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Public Hearing for Case 21406

Development Agreement for 216
Cobequid Road, Lower Sackville

North West Community Council
December 10, 2018

Applicant Proposal

Applicant: TEAL Architects + Planners Inc.

Location: 216 Cobequid Road.
Lower Sackville

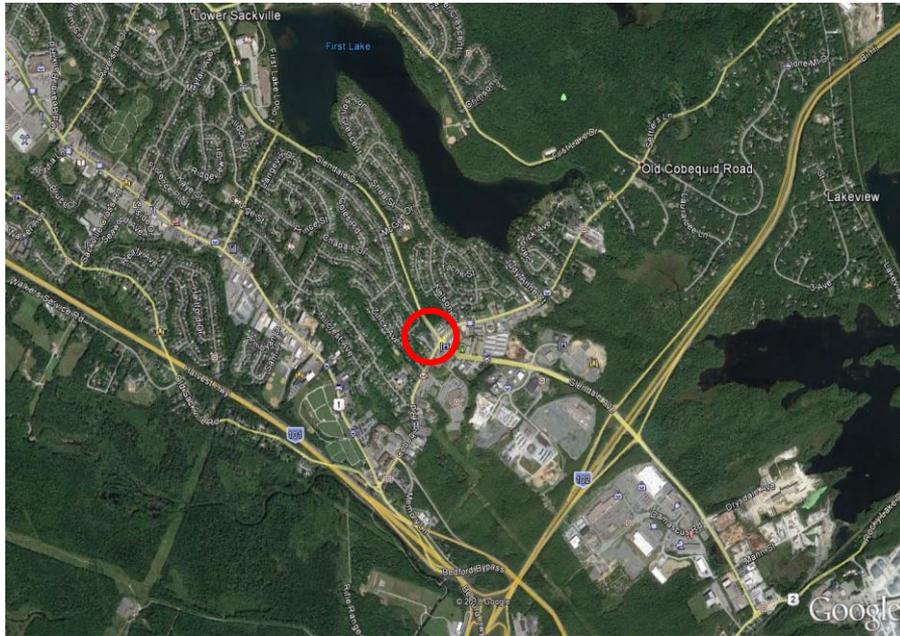
Proposal: 4 storey, 36 unit building;
300.5m² ground level commercial;
32 residential parking spaces and 5 commercial parking spaces below grade; 4 visitor parking spaces and 5 commercial parking spaces at ground level; 18 Class A bicycle parking spaces at ground level; common amenity space and gym at ground level;



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Site Context

216 Cobequid Road, Lower Sackville



General Site location



Site Boundaries in Red

Site Context



Subject site seen from Cobequid Road

Site Context



Subject site seen from Cobequid Road
beyond intersection with Glendale

Site Context

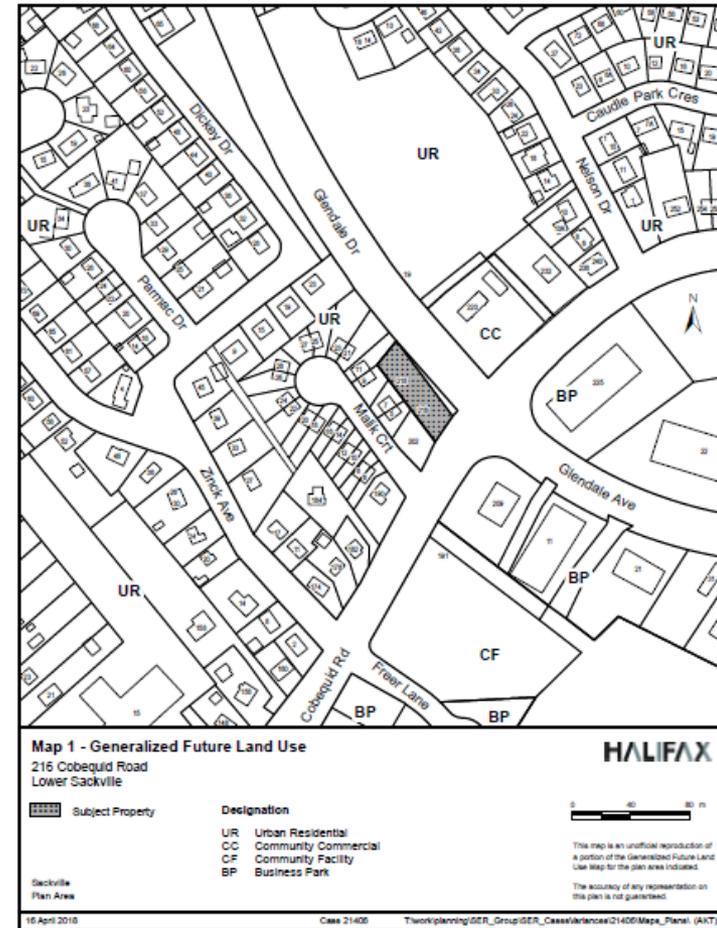


Subject site seen from Glendale Drive
looking towards Cobequid

Planning Policy

Sackville Municipal Planning Strategy

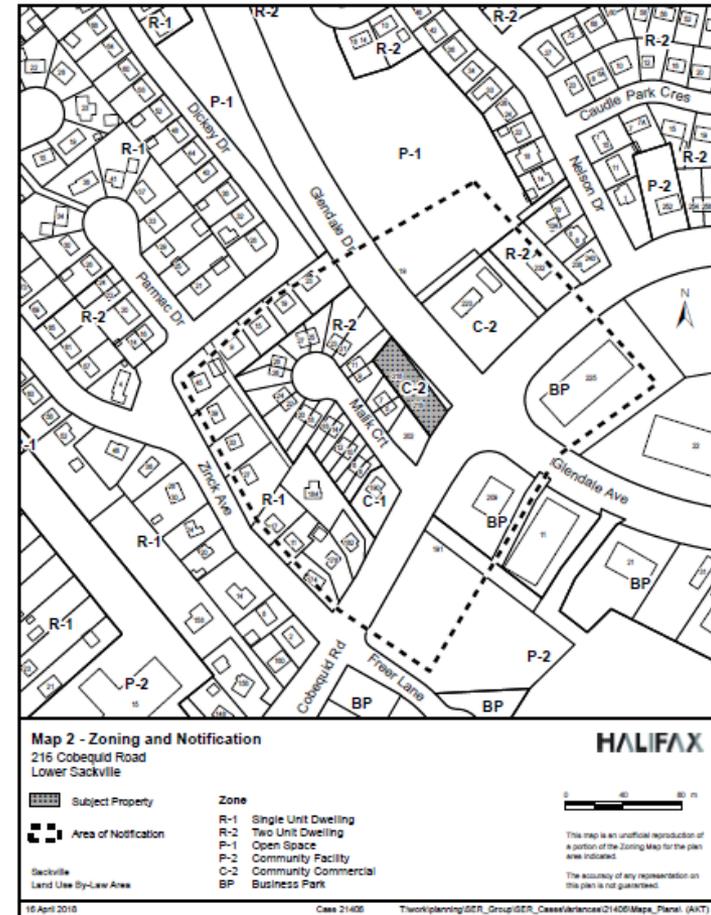
- Policy CC-6 of the Sackville Municipal Planning Strategy (MPS) allows Council to consider development of new multiple unit dwellings by development agreement.
- The enabling policy is also subject to implementation policy IM-13 which provides general considerations for development agreements.
- Designation: Community Commercial



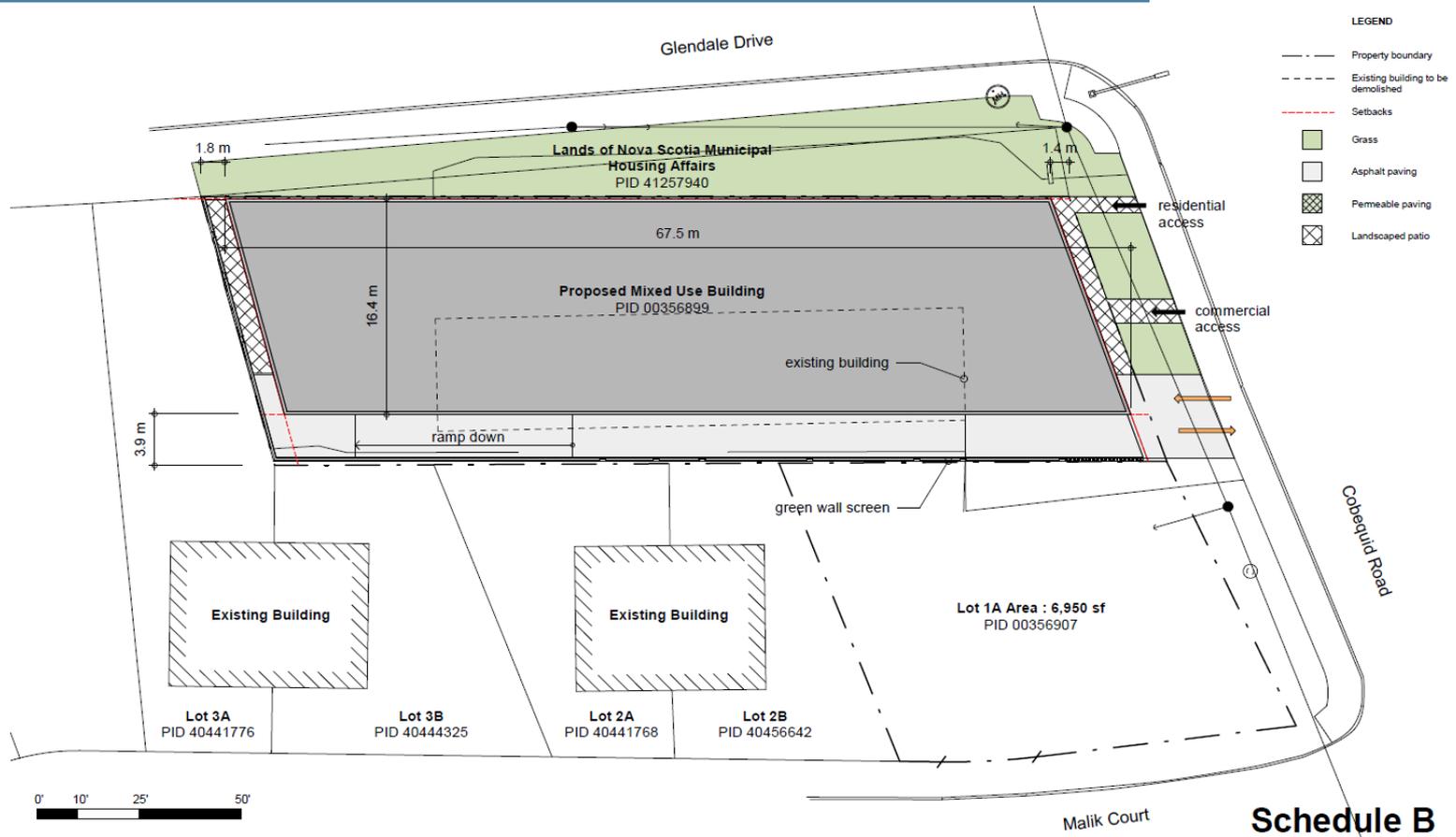
Land Use By-law

Sackville LUB

- Subject lands are currently zoned C-2 (Community Commercial) under the Sackville LUB.
- C-2 zone allows wide range of commercial, existing residential and community uses.
- Site development and building form within the zone are determined by provisions that insure compatibility and minimize negative impacts in as-of-right development.
- C-2 zone does not permit new residential uses, but multiple unit buildings enabled by policy by development agreement.



Proposal



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DWG	Architectural Site Plan	CLIENT	FH Development Group	DRAWN	JC, JE
PROJ ID	2017-018 218 Cobequid Road	ADDRESS	218 Cobequid Road	DATE	2018.10.01
PROJ NAME	Cobequid	DESIGNED BY	TEAL	SCALE	As indicated

REVISIONS	

Architectural Site Plan

N

Proposed Site Plan

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Policy Consideration

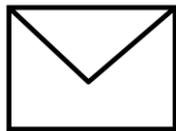
Enabling Policy CC-6 requires Council consider the following in rendering their decision on a Development Agreement:

- height, bulk, lot coverage and appearance of proposal is compatible with adjacent land uses;
- landscaping, amenity areas, parking areas and driveways are adequate to address potential impacts on adjacent development and to provide for resident's needs;
- municipal central services are available and capable of supporting the development;
- appropriate controls to address environmental concerns, including stormwater controls;
- impact on traffic circulation, such as sighting distances and entrances and exits to the site;
- general maintenance of the development; and
- the provisions of Policy IM-13.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public information meeting (May 16, 2018)
- Feedback from the community generally included the following:
 - traffic, sight lines, and safety of turning off Malik Court;
 - parking and street parking on Malik Court;
 - density and height of the building;
 - fence height;
 - loss of light and privacy;
 - property values;

**Notifications
Mailed**



46

**Meeting
Attendees**



12

**Letters/Emails
Received**



0

NWPAC Recommendation

July 4, 2018

North West Planning Advisory Committee (PAC) recommended that the application be refused as presented due: insufficient set-backs from Malik Court; and inadequate resident and visitor parking.

Revisions Made Responding to Consultation

- Height
 - reduced building height by 2 feet to 42'6"
- Sideyard Setback
 - increased distance from Malik Court adjoining residential property line from 3.4 metres to 3.9 metres
- Parking
 - increased underground parking from 32 to 37 spaces
 - this means 32 residential spaces, 9 commercial and 4 residential visitor parking spaces
 - at-grade commercial spaces become visitor spaces after 5 p.m. and on weekends for total 12 visitor spaces

Summary: Key Aspects of Proposed Development Agreement

The proposed development agreement addresses the following matters:

- exterior design, materials and height;
- number of residential units;
- location and area of commercial use;
- location and area of indoor private amenity;
- required number of parking spaces;
- signage;
- requirement for green wall screen up to 8' in height;
- requirement for Lot Grading and Erosion and Sedimentation Control Plans;

DA Item: Proposed Fence

- The proposed development agreement contains a requirement for a fence or green wall screen up to 8' in height;
- given that the fence exceeds 6.5 feet and separates a residential use from the subject property the permit application must be approved by local Council;
- staff request that NWCC also give consideration to the Fence Permit Application this evening; and
- this would allow the fence to be discussed in its proposed context and avoid the applicant returning to Council at permit application time.

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- changes to the requirements for exterior materials, signage and functional elements
- extension to the commencement and completion time

Staff Recommendation

Staff recommend that North West Community Council:

Approve the proposed development agreement for a 4 storey mixed use building at 216 Cobequid Road as set out in Attachment A of the staff report dated September 28, 2018.

Approve the Fence Permit Application to construct fence in excess of 6.5 feet in height.

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Thank You