

HALIFAX

Public Hearing for Case 20332

Development Agreement for land on
Sackville Drive, Middle Sackville
(PID 41158858)

North West Community Council
January 8, 2018

Applicant Proposal

Applicant:

Armco Capital

Location:

Sackville Drive on lands between Hamilton Drive and Rosemary Drive

Proposal:

- A Development Agreement to allow for a 2-storey commercial building
- Approximately 5000 square feet in gross floor area over two floors
- Proposed uses: retail, personal service, and office



Site Context



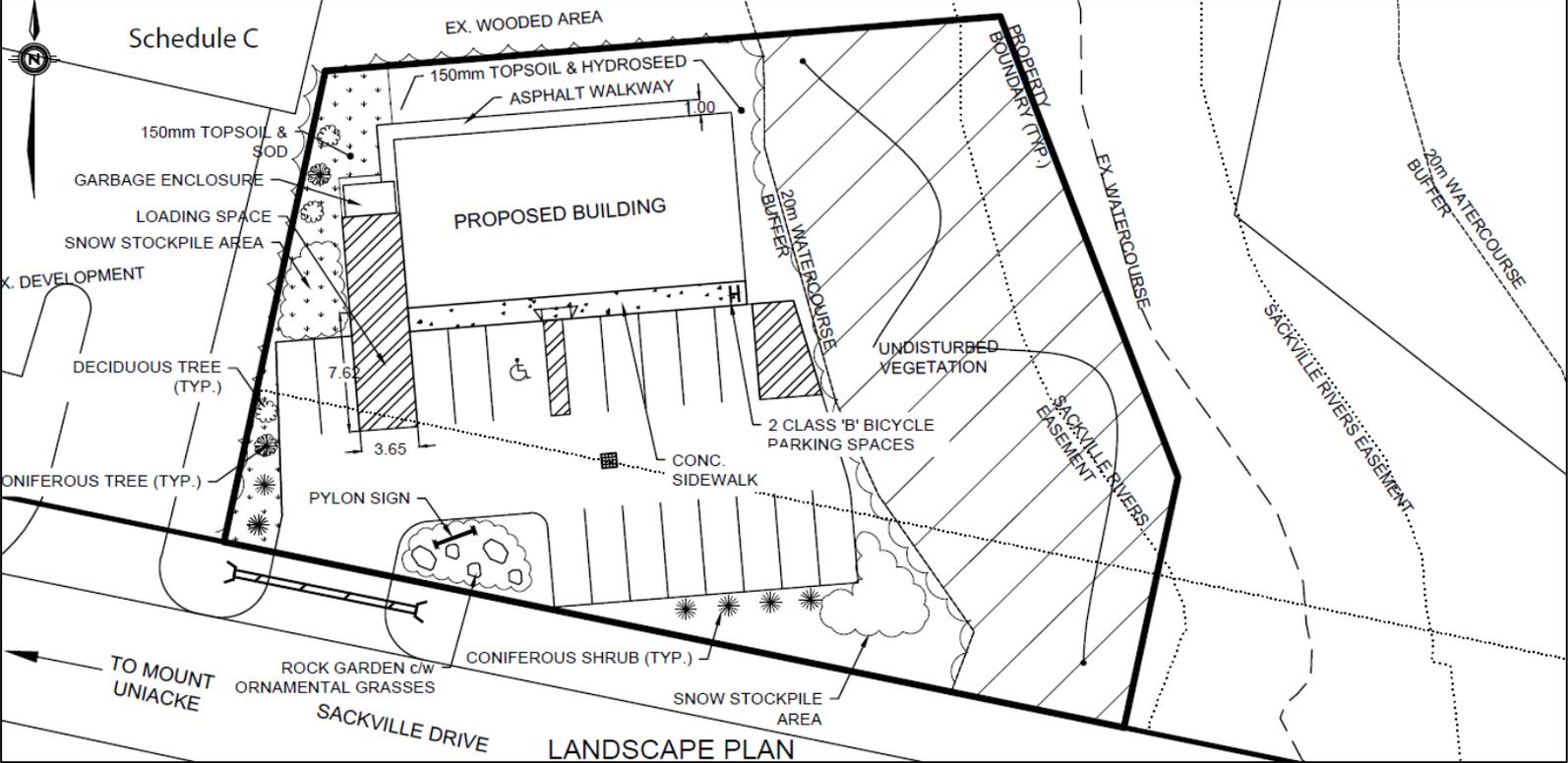
Northwest view of subject site from Sackville Drive

Site Context



Northeast view of subject site from Sackville Drive

Proposal

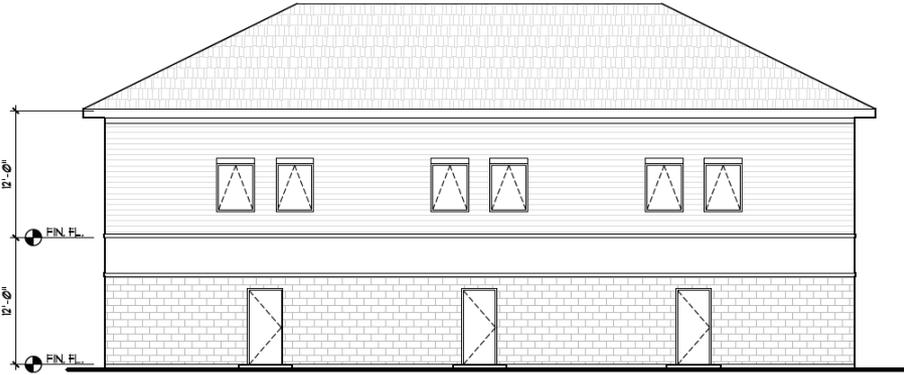


Proposed Site/Landscape Plan

Proposal



SOUTH ELEVATION



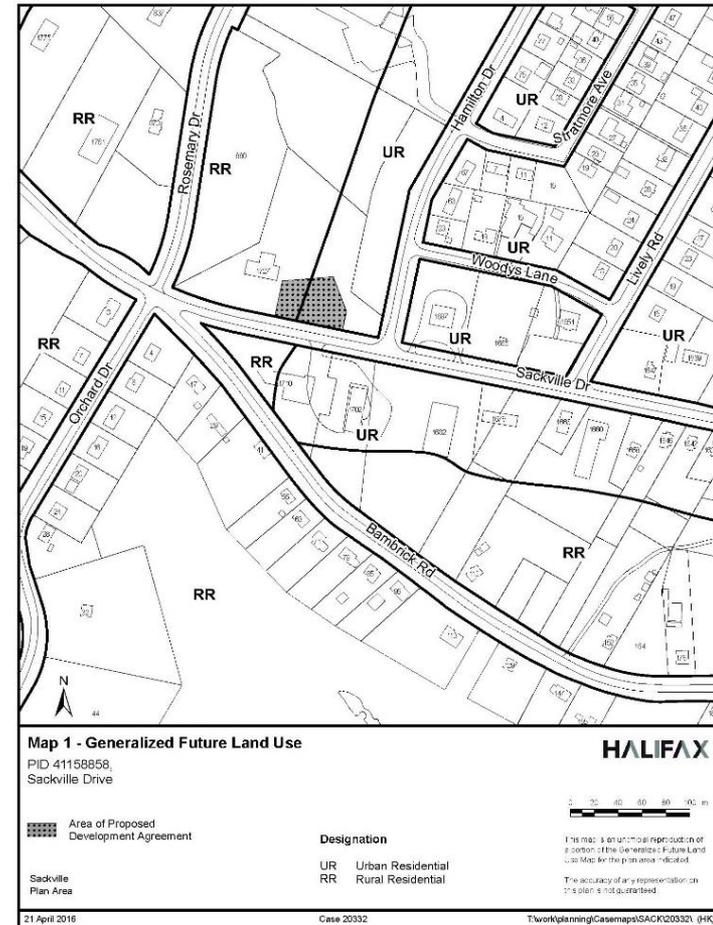
NORTH ELEVATION

Proposed Elevation Plans

Planning Policy

Sackville Municipal Planning Strategy

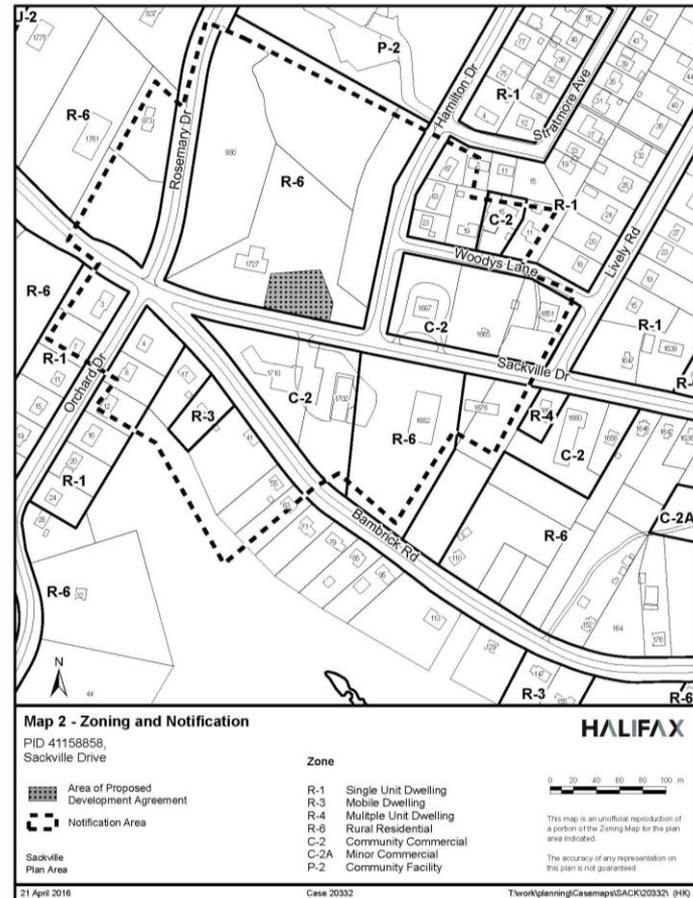
- Urban Residential & Rural Residential Designation under the Sackville Municipal Planning Strategy.
- **Policy UR-31** allows for the consideration of Community Commercial (C-2) Zone land uses through the Development Agreement process.



Land Use By-law

Sackville LUB

- The C-2 zone permits a range of commercial uses including: retail stores, food stores, service and personal service uses, offices and banks and financial institutions.
- The proposed uses fall within the permitted C-2 uses.



Policy & By-law Overview

Sackville Municipal Planning Strategy – Sackville Land Use By-law

- **Zone**

- R-6 (Rural Residential) Zone

- **Designation**

- Urban Residential / Rural Residential

- **Existing Use**

- Undeveloped

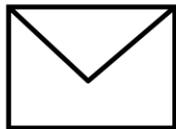
- **Enabling Policy**

- UR-31 Development of Community Commercial (C-2) zone land uses

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a public information meeting April 18, 2017.
- Feedback from the community generally included the following:
 - Environmental impacts of development on Christina's Brook
 - Landscaping and buffering of surrounding uses
 - Lighting
 - Reduction of hard surfaces
 - Snow deposition areas
 - Impacts of a specific commercial uses considered not appropriate at this location in proximity to residences; specifically a licensed bar, lounge, beverage room or food establishment with liquor license.

Notifications Mailed



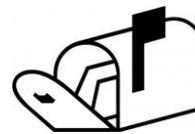
26

Meeting Attendees



2

Letters Received



0

Total Public Interactions



2

NWPAC Recommendation

Insert date

The PAC recommended approval with no comments.

Staff Recommendation

Staff recommend that North West Community Council:

1. Approve the proposed development agreement as set out in Attachment A of this report dated September 27, 2017.

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Thank You

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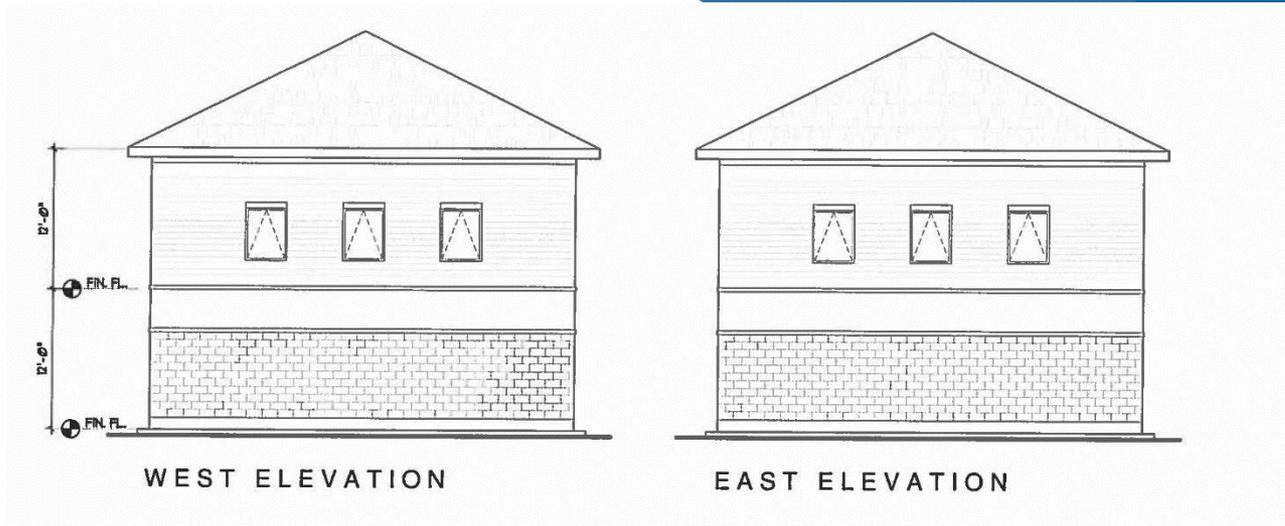
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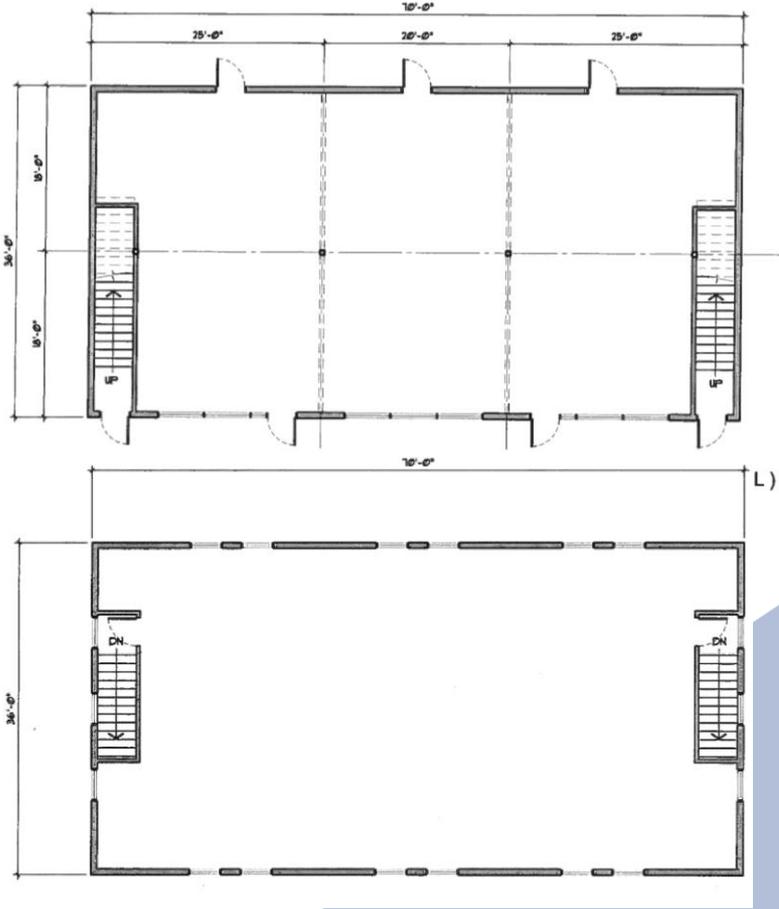
Proposal



Elevation Plans

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Proposal



Floor Plans