

Summary of Public Engagement



HRM Planning Application Website



Signage Posted on the Site



Mailout to residents and property owners



Future Public Hearing Prior to a Decision

Information Sharing

Information on Case 23720 was shared through the HRM planning applications webpage, signage posted on the subject site, and notices mailed to property owners within approximately 150 metres (500 feet) surrounding the proposed development.

Public Engagement Statistics:

Halifax.ca Planning Applications Website	
Number of unique website views up to 14 December 2021.	69
Average time spent on the website (minutes: seconds)	4:39
Notices Mailed to Area Residents	
Number of notices mailed within notification area	147
Direct Communication with the HRM Planner	
Number of calls received (unique callers)	3
Number of emails received from the public (unique email addresses)	9

Responses to Public Questions and Concerns

Of the eleven residents who contacted us, four people expressed that they do not support the proposal. Five were not opposed to the development but had concerns about the limited infrastructure and the impact that the proposed development would have on the surrounding area in terms of parking and traffic. Two people were in support of the development as potential future tenants. One liked the townhouse component noting that seniors need spaces for independent living with a backyard space.

HRM planning staff compiled all the public comments and questions provided to date. Broadly, these concerns fell into the following five categories:

Traffic Safety

- Concern that it is very difficult to gain access into and out of Uplands Park via the intersection of Crestfield Drive with the Hammonds Plains Road. It was noted that it is very difficult to turn left onto Hammonds Plains Road from Crestfield during peak traffic conditions. It was also noted that Crestfield is situated just below a blind crest on Hammonds Plains Road and that it is difficult to see traffic from both directions when making a left turn onto Hammonds Plains Road.
- Concern that it is difficult to making a right-hand turn onto Hammonds Plains Road during peak traffic conditions and very difficult to make a left-hand turn off of Hammonds Plains Road onto Crestfield during peak traffic times as well.
- Concern that the proposed development will exacerbate current problems traffic problems.
- Concern for children's safety during and after construction as the area is in a school zone, across the street from the community park and on a narrow street without sidewalks.
- One person objected to the TIS recommendation that parking be restricted on the that parking restrictions be extended to the westside of Crestfield to enhance driver visibility to and from the site. This person stated, "The Uplands Park Residents society and HRM have invested and made the park on Crestfield Drive a popular play area for children and families" and they felt the proposed development would limit parking on the street for park access and that this is very concerning where there are no sidewalks for families to safely use when walking longer distances to the park in a situation with increased traffic. They felt that the entrance to the proposed development directly across from the park where small children are accessing the park and have been known to run out into the street and where people have to access the community mailboxes is a great concern.
- Concern that the Traffic Impact Statement (TIS) was undertaken during the first wave of the COVID 19 lockdown and that the TIS may not have taken into account true traffic conditions during normal daily accounts.
- Concern that the TIS may not have taken into account the cumulative affects of this proposed development together with the proposed seniors development on Kenwood and the future proposed Frenchy's across Hammonds Plains Road from Crestfield on Majestic.
- Concern that the intersection of Crestfield, Hammonds Plains Road and Majestic should be signalized with traffic lights to facilitate movement through this area.
- Concern about the lack of sidewalks on Crestfield to facilitate pedestrian movement along Crestfield to the park.

Parking

- Concern about the loss of parking in the area if the proposed development takes place. It was noted that the site is used for parking by visitors to the playground/recreation area across from the entrance to the proposed development. There was concern about where people will park to gain access to the local park, ball field and cenotaph and community mailboxes as they feel Crestfield is too narrow to accommodate on-street parking and that on-street parking could pose a risk to pedestrian safety and children.
- Concern about the recommendation under the TIS “That the existing regulatory on-street parking restrictions be extended along the westside of Crestfield Drive to ensure good driver visibility to/from the proposed site driveway.” It was noted that this would make pedestrian movement for families along Crestfield unsafe as there are no sidewalks to use when walking longer distances to the park in a situation with increased traffic. They also noted that the proposed development is directly across from the park where small children are accessing the park and have been known to run out into the street. And they also expressed concern that the proposed development would limit public access to the community mailbox which is located directly across the street from the proposed entrance) with the loss of on-street parking.

Environmental Impacts and Community Character

- Concern about the effect on the proposed development on habitat. Removal of vegetation will result in habitat loss.
- Concern about the loss of community character in terms of the area being a small quiet residential community that would be altered by the proposed development.

Stormwater Impacts and Blasting

- Concern about the effects of deforestation on erosion, sedimentation and flooding. It was noted that the water table is high in this area and the site is subject to ponding. There is concern that tree removal will increase runoff and cause flooding.
- Concern about the impacts of blasting on basements and the potential for flooding.

Need for Seniors Housing

- Two seniors called to obtain information about the potential for rental or purchase of units within the proposed development. One of those callers advised that this form of development is needed to support seniors living in the area as housing prices are becoming unaffordable. This person advised that some seniors want the opportunity to live in a small independent unit with a small yard that they can maintain.