

I am writing to provide comments in relation to the application by WM FAres Architects to enable the development of a mixed-use development including 18 townhouses, three multiplexes, and commercial space lands located at 450 Highway 2 (PID 45329901, PID 45379864, and PID 45410503) Enfield.

Christina and Alexandre Richard
45 Lacy Anne Ave.
Enfield, NS
B2T 0A1

We have attended two meetings so far regarding this development. Both meetings resulted in many concerned citizens voicing a great number of concerns related to this development. Many of these concerns were dismissed immediately at the meeting as they were when we went through this same process regarding the development on Concorde Way.

I will begin with addressing this process in relation to the development on Concorde Way. When this development went in we were told that there would be a green belt between the development and the existing homes on Lacy Anne. This was just one of many concerns that were raised at the time of those meetings. When the development went in, this did not happen. Properties on Concorde Way come directly up to the properties on Lacy Anne with no buffer whatsoever.

We were also concerned at the time of this development regarding the density of the development directly beside an existing subdivision. What we ended up with is a street that is beyond full of dwellings that do not have near enough parking spots. Cars are consistently parked on the street, including in the middle of snow storms, which impedes snow removal.

Having gone through the process with Concorde and seeing the resulting development has not given us much faith in this process. That being said, we will bring up our concerns in hopes that this time our voices are heard.

First, we do not understand how a development such as this can be approved to be added to an existing subdivision. One of the statements in the Subdivision Bylaws states that streets should be safe and convenient routes for walkers, cyclists, etc. With three apartment buildings, including commercial spaces all having to use the bottom end of Lacy Anne Ave and White Rd, this will add an incredible amount of traffic to the area. In the Staff Report from April 2021, it states that "Concorde Way Park would be within walking distance of the proposed development and with the proposed extension of Lacy Anne Avenue, children within the existing portion of Lacy Anne Avenue and Tyler Street would have better access to the playground at Concorde Way Park." With the amount of vehicles that will be coming in and out of Lacy Anne to access the "Driveway" for the apartment buildings, this would not be one bit safe for any children to use.

Along the same lines, I have been reading through the Municipal Planning Strategy - East Hants Official Community Plan Bylaw P-400. There are a couple of things in this document that as a homeowner stand out to me. The biggest one is, "Council shall encourage context sensitive intensification and infill residential development that complements surrounding homes and preserves or enhances neighbourhood integrity." (Section C6 - page 2). This proposal in no way compliments that existing subdivision. The majority of the homes in the area directly surrounding the development are single family homes in decent sized lots. Several times this comes up in the document. Essential, as much as possible, the community character of existing residential areas needs to be respected. This development in no way respects the existing residential area. Some may say that this is not the case as there are commercial properties on the opposite side of Highway #2. Should the land not be rezoned, and apartment buildings are built on the land that is already zone for this type of development so be it, that would not have them developed into the subdivision with the only access being from the existing subdivision.

Traffic has been and continues to be a great concern. The Staff Report from April 2021 also states "Discussion with Nova Scotia Transportation and Infrastructure Renewal are ongoing. Nova Scotia Transportation has requested that the applicant undertake a traffic impact study. WSP has been engaged by the applicant to complete the study; results will be included in the final staff report." This was also necessary for Concorde Way. The traffic study took place in July, after school had finished for the summer, and was placed for mid morning when most residents had already left for work. A new traffic study is necessary, one that takes place during the school year and one that measures traffic during the morning and evening commute in order to be valid.

Continuing with the concern of traffic, the "driveway" that will connect Lacy Anne Ave and White Rd is incredibly concerning. We already have a great deal of difficulty with parked cars on White Rd and that is with homes that can park anywhere from 3-6 cars. There are not enough parking spaces allotted in this development to allow for two vehicles per "dwelling". After taking a close look at the beginning of the development at the top of Tyler this is even more concerning. There will not be near enough parking which will result in cars parked on Lacy Anne and White Rd. As mentioned above, we have seen the direct impact this has after seeing the development on Concorde Way. This has a direct impact on snow removal, garbage removal and emergency access.

As current residents of East Hants we are also very concerned with how dismissive Planners for the municipality have been in regards to the education system in the area. With both Concorde Way and this proposal concerns have been raised in regards to school capacity. Noone was able to address these concerns except to say the CCRCE has stated that they have enough capital budget and will build a new school if needed. This is particularly interesting as the Centres for Education do not have a say in when schools are built. Determining the where and when of new schools is a provincial decision. Our schools in East Hants are already bursting at the seams. Proof of this

would be the need to add on two classrooms to Elmsdale District Elementary School and Maple Ridge Elementary school this past September. East Hants Rural High is beyond old and needs replacement. How will it ever withstand all of the development in the area?

We are not opposed to seeing the Municipality of East Hants grow. We love the community and want to be able to say and raise our children here. This decision is becoming harder and harder with the number of development proposals that are being approved. We moved to this subdivision so that we could raise our children in a safe, residential neighbourhood where we would not have to worry about them going outside to play. We are already in a place where we have to worry about the fact that there are two unsecured apartment buildings in our backyard (doors are propped open at all hours of the day and night) and traffic has gotten to a point where we will not let them out of the subdivision. Adding this development along with the one on Catherine Street will make it that much more difficult to allow for our children to play safely in our neighbourhood.

At some point, the Municipality needs to take a step back and think carefully about the community they want. The East Hants that we fell in love with is no longer the East Hants where we live. More of a focus should be on developing green spaces that were promised 15 years ago and opportunities for our youth in the area rather than high density developments.

White Estates should not have six story apartment buildings, especially when bylaws that are currently in place do not allow buildings with six stories, with commercial properties on the main level added. It is a residential subdivision that was advertised and sold as that. The property should NOT be allowed to be rezoned.

We are at a point right now in East Hants where we really need to think more carefully about what we are doing to the land where we live. This is not protecting the land, not only taking what we need. This is abusing the land that we have been given.