

Case 20154:

Application by Crombie Developments Limited to amend the Sackville Drive Land Use Bylaw to add Drive-thru Restaurants and Motel/Hotel/Guest Home to the list of permitted commercial uses in the DC-1 (Downsview Complex-1) Zone

800 Sackville Drive, Lower Sackville

North West Community Council

August 8, 2016

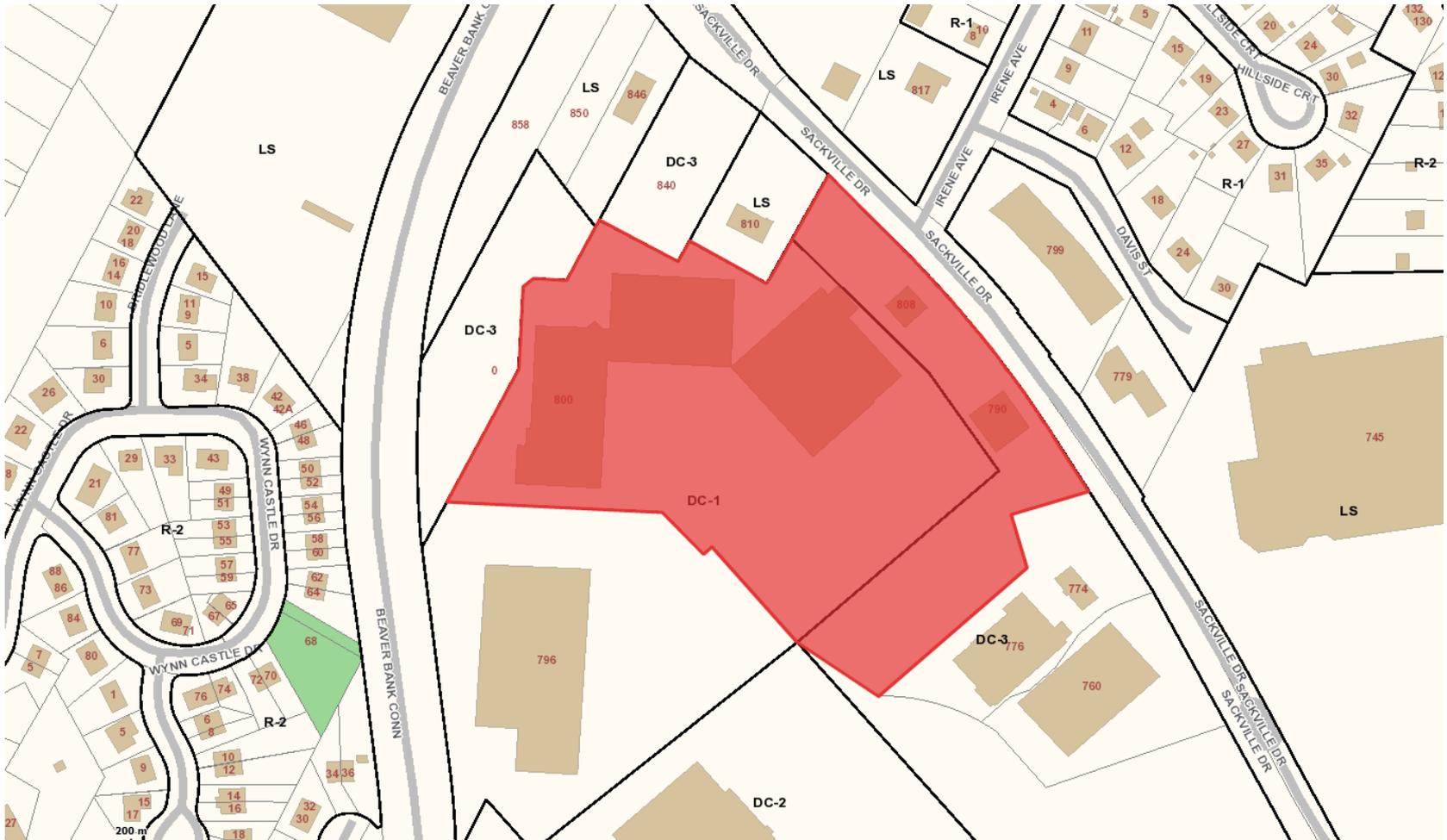
Request

Land Use By-law Amendment
800 Sackville Drive, Lower Sackville

- Applicant- Crombie Developments Limited
- Location- 800 Sackville Drive, Lower Sackville
- Purpose: Add 'Motel/Hotel/Guest Home' and 'Drive-thru' as a permitted type of restaurant to the DC-1Zone

HALIFAX

800 Sackville Drive, Lower Sackville



Proposed Hotel and Drive-thru Restaurant
800 Sackville Drive, Lower Sackville
Land Use By-law Amendment

HALIFAX

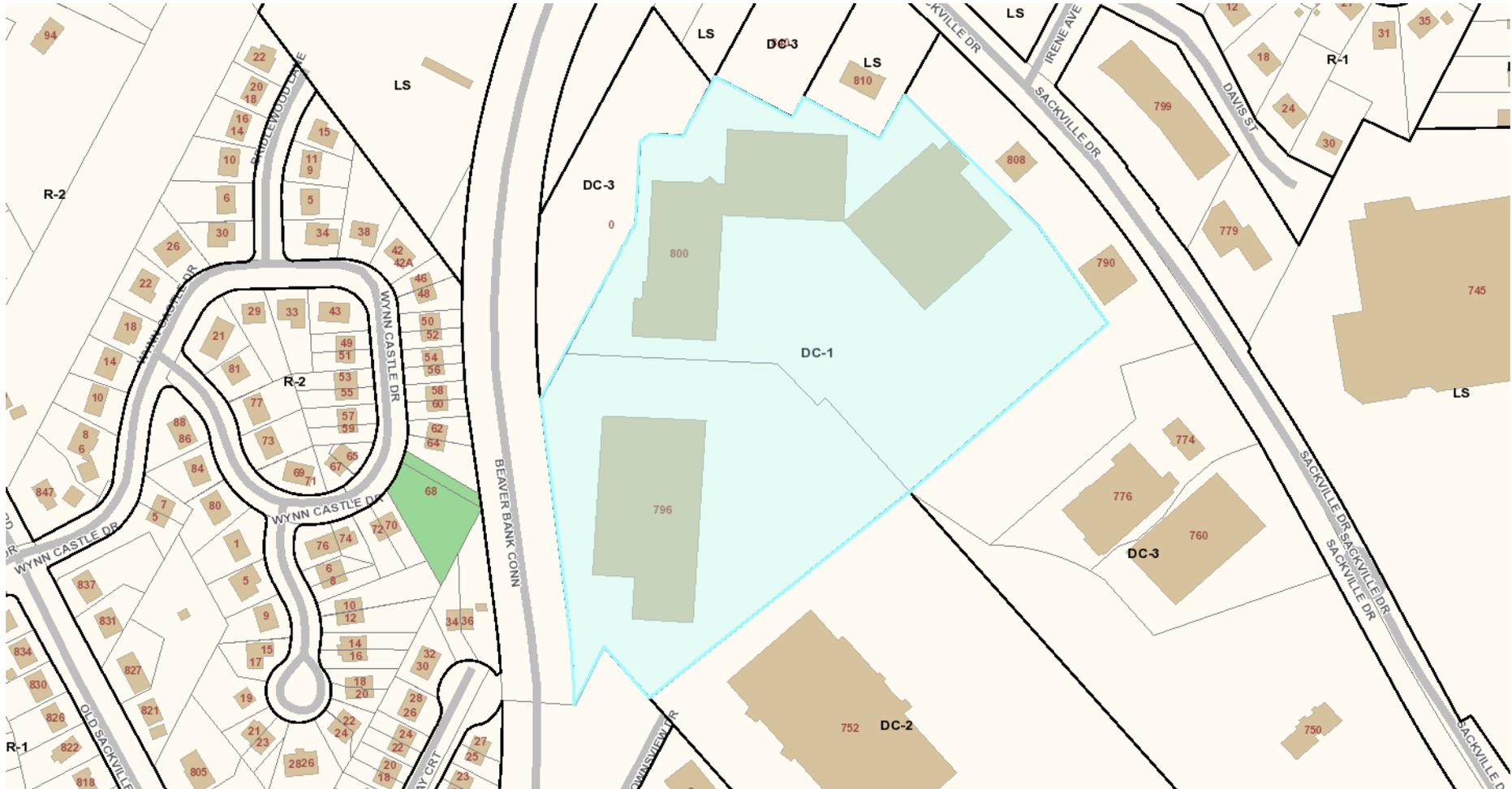
800 Sackville Drive, Lower Sackville



800 Sackville Drive, Lower Sackville



800 Sackville Drive, Lower Sackville



Proposed Hotel and Drive-thru Restaurant
800 Sackville Drive, Lower Sackville
Land Use By-law Amendment

HALIFAX

Existing Zone and Proposal

Sackville Drive Land Use By-Law

Zone: DC-1 (Downsview Complex 1)

Permitted Land Uses:

- Retail stores
- Food stores
- Offices
- Service and Personal Service Uses
- Health and Wellness Centres
- Banks and financial institutions
- Restaurants (full service and take-out)
- Commercial Recreation Uses
- Garden Market associated with Retail Stores
- Bakeries
- Automotive Repair Outlets in conjunction with retail store
- Educational Institutions (including commercial schools)
- Denominational Institutions excluding cemeteries
- Medical, Veterinary and Health Service Clinics; outdoor kennels associated with veterinary clinics are prohibited
- Civic Buildings including but not limited to public office, post office, fire station, police station, library, museum, and gallery
- Day Care Facilities
- Community/Recreational Centre

**Proposal: Add
‘Hotel/Motel/Guest Home’ and
‘Drive-thru’ (Restaurant) as
permitted land uses in the DC-
1 Zone.**

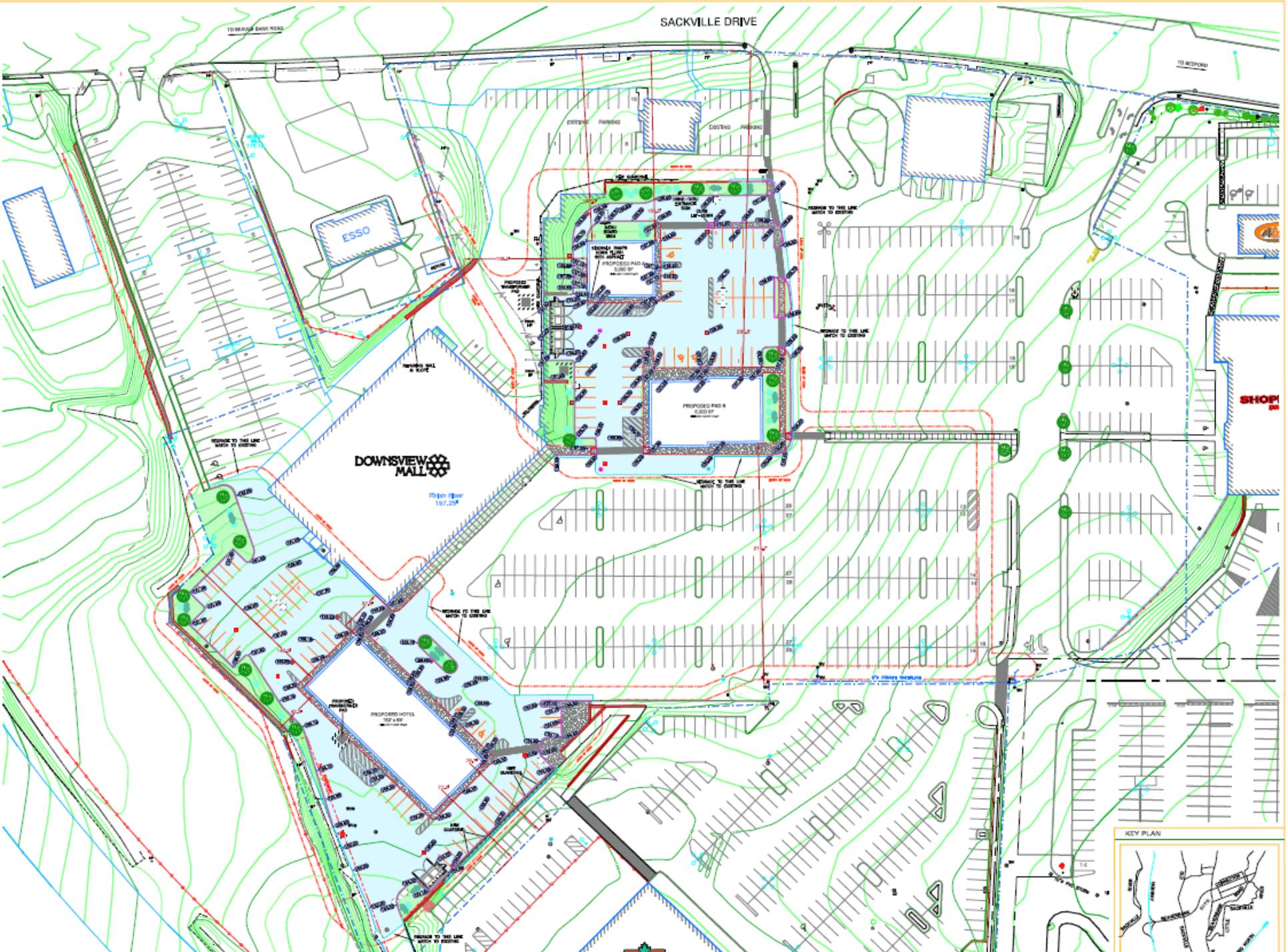
Policy DB-4

The DC- 1, 2 & 3 Zones shall facilitate a comprehensive approach to shopping centre redevelopment by encouraging:

- a broader range of land uses
- increased density
- commercial and residential infilling
- improved internal vehicular and pedestrian movement and improved accessibility to the site

Within the Zones, permitted uses shall include:

- Commercial
- Institutional
- Community
- Residential uses, including new multiple dwelling uses.

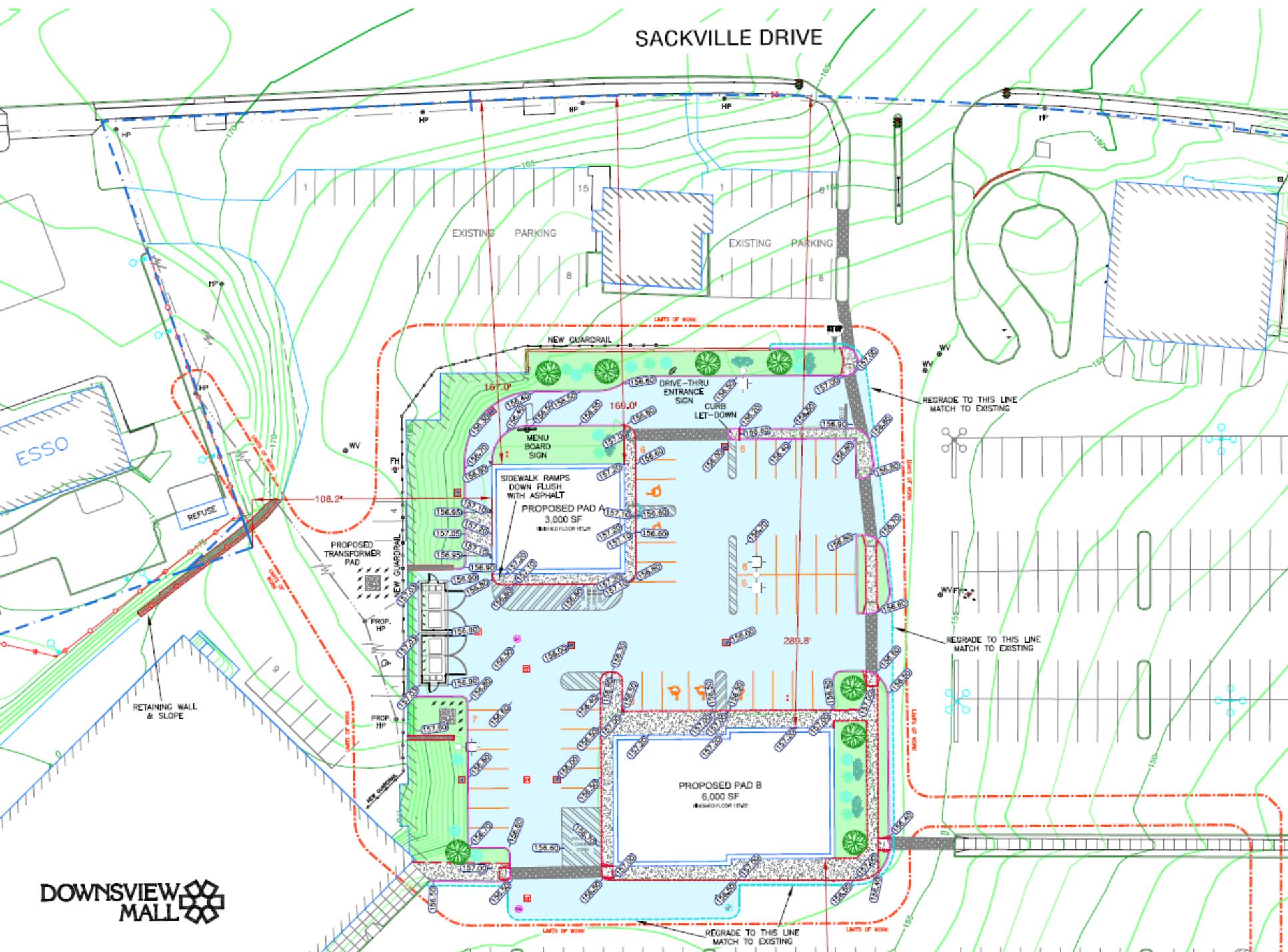


DOWNSVIEW MALL

Sheet No. 107.21A



SACKVILLE DRIVE



ESSO

REFUSE

RETAINING WALL & SLOPE

Case 20154



HALIFAX

Recommendation

Approve the proposed amendments to the Sackville Drive Land Use By-law, as contained in the revised Attachment A of the report, to permit Drive-thru Restaurants and Motel/Hotel/Guest Homes in the DC-1 (Downsview Complex-1) Zone.