
From: Peggy Cameron <p.cameron@ns.sympatico.ca>
Sent: May-08-13 12:40 PM
To: Office
Subject: re: Density Bonus Bill

Dear Members of the Legislative Committee:

I am writing to express my concerns about this bill for the following reasons:

1. There is no shortage of available serviced lots either on the peninsula or within HRM- the pursuit of densifying by adding height beyond existing limits is unnecessary and it is less sustainable than ensuring buildings fall within the 4-6 storey limit.
2. There is no definition for affordable. Furthermore and the public should not be reliant on the whim of developers to ensure that affordable housing is available.
3. Incentivizing higher buildings incentivizes the destruction of existing buildings and increases the likelihood that existing affordable housing stock will be destroyed and replaced.
4. The bills disallows the right of the public to the public hearing process- this process is democratic and despite the complaints of developers does not increase burdens of time and money for those intelligent developers who wisely choose to follow the existing policies and regulations.
5. This policy creates no opportunity for small affordable housing units such as those (77 units) operated by Metro Housing.

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