

PUBLIC ENGAGEMENT SUMMARY

Site B

What We Heard

Public engagement on the Site B application

LOCATION	ENGAGEMENT PERIOD	SUBMISSIONS	REPORT DATE
Fall River Halifax Regional Municipality	20 July – 3 August 2026	109 written submissions	August 2026

Prepared for the Executive Panel on Housing
Application by Vision 7 Developments • www.fallriversiteb.ca

AT A GLANCE

The engagement in numbers

109
WRITTEN SUBMISSIONS
processed during the engagement period

14
DAYS OPEN
20 July to 3 August 2026

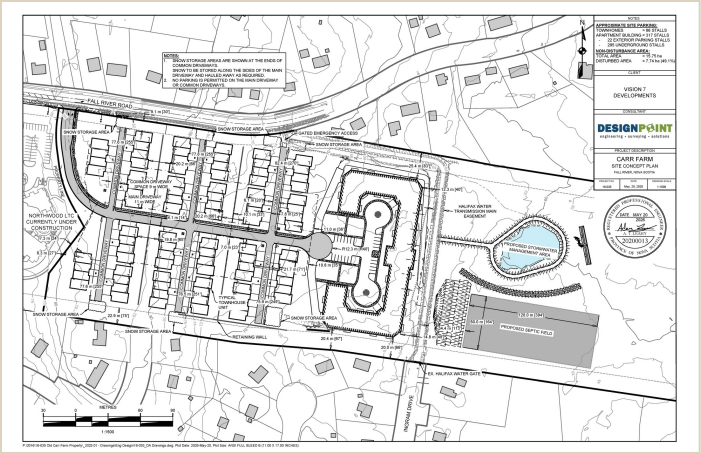
78%
OPPOSED
85 of the 109 submissions received

2,745
PAGE VIEWS
on the project website, as of 5 August 2026

73%
RAISED TRAFFIC
the most frequently raised theme

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The Site B lands and surrounding Fall River neighbourhoods.

HOW THE TOPICS WERE COUNTED

The following themes are presented in order of frequency, from highest to lowest, based on the number of submissions in which each topic was raised. The counts reflect each topic's occurrence across the email responses. In many of the responses, more than one topic was mentioned within a single submission. In this situation, each topic mentioned was counted.

A NOTE ON THE RECORD

One hundred and nine (109) submissions were received and processed for this report. Appendix B covers all correspondence received up to and including 3 August 2026, the comment deadline.

01 ABOUT THIS ENGAGEMENT

This report documents the written correspondence received during the public engagement period for the Site B application in Fall River, Halifax Regional Municipality. The application is submitted by Vision 7 Developments and proposes an amendment to the municipal planning strategy, land use by-law and a development agreement for the Site B lands.

The public engagement program was open for 14 days, between July 20th and August 3rd, 2026. Correspondence was accepted until August 3rd, 2026. The program used a dedicated project email address for direct written submissions. A project website was created and available at www.fallriversiteb.ca. Website visitors could review materials and submit comments using a click-to-comment function. The last element of engagement and community notification was a mailed notice to properties within the notification area.

PURPOSE OF THIS REPORT

This report summarizes and categorizes the written correspondence received during the public engagement period for the Site B application. Its purpose is to provide the Executive Panel on Housing with a complete and accurate record of the input received during the engagement program. Responses to individual writers were issued separately by email, where applicable. Those responses are not reproduced in this report.

HOW PEOPLE TOOK PART

Project email

A dedicated project email address for direct written submissions.

Project website

www.fallriversiteb.ca, with a click-to-comment function.

Mailed notice

Notice mailed to properties within the notification area.

HOW THE RECORD WAS COMPILED

- One hundred and nine (109) submissions were received and processed for this report. Appendix B covers all correspondence received up to and including 3 August 2026, the comment deadline.
- Where a writer sent a follow-up email, re-sent an earlier message, or attached a letter or a marked-up plan to an email, those items were included in the original entry rather than recorded as separate submissions.
- Positions reflect each writer's first email. A small number of writers subsequently changed their stated position after receiving a response; those later changes are not reflected in the counts.
- Each topic is counted once per submission, regardless of how many times it is raised within that submission. Because a single submission may raise more than one topic, the topic percentages total more than 100.

02 THE PROPOSAL

The proposed development includes 266 apartment-style units, 86 townhouse units and a long-term care facility with 140 beds that is currently under construction. The proposal includes 1 multiple unit building and approximately 21 townhouse buildings.

266	86	140	21
apartment-style units	townhouse units	long-term care beds	townhouse buildings



Existing site context — the Site B lands and surrounding Fall River neighbourhoods.

ENGAGEMENT TIMELINE

20 July 2026
Engagement period opens

20 July – 3 August
Correspondence received

3 August 2026
Comment period closes

August 2026
What We Heard report

03 WHAT WE HEARD — THE THEMES

The following themes are presented in order of frequency, from highest to lowest, based on the number of submissions in which each topic was raised. The submissions summarized here reflect the full range of positions received, including support, neutral comment, opposition, and questions. In many of the responses, more than one topic was mentioned within a submission. In this situation, each topic mentioned was counted.

Traffic and Road Capacity

80 • 73.4%

Traffic and road capacity was the most frequently raised theme, appearing in 80 of the 109 submissions. Writers expressed concern, based on their day-to-day experience, that existing roads in and around Fall River, particularly Highway 2 and the Waverley Road corridor, are already highly congested during peak commuting hours. These concerns were presented as observations from residents' regular use of the road network. Respondents described morning and evening congestion as a persistent problem and stated that the addition of several hundred residential units would compound existing delays. Several writers identified the single primary access point to the broader Fall River area as a vulnerability. A small number of writers acknowledged that road improvements might address the concern if required as a condition of approval and adequately funded prior to occupancy.

> *"The roads in and out of Fall River cannot handle the traffic that is already here. Adding hundreds of new homes without a real plan for road improvements is not acceptable.*
>
> Respondent 1 — Traffic and Road Capacity — Oppose

School Capacity

46 • 42.2%

School capacity was raised in 46 submissions. Writers stated that schools serving Fall River are at or near enrolment capacity and that the proposed development would generate a significant number of school-aged children without a corresponding plan for additional educational infrastructure. Several respondents referenced recent or ongoing boundary reviews and stated that these processes had not resolved the underlying capacity issue. Writers asked whether Halifax Regional Centre for Education had assessed the impact of the proposed development. A minority of writers noted that school capacity is a matter for a separate authority and should not, in their view, be a reason to refuse the application outright.

> *"Our schools are already over capacity. There is nowhere to put the children who would come from this development, and I have not seen any commitment from the school board to build additional space.*
>
> Respondent 2 — School Capacity — Oppose

Wastewater and Stormwater Servicing

45 • 41.3%

Wastewater and stormwater servicing was raised in 45 submissions. Writers stated concern about the capacity of the existing wastewater system to absorb additional flows from the proposed development without surcharging or discharging untreated effluent. Another point was the condition of the downstream collection system and the adequacy of the receiving treatment facility. Respondents described stormwater events that caused flooding events on properties downstream of the site and stated that additional impervious surface would worsen those conditions. Several writers stated that the servicing studies filed with the application were insufficient to demonstrate that the systems could handle the proposed density.

Adequacy of Studies and Analysis

43 • 39.4%

Concerns about the adequacy of technical studies were raised in 43 submissions. Writers stated that the traffic impact assessment, servicing engineering reports, and environmental assessments filed with the application were inadequate, outdated, or used assumptions that did not reflect existing conditions. Several respondents identified specific studies by name and requested that they be updated or independently peer reviewed before the application proceeds. Others stated that the engagement process itself did not give residents sufficient time or information to meaningfully assess the materials filed.

> *As an HRM resident focused on housing supply, economic productivity, and regulatory efficiency, I urge the approval of this development based on its objective engineering merits and its vital contribution to our regional housing inventory.*
>
> Respondent 3 — Support for Housing Supply — Support

> *I support this development. Fall River needs more housing, including more affordable options. I would ask that the issues raised about infrastructure be addressed as conditions of approval rather than used to block the project entirely.*
>
> Respondent 4 — Support for Housing Supply — Support

Building Height and Density

43 • 39.4%

Building height and density was raised in 43 submissions. Writers objected to the proposed five-storey apartment buildings on the basis that they are out of character with the surrounding residential neighbourhood, which is predominantly composed of single-detached and low-rise housing. Several respondents stated that the overall density of the proposed development is excessive for the area's existing infrastructure and community character. A smaller number of writers expressed no objection to additional housing but stated that the scale and massing of the apartment component should be reduced.

> *Five-storey buildings are not in keeping with this community. The density proposed for this site is too high and will change the character of the neighbourhood in a way that cannot be undone.*
>
> Respondent 5 — Building Height and Density — Oppose

Emergency Access and Evacuation

41 • 37.6%

Emergency access and evacuation was raised in 41 submissions. Writers expressed concern that the road network serving the Fall River area does not provide sufficient alternative routes to support safe evacuation in the event of a wildfire or other emergency. Respondents referenced evacuation exercises and prior emergency events in the region and stated that adding several hundred residential units to a community with a limited number of exit routes would increase the risk to life. Several writers called for a formal emergency management assessment as a prerequisite to any approval. A number of submissions identified the distance from fire halls and the impact of road congestion on emergency response times.

> *There are limited ways out of Fall River in an emergency. We have been in evacuation situations before. This development would add hundreds more people to a community with roads that cannot support a safe and timely evacuation.*
>
> Respondent 6 — Emergency Access and Evacuation — Oppose

Water Supply and Wells

39 • 35.8%

Water supply and wells was raised in 39 submissions. Writers who rely on private drilled wells stated concern that construction and additional groundwater draw associated with the proposed development could lower water tables and reduce well yields in the surrounding area. Several respondents described their wells as already susceptible to seasonal fluctuation and stated that interference from the development would affect their domestic water supply. Concern was also expressed about the capacity of the municipal water system to serve the proposed development. This report records these concerns as stated by writers and does not assess their hydrological merit.

Environmental and Water Quality Protection

38 • 34.9%

Environmental and water quality protection was raised in 38 submissions. Writers identified wetlands, watercourses, and lakes in and adjacent to the site and stated concern about the impact of development on these features. Recurring sub-points included sedimentation during construction, changes to surface water flow patterns, and the risk of runoff carrying contaminants into downstream water bodies used for recreation and as a source of drinking water for private wells. Several respondents stated that the environmental assessment filed with the application did not adequately characterize the sensitive features on or near the site.

> *I think this development on the whole will be good for Fall River. I appreciate that the developer has listened to the community and scrapped plans to route treated septic liquids into Lake Thomas.*
>
> Respondent 7 — Environmental and Water Quality Protection — Support

Infrastructure Capacity

36 • 33.0%

Infrastructure capacity as a general theme was raised in 36 submissions, apart from the specific concerns about wastewater, stormwater, and water supply addressed separately above. Writers stated that the community's overall infrastructure — roads, utilities, parks, and public services — has not kept pace with growth already approved and under construction in Fall River, and that approving additional density before existing deficiencies are addressed would compound the problem. Several respondents stated that the cumulative impact of multiple approved developments in the area had not been adequately assessed and that the Site B application should be evaluated in that broader context.

> *… I am 100% supportive of the proposed site plan and the opportunity for this seniors mixed housing development. I speak regularly to many seniors in the community who share my enthusiasm.*
>
> Respondent 8 — Seniors Housing and Aging in Place — Support

04 WHAT WE HEARD — BY THE NUMBERS

POSITIONS EXPRESSED

All 109 submissions received



Support	8	7.3%
Oppose	85	78.0%
Neutral	7	6.4%
Question Only	9	8.3%
TOTAL	109	100%

78%

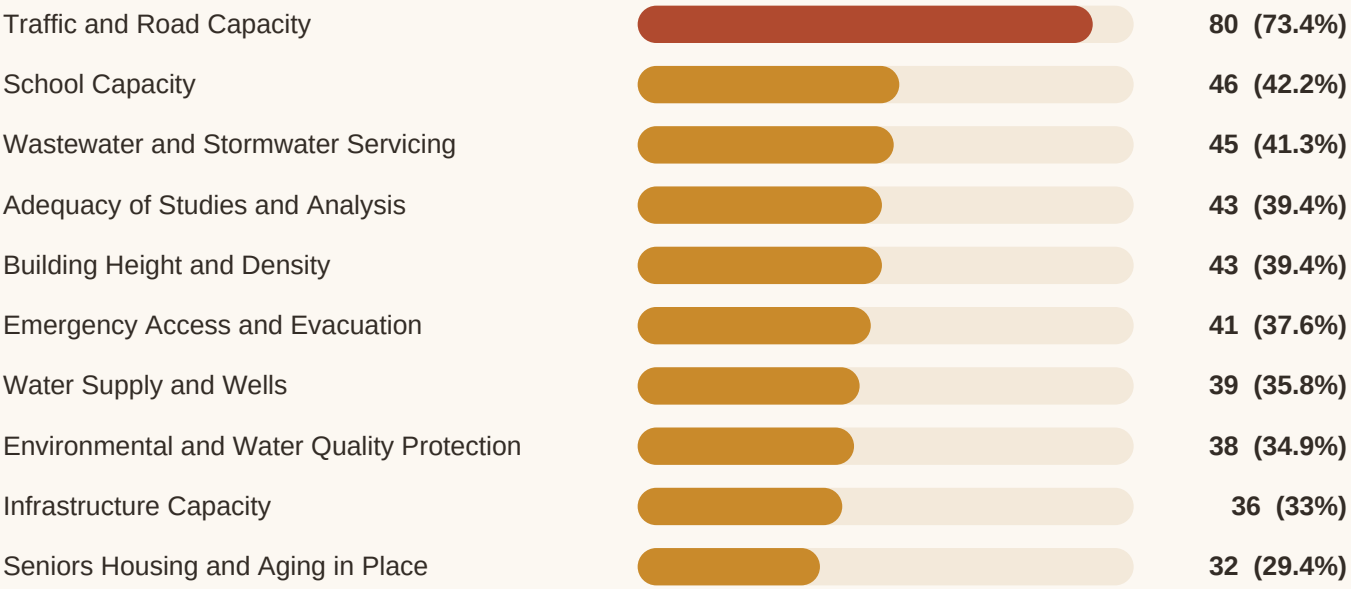
of all submissions recorded an opposing position — 85 of 109

9

asked questions only

TOP TEN TOPICS RAISED

Number of submissions in which each topic was raised, of 109



Each topic is counted once per submission, regardless of how many times it is raised within that submission. Because a single submission may raise more than one topic, the percentages total more than 100.

WEBSITE AND CORRESPONDENCE ACTIVITY

2,745
PAGE VIEWS
as of 5 August 2026

2,214
UNIQUE VISITORS
as of 5 August 2026

10
CLICK-TO-COMMENT
persons using the option

109
SUBMISSIONS
20 July – 3 August 2026

05 WRAP UP

CONCLUSION

The engagement program for the Site B application received 109 written submissions over the course of the engagement period. The volume of response reflects a high level of community awareness and engagement with the application. The correspondence came predominantly from self identified residents of the Fall River area, and the submissions raised specific concerns about identified aspects of the proposal.

The positions expressed were strongly weighted toward opposition. Eighty-five of the 109 submissions recorded an opposing position. Eight submissions expressed support, seven were neutral, and nine were categorized as question only because they sought information without a position. Many opposing submissions used conditional framing. Writers often stated that they support the principle of additional housing in Fall River, but do not support this application as proposed. Their opposition was generally tied to unresolved infrastructure, servicing, and community capacity concerns. This conditional framing appeared across a wide range of submissions.

The dominant themes were traffic and road capacity, school capacity, wastewater and stormwater servicing, and the adequacy of technical studies. Each of these themes appeared in more than 40 submissions. Together, they accounted for the largest share of correspondence. Emergency access and evacuation, water supply and wells, environmental protection, and infrastructure capacity were also frequent themes. Each was raised in more than 35 submissions. The submissions were generally consistent on these issues. Writers raised similar points within each theme. This suggests that the concerns reflect shared observations about conditions in the community.

FOR THE EXECUTIVE PANEL ON HOUSING

This record is provided to inform the deliberation of the Executive Panel on Housing. It does not recommend approval, refusal, or modification of the application.

APPENDIX

A Statistical summary

Appendix A sets out the statistical tables compiled from the correspondence received, together with the basis on which each table was counted.

TABLE A1 — CORRESPONDENCE RECEIVED

Correspondence received during the engagement period

ITEM	DETAIL
Total submissions received and processed	109
Date range of correspondence	20 July 2026 to 3 August 2026
Comment period deadline	3 August 2026
Basis of the register	One entry per unique first correspondence

TABLE A2 — POSITIONS EXPRESSED

All 109 submissions received

POSITION	SUBS.	%
Support	8	7.3%
Oppose	85	78.0%
Neutral	7	6.4%
Question Only	9	8.3%
Total	109	100%

TABLE A3 — STATED POSITIONS ONLY

Excludes Question Only

POSITION	SUBS.	SHARE
Support	8	8.0%
Oppose	85	85.0%
Neutral	7	7.0%
Total (stated)	100	100%

A STATISTICAL SUMMARY — FULL TOPIC TALLY

TABLE A4 — TOPICS RAISED, FULL TALLY

Basis: all 109 submissions, 20 July to 3 August 2026

TOPIC	SUBMISSIONS	% OF SUBMISSIONS	RANK
Traffic and Road Capacity	80	73.4%	1
School Capacity	46	42.2%	2
Wastewater and Stormwater Servicing	45	41.3%	3
Adequacy of Studies and Analysis	43	39.4%	4
Building Height and Density	43	39.4%	5
Emergency Access and Evacuation	41	37.6%	6
Water Supply and Wells	39	35.8%	7
Environmental and Water Quality Protection	38	34.9%	8
Infrastructure Capacity	36	33.0%	9
Seniors Housing and Aging in Place	32	29.4%	10
Public Transit and Active Transportation	31	28.4%	11
Site Access and Road Design	21	19.3%	12
Approval Process and Timelines	18	16.5%	13
Neighbourhood Character and Quality of Life	16	14.7%	14
Housing Affordability and Tenure	12	11.0%	15
Pedestrian Safety and Sidewalks	10	9.2%	16
Recreation and Community Facilities	10	9.2%	17
Planning Policy and Special Planning Areas	9	8.3%	18
Public Engagement Process	9	8.3%	19
Support for Housing Supply	8	7.3%	20
Consistency with Prior Approvals	7	6.4%	21
Cost and Responsibility for Infrastructure	7	6.4%	22
Other	4	3.7%	n/a

HOW THIS TABLE WAS COUNTED

The tally covers all correspondence received up to and including 3 August 2026, the comment deadline. Requests for project information are excluded from the topic list.

APPENDIX

B Verbatim correspondence