

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.

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.

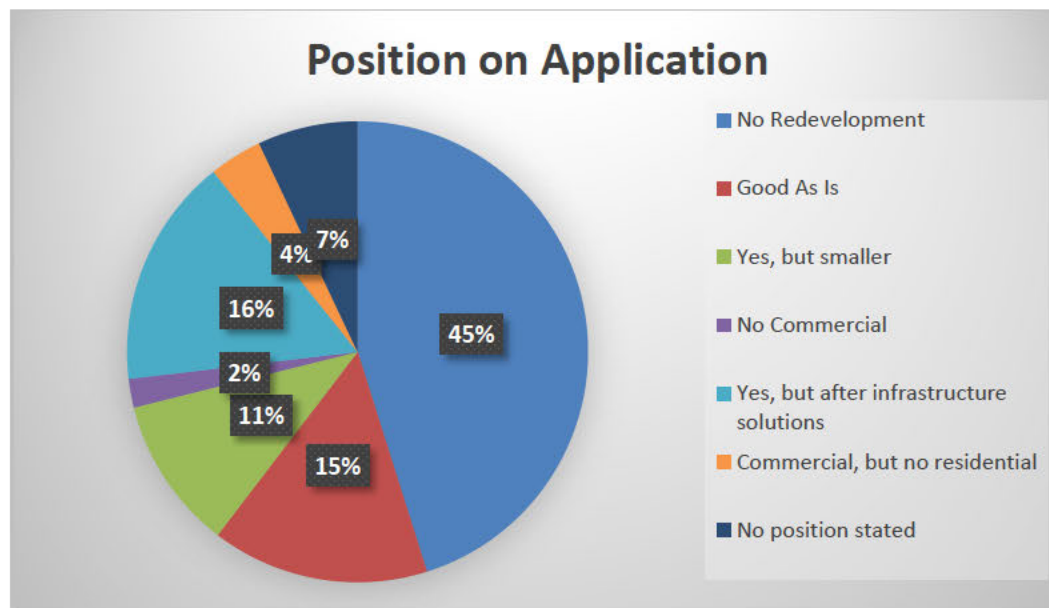
Data (for public engagement period #1)

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.