

Case 21460 Site C Fall River

SURVEY RESPONSE REPORT

01 March 2022 - 27 April 2022

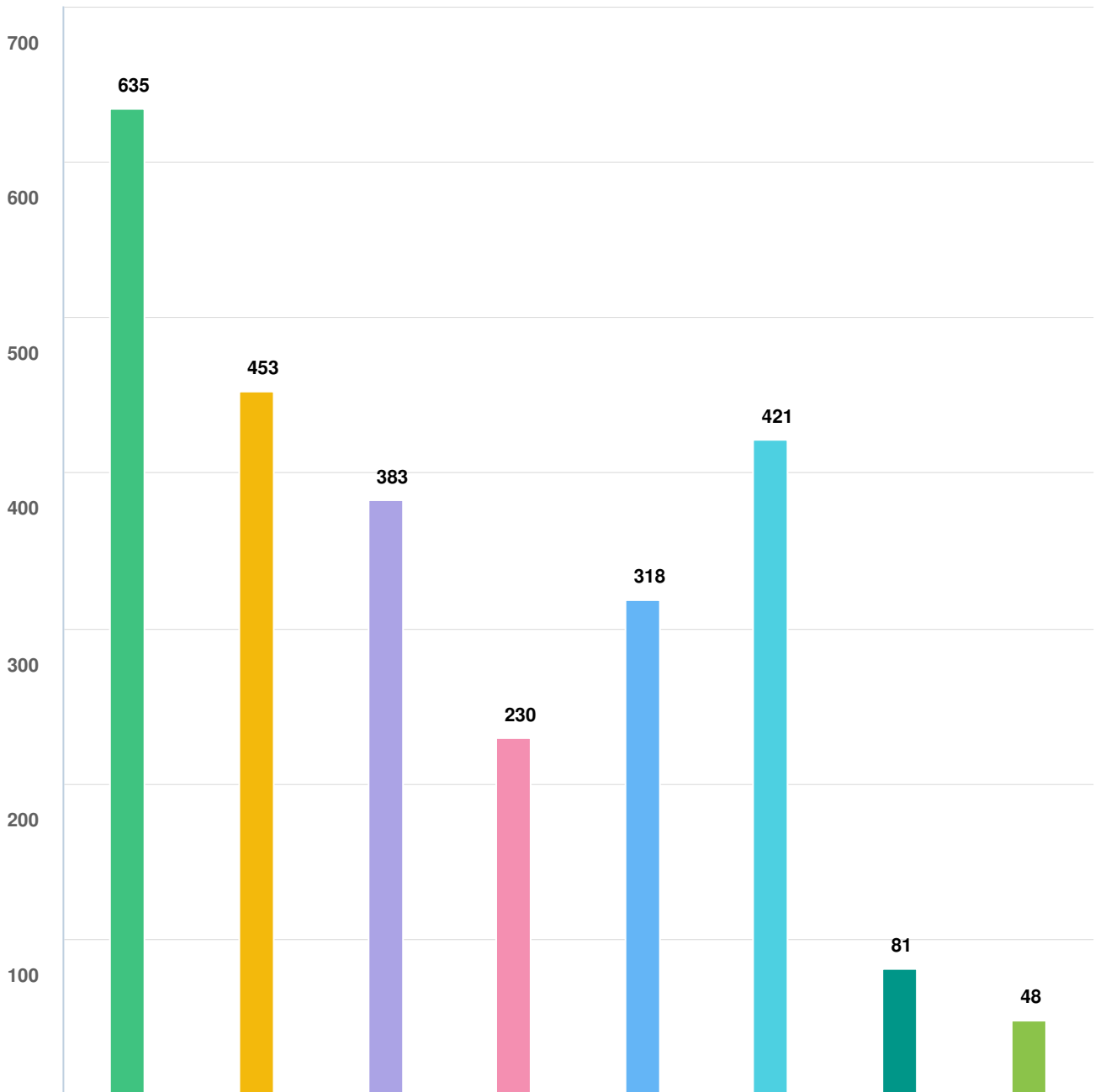
PROJECT NAME:

Municipal Planning Applications



SURVEY QUESTIONS

Q1 What, if any, concerns do you have for the change being applied for? (select all that apply)

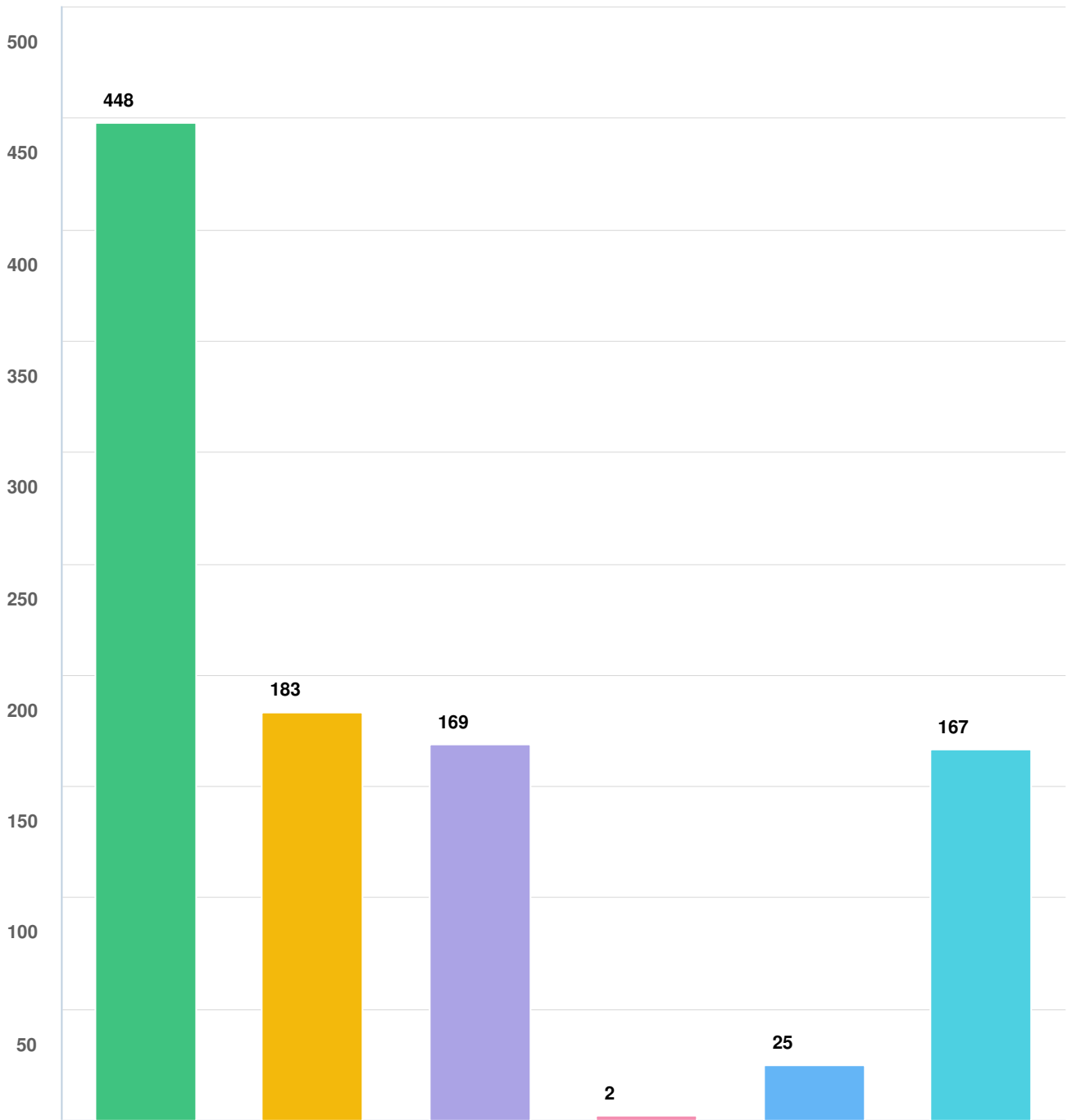


Question options

- Increased Traffic ● Increased Noise ● Concern Over Property Values
- Concern over the look or style of the buildings ● Concern that people living in this building will be renters as opposed to owners
- The land has been used as a park by the community for many years, and this space would no longer be available to the community if developed
- I don't have a problem with apartment buildings but there are too many units proposed ● I have no concerns with the proposal

Optional question (705 response(s), 6 skipped)
 Question type: Checkbox Question

Q2 If you do not support the proposed apartment buildings, what other types of residential land uses do you think should be developed here? (Please select all that apply)

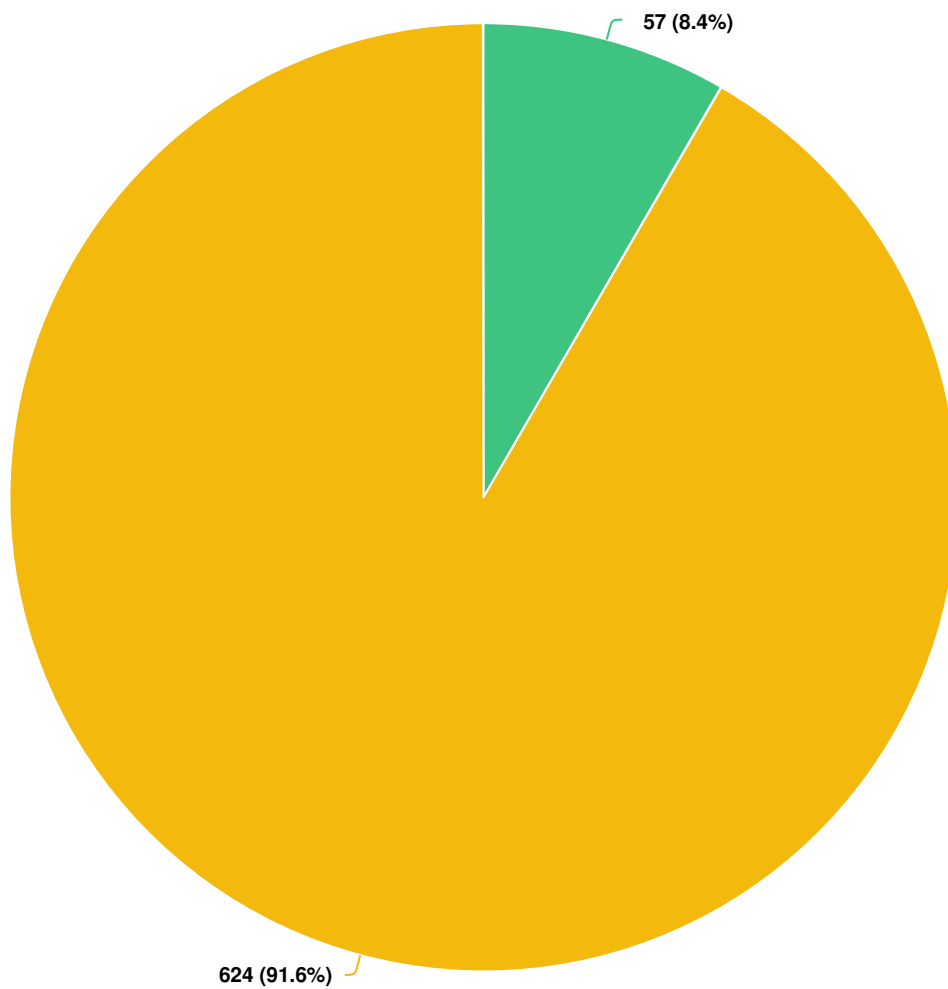


Question options

- Single Unit Dwellings
- Two Unit Dwellings (Semi-Detached or Duplex Buildings)
- Townhouses or Rowhouses
- Boarding or Rooming Houses
- Apartment buildings but of a different size, style or design than the ones proposed
- None of the Above

Optional question (659 response(s), 52 skipped)
Question type: Checkbox Question

Q3 Earlier in this application process, a driveway was proposed connecting this site to Bolton Drive. Under the new proposal, traffic from this site will no longer be able to connect from Bolton Drive. In your eyes, does this change make the project ...

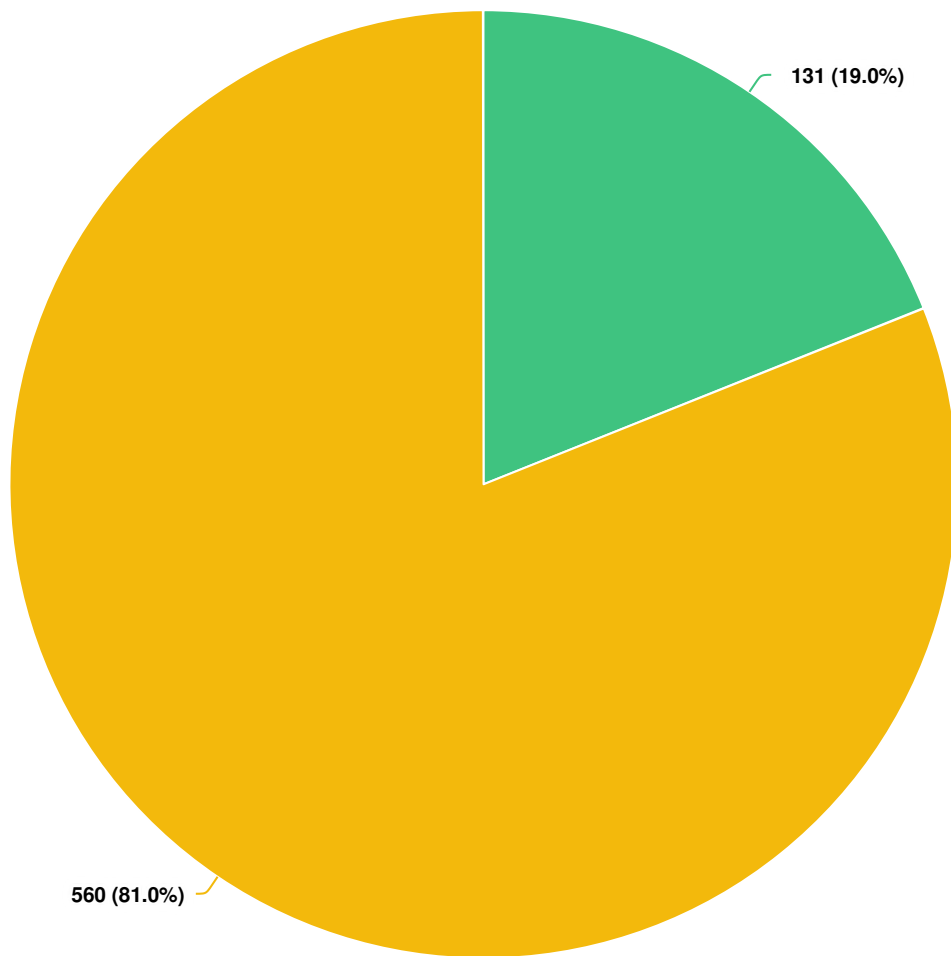


Question options

- Yes
- No

Optional question (681 response(s), 30 skipped)
Question type: Radio Button Question

Q4 If approved, one possible condition of constructing this development would be to keep the trees that already exist on 60% of the site . These treed areas will be designated as “Non Disturbance Areas” which will means that they will not be permitte...

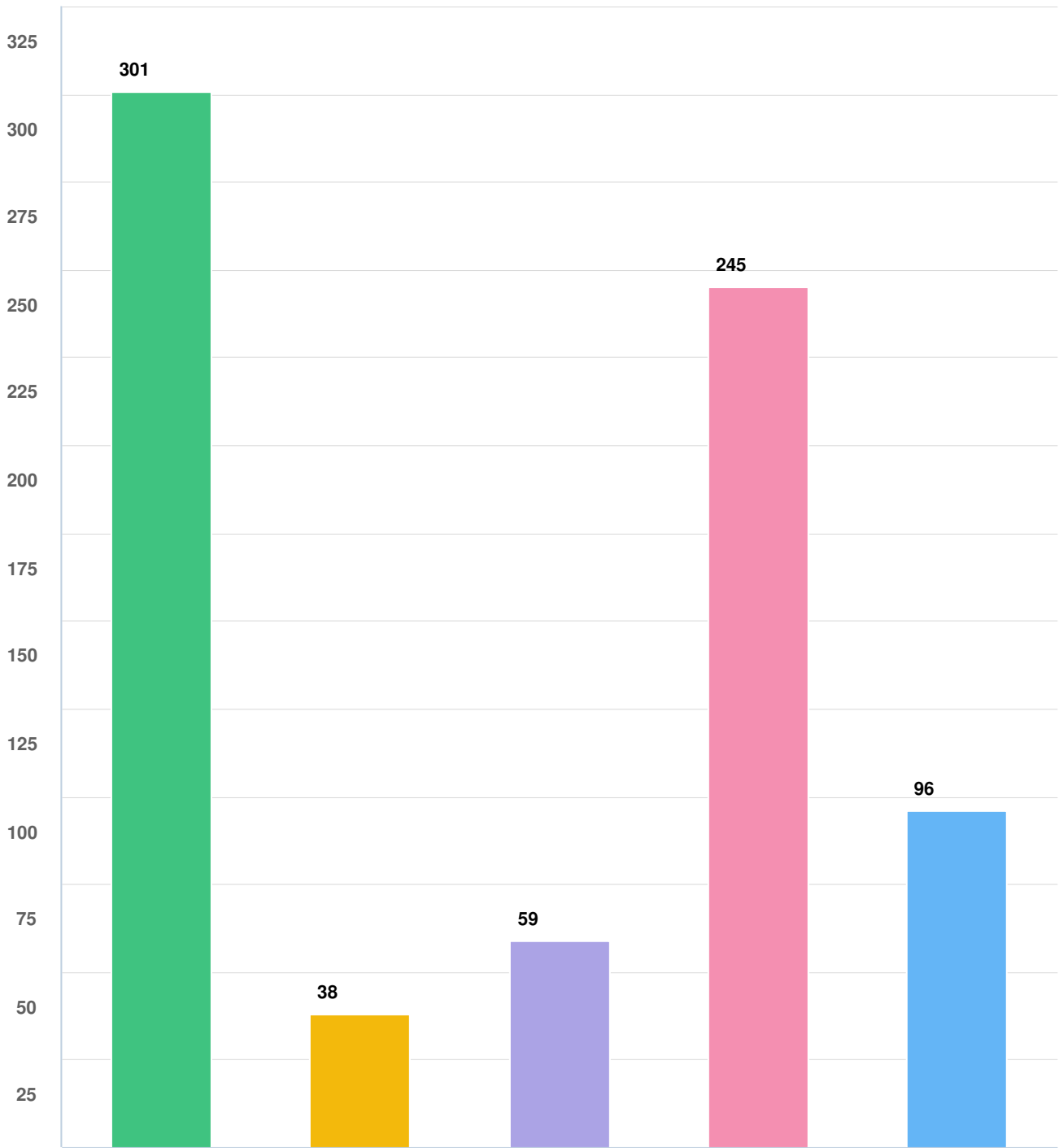


Question options

- Yes
- No

Optional question (691 response(s), 20 skipped)
Question type: Radio Button Question

Q5 As stated earlier, the planning policy (MPS) for Fall River provides the rules for land development on the Site C property. It creates all of the land uses (as listed in the table below) that are suitable for this location. Other than apartment b...

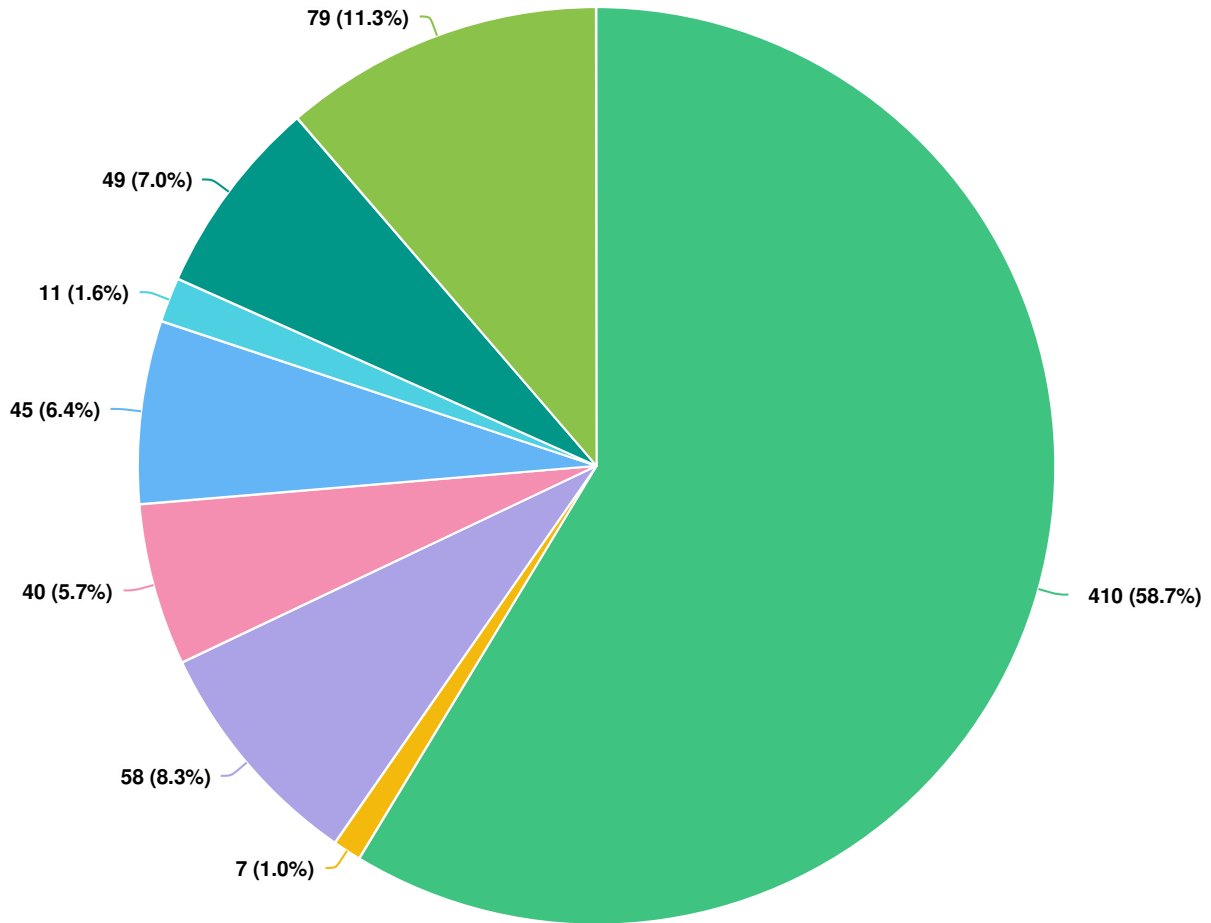


Question options

- Two Unit Dwellings (semi-detached or Duplex buildings)
- Self Storage Facilities
- Commercial Retail
- Townhouses
- Small Scale Apartment Buildings / Multiple Unit Dwellings

Optional question (421 response(s), 290 skipped)
Question type: Checkbox Question

Q6 If you had to choose your greatest single concern with this development proposal what would it be? (Please choose one)



Question options

- Increased Traffic
- Increased Noise
- Concern Over Property Values
- That the Occupants of the Buildings will be Renters and Not Owners
- The land has been used as a park by the community for many years and this space would no longer be available to the community if developed.
- I don't have a problem with apartment buildings but there are too many dwelling units proposed
- I have no concerns with the proposed development.
- Other (please specify)

Optional question (699 response(s), 12 skipped)
Question type: Radio Button Question

Q7 Finally, if we haven't adequately described an issue or concern that you care about, we want to provide you with an opportunity to describe the issue in your own words. Our suggestion would be to submit your response in point form to help include more content and to ensure that we don't miss any point you wish to make.

Even for the current population the infrastructure is inadequate. It needs improving before any more residential development. Schools are full and have temporary classrooms. Currently takes two weeks to get a telephone consultation with a doctor and four weeks to get a personal appointment.

This is a residential neighborhood that is already dangerous to walk through with family. the roads are narrow, there is poor lighting and lots of blind turns due to the overgrown ditches. An increase in traffic just exacerbates these issues. There already needs to be additional infrastructure added in order to create a safe area for families to use such as sidewalks and cross walks. Speed humps were added, but now if walking with a stroller I need to go on the road to get around the signs that were added to the shoulder as there is no room to get a stroller between the sign and the ditch. A playground was just completely renovated last year that is within a 10 minute walk from my front door (corner of Devonport & Ingram), that my family does not use, as the walk to get there is treacherous. I have two kids under 5, and do not want to see more traffic added to the already poorly constructed infrastructure of Fall River Village.

Halifax Regional Municipality should "help" this project because there is a housing crisis in Halifax Regional Municipality. HRM could assist in constructing an overpass on to Cobequid Road and this would reduce traffic concerns for the Ingram and Winley areas. The Carr Farm Seniors apartments and nursing home, a project of greater size was quickly pushed through by HRM, but this one faces endless roadblocks. Why is that exactly?

- include some small retail, essential goods stores - mixed-use buildings - connect to Bolton Dr - allow for walking and biking to apartment buildings - dedicated park / community area - establish a bus route along cobequid rd in between waverley and fall river

Issue with emergency vehicles. Should there be an issue which is highly likely with apartments and multiple unit dwellings our concern

is being landlocked at the end of the street. This is unacceptable to safety.

We moved to Fall River to enjoy large properties, quiet and a place to build a family away from multi units of Bedford and Halifax. The ability to go to the park used for years and keeping that serenity especially considering we already get noise from the highway is awful. Taking down more trees to make these building increases visibility of the highway which is an eye sore and will likely decrease property value.

Very concerned about emergency vehicle access as well as traffic along winley and out to Windsor junction. Ingram and winley already are busy streets we do not need more.

With the absence of sidewalks already in the subdivision as well as reduced light, the safety of pedestrians is already reduced and adding many more residents decreases safety even more.

The roads in this subdivision were not built to carry the number of vehicles this project would inject into the community. The schoolchildren taking busses stand on street corners and roadsides so increasing traffic also makes their waiting for busses more dangerous. There are blind site-lines with the road curves so joggers, walkers, etc. cannot see very far down the road for oncoming traffic. Installed speed humps have not slowed down the traffic as it is. We do not have the infrastructure to admit so many new people. No city bus routes, no sidewalks or kerbs. No room in the already-overpopulated schools.

The neighborhood was not designed to handle the traffic volumes that this development would create. Single family dwellings should be built which conforms with the neighborhood.

- it's a dense proposed population for the area - already congested getting on Winley/cobequid - it's currently park land

- Apartment buildings change the Ingram Drive neighbourhood and it's population density. - Increased traffic on Ingram Drive is inevitable if these apartment building are build. - Increase in population density and traffic negatively affects quality of life for existing residents. - Increase in population density and traffic AND reduced quality of live

will negatively affects the property value of existing residents -
Decreased quality of live and property value forces residents to make
changes in leadership for the municipality and the planing committee.

Having apartment buildings in this type of residential subdivision is
crap. We bought here and paid a premium to have no apartment
buildings around. This development has been shut down previously
so why the hell is council trying to slip it through now. This should go
to a full and open community meeting.

The roads through the village will not be able to cope with the amount
of traffic this will bring to the area

The whole area consists of single family residential homes on acre +
lots which is required by the community covenants. The development
of this property as a multi-tenant unit is in direct violation of the
covenants that everyone else in the community is required to abide
by. Additionally, there are no services within walking distance and no
sidewalks in the area so there is no conveniences for those who
would live in the building. There is no nearby access to transit so all
tenants would require a vehicle exponentially increasing traffic. The
development of multi tenant units in Fall River should only be
developed on main roads in the community, and not buried within a
residential setting with low density housing and roadways not
designed to handle the increased traffic. As it is, the roadways are
unsafe without sidewalks for children walking to their bus stops and
parks. Increased traffic will make this worse.

I want to downsize from my house but I want to stay in Fall River. We
need apartments!!

I have zero issues with new development in Fall River. For those of
us who have lived in Fall River all our lives, we want the opportunity
to remain and retire in the area without worrying about the
maintenance of a home.

Increase traffic = Safety issue for Pedestrians as there are no
sidewalks

1. No objection to apartment building on this site but object to the
access being in the heart of an existing subdivision of single family

dwellings. This will result in increased traffic on existing subdivision street (no sidewalks - so all streets are shared with pedestrians). Installing speed humps on Fall River Village roads does not answer this concern ... there needs to be a direct route to cobequid for this development. There are many blind corners (hill on Richardson and on Winley) that are already dangerous. 2. In addition, I am concerned about the traffic impact on Fall River Road especially given developments at Carr Farm and Capilano. Looking at each development piece meal ignores the full impact of on our community. 3. Fall River has no sewer system and parts of Fall River Village have no access to city water. With all of the surrounding development (Ingram and Carr Farm) there does not seem to be an overall environmental assessment or thought related to the impact of construction on our water supply. 4. There is significant growth in this community but it appears there is no over-arching plan. Where's the infrastructure to support it? Water, sewer, transportation, roads etc.

- how will emergency vehicles access these buildings (if units are rentals to seniors for example, this could result in an increased need to emergency first response vehicles and concerned over Ingram access being sufficient to meet those needs) - will site be on municipal water (if not, what are plans for septic systems) - impact on Fall River Road traffic patterns is requested, especially in light of the plans for the Carr Farm property on Fall River Road - would like to see the traffic impact extend to include both sites.

- we just moved here because This neighbour has low density housing this will change that

- our small community with minimal ways in and out does not need any further residential developments -the area should be kept as green space and trails for the community

- no sidewalks - no transit - no doctors taking on new patients - schools are over crowded - this community is being bombarded with growth and there is no where else to put roads. It is a two lane street into this subdivision with either homes or water on either side of the roads. Where does this stop. There is a 400 unit complex within a few kl of this location being developed off the Fall River Rd. If you are part of the decision making for this you need to have eyes on this in person. You cannot make this decision from your chair. If you cannot visit the site you should not have a vote in the decision.

- there is an inherent lack on available transportation infrastructure for the proposed development (bus routes, sidewalks, etc.) - single unit dwellings would be welcomed provided they adhere to the community restrictive covenants regarding population density - the inherent density change will have a negative impact on local property values - the increase in traffic associated with the development can present a hazard to school-aged children; multiple bus-stops are located in the vicinity of Ingram Drive and Winley Drive.

I am totally against this development. The traffic coming through with children playing and playgrounds nearby will be an accident waiting to happen.

This is a residential neighborhood, residential single family homes should be the only option here.

As stated above, an apartment complex is completely out of character for our community.

Traffic issues in the village, and in all of Fall River have not been addressed with all proposed developments considered together. Pedestrian safety due to increased traffic volumes needs to be addressed.

Side walks required Mail box needs to be moved Get CN rail to allow another exit to Cobequid

1. Look, this is actually insane. I am a psychiatrist, so this says a lot. WE DO NOT HAVE CAPACITY FOR THIS TRAFFIC. Your traffic study was not done well, this is obvious. It is insulting to actual studies that you call it a study! We have too much traffic as it is within Fall River which clearly our local government has no plans to rectify. Both ends of this road are overloaded as it is. I enjoy being able to leave my house and get to work, something that would be greatly impeded by a development of this size. If you build a new highway to accommodate this traffic, you can get your eyesore development. 2. It is insulting that you have not listened to the negative public opinions and keep pressing with it. You've asked for feedback and it's been negative. Move on. Without a proper plan for traffic, this is going to be horrendous. Plan ahead guys, I know you have the training to be able to do that.

Except via the Fall River Village roadways, the proposed development is isolated from access to community schools and services. There are no sidewalks, bike paths, bus routes etc, so most new occupants will require cars (more than one) to get around. The prior traffic study assumed one car per household, and that most would travel to Sackville. The assumptions are simply not accurate/appropriate.

Environmental issues

Traffic is a huge concern! There is no public transportation here so all tenants require a vehicle. Why is Ingram not being extended directly to Cobequid to ease traffic?!

You did not address the other proposed uses were only allowed if a road went to Cobequid Road. Since it will not those other proposals are invalid. I really feel the residents are wasting their time. Opposition was 100 percent at the last meeting, except for the developers representatives. (and maybe the city planners). Very unfortunate you are putting us through this again.

Walking in the subdivision now is daunting, especially in winter. The roads are not that wide, and with snow banks, the shoulder can be nonexistent - even in summer some shoulders are narrow and put the pedestrian dangerously close to the road. It is bad now, but to increase the amount of traffic associated with this development's unit density would make it even more hazardous.

It's not ever one single concern with something like this. The point is, each one of these concerns is someone's greatest concern and the fact that there's a list with an option "other" shows that this is concerning for many many people for many reasons. Environmentally it's wrong and ethically it's wrong. That should be enough to show that these concerns are all valid and reduce the quality of living for the people in this area who obviously.... Don't. Want. It. Also where will the kids who move in go to school, Waverley, ALJ and Holland rd. are at capacity. Fall River is not equipped for the amount of people who would move in to this area (population increase).

The water quality in three mile lake will be affected by such a large development. As many people swim and relax onto this lake, any

impacts to its water quality will be a public health concern and affect the property resale values of houses on the lake.

School capacity - currently schools in area at or over capacity and this is a significant amount of new housing stock being brought on at once Traffic - this proposal has not looked at the overall impact to the local system - there are concerns already around peak time queuing on cobequid to rocky lake, cobequid to Windsor junction road .
Form/density - the form and density being proposed is not in keeping with area - and as such was not contemplated in the MPS for good reason and rational - it is baffling that this would be supported by staff or council

-Volume and Speed of traffic -Lack of paved shoulders for pedestrians means unsafe walking conditions

Safety - the neighborhood is busy as it is and having this dense of a population at the end of a street with only one way in concerns us, especially in the event of an emergency. There aren't sidewalks and walking/playing is always a going concern with current levels of traffic not to mention should the population drastically increase at the end of this street. Fit - this is rural living, we've moved here for private lots, single dwelling homes. There are significant investments into properties for the quality of life and style of living we've all desired. Adding in dense apartment living simply doesn't fit in this neighborhood, this year and will negatively impact property values and ultimately tax revenues for HRM. Environmental - this land has wetlands and has already been filled improperly. Halifax water does not have sewer systems in place requiring these buildings to all be on septic systems. This causes significant concern for environmental and wildlife impact in a community we all love and chose to live in for. Just finish the cul de sac, build a few homes and move on, developer and city property tax potential drooling needs to end!

Sewage running into lake

-septic fields -lack of walking infrastructure (sidewalks, crosswalks, for example) -you haven't stood at the corner waiting for the bus and almost had your child hit by a car speeding on Winley. And That's with the neighbourhood size now. -no public transportation available so an increase of cars and environmental impact. -schools are already busting at the seams. A large increase of children would affect quality of education aim this school district -not enough

facilities for child care for working parents

N/a

There is already significant traffic backups on this entry point during peak times trying to turn left onto Windsor jct. This is significantly increase this problem. There are no buss routes that can be accessed without a vechile so most of these units would be commuter traffic There are no sidewalks along Windley with a few blind turns which makes walking to the community mailbox a hazard as is, this will be further impacted by the development and increase in traffic

This survey is unacceptable as the questions are forcing you to pick. We want NO development and furthermore we shouldn't have to pick ONE concern as there are MANY

Moved from a townhouse surrounded by other townhouses and apartments to our forever home in this community to raise a family because of the type of community with privacy that is here. Raising young children in an area that will be condensed with 120+ vehicles daily will most likely end up in our move out of the community we wanted to live in until retirement.

Growth isn't just about building housing and that's all I'm seeing here! I pay alot of taxes only to be met with a development which is not right for the area and no planning for the future needs of the community. Not only are my taxes high, they will continue to rise and I now don't even have a voice in something that will affect my everyday life.

Davenport is narrow and has a dangerous corner with a super mailbox. There will be too much traffic. This development will change the tranquility of the neighborhood by adding a new type of housing that crams too many people into a small area. All residents have covenants on their property. There is an expectation that all residents adhere to them. This developer breaks them.

Property was always zoned single family dwelling to change that now is absolute BS. When CN refused to let them cross that should have been the end of it. Not that Cobequid road can handle the extra traffic

anyway. The area is a wetland, take a walk through there in a few weeks and hear the peepers.

This area was at one time designated as a sensitive ecological environment. The previous developer of Fall River Village proposed linking Canterbury with Ingram using this route. He was denied because of environmental issues. Why is this different? The wetlands will still be affected by construction. In addition, if this were to go through as proposed, what would happen to the sewage created by up to four hundred additional people living there? Additionally, question four states that 60% of the trees will not be cut down with a caveat, it will be used as a wastewater management site. Which will kill the remaining vegetation.

Infrastructure to support

The community has been using this property for trail access to the MacDonald Sportspark for many years over a Halifax water ROW. The city has spent \$1000's for a safe trail design beneath the highway and adjacent to the CNR tracks. I am not specifically apposed to the development but a community trail that provides access for all of Fall River Village to the Sportspark should be front and center in this development plan.

The increase in students in our over populated schools

Increased traffic Increased amount of people Increased garbage in the area Decrease of neighbourhood safety (vandalism, walking alone becomes more risky, robberies)

Would like confirmation that Ingram Drive can be extended to Cobequid Road which will greatly help with any traffic issues.

There are many concerns about this development raised by the community inc myself back in 2018. None of which have been addressed. Your FAQ re traffic is ridiculous and no studies have been done re traffic on Winley/Ingram which will directly be affected. Saying that the streets are designed for 12k vehicles per day is appalling. Winley especially is narrow, windy, has serious traffic concerns even after speed humps. Other issues inc No Infrastructure

such as no Sidewalks, no Doctors taking patients, Schools full, Roads already busy. Also Environmental concerns. This land is wetland, nearby residents weren't able to dig for a pool because of too much ground water, the land behind is swamp and peat bog. The railway line is right on the doorstep and trains carrying hazardous goods go through, what has been done to address those risks. Huge septic fields and tanks in apartments are a huge risk to the environment not to mention that 120 over priced apartments will not help the housing crisis. The underground parking will require blasting which is known to cause damage to surrounding structures plus the noise, and disturbance will be horrendous. Overall People that have moved to the area were told only single family dwellings would be built. Adding apartments to this area will put so much stress on an already growing area without infrastructure in place to support the families already there. Apartments do not fit with the low density housing in the area.

Multi-unit dwellings would change the atmosphere and intended 'feel' of Fall River Village. I moved here for the privacy. That will be at jeopardy with the introduction of multi-unit dwellings. Ingram road is very busy in the mornings when my children are getting the bus. With more people there will be more traffic. We have recently had speed bumps placed on Ingram drive to slow traffic. With more people there will be an increase risk of danger to the community.

High density in executive community, no transit, increased traffic, decreased property value, loss of green space, environmental impact, increased noise and traffic, high likelihood of rental space

My number one concern is that the services to support apartment dwellers do not exist in this community. There is no bus service. There are no sidewalks. There is one entrance, in and out. The schools are already bursting at the seams (GPV Jr High). The process for development needs to be changed so services are in place before buildings are constructed.

There is no sewage in our area in order to accommodate apartments of any type. There is no bus transportation in the area and the entire area is swampy.

School's in the area overcrowded

This development doesn't fit with the present neighborhood

This is just wrong. We chose to live in this neighborhood because of the quiet country like setting, low traffic volume, surrounded by walking trails and privacy. This development has nothing to do with blending in with the existing neighborhood and everything to do with profit.

- we moved out of the city to get away from density and noise. - Absolutely DO NOT want transit/busses in the neighborhood as a way to "ease" traffic concerns - environmental concerns re septic, especially if rentals. -schools are already overcrowded - loss of trails, trees and parks, especially behind/between existing dwellings and the highway

-Increased traffic will be very dangerous to pedestrians who walk Ingram Dr. as there are no sidewalks and the roads are already narrow -Speed is already an issue on Ingram Dr. due to its straight nature and more traffic will increase the dangerousness of pedestrians -Connecting roads are very windy and steep, winter conditions will make these roads much more dangerous with more vehicles using them -With two rail roads crossing the main route to get to the highway will result in large backups of vehicles -More dwellings (units) on Ingram will increase the crime rate in an otherwise quiet neighbourhood

The environment

-traffic and lineups turning onto Cobequid-no room in schools-renters
-no sidewalks-no bus service

There are many important issues that were raised and discussed at the last public meeting that are not considered or included in the survey above. . They include: 1) This is not a sustainable development solution as we have no public transportation or city sewer services in this area. The Ecology Action Centre spoke in this regard at our last public meeting, highlighting sustainable development within HRM. They suggested that infrastructure should be in place for such developments rather than be driven by developers. This is clearly not the case. Imagine the impact on our local community with so many vehicles travelling in and out of one

small area each day as well. Does this possibly meet HRM environmental and sustainability objectives? 2) We believe the current traffic study reflects the wrong usage data. We would like to see a new traffic study providing data on proposed rush hour traffic volumes from Ingram to Winley to the Windsor Junction Road. And also from Ingram to the Fall River Road. 3) We would like a further detailed explanation (in laymen's terms) of how waste water will be handled, its environmental impact, and the impact of major underground construction in the area of the proposed development. How will this affect local aquifers? Do they plan to truck out the waste? Once again, see number 2 above. 4) If there is an emergency, approximately 400 additional people and vehicles would need to evacuate the area. All of this traffic would have to traverse Winley Drive or Ingram Drive, all at once. This is not totally out of the question. What is there is a fire? A problem with a train carrying dangerous materials? 5) The original design of Fall River Village was one of single family dwellings, R1. We were not even permitted to have "nanny suites". Many of us purchased or built our homes for just that reason. This proposed development does not in any way complement or embrace this original design concept. 6) We have no sidewalks or crosswalks in this area. Today, especially after a snowfall, walking is treacherous. The additional volume of traffic would make Winley Drive and Ingram Drive extremely dangerous. We have a neighborhood filled with children, and walkers, including young children walking to local school bus stops and waiting on the side of the street. 7) Finally, what other services can this community provide this new and added population? Doctors offices are full. Schools are overpopulated. Roads as noted are narrow and inadequate. We have no public transportation system as noted above.

This development has been opposed by the residents of Fall River Village since inception. 1. It in no way fits with the original development concept for Fall River Village and single family dwellings only. 2. The impact of increased traffic at Winley and Ingram is unsafe especially for those making left hand turns with additional traffic 3. Speed has always been an issue on this road and NO sidewalks make it unsafe, so adding traffic should be of the utmost concern as with young children walking to school bus stops as well as others out leisurely walking. There are NO sidewalks!!! 4. IT IS UNSAFE NOW so what will it be like to add an extra 240-300 vehicles on our roads throughout the village? 5. The environmental impact on such a small piece of property will not be realized until after the fact, unfortunately. Septic and wastewater. Where is that all going? Shame on the developer and shame on our municipal government for allowing such to even get off the ground. It is obvious that money and greed are the driving force here!

No public transportation, no sidewalks, no city sewer system, the environment

The area already lacks the necessary infrastructure to support this development. No sidewalks, no bus service, spotty water services, heavy traffic, dangerous twisty road that students and residents walk on the shoulder. Speeding, noise, People bought here for a desired way of life and high density living does NOT fit!

- lack of sidewalks - lack of appropriate sewer infrastructure - the roads (Ingram/Winley) during the winter can be very dangerous as they are currently. No lines, steep ditch/shoulder - NOT DESIGNED for high volume traffic - single entry/exit, NOT acceptable - there are no bus stops or public transit in the area - so assumption is another 120 vehicles (minimum) in an area with absolutely no traffic Controls. What will be the impact on all other entry ways into the area. Compile this with numerous train crossings creates a serious issue and potential for high traffic/accident probability - During school years these roads are peppered with multiple childrens bus stops from multiple schools/routes right along the only proposed entry on Winley & Ingram. This is a major safety concern when you add a high volume of additional traffic right at the only point of entry for this proposed development. Ingram Dr is bad enough with speeding and traffic as it is and while the desire to use the land suggested for something is valid. The surrounding area restrictions, proximity to rail, infrastructure, current residences, increasing young family/children population and lack of supporting infrastructure development/options makes a proposal of this type a round peg in a square hole. I'm not against development, but this is, in my opinion completely unrealistic.

- school density is another concern. With potentially 120 families joining the subdivision, the local elementary school(s) is/are over capacity already. Class sizes would increase further.

traffic no sidewalks lack of community infrastructure (not HRM's responsibility is not a good enough answer) ie. schools, fire, policing environmental (lakes being filled with treated affluent, again not a HRM responsibility doesn't fly, do you even talk to each other?, again macro assessment of impact of ALL development) access in and out of the village (especially in time of emergency for an incident like a spill from a rail car) impact on wild life lack of coordination with other levels of government on issues that impact the community on a macro level over development (5 Buildings and Nursing home on one

end, this on the other) How long you got? I could go on and on.

Again, it's all about the increase in traffic. Trying to get in and out of Fall River off the 118 at rush hour is absolutely ridiculous as well as getting off the 102 into Fall River is backed up as well. Adding more homes without major renovations to the infrastructure of the roads is not acceptable.

-The schools are already over crowded and with so many people living in the new apartments I feel this would cause more of a problem. - We do not have the traffic infrastructure to support this type of building with so many people. It is already difficult to turn left onto Cobequid. The traffic in our subdivision will be worse as well.

- the lack of city water or sewer on this land does not make it conducive for the size of the development proposed.

Increased traffic on roads with no sidewalks, narrow streets with sharp corners and speed humps that do not slow cars down already. Over crowding of schools (the two schools in the area are already at max capacity). Property values decreasing. I moved to this neighbourhood for the small rural feel. If apartments go in it will take away the feel of small community living. I am not interested in seeing any kind of multi unit buildings (town houses, apartments, etc) being built in Fall River Village.

Traffic Septic Schools are already bursting Ruination of the wetland area

Without access directly to Cobequid, that's 180 to 240 cars being added to residential street traffic. There are no sidewalks and pedestrians often have to walk on the roads in this area due to curb erosion and snow drifts. This creates a dangerous situation for pedestrians and a heavy residential commute in an area without infrastructure to support that level of traffic.

1. Forty unit apartment buildings are not consistent with the existing community of single dwelling homes on one to two acre lots. 2. The current infrastructure of a rural subdivision does not support a development of this size or nature: -There is no access to municipal sewer; three 40 unit apartment buildings on a septic system is an

environmental concern for the lakes in close proximity to the property. -There is no access to public transit and no sidewalks so an increase in traffic will be significant to streets that traffic issues have not been improved by traffic calming installations. 3. Two additional developments are at various stages, off of Fall River Road and in the area of Capilano Estates, will also add additional stress to the infrastructure in the immediate area. 4. The schools in the community are already at or beyond capacity with no proposed additional schools for this area.

We just bought in the area. We are very concerned by this proposal. Traffic is already bad! We are concerned about many points. We moved here to escape these kind of developments. The schools are bursting, traffic on Fall River Road is an issue, Where will the sewage go? We are worried about what kind of renters will live there. Will it increase crime? Will it affect the small town feel and tight knit community? Also, the village pays a tax to have access to the Windsor junction community centre (beach, summer camps for kids etc.) Will the residents of these buildings have access to these services? If so, how will that affect available spaces for the programs not to mention all those extra people using the beach. We do not support this development.

Fall River cannot handle anymore homes. Build businesses that people can use

-Need to make sure septic system is stable, challenging for a multi unit building. -Traffic issues would be greatly reduced if there was an access across tracks to Cobequid rd - Fall River is already cut off from transit service - no reason why there is not a bus from Sackville Cobequid terminal to airport bus stop in Fall River plus extension of Waverley rd bus route to Fall River airport bus stop - that would link Sackville to airport, Fall River to Sackville and then to city plus allow transit access at least within walking distance to many in Fall River

We don't want this. Listen to the community.

schools in the area are already at capacity or above. how would our schools carry an influx of so many families?

-this project is needed in our community for some of our community members who want to have the choice to "age in place". Whether

they have been here their entire life or for a short time, they should have the choice to be able to stay in their community, close to family, friends and their support systems

The main issue is the lack of access across train tracks to Cobequid from Ingram. To add 200-300 cars on small roads like Ingram/Winley, which do not have centerline or adjacent side walks is dangerous. If the road across the train tracks (or some form of bridge over them) were built, or Winley/Ingram were expanded to proper 2 lane roads with curbs/sidewalks, I would have much less fears about this project. There is already traffic backup from 730am to 800am off Windsor Junction to Cobequid on weekdays. This proposal will make it worse. I'm greatly concerned that the septic is being built for "best case scenarios". Especially when considering apartment buildings, the septic system adjacent to a major waterway such as the 3 mile lake system, should be forced to be built assuming worst case scenarios for tenant water usage (cleaning cars, etc)

This proposal does not fit the community. Single dwelling and or townhouses are suitable with an opening to Cobequid Rd

- Phosphorus levels (algae blooms) in Lake Thomas and perhaps Third Lake (which my property backs on to) - Waste water management/pollution concerns. - Ground water issues - neighbours on wells may have issues with water table due to increased consumption/demand. Has this been assessed and are mitigation plans in place?

• have lived in here for 25 years and the traffic has become unbearable as it is • can hardly walk on Ingram as it is * traffic will make it unsafe for all ages * school are already overcrowded * I own two homes in this subdivision. Worry about property values * the infrastructure in Fall River can't handle the traffic now. Go to Fall River Road and Lockview Road intersection when school is going in or out. * this subdivision is not meant for apartments. It will destroy everything it is. * it is ridiculous this is still being considered. The meeting held nearly 3 years ago made it clear that no one in Fall River (not just this subdivision) is in favour of more traffic here. * single dwelling homes is what this subdivision consists of that's what should be there. Maybe nice duplex's or townhomes but those are still ugly IMO. They don't fit here. *try to go to Sobey's, Wilson's or Tim Hortons at peak hours and see how much room we have for all those cars in this community * the corner by the mailbox on a Winley is deadly now and almost impossible to pull out from the mailboxes at

peak times. Forget it if this is built. *one of my homes is on Winley and it's a nightmare to get out of now with the current levels of traffic. We can't hold the number of vehicles these apartments will hold. Not to mention all of the vehicles that come in to visit people there. It's utterly insane to think this is a good idea

We bought in Fall River village for the atmosphere. Large lots, single family dwellings and a sense of community. Building cheap Larry Uteck Blvd. Style apartment buildings changes the intent of this neighbourhood. Towns or row homes could be a tasteful compromise but proposing to double the population of fall River Village with these 3 apartment budings is incongruent with the neighbourhood. Will our schools be expanded? Will this force our children into learning in portables because there will no longer be enough space in our schools.? If the city intends on proceeding with this- they must get CN rail on board and grant access Only from Cobequid Rd. If the city does not, you will effectively be "ghettoizing" our neighbourhood.

- Lack of direct access to Windsor Junction Road - This will force 100s of daily vehicle trips onto a residential street where people walk their dogs and kids ride their bikes and wait for school busses - Pedestrian, bike and child safety - Lack of sidewalks already leads to conflict between drivers and pedestrians (including children walking to school bus stops) - Lack of municipal sewers - This development will lead to a septic system installed in a marshy wetland used by 100s of people - What impact will be had on ground water, as properties in area rely on wells for drinking water? - Existing Road infrastructure lacking, not designed and never intended for high volume traffic - Narrow - No painted lines, - Lacking shoulder - Steep ditches/shoulder - No sidewalks - Traffic control - Speed tables were installed within the last 2 years but they have had no impact on existing issues with speeding vehicles - Adding 200+ additional daily vehicle trips on a single residential street is a safety hazard - Lack of public transport - Safety issue having single entry/exit - This entire neighborhood will share a single entry/exit point - I am concerned that a scenario will arise where emergency services won't be able to gain access in a timely fashion - or large amounts of people won't be able to evacuate safely - Rail safety - High density housing built right next to an active rail line which transports dangerous products at times - Will Municipality and/or developer be assuming liability in the event of an accident? General comments: We need more density and affordable housing development all across our city. This development could be a piece of that puzzle, but it is putting the cart before the horse. Before something of this size can be developed we will need a concrete plan to first upgrade infrastructure such as sewage, sidewalks, public transport, roads and better co-operation with CN Rail to build

additional access road to Windsor Junction Road.

Not opposed to offering affordable housing options for families in this community but this neighbourhood already suffers from traffic issues, with no other access than the existing roads, this traffic issue will lonely be exacerbated.

Safety for the children of the area with the increased traffic. This is already a enormous issue (multiple bus stops on busy roads... speed bumps make little to no impact). The land preservation and eco impact of the land that is being developed... This land is unable to safely be developed without causing detrimental irreversible damage. This whole subdivision was not designed for larger volumes of people. The amount of traffic is already a large issue. The land owner is being extremely greedy and should do something better for this neighborhood / community (of which he is a part of).

Too close to tracks for dense development. Streets and intersections won't be able to handle the increased traffic from high density housing

I would suggest the issue as a whole has not been addressed. It is a combination of the following: Traffic density Transit infrastructure - roads, public transit, traffic monitoring Traffic entrance points - the inability to access cobequid road has not been addressed. Simply even ignored it seems. It should be a main decision point as indicated in originally planning outlooks. Safety - lack of sidewalks, increase in traffic=Increase in speeding, tickets, accidents. Schools - schools in area are already at capacity. Aesthetics - current community does not support apartments. Public opinion - initial public meeting seen maximum attendance 'standing room only'. Why will this project be conducted without a hearing but what I would categorize a simple survey? Survey results can be one sided and not allow for actual consultation. Points can easily be refuted and no clarification provided. Disappointing for a community member to say the least.

- large developments like this should have municipal sewage requirements - large developments like this should have public transport readily available - there should be a provision for access to the historical trail to the park -a development like this with anticipated substantial increase in traffic should provide sidewalks for the safety of community members who want to walk through their community/neighbourhood

The increase in traffic is aHUGE issue! Concerns for property value!!!
There's a green belt that is home to a significant population of wildlife.
This is not the area for apartment buildings or commercial business!

Schools are over crowded now.

Lack of infrastructure - sidewalks, bus routes, roads, work, etc - to support this growth

Once there was a time when things that mattered most didn't all involve

It's just one way, in and out, in an otherwise still fairly quiet neighborhood. Depending on what it would be, some form of retail might work, yet nothing of this nature is practical given there will be no direct connection to Cobequid Road.

People in Fall River village need to be more accepting and stop being so prejudiced towards people in lower income brackets than themselves.

There is too much traffic and no other options being suggested about the traffic.

The cumulative effect of the various developments proposed for Fall River must be looked at together and not in isolation of each other.

Environmental. There is no municipal sewer access here. How can that very swampy area possibly accommodate 140 families without that.

- water table issues - traffic flow - no municipal services for existing residents - this type of development is not suitable for this area - This type of development is also going to have a direct and negative environmental impact to environmentally sensitive areas that have already been negatively impacted by development (owls, deer, cougars to name a few) are all living on these lands and this

ecosystem is very sensitive to disruption and taking away habitats for these species is a major concern for a massive development with dense inhabitants. - This type of development is highly detrimental to this sensitive environment and is wholly irresponsible to consider in this area.

1. Septic and runoff. 2. Wildlife impact...wetlands. 3. Safety...restricted access.

.septic systems .safety .impact on wildlife .environmental

This area is connected to an area of natural beauty and wildlife. There's no need for any development on this area. The increase in traffic and noise will be dreadful. High speed is already an issue, hence the introduction of speed humps.

There is no infrastructure to support a development like this. There are no sidewalks or public transit that is in the area. This means more vehicles and people walking on the roads. Speed bumps do not fix the speeding issue as it actually creates a hazard for the public. Because no sidewalk people have to walk onto the road to walk around the signage which in turn puts them in harms way. If people are walking with dog or children the risk is even higher. This is a residential area and does not support a major development, there should only be single family dwellings in that area.

Having a project of this size and scope would significantly disrupt the neighborhood. Winley drive has a significant amount of traffic already. This would increase threefold if this project is approved. This project will decrease the value of the current residents homes and greatly affect the quality of life. DO NOT APPROVE THIS PROJECT PLEASE!!!

We have no sidewalks. We have no bus service. Anybody living there will need a car. We have already needed traffic calming measures. If you want to pack people in, provide the infrastructure and transit to support them. Winley was a cul de sac when our house was built. Now it is a main road in that most drivers are rushing through. I am very concerned about waste water and sewage treatment for 120 people (renters who don't care about the downstream effects). How would septic issues impact the waterways so close by. How many of those trees in question 4 will need to come down for the waste water

management facilities for 120 units.

The neighbourhood is a single family dwelling community and should remain as such. We do not have the proper infrastructure to support high density housing in this neighbourhood:

Fall River has no infrastructure to support ANY new developments at this time. Not even single dwellings. These units will put additional pressure on all services in the area not just roads. We are losing every inch of green space in HRM. This project should be built in a brand new area that is not already at overload levels. This community has made it clear it does not want this development. People moved to Fall River for the quiet, quaintness and now there are multiple developments on the books that would change the entire culture of the community and environment. Please build in a community that wants this project.

Too much density. no need for self storage in a residential community, there is a large self storage in Bedford commons. The traffic concerns are not being addressed, we can hardly get out of Willey drive at peak times now, we won't be able to handle the proposed volume with this development.

We don't want a multi residential building in this area, it would turn into the Seawood Ave of Fallriver. Keep it out. There is not one property owner in this village that wants these buildings in any way shape or form and you have already been told that. Take your idea someplace else.

-schooling for increased population -road wear and tear from increased -parking for proposed development -emergency exiting for this area (2 roads in and out) -exiting on a daily basis (traffic congestion)

Traffic - Winley Drive is already in a poor state with the pavement deteriorating with the current traffic flow. Noise - With the increased traffic flow there will be increased noise. We live here because of the large lots and quiet atmosphere Parking - With limited parking at most complexes that means extra vehicles will be lined up and down the street Schooling - The local schools are already running a capacity. Emergency Exiting - With only one route in and out it would be impossible to exit the extra traffic flow in an emergency.

Question #5 does not provide any agreeable option. My choice would be to not develop this area and leave as is.

Most people like the quaint small town feeling of fallriver

A big development like that will destroy the calm and beautiful neighbourhood. It's also not in line with the Vision Implementation Committees recommendations. What has happened to all that work by community volunteers?

-Impact of blasting to well water in Blue Hill Road. -infrastructure in this area designed for residential housing. *- Senior housing would be best if located within walking distance to grocery, pharmacy, and restaurants. Possibly the vacant lot beside Sobeys strip mall.

- Water sewage treatment at the end of our street and running through streets into Lake Thomas - Decrease in nearby water tables affecting our well -Damage to our houses and wells from blasting - Increased traffic on Fall River Road is congested at the present time and only will increase making it difficult to cross or drive

This area is "Perry Lake estates" country lots. There is no estates or country lots in or around multi unit apartment buildings. They traffic is also being overlooked. This would drastically increase the amount of traffic traveling through Winley drive as it has already been discussed and verified there is no other access/exit to the subdivision as previously researched.

Needs to adhere to the restrictive covenants the rest of Fall River Village has!!

Question 5 has been left blank as it does not give the option of single family dwellings which is what many new and recent residents were told would be built on this site when they bought their home. - was told environmental study not required! Why? This is absolutely disgusting. There are wetlands all around this area and huge amount of flora & Fauna - This type of development is not suitable for the area. We do not have any infrastructure in place such as sidewalks,

public transportation, Doctors available, Schools full. -Concerns to property in the area from blasting -There needs to be an accurate upto date traffic studies. Last traffic studies took place on Windsor Junction Rd/Cobequid. This is completely ridiculous. It does not take into account the impact the traffic on the surrounding affected streets of Ingram Dr, Winley Dr and Fall River Village to Fall River Rd. The reason justified in the FAQs that they are minor connector streets that can accomodate upto 12k vehicles is ridiculous. Not all minor connector roads are same. There is already issues with speed, pedestrian safety and traffic on the residential streets feeding the proposed development. Winley especially is narrow with sharp turns, accidents happen each year especially in the winter. Speed humps were already installed because of the issue in the area so there is no way that your standard answers cover this issue. - All the FAQs were standard and non specific. Nothing has been implemented by the new developer or hrm to address the concerns by the 100s of residents that either attended the public consultation in 2018 or sent letters to hrm re this development. We are not opposed to developing the land however 120 apartments with underground parking in a dead end street with no public transportation or sidewalks is completely ludicrous

I am worried about the sewage disposal I am worried how it will affect our lakes I am worried about huge traffic I am worried about the toll and the way it might affect our water levels I strongly believe it will be of renters and not senior people which in turn will affect the population in school and traffic

The last public consultation took place almost 4 years ago, with a packed room of over 200 concerned citizens and homeowners (along with close to 400 opposition letters that were provided to HRM Planning representatives, and the then current Councillor for the area). These 400 opposition letters were subsequently tabled with City Council, and it was the communities understanding that they are now part of the formal file for this proposed development, and to be shared with all Councillors engaged in reviewing this proposal. It's unfortunate to see that after all these years, the latest proposal from the developer does nothing to address the numerous concerns raised by the community, including public, pedestrian and motorist safety, traffic dangers, environmental impacts, and a structure that's not in keeping with the surrounding and well-established neighbourhood of Fall River Village. These numerous concerns as voiced collectively by the community include: 1) HRM's planning policy for this parcel of land requires that a vehicular connection from Ingram Drive to Cobequid Road be put in place. Waiving this requirement (as the developer is seeking to do) for direct access to/from Cobequid Road

will create unsafe conditions for motorists and pedestrians alike. It will turn an existing residential street (i.e. Winley Drive, and Ingram Drive) into a major thoroughfare and the only access to the high density development being proposed (i.e. 3 large apartment buildings totalling 120 rental apartment units). Winley Drive in particular, was never designed to handle a development of this scale (the community is exclusively single family homes), and hence HRM had the wisdom to require that the development of this parcel of land be accompanied by direct vehicular access to Cobequid Road. Winley Drive is already extremely dangerous with numerous hairpin turns and blind spots. If you haven't had occasion to drive along Winley Drive, I invite you to do so as it will give you a first-hand appreciation for the unnecessary dangers to which community residents will be exposed by simply waiving this planning requirement because a developer wants it to be so... turning Winley Drive into a major thoroughfare for which it was never designed. From a traffic study perspective, one needs to consider not just the significant increase in vehicular traffic that will accompany a development of this scale, but more importantly the design and nature of the residential street on which this additional volume of vehicles will be forced to travel without direct access to the development from Cobequid Road. 2) The addition of high density/multi-unit apartment buildings will fundamentally change the makeup/integrity of the existing and long-established community - comprised of suburban lots with single family residential homes. This community was never built to accommodate this level of density being dropped into the middle of it, unlike areas such as Clayton Park and Larry Uteck which were purpose-built to handle a mix of apartments and single family homes. These areas have proper roadways, infrastructure (such as sewer services), sidewalks, etc. Our community is void of all of this supporting infrastructure, and not surprisingly, as it was never built to accommodate this type of density. Individuals have invested their hard-earned money, and provided their tax dollars over many years towards the establishment of this "rural community". 3) The dramatic increase in traffic resulting from the proposed high-density concentration of apartment units will create two bottle-necked, and dangerous intersections (one at the corner of Winley Drive and Windsor Junction Road, and a second at the corner of Windsor Junction Road and Cobequid Road). 4) There are numerous environmental considerations and potential concerns. As mentioned, this is a single family community with an average of one acre lots to accommodate septic disposal fields. As homeowners we own this costly septic infrastructure, and as such are very diligent with respect to what we put down our sinks and toilets. How will a renter with no financial obligation to the maintenance of the proposed development's massive septic system treat it, and the resulting risk of system damage/failure? Will the massive amount of effluent percolate through the soil to the surrounding lakes that are in close proximity to the proposed development, potentially destroying these gifts of nature

for generations to come? 5) The community has no sidewalks, and as such it's a precarious situation at best currently when one walks along Winley Drive or Ingram Drive. There are approximately 200 single family homes in the surrounding community, and the proposed development would increase the density by more than 50% (within a very confined parcel of land), with no consideration for the need to be able to access the development beyond the single dwelling residential roads referenced above. 6) Unless the major influx of new children living within the proposed development are going to be home schooled, there is a lack of educational infrastructure (as local schools are at capacity). 7) The proposed development is counter to the Planning Districts 14/17 Municipal Planning Strategy, under which existing low density residential developments should not be adversely impacted by other development. Dropping 3 large apartment buildings totalling 120 rental units within an existing neighbourhood that only totals approximately 200 single family homes, will forever destroy the integrity of this long-established community. As such, allowing such a development to move forward would be in direct conflict with the intent and spirit of the MPS.

The updated/revised proposal from the developer does nothing to address the numerous concerns raised by the community, including public, pedestrian and motorist safety, traffic dangers, environmental impacts, and a structure that's not in keeping with the surrounding and well-established neighbourhood of Fall River Village. These concerns include: - HRM's planning policy for this parcel of land requires that a vehicular connection from Ingram Drive to Cobequid Road be put in place. Waiving this requirement (as the developer is seeking to do) for direct access to/from Cobequid Road will create unsafe conditions for motorists and pedestrians alike. It will turn an existing residential street (i.e. Winley Drive, and Ingram Drive) into a major thoroughfare and the only access to the high density development being proposed (i.e. 3 large apartment buildings totalling 120 rental apartment units). Winley Drive in particular, was never designed to handle a development of this scale (the community is exclusively single family homes), and hence HRM had the wisdom to require that the development of this parcel of land be accompanied by direct vehicular access to Cobequid Road. Winley Drive is already extremely dangerous with numerous hairpin turns and blind spots. If you haven't had occasion to drive along Winley Drive, I invite you to do so as it will give you a first-hand appreciation for the unnecessary dangers to which community residents will be exposed by simply waiving this planning requirement because a developer wants it to be so... turning Winley Drive into a major thoroughfare for which it was never designed. From a traffic study perspective, one needs to consider not just the significant increase in vehicular traffic that will accompany a development of this scale, but more importantly the

design and nature of the residential street on which this additional volume of vehicles will be forced to travel without direct access to the development from Cobequid Road. - The addition of high density/multi-unit apartment buildings will fundamentally change the makeup/integrity of the existing and long-established community - comprised of suburban lots with single family residential homes. This community was never built to accommodate this level of density being dropped into the middle of it, unlike areas such as Clayton Park and Larry Uteck which were purpose-built to handle a mix of apartments and single family homes. These areas have proper roadways, infrastructure (such as sewer services), sidewalks, etc. Our community is void of all of this supporting infrastructure, and not surprisingly, as it was never built to accommodate this type of density. Individuals have invested their hard-earned money, and provided their tax dollars over many years towards the establishment of this "rural community". - The dramatic increase in traffic resulting from the proposed high-density concentration of apartment units will create two bottle-necked, and dangerous intersections (one at the corner of Winley Drive and Windsor Junction Road, and a second at the corner of Windsor Junction Road and Cobequid Road). - There are numerous environmental considerations and potential concerns. As mentioned, this is a single family community with an average of one acre lots to accommodate septic disposal fields. As homeowners we own this costly septic infrastructure, and as such are very diligent with respect to what we put down our sinks and toilets. How will a renter with no financial obligation to the maintenance of the proposed development's massive septic system treat it, and the resulting risk of system damage/failure? Will the massive amount of effluent percolate through the soil to the surrounding lakes that are in close proximity to the proposed development, potentially destroying these gifts of nature for generations to come? - The community has no sidewalks, and as such it's a precarious situation at best currently when one walks along Winley Drive or Ingram Drive. There are approximately 200 single family homes in the surrounding community, and the proposed development would increase the density by more than 50% (within a very confined parcel of land), with no consideration for the need to be able to access the development beyond the single dwelling residential roads referenced above. - Unless the major influx of new children living within the proposed development are going to be home schooled, there is a lack of educational infrastructure (as local schools are at capacity). - The proposed development is counter to the Planning Districts 14/17 Municipal Planning Strategy, under which existing low density residential developments should not be adversely impacted by other development. Dropping 3 large apartment buildings totalling 120 rental units within an existing neighbourhood that only totals approximately 200 single family homes, will forever destroy the integrity of this long-established community. As such, allowing such a development to move forward

would be in direct conflict with the intent and spirit of the MPS.

not the right fit in quiet single family area. Sewage concern for 120 dwellings smell or lake contamination. always a lot of promises upfront. Area was filled in a lot of moisture in soil. renters don't care about the community they live in, increased noise garbage speeding. Apartments always decrease property value even if I can't see them from my home they are on the same street. I am 100 % against if it matters. Its pretty bad if nobody wants something but it goes ahead. This area was all single family zoning when I moved here should stay that way

Apartments should never be built on the back end of a single family subdivision. This application laughs in the face of planners and is embarrassing. Also, the wording of the survey is very biased.

Increased almost crazy traffic problems for Winley Drive for starters. Decrease in our property values. Schools over flowing, sewer problems, water problems, the list goes on and on. Traffic on Winley Drive is so fast now, no sidewalks, no place to get off the road when speeders come.....dangerous,dangerous,dangerous.

This area is single unit dwelling only & not suitable for apartment style buildings

Homes were built and purchased in this area under the idea of detached homes. This developer has the option to place decent single family units on this property, as the zoning has been.

- Between the Carr Farm and this development school capacity is of a major concern. - Road design, no sidewalks, pedestrian safety

Our schools are a max capacity so I am wondering if this development will be able to accommodate children?

Worried about increased crime.

Impact on the environment. Proposed area is a peat bog that drains into nearby lakes. Sewage gray water discharge from Multi unit

dwelling will present significant risk to surrounding environment. Where is the environmental study that permits up to 4 units per acre? The proposed site is under 27 acres (not 30). The existing water area (4 acres) should be subtracted from the 27 to give 23 acres. 23 acres at 4 units per does not support 3 three story 40 unit apartment buildings. Winley Drive and Ingram Ave cannot support a doubling of traffic in a subdivision that was designed for 300 single dwellings. No sidewalks are planned. No traffic lights are planned. No public transit infrastructure. No plan to guarantee access from Ingram Drive to Macdonald Park. This access has been indentured since 1991.

there should be an intersection with lights considered for the corner of Cobequid Road and Windsor Junction Road. This is already a busy turning area and with increased traffic will become more dangerous.

Someone needs to pony up to CN do that the development can attach to cobequid. Using existing roads for access, given the lack of public transit, is lunacy.

Environmental concerns over wetland destruction and nearby bodies of water. Sewer disposal and pollution.

Many residents currently connect to walking trails and the connector trails are listed for "future" so that is a concern. Also this is an area of single family homes with no outside accessibility for this new development, traffic will be a terrible issue for all our walkers and children playing. Residents want and would support single family or duplex retirement type housing which is needed in the area.

Traffic is already bad on Winley Drive and area, even with speed bumps. There is not adequate space for safe pedestrian traffic as well as vehicular traffic. Sidewalks should be installed on Winley and Ingram Drive.

The traffic is already quite high, at peak times, on Ingram Drive. Having these additional units will significantly increase that traffic AND (with no sidewalk on Ingram Drive) further put at risk pedestrians, children waiting for the school bus, etc. My Ingram Drive Postcode is not listed below. My postcode is B2T 1A4

-I live on Winley Drive. The traffic is already terrible and makes it

dangerous just walking down the street. Adding more traffic is going to make things worse. If you put apts there, there MUST be sidewalks so residents can go for walk down the street safely

-safety of our children -safe place to call home -access to services like sidewalks, walking trails -danger of having so many people in a dead end with many risks and only 1 exit -zoning is not representative of the type of neighbourhood

There are no municipal waste water services in this area. I have a concern about the waste water plan for a development of this size and population density. Would the development have an adequate facility for waste water treatment/disposal? Who would be responsible for the building this facility, and maintenance of this facility over the long term? If these are to be rental units, there would not be a condo association, so the building owner may become the responsible party. What assurance will there be that the responsible party will be held to account if the facility should fail, and an environmental remediation becomes necessary? Please note that I live on Cobequid Road in Windsor Junction - not far from Site C. This is not reflected in the choices in question 8. below. I have selected one of the Fall River choices.

the possibility of crime, thefts, and break and enters

Since I live on Devonport Ave. , I will need a helicopter to get off with the increased traffic on either end (Winley & Ingram). When I bought the land to build on in 1994, I was told by Paul Pettipas that that parcel of land was for senior housing. So much for falsehoods.

traffic noise wells lakecontamination propertydevaluation b2t 1e6

Increased traffic will make the road less safe for children and adults while walking as there are no sidewalks; Increased traffic on the sole exit being Windley drive. Decrease property value; and Increased risk of crime.

B2T

My postal code wasn't in the pick list below. I am B2T

Schools being over crowded and traffic

There is no infrastructure for this development, no sidewalks, traffic problems, no public transportation, no sewage/waste management. We are single dwellings with an already existing traffic problem and poor infrastructure for the current population. The community is open to development of this property, just development in accordance to the area and current covenants.

In addition to the noise and traffic concerns I am very concerned about the impact of development on wildlife in the area.

- This is an absolutely ridiculous proposal to be buried in a subdivision with only one way out. - Ingram Drive is a nightmare now, especially to walk and the "traffic calming" humps are not only eyesores (plows continuously knocking down the signs) but make walking deadly with the current traffic levels. They force pedestrians and their dogs and/or baby strollers or people and kids on bikes OUT INTO the street as that's the only way around the signs and when there is traffic coming in both directions it's extremely dangerous. -Proposing to add literally HUNDREDS of more cars to this equation is absolutely ludicrous. - Then let's talk about the traffic when it moves outside of the subdivision! The infrastructure in Fall River is NOT built to handle hundreds of more vehicles a day. I can barely get out of Lockview after dropping my child to school in the mornings now. -The off ramp on the 118 in the evening is still a death trap and again, this will just add to that problem. -There is no bus - well, one that makes sense or that again, doesn't entail putting a car on the road to get to! - The junior high already has portables due to over crowding and I'm sure the elementary's are pretty jammed too. —There is no room in this community for this proposal. Each apartment could

reasonably have two cars and two kids. The streets and the schools will not handle this. - Single dwelling homes are IMO the only option here for these reasons. Duplex's or nice townhouses maybe but not the sheer number of cars and children that could come with these apartments cannot be supported by the current infrastructure in this community, let alone just the subdivision. - Due to the fact there is no bus available everyone in these complexes will NEED TO drive. This subdivision cannot handle hundreds of (as I said, it's conceivable each unit could have two cars - not to mention all the visitors, delivery vehicles, couriers etc that will also need to drive Winley or Ingram to get there) vehicles. —No one walks Winley know because it's deadly! - The traffic, unsafe walking conditions (especially along Ingram, Winley and Lexington) this will cause, along with the noise of the traffic will turn a nice subdivision into one where people will not want to live. Including me and I've lived here for 28 years. I lived with my parents when they built there home in the village and then I bought my own here. I've seen how much busier it's become since 1994. - complexes like these belong in Lower Sackville for somewhere were there is a bus route (not a stop that you need to drive to, which by the way doesn't have enough spots to house all these extras cars either) and double lane highways like Sackville Drive and lots of alternative ways out. This by the traffic alone, not only in this subdivision but in Fall River will just not work. - that land should have single units or duplexes/townhouses for traffic purposes only.

I am all for development of the area and further growth but access and services need to be created to be in line with the dense population growth planned. Developers should bear most, if not all costs, associated with the increase in population density they propose. Items such as: Number 1 is that this development should not proceed without direct access via railway crossing to Cobequid Rd to eliminate increased traffic in the residential subdivision. No amount of other traffic calming measures can address this increased volume through the existing subdivision. Number 2 is Metro Transit bus services need to be extended to service increased dense population & to potentially lessen increased traffic. This should be done for all of Fall River area to handle increased dense population growth here and with other area developments. Number 3 is Municipal wastewater services need to be extended with the addition of dense developments to the area to avoid possible environmental concerns over development handled solutions. This is important to preserve our beautiful lakes in the area as best as possible. This should also be done for the entire Fall River area to handle the increased dense population growth proposed here and with other area developments.

1. Lack of various forms of infrastructure in Fall River for substantial

increases in: a. School population b. Medical resources such as doctors and dentists 2. Lack of adequate: a. Public transportation in area b. Sidewalks in neighbourhood for increased foot traffic c. Infrastructure of streets in subdivision to support increase in traffic through main arteries of Windley, Richardson, and Ingram. d. Adequate space and safe access for CURRENT postal delivery boxes on Windley. Current location cannot support an increase of 120 civic addresses (units)

My main concern is, that the total number of new developments is not looked at as a whole, but that every single development and it's effects on traffic etc is evaluated on its own. There are several major developments proposed: - Ingram Drive - Windgate Drive between Terry Drive and Rivendale Drive - Carr Farm Development - Charleswood Development - Developments in Beaverbank The traffic is bad as it is (see Windgate Drive/Beaverbank Rd intersection), Fall River Rd/Lockview Rd intersection during rush hour. We are potentially adding several hundreds cars to this, assuming two cars per household have to commute for work. The schools are already at or over capacity. The roads are in bad shape. Blasting for underground parking will have effects of people's wells. Waste water will have a negative effect on the lakes that already suffer from blue-green algae/increased bacterial contamination. People who have lived in this area decided to live here for a reason - living in a quiet neighbourhood with single unit dwellings on large lots for privacy. Tax rates might have to go up, since the developers do not pay for necessary improvements to the infrastructure. New developments, especially apartment buildings that house seniors, should fulfill the following: - be built close to amenities (in walking distance) - have easy and quick access to medical care/hospitals - have easy access to public transit It would make a lot of sense to develop the area along Highway (close to Sobeys, Shoppers etc) and extend transit bus lines into the area. Improvement of infrastructure should include: - road repairs - safe and useable side walks - safe and useable bike lanes - traffic calming measures - more roundabouts for improved traffic flow - UNDERGROUND power lines - UNDERGROUND phone lines

Increased traffic is my major concern. Only access to Ingram drive is through Fall River. If there could be an entrance from cobequid rd. that may help. Also a concern of the pressure this will put on our school's which are already full. The same would be for single house development, it is not because they are apartments. I actually agree with a need for apartments in the area as those who cannot afford a single dwelling are not able to be in the area.

Waste water, how to deal with traffic. The lights at sobeys and Fall River road already an issue for left turning and backed up often as well trying to leave lock view onto Fall River road

Large rental developments often lead to low rental units an the accompanying issues

Traffic. Access to this area is very limited amd Fall River was never meant to be a location to build large apartment buildings. There are many areas around Fall River where people in need of an apartment complex can go. Plus don't ask for first 3 digits of my postal and then force me to pick the entire postal code.

The proposed development does not fit with the current subdivision. It was our understanding that this land was to be used for single unit dwellings originally. Other means of transportation are not available in our area so the apartments would bring more traffic to the area.

The area does not have the proper infrastructure to support high density housing. This is a neighbourhood of single dwellings not multiple residential.

Keep as a park!

Sidewalks in the neighbourhood would solve my biggest concerns of traffic and safety

We need to be able to exit Wingate Dr onto BeaverBank to access the highway. I know BeaverBank does not want this to happen but we need other alternatives and now, not in five - ten years

This new development resides in an area (Fall River Village/Perry Lake Estates) that is a long well established subdivision. It has only single family homes with most being on an acre or more size lots. The subdivision design reflects this type community. We DO NOT have the proper roads, sidewalks, curbs, bus routes, entrance/access

points, street lights, signage etc. to accommodate our subdivision doubling in traffic and people. We need more housing in Fall River, especially for low income and seniors, but this area is not suitable for either.

I'm concerned about increased traffic and construction in our small community. Blasting for foundations, construction noise and overtaxing the roadways and watersheds (wells) in place. Wastewater management is a significant concern with treated effluent being likely routed to our lakes and rivers.

Traffic is already chaos... The studies that were done are wrong.

Can't answer #8 because comes up with wellington, goffs and nfld

Not the area for apartment. with no bus routes, to much traffic for the number of exits out of the area. destruction of wildlife in the area. which makes the area what it know for.

Fall River needs more affordable options. My biggest concern to be Frank is that the prospect of renters vs owners was listed on the primary list of (potential) concerns. Surely we are better than this in Fall River. I am all for responsible development but a cast system (no access to Fall River by people with out the means of buying a house) is something we should be actively trying to avoid. We need diversity and opportunities for equitable access to all is something we need more of in Fall River

Fall River does not have in the infrastructure to handle the additional residents.

Too much traffic. We already have a problem with speeding. This is a quiet subdivision, this will change the look and feel of the area completely.

Increase traffic. It is already so bad. Also concerned with the impact on water as many individuals already have issues with water supply/ safety already.

If the bldgs are truly for seniors, rent should be capped/subsidized

-infrastructure 1st -10 year tax break for that subdivision -Already
bottlenecks at intersection of fall river road /lockview and fall river
road #2. -don't do it.

There is no public transportation in this area. Every one of these units
would mean at least one car. We've seen what happens when traffic
increases on Windsor Junction road when the bridge in Fall River was
blocked. Cars were backed up at the intersection of Windsor junction
road and cobequid road for ages. This area cannot handle this many
units. Put buildings like this where they are adequately served by
buses.

well water buildings too tall too big to fit into community should be no
blasting aloud

-your survey is limited, no "other" option as an answer -primary
concern is environmental impacts of project -this project should be
designed to have both municipal water and sewage services. -not
enough consideration to impact of our lake system, which already has
been impacted due to increased development -another example of
poor survey design. States first 3 digits of postal code below, but
actually have to enter all 6 digits.

I believe the traffic during morning and evening rush hour is already
an issue. The one grocery store is already busy. The corner where
Wilson's is is dangerous to get in and out of. More traffic without
added resources and traffic solutions it would deter people not attract
people from moving to the area.

This area was never designed to manage this amount of traffic.

This is an unbelievable disaster of an urban planning (or lacks
thereof) - this will be a car community without any infrastructure (think
climate change) - in a neighborhood that doesn't even have a
sidewalk and us runners and grandparents with our grandchildren are
already struggling to do outdoor activities as it is - exactly what should
not be planned. For quality of living - nestled between a busy
highway and right on the train tracks !! I could go on and on this is a

textbook example about how not to develop ! Shame on everyone involved.

Fall River is going to turn into a dump..... there are already too many people and too much traffic.

Similar to Carr Farm development. No sewer, already too much traffic. Doesn't fit with the single unit dwelling neighborhoods

As experienced in other growing communities there is a lack of "city" community infrastructure. The exit in and out of Fall River is already dangerous off the 118 and 102. School systems will also need to expand with such a significant development. I support development of affordable living, but it needs to be done in tandem with the expansion of community infrastructure.

The area has no public transit, no sidewalks, schools are full. Doctors are not taking new patients. If the sewage system for the proposed development fails 2 lakes will be effected. Why should the zoning change for the developer who wants to make as much money as possible out of greed with out considering impact it has.

Winley Drive is not adequate to handle the increased traffic. The road is too narrow/curvy and speed bumps have done nothing to improve road safety. Given CN will not approve a crossing to Cobequid Road, this development should be scaled back considerably. We cannot absorb the projected volume of traffic within our subdivision.

It should be all long term care beds ONLY. It should also have businesses in the first level of the buildings. Fall River needs jobs not more housing for people to commute to the city and cripple our infrastructure

This goes against covenants that all other residents have on their properties. Proposal was shut down previously and now developer has brought in a lobbyist to try and slide this through during a pandemic. Planning group should have the guts to convene a public meeting so the residents can speak their thoughts on this development

No concern with the development except for the traffic

Environmental impact to waterways and groundwater (wells)

Im concerned about the environmental impacts.

Traffic on Cobequid Rd, Windsor Junction Rd and Fall River Rd is already dangerously congested. There is no room for more units without major infrastructure upgrades. Adding rental units to a high-value single family residential neighbourhood will negatively affect property values and will ultimately result in lower property assessments / tax revenue. In short: this could be acceptable, but only if paired with a connection to Cobequid Rd and a new interchange on the 102 to keep traffic and noise out of the residential neighbourhood.

Waste water, sewage being pumped into local lakes.

Traffic!!!

Traffic in Fall River is already an issue with the people who currently live here, and those who take the 118 to connect to the 102 during peak hours. We are lined on the side of the highway in an unsafe way for a significant amount of time. As well, traffic in Fall River is already strained during peak hours. I chose to live here with peace in mind, not being stuck in traffic like we would have in the city. An addition of the amount of residents this proposal proposes would put more strain on an already strained system.

The attraction of Fall River is that it is a quiet community mimicking the country as closely as possible. The addition of apartments/townhouses/anything but forest is a shame and has no place here. There is no reason to develop this area any further than it already has, and current home owners in the area are not interested in being crowded out.

We live in Fall River to get away from the city, not to sit around and watch you over develop what was once a beautiful place to live. Our infrastructure is already being pushed to its limits and no one wants to see apartment buildings or any of that eye sore in our community. It's bad enough that the Carr farm development is being pushed through because it was a greasy game of limited information and meeting planning tactics that go it approved.

My only concern is that these wont be affordable apartments and that is what our area needs most. I actually love the idea of having apartments here. This is not a "park" its a cut through path from Cobequid Rd to Fall River Village. I wish there was transit in the area, but this will be an overall improvement to the area.

- pollution into lake - overloading of infrastructure - renters not owners so not paying to use community amenities

Concern over septic systems, lack of public transportation, lack of school space, worry over increased trash on roadways, worry over speeding traffic despite traffic calming. We moved here because of the single family dwellings, the care people take in their properties, the sense of community.

I think it's a great idea ... more senior living would be the best

Please please please build as many units as you can. I see hundreds of posts of people scrambling for housing and I wholeheartedly support any development that will bring shelter for as many people as possible. I know there are residents with concerns but none of them matter when we have hundreds of people living on the streets and tens of thousands more on the brink of homelessness. The

arguments about it above, about our personal property values, our noise levels, are absurd and classist. It all reeks of wealthy "not in my backyard" classism that ignores the plight of the vast majority of the population that doesn't happen to already own a home.

Destroying a neighborhood only so a land owner and a developer can make a profit - this is a scandal

This is a community with already existing infrastructure problems, including traffic, lack of public sewage, no public transportation, no sidewalks, and schools over capacity. Development is welcome, but on a smaller scale, including single dwelling homes. The subdivision can handle that scope.

My concern is that this is just the beginning of this development and that it will grow just like Carr Farm into a monstrosity. The city is so desperate for housing that they don't care what or who they hurt in the process. Are the plans like Carr Farm to dump treated sewage effluent into our lakes? How much can our lakes take? Have we not learned from past actions that we need to protect our environment not destroy it!

1. Waste water from this area has very limited drainage options. 2. Other areas of Fall River Village have been promised city water for the 20 years I have been here and we still do not have it, how can you allow expansion when proper services are still needed in the village. Councillors Snow, Dalrymple, Stretch and Gannon have all stood on my front door step promising city water and we have been to all the meetings and yet we still wait.

- Too much traffic for a small area and would force all traffic onto Ingram drive without a direct route to Cobequid road. -Increase noise
- Close proximity to a Railway and Highway already noisy enough. -
Loss of green space / Nature trails - Increase chance of wildlife infestation as green space is lost for those of us that are close to the development.

You don't listen to your taxpayers...we vote!

Please don't agree to making our community another condo/apartment city. This is very sad. It is next to single home

dwelling, the current road infrastructure is going to be a nightmare and environmentally who knows. I know this means nothing to the developer or obviously government bodies but it certainly does to its current citizens. Just sad.

No public transportation for this density of dwellers No ability to walk to schools, stores, etc for dwellers Only access through Winley Drive Community already expressed concerns with past proposal, no real changes and being proposed again against community wishes

We do not have the infrastructure in place for more traffic.

Winley Drive is the main artery into the subdivision. It is very busy already with lots of noise and traffic. We can't afford to have that many more cars on that main street. Another issue is lack of sidewalks - adding more traffic will make it increasingly dangerous. My children can barely drive their bikes on the shoulder of Winley now. Sidewalks would improve the situation.

Water, City water? Waste water , No raw effluent dumpiping in any natural waterways or Lakes. Water can be purified in buildings now and treatment of waters of waste can must be done prior to exiting residences or buildings. Especially if a 150 bed Long term Care Campus Facility Shubenacadie Lock River System is and must remain clean and pollution free. Was there a Traffic study done prior to approval? Is the Bride going to be able to withstand the trucks of construction. And increased flow of numbers of vehicles ?

I stand with with my opinions from the last community meeting on this issue. If the land must be developed, it should remain residential and to single-unit homes only. There is enough traffic, noise and commercialism around us as it is. Urban sprawl is not welcomed! This used to be a quiet neighbourhood when I first moved here in 1996. I did that on purpose to avoid the busier Lower Sackville area, for instance, and I do not know how much more I can handle. I am thankful that CN has derailed your opportunity for the access road to Cobequid Road and changing the traffic requirements does not alleviate any of the community concerns already voiced to you. Multi-unit complexes are a definite NO. Designating our precious residential space as commercial is a definite NO. I purposely do not live in a subdivision, so I vote against more traffic.

If this development was closed off to Fall River Village and had direct access to Cobequid Road then the traffic problem would be better. Concerned not enough public transit for potential renters of these units so will be all vehicles added to an already busy area as evidenced by the many speed bumps put in the community. I would also be concerned about school overcrowding. The roads in Fall River are already unsafe for walkers, runners, bikers and pet owners so adding more traffic will be a safety issue. As part of this development, all the major roads should at least have sidewalks build at the cost of the project.

Fall River Village is a community of single dwelling units. Having anything else degrades the value of the existing properties and will look out of place.

Harmful to lakes Schools are already full No sidewalks, traffic already dangerous on Ingram Traffic will be to much for our subdivision Traffic is also already a problem into fall River area off of the highway

-I hope the project considers a slight increase in traffic for that particular area -This is a great project otherwise!

I am very concerned with the waste water management plan for this site. There is no municipal waste water system here, the land is low lying, and there are several lakes and water courses nearby.

Wrong development and the wrong place

Keep the green space

Too much traffic now. This subdivision isn't a good choice for apartments.

There are no sidewalks on Winley Drive and it is now unsafe to walk in the shoulder of the road. Adding more traffic will not help. Thank you

Water and effluent management - septic and well water does not

mean there is no impact as the number of units and people will have a direct effect on neighbours down the line.

BUILD BUILD BUILD!! Make it bigger. Add more units. We need homes!!! I can't put to words how much I support the construction of any multi-family dwelling. Do whatever you need to do to maximize the number of families you can host. I'm desperately searching for more stable housing like this. Build more infrastructure, schools, roads, sewage...upgrade whatever you need to upgrade to make it possible to build more units.

Fall River is not the place for apartment buildings.

The residents of FRV purchased their homes in an area of single unit homes only. This is no place for apartment buildings. Not to mention the increased traffic and the increased overcrowding at our schools.

area residents opinions won't be considered environmental concerns have not been addressed traffic capacity has been overstated

No sidewalks for safe walking.

1. Visual appeal, if the development looked similar to the area around DeWolfe Park in Bedford it would be more appealing. 2. Direct traffic to Cobequid Road and NOT through Winley & Ingram Drive. 3. Continued access to the McDonald Sports Park Area.

There are schooling concerns. Where will they go. Local schools already run at capacity. Increased traffic will deteriorate Winley Drive even more. As is the road is always in a bad state of repair. Increased traffic would make emergency exits from the area impossible. There is only one way in and one way out.

- Traffic increase from the density of 120 new apartments in such a small area. - Given the charm of the rural feel of the area which attracted us originally, this will be diminished given the influx of a completely different demographic in high quantities in the area. 120 new renters. I'm happy to see it is not connected to Bolton drive, however I am a commercial PM myself and can foresee the next 6

years being incredibly frustrating for the community with the construction ongoing assuming they are built in succession and not at once. With current manpower shortages this time frame will likely increase. In summary: More traffic and greater population diminishing the initial draw of the area. Long term development further frustrating the surrounding owners. We lose our dog walking paths. Positives: Assuming the dog park is public along with tennis and pickleball areas that is nice to see. Separation from Bolton drive is much better than original design.

"Fall River Village" was developed as a single unit place as a bedroom community in HRM There are plenty of locations within HRM to develop these multiple unit locations without placing the existing community in danger I do not agree with the modification that have been accepting thro the multiple engineering review process The existing lot of land would easily sell for multiple single unit development in order for new owners to join this community. The development should be given that option or put the lots for sale for this single purpose and leave the development to others. I have a great concern over the area pollution and ground water contamination over the long term This is a bad idea which should not move ahead and the existing residence should be allow to continue to leave her and raise their children in peace and safety I look forward to expressing my thoughts in person and the next expecting public meeting.

Just build 5 homes just like ours! this is a residential area not for apartment buildings!!

The density and volume of units proposed is completely out of scale with the surrounding neighborhood. Traffic on Winley is already excessive and required traffic calming measures, an extra 120 households will surely make this worse. A direct connection from the proposed site to Cobequid road (over the CN tracks with a bridge if necessary) is the only way I could support this.

My main concern is that traffic is going to be significantly and negatively impacted by this development and others also under proposal. I think it's a fantastic idea to add more diverse housing to Fall River but it cannot be done at scale until traffic and road access has been addressed properly. Another concern is that Fall River as a whole urgently needs investment in municipal water and waste water treatment. Our community has the potential to grow significantly in a positive way to make us more than a mere dormer community for the

affluent - but the city has to invest in it first.

I have significant concerns about the increased flow of traffic in our community. -traffic is already a concern with drivers speeding down the road on most roads. -we do not have sidewalks in our neighbourhood -children access the parks in our communities by walking and biking on these roads -traffic at peak times will increase (ie school start times and morning traffic) Additional concerns: - schools in our area are already at capacity and adding apartments will potentially overcrowd our schools -apartment buildings and commercial spaces will damage the rural and close-knit feel of our community -the direct and green space in the proposed area will be destroyed -increased pollution in my community and concerns about waste water -Fall River is a coveted place to reside in our municipality and this particular development will change that. I may be in more favour on a development IF -the land is used for single unit dwellings -the new development is connected via cobequid road and NOT via Fall River village (unless single unit dwellings only)

moved here for open space and private surroundings

It is unfortunate that there was not an opportunity to have a connection to Cobequid rd. But other than that I fully support the project

Increased noise Increased traffic The speeders on Winley Drive around the mail box area is now awful, with increased traffic which this would show would be outrageous to say the least. There are no safe places to walk now , no sidewalks, nothing, maneuvering these obstacles now is insane...just insane.

There is no "park" on or near Ingram south area. There are two undeveloped walking trails, one that leads to the McDonald Sports Complex and one that comes out on Canterbury Lane. Another misrepresentation is that the rail line carries "hazardous" cargo. Gypsum ore is carried inbound to a bulk loading facility near Dartmouth and cars from the AutoPort are moved outbound

A direct road connection from Ingram Drive to Cobequid Road is a municipal policy requirement to develop the site. Until such approvals are secured, this development should be halted. FULL STOP!

- increased traffic; - no room in schools; - no sidewalks; - no bus service; - on septic, how will renters treat it; - danger to local lakes; - Winley Drive dangerous as it is; - bottleneck at Windsor Junction road;

amendment to eliminate the requirement of direct road access from Ingram to Cobequid should not be approved this is a huge risk for all community members in the neighbourhood ie increased traffic on a subdivision road that is already too busy and speeds too fast also an issue for fire evacuation route the original proposed for townhouses and/or single family detached condo townhomes is much more appropriate for the site location

This land is in a very sensitive area with regards to wildlife. It is home to many species of water creatures, and as such should not even be considered for development. It was, some years ago, assessed as not being suitable for development. The previous developer, Fall River Village inc., was denied a permit to build a connecting road from |Canterbury to Ingram on the grounds the land was both a wetland and sensitive. There is no access, except on existing residential streets. There are no sidewalks, making it more dangerous for pedestrians and animals alike. Fall River appears to be under siege from the Municipality, developers and the Provincial Government. We already have a "seniors complex" which grew from 300 units to six hundred in the offing. It was approved even though many residents of the area were against it. The same issue will present itself in this development, sewage treatment. I am not sure where this developer proposes to put his sewage, but I do know putting treated effluent into the lake system is both idiotic and unsound.

In order to support this type of development it would need to be connected to Cobequid or have an on ramp/exit from the highway. As currently proposed this would result in doubling or tripling the traffic on the neighborhood streets. Our kids walk to the bus stop, drive bikes, walk dogs on these streets with no sidewalks and in some cases no curbs. Increasing the traffic on these residential roads to this degree is not acceptable. The developer needs to address traffic concerns and more speed bumps don't cut it.

As per comments on question 6 above plus the following: 4. People have moved into single family homes in Fall River for the space, greenery, and quiet living. Worth the commute. High density

developments will erode this value. 5. Property values will absolutely be negatively impacted. 6. Roads can not accommodate additional increases in traffic. Additional traffic cannot be routed through Fall River Village, Windsor Junction Road, or onto Fall River Road. It's already an issue at peak hours.

If the property allows for 4 units per acre then stick to that. Do not allow this to change to 6 or 8 units per acre as was what was done at Carr farm

My big concern is traffic increase. Recently speed humps were fitted due to the increase traffic and speed. 120 dwelling units, probably means 200 plus vehicles being added to this road (Assuming most houses will be two car families) and this area cannot sustain this. Another point, this area is used as an access point into the sports park by numerous peoples. There is no way this will be sustainable access for everyone with housing and cars now installed into that area. Children have to cross this main Ingram drive for access to the school bus, this number of vehicles with no other access, will have to enter and exit from Winley/Ingram and this increases risk to school children crossing here. This is NOT a good option!

- As residents of Fall River Village, my wife and I are strongly opposed to this proposed development. Below are our joint comments in point form. - This survey does not adequately cover all of the issues and concerns residents have for this proposal, including the issues raised at the previous public meeting held in 2018 which we attended. Using a survey does not give residents an opportunity to voice their detailed concerns or pose questions to the developer and municipal staff. - With COVID-19 gathering limit restrictions now lifted another public consultation meeting should be arranged, similar to what took place in 2018, especially since this is a new proposal and there are several new residents who have moved to the Fall River Village area since 2018. - There is a lack of proper infrastructure in the residential community to support this large development including a lack of appropriate city sewage infrastructure, no sidewalks or curbs in the area and no access at all to any form of public transportation. - Having the only access to this development through Ingram Drive and Winley Drive will significantly increase traffic on residential streets not designed for higher volumes. The installation of traffic control humps has not helped to reduce high speeds on these already busy residential streets. Higher traffic volumes will only compound this problem and create increased safety concerns. We see this first hand every day on our street; vehicles travelling at very high speeds with pedestrians walking on the

shoulders and small children riding bicycles on the street. During the school year Ingram Drive and Winley Drive also have multiple children at school bus stops along the shoulders. - Access to a proposed development like this should be from Cobequid Road only and not through the residential streets of Fall River Village; vehicular access to Ingram Drive from such a proposed development should be blocked. - The addition of three large apartment buildings in the middle of a residential community would have a negative impact on property values near this development. - The Fall River Village community remains engaged on this issue through various means, including the use of a public Facebook Group called "Stop The Proposed Ingram Drive Development" which started in 2016 and currently has 421 members. All members of this Facebook group are united in their opposition to this proposal. The majority of Fall River Village community members also contributed to the petition documents submitted to HRM Council in 2018 and several property owners currently have development opposition signs posted on their properties. - We are not opposed to development on the lands of "Opportunity Site C – Ingram Drive Fall River" however a revised proposal should be made for single unit dwellings, similar to what is in the area now, which would be in line with the existing community.

I believe traffic would be literally unbearable on Windley and Ingram Drive there was talk of a bus stop placed on Cobequid Road which would mean people would have to cross the railroad tracks not acceptable

I would agree to single owned dwellings like the rest of the subdivision

There is no clear solution for increased traffic. There are not enough ways to get to hwy 102 with this increase in volumes of car potential. Why isn't there a proposed new road development to get to highway?

I have many concerns, yet your survey only allows one in item 6, above: 1. There will be increased traffic which appears to be not accurately predicted in the Griffin Transportation Inc. study dated April 22, 2020. That study indicates (Table 3: New Residential Vehicle Trip Distribution) that Ingram Drive will be impacted by 25% of the trip distribution. No matter the principle by which the Table 3 distribution is based, 100% of the traffic into and out of the development will impact Ingram Drive because all traffic must pass through Ingram

Drive to gain access out of and back into the development. 2. Typically these types of units where there are going to be 3 each 40 unit buildings would have available public transportation readily available to the residents and there is no public transportation available for several kilometers, the closest being First Lake Drive which is almost 4 kilometers walking distance. 3. Typically these types of units where there are going to be 3 each 40 unit buildings would have available retail consumer services in proximity. There are no such services within 5 kilometers of the proposed development. 4. It also must be considered that there are safety issues with respect to the increased traffic on pedestrians in the Ingram Drive and Perry Lake residential community. There are no curbs and/or sidewalks on any of the streets where there is significant pedestrian traffic. This becomes a significant safety issue, especially in winter months. These streets are not salted and are often presenting hazardous driving conditions in poor weather and an elevated risk to pedestrians. The municipality obviously recognizes this with having recently installed speed control features on Ingram and Winley and Richardson. Is HRM accepting the health and safety risk associated with increased traffic given the infrastructure? Easy to do so unless one is a resident who travels through the community on foot. As one of many, I certainly have issues with personal safety on our streets which will be exacerbated by increase vehicular traffic. 5. The covenants associated with the land owners being limited to single family dwellings on their deeded land are clearly being tossed out the window with this proposed scheme. It's totally inappropriate for the same developer who increased his realized value from sale of lots with such covenants to now propose a development with 120 units within only several meters to homes and a community whose property acquisition and use conforms to the long established covenants from the inception of the development. 6. As opposed to having an option of only "I have no concerns with the proposed development." your survey should also have an option of "I have many concerns with the proposed development and fundamentally oppose the proposed amendments" 7. And like many residents, we would welcome some community growth which would be consistent with the nature of the rest of our community, i.e. a number of single family dwellings at the end of Ingram Drive. While your survey doesn't provide for this option, I have checked off the next best thing being two unit buildings. 8. It would be a shame to the active living nature of our community to block off the pedestrian access at the end of Ingram Drive. It's an insult to the community to even suggest this, let alone a consideration of HRM to approve such. And, it's simply bait to suggest that such a move in allowing continued access act as a mitigative measure to an approval of this development.

I don't think you have adequately described the issue We are a

community that is made up of single homes and we moved here because of that fact The whole point behind the development is the fact that the developer can not access the original exit since via rails has denied it The developer seems to want to change the rules mid stream and say that it does not mater becuse there are another 2 exit Well that will increase the traffic flow by around 200 cars which would make our road into a very busy access It is very disappointing that the developer lives up the road and had yet to come to a meeting where almost every residence in the area attended to stress their disapproval So no the survey is very miss leading and seems very slanted to the developer

Increased traffic No sidewalks Unsafe

Traffic study used multifamily housing, whereas the actual occupancy will be working people who will all need transport, therefore trip rate should change from 0.47/unit to 0.7/unit according to ITE Trip Generation Report, 10th Edition Also Parking needed for functionality - Multifamily Residential: 1 per bedroom therefore with two beds per unit that is 240 spaces, only about 150 shown including underground. Therefore considerable on street parking up Ingram drive. No sidewalks are proposed, therefore the increased traffic may be responsible for causing an accident because the road connection from Ingram to Cobequid was deliberately not provided. The current traffic density has required calming bumps to be installed with zero increase in traffic, therefore 120 new units will make the need for extra calming measures No sign of overall environmental impact study in the HRM procedures, which is not the care that we expect from our representatives.

Sidewalks needed. Too much noise and traffic. Ok with a few houses but no apts

Waste water from the sewage treatment plant going into the lake

-Strongly against eliminating the requirement for direct vehicular access to Cobequid road -very concerned about the detrimental impact on our lakes and eco-system -very concerned about the destruction of the land and the impact on animals /birds etc. -very concerned that the residents of the village do not really have any say in what happens just like the Carr property fiasco -very concerned that another apartment complex will systematically destroy our

wonderfully quaint neighborhood

Another important issue concerning safety and traffic is because of the railway tracks that run directly behind this area. Numerous, very slow moving and long trains pass here numerous times a week. If anyone needed an ambulance or fire trucks or other emergencies , it can be a long wait to get to the highway while waiting for help and could be a matter of life or death. When we purchased our lot to build our house we signed a concession form with the developer stating the type of dwelling we could build and other does and don'ts allowed as to this area. With this new proposal do the concessions still apply.

A monstrosity in every way Utterly incompatible with current residential environment Vast increases in traffic, creating horrific safety and noise issues, starting with huge trucks headed for site if proposal approved. Two railway lines crossing through the area would exacerbate an already bad traffic flow, particularly during rush hours. The noise of those trucks in this "traffic calming" neighbourhood would be intolerable Collapsed home values of ever property on Ingram, Bolton, Winley, and all streets feeding onto Ingram A ruinous lifestyle for every resident Bill 137 must not be approved unamended. Approval of this development will create a permanent toxic relationship between all affected residents with the developers, HRM staff and Councillors, and the Government of Nova Scotia.

I would prefer Single Family Homes.

I have zero issues with the proposed development. Fall River needs options to keep it's seniors and single income residents that want to reside there. I grew in up Fall River and mother is a senior and we both want the option to stay in the Fall River/Windsor Junction area. The upkeep of a home is far too much work for a senior or single person. We don't want to have move to the city to retire/live! We want options available as soon as possible!

No issues at all!

it seems like we are being bulldozed/bullied and no matter what our concerns are it doesn't matter. The love of the almighty dollar prevails.

Too many units No infrastructure to support volume (sidewalks, buses) Every unit is 1 additional car in the area

This was supposed to be for seniors but it has now grown beyond that. Our schools have already reached maximum occupancy. Our roads busy and congested. Introducing more families to the area will worsen these things and has the potential to ruin the tranquility of our area.

This development does not fit the community

The absence of alternate entry/exit into the subdivision. Why are you not making this accessible from Cobequid Rd.

I am concerned that the city is not taking a holistic longterm (5-7 years) view of the impact of this development on the community. The current population and traffic does not accurately reflect the residential developments that are underway but do not have tenants. A very large residential development is being built on Fall River Rd. The residents of these new multi unit apartments must be added to the existing community when the council estimates the use of local roads, transit and community services. By the time this development is approved and built we will have approximately 200 additional families in our community as well as a care facility with many employees. Local schools are currently full (using portables to accommodate students) and do not have the capacity to house the additional students that both developments will add. Public transit. There is not accessible public transit. Emergency evacuation - this community is already bottle necked. If there's an emergency and evacuation is necessary the community will not be safe.

This area needs housing! The viability of current housing is not sustainable to 'build' the community. Looking forward to being able to purchase a home after bouncing from rental to rental

Increased traffic, property values decreased, no side walks on Winley and it is already a dangerous street, no sidewalks on Ingraham Drive aka the racetrack, imagine the traffic...just imagine, saying nothing about sewage problems, school, hospital overcrowded and emergency vehicles for sick, we already haven't got enough . Cobequid hospital is overcrowded now for sick, add new comers....and it worsens. What about Doctors for new folks, some

are already waitlisted here with no prospects of a personal physician.

My opinion on all developments in the area is that infrastructure needs to come first. Schools, transportation and amenities don't exist to support this amendment. What is the plan for waste water? Downhill from this location are the tailings for old mining locations with waterways that already have access prohibited due to pollution (MacDonald Park / Muddy Pond). How will increased flow from effluent affect heavy metals located in the silt layers. How will increased solids in the water affect algal blooms in the summertime?

The infrastructure of the area has not been adequately considered. Schools, traffic, and Medical are all under severe pressure already and have been for years as this area has developed. Fall River Villiage was not designed for this type of development and due to the railway tracks adjacent to the site which will not permit access to Cobequid Rd. increased traffic along Ingram and Winley is inevitable. Stringent covenants were and are in place for all Fall River Villiage residents and this development will undermine all the work Local families have put into keeping this area the way it was planned and why they chose to live here.

The current overcrowding in all levels of the area schools will become worse.

Perpetual growth is not an answer. I have lived here for 33 years and the traffic is now unacceptable. Society needs certain levels of density and so does wildlife. This development is a terrible idea.

This project does not fit with the original, intended, planned neighborhood of single family homes. Increased traffic should be of major concerns to everyone who lives here as NO sidewalks on either Ingram or Winley Dr. This is huge safety concern for all pedestrians who walk on these roads and the children playing in the area. Ingram and Winley are heavily travelled and speeding is currently an issue. The traffic calming is not effective. I live on Ingram, I know as I see speeders every day. It does nothing!

We have no sidewalks, increased traffic will make walking even more dangerous. We bought our home 17 years ago, and accepted and abided by the covenants in place. This is unacceptable to develop this adjoining land yet not for single family dwellings without the same

covenants in place. Why do developers think they can sell us on one thing, then years down the road, flip it to suit their apartment buildings. This is NOT Larry Uteck and should not be accepted by city planners as such. We do not want our area to grow in this way. Single family homes yes, no to apartments!

Nice looking project Units badly needed Quality Developer

Fall River us already extremely congested traffic wise in the morning outbound and late afternoon inbound. Developers should be contributing to infrastructure to support the increased traffic.

* Fall River needs more diversity. It's very white and upper middle class. * apartments don't bring crime and 'those people' * there are many in our neighborhood who want to downsize, youth who want their independence, women who want to leave their marriage but stay in the community... apartments would be a good option * maybe increased traffic would address the traffic concerns

Our streets are already too busy and unsafe for leisure use, by ourselves and our children, and you are proposing taking park access away and adding more people?!

1. Our concern with increased traffic isn't so much about traffic congestion, rather increased risks to pedestrians. Cobequid road is not very wide, there are no shoulders nor sidewalks. We walk along Cobequid to retrieve mail and for exercise and it is dangerous enough now without the added traffic. If this development proceeds the city must put sidewalks along Cobequid Road 2. All the benefits of this project go to the developer while all the impacts are borne by the residents.

Because there is no public transport, everyone needs a car, which means there will be more traffic than in the traffic study, combine that with no direct access to Cobequid Road and even more traffic calming will be needed to keep the road safe. There does not seem to be sufficient parking for everyone to keep a car on the grounds or underground. What we really need is public transport in the form of a train station to connect to Halifax and Dartmouth, or at least an exit to Cobequid road.

With three new buildings at the end of Ingram the developer will be welcome to the destroy a stable environment for many species at various degree of endangered in Nova Scotia. As a few example that are more common include home Snapping Turtle, Ram's-Head Lady Slipper, Monarch, or Golden-crest. Any of these species would be forced to deal with the destruction of their environment and would not recover from the damage forged to make the buildings. An environmental impact study should accompany the documents for the development.

-waste water -environmental impact -loss of recreational wilderness - increased population density without support -opening the door to increased development

- loss of green space - changing the overall feel of the local area - those of us living here chose it for a quiet way of life not a concrete city - environmental effects - local infrastructure cannot sustain large developments

-Schools in the area are already at capacity- this would cause more stress on the school than they can handle -water pressure in the homes in the area are well below acceptable levels, more dwellings would make the water pressure even worse. The water pipes in the area had to be dug up and fixed several times in the last few years. The water pipes cannot handle the increased residents in a 120 unit dwelling. - will our water bills go up for the area to pay for the new construction of water pipelines to the area? - many concessions were in place when homes were first built in the area-are the concessions going to apply to these new constructed building or should the residents that had to build with concessions sue the city -will school taxes increase - cobequid community health center is already at capacity, the new influx of people would mean reduced capacity at the health center - ambulances will have difficulty getting in and out of the area due to increased traffic - This is a family friendly area, more traffic means danger to our kids. The city already put speed bumps in to reduce speeds in the area, so more cars in the area is not needed and increases the danger. - the older residents in the community will fear or their safety if 120 low income units are put in place. An increase in police presence due to increased crime/violence will significantly reduce the values o properties in the area. - if 120 high rise dwellings are put in, that means heavy machinery will be required. Will the city pay for the damages to the roads in the area due to heavy machinery, or will you just increase the residence costs to pay or all the road damage - cost of building materials are high and difficult to obtain. Will the site take more years than estimated to

build? this would mean increased noise or the residence on Ingram drive, increased heavy machinery noise passing on the roads an ungly partially build units that are constantly put on hold as they are waiting on building materials to arrive. Which means the residence at the end of Ingram will have noise disturbances for years. - snow plowing in the area is already slow. Many of the streets are not plowed until 6-8 hours ater the snow storm. This has already caused a lot o concern for older residences in the area as ambulances would not be able to respond. Seeing how snow plowing the area is already an issue, more areas to snow plaow will only increase the wait time for streets to be plowed. Again who's paying for the extra capacity for snow plowing more areas? - This area use to be a desireable area for older retired personnel and young families. many long term residences have sold to move out of the area. If this project goes ahead more people will move out of the area. The quality of the residences will go down. - the quality of the internet is slow for the area, more people on the same services will reduce interent speeds. Many people work from home so this will be difficult for people to work from home.

Fall river is seen as a small community that has small community feel and welcoming. I do not want to see our community change as this is what makes it unique. too many appartments/townhouses going up in other small communities. I am in favor of residential buildings, but small scale, park like settings and affordable for seniors and people without children. (i love children but would like to see this development more attractive for those without)

If these new buildings are put in place, the population of the town will obviously increase significantly, which in turn, creates more traffic, more chance for domestic disputes, more complaints, less green space, more pollution, and just one step closer to making the once quite town of fallriver a bussy and over populated minor city/town. I think any further development is an absolutely terrible idea.

This is too far off the main roads for multi unit. No connection to public transit, far from schools and in a neighbourhood with large single family dwellings. I support multi res but should be close to main roads, transit, schools and amenities not several miles down a low density rural subdivision. Once built pressure will be on council to continue to make more amendments to support the added residents (slippery slope). Added to that, with only two entrances to Fall River Village, there will be too much traffic and poor access. Ingram should have been connected to Fall River road with the Carr Farm development and this shouldn't be considered at all without access to

Cobequid Road

The subdivision is all single family homes and now a proposed apartment building will decrease the value of the properties

Worried about the lack of public transit availability and non walkable neighborhood.

This survey is unacceptable. It is leading people to be forced to choose options. There are more concerns than are listed such as safety and being landlocked in emergency situations. Furthermore there are no options for NONE of the above. This survey should be unused. Terrible survey.

I've lived out here for 50 years and it's so crowded now. No more, please.

Winley would be the only exit other than driving through the entire subdivision. This road is terrible now with the existing traffic. the road is way to narrow and no sidewalks. People are always parked on the side of the Road at the sharp turn in order to access the lake. It is extremely dangerous already; even with the existing speed bumps installed. And now you want to add to the existing traffic on Ingram and Winley? That is a HUGE concern.

If the proposal is accepted we would need more Halifax buses in this area. The water system may be affected by the apartments and as there are only 2 exit points out of the subdivision there would definitely be traffic issues. Unfortunately the proposal would be taking a mainly rural area and making it urban. We do not support the proposal in any way as a result.

Love seeing the wildlife in our area, I'm afraid if this happens we won't be able to.

The pending development just doesn't make sense to us, the drastic increase to traffic in a neighborhood that can't support it, the safety side of adding that population with being landlocked at the end of the street, no sidewalks which will directly impact the safety of kids playing and people walking, the environmental side of septic for that

many units, just doesn't fit in the way of life here and we're concerned it will decrease the value of the area, the value of our homes (which obviously decreases tax revenues for the city), and ultimately forcing people to move.

On the concern of increased traffic, I do not see the justification for approving an amendment that would allow over 180 new vehicles to the streets as this neighborhood has needed to install traffic calming speed bumps throughout. This development is better suited to an area where this type of density can be better served with public services such as; transit, access to major roads and highways, access to schools, shopping, and the like. The site is in the middle of a neighborhood without access to those things. Lastly, it is clear from the residents' feedback from previous attempts by this developer, the plans put forth are not acceptable and therefore I would request City Council to reject and the developer to find a plan that is better suited to the neighborhood.

This is a joke of community consultation. Years and years of community pushback to high-density development in this area as it will drastically change the neighborhood forever, create unsafe traffic conditions for people walking, playing, create high-density traffic in areas that can't support it (in real world not decades old traffic planning from paper world). Home owners have invested significantly in their properties in this area and adding in high density apartments will change this from a desired rural neighborhood jeopardizing property values.

Without railway crossings to move the traffic flow to Cobequid Road, the existing infrastructure will be overwhelmed by the increased traffic flow. This will create unsafe roadway conditions in a residential neighbourhood.

Area currently contains wetlands. Developing it will destroy habitat of amphibious life like frogs, toads, etc. The area not covered by water is treed with paths and brush and used as a common bridge for deer and other wildlife keeping them off highways and roads. A tremendous amount of water runs into this area, runoff from the surrounding area's roads containing rock salt used in the winter. If this is drained directly into nearby bodies of water it will kill any aquatic life. There is no municipal sewer system here. How efficient, effective, and environmentally safe will a septic system for 120 units be when built in low lying wetland especially when there is a power outage? The restrictive covenants of Fall River Village & Perry Lake

Estates state; "1 . No building erected or to be erected on the lot shall be used for any purpose other than that of a single, private dwelling house for a single family, together with the necessary garage that may be desired in connection with such dwelling unless the written consent of the Grantor herein is first obtained. 2. No more than one dwelling house shall be erected or stand at any one time on any one of the said lots.". Why would restrictive covenants apply to every other lot in the area except for these few?

Residences too close to railway. Would be better suited to non-residential storage facilities.

Waste water management facility is mentioned but important details are missing. Where will waste water be routed? Single owner occupancy dwellings are most desirable for this land. Fall River does not hold adequate infrastructure for multiple renters/tenants.

As a home owner in Fall River Village since 1991 we have been dealing with narrow roads that are cleared poorly in winter with a little sand on the surface. Often you feel like your are playing the game chicken when meeting oncoming vehicles. The increased traffic from the proposed development will put more lives at risk. I am concerned about the corner by the mailboxes on Winley Drive and the long line of vehicles backed up at the Winley Dr. / Windsor Jet. Road intersection during early morning rush and late afternoon rush hour. This land should be purchased by the HRM and kept as a green area, walking trail and park for our community.

Septic issues, environmental impact on that level of effluent.

I am concerned that growth is not fast enough to keep up with demand in this area. Fall River area needs to grow and we need to let it grow.

Currently struggling to find a home for myself. There are plenty apartment buildings going up but im looking for a place to own. Doesn't matter if it's a duplex or a townhouse just as long as it's something the younger generation can afford and end up owning in the long run

Fall River is a growing community, all good. The only concern is that

it is growing too fast. Introducing a higher population without any regard for how it will be dealt with is nearsighted and obviously being pushed through for the benefit of the developer and no one else. Turning Fall River into a Larry Utech is not a solution to the housing crisis.

Schools in the community are already overflowing. The traffic during peak work hours and school dismissals are backed up.

Build higher .. not wider.

Not consistent with guidelines. A workaround.

The scale of the proposal doesn't fit with the size of our community. A major concern that is not listed above is how this will effect the lakes near it.

Fall River needs this type of infrastructure. If not where are people supposed to live that want to stay in the area? People hat raised their families and built relationships within the community. Their Dr is here. Their dentist is here.

- traffic - not enough room in schools - destroying a beautiful park - most people are on wells, what will this do to the water supply? -hfx transit does not even come to Fall River -not enough commerical/retail to support so many new people - the one intersection in fall river is already heavily backed up especially during school let out and rush hour adding more people to the area will make this worse

A small place for seniors and/or long term care facility is one thing and building a whole "community" where the traffic issues and waste thrown in the lake are ignored, is a whole mess and the project was approved for something and later changed to something else WITHOUT proper consulting the existing community. I wonder who was bribed heavily to continue this project.

I like the idea of apartments in the area. Hopefully some will be for sale and not only rental. It would provide an opportunity for residents

who wish to remain in the community to stay. I'm thinking specifically of those who are no-longer able to maintain large homes, or who are now ready to leave their parents homes. I do not have concerns about increased traffic--studies have been done which negate this concern. I would have liked the Bolton Drive connection. I also like the idea of a broader tax base upon which to spread the cost.

Population density for the existing infrastructure, roads and schools in particular, at a minimum a new access ramp to the 102 is a necessity and a third lane on the Fall River Rd

Environmental issues particularly in relation to septic system and proximity to Three Mike Lake plus wildlife habitat impact

Concern over septic system impacting environment, in particular Three Mile Lake. Any increase in population in this area has to be matched by better roads, sidewalks and schools Traffic flow at junctions such as Windsor Junction Road and Cobequid Road will necessitate changes (already an issue because of presence of railway crossing)

Need to address traffic delay problems at corner of Fall River Rd and Highway 2.

The schools are over crowded!! The infrastructure is not suitable for the increase traffic!! The septic fields!! Renters will not care as much what goes down to the septic like homeowners who are responsible for their fields. The noise and mess that will be made on the roads through the village while construction is going on.

The traffic study is in error. 100% of the traffic impacts Ingram Drive. Not 25% There will be increased traffic risk to pedestrians with no sidewalks and curbs. There will be unacceptable overflow parking on community streets. This disregards restrictive covenants with deeded land in the community and will negatively impact property values. The development will require the infill of a wetland which is environmentally irresponsible.

The whole purpose was to build for seniors. This site is on a concerning stretch of Fall River Rd. It is not a simple walk to amenities. It will cause mor congestion and traffic on an already busy

street

To much traffic and there needs to be a new exit directly to the 102 before any multi level buildings are built.

Increased traffics on Cobequid Rd with no sidewalks in place on Cobequid Rd make it even more dangerous than it already is

I moved to this area under the understanding that all properties in this subdivision are for single family homes only.

The volume of traffic turning into Fall River village is horrendous now, adding more without another exit is poor planning.

If project goes through , make connection to highway at Cobequid.

If we don't have development in our community where are we going to live with in our community. If we drive people away we will loose our community identity.

-Traffic would cripple the infrastructure of Fall River Village -Value if homes would decrease -Schools already overcrowded Traffic on the highway coming into Fall River is an issue now, cannot imagine

I have lived on Fall River Road in 1994. The increase in traffic is a huge problem. Infrastructure has not been able to be developed to meet the increased volume of cars. My once quite property is no more. Constant traffic and noisy are concerns that are constantly overlooked for the sake of developments. With a project already approved for Fall River Road and other one will just add to the mess. I understand housing is an issue in HRM. I'm a mortgage broker and I work in it everyday. However there is undeveloped space in HRM that the government has to work along side developers and planning committees to make accessible for housing.

This survey is 'skewed' toward positive development options, with very limited alternative choices being offered. This Proposal is not compatible with existing form of development in the area, or with existing covenants that are on adjacent properties. It is much more

dense development than anything in the area (and this high density is being added beside wetlands ?) Not compatible with HRM's Fall River Vision document (ie. Density is not near any services. no stores. no sidewalks, no bus routes, etc.) Schools are already at capacity. It requires a continuation of the driving culture (which is incompatible with HRM's climate change initiatives. Most of the trees in the open space will be removed to construct the waste water treatments filter-bed systems. Development is in, and adjacent to wetlands. No solution / responsibility for failed communal systems when operated by a rental property. Previous concerns about the first application that were raised by the community and that are still valid concerns don't seem to be getting addressed or resolved by the developer or by HRM Planning as part of this second application. Council and HRM heard all the concerns loud and clear from the community at the last public information session. Not sure why HRM is still considering MPS Amendment to allow the development.

-Wastewater infrastructure should be counted as developed area, not undeveloped area. -We already have scientific studies that show our lakes can't handle this level of development in our area. This development needs to have a much smaller population/acre. -This development required an additional entrance over the tracks and this has not been allowed. The development should be downsized significantly given the lack of 2nd entrance. -I read today that there is a new lake watch program starting to collect data about 76 HRM lakes. We already have scientific data on lakes in Fall River and Windsor Junction. It is talked about in the municipal planning strategy for this area. It's says our lakes can't handle more development (and that was before all of the development over the past 10 years.) If we are spending money on new studies to come up with new recommendations, why aren't we acting on the recommendations that we already have that's based on the science we already know? -The traffic study likely isn't taking the full picture into consideration. If the Capilano/Rivendale development happens, and Charleswood, and Carr Farm, our Windsor Junction road will be a disaster of traffic. This impacts me directly and it is so frustrating to know that the staff at the planning department think it's ok to make our communities unsafe because they don't feel like holding developers to the established bylaws. Even though the standards say it must not, this development will have adverse affects to traffic and the environment no matter how much mitigation is put in place. Maybe the municipality should require large monetary deposits from developers, and they only get them back once they've shown that a fully populated development does not have adverse impacts to traffic or environment after 5 years or so. I'm so tired of being informed of these processes and then watching as nothing is done to keep projects in check. Nothing is done to alleviate residents concerns. Even when there are flaws in the process or

blatant mistakes, there are no repercussions to the developer or planning department.

They need to access Cobequid road without traveling through Fall River Village

Fall River Village is a community of single family homes. Other types of dwellings don't fit within this community.

- Maintain forest buffer between existing single unit residential lots and the development. The latest concept design has increased the distance between the apartments and the lots on Bolton Drive, which is great, but the distance should be specified before any approvals and the buffer should be labeled as an area of non-disturbance to prevent clearing in this area - there are small ponds in the area where the apartments are proposed which have not been identified on the habitat mapping presented online - Has the risk of pedestrian and train incidents been assessed considering that there is a lake within very short distance of the proposed development which may be attractive for tenants to visit (via crossing the tracks) - Has the developer really exhausted every avenue to work out a crossing and gain direct access to Cobequid road? I understand that CN uses this area as a place for their trains to wait on the tracks, but why couldn't they use the area behind rocky lake quarry instead (which is about 1km further up the tracks). - the traffic study does not take into consideration other recently approved developments that will use the same infrastructure such as the carr family development on Fall River rd. Also, it does not take into consideration other parcels of land in the area which developers could build on. Overall, the type of development proposed for this site is not appropriate for the area and does not bring a benefit to the community or to HRM as a whole. The developer is the greatest beneficiary of this type of development. Without a direct connection to Cobequid road, this type of development would not have been considered when the MPS process was conducted. The development is contingent on getting permission from CN to access cobequid road, and that is what the developer should be focusing on instead of trying to force an unwanted development on the community.

The area does not have the infrastructure to support high density dwellings. It is a quiet subdivision with a single access point tot the development. The traffic and noise not only during construction but during occupancy will not only lower the quality of life for existing residents but will destroy the reason people purchased in the area in

the first place which was to get away from high density housing. Property values are a concern, schools, lack of buses, septic, noise, renters, traffic on subdivision roads not currently wide enough for two vehicles. No sidewalks. this project has caused a lot of anxiety and has already led to people moving out of the neighborhood. The committee does not support this project and other than the land owner and his neighbor there has been nothing but uproar over this project. The city councilor lost the last election as he was deemed not denouncing this project strongly enough. The current councilor will lose the next election if this is voted in. It is not the place for this type of development, pick some where else that does not ruins the lives of families who plan to retire in this neighborhood.

This is 100% unacceptable as a way for the people who will be directly affected to be consulted! This survey is worded in a very bias manner. What is the possible reason for not having a meeting for us to air our concerns? COVID restrictions have been lifted. How do any of us really know our voice is being heard? -DENSITY such as this in a quiet residential subdivision with acre lot per home is not suitable - ENTRY from existing subdivision _We pay fairly high property taxes to be able to enjoy a subdivision such as ours. We made a choice to do that and to move where we have to commute and do not have amenities so that we could live in such a way. Now we lose that and have none of the benefits of living in a community such as Bedford or the city. -The ROADS leading in are not equipped to support this density (Ingram, Winley, as well as intersections at Cobequid and Rocky Lake, Windsor Junction, Highway 2 and Fall River Road. With new development on Fall River Road (Carr property, Fall river roadways, which are already insufficient for area development will be overwhelmed at peak traffic. -Area SCHOOLS are already at or above capacity. -Absolutely no INFRASTRUCTURE to support it; noTRANSIT, no sidewalks -SEPTIC FIELDS of that size this close to our properties. WASTE WATER Removal -RENTERS who will not be concerned about PROPERTY VALUE. -COMPLETELY UNSUITABLE for the area

Fall river is known for its calm and peace environment which I believe will be affected if we are going to bring in 120 units into the area. Already we are having a busy traffic in Fall river at peak times and if this project goes ahead, it will worsen the situation. Also the 120 units even if we have 3 family members to a unit brings it up to 360 people in Fall river and each household will have one or two vechile which increases the vechile count to 150 to 220 plus. Also our Fall river schools are already crowded and this 120 units will just cause more stress in the school which in turn will.affect the education of our children. May major concerns are the amount of toll this project is

going to cause in our community with respect to traffic, daily life, schooling, peace and pollution. I would kindly request to consider the negative impact it is expected to cause in this beautiful peaceful fall river community

I thought originally this was suppose to be a senior development. I have no problem with that & it's about time we focus on our aging population. Not interested in having lower income renters in our area. Fall River & surrounding areas are an upscale housing community for the most part & I'd like to see it stay that way. With lower income comes problems, crime & this area will start to look like other areas in HRM. You may not like that I've said it but I'm only saying what a huge majority of people living out here are thinking & saying behind closed doors. We chose to move out here to get away from the suburb of Dartmouth that at one time was a lovely safe place to live until welfare & lower income people started to move in. Our neighbourhood went down hill in a matter of a couple of years. I don't want to see that happen here. I'm not against a development but make sure it's the right kind. You'll also have to come up with a way to deal with the additional traffic in the area & if the school system out here is able to withstand an influx of new students. If you can solve this, then I say bring on the new development.

The survey is skewed to favour the developer (only answering questions or providing options that no matter how you respond - go in the developers favour).

-This development is proposed 2km deep inside a long standing subdivision. There is no access to public transit. There is no appropriate means to get people in and out except to DOUBLE the amount of traffic that will be flowing through the village. -Traffic studies assume all traffic will flow out to Windsor Jct. Road, but that's a fallacy. The main street of Fall River is where most traffic heads, and that will mean DOUBLE the traffic along our streets. -The zoning for this land was always predicated on a release valve to Cobequid Rd. Without that release valve it fundamentally changes how this land should be viewed. The proposal does not adequately account for the release valve. -This developer has been an antagonist throughout the process. He and his people have moved to restrict access to decades long trails in retaliation to the neighbourhood's desire to alter this proposal by putting up no trespassing signs immediately after the in person public meeting. -The community is absolutely united against this proposal and simply want to continue the long standing make up of their community. Similar proposals in HRM have been denied because the footprint is completely different than the existing

community footprint.

After 18 years of living in this beautiful community and seeing many changes in that time, we are already dealing with some very busy traffic at times and with no changes in the infrastructure to allow for growth, I don't understand how you could allow a multi unit building to even be considered. The area traffic will be dangerous and the noise will be unbearable. I pay very high taxes every year and for that I expect a level of living that some areas in this province don't offer. Even the thought of the time for construction will be miserable. We need to be able to keep this area from turning into a low income problem. We are proud to call Fall River our home and want to keep it that way. Please don't allow this to go through as apartments it I will ruin our little neighbourhood.

We are very concerned with any multi unit building going into this area. We moved to our subdivision for the quiet country lifestyle surrounded by nature. Having units at the end of our street will create high volumes of traffic and increase noise and also ruin the atmosphere that we chose this area for. Also very concerned that septic systems could fail and contaminate surrounding areas. We bought on House on Ingram drive for the quiet and peaceful atmosphere and to be away from apartment buildings and multi story buildings which are a huge eye sore and enjoy that we do not need to be concerned with heavy traffic on our streets. There are many appropriate areas for multi story units but Ingram drive is "not" one of them. Single story dwellings are much more appropriate for this subdivision.

I am concerned about the lack of structure within the community to serve all these new residents. Drs, schools, etc. Ingram drive will become a death trap for people who chose to walk within the area. We bought in to this community because it was quiet and safe for our family. I believe that the village will change dramatically with the proposed addition that doubles the resident count. This is not the area for it! It also goes without saying that the area is home to much flora and fauna. The idea that it is to be torn apart will have a huge negative impact to our immediate environment.

Fall river is a growing community but building something to this scale is too much for the community, the traffic is already a issue and adding this development will only make things worse. Also, the school here are already at maximum capacity, they can't handle anymore.

Most people who attended the meeting back in 2018 did not receive a notice about this survey. The survey is totally biased in favour of the developer.

- have every member on council take a drive to proposed site and drive Winley Drive & through Fall River Village. If this happens, I guarantee they will vote NO to proposed development. - please, don't blindly say yes without seeing the bigger picture of what has already been approved for Fall River (Carr Farm development), Windgate Drive development.

- the overall infrastructure in Fall River will not be able to sustain this scale of development - there are multiple large scale developments in the works for FR which should be examined for cumulative impact and sustainability in the area. - homeowners in FR village chose to buy or build in a semi rural area with large lots, privacy and with the expectation that streets would remain quiet and safe. This proposal will change the face of the community and ultimately bring down the value of those homes.

If the proposal is to pass, increased traffic increases the danger to pedestrians walking the current roadways - currently no sidewalks in the community - Pre-dominantly only 1 roadway (Winley Dr.) to enter and exit proposed development as CNR has vetoed access to Cobequid Rd.

NS has a housing issue; been known for decades Ruining nature will drive out animals Cause pollution Ruin ecosystems Crackdown on landlords not meet standards Crackdown on landlords removing people to do renovations that have no where to go Listen to the public tax the wealthy

Traffic is already an issue in the area and few ways to connect to the main highway.

Also concerned with the water systems nearby. Traffic flow, lack of infrastructure to handle the increased traffic.

I have no problem developing a community. However the infrastructure needs to be there to support the population. We need sidewalks, schools, and municipal water to grow with this population.

-Apartment buildings do not fit the neighborhood design and structure. The infrastructure and feel is designed for single home dwellings or at the very most, duplexes. -They are completely out of place and will not enhance our neighborhood at all, in fact they will increase noise, pollution, and decrease the enjoyment of the subdivision for people who already live here and are raising their families here. -The definite increased traffic poses a significant safety risk for the pedestrians (both children and adults) - the proposed apartment buildings do not need to be built so closely to existing houses. - What are the impacts of these apartments on Three Mile (Keith's) Lake? Has there been a study done or consultation with Nova Scotia Environment? - The trails are used by many people in the subdivision and they will be altered completely and not as accessible. Where in the proposal does it show how this will be fixed? - Originally this entire development of apartment buildings was based on connection to Cobequid Rd. Until that is achieved, they should not be moving ahead with an apartment complex proposal. The development should be considering single or duplex housing options only at this point. - There should be another in person consultation meeting for the public - the last one was overwhelmingly negative and did not support this development at all. In response to that, why has this moved forward and not back to Phase 1?

- schools are already full, not able to handle more children - no public transit - no sidewalks - increased traffic would mean residential streets would be even more dangerous to walk on - only one entrance/exit to route all of the new residents - losing a parkland area to apartment buildings - concerns about waste disposal system and ecological impact - potential damage to nearby homes from blasting for underground parking/foundations

The Fall River Village is a family area and the traffic would out of necessity be focused on only a couple of areas thereby increasing the risk for the children

Stop putting so many apartments next to the highway. They belong at the center of a community.

increased traffic unsafe to walk schools already overcrowded unsafe to stop for mail, already an issue with traffic speeding when stopped for mail unsafe to go for a walk septic concerns over developed area noise no transit no doctors

- I want to see data that shows how the existing residential streets (single access point) can safely support the significant increase in traffic resulting from the proposed development. - I want to see data that shows how wastewater from the proposed development can be safely managed in the low-lying, marshy location without impact to the local ecosystem or nearby lakes.

When we purchased our Land here it was certainly intended to be a Subdivision that supported the Metro Area and considered a Bed Room Community. We are still on Wells and Septic Systems and have been lied to for well over 30 years. I have a strong reflex that this Project will be supported like so many other Proposals even after so many have spoken in the Past. I get the Feeling that City Hall Staffers are on the TAKE !!!!

If you put a connection road from the development to Cobequid a road people would not be as upset

Wrong development for the area. Area should be parkland and any development should be access via Cobequid. Winley is too busy and narrow now. It is too dangerous to ride my bicycle and motorcycle on it - never mind with more traffic. The speed bump/humps didn't help. Better traffic study needs to be done to include higher temporal fidelity i.e. morning and evening commuting time periods, weekends.

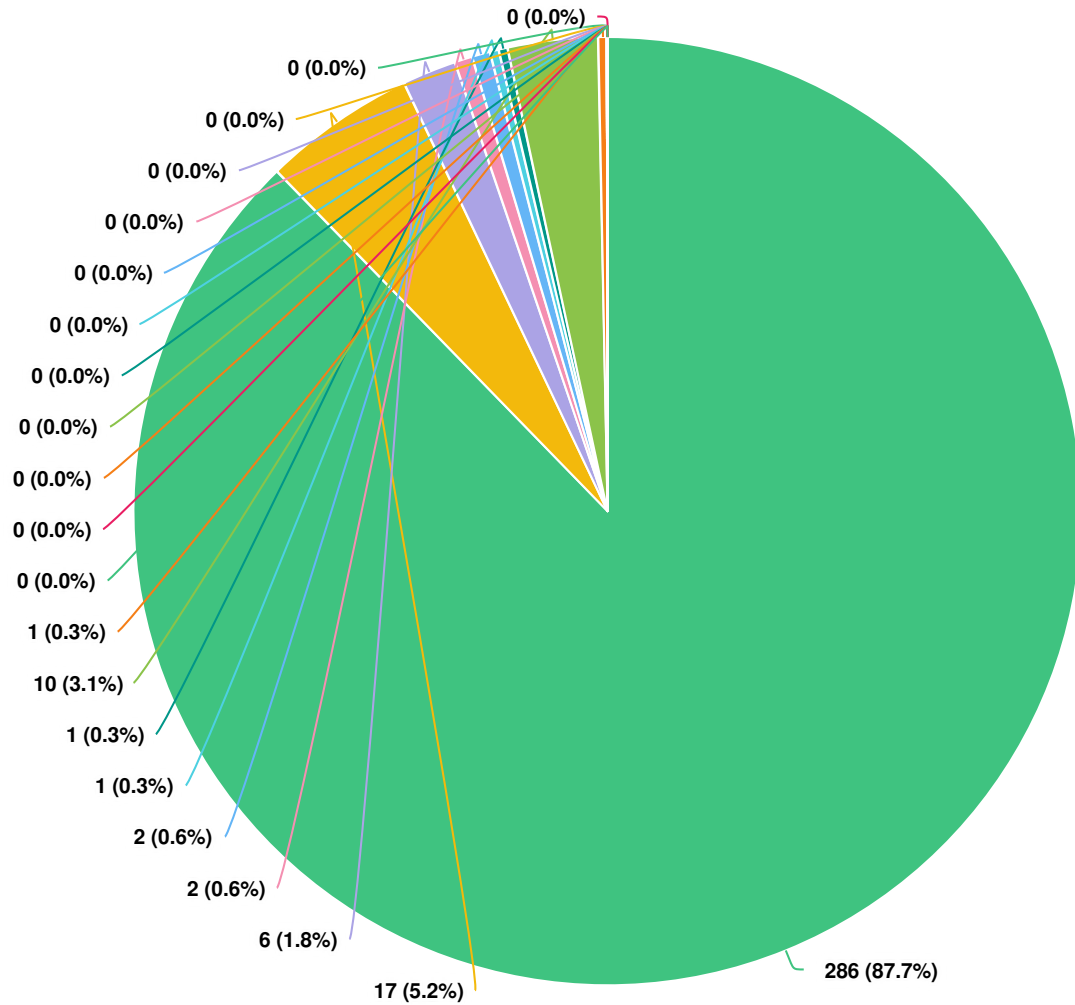
Our community cannot provide adequately the amount of people we have here now, traffic, lack of water supply for wells, and cutting down our trees and destroying our beautiful nature. I see less animal life and birds all because of development. I moved to FR for nature and peace not busy traffic and ugly buildings.

There is enough traffic trying to get through on Fall River road now

Optional question (378 response(s), 333 skipped)

Question type: Essay Question

Q8 Please enter the first 3 digits of your postal code



Question options

- B2T
- B2R
- B4E
- B2Y
- B3A
- B4A
- B2B
- B4C
- Option 27
- B4G
- B2X
- B3J
- B3K
- B3L
- B3M
- B3N
- B3P
- B3R
- B3S
- B3Z
- B2V
- B2W
- B2Z
- B3B
- B3G
- B3V
- B0J

Optional question (326 response(s), 385 skipped)
 Question type: Dropdown Question