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To: Office
Subject: Bill 83 re Density bonusing throughout all of the Peninsula of halifax and much of Dartmouth

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Chair and Members of the Law Amendments Committee

This Bill was tabled for comment last Fall and what you have brought back is a transparent bowl of jelly which I can guarantee you will make no difference to the stock of new "affordable Housing" if indeed you had included any goal or criteria by which you propose to measure the success, or failure, of the initiative. and what you propose will not be reversible by this House, or by any future House.

I suggest that you NOT allow this new provision over all of the Peninsula of Halifax and over much of Dartmouth but rather allow it only in the already large HRM-By-Design area set up by the NDP's Caucus' voting support in the Spring sitting of 2009. If HRM-By-Design had minimal effect in this large downtown area in the past four years and yet another incentive is needed to get downtown development moving then restrict the density bonusing to the same area as HRM-By-Design rather than spreading the experiment over the much larger area.

The proposed changes in this Bill are absolutely anti-democratic AND YOU KNOW IT. Just picture the map over which you propose to spread this bonus density increase. It is huge and involves about six or seven of your seats. In the changes you propose to impose you will strip away citizens' - property owners and tenants alike - rights to receive information about significant changes to their neighbourhoods, and the requirement that they be notified by newspaper ads, or signs on a property about such proposed changes. Furthermore there will be no citizens' right to speak and be heard on these matters and there will be no right to appeal. You may not realize it but Nova Scotia already has the most restricted access to the UARB for planning appeals of all of Canada. Yet that has not satisfied the HRM staff and developers and now they simply want there to be no right to any appeals whatsoever; your Bill 83 does the job for them carte blanche!!

Let me predict that this bill will cause rancor at the community level that will confound future legislatures for years to come. Yet how can it be corrected when the Spring sitting House of 2013 allowed the bonus density provisions to spread like an ink blot everywhere the staff and developers nodded their heads and pointed their fingers?

Regards

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