consulting Inc.

**EXECUTIVE SUMMARY**

This report recommends approval of a development agreement to permit the development of a multi-unit residential building and a commercial building on the lands at 1491 Sackville Drive, Middle Sackville. The proposed development consists of a six-storey residential building with a maximum of 124 units and a three-storey commercial building, both sharing a single access from Sackville Drive. Policies UR-8, UR-20 and IM-13 of the Sackville Municipal Planning Strategy allow the consideration of this proposal by development agreement. Staff recommend that North West Community Council approve the proposed development agreement.

**RECOMMENDATION**

It is recommended that North West Community Council:

1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A, to allow for development of a three (3) storey commercial building and a six (6) storey multiple unit residential building and schedule a public hearing;
2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and
3. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise, this approval will be void and obligations arising hereunder shall be at an end.

## **BACKGROUND**

Zzap Consulting Inc on behalf of ARCH Communities Ltd. is applying to enter into a development agreement to allow for a three-storey commercial building fronting Sackville Drive and a six-storey multi-unit residential building with 124 dwelling units positioned behind the proposed commercial building.

<b>Subject Site</b>	1491 Sackville Drive (PIDs 41516030 and 41215419)
<b>Location</b>	Northeast side of Sackville Drive, southeast of Margeson Drive
<b>Regional Plan Designation</b>	Urban Settlement (US)
<b>Community Plan Designation (Map 1)</b>	Urban Residential (UR) of the Sackville Municipal Planning Strategy
<b>Zoning (Map 2)</b>	Rural Residential Zone (R-6) of the Sackville Land Use By-law
<b>Size of Site</b>	14,098.3 square metres (3.5 acres) Lot A = 3761 square metres (0.9 acres) Lot B = 10337 square metres (2.6 acres)
<b>Street Frontage</b>	Approximately 70 metres (230 feet)
<b>Current Land Use(s)</b>	Single Unit Dwelling (Lot A) and Vacant (Lot B)
<b>Surrounding Use(s)</b>	Single unit dwellings abutting the subject site on either side, townhouses and semi-detached dwellings southeast of the site

## **Proposal Details**

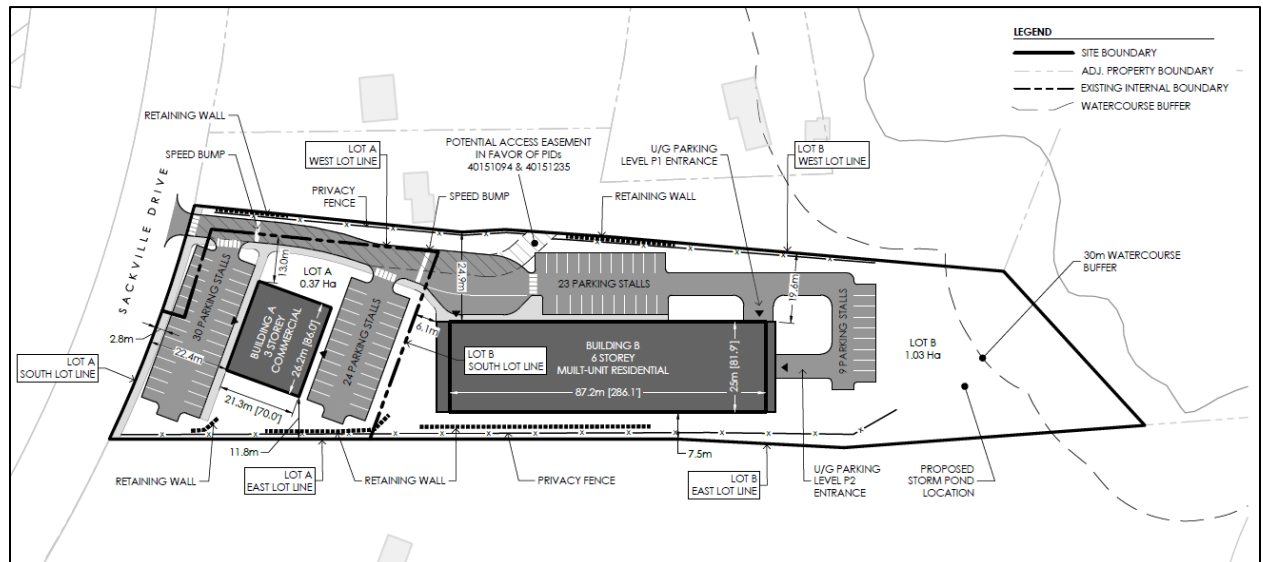
The applicant proposes to enter into a development agreement to allow for a three-storey commercial building on Lot A, fronting onto Sackville Drive, and a six storey multi-unit residential building on Lot B, directly behind the commercial building. The major aspects of the proposal are as follows:

### **Lot A**

- 3-storey commercial building fronting onto Sackville Drive;
- 1,673 square metres of commercial area;
- Uses permitted by the C-2A zone of the Sackville Land Use By-Law (including but not limited to service and personal uses, offices, banks and financial institutions); and
- 1 parking space per 31 square metres of gross floor area.

### **Lot B**

- 6-storey multi-unit residential building containing a maximum 124 dwelling units;
- 2 square metres (6.5 square feet) of private amenity for each residential unit, and approximately 1000 square metres (3280.8 square feet) of indoor and outdoor common amenity space; and
- 0.88 underground parking spaces per dwelling unit, and 31 surface parking spaces for a total of 141 parking spaces.



Source: Site Plan prepared by Zzap Consulting Inc. submitted as part of the subject application

### Overall Site

- A shared driveway access off Sackville Drive;
- A pedestrian walkway connection between the two sites and to Sackville Drive;
- Landscaping requirements in line with developments in the area of a similar scale;
- Minimum 30 meter (98.4 feet) watercourse buffer at the rear of the site; and
- Use of retaining walls to manage changes in elevation and to allow for reduced visual impact of development on adjacent sites.

### Enabling Policy and LUB Context

The subject property is designated Urban Residential (UR) under the Sackville Municipal Planning Strategy (MPS) and zoned Rural Residential (R-6) under the Sackville Land Use By-law (LUB). The R-6 zoning currently permits some residential development, resource and community uses. As-of-right residential development includes up to four dwelling units as well day care facilities for not more than fourteen (14) children, bed and breakfasts and business uses in conjunction with permitted residential dwellings. Resource uses may include forestry, fishing related uses or agriculture uses. Community uses may include open space uses and some institutional uses.

Policy UR-8 in the Sackville MPS enables the consideration of multiple unit dwellings over six (6) dwelling units within the Urban Residential Designation by development agreement. In considering this, several criteria must be considered including separation distances from low density developments, general compatibility with surrounding land uses, site design, access to various services, environmental controls, and traffic circulation and access to name a few.

Policy UR-20 enables consideration commercial service uses on properties west of Millwood Drive within the Urban and Rural Residential Designations by development agreement. In considering this, several criteria shall be considered, including but not limited to direct access to Highway No. 1, general built form compatibility with surrounding uses, buffering considerations, site design, environmental controls, availability and adequacy of services, traffic circulation and access, and suitability in terms of grades/soil/watercourse locations.

### Local Community Context

The subject property is located within the community identified as being part of the Maroon Hill historical settlement – a settlement for a small number of Jamaican Maroons who became farmers and remained in Nova Scotia after the majority departed for Sierre Leon around the turn of the century in 1799/1800.

Landowners in the immediate vicinity of the proposed development have historical and familial roots in the Maroon Hill settlement area and have been current landowners for many decades. While this planning application was well underway prior to the African Nova Scotia (ANS) Community Action Planning Report going to Regional Council on September 10, 2024, which included recommendation for this historically significant area is to be included in the Lucasville Community Action Plan comprehensive review of all planning documents, Planning staff determined that it was appropriate to increase notification within the larger community and that this engagement would be prudent within this application's planning process.

## **DISCUSSION**

Staff has reviewed the proposal relative to all relevant policies and advise that it is reasonably consistent with the intent of the MPS. Attachment B provides an evaluation of the proposed development agreement in relation to the relevant MPS policies.

### **Proposed Development Agreement**

Attachment A contains the proposed development agreement for the subject site and the conditions under which the development may occur. The proposed development agreement addresses the following matters:

- permitted land uses;
- building siting, height, and architectural requirements;
- amenity space requirements;
- parking, circulation and access;
- outdoor lighting requirements;
- landscaping requirements;
- signage; and
- non-substantive amendments that include the granting time extensions for both commencement and completion of development and changes to the landscaping and architectural requirements.

The attached proposed development agreement will permit a three-storey commercial building and a six-storey residential building, subject to the controls identified above. Of the matters addressed by the proposed development agreement to satisfy the MPS criteria as shown in Attachment B, the following have been identified for detailed discussion.

### **Compatibility**

The enabling policies UR-8 (a) and (b) and UR-20 (b), and implementation policy IM-13 (c)(ii) require consideration be made relative to the separation distances from low-density residential developments, and that the height, bulk, and lot coverage and appearance of the proposed buildings is compatible with adjacent land uses.

#### **Separation Distances and Height**

The height of the proposed commercial building is three storeys or approximately 14.3 metres (46.9 feet) measured from average grade to highest roof point. The height of the proposed residential building is six storeys or approximately 22.3 metres (73.1 feet) measured from average grade to top of roofline. The proposed residential building is situated behind the proposed commercial building to the rear of the project site.

There are single unit dwellings on either side of the project site. On the southeast side the single unit dwelling is approximately 39 metres (127.9 feet) from the closest parts of both the residential and commercial building. The southeast setback for the residential building is proposed to be 7 metres. While this site is zoned R-6, understanding the R-4 (Multiple Unit Dwelling) zone requirements is helpful in this instance as it provides insight on appropriate building separation distances. An R-4 zoning which allows for multi-unit dwelling uses, the required setback would be half the height of the main building. In this case the required setback would be approximately 11 metres. While the proposed setback is 4 meters less than what would be required under a comparable zone, staff has reviewed building design and topography and determined the reduction is reasonable. There is a proposed retaining wall on this side of the site as well

which allows for the residential building ground level to be built about 4 metres lower than the top of the retaining wall, further reducing the visual impact on the single unit dwelling on the southeast adjacent property.

On the northwest side of the site, the single unit dwelling closest to Sackville Drive is approximately 25 metres away from the residential building and 20 metres away from the commercial building. The single unit dwelling further away from Sackville Drive is approximately 45 metres away from the residential building and at least 100 metres away from the commercial building. With proposed minimum setbacks of 18 metres for lot B and 7 metres for lot A on the west side of the subject property, this ensures reasonable separation from the adjacent low density residential dwellings.

Across Sackville Drive is a neighbourhood consisting of a mixture of single unit dwellings, two-unit dwellings, townhouses and multi-unit dwellings with Comprehensive Development District (CDD) and subject to an existing development agreement and Rural Residential Zone (R-6). Further to the southeast of the site is another neighbourhood consisting of single unit dwellings, two-unit dwellings and townhouses and fronting onto Sackville Drive there are some commercial (daycare, used car sales, tattoo shop) and residential uses.

Further northwest of the project site, there are mainly single unit dwellings on the north side of Sackville Drive. On the south side of Sackville Drive there is a site for a recently approved six-storey multi unit residential building as well as a commercial/retail centre. The greater area context becomes relevant when assessing the reasonableness of a site to accommodate growth.

#### **Bulk and Lot Coverage**

Lot coverage of the proposed buildings is 17.5% for the commercial building and 25% for the residential building, which is less than the permitted 50% lot coverage of both C-2A (Minor Commercial) zone and R-4 (Multiple Unit Dwelling) zones of the Sackville Land Use By-law and also less than the 35% lot coverage permitted by the current R-6 zoning. The reduced lot coverage allowed the applicant increased flexibility in site design considerations in locating the parking lot and accesses and preserving existing vegetation. The lower lot coverage also minimizes the visible impact and reduces bulkiness of the proposed building by limiting the footprint of the building in relation to the lot size.

#### **Appearance**

Policy UR-8 requires consideration of design features. The building's design and articulation are intended to help it fit within the surrounding context. The vertical bands of recessed balconies, the variation of roof line, and the well-defined yet integrated entrances all help contribute to the development's minimization of negative impact on adjacent low density land uses. The building materials proposed include masonry and wood cladding; the use of natural tones within these materials creates more subtle integration into the neighbourhood. As mentioned, changes in the rooflines, with the use of slopes and peaks also helps to create a less dominating appearance and gives a more residential tone to the development.

While the proposal appears to be a departure from the immediately adjacent built form, the separation distances from low density residential developments, the use of setbacks, reduced lot coverage, the use of retaining walls to mitigate changes in elevation and perception of height and building design assist in achieving a compatible intensification of the subject site.

#### **Traffic, Access and Circulation**

Consideration of the impact on traffic circulation and, in particular, sight stopping distances and entrances and exits to the site is required under Policy UR-8(i) and IM-13(c)(iii). A Traffic Impact Statement (TIS) was prepared in support of this application by a Traffic Engineer. The TIS was reviewed and accepted by HRM Staff.

The TIS indicated that the field measured site distances exceeded the Transportation Association of Canada (TAC) Geometric design guidelines minimum requirements for the expected operating speeds of vehicles along Sackville Drive.

The TIS also indicated that the increased trip generation of approximately 81 trips per hour in the morning peak time and 95 trips per hour in the afternoon peak time represented an acceptable level of increase for the expected traffic volumes (as per above noted TAC guidelines) for the road classification (arterial) for Sackville Drive. Furthermore, the initial proposal included two entrance points to the site and upon review, HRM staff suggested that reducing the number of driveways on Sackville Drive would create a safer alternative and offer better separation distances between existing driveways. The applicant revised the proposal to reduce the number of driveways off of Sackville Drive from two to one.

### **Priorities Plans**

In accordance with Policy G-14A of the Halifax Regional Plan, staff considered the objectives, policies and actions of the priorities plans, inclusive of the Integrated Mobility Plan, the Halifax Green Network Plan, HalifACT, and Halifax's Inclusive Economic Strategy 2022-2027 in making its recommendation to Council. In this case, the following policies were identified to be most relevant to this application, and as such were used to inform the recommendation within this report:

- 1) Increasing housing stock to accommodate the growing population in Halifax (Strategic Objective 1.6 Halifax's Inclusive Economic Strategy 2022-2027).

### **Conclusion**

This site is in an area that is understood to be part of an historic African Nova Scotian community referred to as Maroon Hill. The review of this application included input from the Nova Scotia Department of Communities, Cultural, Tourism and Heritage who provided a recommendation to the property owners to complete an ARIA (Archaeological Resource Impact Assessment). The development agreement requires, prior to the issuance of a development permit, written confirmation that the recommendations contained within the approved ARIA (HRP A2024NS039) have been implemented to the satisfaction of the Coordinator of the Special Places of Nova Scotia of the NS Department of Communities, Culture and Heritage.

Staff have reviewed the proposal in terms of all relevant policy criteria and advise that the proposal is reasonably consistent with the intent of the MPS. The proposed development agreement sets out the building requirements for both buildings with regard to height, setbacks, lot coverage and design to better integrate the development with the existing neighbourhood context. Pedestrian movement has been considered through building connecting walkways and through a connection to Sackville Drive in order to encourage future pedestrian infrastructure along Sackville Drive. A minimum 30m watercourse is also included in the development agreement. It is due to the controls placed on the development within the development agreement and the reasons outlined in this report that staff recommend that the North West Community Council approve the proposed development agreement.

### **FINANCIAL IMPLICATIONS**

The applicant will be responsible for all costs, expenses, liabilities and obligations imposed under or incurred to satisfy the terms of this proposed development agreement. The administration of the proposed development agreement can be carried out within the approved 2025-2026 operating budget for Planning and Development.

### **RISK CONSIDERATION**

There are no significant risks associated with the recommendations contained within this report. This application may be considered under existing MPS policies. Community Council has the discretion to make decisions that are consistent with the MPS, and such decisions may be appealed to the N.S. Regulatory and Appeals Board. Information concerning risks and other implications of adopting the proposed development agreement are contained within the Discussion section of this report.

## **COMMUNITY ENGAGEMENT**

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy and the Public Participation Administrative Order (2023-002-ADM). The level of community engagement was consultation, achieved through providing information and seeking comments through the HRM website, signage posted on the subject site and letters mailed to property owners within the notification area, and the expanded notification area discussed below.

A total of 46 letters mailed to property owners within the notification area and a public information meeting held on November 27, 2023 (Attachment C). Additional information was shared with the community commencing August 29, 2024 and consisted of providing additional information and seeking feedback through the HRM website and signage posted on the subject site. A narrated presentation and survey was posted on the Shape Your City website with an expanded notification area seeing a total of 822 letters mailed to property owners within that new notification area.

Attachment C contains a copy of a summary from the meeting and a summary of all feedback received. The HRM website received a total of 778 unique pageviews over the course of the application, with an average time on page of 34 seconds. Staff received 242 Shape Your City survey responses from the public and a total of approximately 10 emails/phone calls. The public comments received include the following topics (Attachment C):

- Traffic
- Density
- Built Form
- Community Historical Context
- Community Services/Resources
- Infrastructure Capacity
- Natural Area/Wildlife/Environment

In addition to the requirement for an Archaeological Resource Impact Assessment, it was determined that further engagement would be prudent, in part due to the cultural and historical significance of this area. The second round of engagement was initiated after discussions with the neighbouring property owners, the applicant and HRM African Nova Scotia Community Action Planning (ANSCAP) staff. It was determined through those discussions that a wider notification area be included for community feedback and that the ANSCAP team have a chance to discuss with various targeted stakeholders. As mentioned above, the feedback received is attached along with a summary report.

Much of the public feedback was not in favour of the proposed development, however there is an enabling policy in the Sackville MPS allowing Community Council to consider this development. Staff was able to include provisions which limited the building height and provide adequate buffers and setbacks which should minimize the impact to the surrounding area.

A public hearing must be held by the Northwest Community Council before they can consider approval of the proposed development agreement. Should Community Council decide to proceed with a public hearing on this application, in addition to the advertisement on the HRM webpage, property owners within the notification area shown on Map 2 will be notified of the hearing by regular mail.

## **ENVIRONMENTAL IMPLICATIONS**

No additional concerns were identified beyond those raised in this report.

## **LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter (HRM Charter)*, Part VIII, Planning & Development.

## **ALTERNATIVES**

1. North West Community Council may choose to approve the proposed development agreement subject to modifications. Such modifications may require further negotiation with the applicant and may require a supplementary report or another public hearing. A decision of Council to approve this development agreement is appealable to the N.S. Regulatory and Appeals Board as per Section 262 of the *HRM Charter*.
2. North West Community Council may choose to refuse the proposed development agreement, and in doing so, must provide reasons why the proposed agreement does not reasonably carry out the intent of the MPS. A decision of Council to refuse the proposed development agreement is appealable to the N.S. Regulatory and Appeals Board as per Section 262 of the *HRM Charter*.

## **ATTACHMENTS**

Map 1:	Generalized Future Land Use
Map 2:	Zoning and Notification Area
Attachment A:	Proposed Development Agreement
Attachment B:	Review of Relevant Municipal Planning Strategy (MPS) Policies
Attachment C:	Community Engagement Summary

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Report Prepared by: Kelly Greenland, Planner II (902) 497-5088

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## Map 1 - Generalized Future Land Use


1491 Sackville Drive  
Middle Sackville

**HALIFAX**

### Designation

 Subject Area

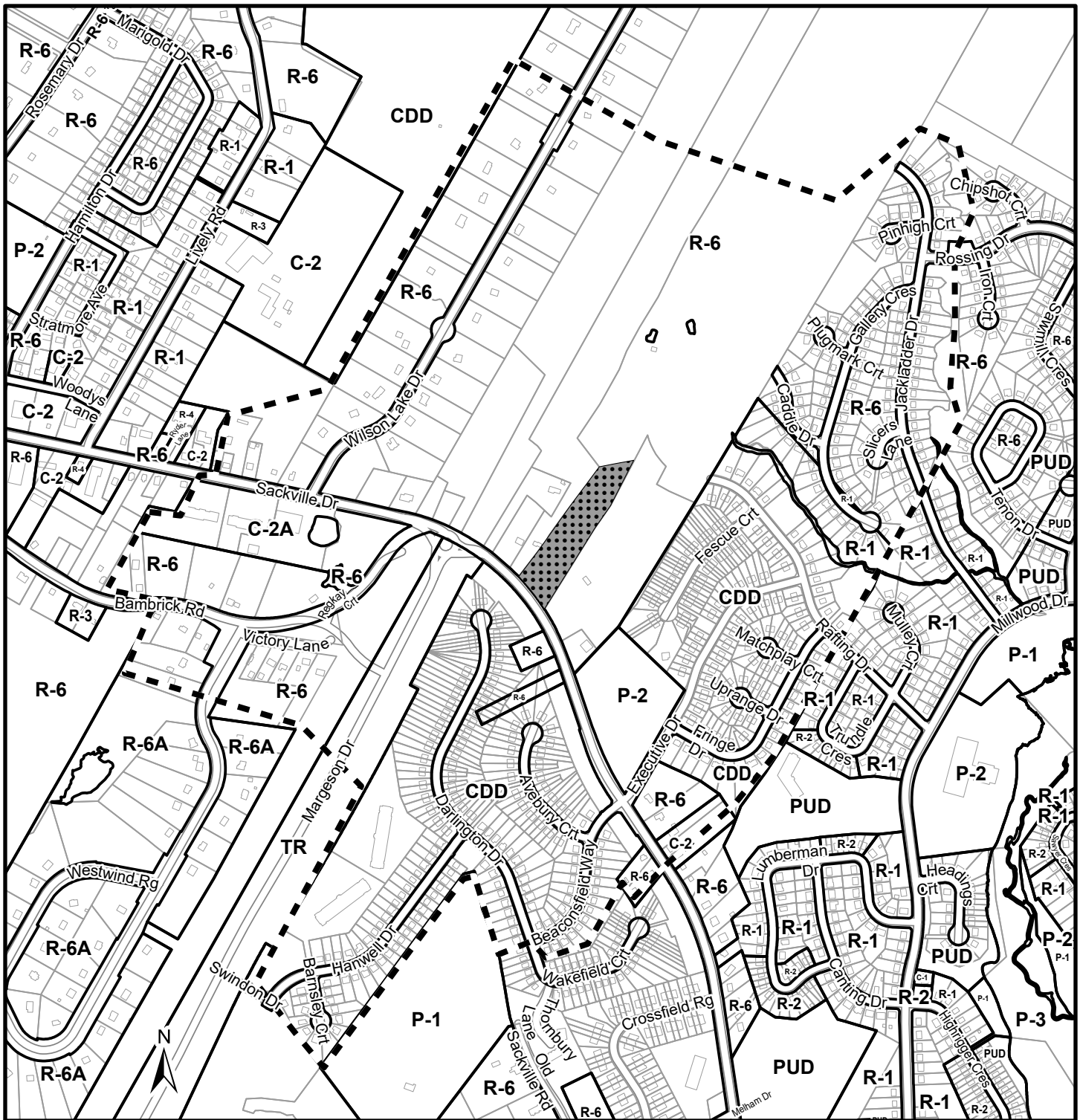
CF Community Facility  
FP Floodplain  
RR Rural Residential  
UR Urban Residential

0 50 100 150 200 250 Meters  


This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.


The accuracy of any representation on this plan is not guaranteed.


Sackville  
Land Use By-Law Area



## Map 2 - Zoning and Notification Area

1491 Sackville Drive  
Middle Sackville

 Subject Area


 Area of Notification

Sackville  
Land Use By-Law Area

### Zone

C-2	Community Commercial
C-2A	Minor Commercial
CDD	Comprehensive Development District
P-1	Open Space
P-2	Community Facility
P-3	Floodplain
PUD	Planned Unit Development
R-1	Single Unit Dwelling
R-2	Two Unit Dwelling
R-3	Mobile Unit Dwelling
R-4	Multiple Unit Dwelling
R-6	Rural Residential
R-6A	Rural Residential Single Unit Dwelling
TR	Transportation Reserve

**HALIFAX**

0 50 100 150 200 250 Meters  


This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

**Attachment A: Proposed Development Agreement**

THIS AGREEMENT made this       day of **[Insert Month]**, 20\_\_\_\_,

BETWEEN:

**ARCH COMMUNITIES LTD.**

a body corporate, in the Province of Nova Scotia  
(hereinafter called the "Developer")

OF THE FIRST PART

- and -

**HALIFAX REGIONAL MUNICIPALITY,**

a municipal body corporate, in the Province of Nova Scotia  
(hereinafter called the "Municipality")

OF THE SECOND PART

**WHEREAS** the Developer is the registered owner of certain lands located at 1491 Sackville Drive, Middle Sackville (PIDs 41516030 and 41215419) and which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

**AND WHEREAS** the Developer has requested that the Municipality enter into a Development Agreement to allow for a six-storey residential building with 124 units and a three-storey commercial building on the Lands pursuant to the provisions of the *Halifax Regional Municipality Charter* and pursuant to Policies UR-8, UR-20, IM-13 of the Sackville Municipal Planning Strategy and Section 3.6 of the Sackville Land Use By-law;

**AND WHEREAS** the North West Community Council approved this request at a meeting held on **[Insert - Date]**, referenced as PLANAPP 2023-00812;

**THEREFORE**, in consideration of the benefits accrued to each party from the covenants herein contained, the Parties agree as follows:

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## **PART 1: GENERAL REQUIREMENTS AND ADMINISTRATION**

### **1.1 Applicability of Agreement**

- 1.1.1 The Developer agrees that the Lands shall be developed and used only in accordance with and subject to the terms and conditions of this Agreement.

### **1.2 Applicability of Land Use By-law and Subdivision By-law**

- 1.2.1 Except as otherwise provided for herein, the development, use and subdivision of the Lands shall comply with the requirements of the applicable Land Use By-law and the Regional Subdivision By-law, as amended from time to time.
- 1.2.2 Variances to the requirements of the applicable Land Use By-law shall not be permitted.

### **1.3 Applicability of Other By-Laws, Statutes and Regulations**

- 1.3.1 Further to Section 1.2, nothing in this Agreement shall exempt or be taken to exempt the Developer, lot owner or any other person from complying with the requirements of any by-law of the Municipality applicable to the Lands (other than the Land Use By-law to the extent varied by this Agreement), or any statute or regulation of the Provincial/Federal Government and the Developer or Lot Owner agree(s) to observe and comply with all such laws, by-laws and regulations, as may be amended from time to time, in connection with the development and use of the Lands.
- 1.3.2 The Developer shall be responsible for securing all applicable approvals associated with the on-site and off-site servicing systems required to accommodate the development, including but not limited to sanitary sewer system, water supply system, stormwater sewer and drainage system, and utilities. Such approvals shall be obtained in accordance with all applicable by-laws, standards, policies, and regulations of the Municipality and other approval agencies. All costs associated with the supply and installation of all servicing systems and utilities shall be the responsibility of the Developer. All design drawings and information shall be certified by a Professional Engineer or appropriate professional as required by this Agreement or other approval agencies.

### **1.4 Conflict**

- 1.4.1 Where the provisions of this Agreement conflict with those of any by-law of the Municipality applicable to the Lands (other than the Land Use By-law to the extent varied by this Agreement) or any provincial or federal statute or regulation, the higher or more stringent requirements shall prevail.
- 1.4.2 Where the written text of this Agreement conflicts with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.

### **1.5 Costs, Expenses, Liabilities and Obligations**

- 1.5.1 The Developer shall be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement and all Federal, Provincial and Municipal laws, by-laws, regulations and codes applicable to the Lands.

### **1.6 Provisions Severable**

- 1.6.1 The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

### **1.7 Lands**

- 1.7.1 The Developer hereby represents and warrants to the Municipality that the Developer is the owner of the Lands and that all owners of the Lands have entered into this Agreement.

## **PART 2: DEFINITIONS**

### **2.1 Words Not Defined under this Agreement**

- 2.1.1 All words unless otherwise specifically defined herein shall be as defined in the applicable Land Use By-law and Subdivision By-law, if not defined in these documents their customary meaning shall apply.

### **2.2 Definitions Specific to this Agreement**

- 2.2.1 The following words used in this Agreement shall be defined as follows:

**Amenity Space** – means non-commercial indoor or outdoor space dedicated for private or shared use by a building's occupants, such as balconies, grade-related dwelling unit patios, courtyards, planters and plots for gardening, rooftop barbeque areas, indoor and outdoor kitchens, swimming pools, saunas, fitness rooms, racquet or other sports courts, playgrounds, games and television rooms, exercise or art studios, music rooms, greenhouses, and meeting rooms.

**Hard Landscaping** – means outdoor surface covered by solid or impermeable material, such as outdoor furniture, water fountains, planters, decorative concrete, stonework, bricks, gravel, tiles, pavers, boardwalks, wood decking, trees in soil cells, and trees in planters, but excludes parking areas and driving aisles.

**Lot A** – means the proposed commercial lot located on PID 41516030.

**Lot B** – means the proposed residential lot located on PID 41215419.

**Soft Landscaping** – means covered by water permeable material or vegetation, such as trees, hedges, shrubs, flowers, grass, mulch, fruit and vegetable plants, sod, planter boxes, or another vegetative groundcover. A water feature, excluding a swimming pool, hot tub, or a water fountain, and a permeable vegetated grid system are considered soft landscaping.

## **PART 3: USE OF LANDS, SUBDIVISION AND DEVELOPMENT PROVISIONS**

### **3.1 Schedules**

- 3.1.1 The Developer shall develop the Lands in a manner, which, in the opinion of the Development Officer, conforms with the following Schedules attached to this Agreement and filed in the Halifax Regional Municipality as PLANAPP 2023-00812:

Schedule A	Legal Description of the Land(s)
Schedule B	Site Plan
Schedule C	Commercial Southwest Elevation
Schedule D	Commercial Northeast Elevation
Schedule E	Commercial Southeast Elevation
Schedule F	Commercial Northwest Elevation
Schedule G	Residential Northwest Elevation
Schedule H	Residential Southeast Elevation



### **3.2 Requirements Prior to Approval**

- 3.2.1 Prior to any Grade Alteration Permit, the Developer shall provide the following to the Development Officer, unless otherwise permitted by the Development Officer:
- (a) A stormwater management plan prepared and stamped by a professional engineer in accordance with the Municipal Service Systems Design Guidelines, any applicable provincial requirements, and HRM's Regional Subdivision By-law. The plans must also follow the requirements of AO 2020-010-OP Respecting Stormwater Management Standards for Development Activities. Specifically, the retention of on-site stormwater runoff from the first 10mm of an event and confirmation of the average removal of a minimum of 80% TSS.
- 3.2.2 Prior to the issuance of a Development Permit, the Developer shall provide the following to the Development Officer, unless otherwise permitted by the Development Officer:
- (a) Written confirmation that the recommendations contained within the ARIA final report for HRP A2024NS039 Maroon Hill (1491 Sackville Drive) have been implemented to the satisfaction of the Coordinator of Special Places of the Nova Scotia Department of Communities, Culture and Heritage in accordance with Section 5.3 of this Agreement;
  - (b) A Landscape Plan in accordance with Section 3.10 of this Agreement; and
  - (c) Written confirmation from a Structural Engineer that all landscape areas designed to be installed upon any portion on any rooftop level of the building can support any required drainage or additional weight caused by the landscaped area.
- 3.2.3 Prior to the issuance of the first the Occupancy Permit for the building, the Developer shall provide the following to the Development Officer, unless otherwise permitted by the Development Officer:
- (a) Written confirmation from a qualified professional which the Development Officer may accept as sufficient record of compliance with the Landscape Plan as indicated in Section 3.2.2(b) and Section 3.10; and
  - (b) Post securities in accordance with Section 3.10 of this Agreement.
- 3.2.4 Notwithstanding any other provision of this Agreement, the Developer shall not occupy or use the Lands for any of the uses permitted by this Agreement unless an Occupancy Permit has been issued by the Municipality. No Occupancy Permit shall be issued by the Municipality unless and until the Developer has complied with all applicable provisions of this Agreement and the Land Use By-law (except to the extent that the provisions of the Land Use By-law are varied by this Agreement) and with the terms and conditions of all permits, licenses, and approvals required to be obtained by the Developer pursuant to this Agreement.

### **3.3 General Description of Land Use**

- 3.3.1 The use(s) of the Lands permitted by this Agreement are the following:
- (a) Lot A
    - i) A three (3) storey commercial building with a maximum floor area of 1,673 m<sup>2</sup> and uses permitted by the C-2A zone of the Sackville Land Use By-Law, as amended from time to time, and as approved by the Development Officer;
  - (b) Lot B
    - i) A six (6) storey multiple unit dwelling containing a maximum of 124 units; and

- ii) Secondary suites shall not be permitted; and
  - (c) Any accessory uses subject to the provisions contained within the Land Use By-law for Sackville as amended from time to time.
- 3.3.2 The Development Officer may permit unenclosed structures attached to a main building such as verandas, decks, porches, steps, and mobility disabled ramps to be located within the required minimum front, side and rear yards in conformance with the provisions of the Sackville Land Use By-Law, as amended from time to time.

### **3.4 Building Siting**

- 3.4.1 The building's siting, bulk and scale shall comply with the following:

- (a) Lot A
  - i. lot coverage shall not exceed 18%;
  - ii. the building shall be a minimum of 22m from the south lot line;
  - iii. the building shall be a minimum of 11m from the east lot line;
  - iv. the building shall be a minimum of 7.0m from the west lot line;
  - v. the maximum height of the building shall be 15.0m as measured from average grade to the top of the highest peak of the roof surface; and
- (b) Lot B
  - i. lot coverage shall not exceed 25%;
  - ii. the building shall be a minimum of 7m from the east lot line;
  - iii. the building shall be a minimum of 18.5m from the west lot line;
  - iv. the building shall be a minimum of 5m from the south lot line;
  - v. the maximum height of the building shall be 23.4m as measured from average grade to the top of the roof (exclusive of mechanical penthouses, elevator overruns);
  - vi. the building shall be setback from the watercourse at the rear of the lot a minimum of 30m.

### **3.5 Amenity Space**

- 3.5.1 A minimum of 2 square metres of private amenity space per dwelling unit shall be provided on Lot B. Balconies, with a minimum depth of 1.8m, shall be considered private amenity space.
- 3.5.2 Indoor or outdoor common amenity space on Lot B shall be provided for use by all residents of the development in accordance with the following:
- (a) 5 square metres per 1 bedroom unit, 10 square metres per 2 bedroom unit; and 15 square metres per 3 bedroom unit.
- 3.5.3 No area dedicated as common indoor amenity space shall be less than (120) square meters.
- 3.5.4 All common outdoor amenity space, except where provided on building rooftops, shall be designed to have both soft and hard landscaping elements, and shall be available to all occupants.
- 3.5.5 All landscape areas designed to be installed upon any portion of the building must be supported by documentation from a Structural Engineer indicating that the building design is able to support any required drainage or additional weight caused by the landscaped area.

### **3.6 Architectural Requirements**

- 3.6.1 The main entrances to building shall be emphasized by detailing, changes in materials, and other architectural devices such as but not limited to lintels, pediments, pilasters, columns, porticos, overhangs, corner boards, fascia boards or an acceptable equivalent approved by the Development Officer. For the commercial building, at least one main entrance shall face Sackville Drive. Service entrances shall be integrated into the design of the building and shall not be a predominate feature.
- 3.6.2 The west façade of the residential building and the façade facing Sackville Drive shall be designed and detailed as primary façade for each building. Further, architectural treatment shall be continued around all sides of the building as identified on the Schedules.
- 3.6.3 Large blank or unadorned walls shall not be permitted. The scale of large walls shall be tempered by the introduction of artwork, such as murals, textural plantings and trellises, and architectural detail to create shadow lines (implied windows, cornice lines, or offsets in the vertical plane) as identified on the Schedules.
- 3.6.4 Any exposed foundation in excess of 0.6m in height and 2.5 square metres in total area shall be architecturally detailed, veneered with masonry or brick or treated in an equivalent manner acceptable to the Development Officer.
- 3.6.5 Exterior building materials shall not include vinyl siding.
- 3.6.6 All vents, down spouts, flashing, electrical conduits, metres, service connections, and other functional elements shall be treated as integral parts of the design. Where appropriate these elements shall be painted to match the colour of the adjacent surface, except where used expressly as an accent.
- 3.6.7 Buildings shall be designed such that the mechanical systems (HVAC, exhaust fans, etc.) are not visible from Sackville Drive or abutting residential properties. Furthermore, no mechanical equipment or exhaust fans shall be located between the building and the adjacent residential properties unless screened as an integral part of the building design and noise reduction measures are implemented. This shall exclude individual residential mechanical systems.
- 3.6.8 The first-floor front façade of buildings with ground floor commercial uses must be between 50 – 75 % windows, doors or other treatment sufficiently transparent to provide view of the interior of the building. All windows shall be vertical in orientation, or square. If shutters are used, they must be sized to fit the opening and must be provided for all windows. Windows shall be vertically proportioned, where possible. Windows should be framed with painted or stained wood, prefinished metal or vinyl.
- 3.6.9 Fixed or retractable awnings are permitted at ground floor levels provided the awnings are designed as an integral part of the building façade.
- 3.6.10 All roof mounted mechanical, or telecommunication equipment shall be visually integrated into the roof design or screened from public view.
- 3.6.11 Multiple commercial unit fronts shall be visually unified through the use of complementary architectural forms, similar materials and colours. Covered walkways, arcades, awnings, open colonnades and similar devices shall be permitted along long facades to provide shelter, and encourage pedestrian movement.

### **3.7 Subdivision of the Lands**

- 3.7.1 Any future subdivision of the lands shall be permitted in accordance with the provisions of the Regional Subdivision By-Law and the applicable Land Use By-Law.



### **3.8 Parking, Circulation and Access**

- 3.8.1 The surface parking area shall be sited as generally shown on Schedule B. The parking area shall maintain setbacks from the property lines as shown on the plan.
- 3.8.2 Lot A: The parking area shall provide a minimum of 1 surface parking spaces per 31m<sup>2</sup> of gross floor area as shown on Schedule B. The parking areas shall be hard surfaced, and the limits shall be defined by curb.
- 3.8.3 Lot B: The parking area shall provide a minimum of 0.88 underground parking stalls per dwelling unit and a minimum of 0.25 surface parking stalls per dwelling unit as shown on Schedule B. The surface parking areas shall be hard surfaced, and the limits shall be defined by curb.
- 3.8.4 A concrete pedestrian walkway shall run most of the length of the west side of the residential building and continuing along the east side of the main driveway connecting both the residential and commercial main entrances to surface parking as well as to Sackville Drive. This walkway shall be sited as generally shown on Schedule B.

### **3.9 Outdoor Lighting**

- 3.9.1 Lighting shall be directed to driveways, parking areas, loading area, building entrances and walkways and shall be arranged so as to divert the light away from streets, adjacent lots and buildings.
- 3.9.2 The building may be illuminated for visual effect provided such illumination is directed away from streets, adjacent lots and buildings and does not flash, move or vary in intensity such that it creates a hazard to public safety.

### **3.10 Landscaping**

- 3.10.1 All plant material shall conform to the Canadian Nursery Landscape Association's Canadian Nursery Stock Standard (ninth edition).
- 3.10.2 All yard areas not utilized for parking, maneuvering aisles, driveways, walkways, loading areas or refuse storage shall be landscaped. For the purposes of this section, landscaping shall mean vegetative ground cover and a minimum of one tree (with a base caliper of not less than 50mm) or shrub (not less than 1.0m in height) for each four hundred (400) square feet (37.2 m<sup>2</sup>) of landscaped area. Tree plantings shall be groups of mixed deciduous and coniferous types, with at least one third of the trees being coniferous, with a preference for native species wherever possible. The retention of existing natural vegetation where possible is preferred.
- 3.10.3 Excluding balconies, at-grade outdoor amenity space that contains soft landscaping may be counted towards the requirements in Section 3.10.2.
- 3.10.4 Prior to the issuance of any Development Permit, the Developer agrees to provide a Landscaping Plan which complies with the provisions of this Section and the HRM Urban Forest Master Plan. The Landscaping Plan shall be prepared by a Landscape Architect (a full member of the Canadian Society of Landscape Architects) and shall comply with all provisions of this Section.
- 3.10.5 Prior to issuance of the first Occupancy Permit the Developer shall submit to the Development Officer a letter prepared by a member in good standing of the Canadian Society of Landscape Architects certifying that all landscaping has been completed according to the terms of this Development Agreement.

- 3.10.6 Notwithstanding Section 3.10.3, where the weather and time of year do not allow the completion of the outstanding landscape works prior to the issuance of the Occupancy Permit, the Developer may supply a security deposit in the amount of 110 percent of the estimated cost to complete the landscaping. The cost estimate is to be prepared by a member in good standing of the Canadian Society of Landscape Architects. The security shall be in favour of the Municipality and shall be in the form of a certified cheque or automatically renewing, irrevocable letter of credit issued by a chartered bank. The security shall be returned to the Developer only upon completion of the work as described herein and illustrated on the Schedules, and as approved by the Development Officer. Should the Developer not complete the landscaping within twelve months of issuance of the Occupancy Permit, the Municipality may use the deposit to complete the landscaping as set out in this section of the Agreement. The Developer shall be responsible for all costs in this regard exceeding the deposit. The security deposit or unused portion of the security deposit shall be returned to the Developer upon completion of the work and its certification.
- 3.10.7 All landscape areas designed to be installed upon any portion of the building must be supported by documentation from a Structural Engineer indicating that the building design is able to support any required drainage or additional weight caused by the landscaped area.

### **3.11 Maintenance**

- 3.11.1 The Developer shall maintain and keep in good repair all portions of the development on the Lands, including but not limited to, the exterior of the building, fencing, walkways, recreational amenities, parking areas and driveways, and the maintenance of all landscaping including the replacement of damaged or dead plant stock, trimming and litter control, garbage removal and snow and ice control, salting of walkways and driveways.
- 3.11.2 All disturbed areas of the Lands shall be reinstated to original condition or better.

### **3.12 Signs**

- 3.12.1 The sign requirements shall be accordance with the Sackville Land Use By-law as amended from time to time.
- 3.12.2 Signs depicting the name or corporate logo of the Developer shall be permitted while a sales office is located on the site.
- 3.12.3 Signs shall only be externally illuminated.

### **3.13 Temporary Construction Building**

- 3.13.1 A building shall be permitted on the Lands for the purpose of housing equipment, materials and office related matters relating to the construction and sale of the development in accordance with this Agreement. The construction building shall be removed from the Lands prior to the issuance of the last Occupancy Permit.

### **3.14 Screening**

- 3.14.1 Refuse containers located outside the building shall be fully screened from adjacent properties and from streets by means of opaque fencing or masonry walls with suitable landscaping.
- 3.14.2 Propane tanks and electrical transformers shall be located on the site in such a way to ensure minimal visual impact from Sackville Drive and residential properties along the east and west property lines. These facilities shall be secured in accordance with the applicable approval agencies and screened by means of opaque fencing or masonry walls with suitable landscaping.

- 3.14.3 Any mechanical equipment shall be screened from view from Sackville Drive with a combination of fencing and landscaping or building elements. Mechanical equipment shall be permitted on the roof provided the equipment is screened and not visible from Sackville Drive or incorporated into the architectural treatments and roof structure.

### **3.15 Reinstatement**

- 3.15.1 All disturbed areas shall be reinstated to original condition or better.

## **PART 4: STREETS AND MUNICIPAL SERVICES**

### **4.1 General Provisions**

- 4.1.1 All design and construction of primary and secondary service systems shall satisfy the most current edition of the Municipal Design Guidelines and Halifax Water Design and Construction Specifications unless otherwise provided for in this Agreement and shall receive written approval from the Development Engineering prior to undertaking the work.

### **4.2 Off-Site Disturbance**

- 4.2.1 Any disturbance to existing off-site infrastructure resulting from the development, including but not limited to, streets, sidewalks, curbs and gutters, street trees, landscaped areas and utilities, shall be the responsibility of the Developer, and shall be reinstated, removed, replaced or relocated by the Developer as directed by the Development Officer, in consultation with the Development Engineer.

### **4.3 Solid Waste Facilities**

- 4.3.1 The building shall be designed in accordance with By-law S-600, as amended from time to time. This designated space shall be shown on the building plans and approved by the Development Officer and Building Inspector in consultation with HRM Solid Waste Resources.
- 4.3.2 Refuse containers located outside the building shall be fully screened from adjacent properties and from streets by means of opaque fencing or masonry walls with suitable landscaping.

## **PART 5: ENVIRONMENTAL PROTECTION MEASURES**

### **5.1 Private Storm Water Facilities**

- 5.1.1 All private storm water facilities shall be maintained in good order in order to maintain full storage capacity by the owner of the lot on which they are situated.

### **5.2 Stormwater Management Plans and Erosion and Sedimentation Control Plan**

- 5.2.1 Prior to the commencement of any site work on the Lands, including earth movement or tree removal other than that required for preliminary survey purposes, or associated off-site works, the Developer shall have been issued a Grade Alteration Permit in accordance with By-law G-200 Respecting Grade Alteration and Stormwater Management Associated with Land Development, as amended from time to time.

### **5.3 Archaeological Monitoring and Protection**

- 5.3.1 The Lands fall within the High Potential Zone for Archaeological Sites identified by the Province of Nova Scotia. The Developer shall contact the Coordinator of Special Places of the Nova Scotia

Department of Communities, Culture and Heritage prior to any disturbance of the Lands and the Developer shall comply with the requirements set forth by the Province of Nova Scotia in this regard.

#### **5.4 Sulphide Bearing Materials**

- 5.4.1 The Developer agrees to comply with the legislation and regulations of the Province of Nova Scotia with regards to the handling, removal, and disposal of sulphide bearing materials, which may be found on the Lands.

#### **5.5 Non-Disturbance Area**

- 5.5.1 A minimum 30 metre watercourse buffer shall be maintained from the watercourse as illustrated on Schedule B.

### **PART 6: AMENDMENTS**

#### **6.1 Non-Substantive Amendments**

- 6.1.1 The following items are considered by both parties to be not substantive and may be amended in a matter consistent with the *Halifax Regional Municipality Charter*:
- (a) Changes to the landscaping measures as detailed in Section 3.10 or which, in the opinion of the Development Officer, do not conform with Schedule B;
  - (b) Changes to the architectural requirements as detailed in Section 3.6 or which, in the opinion of the Development Officer, do not conform with Schedules B through I;
  - (c) Changes to the parking requirements as detailed in 3.8.1, 3.8.2 and 3.8.3;
  - (d) The granting of an extension to the date of commencement of construction as identified in Section 7.3.1 of this Agreement; and
  - (e) The granting of an extension to the length of time for the completion of the development as identified in Section 7.4.3 of this Agreement.

#### **6.2 Substantive Amendments**

- 6.2.1 Amendments to any matters not identified under Section 6.1 shall be deemed substantive and may only be amended in accordance with the approval requirements of the *Halifax Regional Municipality Charter*.

### **PART 7: REGISTRATION, EFFECT OF CONVEYANCES AND DISCHARGE**

#### **7.1 Registration**

- 7.1.1 A copy of this Agreement and every amendment or discharge of this Agreement shall be recorded at the Registry of Deeds or Land Registry Office at Halifax, Nova Scotia and the Developer shall incur all costs in recording such documents.

#### **7.2 Subsequent Owners**

- 7.2.1 This Agreement shall be binding upon the parties hereto, their heirs, successors, assigns, mortgagees, lessees and all subsequent owners, and shall run with the Lands which are the subject of this Agreement until this Agreement is discharged by the Chief Administrative Officer for the Municipality.

- 7.2.2 Upon the transfer of title to any lot(s), the subsequent owner(s) thereof shall observe and perform the terms and conditions of this Agreement to the extent applicable to the lot(s).

### **7.3 Commencement of Development**

- 7.3.1 In the event that development on the Lands has not commenced within six (6) years from the date of registration of this Agreement at the Registry of Deeds or Land Registry Office, as indicated herein, the Lands shall conform with the provisions of the Land Use By-law.
- 7.3.2 For the purpose of this section, commencement of development shall mean installation of the footings and foundation for a building.
- 7.3.3 For the purpose of this section, the Municipality may consider granting an extension of the commencement of development time period through a resolution under Section 6.1 if the Municipality receives a written request from the Developer.

### **7.4 Completion of Development**

- 7.4.1 Upon the completion of the whole development, the Municipality may review this Agreement, in whole or in part, and may:
- (a) retain the Agreement in its present form;
  - (b) negotiate a new Agreement;
  - (c) discharge this Agreement; or
  - (d) discharge this Agreement and apply appropriate zoning pursuant to the applicable Municipal Planning Strategy and Land Use By law, as may be amended from time to time.
- 7.4.2 For the purpose of this section, completion of development shall mean issuance of an Occupancy Permit for both buildings.
- 7.4.3 In the event that development on the Lands has not been completed within twelve (12) years from the date of registration of this Agreement at the Registry of Deeds or Land Registry Office, as indicated herein, the Lands shall conform with the provisions of the Land Use By-law.

### **7.5 Discharge of Agreement**

- 7.5.1 If the Developer fails to complete the development after twelve (12) years from the date of execution of this Agreement, the Municipality may review this Agreement, in whole or in part, and may:
- (a) retain the Agreement in its present form;
  - (b) negotiate a new Agreement; or
  - (c) discharge this Agreement.

## **PART 8: ENFORCEMENT AND RIGHTS AND REMEDIES ON DEFAULT**

### **8.1 Enforcement**

- 8.1.1 The Developer agrees that any officer appointed by the Municipality to enforce this Agreement shall be granted access onto the Lands during all reasonable hours without obtaining consent of the Developer. The Developer further agrees that, upon receiving written notification from an officer of the Municipality to inspect the interior of any building located on the Lands, the Developer agrees to allow for such an inspection during any reasonable hour within twenty-four hours of receiving such a request.

## **8.2 Failure to Comply**

8.2.1 If the Developer fails to observe or perform any condition of this Agreement after the Municipality has given the Developer 30 days written notice of the failure or default, then in each such case:

- (a) The Municipality shall be entitled to apply to any court of competent jurisdiction for injunctive relief including an order prohibiting the Developer from continuing such default and the Developer hereby submits to the jurisdiction of such Court and waives any defence based upon the allegation that damages would be an adequate remedy;
- (b) The Municipality may enter onto the Lands and perform any of the covenants contained in this Agreement or take such remedial action as is considered necessary to correct a breach of the Agreement, whereupon all reasonable expenses whether arising out of the entry onto the Lands or from the performance of the covenants or remedial action, shall be a first lien on the Lands and be shown on any tax certificate issued under the *Assessment Act*;
- (c) The Municipality may by resolution discharge this Agreement whereupon this Agreement shall have no further force or effect and henceforth the development of the Lands shall conform with the provisions of the Land Use By-law; or
- (d) In addition to the above remedies, the Municipality reserves the right to pursue any other remedy under the *Halifax Regional Municipality Charter* or Common Law in order to ensure compliance with this Agreement.

**IN WITNESS WHEREAS** the said parties to these presents have hereunto set their hands and affixed their seals the day and year first above written.

**SIGNED, SEALED AND DELIVERED** in the presence of:

**(Insert Registered Owner Name)**

\_\_\_\_\_  
Witness

Per: \_\_\_\_\_

*Print Name:* \_\_\_\_\_

*Position:* \_\_\_\_\_

*Date Signed:* \_\_\_\_\_

=====

=====

**SIGNED, DELIVERED AND ATTESTED** to by the proper signing officers of Halifax Regional Municipality, duly authorized in that behalf, in the presence of:

**HALIFAX REGIONAL MUNICIPALITY**

\_\_\_\_\_  
Witness

Per: \_\_\_\_\_  
MAYOR

*Date signed:* \_\_\_\_\_

\_\_\_\_\_  
Witness

Per: \_\_\_\_\_  
MUNICIPAL CLERK

*Date signed:* \_\_\_\_\_

PROVINCE OF NOVA SCOTIA  
COUNTY OF HALIFAX

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, before me, the subscriber personally came and appeared \_\_\_\_\_ a subscribing witness to the foregoing indenture who having been by me duly sworn, made oath and said that \_\_\_\_\_, \_\_\_\_\_ of the parties thereto, signed, sealed and delivered the same in his/her presence.

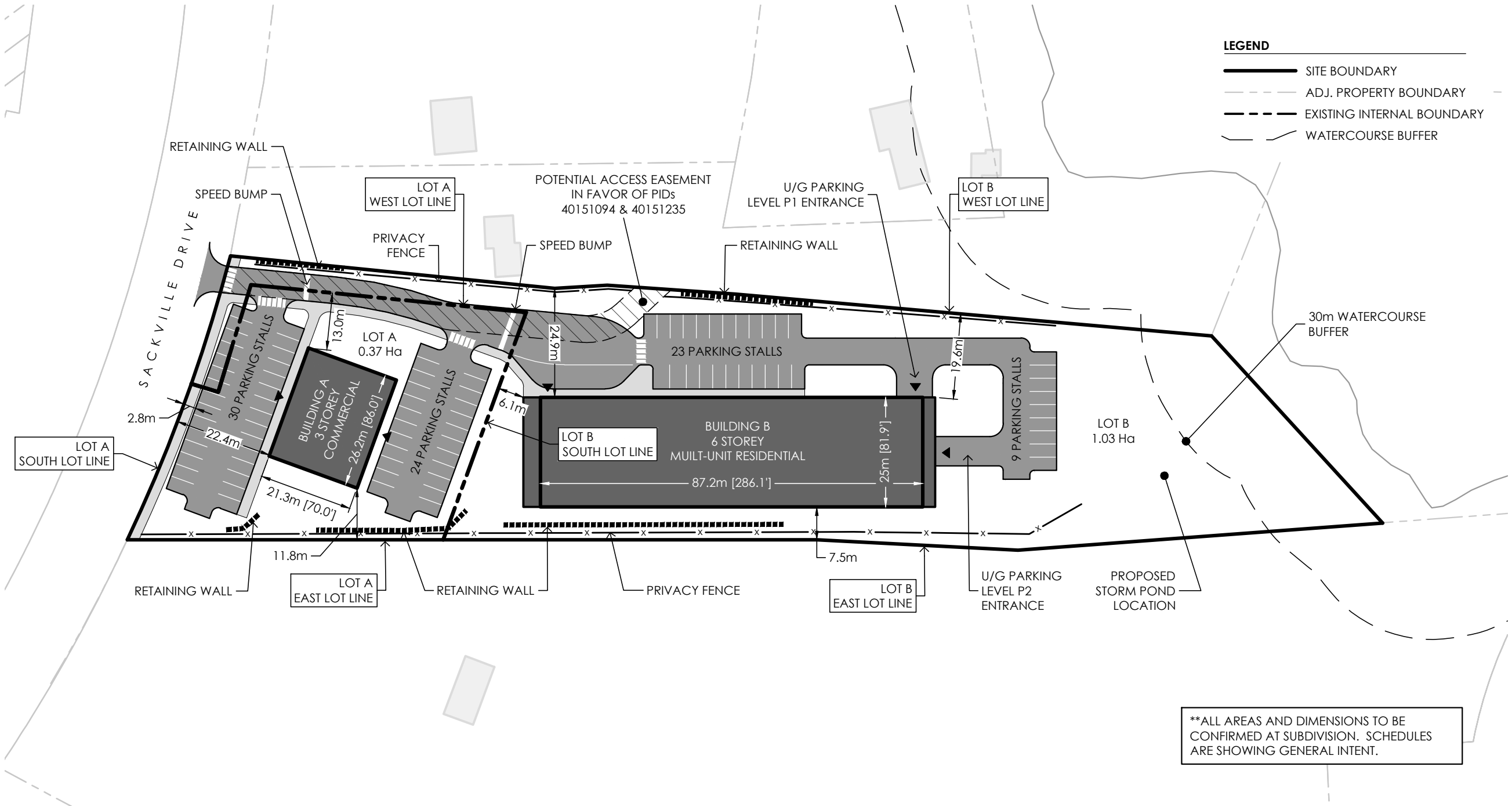
\_\_\_\_\_  
A Commissioner of the Supreme Court  
of Nova Scotia

PROVINCE OF NOVA SCOTIA  
COUNTY OF HALIFAX

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, before me, the subscriber personally came and appeared \_\_\_\_\_ the subscribing witness to the foregoing indenture who being by me sworn, made oath, and said that Andy Fillmore, Mayor and Iain MacLean, Clerk of the Halifax Regional Municipality, signed the same and affixed the seal of the said Municipality thereto in his/her presence.

\_\_\_\_\_  
A Commissioner of the Supreme Court  
of Nova Scotia





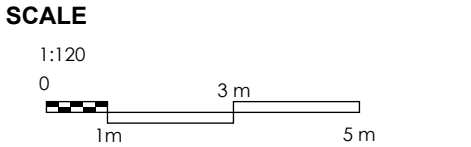


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1.2	PRE-ENGINEERED CLADDING TYPE 2
1.3	PRE-ENGINEERED CLADDING TYPE 3
2	MASONRY VENEER CLADDING
3	STOREFRONT GLAZING
4	PRE-ENGINEERED ROOFING
5	PLANTER

WINDOWS LEGEND	
A	PVC WINDOW
B	PVC WINDOW
C	ALUMINUM WINDOW

NOTES

- SITE SUBJECT TO SURVEY. PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY



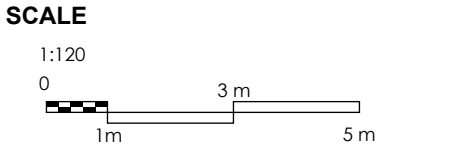


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2	MASONRY VENEER CLADDING
3	STOREFRONT GLAZING
4	PRE-ENGINEERED ROOFING
5	PLANTER

WINDOWS LEGEND	
A	PVC WINDOW
B	PVC WINDOW
C	ALUMINUM WINDOW

NOTES

- SITE SUBJECT TO SURVEY. PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY

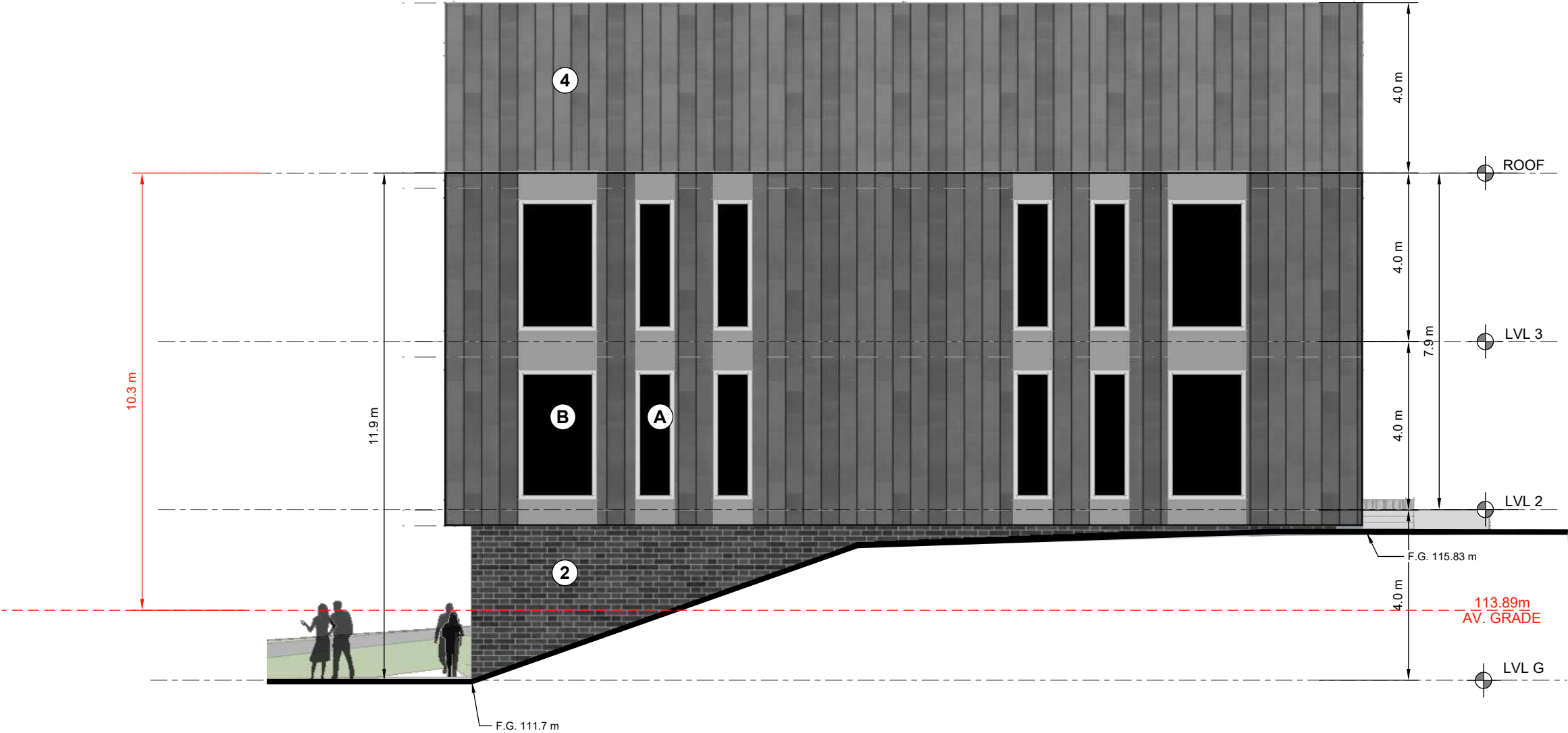
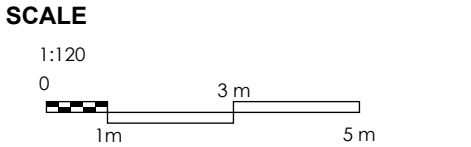


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3	STOREFRONT GLAZING
4	PRE-ENGINEERED ROOFING
5	PLANTER

WINDOWS LEGEND	
A	PVC WINDOW
B	PVC WINDOW
C	ALUMINUM WINDOW

NOTES

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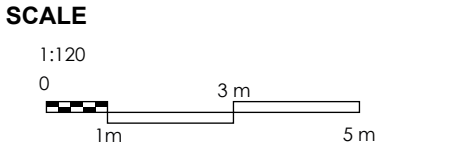
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3	STOREFRONT GLAZING
4	PRE-ENGINEERED ROOFING
5	PLANTER

WINDOWS LEGEND	
A	PVC WINDOW
B	PVC WINDOW
C	ALUMINUM WINDOW



NOTES

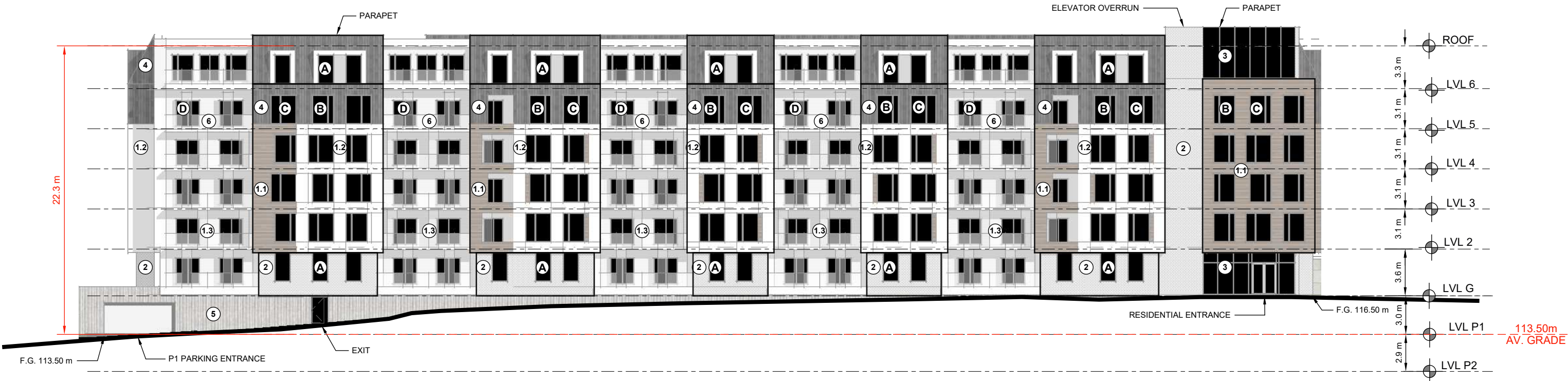
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WINDOWS LEGEND	
A	PVC WINDOW
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C	ALUMINUM WINDOW
D	PATIO DOOR

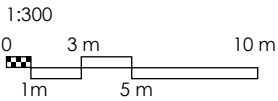
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4	PRE-ENGINEERED ROOFING
5	ARCHITECTURAL CONCRETE
6	RETAINING ALUMINUM FRAMED GLASS DOOR



NOTES

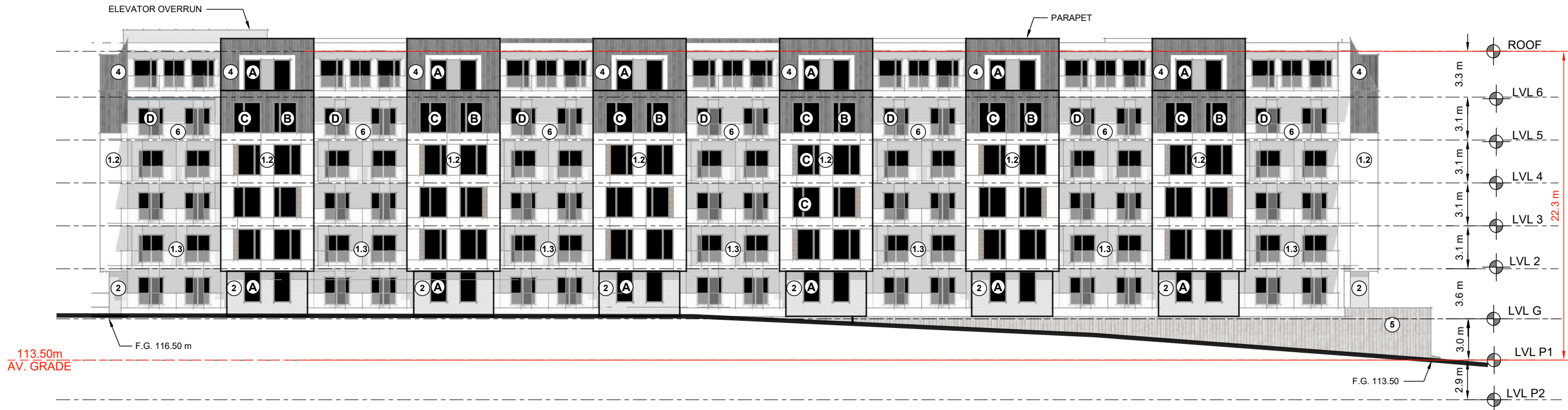
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SCALE



WINDOWS LEGEND	
A	PVC WINDOW
B	PVC WINDOW
C	ALUMINUM WINDOW
D	PATIO DOOR

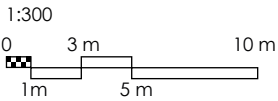
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NOTES

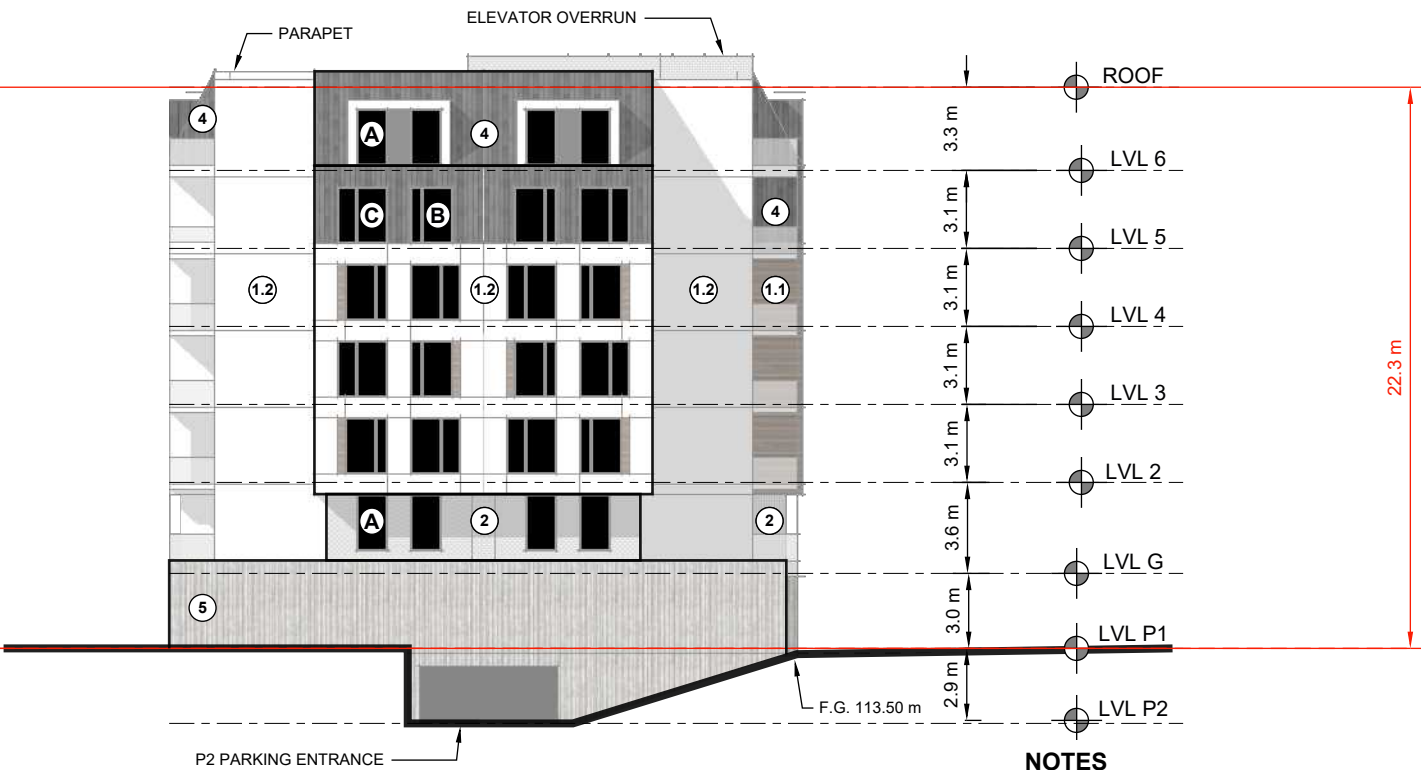
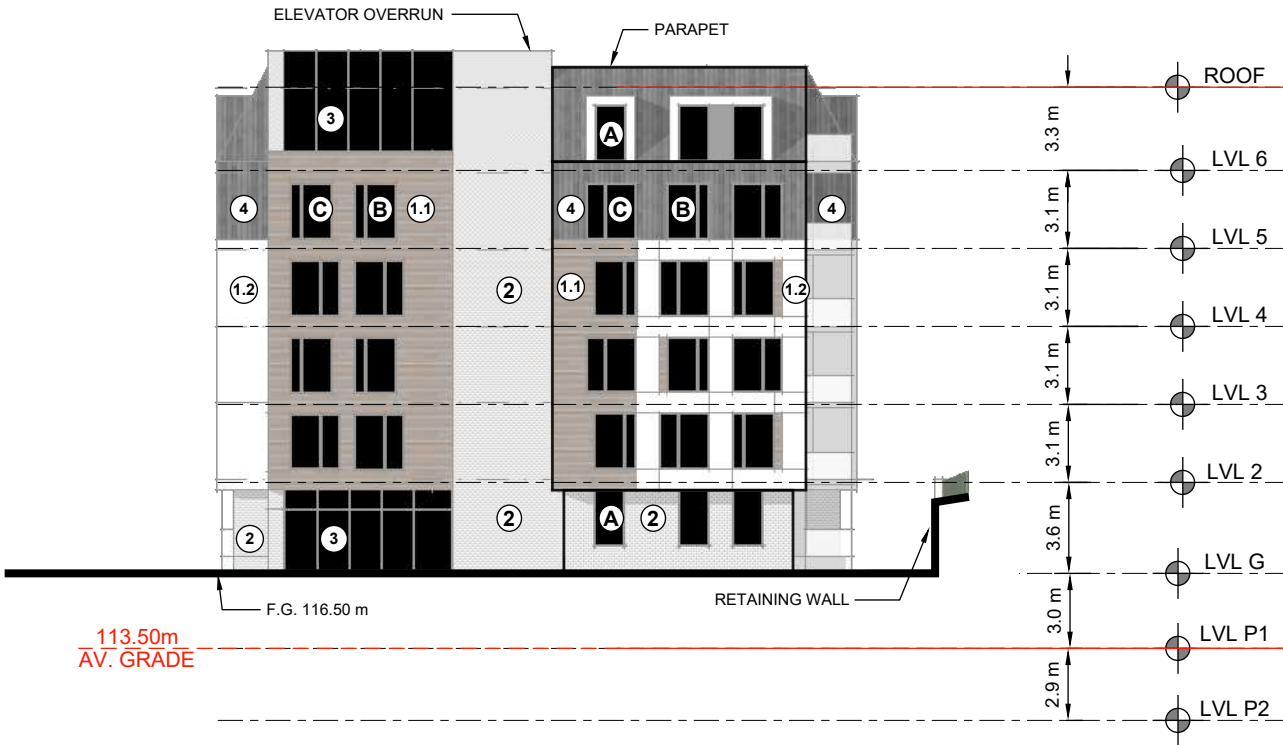
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SCALE



WINDOWS LEGEND	
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D	PATIO DOOR

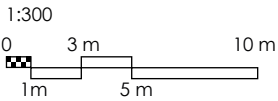
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NOTES

- SITE SUBJECT TO SURVEY. PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY

SCALE





## Attachment B: Review of Relevant Municipal Planning Strategy Policies

Sackville Municipal Planning Strategy	
URBAN RESIDENTIAL DESIGNATION	
Policy	Staff Comments
<b>Policy UR-8</b> <i>Notwithstanding Policies UR-2 and UR-7, within the Urban Residential Designation, it shall be the intention of Council to consider multiple unit dwellings over six (6) dwelling units, according to the development agreement provisions of the Planning Act. In considering such an agreement, Council shall have regard to the following:</i>	
<i>(a) the adequacy of separation distances from low density residential developments;</i>	<p>There are low-density residential uses on each side of the property (zoned R-6). The current proposal indicates a minimum 7.0m setback to the east and a minimum of 18.5m to the west for the residential building. This distance exceeds the minimum rear yard setback of the R-6 zone (the underlying zone), which is applied to the adjacent low-density dwellings. However, the comparable zone for the proposed development would be R-4. This zone would require a side yard of ½ the height of the main building. The residential building height is approximately 22.3m therefore would require setbacks of 11.15m. Due to the building siting and design/grade changes, the minimum setback of 7.0m is reasonable.</p>
<i>(b) that the height, bulk, lot coverage and appearance of any building is compatible with adjacent land uses;</i>	<p><u>Height:</u> The proposal includes a 6-storey (approximately 22.3m) residential and 3-storey commercial building (approximately 14.3m). While the general built form of the surrounding area is predominantly 1 to 2-storey residential and commercial buildings, the proposed development, for the most part, includes greater than minimum setbacks from adjacent properties.</p> <p><u>Bulk/Coverage:</u> Proposed coverage for the residential building is 18% and 25% for the commercial building. In comparable zones within the Sackville Land Use By-Law – the maximums would be around 50% for either building. 35% is the maximum coverage under the current zoning for the site. The proposed lot coverage is significantly less than comparable zone maximums.</p> <p><u>Appearance:</u> The vertical bands of recessed balconies, the variation of roof line, and the well-</p>

	<p>defined yet integrated entrances all help contribute to the development's minimization of negative impact on adjacent low density land uses. The building materials proposed, including masonry and wood cladding. The use of natural tones within these materials creates more subtle integration into the neighbourhood. Changes in the rooflines, with the use of sloping and peaks also helps to create a less dominating appearance and gives a more residential tone to the development.</p>
<p><i>(c) that site design features, including landscaping, amenity areas, parking areas and driveways, are of an adequate size and design to address potential impacts on adjacent development and to provide for the needs of residents of the development;</i></p>	<p><u>Landscaping/Amenity Areas:</u> According to the Sackville Land Use By-Law, in an R-4 (Multiple Unit Dwelling zone), 9.3 square metres of amenity space is required per unit. For this development that would translate to approximately 1,153 square metres of amenity space. The DA requires 2 square metres of private amenity space for each residential unit. Additionally, it requires 1000 square metres of indoor and outdoor common amenity space.</p> <p>While the rear of the site is proposed to remain as green space for leisure and recreational use, details of overall site landscaping will need to be provided in a landscaping plan.</p> <p><u>Parking Areas/Driveways:</u> The residential component of this development (Lot B) contains 124 dwelling units and proposes 0.88 underground parking spaces per dwelling unit, and 0.25 of surface parking. Lot A proposes 1 surface parking space for 31 square metres of gross floor area.</p> <p>While lower parking ratios are desirable in order to encourage a better modal split, this ratio is appropriate for the area. Also, in most cases, the presence of parking areas between commercial buildings and the front lot line is not supported, however, the nature of the area, grade differences, and the lack of pedestrian infrastructure deems the parking area location acceptable for this development. A single access from Sackville Drive is provided for both buildings.</p>

<p><i>(d) preference for a site in close proximity to community facilities such as school, recreation areas and transit routes;</i></p>	<p>The site is surrounding by a host of parks, community facilities and is serviced by several schools and transit routes.</p> <p>There are several parks and a community library within a 3-6 minute drive. The Sackville Heights Community Centre is also within a five minute drive.</p> <p>School Catchment:  <u>Elementary</u>: PP-5 Sackville Heights Elem.  <u>Junior/Late Immersion</u>: 6-8 Sackville Heights JH  <u>Senior/Late Immersion</u>: 9-12 Millwood High</p> <p>The site is serviced by routes 83 and 183 with a bus stop approximately 400m from the site. The site is also approximately 4.5km from the Sackville Transit Terminal which offers park and ride facilities.</p>
<p><i>(e) that municipal central services are available and capable of supporting the development;</i></p>	<p>Services are available and Halifax Water did not identify any servicing issues for this property.</p>
<p><i>(f) that appropriate controls are established to address environmental concerns, including stormwater controls based on a report from the appropriate Municipal, Provincial, and/or Federal Government authority;</i></p>	<p>A servicing schematic plan has been submitted.</p>
<p><i>(g) that the development has direct access to a minor or major collector as defined on Map 3 - Transportation.</i></p>	<p>The site has direct to a major collector as defined on Map 3 – Transportation. road.</p>
<p><i>(h) that it is not being considered on lands which are presently zoned and developed for either single or two unit dwelling purposes nor where it is intended to replace a single or two unit dwelling which has been demolished, removed or destroyed by fire;</i></p>	<p>Lot B which is the lot subject to the proposed multi-unit residential building, is not occupied with either a one- or two-unit dwelling.</p>
<p><i>(i) the impact on traffic circulation and, in particular, sighting distances and entrances and exits to the site;</i></p>	<p>A Traffic Impact Study was submitted and accepted by HRM Development Engineering.</p>
<p><i>(j) general maintenance of the development;</i></p>	<p>The proposed development agreement will contain a standard minimum maintenance clause.</p>

<i>(k) the provisions of Policy IM-13.</i>	See below.
<i>UR-20: Notwithstanding Policies UR-2 and RR-2, Council may consider permitting commercial service uses on properties west of Millwood Drive, within the Urban and Rural Designations, according to the development agreement provisions of the Planning Act. In considering such agreements, Council shall have regard to the following:</i>	
<i>(a) that the site has frontage on and direct access to Highway No. 1;</i>	Proposal meets this criterion. The site has frontage on and direct access to Highway No. 1 (Sackville Drive).
<i>(b) that the height, bulk, lot coverage and appearance of the building is compatible with adjacent land uses;</i>	<p>The proposal for the commercial building indicates a minimum 11.0m setback to the east and a minimum of 7.0m to the west (to the property line which is approximately 15m from the adjacent property line).</p> <p>As a comparison to both C-1 and C-2 zoning regulations, these proposed setbacks meet or exceed these zone requirements. The C-1 and C-2 zone regulations do not allow parking within 3m from side lot line which is also maintained here.</p> <p>See also response to policy UR-8.</p>
<i>(c) that adequate provision is made for buffering and screening from adjacent residential properties and the travelling public;</i>	While the topography of this area does provide for some natural screening, a landscape plan will be submitted at development permit process to provide further detail. The modification of the grading/elevation also provides for a 'sunken' effect for the residential building which also contributes to the buffering/screening from adjacent residential properties.
<i>(d) that site design features, including landscaping, signage, parking areas and driveways are of an adequate size and design to address potential impacts on adjacent development, and to provide for the needs of the users of the development;</i>	<p>Landscaping and signage requirements will be included in the development agreement. Also – see above the requirement for a landscape plan at time of development permit process.</p> <p>Parking – 1 parking space per 31 square metres of gross floor area is proposed for the commercial building. While lower parking ratios are desirable in order to encourage a better modal split, this ratio is appropriate for the area. Also, in most cases, the presence of parking areas between commercial buildings and the front lot line is not supported, however, the nature of the area, grade differences, and the lack of pedestrian infrastructure deems the parking area location acceptable for this development.</p>

<i>(e) that appropriate controls are established, as authorized by the Planning Act, to address environmental concerns, including stormwater controls, based on a report from the appropriate municipal, provincial and/or federal government authority;</i>	A servicing schematic has been submitted.
<i>(f) the provisions of Policy IM-13</i>	See below
<b>IMPLEMENTATION</b>	
<b>Policy IM-13</b> <i>In considering amendments to the land use by-law or development agreements, in addition to all other criteria as set out in various policies of this planning strategy, Sackville Community Council shall have appropriate regard to the following matters:</i>	
<i>(a) that the proposal is in conformity with the intent of this planning strategy and with the requirements of all other municipal by-laws and regulations;</i>	As discussed, the proposal generally conforms with the intent of the MPS and other by-laws and regulations.
<i>(b) that the proposal is not premature or inappropriate by reason of:</i> <i>(i) the financial capability of the Municipality to absorb any costs relating to the development;</i> <i>(ii) the adequacy of sewer and water services;</i> <i>(iii) the adequacy or proximity of school, recreation and other community facilities;</i> <i>(iv) the adequacy of road networks leading or adjacent to or within the development; and</i> <i>(v) the potential for damage to or destruction of designated historic buildings and sites</i>	<p>(i) No costs to the Municipality are expected.</p> <p>(ii) No concerns with service adequacy have been identified by Halifax Water.</p> <p>(iii) no concerns identified.</p> <p>(iv) See UR-8 (i) above. Engineering has reviewed the application and has accepted the submitted TIS</p> <p>(v) No designated historic building or sites have been identified within proximity of this site.</p> <p>This site is in an area of an historic African Nova Scotian community referred to as Maroon Hill. The review of this application included input from the Nova Scotia Department of Communities, Cultural, Tourism and Heritage who provided a recommendation to the property owners to complete an ARIA (Archaeological Resource Impact Assessment). The development agreement requires, prior to the issuance of a development permit, written confirmation that the recommendations contained within the approved ARIA (HRP A2024NS039) have been implemented to the satisfaction of the</p>

	<p>Coordinator of the Special Places of Nova Scotia of the NS Department of Communities, Culture and Heritage.</p> <p>Much of the public feedback was not in favour of the proposed development. Notably, several respondents expressed concerns around the need to commemorate the historic African Nova Scotian settlement and heritage present on the property,. However there is an enabling policy in the Sackville MPS allowing Community Council to consider this development. Staff was able to include provisions which limited the building height and provide adequate buffers and setbacks which should minimize the impact to the surrounding area.</p>
<p><i>(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:</i></p> <ul style="list-style-type: none"> <li><i>(i) type of use;</i></li> <li><i>(ii) height, bulk and lot coverage of any proposed building;</i></li> <li><i>(iii) traffic generation, access to and egress from the site, and parking;</i></li> <li><i>(iv) open storage;</i></li> <li><i>(v) signs; and</i></li> <li><i>(vi) any other relevant matter of planning concern.</i></li> </ul>	<p>(i) uses are contemplated via UR-8 and UR-20 and subject to those criteria contained within.</p> <p>(ii) See UR-8 (b) above.</p> <p>(iii) See UR-8 (i) above.</p> <p>(iv) There is no open storage shown on proposed plans.</p> <p>(v) to be addressed within the Development Agreement</p> <p>(vi) No other matters identified.</p>
<p><i>(d) that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, locations of watercourses, potable water supplies, marshes or bogs and susceptibility to flooding; and</i></p>	<p>Grade related measures are proposed within the development such as retaining walls and building and parking placement. Details pertaining to grade changes will be addressed within the development agreement and then further at the permitting stage.</p> <p>A minimum 30m watercourse buffer has been achieved and it is shown on the site plan and servicing schematic.</p>
<p><i>(e) any other relevant matter of planning concern.</i></p>	<p>No other concerns identified</p>
<p><i>(f) Within any designation, where a holding zone has been established pursuant to "Infrastructure Charges - Policy IC-6", Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance</i></p>	<p>N/A - not a holding zone.</p>

<i>with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS.</i>	
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**Attachment C: Community Engagement Summary****WHAT WE HEARD**  
**Summary of Feedback****PLANAPP-2023-00812**

Application by Zzap Consulting requesting to enter into a development agreement for lands at 1491 Sackville Drive, Middle Sackville, to allow for a 6-storey residential building and a 3-storey commercial building.

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**Engagement**

Public engagement can take several forms. A website containing application details, materials and municipal contact info for questions and feedback was published on July 25, 2023 and remains available until the end of the application process. In addition to this, signage was placed on the proposed site on September 11, 2023 with application details and municipal contact info and will remain on site until the end of the application process.

In addition to the above noted general information sharing and request for general feedback, several methods of engagement took place in during two formal separate timeframes.

From November 3, 2023, until November 27, 2023. The formal engagement consisted of:

- a mailout notification to nearby residents which included application info and notice of public information meeting on November 27, 2023
- the webpage was updated with information regarding the public information meeting.
- PIM was held on November 27, 2023

A second round of formal engagement took place from August 29, 2024 to October 4, 2024. This engagement consisted of:

- A narrated presentation posted on HRM Shape Your City webpage;
- A survey posted on HRM Shape Your City webpage;
- A mailout notification to nearby residents which included application information as well as information about the Shape Your City presentation and survey.

**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.



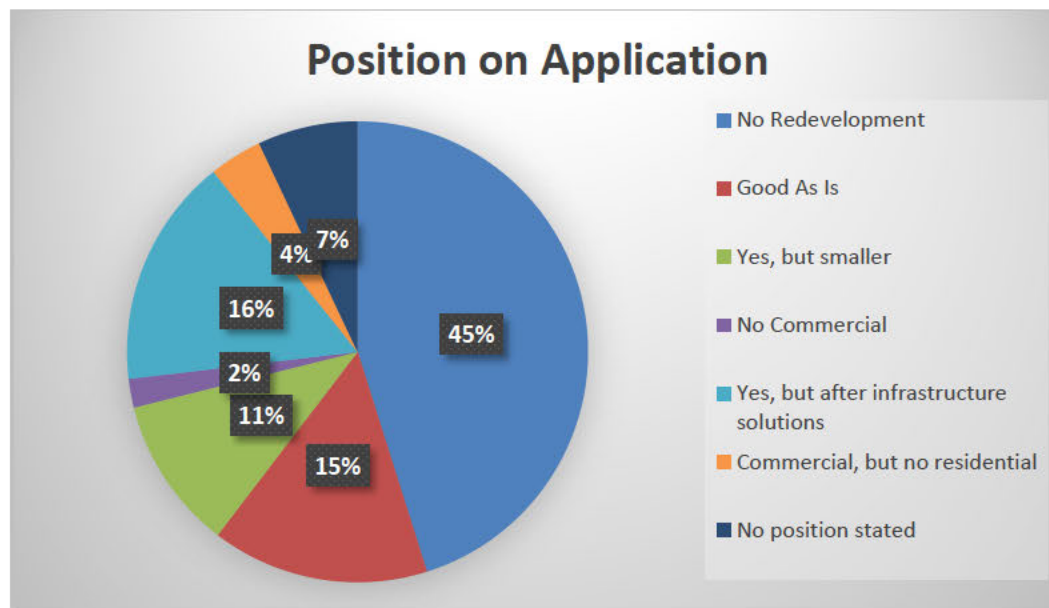
## Data (for public engagement period #1)

Reponses	
Total Notification #1 Mailouts	46
PIM Attendees	4
Emails/Phone Calls Received	~4

Reponses	
Total Notification #2 Mailouts	822
Surveys Submitted	242
Emails/Phone Calls Received	~6
Percent	~30% survey response rate ~9% PIM attendance rate

## Summary

The video presentation and survey were available on the website on August 29, 2024 and notifications were mailed out on Sept 25, 2024. The survey consisted of six questions. Of the 242 respondents, 45% were in opposition of the proposal and indicated that no redevelopment was their preferred option. After reviewing the comments and responses to the questions, the following graphic approximates the positions of the respondents.



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

## Traffic Safety/Transit

- “[Need to] consider the traffic and increase the capacity of the roads.”
- “Infrastructure / roads need to be upgraded to accommodate the increase in traffic.”
- “We need more transit as these higher density housing projects happen outside the city’s core.”

## Community Services / Infrastructure

- “The infrastructure doesn’t allow for the amount of families in these communities.”
- “Traffic won’t be too affected in my opinion, but the lack of amenities will be an issue.”
- This community is becoming overpopulated for its resources and size. There are not enough options to spread people out and avoid congestion.”

## Affordability

- “[Would like to see] a certain percentage of affordable housing added.”
- “I would like to see some affordable priced units

## Compatibility

- “This area is generally rural and suburban and this development is urban in definition.”
- “This is largely an area of single family homes. A 6 storey apartment building is not appropriate. Additionally, we currently have vacant commercial spaces – what need is that filling. The entire project is too ambitious and does not fit the neighbourhood.
- “I love the idea of developing out here – it’s a great space to bring in more families.”
- “Too dense for the community, out of place design style, lack of ownership and affordable housing”

## Historical Roots

- “Could there be some sort of memorial to the Maroon Hill community?”
- “This area is connected to the history of Maroon Hill and African Nova Scotian families live directly beside this proposed six storey apartment and their opinions about this matter to me and should matter to everyone”

## The 6 Questions in the Survey:

- What concerns do you have with the proposed development?
- What do you like about the proposed development?
- What specific things would you like to see added to the proposed development or changed about the proposed development?
- What questions do you have about this planning process or proposal that you feel have not been adequately answered?
- What is your postal code?
- Is there any other important information you feel we should know? All feedback is welcomed.

Survey comments provided following the summary of the Public Information Meeting held on November 27, 2023 within Attachment C. The postal code responses have been removed.



**Public Information Meeting  
Case 2023-00812**

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

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**Monday, November 27, 2023**

**7:00 p.m.**

**Sackville Heights Community Centre (45 Connolly Rd., Middle Sackville - NS)**

**STAFF IN**

**ATTENDANCE:**

Kelly Greenland, Planner, Planner II, HRM Planning  
Maggie Holm, Principal Planner, HRM Planning  
Tara Couvrette, Processing Coordinator - Planning, HRM Planning

**ALSO IN**

**ATTENDANCE:**

Chris Markides – Applicant, ZZap Architecture and Planning  
Marc Ouellet – Armco / Arch Communities  
Laura Mashing – Armco / Arch Communities  
Trevor Adams - Marchand Homes / Arch Communities  
Jeff Marchand – Marchand Homes / Arch Communities

**PUBLIC IN**

**ATTENDANCE:**

Approximately: 4

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**1. Call to order and Introductions – Kelly Greenland, Planner**

Case 2023-00812: ZZap Consulting Inc. is applying to enter into a Development Agreement to allow a 3-storey commercial building and a 6-storey residential building at 1491 Sackville Drive, Middle Sackville.

Ms. Greenland introduced herself as the Planner and facilitator guiding the applicant and the public through the application and planning process.

**2. Presentations**

2a) Presentation by HRM Staff – Kelly Greenland

Ms. Greenland's presentation included information on the following:

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

2b) Presentation by Chris Markides – Applicant

Mr. Markides presented details about proposal.

**3. Questions and Comments**

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



**Councillor Blackburn:**

What will be constructed first? Will they be complimentary design? Will the entrance be on and off of Sackville Dr? Has there been any discussion with the province regarding the Beaver Bank Connector?

**Trevor Adams** – Haven't decided what will be built first yet. We have left a strip of land if it was to happen (Beaver Bank Connector).

**Chris Markides** - Yes, they will be a similar design. Yes, entrance/exit on Sackville Dr. No, there has been no talk with the province about the Beaver Bank Connector.

**Stephen Gough – Maroon Hill, Middle Sackville:**

Pleased to see the acknowledgement to Mi'kmaq First Nations and the people of African Descent. The area where this development is, is a historic black community called Maroon Hill and they would like to see some distinction to recognize that. Would like to get together, and have a discussion, with developers etc. and the descendants of this community to discuss their thoughts about the distinction of the community. What is the plan for retaining walls? What type of commercial will there be? Has a hard time getting in / out of the driveway now. Adding 124 (approximately) more people, what are you going to do about traffic? There will need to be something done, like traffic lights or something.

**Chris Markides** – There are no tenants at this time, but it is anticipated to be medical clinic / general office space. There was a lot grading plan done, and is on the website, which shows a retaining wall on both the North and South sides of the development. There was a traffic study done and it meets the levels of service requirements for Sackville Dr.

**Jessica White – Maroon Hill, Middle Sackville:**

Next door to the development. Lived there all their life and risks their life everyday trying to get the bus. Can't get vehicles in and out because of the traffic. The hill going in and out of the round-a-bout is a sheet of ice every winter and there are accidents all the time. No sidewalks, they took our bus stop, that was closest to us, for the development of Sunset Ridge and Executive Dr. My driveway is where you are saying you are going to run your driveway. So, I am now expected to share my driveway with 124 + people? I have children, dogs and we are zoned for agriculture so I could possibly have my farm back. The city, and the people who supposedly own it, have never done anything to maintain the driveway.

**Amanda White – Sackville Dr.:**

Grew up there as well and is concerned about the driveway. It is their mother's driveway and always has been. How after all these years of servicing that driveway and plowing that driveway and you come and assume it. We are the only ones who have ever taken care of the driveway. We have been here for over 100 years, and this is so out of character for this area. I understand the need for housing, but this is not going to happen in my community. Wants to know who plans this guidance because they don't remember anyone ever asking for their guidance. Wants to know about the investments into infrastructure because they are pretty sure they are the ones who paid for the lines to come across the street. Feels there is total disregard for the character of the community.

**Derrick Keel – Sackville Dr.:**

Stated the property that is being spoke about is their grandfather's property and it was stolen from him. The driveway that they were speaking about has been there for years (50+). Would like to know what is going to be done about the driveway that has been there forever. Concerns about traffic.

**Maggie Holm / Kelly Greenland** – We have heard the concern about the land and will take that away. The concerns about traffic will also be taken away and taken into consideration. Lighting and sidewalk connections are also very important and helpful and will be investigated.

**Stephen Gough – Maroon Hill, Middle Sackville:**

Spoke again about Marron Hill and the fact that there is a community cemetery on the hill will some of the Maroons are buried. Spoke to the developer about making considerations for that cemetery, possibly having it fenced off. This is a heritage area/property that should be preserved and recognized as such. If the history of the property isn't looked at now it will be too late. A lot of blood sweat and tears went onto the property. Doesn't want that area to be forgotten in lieu of development. The

developer needs to take some responsibility to make sure that that history is not forgotten. The traffic at that round-a-bout is terrible and it is bottlenecked. You can't get around that, you are sitting there forever trying to get through it. There are always accidents. Thought the round-a-bout would mean less traffic on Sackville Dr. but that hasn't happened – it seems to have gotten worse. Is there anything in mind to alleviate the traffic problem now or are you just going to tweak it as you go? And what about sidewalks – with that many people, and people like to walk, you are going to need to install sidewalks and proper lighting.

**Chris Markides** – Explained that at time of permit consideration a further traffic study would need to be presented. If there isn't sufficient traffic capacity, then they will not issue the permits.

**Kelly Greenland** – those are good points about the lighting, sidewalks, as well as transit access.

**Amanda White – Sackville Dr.:**

What about school capacity, there is not much capacity there. What about Halifax Water and the capacity there? At some point we are going to overload the system. We are here because we love our community the way it is. This is way out of character. It is not the place where you put something like this. 4-storeys with a pitched roof and wood framing, townhouses, senior housing, any of these would fit in better. Is any part of the building affordable? I think there should be more commercial on Sackville Dr., and I agree with, but the residential building is just too much.

**Councillor Blackburn** – Halifax Water, when they put in the pipes in that area, they oversized them to account for future capacity. Sidewalks is something HRM is looking into now. They are looking to close the gap in sidewalks.

**Jessica White – Maroon Hill, Middle Sackville:**

Also wondering when construction is going to start, when will it begin in the morning and end in the evening? What about the person that lives in the house that is on that land? They have lived there their whole life. I live in the woods for a reason, how many people am I going to have to kick off my property because I have to do that now and to add this many people, it is too much. Only ever knew farm, trees and animals. We are already overpopulated. We do not have the infrastructure to get in and out of Sackville properly.

**Councillor Blackburn** explained the development agreement can get very specific, for example it can be written into the development agreement that the property must be fenced or there has to be a minimum of so many trees per foot etc.

**Amanda White – Sackville Dr.:**

Would like to know when the sewer was upgraded to meet capacity, or is it at capacity now? The report they looked at showed it had limited capacity. Asked how long the policy has been in effect.

**Chris Markides** – not sure, would have to investigate that.

**Kelly Greenland** – The plan has been in effect since 1994. Spoke about the Suburban Plan that is coming. Explained next steps.

**Councillor Blackburn:**

Asked what the notification area was for this application.

**Maggie Holm / Kelly Greenland** – said it was the standard 80m. This could be expanded if need be.

**Stephen Gough – Maroon Hill, Middle Sackville:**

Reiterated the need for discussion about the heritage of Maroon Hill.

Survey comments provided following the summary of the Public Information Meeting held

4. **Closing Comments**

Ms. Greenland thanked everyone for their participation in the meeting.

5. **Adjournment**

The meeting adjourned at approximately 8:15 p.m.

# PLANAPP-2023-00812 - 1491 Sackville Drive, Middle Sackville

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## SURVEY RESPONSE REPORT

01 July 2013 - 06 October 2024

### PROJECT NAME:

Planning Applications



# SURVEY QUESTIONS

## Q1 What concerns do you have with the proposed development?

Anonymous

8/30/2024 02:54 PM

Too dense for the community, out of place design style, lack of ownership and affordable housing. The area is generally rural and suburban and this development is urban in definition. Neighboring properties will also have to contend with an influx of people who are planned to be renters when the community is largely ownership or small single family rentals. This drastically changes the demographics of the community. In addition this could have affects on the onsite services, existing easements and access to larger rural lots neighboring the property. Property tax increases are also a concern for existing land owners. Existing wildlife and habitats in the property will be displaced and pushed onto neighboring properties.

Anonymous

9/03/2024 11:58 AM

The amount of people and traffic increase

Anonymous

9/11/2024 12:56 PM

- My concern for this development is its too Car-Centric with the excessive exterior parking spaces. I believe we should have a more pedestrian and bike friendly vision for the future and have more inviting spaces that reflect that.

Anonymous

9/15/2024 03:09 PM

My driveway accesses the proposed plan will I still have access to my house?

Anonymous

9/15/2024 03:18 PM

I don't want people trespassing on my property, the amount of traffic how will I access my home

Anonymous

9/19/2024 08:18 PM

Somebody's living on that property. Currently what will happen to him? There is a housing crisis Traffic, no side walks people Trespassing on my property

Anonymous

9/24/2024 07:35 AM

I have no concerns.

Anonymous

9/24/2024 08:21 AM

Traffic, school system, location

Anonymous

9/24/2024 08:22 AM

Infrastructure of Sackville is not where it should be to accommodate more apartments. Build a new school and update the 102/101 ramp



on the highway and then build as much as you like. The cart is before the horse. We need housing but we also need our children to be safe is schools.

Anonymous

9/24/2024 08:47 AM

More traffic

Anonymous

9/24/2024 08:52 AM

What will be done to account for the extra traffic? I live in Hanwell Dr and we already have cars speeding down this street. We need speed humps and possibly lights for the increased traffic.

Anonymous

9/24/2024 09:01 AM

Impact on traffic - it is getting difficult to navigate the intersection of Sackville Drive, Beaconsfield, and Executive drive as is and this will had more traffic through there.

Anonymous

9/24/2024 09:24 AM

\*Too much traffic for one are \*Not enough grocery stores within this area --- WE NEED ONE. \* Over crowding in schools leading to violence etc

Anonymous

9/24/2024 09:38 AM

None

Anonymous

9/24/2024 09:40 AM

Traffic and infrastructure- needs to be rethought / more buses or better times

Anonymous

9/24/2024 09:44 AM

Multiple concerns. This area of sackville is developing at a rate that is unsustainable for the infrastructure surrounding it. Sackville drive is already extremely busy, the one lane In and out is far to congested, we need wider roads to accommodate more people. AND the schools are absolutely exploding, to the detriment of our own children. Another issue I have also, is that you can say it's 124 units. However, that doesn't mean it's gonna be 124 families. Housing costs are so high right now now that people cannot afford to rent on their own so multiple families are living in one unit. So the numbers for the schools are not even accurate. There are more children than we are able to handle. This area of sackville needs a HAULT in residential building until more resources can be figured out for the people that are already there

Anonymous

9/24/2024 09:48 AM

There is too much traffic on Sackville Drive now. We need better infrastructure. We have a hard time even getting out of our street

onto Sackville Drive.

Anonymous

9/24/2024 09:53 AM

I have issues around overcrowded schools , if this project(I don't call it development) comes with an additional schools for the area and some more developed open spaces for family and kids, wider road , I have no issues but this has no plans for that ,just units and parking for expected more vehicles in narrow width road

Anonymous

9/24/2024 10:38 AM

The infrastructure around middle sackville has not grown with all the houses, the traffic is so busy it's hard to get out of neighborhoods, the elementary school is so over crowded they had to move pre primary from it...

Anonymous

9/24/2024 10:38 AM

Traffic Not enough services to accommodate more buildings

Anonymous

9/24/2024 10:50 AM

None, this is fine. Townhouses down Sackville drive are not.

Anonymous

9/24/2024 11:00 AM

We don't even have enough schools in this area. We see over populated. Traffic is already insane. How can we add more.

Anonymous

9/24/2024 11:35 AM

Not enough infrastructure support. Schools, roads, traffic lights

Anonymous

9/24/2024 11:37 AM

we do not have the resources and infrastructure to handle this

Anonymous

9/24/2024 11:44 AM

Concerned about the impact on neighbouring properties, particularly the residential owners who have lived there for a long time, invested in their homes and whose value may decrease as a result of a large commercial development being so close.

Anonymous

9/24/2024 11:51 AM

Over crowding. Already congested roads. Sunset ridge being used a pass through. Schools even more overcrowding. Locals can barely afford to live around here now. Only foreigners can afford these places. Take care of your locals first. Daycares are at capacity already with long wait lists. We don't need to add to that.

Anonymous

Not only the population growth concern - which leads to overcrowded

9/24/2024 12:01 PM

schools and streets, and yes - crime, but the current infrastructure can not handle this amount of people. (bus or cars). (Halifax Transit can not handle it now. Most times buses don't even show up) Especially with another apartment building complex currently being built at the top of Millwood Dr / Sackville Dr. That will already add to the strain. Sackville Dr in Middle Sackville is 1 lane only until Beavertown. Now, at any given time of day, traffic on Sackville Dr is back-up from between 850-1000 metres. That's a 10-15min wait at the lights at the corner of Beavertown and Sackville Dr. I guarantee that amount of accidents will just increase from the already high number. Sure, you are able to take the side streets, but they are also getting busy with the overflow of traffic. Rafting Dr has being a thorough fare for all - since the Executive Dr subdivision opened - this will only make the safety of our children worse. No amount of "speed bumps" will slow drivers down or discourage less traffic. I really can not understand how this even progressed this far. Anyone take a look at previous accepted proposals??? (ie: top of Millwood Dr and Sackville Dr - only 2km away!! ) That building is going to already put a major strain on the current infrastructure.

Anonymous

9/24/2024 12:27 PM

I am concerned about overcrowding of all the resources. Schools need to expand, roads are overcrowded now and will only get worse and public transport is near non-existent in so much of this area.

Anonymous

9/24/2024 12:35 PM

Traffic is already bad in the area which will increase the amount of accidents that already happen in the roundabout. Also, both elementary schools are over crowded

Anonymous

9/24/2024 12:57 PM

None!!! Progress is vital for communities to grow!

RoseE

9/24/2024 01:12 PM

the current road, Sackville drive is not wide enough to accommodate the speed and additional traffic. The roundabout to Margeson is too small to accommodate, and will I

Anonymous

9/24/2024 01:32 PM

Middle Sackville does NOT have the infrastructure to support this type of development. Our schools are already overflowing, what used to take 10 min to drive in 2019 now takes 30+ we are over populated with the lack of supporting infrastructure

Anonymous

9/24/2024 01:35 PM

Lack of basic infrastructure like 4 lane roads to take on the significant increase in traffic, school in the area is already over crowded, lack of street lights for side roads coming onto an already significantly more

busy sackville drive. Also, with the possibility of the margeson round about getting a 4th exit, there is a high potential for significant traffic congestion in this area

Anonymous

9/24/2024 01:37 PM

Traffic and over population in schools

Anonymous

9/24/2024 01:38 PM

Added traffic in the area

Anonymous

9/24/2024 01:39 PM

None

Anonymous

9/24/2024 01:40 PM

To much traffic. Not safe road to walk on. No room in schools.

Anonymous

9/24/2024 01:40 PM

Traffic and over population

Anonymous

9/24/2024 01:41 PM

Too much traffic too many people and unnecessary to have more apartments in a community that doesn't need them

Anonymous

9/24/2024 01:43 PM

Traffic

Anonymous

9/24/2024 01:43 PM

That there are no property tax abatement in place, those funds need to be used to better the general Middle Sackville community and infrastructure.

Anonymous

9/24/2024 01:47 PM

Traffic flow, access to highway interrupted, not enough spaces in the surrounding schools for more to be added (especially the high school), affect to our water/sewer. It will be a nightmare during the construction process to get to and from Sackville.

Anonymous

9/24/2024 01:49 PM

Traffic. Sackville drive already backs up. We need better road infrastructure. As well the buses lately have been overcrowded. How much more can our roads handle? Can our schools handle more?

Anonymous

9/24/2024 01:54 PM

Already too many large apartment buildings going in. When I chose my area of residence I chose out of the city so I didn't have to see big

buildings. If I wanted to live in a concrete jungle I would have chosen a different location.

Anonymous

9/24/2024 01:56 PM

Traffic congestion

Anonymous

9/24/2024 01:59 PM

The traffic

Anonymous

9/24/2024 02:03 PM

Influx in traffic in our area. Lack of space at schools to support more children.

Anonymous

9/24/2024 02:06 PM

Too much traffic, too much noise, this place will turn like larry uteck and it is not a good place for it

Anonymous

9/24/2024 02:15 PM

This residential neighborhood consists of large lots of land, taxed as such, with 100% family homes and small businesses. The aesthetic is not compatible nor or the traffic control mechanisms in place suited to a large apartment complex. To put it bluntly, this is a quaint neighborhood with families who live here for peace, which includes a the small population by original design. The traffic concerns are currently minimal. The bus routes are minimally intrusive . This neighborhood is not suited to an urban lifestyle. It is a suburban community.

Anonymous

9/24/2024 02:15 PM

The impact on local traffic will be significant.

Anonymous

9/24/2024 02:21 PM

None! Build build build! Halifax and Nova Scotia need to grow and boom. Don't listen the small minded, defeatist blue nosers. It is 2024 not 1924.

Anonymous

9/24/2024 02:23 PM

I can't seem to find information on where all these buildings will go at that one address!? Sackville Drive is only two lanes for the most part and this would bring a lot of congestion.

Anonymous

9/24/2024 02:25 PM

Traffic congestion and lack of existing services currently for the area. Also will not provide affordable housing options.

Anonymous

I currently can't get around my neighbourhood in my wheelchair

9/24/2024 02:43 PM

safely. Shouldn't those issues be addressed before adding new info structure that people can't afford.

Anonymous

9/24/2024 02:45 PM

how it will affect waterways, and peoples well water, current municipal water and sewage service systems.

Anonymous

9/24/2024 02:47 PM

Traffic back up on sackville drive

Anonymous

9/24/2024 02:52 PM

None, I think its fantastic! The more people the better.

Anonymous

9/24/2024 02:56 PM

Our roads in sackville do not support the current amount of traffic we see. We need more lanes if we are going to continue to develop the area. We also have crowded schools and all of this new development will bring more families and children which we will need to accommodate. We need better schools built and not just outdoor classrooms

Anonymous

9/24/2024 02:58 PM

Over crowding of our area. Influx of commercial and residential traffic. Spoiling of natural habitats and green space with more towering blocks.

Anonymous

9/24/2024 03:10 PM

Traffic congestion.

Anonymous

9/24/2024 03:11 PM

Lack of sidewalks.

Anonymous

9/24/2024 03:23 PM

More traffic, roads are not built for increased traffic, crowded school population, no immunities

Anonymous

9/24/2024 03:24 PM

None

Survey comments provided following the summary of the Public Information Meeting held on

Anonymous

9/24/2024 03:26 PM

no infrastruture to support the increaee in population to the area

Anonymous

9/24/2024 03:32 PM

Traffic and loss is rural feel.

Anonymous

9/24/2024 03:35 PM

Lack of local amenities

Anonymous

9/24/2024 03:39 PM

Increased traffic, over crowded schools. The traffic in Sackville is atrocious without this development.

Anonymous

9/24/2024 03:39 PM

Infrastructure doesn't support population growth in this area. No new schools have been built in Sackville to accommodate Indigo Shores, and additional housing will only add to the problem.

Anonymous

9/24/2024 03:39 PM

Traffic, too many people in a small urban area.

Anonymous

9/24/2024 03:46 PM

Traffic flow

Anonymous

9/24/2024 04:16 PM

TRAFFIC is ALREADY a NIGHTMARE to get out of Wilson lake!  
SCHOOLS are ALREADY overcrowded! THIS IS A SINGLE FAMILY  
RESIDENTIAL AREA AND WE WANT TO KEEP IT THAT WAY!!!

Anonymous

9/24/2024 04:20 PM

More people bring more traffic. The transit system does not serve this are well at all so this will bring more traffic to an already busy area. There are not enough amenities in the area to serve people. Harry R Hamilton and Sackville Heights Elementary and Junior High and Millwood High are already bursting at the seams. where is the space for more space in the schools going to come from? What will the new construction do to the wells in the area?

Anonymous

9/24/2024 04:38 PM

Wondering if this will affect my well water

Anonymous

9/24/2024 04:40 PM

The infrastructure in this area cannot support this type of growth.

Anonymous

9/24/2024 04:42 PM

Height

Anonymous

9/24/2024 04:48 PM

It is becoming way too congested for traffic and people in this area. I have lived here for 43 years and have been here through all of the changes but with the development already going on by Millwood. This

is going to be too much. The schools are all around and it is going forever for people to get their kids etc..

Anonymous

9/24/2024 04:57 PM

This will add more people to an already over populated area with inadequate infrastructure.

Anonymous

9/24/2024 05:12 PM

Traffic

Anonymous

9/24/2024 05:22 PM

Increased traffic, increased density in an already over capacity area, less space for single dwelling homes.. already way too many apartments in the Sackville area. Our infrastructure was not made for this many people

Anonymous

9/24/2024 05:34 PM

Traffic is already horrible. Schools are way over crowded. We can't handle anymore buildings until infrastructure is improved.

Anonymous

9/24/2024 05:35 PM

Increased traffic and lack of proper infrastructure.

Anonymous

9/24/2024 05:46 PM

Traffic

DSHRM98

9/24/2024 05:50 PM

Addition of a heavy amount of traffic to an already congested area. There is no municipal water available in the entire area. Add that to residents first, before creating these structures. Our residential taxes are already too high for the services we receive.

Anonymous

9/24/2024 05:58 PM

No concerns development is needed

Anonymous

9/24/2024 06:07 PM

An already busy roundabout for the increasing traffic and population in this area. The smallest halt in flow creates a problem on all three directions coming onto the roundabout - a large complex would further this problem .

Anonymous

9/24/2024 06:11 PM

I am concerned about more vehicles in this area. We have had too many traffic issues here where a half hour drive takes an hour.



Anonymous

9/24/2024 06:20 PM

Traffic is already congested at times. The entrance appears to be very close to the roundabout. Someone turning left into or out of the entrance will have a difficult time and potentially lead to traffic issues.

Anonymous

9/24/2024 06:38 PM

Too much traffic as it is in that small area. Congestion

Anonymous

9/24/2024 06:41 PM

Too many people, too congested - we are a small place.

Anonymous

9/24/2024 06:46 PM

The affordability of the units. We don't need luxury units or condos. The HRM community needs affordable family homes with units with more than 1 or two bedrooms.

Anonymous

9/24/2024 06:47 PM

Too much growth in the area population without the proper growth of Infrastructure

Anonymous

9/24/2024 06:50 PM

Over loading of the waste water infrastructure.

Anonymous

9/24/2024 07:03 PM

Will make the area too busy

Anonymous

9/24/2024 07:25 PM

Congestion on our roads ...safety for kids walking ...services being able overwhelmed .like school.. police...ambulance ect

Anonymous

9/24/2024 07:27 PM

To much traffic in the area now

Anonymous

9/24/2024 07:44 PM

No public consultation. COVID rules. You should be ashamed.

Anonymous

9/24/2024 07:45 PM

I have several concerns. Traffic- pulling out of Wilson Lake drive onto Sackville Dr is getting dangerous and sometimes there's a line up to get out, and it can take up to 10 mins. The traffic driving into Lower Sackville on Sackville is already getting backed up over a km, this will increase. Schools - where are the children going to go to school? The schools are already over crowded to the point where they're adding portables. I moved to these area to get out of the city but it appears the area is getting built up and it keeps getting busier and busier.

Anonymous

9/24/2024 07:54 PM

Traffic

Anonymous

9/24/2024 08:01 PM

Traffic, schooling, access, medical needs, infrastructure, affordable housing

Anonymous

9/24/2024 08:14 PM

Traffic - too congested on that street as it is now

Anonymous

9/24/2024 08:26 PM

None

Anonymous

9/24/2024 08:57 PM

Traffic. Congestion. Poor infrastructure to deal with more traffic. Our schools are old and bursting at the seams. Noise pollution.

Anonymous

9/24/2024 09:19 PM

Traffic congestion it's bad now so adding more will make it worse

Anonymous

9/24/2024 09:39 PM

Increased traffic to an already heavy traffic areas. There is already an issue with break ins. Increased population will make this potentially worse

Anonymous

9/24/2024 09:44 PM

It's next to a busy round about and we don't need the extra congestion.

Anonymous

9/24/2024 09:48 PM

1. That we are bringing even more immigrants in. 2. The cost of the units 3. Increase in population but no plans for the road structure to accommodate mor of an increase of population

Anonymous

9/24/2024 10:19 PM

The traffic is already picking up in middle Sackville. The residents who live here, don't wish to live in a busy "city" which seems it is the way it is heading. The intersection by Wilson lake is already a head scratcher, I'm sure a new entrance to a development right before the roundabout will be scary as well

Anonymous

9/24/2024 11:03 PM

Impact on traffic and schools

Anonymous

Infrastructures can not handle more housing developement without

9/24/2024 11:11 PM

more schools, doctors and emergency access to fire and paramedics.

Anonymous

9/24/2024 11:33 PM

Is there enough room for day care/ schooling?

Anonymous

9/25/2024 12:19 AM

Sackville is quickly become overpopulated. The traffic is horrendous, residential areas are becoming grid locks. This is making it more difficult to commute and more dangerous for pedestrians. People are speeding and rushing, there are pedestrians being hit by cars. And the sidewalk on sackville dr. does not extend from Executive to the round about for safe foot travel. Our amenities are also over flowing. Our grocery stores are always packed, packing lots full everywhere. The only place to shop condensely is Downsview plaza.. think about Cole Harbour and how many plazas annd options are in that area.

Anonymous

9/25/2024 03:37 AM

Traffic congestion, noise, crime, litter, more water consumption, too much development too soon , etc etc

Anonymous

9/25/2024 06:30 AM

The location is too close to the roundabout which will further congest traffic. Along with the other apartment building being built just down from Lucasville road it is too many people in such a concentrated area.

Anonymous

9/25/2024 06:32 AM

None, I believe it is a good thing for the community

Anonymous

9/25/2024 07:15 AM

None at all

Anonymous

9/25/2024 08:28 AM

Traffic

Anonymous

9/25/2024 09:04 AM

None

Anonymous

9/25/2024 09:28 AM

We do not have the infrastructure in Middle Sackville for this.

Anonymous

9/25/2024 10:07 AM

The busy intersection with minimal walking sidewalks. Development is already on the opposite side of highway should use unused land closer to the high way.

Anonymous

9/25/2024 10:42 AM

Increased traffic on an already busy roadway. Mis-management of stormwater causing additional flooding in the area. Displacement of wildlife in an area already struggling with bears and porcupines in our backyard.

Anonymous

9/25/2024 11:08 AM

Increased traffic through the roundabout and on Sackville Dr.  
Increased pressure on Harry R Hamilton elementary school.

Anonymous

9/25/2024 12:19 PM

So many other apartment buildings going up, traffic is becoming unmanageable.

Anonymous

9/25/2024 06:00 PM

It is busy enough on Sackville Drive and adding more apartments is going to cause even more problems. We need more ways to get out of Lakeview Avenue not make more homes around the area of Middle Sackville.

Anonymous

9/25/2024 06:24 PM

Way too much traffic here now. Will the apartments be affordable?

Anonymous

9/25/2024 07:15 PM

Too much traffic, infrastructure not in place for increased population- schools, health services etc grid lock at round about, not able to get out from Wilson lake drive, already almost impossible at times of day

Anonymous

9/25/2024 08:34 PM

Sackville Drive cannot support the increased traffic.. The current roundabouts on Sackville Dr and Margenson cannot support the increased traffic. Our schools are over populated and now have out buildings to support the overflow. We have minimal retail options for shopping in Sackville and they are failing to support the increased population we currently have with the number of new apartment developments currently being built. It is very frustrating to go get groceries and not being able to purchase milk because they have run out of stock.

Anonymous

9/25/2024 08:41 PM

Excessive traffic. It's already hard to get out of my subdivision in the morning, and with the roundabout, there's no possibility of traffic lights.

Anonymous

9/25/2024 10:07 PM

Concerns are with urban sprawl this area is clearly identified as residential and the proposed properties appear that they could be

developed under this in a way that maintains the consistency of the neighborhood.

Anonymous

9/26/2024 12:01 AM

We do not have the infrastructure to support more population at this time. Sackville is busier than ever. We do not have a grocery store in middle Sackville. We do not have enough highway exits to support more growth.

hattonab

9/26/2024 06:34 AM

This driveway is roughly the same distance from the roundabout as Wilson Lake road, which is extremely hard to get out of during any peak traffic hours. This is not safe with the volume of vehicles we already have on this part of Sackville Drive. You guys need to solve this first, before even considering another "project" that adds more traffic.

Anonymous

9/26/2024 06:35 AM

I have no concerns I think we need it.

Anonymous

9/26/2024 08:27 AM

We don't want or need it

Anonymous

9/26/2024 09:11 AM

Traffic in sackville

Anonymous

9/26/2024 10:05 AM

High volume of traffic already exists this will only contribute to the problem.

Anonymous

9/26/2024 04:19 PM

Infrastructure ie schools and full time cobequid hospital °

Anonymous

9/26/2024 04:27 PM

This in addition to the new building recently approved on the adjacent Regkay CRT, and proposed building on Hanswell & Margeson brings a concern on traffic to the area. In addition, in Middle Sackville many properties especially near Regkay and Bambrick are on Well. I would like to see Water & Sewer brought to these areas if we're continuing to increase density within the area. It's crucial that the water quality remains healthy for our kids.

Anonymous

9/26/2024 04:37 PM

More traffic congestion, overcrowded schools

<p>Anonymous</p> <p>9/26/2024 04:50 PM</p>	<p>Not enough classroom for more children</p>
<p>Anonymous</p> <p>9/26/2024 05:30 PM</p>	<p>Traffic</p>
<p>Anonymous</p> <p>9/26/2024 05:35 PM</p>	<p>Development is too close to the roundabout. Schools in the area are already overcrowded. Community population is growing too large for infrastructure to support. Too many cars for the single lane road.</p>
<p>Anonymous</p> <p>9/26/2024 05:36 PM</p>	<p>Not any, as location is close to Hwy 101 access therefore should have little impact on the poor traffic design at Beaverbank Rd and Sackville Dr.</p>
<p>Anonymous</p> <p>9/26/2024 05:55 PM</p>	<p>We don't have the public infrastructure to support additional residence. Schools are over crowded. Sackville business area traffic is a nightmare.</p>
<p>Anonymous</p> <p>9/26/2024 06:03 PM</p>	<p>Sackville drive/Beaverbank Road cannot accommodate the congestion of traffic this development will create. Too many developments in this area.</p>
<p>Anonymous</p> <p>9/26/2024 06:27 PM</p>	<p>Room for other developments to spring up. Other than that none.</p>
<p>Anonymous</p> <p>9/26/2024 06:42 PM</p>	<p>Traffic flow and capacity to handle this large of a building. Also cost of the apartments, Sackville is very family-oriented and there is a housing crisis so more brand new and expensive apartments are not going to help.</p>
<p>Anonymous</p> <p>9/26/2024 06:50 PM</p>	<p>Increased traffic</p>
<p>Anonymous</p> <p>9/26/2024 06:57 PM</p>	<p>Here in middle Sackville we are losing the privacy that this great community once had. Not only is the loss of privacy a concern, but there is seemingly an increase in traffic everywhere. At all times. I frequent the roads from as early as 6:50am to 11:30 pm due to school and work. I have never seen an influx quite like what Sackville has seen in the last 24 months due to over population and crowding in residential areas. We have many areas of our community that are over populated and this is causing our community to look worse for</p>

wear as the city isn't paying enough attention as it is to the community. How can we host another multi-storey complex, that is going to be located on one of the main exit streets to get out of sackville. That area is already over congested with traffic at all times of the day!

Anonymous

9/26/2024 07:32 PM

We don't need any more commercial space/parking. It's ugly, brings the value down in the neighborhood and is completely un-environmental and destroys the nature around the area. People are struggling for housing and cost of living, and by building more commercial space and useless parking lots, will only contribute greatly to the problem. I promise you that if this goes through, many people in the area will vote the political leaders out from office.

Anonymous

9/26/2024 07:35 PM

The area is well over congested now; the amount of accidents on this corner is astounding as well. Any form of road construction or heavy traffic in this exact area has seen 2 minute drives consistently become over an hour, no exaggeration. If there ever were an emergency evacuation of the area you'd create a whole other emergency with our roads infrastructure not being able to handle us as is now

Anonymous

9/26/2024 07:47 PM

The traffic and the amount of people it will bring in were this area is peaceful and quiet and now u all want to over develop and talk wonder why we have bears on main roads where else are they going to go enough is enough

Anonymous

9/26/2024 07:51 PM

Our schools are over crowded now. That area would not tolerate that level of residential and commercial traffic.

Anonymous

9/26/2024 07:56 PM

Traffic and congestion is already a problem in sackville and middle Sackville. The infrastructure is not ready for more People in this area. Also There is a lot of deer that moves in That area. It will Disrupt their Normal paths. We need to consider wildlife more.

Anonymous

9/26/2024 08:02 PM

None

Anonymous

9/26/2024 08:04 PM

What measures have been taken to check existing school capacity? The local elementary school is already hosting over 100 new pre-primary students from across Sackville with no mitigating changes to traffic/parking or snow removal in the school vicinity. Frankly, it's a

nightmare as is. What about waste/water/sewage? The last we had heard, the sewage system was already over capacity here in the area.

Anonymous

9/26/2024 08:21 PM

Traffic.

Anonymous

9/26/2024 08:51 PM

The additional associated costs

Anonymous

9/26/2024 09:03 PM

More traffic

Anonymous

9/26/2024 09:22 PM

Lack of infrastructure

Anonymous

9/26/2024 09:51 PM

I'm concerned with more traffic and the same/less RCMP presence.  
Just safety

Anonymous

9/26/2024 10:35 PM

Traffic

Anonymous

9/26/2024 10:59 PM

Traffic

Anonymous

9/26/2024 11:35 PM

I'm concerned about drainage/runoff from this development and the impact this will have the brook behind the development that goes in the Twin Brooks and Millwood Subdivision. Are there plans for a stormwater pond behind the development? How is drainage being managed given the likelihood of increasing rain in the future? I'm also concerned about the height of the building and its potential impact on the neighbouring subdivision.

Anonymous

9/26/2024 11:52 PM

Spacing, traffic. Influx of more people in a small radius makes absolutely 0 sense with our infrastructure in sackville.

Anonymous

9/27/2024 12:54 AM

None

Anonymous

9/27/2024 02:30 AM

Noise, traffic, privacy



Anonymous

9/27/2024 06:33 AM

Increase in traffic on already very busy roads, where another development is already being built a short distance away, with a lack of support to increase infrastructure. This also becomes less pedestrian and cyclist friendly in an area that already is very much so, but these are still methods of transportation used. Additionally, these units may bring in families - schools and teachers cannot house more students and provide meaningful education. Finally, COST. Homes need to be affordable - both to purchase and rent - to reduce the number of unhoused folks in our city/province, and avoid adding to those already very high numbers.

Anonymous

9/27/2024 06:49 AM

Traffic flow in an already heavily trafficked area. Higher population with already overflowing schools.

Anonymous

9/27/2024 06:57 AM

Traffic congestion and control. This will have added strain on just single lane roads. Has the city consider this in their plans and what is the plan to mitigate the risks and reduce the interruption for community.

Anonymous

9/27/2024 07:02 AM

Volume of traffic on Sackville Drive between Beaverbank and Matheson has increased drastically in past 3 years to the point of almost gridlock at times. And this is before apartments at corner of Millwood and Sackville are completed. Adding this many more units without upgrading that stretch of road with wider lanes and strategic traffic lights will only increase the gridlocked traffic.

Anonymous

9/27/2024 07:20 AM

To many apartment units with no infrastructure upgrades or care about it

Anonymous

9/27/2024 07:46 AM

There's already an over abundance of people in Nova Scotia. Sackville is blowing up too quickly for the infrastructure to withstand. It shouldn't take 15 minutes to drive from the beginning of Beaverbank to the highway because of an overload of vehicles were losing too many green spaces and forest lands there are too many displaced animals. There's nothing mentioned about it being affordable housing. There's no constraints on property owners and companies with multi properties to actually help the people living in them afford a good quality of life. There's nothing mentioned about it being affordable housing. There's no constraints on property owners and companies with multi properties to actually help the people living in them. Afford quality of life stop

Anonymous

9/27/2024 08:14 AM

That infrastructure is ready for this development. That this is specifically for affordable housing

Anonymous

9/27/2024 10:27 AM

Absolutely none

Anonymous

9/27/2024 10:30 AM

We need to slow down! We need more affordable single family homes! But here we go destroying another small community! Nothing good will come from this.

Anonymous

9/27/2024 10:43 AM

My largest concern is regarding the number of underground parking spaces that are allocated for tenants. Every building assumes that each unit requires one parking space when indeed most units in this economy are shared with a roommate. This means the number of parking spaces should better reflect the number of vehicles the building will actually need to accommodate (2 per unit would be much more appropriate) Without proper planning in this regard, this leads to cars being parked on the roadway or sprawling into commercial spaces which affects the businesses ability to accommodate their customers. No one wins with this type of poor planning. Similarly, my other major concern has to do with egress and ingress of vehicles. This development is very close to a rotary which over time will continue to get more congested.

Anonymous

9/27/2024 12:24 PM

I'm concerned about the potential impact to the extension of Margeson Drive.

Anonymous

9/27/2024 12:37 PM

The infrastructure in the area cannot support that many new tenants/vehicles in the area. Traffic is already overwhelming on Sackville drive and we have only one lane and no lights to control the flow.

Anonymous

9/27/2024 01:47 PM

Traffic

Anonymous

9/27/2024 03:46 PM

The round about is so close with no traffic lights

Anonymous

9/27/2024 03:48 PM

Where are the doctors, schools, resources to support those who are currently living in the community never mind the "new" occupants

Anonymous 9/27/2024 03:51 PM	Traffic, urban sprawl, strain on infrastructure, loss of green spaces, trees, urbanization.
Anonymous 9/27/2024 04:23 PM	We do not have the proper infrastructure to accommodate the sudden spike of population in the Sackville drive.
Anonymous 9/27/2024 04:31 PM	Not enough infrastructure to support this
Anonymous 9/27/2024 05:38 PM	Traffic congestion Schools are over capacity Water/drainage issues
Anonymous 9/27/2024 09:24 PM	Infrastructure- traffic entry to Sackville drive. Impact on schools.
Anonymous 9/28/2024 12:49 AM	That the burden of more vehicles on Imfastructure within community is real.
Anonymous 9/28/2024 08:10 AM	Infrastructure. Too much traffic
Anonymous 9/28/2024 08:11 AM	Increased traffic making it dangerous trying to get out Wilson dr. As it is now maybe a 4 way stop would help as Atlantic gardens driveway seem to think it is a right away
Anonymous 9/28/2024 09:03 AM	Traffic along sackville drive
Anonymous 9/28/2024 11:05 AM	The traffic is already awful in the Sackville area getting into Sackville is already challenging. The schools are over crowded and very little room for kids. Before new housing has to be added Lana have to be made for the accommodation of such properties
Anonymous 9/28/2024 01:15 PM	The impact on traffic. Sackville drive is already heavily congested heading toward the Lower Sackville area. How will this development affect traffic volume, especially at key times?
Anonymous 9/28/2024 08:26 PM	I think the size of both the commercial and residential buildings are both to large.

Anonymous

9/28/2024 08:38 PM

It is my concern that building only an apartment unit would be less efficient than building a community of multi family units around a central commercial area.

Anonymous

9/29/2024 12:39 AM

None

Anonymous

9/29/2024 02:49 PM

School capacity in the area is stretched thin. A new junior high is coming, but Millwood High is overflowing with students. Planning for how to handle an increasing number of students is necessary. Sufficient connections with Halifax Transit will be needed, especially with the location and the lack of parking to suit two vehicle families in mind.

Anonymous

9/29/2024 05:55 PM

Traffic

Anonymous

9/29/2024 08:34 PM

Overcrowding in an area where schools are already over capacity. Location is also quite close to the round about which could cause problems with traffic as well.

Anonymous

10/01/2024 04:14 PM

There is not enough road for the traffic this would bring. This will back up the mornings and evenings and is a horrible spot for this.

Anonymous

10/01/2024 04:32 PM

Too many people/apartments. Traffic volumes will increase. Buildings will be too tall.

Anonymous

10/01/2024 04:47 PM

I have no direct concerns other than the developer should be required to provide pedestrian side walks along the front of their property connecting to existing sidewalks at the round about to the west. The applicant should also be required to finish all landscaping to a high quality and or place a bond that can be used by HRM to complete the street appearance. The open storm should be a closed system.

Anonymous

10/01/2024 04:49 PM

Traffic. The schools are already over full. There's no need for more apartments

MP5029

Traffic issues, the traffic circle and hill near Atlantic Gardens makes

10/01/2024 07:10 PM

Wilson Lake Drive extremely busy, and very dangerous for both drivers and pedestrians alike. I'm putting this on record because until HRM invest in infrastructure such as transit ways, when someone gets hurt or property killed your negligence is now on record...it's been pointed out and your aware of it.

Anonymous

10/01/2024 07:42 PM

Where to start, this development will cause major traffic congestion and headaches along Sackville Drive. Sackville drive as it currently stands is having a very difficult time to keep up with traffic flow. adding an additional 146 residential apartments on top of the large apartment building near the fire hall will do nothing to help that. I also have major concerns that my house is located significantly down hill from this developments, and I am a natural ease way/spill way for large amount of rain water that will likely make its way down towards my house. I also have significant concerns as to where their sewer lines will be connected.

Anonymous

10/01/2024 07:44 PM

My main concern is traffic volume. Infrastructure as it stands is not capable of handling all of the proposed multi-unit buildings. Another main concern is electricity. Power grids will be severely overloaded causing power outages from minor storms let alone major storms.

Anonymous

10/01/2024 09:36 PM

Increased traffic will cause more difficulties getting out of sunset ridge subdivision onto Sackville drive. It's already challenging at almost anytime of day with traffic coming in both directions on Sackville drive and cars coming from the subdivision on other side. 4 way stop or lights need to be put in. Also, there is already a lot of extra traffic up Beaconsfield Way with people seeming to use it as a short cut and avoiding the round about. Nfell like this will get wore.

Anonymous

10/02/2024 02:24 PM

The increase to flow of traffic on Sackville drive.

Anonymous

10/02/2024 04:56 PM

There appear to be no plans to increase public transportation for these units. Traffic will increase with people leaving the suburbs for the core, and this area is horribly served by transit. It would take me almost two hours by bus to get from middle Sackville to the closest terminal for my work at Mumford when I can do the same drive in 25-40 minutes depending on traffic. I like medium to high density housing, but there is no way this should come in the suburbs without better public transportation into the city.

Anonymous

Will this development only exit onto sackville drive?

10/02/2024 05:44 PM

Anonymous

10/02/2024 07:59 PM

The water and sewage and water drainage currently in the area are already inadequate as the floods last year proved and the low water pressure in the area as well . can this be beefed up ? as more and more buildings are approved this has become a real problem .

Anonymous

10/02/2024 08:19 PM

Traffic. Specifically the impact of traffic going into and out of the site. For example, if coming off of the roundabout from the 101 and cars are trying to turn left into the site, it will likely cause back ups on the roundabout. This would be potentially dangerous and cause issues with the flow of traffic that the roundabout is supposed to help with. Would local schools be able to handle the increase in student population? Bus route would be needed in that area.

Anonymous

10/02/2024 08:49 PM

Not enough schools in the area already. The proposed development would only aggravate the situation. Traffic will be a big problem also

Anonymous

10/02/2024 08:57 PM

The size of the development, the height of the building, how it doesn't fit the current design or land use of the area. This is largely an area of single family homes. A 6 story apartment building is not appropriate. Additionally, we currently have vacant commercial spaces- what need is that filling. The entire project is too ambitious and does not fit the neighborhood

Anonymous

10/03/2024 04:05 PM

Property devaluation, traffic from construction, noise from construction, disruption to daily life. Concern for properties owned around proposed site. This area is connected to the history of Maroon Hill and African Nova Scotian families live directly beside this proposed six story apartment and their opinions about this matter to me and should matter to everyone since historically white leaders impose change on minority people in this province. Land deterioration, animal habitat destruction (eagles, deer, rabbits, avian creatures, endangered species \*ghost pipe plants and lady slippers grow around here\*

Anonymous

10/03/2024 05:40 PM

The significant amount of traffic that will increase the already congested area.

Anonymous

10/03/2024 06:52 PM

Where will these children go to school? All our schools are overflowing.

Anonymous

10/03/2024 07:04 PM

Traffic is the greatest concern. Sackville drive is already very congested from the "Kent" intersection towards the Margeson round about and beyond. There are already 2 buildings under construction, next to the fire station, and the current road can not handle the current traffic.

Anonymous

10/03/2024 08:48 PM

Too many people, too much noise, too much traffic, Loss of peace and quiet, being packed in like sardines, and loss of small community.

Anonymous

10/04/2024 10:17 AM

The traffic in this area is already VERY busy. I live on Wilson Lake Drive (WLD) and it's already ridiculous trying to get off of the street, even to turn right. The location is below the roundabout however gas, restaurants, salons, Doctor office, vet area all past WLD which would further increase the traffic. With other developments still in the works for this area (Lively Road) has this been considered as further making the traffic horrendous!?

Anonymous

10/04/2024 10:24 AM

I googled address, thinking just up from old Beacon house lot? Close to roundabout and perhaps another complex on corner as you head out Margeson from roundabout proposed I think. Will be very busy area. Please keep rents lower than in city.

Anonymous

10/04/2024 12:05 PM

Traffic congestion

Anonymous

10/04/2024 01:48 PM

Putting this kind of density this far from a core is environmentally irresponsible. As well, the construction will likely have adverse effects on the groundwater that we all use for wells in Berry Hill. A proper assessment of the traffic impact has not been done. The city seems to be conveniently ignoring land use bylaws.

Anonymous

10/04/2024 01:52 PM

This is not an appropriate place for affordable housing. People without a great deal of means need to live near services, not on a road with one bus that passes by per day.

Anonymous

10/04/2024 02:25 PM

The development is proposed in a "Single Unit Dwelling" zone NOT a 124 unit 6 story residential unit and 18000 square foot commercial building. Residents of the community all have well water which is something we wanted in deciding to buy our homes here. We have huge concerns with ground water contamination. There are several brooks and streams running all around this property. Between the

deep digging for parking, total deforestation of the lot, then all future contamination of overpopulation and use on the lot. No Transportation Impact Statement has been done that I can see.

Anonymous

10/04/2024 05:50 PM

There is no sidewalk access to the site. Walking in the bus lane is dangerous, and hard for drivers to see pedestrians. The level of parking stalls indicates it is expected that people would be using transit, but as noted above walking is difficult. Where is it expected that overflow parking would go. There is no space on Sackville Drive for them. Schools are currently over full, so it does not see plausible that this would not have an impact on that. Vehicles coming through the roundabout from Margeson Drive do not need to slow down as much. Being in the right lane around the turn makes visibility less and speeds higher.

Anonymous

10/04/2024 07:27 PM

The amount of traffic it will bring to the area children our schools are already over loaded.

Anonymous

10/04/2024 08:12 PM

Over saturation. Safety concerns with additional traffic created by development. There is already so much mixed use crammed into a short expanse of roadway. A 5 day (March 20th-24th, 2023) TIS which was conducted over a year ago is not sufficient to accurately estimate the increase in traffic flow that a development of this size could represent. Planning has already allowed a dangerous situation along Sackville Drive by allowing additional development across from Wilson Lake Drive. Blind site line clearances and close proximity to a traffic circle already create a dangerous situation when trying to exit Wilson Lake Drive.

Anonymous

10/04/2024 08:56 PM

Traffic congestion, safety of pedestrians including children crossing Sackville Drive, impact on already over-crowded schools,

Anonymous

10/04/2024 09:18 PM

Entrance to the proposed development is very close to the small roundabout. The traffic flow to and from the proposed location will cause considerable chaos at the roundabout and create dangerous situations.

Anonymous

10/04/2024 09:25 PM

The traffic in this area is already very congested and dangerous at times, the zoning of that land also wouldn't allow for such a development as best I can tell. - this doesn't seem like an appropriate place to build affordable housing - it does not at all fit in with the current real estate and will decrease surrounding property values



significantly. This is not well thought out, it's no where near a major transit area and the traffic is already bad

Anonymous

10/04/2024 11:36 PM

The location. It is very close to the roundabout. The water line infrastructure is old and not necessarily able to support this many more residents. The schools are already jammed and there isn't room for more children.

Anonymous

10/05/2024 04:04 AM

traffic congestion overcrowding schools overextending emergency services

Anonymous

10/05/2024 10:47 AM

There are already too many vehicles coming and going through this area for it to be safe to add any more. Never mind that there are no sidewalks or consistent traffic mediators. Also, the area is filled with families with a school two streets down. What kinds of people will be living in affordable housing? Possible predators? Those out of prison? How is that looking out for the community? Nevermind people who live here purchased homes here because it was quiet, because it was secluded and because there was privacy. Boone wants hundreds more people staring into their backyard where their kids play. It's a terrible spot and nobody in the community is happy about its location. We've all been speaking to each other and everyone can agree it would cause more congestion of an area that is already congested.

Anonymous

10/05/2024 11:25 AM

It will bring down property values and increase the population in a quiet community. Low income properties will bring nothing good to an already working class established community. More traffic & more problems.

Anonymous

10/05/2024 11:33 AM

Increased traffic and congestion in the area.

Anonymous

10/05/2024 11:44 AM

Traffic is a huge issue on Sackville Drive. There is already enough congestion making it impossible to turn left out of Wilson Lake, and around the roundabout.

Anonymous

10/05/2024 12:26 PM

Excess traffic in an already congested area, too close to round about, major safety concern, imminent increase collisions and pedestrian hazard. Potential low income/subsidized housing near middle class subdivisions. Not enough resources in area for schools and essentials/shopping to accommodate the increase. Each apartment often houses up to 10 people per unit now, that's thousands of new

residents in once a quiet area. Disturbance of ground water for well residence such as myself, in an already poor water area, environmental impact.

Anonymous

10/05/2024 01:42 PM

The increase in traffic flow and speed of the traffic through the Millwood Subdivision and traffic delays. Also I am concerned with a potential punch through at the top of Jackladder Drive and eventual construction vehicles and construction slow downs.

Anonymous

10/05/2024 03:15 PM

I don't understand however a lot that is zoned R6 can have an apartment building built? We have been try to find land for our business for a long time and always told we wouldn't be able to change the zoning

Anonymous

10/05/2024 06:25 PM

Traffic because it is awful now Schools because they are over loaded now Public transit because there isn't enough Crime We can't handle the people in the area now so how does this make any sense.

Anonymous

10/05/2024 09:00 PM

Congestion, safety and already two buildings going up on Sackville drive 1 minute away. Traffic is out of control.

**Optional question** (240 response(s), 2 skipped)

**Question type:** Essay Question

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

Anonymous

8/30/2024 02:54 PM

Commercial spaces along Sackville Drive are a good addition to the growing need for goods and services in the community

Anonymous

9/11/2024 12:56 PM

- I like increase in density this development will bring to the area.

Anonymous

9/15/2024 03:09 PM

Bringing businesses to the community

Anonymous

9/19/2024 08:18 PM

The walking trail

Anonymous

That it's providing more housing and investing in our community.

9/24/2024 07:35 AM

Anonymous

NOTHING

9/24/2024 08:21 AM

Anonymous

I like that it is multi purpose.

9/24/2024 08:22 AM

Anonymous

The commercial aspect is nice. Stores within walking distance of Sunset Ridge.

9/24/2024 08:52 AM

Anonymous

It is providing more density housing in the area and the potential for retail services close to home.

9/24/2024 09:01 AM

Anonymous

It brings more opportunities to our community

9/24/2024 09:24 AM

Anonymous

It is a little bit off the main road. Looks like a great spot for the development (I checked out the location on my way to work today)

9/24/2024 09:38 AM

Anonymous

I love the idea of developing out here - it's a great space to bring in more families

9/24/2024 09:40 AM

Anonymous

Nothing

9/24/2024 09:44 AM

Anonymous

New development is always good

9/24/2024 09:46 AM

Anonymous

Nothing

9/24/2024 09:48 AM

Anonymous

That there will be more housing and I like to see above mentioned plans before media announced you that schools are in crisis now than behaving to act and till then believe all good with that

9/24/2024 09:53 AM

Anonymous

Nothing

9/24/2024 10:38 AM

Anonymous 9/24/2024 10:38 AM	Nothing
Anonymous 9/24/2024 10:50 AM	Not townhouses down Sackville drive.
Anonymous 9/24/2024 11:00 AM	Nothing
Anonymous 9/24/2024 11:35 AM	Nothing
Anonymous 9/24/2024 11:37 AM	nothing
Anonymous 9/24/2024 11:44 AM	Development of residential units ... they are needed.
Anonymous 9/24/2024 11:51 AM	Absolutely nothing. 100% against this.
Anonymous 9/24/2024 12:01 PM	Not a thing
Anonymous 9/24/2024 12:27 PM	There will be more options for people.
Anonymous 9/24/2024 12:35 PM	Don't like anything about it
Anonymous 9/24/2024 12:57 PM	Progress is vital to sub stainability
RoseE 9/24/2024 01:12 PM	I think it is a lovely use of the land and needed development in the area!
Anonymous 9/24/2024 01:32 PM	Nothing
Anonymous 9/24/2024 01:35 PM	Nothing

Anonymous

9/24/2024 01:37 PM

Nothing!!!

Anonymous

9/24/2024 01:38 PM

More Affordable Housing is needed

Anonymous

9/24/2024 01:39 PM

Everything - more housing for all

Anonymous

9/24/2024 01:40 PM

Nil.

Anonymous

9/24/2024 01:40 PM

Poor planning

Anonymous

9/24/2024 01:41 PM

Nothing

Anonymous

9/24/2024 01:43 PM

Added housing

Anonymous

9/24/2024 01:43 PM

Close to highway and main corridor. Like that it's set back and not on top of the road.

Anonymous

9/24/2024 01:49 PM

Housing. We need it. Just housing isn't the only part to be considered when adding units.

Anonymous

9/24/2024 01:54 PM

Nothing

Anonymous

9/24/2024 01:56 PM

It seems away from people's property.

Anonymous

9/24/2024 01:59 PM

Nothing

Anonymous

9/24/2024 02:03 PM

That there is a commercial space.

Anonymous 9/24/2024 02:06 PM	Nothing this place is not for apartment buildings, build somewhere else
Anonymous 9/24/2024 02:15 PM	The traffic circle does lend itself to decent traffic flow and could handle the increase.
Anonymous 9/24/2024 02:15 PM	The commercial space might be a good thing.
Anonymous 9/24/2024 02:21 PM	I want buildings and growth. If anything it is too small.
Anonymous 9/24/2024 02:23 PM	It could raise property values.
Anonymous 9/24/2024 02:25 PM	Nothing
Anonymous 9/24/2024 02:43 PM	Nothing yet.
Anonymous 9/24/2024 02:45 PM	Access for services
Anonymous 9/24/2024 02:47 PM	More people in the neighborhood
Anonymous 9/24/2024 02:52 PM	More businesses will open in the area, would be nice to have a grocery store.
Anonymous 9/24/2024 02:58 PM	Nothing. I oppose it wholeheartedly
Anonymous 9/24/2024 03:10 PM	Nothing. It will only create further problems for traffic, and accessibility.
Anonymous 9/24/2024 03:11 PM	The look,size, mix of residential and comercial.

Anonymous 9/24/2024 03:23 PM	nothing!
Anonymous 9/24/2024 03:24 PM	More people more business better employment opportunities
Anonymous 9/24/2024 03:26 PM	more homes but no infrastructure to handle the increased volume roads etc
Anonymous 9/24/2024 03:32 PM	I do not like this development.
Anonymous 9/24/2024 03:35 PM	I like that the area is growing, but a plan needs to be in place to support this growth.
Anonymous 9/24/2024 03:39 PM	Nothing.
Anonymous 9/24/2024 03:39 PM	There is a housing problem in our city (all of HRM) and additional developments have the potential to help address this.
Anonymous 9/24/2024 03:39 PM	Nothing
Anonymous 9/24/2024 03:46 PM	Nothing
Anonymous 9/24/2024 04:16 PM	Nothing!! We moved to the suburbs for a reason!!
Anonymous 9/24/2024 04:20 PM	N/A
Anonymous 9/24/2024 04:38 PM	We need more housing!
Anonymous 9/24/2024 04:40 PM	Nothing.
Anonymous	Commercial components

9/24/2024 04:42 PM

Anonymous

I don't like anything about it.

9/24/2024 04:48 PM

Anonymous

Nothing

9/24/2024 04:57 PM

Anonymous

Nothing!

9/24/2024 05:22 PM

Anonymous

Nothing

9/24/2024 05:34 PM

Anonymous

I don't agree with it.

9/24/2024 05:35 PM

Anonymous

Nothing

9/24/2024 05:46 PM

DSHRM98

Nothing.

9/24/2024 05:50 PM

Anonymous

More business in area

9/24/2024 05:58 PM

Anonymous

Nothing is appealing about the placement. I understand more people are moving to NS and need a place to stay, but placing a large complex in an area that doesn't have the capacity to handle the traffic that comes with it is not reasonable.

9/24/2024 06:07 PM

Anonymous

If this is affordable housing I am all for it. I have two adult children who cannot afford to move out.

9/24/2024 06:11 PM

Anonymous

I don't

9/24/2024 06:38 PM

Anonymous

Nothing

9/24/2024 06:41 PM

Anonymous

The high density created by the 6 stories as well as the multi-use of



9/24/2024 06:46 PM

the space with the light commercial spaces as long as rent for them is affordable to allow long lasting businesses within the community.

Anonymous

9/24/2024 06:47 PM

Don't like it.

Anonymous

9/24/2024 06:50 PM

Available housing

Anonymous

9/24/2024 07:03 PM

Nothing. Don't do it

Anonymous

9/24/2024 07:27 PM

N/A

Anonymous

9/24/2024 07:44 PM

Nothing.

Anonymous

9/24/2024 07:45 PM

Housing. I'm probably safe to assume these units will be overpriced so it won't be affordable housing.

Anonymous

9/24/2024 07:54 PM

Growing the community

Anonymous

9/24/2024 08:01 PM

Nothing

Anonymous

9/24/2024 08:14 PM

Commercial space

Anonymous

9/24/2024 08:26 PM

Needed residential units

Anonymous

9/24/2024 08:57 PM

Nothing. I moved here for the quiet. This adds a lot more headache

Anonymous

9/24/2024 09:19 PM

Commercial space

Anonymous

9/24/2024 09:39 PM

Not a thing

Anonymous

9/24/2024 09:44 PM

I don't. Just because there's space for it doesn't mean it should go there.

Anonymous

9/24/2024 09:48 PM

nothing. I'm tired of seeing more condo or apartments being built .

Anonymous

9/24/2024 10:19 PM

Nothing really

Anonymous

9/24/2024 11:03 PM

More housing is a good thing if it's truly affordable

Anonymous

9/24/2024 11:33 PM

More potential for local shops maybe

Anonymous

9/25/2024 12:19 AM

More commercial space for local businesses.

Anonymous

9/25/2024 03:37 AM

Absolutely nothing

Anonymous

9/25/2024 06:30 AM

Nothing. How/why would nearby residents access the commercial space. What businesses would lease this space to make it worthwhile not to travel further into sackville for their provisions?

Anonymous

9/25/2024 06:32 AM

It will stimulate growth which seems to have stalled in this area

Anonymous

9/25/2024 07:15 AM

This is our homestead and it will be nice to see it used to help people with housing

Anonymous

9/25/2024 08:28 AM

Nothing

Anonymous

9/25/2024 09:04 AM

It's great for the community

Anonymous

9/25/2024 09:28 AM

Nothing, this should be in the city

Anonymous

9/25/2024 10:07 AM

More living

Anonymous

9/25/2024 10:42 AM

Potential for investment in road improvements.

Anonymous

9/25/2024 11:08 AM

We need more housing, so this addresses the need. The potential for more businesses to be in the area.

Anonymous

9/25/2024 12:19 PM

♀

Anonymous

9/25/2024 06:00 PM

I don't like it at all.

Anonymous

9/25/2024 06:24 PM

Not much.

Anonymous

9/25/2024 07:15 PM

Nothing

Anonymous

9/25/2024 08:34 PM

Nothing.

Anonymous

9/25/2024 08:41 PM

I like the thought of more commercial space depending on what is going in. I wouldn't want a Starbucks or something like that. We need better options for closer necessities

Anonymous

9/25/2024 10:07 PM

If proceeds the fact that there is one driveway vs two, but this round about and the traffic volume going in to Lower Sackville is a at capacity now with traffic lines backing up from Beaver Bank Road to almost Millwood Drive on a regular occurrence.

Anonymous

9/26/2024 12:01 AM

More housing availability is a good thing as long as it is affordable which most of the housing in Sackville is not.

hattonab

9/26/2024 06:34 AM

The potential for a medical/Dental spare that's closer to homes in Middle Sackville. It would only be good if we can get new family doctors in that only take patients off the current 811 waiting list that

have a Permanent address already in the area (NOT FROM THE APT BUILDING) serve the people who already live here first.

Anonymous

9/26/2024 06:35 AM

The commercial space. I would love to have business services closer.

Anonymous

9/26/2024 08:27 AM

Nothing

Anonymous

9/26/2024 09:11 AM

Na

Anonymous

9/26/2024 10:05 AM

Affordable housing is needed but not sure this fits the criteria.

Anonymous

9/26/2024 04:27 PM

I like that there will be commercial space opportunities. I think it's crucial we have more items available to us without having to venture to lower Sackville.

Anonymous

9/26/2024 04:37 PM

Nothing

Anonymous

9/26/2024 04:50 PM

Nothing

Anonymous

9/26/2024 05:30 PM

More available housing

Anonymous

9/26/2024 05:36 PM

Makes sense good to increase commercial space in the area as well as housing

Anonymous

9/26/2024 05:55 PM

More housing that's needed.

Anonymous

9/26/2024 06:03 PM

Nothing!

Anonymous

9/26/2024 06:27 PM

We need more housing and high density housing is the way to go right now.

<p>Anonymous</p> <p>9/26/2024 06:42 PM</p>	<p>Housing is certainly needed, but schools and streets and everything in between needs to be sorted out before the building can be built.</p>
<p>Anonymous</p> <p>9/26/2024 06:50 PM</p>	<p>New construction adds value</p>
<p>Anonymous</p> <p>9/26/2024 06:57 PM</p>	<p>Nothing, it's frustrating as a resident of sackville for nearly 20 years that these major apartment complex's are towering over our community that physically can not sustain them. If potential road reconstructions or traffic re-routing methods could be obtained I may be more inclined to support PLANAPP-2023-00812. Until a deeper investigation into how we can get extra entrance/exit points from sackville to major highways this project is a no for me!</p>
<p>Anonymous</p> <p>9/26/2024 07:32 PM</p>	<p>More residential units is needed but shouldn't be sold out/rented for high prices as many people in the area are struggling to get affordable housing.</p>
<p>Anonymous</p> <p>9/26/2024 07:35 PM</p>	<p>It's too much. mount uniacke needs a smaller building option , as it's not as overbuilt but is on its way as well. Still would contest this area as well though by traffic</p>
<p>Anonymous</p> <p>9/26/2024 07:47 PM</p>	<p>Nothing</p>
<p>Anonymous</p> <p>9/26/2024 07:51 PM</p>	<p>Nothing about that appeals to me.</p>
<p>Anonymous</p> <p>9/26/2024 07:56 PM</p>	<p>None</p>
<p>Anonymous</p> <p>9/26/2024 08:02 PM</p>	<p>The height and density is good</p>
<p>Anonymous</p> <p>9/26/2024 08:04 PM</p>	<p>The smaller facing street facade.</p>
<p>Anonymous</p> <p>9/26/2024 08:21 PM</p>	<p>not one thing</p>
<p>Anonymous</p>	<p>The idea of more housing options</p>

9/26/2024 08:51 PM

Anonymous

9/26/2024 09:03 PM

I like the fact that there will be senior housing. There need more senior housing so seniors can, IF THEY WANT move to a smaller place, this will make that they leave behind a house behind that a family could buy.

Anonymous

9/26/2024 09:22 PM

More housing if it's affordable

Anonymous

9/26/2024 09:51 PM

I like the fact that it's going to open up housing for peoples.

Anonymous

9/26/2024 10:59 PM

Density

Anonymous

9/26/2024 11:52 PM

More housing for people but there is no room.

Anonymous

9/27/2024 12:54 AM

Brings more people into Sackville which should attract more shopping and restaurants

Anonymous

9/27/2024 02:30 AM

Nothing

Anonymous

9/27/2024 06:49 AM

Nothing

Anonymous

9/27/2024 06:57 AM

Nothing. Adding another apartment complex and commercial building which is primarily residential neighbourhood with subdivisions. While growth is important, you are taking away the natural look of the area and congesting it and becoming more of urban setting. But additional infrastructure of roads.

Anonymous

9/27/2024 07:20 AM

Nothing

Anonymous

9/27/2024 07:46 AM

I don't like anything about it.

Anonymous 9/27/2024 08:14 AM	More rental properties which is lacking
Anonymous 9/27/2024 10:27 AM	More places for people to live
Anonymous 9/27/2024 10:30 AM	Nothing!
Anonymous 9/27/2024 10:43 AM	I like that it includes a substantial amount of commercial space which this area desperately needs.
Anonymous 9/27/2024 12:24 PM	More housing and commercial development for the area
Anonymous 9/27/2024 12:37 PM	Homes for people and potential for storefronts.
Anonymous 9/27/2024 01:47 PM	Housing
Anonymous 9/27/2024 03:48 PM	Not applicable
Anonymous 9/27/2024 04:23 PM	NA
Anonymous 9/27/2024 04:31 PM	Nothing
Anonymous 9/27/2024 05:38 PM	Nothing. The area cannot support this many new apartments and families.
Anonymous 9/27/2024 09:24 PM	Growth is good.
Anonymous 9/28/2024 12:49 AM	Proximity to 101 - it has positioned very well to utilized super highways more often.
Anonymous	Potential for some additional stores ie drug store

9/28/2024 08:11 AM

Anonymous

9/28/2024 09:03 AM

The potential for new businesses in the area and maybe some growth farther into mt uniacke

Anonymous

9/28/2024 11:05 AM

Not much

Anonymous

9/28/2024 01:15 PM

Opportunity for commercial space with potential to have shops that could serve the Middle Sackville area.

Anonymous

9/28/2024 08:26 PM

I like that there is mixed use or commercial and residential. I think that is great.

Anonymous

9/28/2024 08:38 PM

I like that we are attempting to bring more density to this part of Sackville. However this density should be achieved via a density gradient. Rather than dropping a full apartment unit without anything adjacent to it.

Anonymous

9/29/2024 12:39 AM

More homes

Anonymous

9/29/2024 02:49 PM

Our area needs more housing. This will help that as well as add commercial space to an area that will see increased development moving forward.

Anonymous

9/29/2024 05:55 PM

Not much

Anonymous

9/29/2024 08:34 PM

Providing housing options.

Anonymous

10/01/2024 04:14 PM

Absolutely nothing. This is not needed.

Anonymous

10/01/2024 04:32 PM

Nothing.

Anonymous

10/01/2024 04:47 PM

commercial opportunities for local good and services and additional housing opportunities



Anonymous

10/01/2024 04:49 PM

Nothing it shouldn't be developed

MP5029

10/01/2024 07:10 PM

Nothing, until the traffic issue is addressed every additional project in this area makes transit more and more dangerous. HRM planners FAIL to consider safety and traffic flow and are only focused on revenue generation.

Anonymous

10/01/2024 07:42 PM

I do not like anything about this development.

Anonymous

10/01/2024 09:36 PM

Might be nice to potentially have business in walking distance.

Anonymous

10/02/2024 02:24 PM

I like seeing Middle Sackville being built up and having more commercial spaces opening nearby.

Anonymous

10/02/2024 04:56 PM

There is not enough information to provide a fair assessment of anything I would like.

Anonymous

10/02/2024 07:59 PM

nothing

Anonymous

10/02/2024 08:19 PM

new housing that is needed.

Anonymous

10/02/2024 08:49 PM

Nothing

Anonymous

10/02/2024 08:57 PM

Homes for families. Town houses, small single family homes would be more fitting. I'm not against adding housing but this is too much for the area.

Anonymous

10/03/2024 04:05 PM

The potential to being put on city water (Wilson lake) instead of well but at the cost of government. Not out of my own pocket (I've heard neighbourhoods have refused development until needs in the affected area are addressed effectively. Potential of sidewalk creation and cross walk creation in the area. Traffic control improvements, public transportation improvements.

Anonymous

10/03/2024 05:40 PM

Additional housing is needed, but it must be affordable.

Anonymous

10/03/2024 07:04 PM

Honestly, nothing as I do not agree with the location and impact it will have on current residents of the area. There are numerous empty retail/business locations and we do not need any more.

Anonymous

10/03/2024 08:48 PM

Nothing - don't want it

Anonymous

10/04/2024 10:17 AM

I like the idea of more small commercial however would rather see the Margeson commercial development completed closer to the 101. That area can handle traffic more than Sackville Drive.

Anonymous

10/04/2024 12:05 PM

Great addition to area

Anonymous

10/04/2024 01:48 PM

Nothing.

Anonymous

10/04/2024 01:52 PM

Nothing

Anonymous

10/04/2024 02:25 PM

Absolutely NOTHING, not one single thing at all!

Anonymous

10/04/2024 05:50 PM

Additional commercial space closer to home, but disappointed that at this point it would still be need to be accessed by car even though it is within walking distance, as there isn't safe pedestrian access.

Anonymous

10/04/2024 07:27 PM

Nothing to large

Anonymous

10/04/2024 08:12 PM

Nothing

Anonymous

10/04/2024 08:56 PM

Potential convenience of commercial space, aesthetic of exterior, may force vehicles on Sackville Drive to reduce speed

Anonymous

10/04/2024 09:25 PM

n/a

Anonymous

10/04/2024 11:36 PM

Nothing

Anonymous

10/05/2024 04:04 AM

more housing is needed

Anonymous

10/05/2024 10:47 AM

Nothing. It's a terrible idea and there are far better places to put it.

Anonymous

10/05/2024 11:25 AM

Nothing

Anonymous

10/05/2024 11:44 AM

Understand the need for affordable housing!

Anonymous

10/05/2024 12:26 PM

Nothing, there's already hundreds of new units and houses currently being built in a 1 kilometer radius, thousands more within 5km radius, and none of them are even finished yet. You're proposing multiple thousands of people to an already crowded town. It's great to see the needed housing, but this is too much too fast and can go to another town or city.

Anonymous

10/05/2024 01:42 PM

Very little. If anything then maybe the potential for more useful commercial amenities.

Anonymous

10/05/2024 03:15 PM

Nothing

Anonymous

10/05/2024 06:25 PM

Nothing

Anonymous

10/05/2024 09:00 PM

Nothing. The safety and over congested.

**Optional question** (217 response(s), 25 skipped)

**Question type:** Essay Question

**Q3 | What specific things would you like to see added to the proposed development or changed about the proposed development?**

Anonymous

8/30/2024 02:54 PM

More rural/suburban style and design that is conducive to the community (i.e pitched or sloped roof, low to mid rise in height and less dense). Less rental, and more ownership opportunities (or coop style development)

Anonymous

9/03/2024 11:58 AM

Maybe changing the apartments to houses still promotes community growth but cuts down on increase number of people

Anonymous

9/11/2024 12:56 PM

- I want to see more pedestrian and bike friendly areas for this development. - Move the 3-Storey Building closer to the Sackville Drive Street to make the commercial space more inviting (specifically for pedestrians and bikes) - More density could be added by doing the following: Delete excessive exterior parking spaces, increase the building size of the 3-storey building, and build-out the Attic space with additional apartment units. - Use more brick and stone for the exterior cladding (just my suggestion) - Use Brick Pavers instead of Asphalt for the exterior parking spaces and driveway. Pavers are lower maintenance and generally have a longer lifespan. - Another Building could be added in the future behind the 6-Storey Building. - Add more exterior amenity (more green space, etc).

Anonymous

9/15/2024 03:09 PM

Trees and greenery maybe a dog park

Anonymous

9/15/2024 03:18 PM

More trees and greenery the amount of units and the height of the buildings

Anonymous

9/19/2024 08:18 PM

Change the building structure so that it matches the rest of the community

Anonymous

9/24/2024 07:35 AM

I wouldn't make any changes.

Anonymous

9/24/2024 08:21 AM

If this proposed development gets approval there needs to be major changes to that area. As a community member who has lived in sunset ridge for the past 11 years, the traffic in that area is unsafe and ridiculous, most days it takes us 10 mins just to pull out in traffic- usually doing at your own risk to get across. Even with a lower speed

limit, it's a high speeding area.

Anonymous

9/24/2024 08:22 AM

REDUCE THE RENT! Make it affordable for those who need it.  
1800+ for a two bedroom in Sackville is not affordable. You will see that soon there will be too many unaffordable apartments that will be empty or too many people living in them. This is not solve the housing crisis. You need apartments that are clean, safe and affordable. Do they need the shiny features? No, but they need to be clean and safe.

Anonymous

9/24/2024 08:47 AM

Not to develop it

Anonymous

9/24/2024 08:52 AM

A bus terminal there would be great. And as mentioned above, traffic control/traffic calming measures.

Anonymous

9/24/2024 09:24 AM

Grocery store... even a small freshman type store! Bigger schools  
Traffic lights by the tims

Anonymous

9/24/2024 09:40 AM

I would like to see added street lights and widened roads on Sackville drive to allow more traffic to flow and better buses on weekends

Anonymous

9/24/2024 09:44 AM

I would like to see it not happen at all

Anonymous

9/24/2024 09:46 AM

A store of some kind ,maybe a coffee shop or a garage of some kind

Anonymous

9/24/2024 09:48 AM

Nothing

Anonymous

9/24/2024 09:53 AM

I have mentioned in point 1

Anonymous

9/24/2024 10:38 AM

Build the infrastructure around her before adding we're bursting at the seams as is

Anonymous

9/24/2024 10:38 AM

To not have it

Anonymous 9/24/2024 10:50 AM	I'm ok with it.
Anonymous 9/24/2024 11:00 AM	Don't build it
Anonymous 9/24/2024 11:35 AM	It to be cancelled
Anonymous 9/24/2024 11:37 AM	eliminated. don't we have a green space rule? seems like all your doing is building more and more and forgetting we are not a city
Anonymous 9/24/2024 11:44 AM	What type of tenants are being targeted? All, seniors, percentage of lower income, other?
Anonymous 9/24/2024 11:51 AM	I'd like to see it canceled. If people want to build, build further away from town and stop making the locals pay for it in increased property taxes.
Anonymous 9/24/2024 12:01 PM	Make it across the highway on the other side of Hwy 102. Entrance of Indigo Shores. Start developing that area - Lets see how many complaints will be listened too then.
Anonymous 9/24/2024 12:27 PM	I want infostructure to be placed in before and not after. After will take years of problems that will take years to address.
Anonymous 9/24/2024 12:35 PM	Nothing
Anonymous 9/24/2024 12:57 PM	None
RoseE 9/24/2024 01:12 PM	a detailed traffic plan and public transit and proposed education and community centre for families in the area.
Anonymous 9/24/2024 01:32 PM	Grocery stores Medical clinics - with actual doctors
Anonymous	I would like this proposal to not happen.

9/24/2024 01:35 PM

Anonymous

It not allowed to be built

9/24/2024 01:37 PM

Anonymous

Nothing

9/24/2024 01:39 PM

Anonymous

Canceled.

9/24/2024 01:40 PM

Anonymous

Not have anything developed there leave it woods even though it's already started

9/24/2024 01:41 PM

Anonymous

N/a

9/24/2024 01:43 PM

Anonymous

I'd suggest going 8 story rental residential building and keep the current parking requirements, given it's on a bus stop.

9/24/2024 01:43 PM

Anonymous

I would like the development to be changed to a much smaller one. Perhaps homes and not apartments.

9/24/2024 01:47 PM

Anonymous

Consider the traffic and increase the capacity of the roads.

9/24/2024 01:49 PM

Anonymous

Not developed in this area

9/24/2024 01:54 PM

Anonymous

Powered with renewable energy

9/24/2024 01:56 PM

Anonymous

A different area

9/24/2024 01:59 PM

Anonymous

Removal of a medical/dental office and the addition of something the community actually needs like grocery stores.

9/24/2024 02:03 PM

Anonymous

Move it somewhere else, leave middle sackville

9/24/2024 02:06 PM

Anonymous

9/24/2024 02:15 PM

See response to Q1. This should not be a large apartment building, but a few lots for single family homes.

Anonymous

9/24/2024 02:15 PM

More roads out of the community.

Anonymous

9/24/2024 02:21 PM

More commercial development and more apartments.

Anonymous

9/24/2024 02:23 PM

More information. Artists renderings, how large the plot of land is to be able to accommodate all this.

Anonymous

9/24/2024 02:25 PM

Build services before hand we need better roads to allow for the extra traffic. We need a transit system that is sustainable to all areas not just downtown during rush hour. We need medical services and schools before adding to the population.

Anonymous

9/24/2024 02:43 PM

I want to know about accessible and affordable units

Anonymous

9/24/2024 02:45 PM

Safety and accessibility considerations first

Anonymous

9/24/2024 02:47 PM

More commercial

Anonymous

9/24/2024 02:52 PM

Have enough parking for all tenants.

Anonymous

9/24/2024 02:58 PM

Move it to Dartmouth.

Anonymous

9/24/2024 03:10 PM

The location is right by the round-about and, during construction, will cause delays as there are few reasonable options to divert traffic.

Anonymous

9/24/2024 03:11 PM

Multiuse pathway on one side of the street and walkway on opposite side.



Anonymous

9/24/2024 03:23 PM

single homes, no apartment-style

Anonymous

9/24/2024 03:24 PM

Make sure there is ample parking and adequate access to and from the building. Also green space.

Anonymous

9/24/2024 03:26 PM

infrastructure

Anonymous

9/24/2024 03:32 PM

Green space

Anonymous

9/24/2024 03:35 PM

I would like to see a proposed plan to link the roundabout over to Beaverbank Road. To help reduce traffic towards lower sackville. I would also like to see the area have more amenities added like Larry uteck has.

Anonymous

9/24/2024 03:39 PM

I would like for this development not to be developed

Anonymous

9/24/2024 03:39 PM

Plans for additional infrastructure in Middle Sackville (public schools, Family Doctor's/medical clinics, daycares, increased public transportation) should be developed and approved before proposing additional development.

Anonymous

9/24/2024 03:39 PM

Affordable housing for native novas scotianers. Not new comers as they are being catered too and not the locals.

Anonymous

9/24/2024 03:46 PM

Traffic flow

Anonymous

9/24/2024 04:16 PM

No apartment buildings, or crowded subdivisions, with houses on top of each other or multiple homes backing out large wooded areas!!

Anonymous

9/24/2024 04:20 PM

A contribution to the area schools to alleviate the over crowding, provide space rentable to the public for private events, new green space/ walking trails. How is traffic during construction going to be handled? (large trucks entering/exiting the site disrupting traffic at peak times)

Anonymous

9/24/2024 04:38 PM

more parkland and recreation infrastructure

Anonymous

9/24/2024 04:40 PM

I am not in favour of the proposed development

Anonymous

9/24/2024 04:42 PM

Max of 4 stories like all other buildings in this area

Anonymous

9/24/2024 04:48 PM

I don't think it should be going ahead at all.

Anonymous

9/24/2024 04:57 PM

Less buildings.

Anonymous

9/24/2024 05:12 PM

Grocery store

Anonymous

9/24/2024 05:22 PM

Stop developing apartment buildings!!!!

Anonymous

9/24/2024 05:34 PM

No developing should occur until roadway infrastructure has been made to support the increase in cars and schools are build or expanded to handle the new students.

Anonymous

9/24/2024 05:35 PM

I would like for it not to happen. HRM is growing too fast and our roads and schools etc., cannot handle it.

Anonymous

9/24/2024 05:46 PM

Smaller

DSHRM98

9/24/2024 05:50 PM

Add municipal water service to the Springfield Lake area prior to development.

Anonymous

9/24/2024 05:58 PM

More commercial sidewalks and bike lanes

Anonymous

9/24/2024 06:07 PM

Stop interjecting apartment buildings in areas that are peaceful as untouched, wooded areas.

Anonymous

9/24/2024 06:11 PM

How do you plan to deal with the increased traffic flow. Sackville Dr.  
Has become a nightmare in the past five years of living here.

Anonymous

9/24/2024 06:38 PM

I would rather see small businesses going there than an apartment

Anonymous

9/24/2024 06:41 PM

Proper sidewalks, lowered speed limits. 18wheelers not coming to the  
roundabout to practice their drivers training from up the road on  
Sackville drive and they are jackknifing

Anonymous

9/24/2024 06:46 PM

- The parking lots need to have SUDS (Sustainable Urban Drainage  
Systems) and more green spaces than many parking lots nowadays  
which are ecological deserts. - The development needs a minimum of  
2 entry and exit points to aid in traffic. - A reasonable number of guest  
parking spaces need to be available for people visiting residents that  
live within the building. - A community garden area for residents to  
grow plants and spend time outdoors with their family/children. This  
needs to be located preferably on the south side of the building and  
the west side if the south side is unavailable. Never the north side. -  
Most of the units need to be for more than 2 bedrooms to  
accommodate our growing population with young families.

Anonymous

9/24/2024 06:47 PM

Infrastructure / roads need to be upgraded to accommodate the in  
crease in traffic. Schools need to be in place.

Anonymous

9/24/2024 06:50 PM

None

Anonymous

9/24/2024 07:03 PM

Nothing

Anonymous

9/24/2024 07:27 PM

Whould rather no see it go ahead

Anonymous

9/24/2024 07:44 PM

Traffic issues. Ridiculously busy road.

Anonymous

9/24/2024 07:54 PM

Dedicated traffic lane for the area

Anonymous

Better road access, better traffic control, increased Schilling,

9/24/2024 08:01 PM

increased medical access

Anonymous

9/24/2024 08:14 PM

No residential - NSLC and a grocery store are needed

Anonymous

9/24/2024 09:19 PM

Reduce number of residential

Anonymous

9/24/2024 09:39 PM

Business only. Less housing. Already overpopulated.

Anonymous

9/24/2024 09:44 PM

I don't want it to happen.

Anonymous

9/24/2024 09:48 PM

Not build it at all.

Anonymous

9/24/2024 10:19 PM

It states both residential and commercial - what will the units rent for?

What businesses will be allowed there. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Anonymous

9/24/2024 11:03 PM

Nil

Anonymous

9/24/2024 11:11 PM

A grocery store

Anonymous

9/25/2024 12:19 AM

I would like to see the location changed.

Anonymous

9/25/2024 03:37 AM

Add more consultation and in person to the public, this online survey is pathetic , you people are sneaky cowards

Anonymous

9/25/2024 06:30 AM

Location

Anonymous

9/25/2024 07:15 AM

None

Anonymous

9/25/2024 08:28 AM

Different area

Anonymous

9/25/2024 09:04 AM

Nothing

Anonymous

9/25/2024 09:28 AM

Move it to the city.

Anonymous

9/25/2024 10:07 AM

Moved closer to the highway on undeveloped land

Anonymous

9/25/2024 10:42 AM

Decrease the size of the development to detached homes with green spaces in between.

Anonymous

9/25/2024 12:19 PM

If there needs to be a building built, it needs to be actually affordable.

Anonymous

9/25/2024 06:00 PM

Explained that in first question.

Anonymous

9/25/2024 06:24 PM

Put it somewhere else.

Anonymous

9/25/2024 07:15 PM

Cancelled

Anonymous

9/25/2024 08:34 PM

A seniors nursing home. These proposals should be held and a community vote implemented.

Anonymous

9/25/2024 10:07 PM

A development this size we already have traffic issues this property is 1.1 km to the elementary school therefore any children living there will be required to walk to school this road has thousands of cars driving at known excessive speed And there are no sidewalks there is a bike lane on one side, the construction that took place previously saw the removal of a pice of the bike lane to allow for turning lanes into the petro can and Tim Hortons complex , the city has never made the development finish their reinstatement of this.

<p>Anonymous</p> <p>9/26/2024 12:01 AM</p>	<p>We need more services in middle Sackville to support middle Sackville residents ( EI: grocery store, fire hydrants). I do not have a fire hydrant on my street as an example. ( Springfield lake road)</p>
<p>hattonab</p> <p>9/26/2024 06:34 AM</p>	<p>I would like to see the apt building not happen at all in this location. We are already overrun with traffic from the extra houses and apartment buildings that came with the Margeson Drive addition.</p>
<p>Anonymous</p> <p>9/26/2024 06:35 AM</p>	<p>If there can be a grocery store that would be great.</p>
<p>Anonymous</p> <p>9/26/2024 08:27 AM</p>	<p>Nothing</p>
<p>Anonymous</p> <p>9/26/2024 09:11 AM</p>	<p>Need more inforstructure</p>
<p>Anonymous</p> <p>9/26/2024 10:05 AM</p>	<p>Additional infrastructure exits road's etc. single family units instead of multiplexes.</p>
<p>Anonymous</p> <p>9/26/2024 04:27 PM</p>	<p>Similarly to the Regkay CRT development, it seems a bit outrageous that we have homes on well and septic and are going in and building 6 story complexes next door. If we want to increase density, that's okay. However, provide the city services to the existing community. This is how you create a situation where a community hates development, you're prioritizing developer dollars over the community they're planning to build in and realistically gentrify.</p>
<p>Anonymous</p> <p>9/26/2024 04:37 PM</p>	<p>More lower income housing, better transit</p>
<p>Anonymous</p> <p>9/26/2024 04:50 PM</p>	<p>Entrance</p>
<p>Anonymous</p> <p>9/26/2024 05:30 PM</p>	<p>A certain percentage of affordable housing added.</p>
<p>Anonymous</p> <p>9/26/2024 05:35 PM</p>	<p>Find somewhere else to put yet another apartment building.</p>
<p>Anonymous</p>	<p>Like to see the housing be geared towards seniors and at reasonable</p>

9/26/2024 05:36 PM

rates they can afford on fixed incomes. Our population is aging and needs affordable housing.

Anonymous

9/26/2024 06:03 PM

Location. I live on Sackville Drive, near intersection. It's already congested.

Anonymous

9/26/2024 06:27 PM

I haven't been able to see a design yet, but from what I understand it'll resemble a lot of the other new developments. Green and social space in this development. Also multi use so stores/services on the bottom level.

Anonymous

9/26/2024 06:42 PM

Affordable prices and consideration of traffic flow and neighbourhood capacity (schools, jobs, etc)

Anonymous

9/26/2024 06:50 PM

N/A

Anonymous

9/26/2024 06:57 PM

Please fix the traffic issues first! It takes 15-20 mins to get out of sackville in 2024... 5 years ago this could be done in 5 mins. We need more methods to leave our community to keep things in a timely manner. How can you continuously add residents to an overpopulated community and not make accommodations to the traffic situation first?

Anonymous

9/26/2024 07:32 PM

N/A

Anonymous

9/26/2024 07:35 PM

To cancel it , move it elsewhere , there are needs in the area that need to be dealt with before ever putting up more buildings.

Anonymous

9/26/2024 07:47 PM

Nothing stop building leave some land as is

Anonymous

9/26/2024 07:51 PM

A traffic plan, a school plan,

Anonymous

9/26/2024 07:56 PM

I do not want it built

Anonymous

9/26/2024 08:02 PM

Bigger, taller, more buildings, underground parking

Anonymous

9/26/2024 08:21 PM

If it was stopped

Anonymous

9/26/2024 08:51 PM

Include rent estimations and be reasonable

Anonymous

9/26/2024 09:03 PM

We have the space, so use the space. Build a new supermarket, a school, and health facilities in Middle Sackville. Take the traffic pressure of Sackville drive! The intersection Beaver bank road/ Sackville drive is already crazy busy.

Anonymous

9/26/2024 09:22 PM

Added infrastructure

Anonymous

9/26/2024 09:51 PM

Nothing!

Anonymous

9/26/2024 10:35 PM

Would love to see a grocery store in our community

Anonymous

9/26/2024 10:59 PM

Alternate driveway that could take traffic away from Sackville Dr

Anonymous

9/26/2024 11:35 PM

Height of the building. Closeness to neighbouring subdivision.

Anonymous

9/26/2024 11:52 PM

The placement needs to be changed. We need to be sourcing outside of our small towns. It's becoming way too crowded. We don't even have certain banks in sackville.

Anonymous

9/27/2024 12:54 AM

None

Anonymous

9/27/2024 02:30 AM

Stores

Anonymous

9/27/2024 06:33 AM

Expanding road ways, inputting traffic lights or roundabouts, bike lanes and sidewalks as well as greenspace.



Anonymous

9/27/2024 06:49 AM

I'd like to see the development not added

Anonymous

9/27/2024 06:57 AM

This should not be built in the first place so I am totally against this development, but additional roads or double lanes with its own entrance and exit to the apartment and commercial complex.

Anonymous

9/27/2024 07:20 AM

If it goes ahead which I hope not it should have a rent cap and a an ongoing surcharge for infrastructure upgrades

Anonymous

9/27/2024 07:46 AM

I would like to see it not go up. It's a shame to look at the horizon that used to be filled with tree line and instead see buildings. This is not my Nova Scotia. Nor the Nova Scotia that I want my children to grow up in.

Anonymous

9/27/2024 08:14 AM

Road and traffic set up prior to building

Anonymous

9/27/2024 10:30 AM

Scrap it and build more single family homes. You're allowing our communities to be destroyed.

Anonymous

9/27/2024 10:43 AM

More underground parking for the tenants so that the building actually accommodates the real number of vehicles that will likely need parking. Without it, the surrounding roadway and other parking spots will be used by the tenants which impacts traffic and commercial uses.

Anonymous

9/27/2024 12:24 PM

I would like less setback from Sackville drive. The commercial parking should be behind the building.

Anonymous

9/27/2024 12:37 PM

Add lights at intersections and expand Sackville drive to be two lanes in both directions.

Anonymous

9/27/2024 01:47 PM

Traffic mitigation plan

Anonymous

9/27/2024 03:46 PM

No to apartment it can go om the other side leading to indigoshore

Anonymous

9/27/2024 03:48 PM

Affordable housing units

Anonymous

9/27/2024 03:51 PM

I would like there not to be apartments and shopping. Why not townhomes, duplexes. Stop slapping apartments everywhere.

Anonymous

9/27/2024 04:23 PM

NA

Anonymous

9/27/2024 04:31 PM

I would like to see if not happen

Anonymous

9/27/2024 05:38 PM

Traffic lights New school Green space Park that is actually taken care of by the city

Anonymous

9/27/2024 09:24 PM

Allow for enough room for a possible road to cut through to Beaverbank.

Anonymous

9/28/2024 12:49 AM

No comment

Anonymous

9/28/2024 08:10 AM

Widen road. More stoplights or round about

Anonymous

9/28/2024 08:11 AM

Traffic control

Anonymous

9/28/2024 09:03 AM

Commercial space on the bottom level for business. There is no point in adding all this residential living with no new jobs and or places to go.

Anonymous

9/28/2024 11:05 AM

The housing needs to adequately suit the needs of the people Coming. It needs to be affordable

Anonymous

9/28/2024 01:15 PM

Traffic measures. How will people turning left out of the development do so during peak times? This is very close to the round about already. Will cars turning left into the development cause congestion in the round about?

Anonymous

9/28/2024 08:26 PM

I would a smaller residential building. I think 3 stories would be good and the commercial building should be 3 stories as well.

Anonymous

9/28/2024 08:38 PM

I would like to see a breaking up of the apartment complex into a full community of multiple unit homes. Connected in a way to incorporate a full community.

Anonymous

9/29/2024 12:39 AM

Green area

Anonymous

9/29/2024 02:49 PM

More parking. Recreational space for residents and the neighborhood in general.

Anonymous

9/29/2024 05:55 PM

Make it smaller

Anonymous

9/29/2024 08:34 PM

I would like to see the location changed.

Anonymous

10/01/2024 04:14 PM

Cancel it and find a better spot

Anonymous

10/01/2024 04:32 PM

Less apartments. Maybe change to two unit dwellings.

Anonymous

10/01/2024 04:47 PM

Quality building materials and design. Something comparable to any building built on a main street in HRM

Anonymous

10/01/2024 04:49 PM

I'd change it by getting rid of it we don't need apartments in the area or in sackville

MP5029

10/01/2024 07:10 PM

Traffic and pedestrian safety, ensuring infrastructure (transit ways) can actually accommodate the increased volumes of such projects and that it is safe...it's not safe to cross the roads. One quick fix would be to block the entrance by Atlantic Gardens and force traffic to the Petro Canada/tim Hortons area or cut the blind spot area (crest of the hill) at the Petro Canada/tim Hortons entrance or both.

Anonymous

nothing, no large buildings should be going up there

10/01/2024 07:42 PM

Anonymous

10/01/2024 07:44 PM

I would like to see some affordable priced units in any of the buildings being proposed. Wouldn't it be easy to have some more affordable units in all of the buildings to give some single income families a chance to live in a nice building as opposed to a tiny shelter or tent

Anonymous

10/01/2024 09:36 PM

They should be forced to have units at affordable prices.

Anonymous

10/02/2024 02:24 PM

I realize this is beyond the scope of this particular development, but the area would have significant improvement in traffic by extending Rafting Drive and connecting to the traffic circle at Sackville Drive and Margeson. Sackville Drive and Executive Drive is becoming a pinch point and adding more traffic with an increase of residences nearby might possibly exacerbate this.

Anonymous

10/02/2024 04:56 PM

We need more transit as these higher density housing projects happen outside the city's core.

Anonymous

10/02/2024 07:59 PM

Could there be some kind of memorial to the Maroon Hill community ? This development will erase what is left of the old African Canadian settlement

Anonymous

10/02/2024 08:19 PM

More detail on how traffic, specifically in the roundabout, will be not negatively impacted.

Anonymous

10/02/2024 08:49 PM

Housing is nice for the area but should ve kept to a few houses and not a 12 story building !!

Anonymous

10/02/2024 08:57 PM

Reduce the size, no need for a commercial centre as it is not a commercial area.

Anonymous

10/03/2024 04:05 PM

I think if they are going to ruin our surrounding lands, the building should have to build above six stories so that they are forced to include affordable housing. I'm personally tired of shady business deals where developers skirt the needs of the area just to suit their own finances.

Anonymous

10/03/2024 05:40 PM

Needs to be affordable / accessible

Anonymous

10/03/2024 06:52 PM

Ensure it's affordable.

Anonymous

10/03/2024 07:04 PM

The location needs to be changed.

Anonymous

10/03/2024 08:48 PM

Don't want it there's nothing to add.

Anonymous

10/04/2024 10:17 AM

Exactly how existing residences will be able to handle/cope with the additional car traffic and how exactly will Halifax Transit service this area? WLD needs to be addressed.

Anonymous

10/04/2024 12:05 PM

I would suggest no left turn to Sackville Drive. Right turn only on exit and use roundabout on Margeson to access Sackville Drive. This could eliminate congestion and accidents

Anonymous

10/04/2024 01:48 PM

This type of density is not appropriate this far from the core, and it is not aligned with the neighbourhood of acre+ lots in which it will be placed. This goes against the city plan.

Anonymous

10/04/2024 01:52 PM

Affordable housing needs to be placed near services, not in the middle of a borderline rural community.

Anonymous

10/04/2024 02:25 PM

Maybe take a look around the current neighborhood and see what's around here. Talk to people that actually live in the neighborhood and see what we want and need. I assure you it's not big development. It's single unit family homes. We enjoy our wells and not have nature destroyed. It's absolutely deplorable for complete deforestation of the lot. Not only for the people that live next door and have lived there for decades but there are a lot of bears, coyotes and bobcats seen on a daily bases. What is being done for the wildlife protection in he area? There's many other species of animals that live in the area too.

Anonymous

10/04/2024 05:50 PM

Sidewalk added to Sackville Drive in the area. It is currently very dangerous for pedestrians. Confirm that visibility inbound on Sackville Drive from traffic coming down Margeson Drive is acceptable. Number of parking spaces seems low. Is that actually enough.

Anonymous

10/04/2024 07:27 PM

Max 3 story -

Anonymous

10/04/2024 08:12 PM

Scrap it!

Anonymous

10/04/2024 08:56 PM

Continuity of sidewalks from Beaconsfield Drive to round-about

Anonymous

10/04/2024 09:18 PM

The entrance to the development location should be moved well away from the roundabout.

Anonymous

10/04/2024 09:25 PM

This development should be moved to a more appropriate location, closer to transit and necessities like grocery stores.

Anonymous

10/04/2024 11:36 PM

If anything could be changed, I think a few single family homes or even townhomes would be better than this many units

Anonymous

10/05/2024 04:04 AM

Actual traffic statistics, number of vehicles at peak times, ability to handle emergency exit routes. Actual statistics on impact to schools, fire, police and emergency health services

Anonymous

10/05/2024 10:47 AM

Move it elsewhere. Period.

Anonymous

10/05/2024 11:25 AM

I would like to see this cancelled

Anonymous

10/05/2024 11:44 AM

Do a traffic study and make changes to how traffic in this area.

Anonymous

10/05/2024 12:26 PM

Move to a different location. Use that location for an essential business, such as groceries, with the only entrances to property off of a side street and not sackville drive (same if apartments are built) to accommodate the already thousands of new units currently under construction in area. Complete the road to beaverbank from round about, which was promised 20 years ago to help with already excessive traffic and lack of egress to area in an emergency

Anonymous  
10/05/2024 01:42 PM

No traffic delays by the construction work or construction vehicles.  
The round about traffic should not be impeded at all or it with push everyone to drive towards the already congested Kent Building supplies area of lower Sackville. Also the residents of Berryhill subdivision could become trapped/delayed in their own subdivision if the round about becomes affected.

Anonymous  
10/05/2024 03:15 PM

Nothing

Anonymous  
10/05/2024 06:25 PM

Move it further out to mount uniacke

Anonymous  
10/05/2024 09:00 PM

It needs to be somewhere with better infrastructure. Getting down this road is nightmare now.

**Optional question** (219 response(s), 23 skipped)  
**Question type:** Essay Question

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

Anonymous  
8/30/2024 02:54 PM

Are there any concerns related to capacity of the infrastructure in the community and is there a plan to address this specifically related to traffic management, school capacity, and services capacity. In addition will neighboring properties be subject to large equipment over their property lines - for instance crane placement to construct the building.

Anonymous  
9/03/2024 11:58 AM

Isn't this land zoned for residential agriculture

Anonymous  
9/11/2024 12:56 PM

Not sure.

Anonymous  
9/15/2024 03:09 PM

Traffic, access to the road, water and Sewer issues.

Anonymous  
9/15/2024 03:18 PM

B4e0m5

Anonymous

9/19/2024 08:18 PM

What will happen to the people that live in the house on that property now there is no housing

Anonymous

9/24/2024 07:35 AM

N/A

Anonymous

9/24/2024 08:21 AM

Are you making these buildings affordable housing, I don't mean 2000\$ apartments. It's disgusting

Anonymous

9/24/2024 08:22 AM

Have you studied the current traffic concerns, school population concerns?

Anonymous

9/24/2024 08:52 AM

Is that arts centre ever getting built?

Anonymous

9/24/2024 09:40 AM

Na

Anonymous

9/24/2024 09:44 AM

Where will these children go to school? ALL our class sizes are ABOVE capacity

Anonymous

9/24/2024 09:48 AM

Nothing

Anonymous

9/24/2024 09:53 AM

Mentioned above

Anonymous

9/24/2024 10:38 AM

The infrastructure

Anonymous

9/24/2024 10:38 AM

NA

Anonymous

9/24/2024 10:50 AM

None

Anonymous

9/24/2024 11:00 AM

Where are the kids going to school? All areas don't have enough room.



Anonymous 9/24/2024 11:35 AM	N/a
Anonymous 9/24/2024 11:37 AM	why you think it's a good plan!!! why you think money in your pocket is more important than preserving our town
Anonymous 9/24/2024 11:44 AM	To be honest, I didn't read the report in great detail. However, with so many units being built, what will be the impact on local traffic? Development is close to the round-about, which should reduce impact on the Sackville Drive and Beaverbank intersection. However, it will still impact Sackville Drive and the local residents.
Anonymous 9/24/2024 11:51 AM	Nothing. It shouldn't happen.
Anonymous 9/24/2024 12:27 PM	Were concerns of people really listened to and not just politely acknowledged??
Anonymous 9/24/2024 12:57 PM	None
RoseE 9/24/2024 01:12 PM	none
Anonymous 9/24/2024 01:35 PM	None
Anonymous 9/24/2024 01:37 PM	None
Anonymous 9/24/2024 01:39 PM	Nothing
Anonymous 9/24/2024 01:40 PM	Where will ay children go to school? How do you plan to address added traffic to busy road and current traffic circle
Anonymous 9/24/2024 01:40 PM	What do you have planned in regards to traffic issues tat this will cause.
Anonymous	What's the point of asking for our feedback when y'all already know

9/24/2024 01:41 PM

your doing it and lying to us saying that our opinions matter

Anonymous

9/24/2024 01:43 PM

What will be done to minimize the traffic on Sackville Drive from Margeson Drive through upper Sackville?

Anonymous

9/24/2024 01:43 PM

The specific unit mix should be available as proposed. More two & three bedroom units should be offered as it's a family suburban area and not infill.

Anonymous

9/24/2024 01:47 PM

What will be done regarding construction and delays?

Anonymous

9/24/2024 01:49 PM

Roads and schools.

Anonymous

9/24/2024 01:59 PM

How traffic will be handled

Anonymous

9/24/2024 02:06 PM

The disturbance to the neighborhood was not planned, and the traffic congestion

Anonymous

9/24/2024 02:15 PM

Is public input taken into account or is this a "done deal"?

Anonymous

9/24/2024 02:21 PM

Why is it taking SO long?? Stop worrying and start building!

Anonymous

9/24/2024 02:23 PM

All as mentioned above: Traffic Density of buildings

Anonymous

9/24/2024 02:25 PM

What services will be provided to offset the additional traffic this will cause and what are the affordable housing options?

Anonymous

9/24/2024 02:45 PM

Safety and accessibility

Anonymous

9/24/2024 02:52 PM

Can more buildings be put up?

Anonymous 9/24/2024 02:58 PM	Community opinions have not been fully consulted or considered.
Anonymous 9/24/2024 03:10 PM	Will there be additional roads constructed to try and create less of a bottleneck?
Anonymous 9/24/2024 03:11 PM	None
Anonymous 9/24/2024 03:23 PM	n/a
Anonymous 9/24/2024 03:26 PM	hiw do you handke the increased population already in a populated area
Anonymous 9/24/2024 03:35 PM	How will the schools cope with the added amount of families?
Anonymous 9/24/2024 03:39 PM	How are you going to improve the infrastructure in Sackville BEFORE this proposed development begins?
Anonymous 9/24/2024 03:39 PM	How would this benefit our community?
Anonymous 9/24/2024 03:39 PM	Make it for NativeNova scotianers, maybe some seniors that have been put out of their homes.
Anonymous 9/24/2024 04:16 PM	Traffic control is a nightmare now!! Schools can not handle any more students!!
Anonymous 9/24/2024 04:38 PM	No
Anonymous 9/24/2024 04:40 PM	Na
Anonymous 9/24/2024 04:42 PM	This should have had a public hearing. Using Covid as an excuse to bypass that process in 2024 is not right.

Anonymous 9/24/2024 04:48 PM	N/A
Anonymous 9/24/2024 04:57 PM	Why is there no consultation with the community first?
Anonymous 9/24/2024 05:22 PM	How they plan to deal with the increased everything above?
Anonymous 9/24/2024 05:35 PM	The increase in traffic and strain on our schools and other systems.
DSHRM98 9/24/2024 05:50 PM	None
Anonymous 9/24/2024 05:58 PM	Nothing straightforward
Anonymous 9/24/2024 06:07 PM	Why disperse feedback opportunities like this survey when the decision has been made already?
Anonymous 9/24/2024 06:11 PM	My biggest issue is traffic is the city going to bring more bus routes out here??
Anonymous 9/24/2024 06:46 PM	What are you planning to do in terms of affordability and do you plan to put a playground for children on the premises to encourage residents to spend time outdoors?
Anonymous 9/24/2024 06:47 PM	New school announcement is 4-6 years away and these new proposals building should be 6-8yrs away after schools / roads ect.
Anonymous 9/24/2024 06:50 PM	What upgrades have been done to the existing infrastructure down stream of all the new developments.
Anonymous 9/24/2024 07:03 PM	None
Anonymous 9/24/2024 07:27 PM	N/A

Anonymous

9/24/2024 07:44 PM

Why no public meeting!!!!

Anonymous

9/24/2024 07:54 PM

Impact on the community

Anonymous

9/24/2024 08:01 PM

I have no information about this project other than what is in the link for this. More community involvement.

Anonymous

9/24/2024 09:19 PM

How will infrastructure handle that many more cars

Anonymous

9/24/2024 09:39 PM

How many politicians have hands in developers pockets? Has infrastructure been taken into consideration in particular water drainage. What other strain on resources is there going to be?

Anonymous

9/24/2024 09:48 PM

What are they going to do for transit or road system. What about the school systems? what is the plan to accommodate an increase in population for the schools.

Anonymous

9/24/2024 10:19 PM

Online surveys is a bit sneaky. Depending on who "shares" then depends on the response. What happened to public in person meetings? Covid restrictions are a thing of the past. Online is a good way for people to hide, for questions to be avoided. Basically just a check mark- to ensure they have done their due diligence

Anonymous

9/24/2024 11:03 PM

None

Anonymous

9/24/2024 11:11 PM

Will they be on city sewer and water or affecting the water table that most of us use with wells?

Anonymous

9/24/2024 11:33 PM

What will be planned for the commercial space. Grocery?

Anonymous

9/25/2024 12:19 AM

How do you plan to improve transportation and traffic flow in this area? How are you going to support more residents in this area?

Anonymous

What the hell does Covid have to do with this, how dare you use it as

9/25/2024 03:37 AM

an excuse to not have in person consultation, how many of the people proposing this ridiculous plan will actually live here

Anonymous

None

9/25/2024 07:15 AM

Anonymous

Who decides this stuff

9/25/2024 08:28 AM

Anonymous

None

9/25/2024 09:04 AM

Anonymous

None

9/25/2024 10:07 AM

Anonymous

Since when is it not safe to bring groups of more than five together?  
There should be a public meeting about this.

9/25/2024 12:19 PM

Anonymous

I haven't seen any information about this at our home or any other apartments being built in lower Sackville. This area in the HRM is growing g too much too fast.

9/25/2024 06:00 PM

Anonymous

Traffic and affordable housing.

9/25/2024 06:24 PM

Anonymous

This is a large number of units to have in an area with in poor bus service how will these people move throughout the city?

9/25/2024 10:07 PM

Anonymous

None

9/26/2024 06:35 AM

Anonymous

Go away and find your own land

9/26/2024 08:27 AM

Anonymous

Na

9/26/2024 09:11 AM

Anonymous

What is the timeline. With all of these buildings happening it would be nice to have these completed in a similar time frame. There is only 2 routes of access Sackville drive or margeson and construction can

9/26/2024 04:27 PM

quickly clog an artery. I would love for us to not be in a state of staggered construction for decades. In addition, I really have concerns but the increase of cars trying to turn in and out of this parkway entrance with the roundabout a few meters away. It seems like an accident waiting to happen. So, I would love to understand the solution planned for this.

Anonymous

9/26/2024 04:37 PM

Why we weren't consulted before it was agreed to

Anonymous

9/26/2024 04:50 PM

None

Anonymous

9/26/2024 05:36 PM

Residential design of units and building accessibility for seniors and disabled people

Anonymous

9/26/2024 06:03 PM

How do you plan to accommodate this added traffic to an already overfilled roadway.

Anonymous

9/26/2024 06:27 PM

A set of designs would be nice if they were mailed in the community.

Anonymous

9/26/2024 06:50 PM

N/A

Anonymous

9/26/2024 06:57 PM

Why is this development going in this particular place? There is already pre-existing infrastructure on that lot so what will happen to the people who live there (if it's occupied). How will you manage the inconvenient traffic issues in our community due to overpopulation?

Anonymous

9/26/2024 07:32 PM

What's the cost? How can you be sure there won't be any wasted money or time delays?

Anonymous

9/26/2024 07:35 PM

None

Anonymous

9/26/2024 07:51 PM

How is this helping anything?

Anonymous

N/a

9/26/2024 08:02 PM

Anonymous

9/26/2024 08:04 PM

What I listed in question 1. I only found about this proposal by a random Facebook post, there is zero effort to actually inform community residents unless they are actively looking for info. Perhaps canvassing or issuing flyers to affected residents would be more appropriate.

Anonymous

9/26/2024 08:21 PM

How is the infrastructure going to handle additional traffic ?

Anonymous

9/26/2024 09:22 PM

The lack of infrastructure

Anonymous

9/26/2024 09:51 PM

When is expected to start/finish (roughly)

Anonymous

9/26/2024 11:35 PM

Questions about drainage and the impact of increased traffic on the roundabout and Sackville Drive in general.

Anonymous

9/26/2024 11:52 PM

Where are the people going? What are we building in surrounding areas to make the influx of people regulated? Are we going to be building another hospital? Or one that stays open 24/7 here in sackville ? We clearly need it

Anonymous

9/27/2024 12:54 AM

None

Anonymous

9/27/2024 06:33 AM

Where and when is the development of new schools being considered? How can it be guaranteed that units will be AFFORDABLE for locals (& not folks moving into the province)?

Anonymous

9/27/2024 06:49 AM

Schools of increased population? Traffic flow?

Anonymous

9/27/2024 06:57 AM

More information is needed. I am only hearing about this planned development from a concerned citizen on Facebook. Residents who pay taxes should be more informed. Certain areas of middle Sackville don't even have city water, adequate sidewalks, fire hydrants, but here we see big developments going up, on already strained system without sufficient infrastructure in place.



Anonymous

9/27/2024 07:20 AM

Why all the apartments in Sackville area we have reached the maximum for roads schools etc

Anonymous

9/27/2024 07:46 AM

What's going to be done to ensure a consistent flow of traffic? There are several buildings going up around Sackville, which means hundreds, if not, thousands of extra tenants living there this increases drastically the amount of people using the roads yet I see nothing mentioned about improving the infrastructure of our roadways here. Additionally, building buildings only serves to increase the pockets of the property owners when we should be helping people purchase houses.

Anonymous

9/27/2024 08:14 AM

N/A

Anonymous

9/27/2024 10:30 AM

Nobody answers anything anyway!

Anonymous

9/27/2024 10:43 AM

How will traffic be handled coming into and out of the development? What impact will this have on the local traffic including the nearby rotary?

Anonymous

9/27/2024 12:24 PM

If Margeson drive is extended, will a connection to Margeson drive be added?

Anonymous

9/27/2024 12:37 PM

How they plan to cope with all the other proposed development and the massive influx of vehicles in the area

Anonymous

9/27/2024 01:47 PM

What are you doing about traffic?

Anonymous

9/27/2024 03:46 PM

Are we ready for the amount of traffic and families

Anonymous

9/27/2024 03:51 PM

Why more apartments where houses and green spaces used to be. What is the environmental impact, what is being done to address the huge traffic delays and strain on Cobequid emergency centre. Where is the careful and organized planning of our towns and cities.

<p>Anonymous</p> <p>9/27/2024 04:23 PM</p>	<p>Need to know when is the anticipated date of completion.</p>
<p>Anonymous</p> <p>9/27/2024 04:31 PM</p>	<p>The people of da killed need to be more informed</p>
<p>Anonymous</p> <p>9/27/2024 05:38 PM</p>	<p>The process for this development was not followed properly. Traffic study was not completed or presented to the public. School capacity. Rise of crime in Middle Sackville area.</p>
<p>Anonymous</p> <p>9/28/2024 12:49 AM</p>	<p>If the flow is into lower sackville that is pressure not great for flow for sackville residents</p>
<p>Anonymous</p> <p>9/28/2024 09:03 AM</p>	<p>Will this cause traffic delays in a smaller area like middle sackville that only really has one road? Can this site get its on service road to keep traffic from getting backed up?</p>
<p>Anonymous</p> <p>9/28/2024 08:26 PM</p>	<p>The size of the residential building is too large for this area. It should be smaller, 3 stories would be good.</p>
<p>Anonymous</p> <p>9/28/2024 08:38 PM</p>	<p>Nothing at the moment, thank you.</p>
<p>Anonymous</p> <p>9/29/2024 12:39 AM</p>	<p>None</p>
<p>Anonymous</p> <p>10/01/2024 04:47 PM</p>	<p>I believe live public hearings should be held on this and all development applications. Further I also believe a plan review for the 15,18 19 plan area should be conducted and areas outside the service boundaries should be moved from the Sackville planning strategy to the 15, 18 19 plan area.</p>
<p>Anonymous</p> <p>10/01/2024 04:49 PM</p>	<p>Why</p>
<p>MP5029</p> <p>10/01/2024 07:10 PM</p>	<p>Traffic flow and safety</p>
<p>Anonymous</p> <p>10/01/2024 07:42 PM</p>	<p>no questions, it is too large for the area, and without a significant expansion to Sackville Drive, this development should not be going</p>

ahead I fear that the city is blindly looking into development with absolutely no foresight of the consequences that the additional traffic congestion will cause along Sackville Drive.

Anonymous

10/01/2024 07:44 PM

I would like to know at what time of day the traffic is monitored ? Is it peak hours when people are going to and from work ? Would be the more likely time to check the impact on the already overloaded roads into Lower Sackville.

Anonymous

10/02/2024 04:56 PM

The impacts of the number of cars added to the roads into the city. We need more access to transit before higher density is approved in the suburbs.

Anonymous

10/02/2024 05:44 PM

What do you plan to do about the added traffic to this area?

Anonymous

10/02/2024 07:59 PM

the traffic , it is a very congested road right now and i don't buy the traffic estimates they give , and with all the other planing applications in the area Sackville dr is just not big enough to handle it all

Anonymous

10/02/2024 08:19 PM

more specific traffic plans.

Anonymous

10/02/2024 08:49 PM

Schools. Already crowded for the sackville area. For both English and French school. What's the plan to accommodate more people moving to this area???

Anonymous

10/02/2024 08:57 PM

None at this time

Anonymous

10/03/2024 04:05 PM

Lack of transparency. Why is the developer allowed to build housing that doesn't meet the needs of low income families?

Anonymous

10/03/2024 05:40 PM

Will there be new traffic lights to support the additional traffic on Matheson?

Anonymous

10/03/2024 07:04 PM

I feel that the impact on traffic and infrastructure in general is not being adequately considered. As a person who travels that side of Sackville Drive daily, my commute time has increased greatly in both directions and the area is not capable of handling more traffic.

Anonymous

10/03/2024 08:48 PM

Letter was delivered in the mail on October 3, deadline to complete is on October 4. There was not enough adequate time to complete survey.

Anonymous

10/04/2024 10:17 AM

Traffic. I challenge anyone to watch the WLD traffic entering Sackville Drive on any given day, focus on rush hour, not a week In March when people are known to be travelling. Look at September or October. Pick known busier times of day to do your study. Not impressed with traffic study. The entrance from Atlantic Gardens has increased the challenge of exiting already.

Anonymous

10/04/2024 01:48 PM

Why aren't we putting density in places where there is more than one Halifax transit bus a day? This is a very irresponsible place to put this type of building.

Anonymous

10/04/2024 01:52 PM

Why aren't you considering the needs of the people accessing affordable housing when determining building placement?

Anonymous

10/04/2024 02:25 PM

Why do we have land use laws if developers can come in and change them? They should not even be allow to have the proposal in the first place.

Anonymous

10/04/2024 05:50 PM

How will the schools will be impacted. - Schools are already full and a study from 2021 is outdated. Additional developments and large residential units have been added or are underway, since that time.

Anonymous

10/04/2024 07:27 PM

Schools? Roads safety sidewalks?

Anonymous

10/04/2024 08:12 PM

Did not receive notification with enough lead time to research and compile data.

Anonymous

10/04/2024 08:56 PM

What is the anticipated impact on area schools and emergency services?

Anonymous

10/04/2024 09:18 PM

How is it different to the planning process we have known till now?

Anonymous

10/04/2024 09:25 PM

Affordable and low income housing needs to fit into the areas it is developed in and this is far from an ideal spot. This isn't well thought out and the city needs to re-evaluate the impact on safety and surrounding areas.

Anonymous

10/04/2024 11:36 PM

What updates will be done to water, sewer, roads, schools to accommodate this additional population?

Anonymous

10/05/2024 04:04 AM

Availability of services. Sackville Rd already experiences congestion. It is a 2 lane road with no sidewalk at many places. Would there be a separate turning lane? Who pays for that? Who pays to build bus stop? Also type of business permitted in the development. Might be in proposal but not quick to find.

Anonymous

10/05/2024 10:47 AM

What kinds of people will be living there? With "affordable housing" comes low income or questionable characters, drugs, sex trafficking, prisoners out of jail. How is it ethical to put this kind of building in a family area with a school?

Anonymous

10/05/2024 11:25 AM

Why has it already been decided without the taxpayers making the decision. This is not for our community.

Anonymous

10/05/2024 12:26 PM

Are laws and regulations being followed or changed? Any plan regarding excess traffic? Any increased resources proposed for influx of residents? Where is intended property entrance located? What school will these residence attend as they are already overcrowded

Anonymous

10/05/2024 01:42 PM

How will this work specifically affect the Millwood subdivision ? What is the traffic plan for 3 subdivisions that are in very close proximity to one another that have limited alternate routes out of their respective subdivisions ie Millwood , Sunset Ridge, and Berryhill ?

Anonymous

10/05/2024 03:15 PM

How is the zoning allowed to be changed?

Anonymous

10/05/2024 06:25 PM

Why are they even considering this site. Being so close to the roundabout and going against the bylaws how does this make sense .

Anonymous

10/05/2024 09:00 PM

I am not sure why the land over by the Bedford overpass with way room is not being used.

Anonymous	
10/05/2024 11:33 AM	
Anonymous	
10/05/2024 11:44 AM	
Anonymous	
10/05/2024 12:26 PM	
Anonymous	
10/05/2024 01:42 PM	
Anonymous	
10/05/2024 03:15 PM	
Anonymous	
10/05/2024 06:25 PM	
Anonymous	
10/05/2024 09:00 PM	

**Optional question** (238 response(s), 4 skipped)  
**Question type:** Essay Question

**Q6 | Is there any other important information you feel we should know? All feedback is welcomed.**

Anonymous	Have all community members been notified about this development
9/03/2024 11:58 AM	
Anonymous	N/A
9/11/2024 12:56 PM	
Anonymous	It would be nice to have the building not so high meaning possibly 2 smaller units
9/15/2024 03:09 PM	
Anonymous	water and Sewer issues.
9/15/2024 03:18 PM	
Anonymous	Side walks, traffic cross walks can't get out of my driveway to get on

9/19/2024 08:18 PM

the street

Anonymous

9/24/2024 07:35 AM

N/A

Anonymous

9/24/2024 08:21 AM

A new cross walk was installed across sackville drive from sunset ridge to executive- not even this cross walk slows down motorist, they fly through it with family's, children crossing it daily. Adding in another 140+ people as well as just continues to increase the traffic in an extremely populated area. Our kids and family's are at risk daily we'll developers make a quick buck.

Anonymous

9/24/2024 08:22 AM

I am never against housing. I just want it to be affordable and also make sure that you aren't over populating an area that cannot handle another building.

Anonymous

9/24/2024 09:01 AM

If this development goes ahead I would like to see the city extend the sidewalk on Sackville drive to connect to this development at minimum, but also extend to the retail area with Tim Horton's. Creating a more active community. It really isn't safe to walk on that stretch without a sidewalk.

Anonymous

9/24/2024 09:53 AM

Get feedback from community around and implement them, no one against new projects but that should complement with other related infrastructure.. than blame population and immigrants for the issues

Anonymous

9/24/2024 10:38 AM

It seems people aren't listening We don't need more apartments we need more schools and drs

Anonymous

9/24/2024 10:50 AM

Do not build townhouses down Sackville drive.

Anonymous

9/24/2024 11:37 AM

stop this

Anonymous

9/24/2024 11:44 AM

Not at this time.

Anonymous

9/24/2024 11:51 AM

95% of Locals are against this. The congestion is going to be alarmingly increased. Stop ruining local areas with over population. If

there is not enough housing for all the people our stupid Trudeau government is bringing in then maybe they should stop instead of feeding the wealthy.

RoseE

9/24/2024 01:12 PM

There are a lot of people in the area that have enjoyed the peacefulness over the years and are not happy with development. community engagement will be key in getting acceptance and their support

Anonymous

9/24/2024 01:37 PM

We live up this way so it doesn't feel like a city. Our schools have modules in all of them now because of overpopulation in this area.

Anonymous

9/24/2024 01:40 PM

There is no room in schools. Roads are too busy and cannot handle additional traffic, especially roundabout and Margeson Dr. No room in Healthcare.

Anonymous

9/24/2024 01:40 PM

Sackville is growing way too fast at the moment the influx of immigrants and lack of resources such as doctors in the area will overload the Cobequid center, which is already seeing excessively long, wait times

Anonymous

9/24/2024 01:41 PM

No more appointments in Sackville there is no such thing as a housing shortage if the cost is too high for people to get a place to live

Anonymous

9/24/2024 01:43 PM

The traffic in this area has increased heavily the past couple of years. This should be addressed before any more buildings go up in the area.

Anonymous

9/24/2024 01:54 PM

The infrastructure doesn't allow for the amount of families in these communities.

Anonymous

9/24/2024 02:06 PM

We moved here to get away from apartment building, not be surrounded by them!

Anonymous

9/24/2024 02:15 PM

Again, to be frank, this area of Middle Sackville is a safe, quiet suburban area and the existing residents chose to purchase homes here because it does not have the types of developments proposed in this application. There are many other already urbanized areas of HRM better suited to large apartment buildings and the influx of



population that comes with it.

Anonymous

9/24/2024 02:21 PM

Stop having endless question sessions. This place NEEDS to grow and stop thinking it is a quaint fishing village. BTW...get rid of the RCMP inside Halifax. Halifax police should police Halifax.

Anonymous

9/24/2024 02:25 PM

Please be proactive instead of reactive

Anonymous

9/24/2024 02:45 PM

Any and all risks to resident property, water, safety, should be shared eith public and accessible spaces for public

Anonymous

9/24/2024 02:56 PM

We need housing, but we also need the infrastructure to support new housing. Toads and schools need to be better developed

Anonymous

9/24/2024 02:58 PM

This area has Too many apartment blocks and new houses already. We strongly oppose this development

Anonymous

9/24/2024 03:11 PM

No

Anonymous

9/24/2024 03:35 PM

Traffic won't be too affected in my opinion, but lack of amenities will be an issue.

Anonymous

9/24/2024 03:39 PM

Put locals and native Nova Scotianers first. And make is so that us native NS'ers xan afford the rent.

Anonymous

9/24/2024 04:16 PM

Please do not ruin our peaceful subdivision! Please do not add to the already traffic problems here! Please do not add to the overcrowded stool systems in Sackville!

Anonymous

9/24/2024 04:40 PM

Na

Anonymous

9/24/2024 04:48 PM

Provided above

Anonymous

Please stop putting more apartment buildings up in Sackville. We

9/24/2024 04:57 PM

need better and wider roads, and more amenities

Anonymous

9/24/2024 05:22 PM

Stop selling to developers and pushing their permits forward!!! This is not what any resident who lives in the area wants

Anonymous

9/24/2024 05:35 PM

Please research infrastructure development before you build more residential buildings/housing. Drive around during rush hour and visit the local schools etc to understand what we are dealing with. Thank you.

DSHRM98

9/24/2024 05:50 PM

No

Anonymous

9/24/2024 05:58 PM

More utilities need to be brought into the area

Anonymous

9/24/2024 06:07 PM

Stop creating eye sores.

Anonymous

9/24/2024 06:11 PM

What other businesses are going to be going in there?? Health care, day cares etc.

Anonymous

9/24/2024 06:41 PM

There are too many houses out this way as it is.

Anonymous

9/24/2024 06:46 PM

I am a Landscape Architect and mother who wishes everybody can live in a decent home and not have to worry about the cost of housing or feeding their family.

Anonymous

9/24/2024 06:50 PM

No.

Anonymous

9/24/2024 07:27 PM

I'm against this project

Anonymous

9/24/2024 07:44 PM

No public consultation. Shake your head.

Anonymous

9/24/2024 07:45 PM

Before you build consider the families that live in the area and the fact that we moved here to live a quieter life. I know it's all amount the

money so our quiet family life doesn't matter.

Anonymous

9/24/2024 07:54 PM

A photo of proposed structures & placement would be helpful

Anonymous

9/24/2024 08:14 PM

We need more commercial spaces like grocery store and a liquor store - food chains . We don't need to add more residents in this area. Traffic on this road is already congested and hard to turn in and out of places in that area

Anonymous

9/24/2024 09:19 PM

Sackville is not big enough to keep adding people in

Anonymous

9/24/2024 09:39 PM

We hate this. We already can't get answers to the questions/concerns that we have about our own property.

Anonymous

9/24/2024 09:44 PM

I'm curious as to how the surrounding neighbours in homes feel about this proposal, because I certainly wouldn't be happy about overlooking a building. It will stick out like a sore thumb and isn't suitable for the area.

Anonymous

9/24/2024 10:19 PM

Perhaps continue the "plan" to clean up the roundabout where the camper and all other garbage is set up. Apparently we can have unsightly properties leading in to Sackville now. Would love to see how long a site like that would last in Indigo Shores, but it's fine on the "Sackville side" Welcome to Sackville - land of the homeless- but we are erecting new developments all around. Makes zero sense. I say slow down the development until our roads and schools can catch up. Sackville is not built to be a Larry Uteck and the residents certainly don't want large buildings popping up and intersections placed without a city planner actually sitting at them in "sackville rush hour".

Anonymous

9/24/2024 11:03 PM

This isn't a bad thing. We needs more housing options as long as the infrastructure is there to support the extra people.

Anonymous

9/24/2024 11:11 PM

If they continue to build more housing and businesses, everyone needs to have access to city water - it is unfair to not extend the water and sewer services to the remainder of Middle Sackville/Upper Sackville.

Anonymous

9/25/2024 12:19 AM

This community is becoming over populated for its resources and size. There are not enough options to spread people out and avoid congestion. Schools, stores, etc are filled to the brim all the time. To expand you need to prepare the community by increasing resources to support everyone and create a greater sense of community

Anonymous

9/25/2024 03:37 AM

You should know that the public is getting sick of your sneaky back door ways of getting what you want and pretending you had proper consultation,

Anonymous

9/25/2024 07:15 AM

No

Anonymous

9/25/2024 09:04 AM

Nothing

Anonymous

9/25/2024 09:28 AM

Sackville and Middle Sackville is far too contested already. We can't handle more people or traffic. The bus service isn't accommodating as well of our entire infrastructure.

Anonymous

9/25/2024 12:19 PM

It's too close to the roundabout, too much additional traffic at that intersection. Build it further out.

Anonymous

9/25/2024 06:00 PM

It would be nice if HRM dealt with the person that decided to squat on the property at the roundabout. It looks awful and nobody seems to care or yo deal with this person

Anonymous

9/25/2024 06:24 PM

This community is overwhelmed now. Maybe ask your questions before making your plans???

Anonymous

9/25/2024 10:07 PM

This area saw an extreme amount of flooding last year coming down off those hilled areas has any consideration been put into how water drainage from this property's would affect streams and the little sackville river system?

Anonymous

9/26/2024 12:01 AM

Our population is increasing but services are not increasing. Traffic is high. Grocery stores and municipal services are low in this area.

hattonab

Work on Family Doctors for people.

9/26/2024 06:34 AM

Anonymous

Your bullies stealing others property. You've been after it for years

9/26/2024 08:27 AM

Anonymous

Love that another school is being built

9/26/2024 09:11 AM

Anonymous

2 lane sackville dr... how would the access be to this unit

9/26/2024 04:19 PM

Anonymous

Sackville is not prepared at all for this sudden influx of people, everyone will suffer, we cannot provide proper transit let alone health services

9/26/2024 04:37 PM

Anonymous

No more woodlands for wildlife

9/26/2024 04:50 PM

Anonymous

Speed limited in this area and north to Upper Sackville needs to be reduced and needs more police patrol to stop the ATV and trail bike activity on this part of Sackville Dr.

9/26/2024 05:36 PM

Anonymous

This development is not welcome in this location!

9/26/2024 06:03 PM

Anonymous

Traffic, hopefully this development won't make an already busy road worst.

9/26/2024 06:27 PM

Anonymous

Margeson Dr. Would be a better location for this project to be built. It's not localized directly in an over populated community and it would have easy access to the highway. Make the adequate changes to this plan so the long-time residents of the Sackville/middle sackville can have some peace in our homes.

9/26/2024 06:57 PM

Anonymous

Completely disappointed at the state of the current political leadership, you have did nothing to build more affordable housing and even I know some government workers who are on the verge on being homeless. Election time is soon, and many people are unhappy

9/26/2024 07:32 PM

Anonymous

Come to the area in the morning, at rush hour and during any construction. Let alone any other busy regular time!

9/26/2024 07:35 PM

Anonymous

9/26/2024 07:47 PM

Leave some woods around so we can breathe trees give oxygen

Anonymous

9/26/2024 07:56 PM

I am also concerned about the wildlife that move thur that area. It will increase the risk of getting hit for these animals. They are moving in that area all the time.

Anonymous

9/26/2024 08:02 PM

Keep building more!

Anonymous

9/26/2024 09:03 PM

Make the housing affordable!

Anonymous

9/26/2024 09:22 PM

Planning of infrastructure when adding to communities

Anonymous

9/26/2024 09:51 PM

No

Anonymous

9/26/2024 11:52 PM

Most people do not care for new builds or new comers and or people moving areas but compacting everyone to these condos within 100 m of each other with no public parking, nothing being built infastructure wise just condos. This is taking away from the authenticity of Sackville and what we are known for. Please reconsider placements of these buildings, we need to space these out. There is not enough space .

Anonymous

9/27/2024 12:54 AM

I think this development will be a great addition to the Sackville area

Anonymous

9/27/2024 06:57 AM

Details of what exactly is the plan of development. How will it affect people traveling in and out of middle Sackville area. Delays of heavy equipment and the damage that will be caused by newly paved roads in the area. Seems like for information is needed on the pre-planning stages and affects it will have for people traveling who live in the area.

Anonymous

9/27/2024 07:20 AM

These developers come in to make as much money as possible and give nothing back most times they do not even live in this country let alone city. Want an apartment building live in it as well

Anonymous

9/27/2024 08:14 AM

Hopefully these rental properties are rent controlled and not left empty. Need to fill with people in need

Anonymous

9/27/2024 10:30 AM

Keep the apartments out of Sackville period. Just stop!

Anonymous

9/27/2024 10:43 AM

Unless major changes are made so that local residents feel their concerns are taken into account and ultimately drive any real amendments in the final development - We as citizens will continue to disengage from opportunities to provide feedback. A citizenry that isn't being heard, engaged, in an honest, transparent, and meaningful way will lead to an apathetic community. Apathetic communities benefit no one - developers included. When developers are proud in striving to reach a point and a discourse where a community welcomes them with open arms, everyone wins. Citizens benefit from well thought out developments - as do developers. Having actively engaged in this type of process in the past I can say that many of my neighbors agree that we have no influence in such matters and that these processes are but a mere procedural requirement rather than something that bears any real fruit. After having given feedback on over a dozen developments of which my concerns were shared with 90% of the other participants 0% were taken into account. Thank you for your time.

Anonymous

9/27/2024 12:24 PM

Turning left out of here will be a nightmare.

Anonymous

9/27/2024 12:37 PM

If we keep building this area up without considering how people will get in and out of it we will be gridlocked to our community

Anonymous

9/27/2024 01:47 PM

It take 30 mins to drive 2km during rush hour. I don't see a traffic impact study for this plan but the site is crap to navigate. 100% support high density housing, but put the infrastructure in place, please.

Anonymous

9/27/2024 03:51 PM

More recreational facilities needed, more parks and trails needed, better urban planning, move the emergency homeless shelter away from Metropolitan Avenue it should not be near schools and we need something done about all the dirty needles being left around.

Anonymous 9/27/2024 04:23 PM	No
Anonymous 9/28/2024 12:49 AM	Buses - and flow of traffic when using sackville as main hub for groceries extra
Anonymous 9/28/2024 09:03 AM	I think we need to look at another highway exit or something if we are going to add so much population to middle sackville.
Anonymous 9/28/2024 08:38 PM	NA
Anonymous 10/01/2024 04:47 PM	As stated in question four, I believe the planning boundaries should be changed to reflect the service districts. It seems arbitrary that rules in Upper Sackville are different from parts of Middle Sackville considering the communities share the same look and feel and do not have assess to full municipal services.
Anonymous 10/01/2024 04:49 PM	Don't build the apartment
MP5029 10/01/2024 07:10 PM	I have only lived in this area for 3 years and in that very short time, the traffic volume has increased exponentially...or So it seems, but the major issue is its very un safe to cross in the area between the traffic circle and the entrance to the Petro Canada/Tim Hortons entrance...blind crest and absolutely no traffic control to keep pedestrians safe.
Anonymous 10/01/2024 07:42 PM	Strong considerations needs to be given to installing a light system or four way stop at the intercession of Sackville drive and Executive/Summerset drive. It is very difficult to make left hand turns at peak times. the light system at Sackville Drive and Beaver bank needs to be looked into, and during peak times, traffic get very congested and it is a difficult intersection to navigate.
Anonymous 10/01/2024 07:44 PM	I feel the surveys are a way to make citiizens feel they have a say in what is happening in our community - when in all reality the building is going to happen whether traffic becomes heavier or there is a strain on our water, sewer and electricity.
Anonymous	Better transit needs to happen as we consider higher density in the



10/02/2024 04:56 PM

suburbs

Anonymous

0

10/02/2024 08:49 PM

Anonymous

These lands were granted to Black Loyalists. How does this honour or respect that legacy and history?

10/02/2024 08:57 PM

Anonymous

Endangered plant and animal life exist in that wooded area. The lack of consultation with the families (primarily black) in the area where this land has been lived on and used by them for generations. It's gross and racist.

10/03/2024 04:05 PM

Anonymous

I feel that you need to understand that while housing is very important , so is quality of life for existing residents. Sackville is not equipped to be the location of endless apartments. It is very sad to see how much Sackville has changed and it not for the better. This area is not able to accommodate the population influx that comes with these new buildings. Our roads, schools, stores, and health care are at a breaking point now

10/03/2024 07:04 PM

Anonymous

Questioned - Acquisition of property, Disputed lands, they talk about truth and reconciliation, You're still doing the same things. Leave us alone !

10/03/2024 08:48 PM

Anonymous

Please address Sackville Drive and the volume of people on it. Past Margeson is very busy, very fast and not safe as is. Sidewalks are needed. Better, more accurate traffic studies are needed. All for housing, but smart locations.

10/04/2024 10:17 AM

Anonymous

Is anybody going to force Armco to put the parks that they were supposed to put into neighborhoods but didn't?

10/04/2024 01:48 PM

Anonymous

No

10/04/2024 01:52 PM

Anonymous

I've gone door to door knocking on my neighbor's doors about this. People are upset and rightfully so. What exactly is the point of having land use laws if big developers can come do whatever they want? My neighbors and I all bought our homes specifically to the type of

10/04/2024 02:25 PM

neighborhood that it is and not to have land use laws changed behind our backs at the cost of money for government and developers while destroying our neighborhood. Our property taxes have drastically increased year after year after year and our services decline year after year after year. Trees aren't trimmed from power lines, ditches and culverts aren't maintained, Halifax Transit busses are scarce and unreliable. Every school is over flowing. We don't even have a reliable Emergency Room 24 hours a day 7 days a week. Our community has enough traffic problems as it is. It takes years just to get a cross walk put in. We pay for sidewalk maintenance but we don't even have sidewalks. Traffic can be an absolute nightmare trying to get off any of the streets connecting to Sackville Dr. as is now. It can take 10 minutes to get off streets like Wilson Lake Dr., Lively and Rosemary. We push our infrastructure to the absolute breaking point before anything is done. Construction is just forced out all willy nilly. Look at the forest fires in Glen Arbor and how everyone was blocked in because there's only one way in and out. It is utter insanity to do such huge developments without proper infrastructure care. Calling an ambulance can take hours before they arrive. Snow clearing has gone way down the last 3 years. Not to mention the havoc that speed bumps wreck on not only our vehicles but first responder vehicles. After knocking on my neighbor's doors and posting about this in our community groups it's clear that your community engagement has been almost nil. Receiving the letter for engagement days before the survey ends is absolutely unacceptable especially since most of us check our mail maybe once a month. Most people didn't even know this was happening. Again WHY DO WE HAVE LAND USE LAWS IF YOU'RE JUST GOING TO ALLOW DEVELOPERS TO CHANGE THEM BEHIND OUR BACKS?!??? This is absolutely unacceptable and the community is more than willing to sign a petition against this type of development and take things further if need be. Stop trying to change land use laws behind our backs. Stop allowing developers wreck havoc on our community.

Anonymous

10/04/2024 08:12 PM

People in this subdivision chose to live here because it was zoned for single dwelling, with lots of trees and green spaces. Why not develop in other areas where you will not disturb and disrupt the serene beauty we have been paying our hard earned taxes for all these years. This is not a just a matter of personal preference only, this much added congestion is asking for problems and will certainly open up the possibility of future litigation should something serious occur.

Anonymous

10/04/2024 09:25 PM

government and HRM need to work together to find real solutions to these issues, not just make decisions that don't make sense that's only going to make the issues worse

Anonymous

10/05/2024 04:04 AM

Not the most transparent development process.

Anonymous

10/05/2024 10:47 AM

It's a terrible idea and people are outraged and we will not stop until we're heard.

Anonymous

10/05/2024 11:25 AM

Nobody in our community wants this we as taxpayers should have a say.

Anonymous

10/05/2024 12:26 PM

I can no longer quickly leave my limited egress subdivision in case of an emergency (ie. Wildfire) due to excessive traffic from existing new residents. Thousands of units are currently under construction in area, this proposal will only add to an already stressed community, significantly increasing safety concerns.

Anonymous

10/05/2024 01:42 PM

Not at this time

Anonymous

10/05/2024 06:25 PM

We need some green space.

Anonymous

10/05/2024 09:00 PM

This single lane road can't handle another building with the other 2 going up by the fire station. Safety is definitely being compromised.

**Optional question** (123 response(s), 119 skipped)

**Question type:** Essay Question

Engagement Feedback Phone Calls & Emails:

1. Series of emails, phone calls and discussions over the course of the application process (Sept 2023 thru Jan 2025) – Residents in area
  - Driveway being used by neighbour to the west
  - No involvement of the community by the applicant prior to proposal
  - Too big for the rural nature of the area
  - Current zoning is not even close to what is being proposed
  - Questions surrounding the property boundaries
  - Infrastructure is not adequate to support this (roads, transit, water/sewer, schools, etc)
  - Would prefer something more community/neighbourhood focused like co-ops or community driven housing solutions
2. Email – Monday, December 18, 2023 – Resident in Area
  - Concerns about drainage and flooding from the brook at the rear of the property into Twin Brooks subdivision as was the case in spring/summer 2023
3. Phone call – Tuesday, October 1, 2024 - Resident in the area (received notification)
  - Notification received too close to survey deadline
  - Residents don't want this many units
  - We are rural and this should not even be considered
  - Concerns regarding well water quality
  - Traffic safety concerns
  - Process concerns (if it doesn't meet zoning why is it even being considered?)
  - Should have been notified during first round
4. Phone Call – Thursday, October 3, 2024 – Resident in area
  - Development too close to Margeson Dr roundabout
  - Traffic congestion concerns
5. Email – Saturday, November 2, 2024 – Resident in the area
  - Destruction of Natural Habitat and Beauty
  - Noise and Light Pollution
  - Lack of Infrastructure
  - Impacts on Traffic and Safety