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Subject: Case # 22890 Subject Properties 48 & 50 Old Sambro Road

Dear Councillors,

We are writing today regarding the rezoning application (from R2 to R3) for 48 and 50 Old Sambro Road (case number 22890).

We are asking for council to reject the rezoning application of these properties and support an alternative vision for the use of these lands.

Please look at the map of the subject properties and considering the following:

- The three properties to the right of subject properties are owned by the Province of Nova Scotia
- Subject properties are across the road from Long Lake Provincial Park
- Currently it is a dangerous major intersection of two busy roads and a wildlife corridor
- Subject properties are in the buffer of the adjacent, significant, working, urban wetland and major watershed (Colpitt & Williams Lakes)



In the 2009 HRM Vision and Action Strategy for Spryfield (December 8, 2009 **Shaping Spryfield's Future Together**) we find the statement that encapsulates HRM's vision for the area, "The overriding (land use) planning priority is the protection of, and respect for natural lands, waterways, and wildlife. This shall define and shape the development of the area for future generations." Our vision has been shaped by this and many other factors.

Here is our vision for the Catamaran Ponds area, the people of Spryfield and the Colpitt & Williams Lakes watershed.

- The ponds and their marshes are hard-working natural infrastructure. They need enhancement and appreciation. As valuable urban wetlands they: efficiently sequester carbon; slow down and store

stormwater in the floodplain; filter and purify the water for Colpitt and Williams Lakes; and provide essential core and migratory habitat for many birds, reptiles and amphibians.

□ At the top of the steep sloped properties at 48 & 50 Old Sambro Road, we see a mobility accessible, stable observation area for the trail corridor connecting to Long Lake Provincial Park. This is where local people can rest, enjoy the view and watch the Great Blue Heron or the White Egret fish along the marshlands below.

□ The vision includes a boardwalk/pedway across parts of the marshes that provides active transportation routes to three or more areas of Spryfield offering those who walk or ride bikes an alternative to the busy streets of Dunbrack and Herring Cove Roads. Two major food shopping areas may be linked through the network of pedways side streets. As well, the pedway links to 2 or more existing paths through the neighbourhood connecting to shopping along Herring Cove Road.



□ The vision includes extension of active transportation trails from Long Lake Provincial Park through to McIntosh Run Watershed Association trails that stretch all the way to the village of Herring Cove.

□ The drawings below (artist, Dana L Oakley) illustrate two possibilities for this active transportation route.

Design 1

Boardwalk with water bridges, where required. Deck area with privacy lattice (if residents request) at the end of Catamaran Road. A birdwatch look-off area at the end of Lewis Street.



Design 2

A: Trail from Long Lake Provincial Park

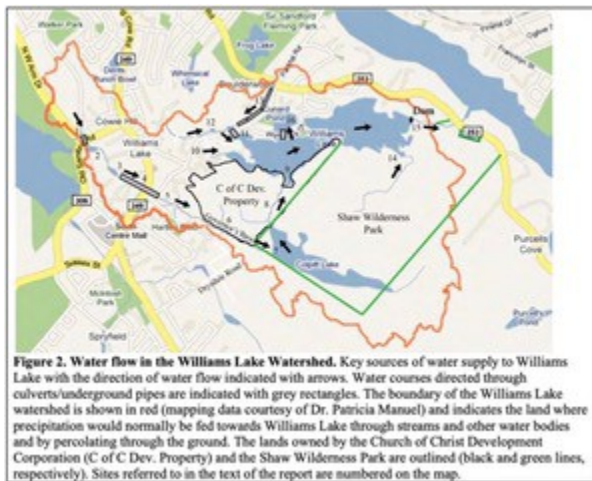
B: On land trail up to Spencer Avenue.

C: Boardwalk through Pond 1 connects to Catamaran Road and Spry Avenue.

D: Boardwalk continues to Pond 2 and connects to Lewis Street.



The location of the subject properties within our watershed is of great importance to Williams Lake Conservation Company (WLCC) and Backlands Coalition. The map below illustrates the boundaries of the Williams Lake watershed. Note in this figure that the Catamaran Ponds and the run off from Dunbrack Road are included in our watershed.



WLCC and Backlands Coalition have initiated discussions with the owner of the subject properties, the civil servants with the Province, Brendan Maguire MLA, some HRM Councillors and local Spryfield residents. The owner of the subject properties is open to the sale of these properties to the Province of Nova Scotia.

Finally, it should be clear, a rezoning of the subject properties will undermine the efforts to maximize the potential for this natural asset and the enhancement of the area for the people of Spryfield.

Sincerely,

Martha R Leary, WLCC Director & Backlands Coalition member

Kathleen J Hall, WLCC Director & Co-Chair Backlands Coalition

Murray Coolican, President, WLCC & Backlands Coalition member