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Public Hearing for Case 20757

Development Agreement for 235 Beaver
Bank Road, Beaver Bank

North West Community Council
December 2018

Applicant Proposal

Applicant:

T.A. Scott Architecture and
Design Limited

Location:

235 Beaver Bank Road, Sackville

Proposal:

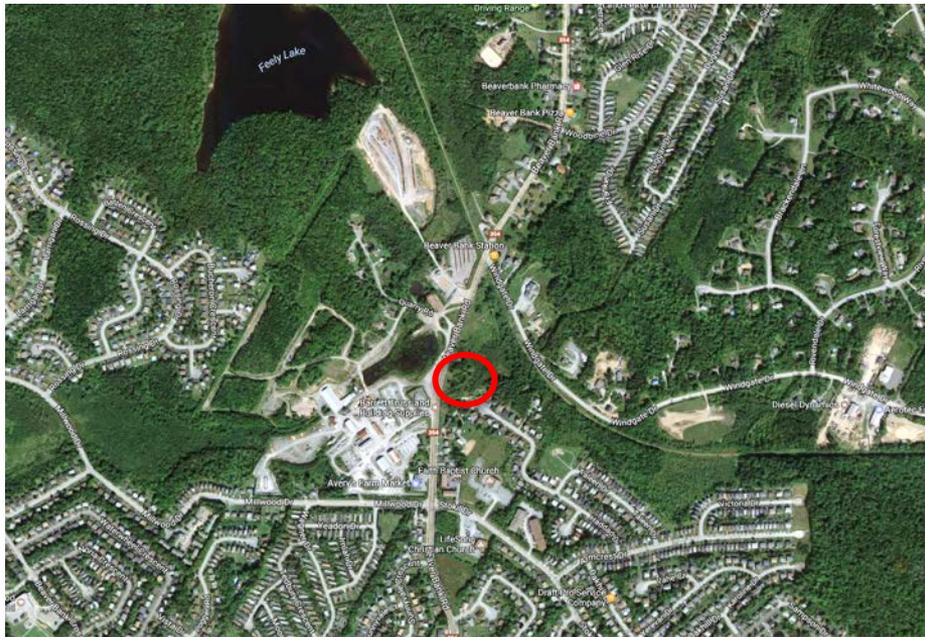
- Development Agreement for a 2-storey commercial building:
 - Pharmacy;
 - Medical clinic or office; and
 - Local convenience store
- ✓ Architectural features compatible with adjacent residential uses



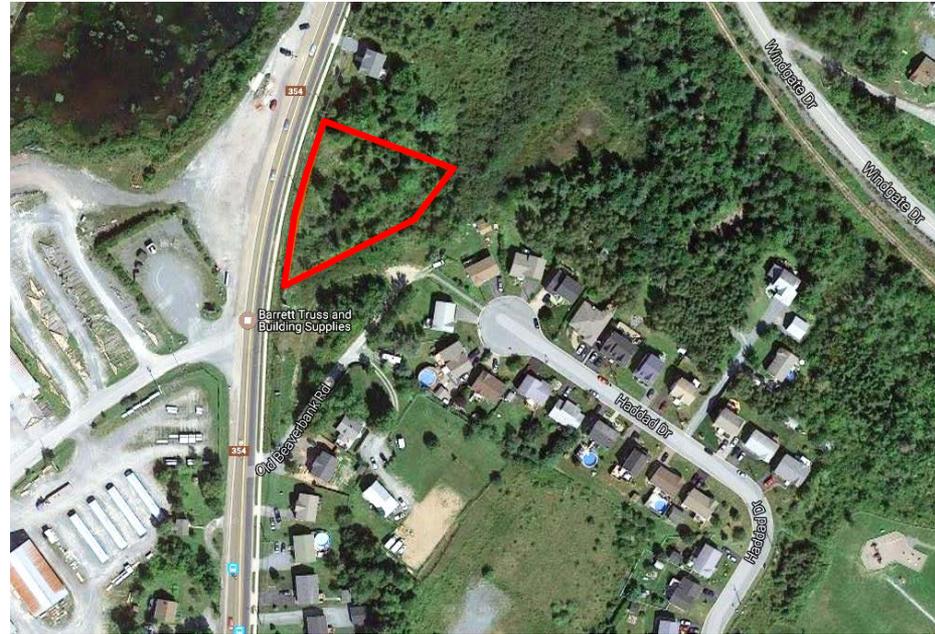
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Site Context

235 Beaver Bank Road

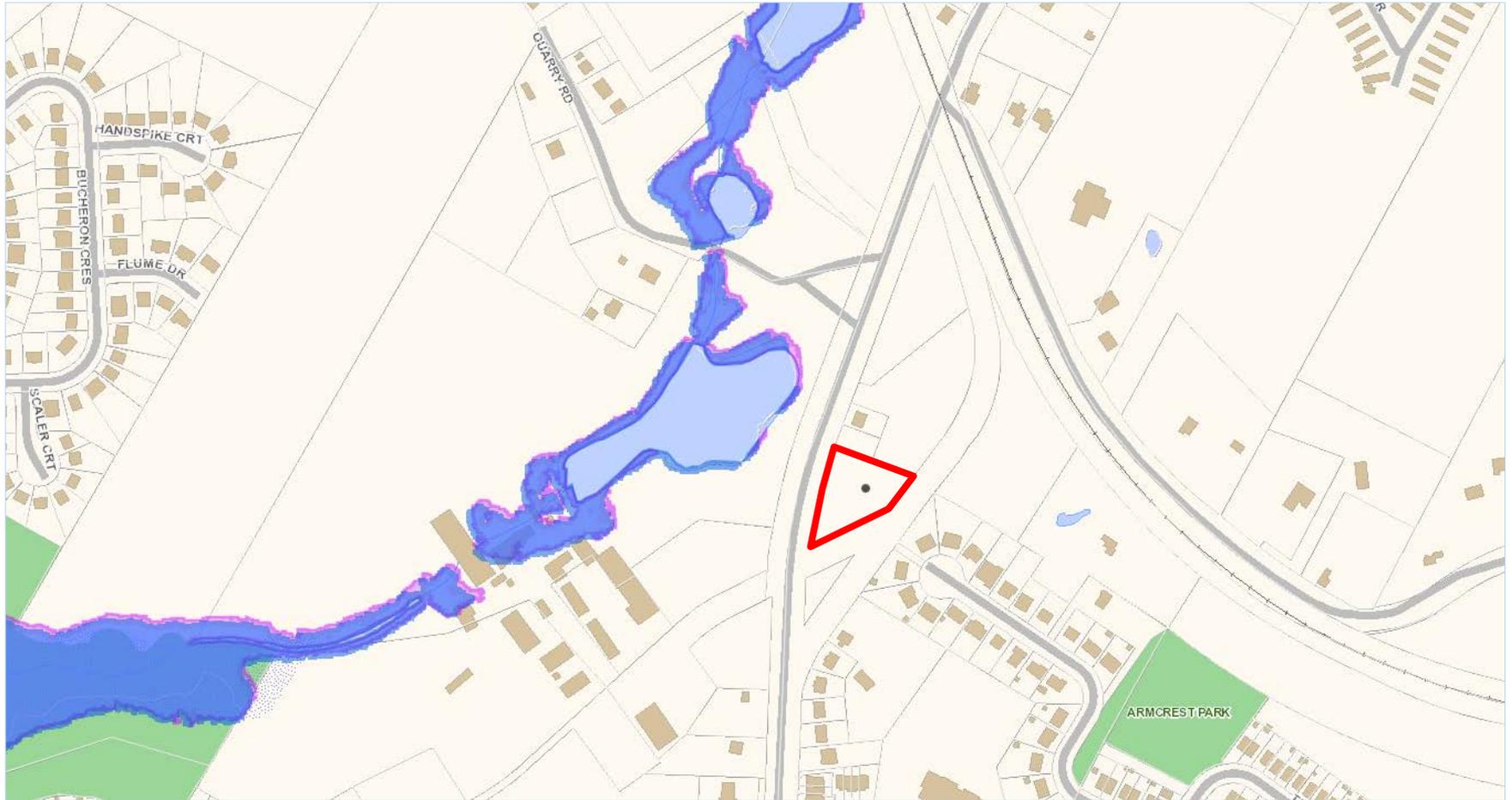


General site location



Site boundaries in red

Little Sackville River Floodplain



Site boundaries in red

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Site Context



Northeast view of subject site from Beaverbank Road

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Site Context



Southeast view of subject site from Beaverbank Road

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Policy & By-law Overview

Sackville Municipal Planning Strategy – Sackville Land Use By-law

- **Zone**

- R-6 (Rural Residential) Zone

- **Designation**

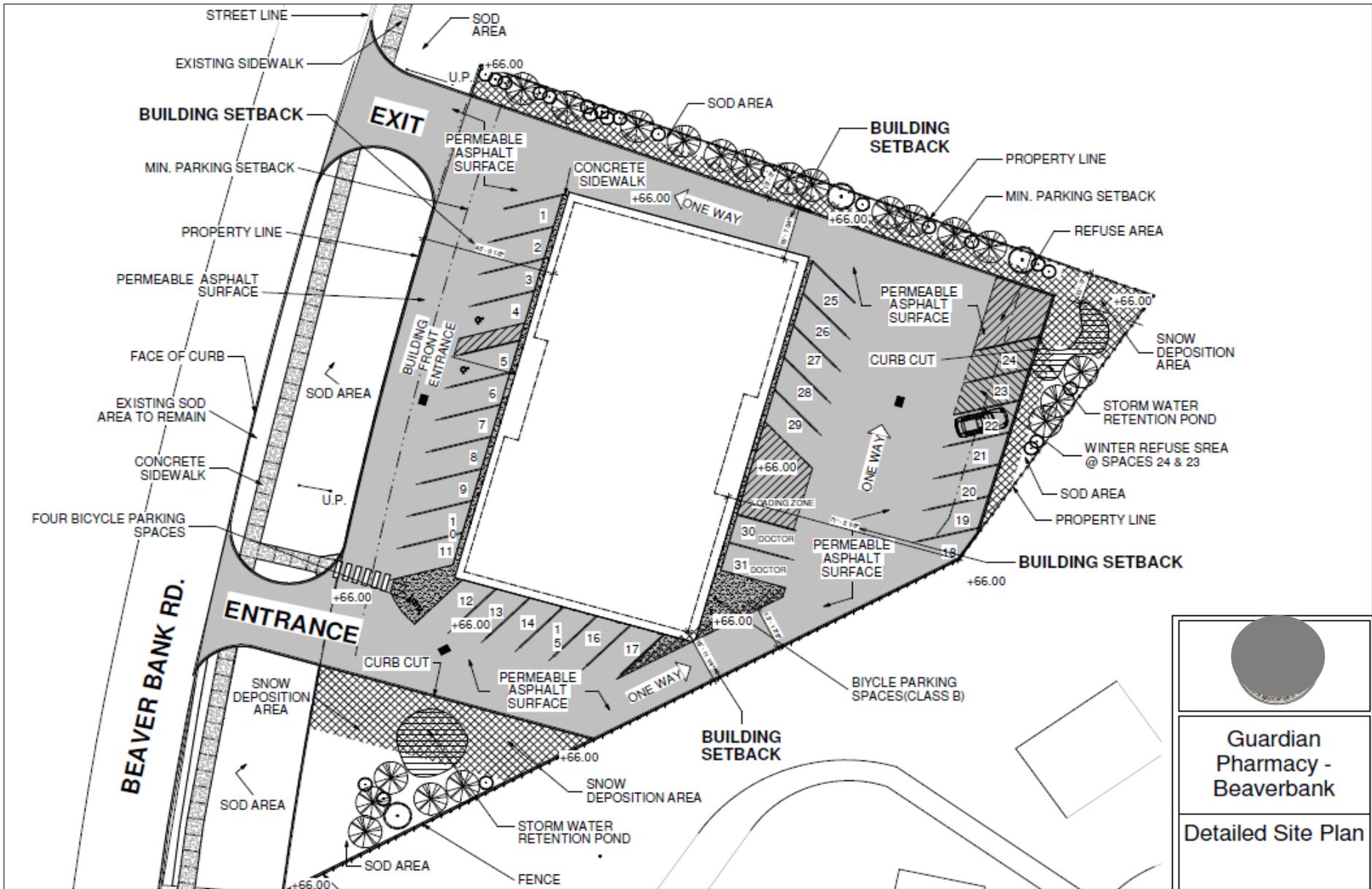
- Urban Residential

- **Existing Use**

- Undeveloped

- **Enabling Policy**

- UR-15 Development of medical clinics
- UR-18 Development of new local commercial uses (retail and pharmacy)




<p>Guardian Pharmacy - Beaverbank</p>
<p>Detailed Site Plan</p>

Proposal- Front Elevation



Proposal- Rear Elevation



Proposal- Renderings

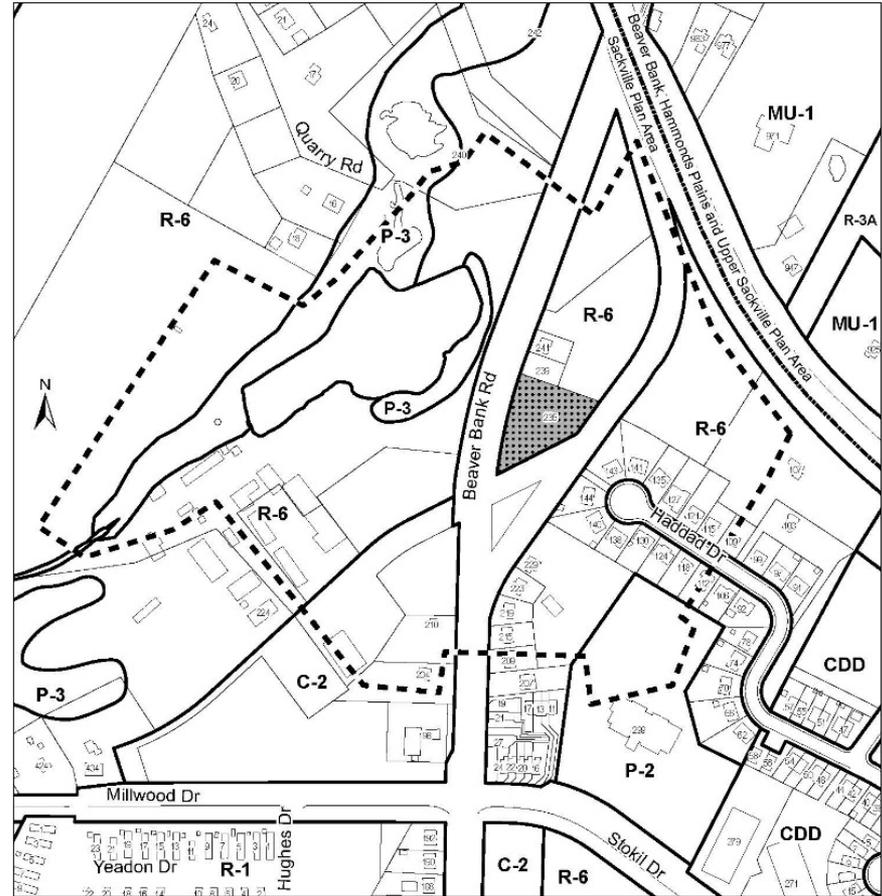


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Land Use By-law

Sackville LUB

- The site is zoned **R-6 (Rural Residential)**
- Uses permitted as of right in the R-6 Zone include:
 - Single unit dwellings;
 - Home-based day care facilities;
 - Bed and breakfasts;
 - Home-based businesses;
 - Agricultural uses;
 - Forestry uses; and
 - Fishing and fishing related uses
- Commercial uses, pharmacies and medical clinics not permitted as of right – development agreement required

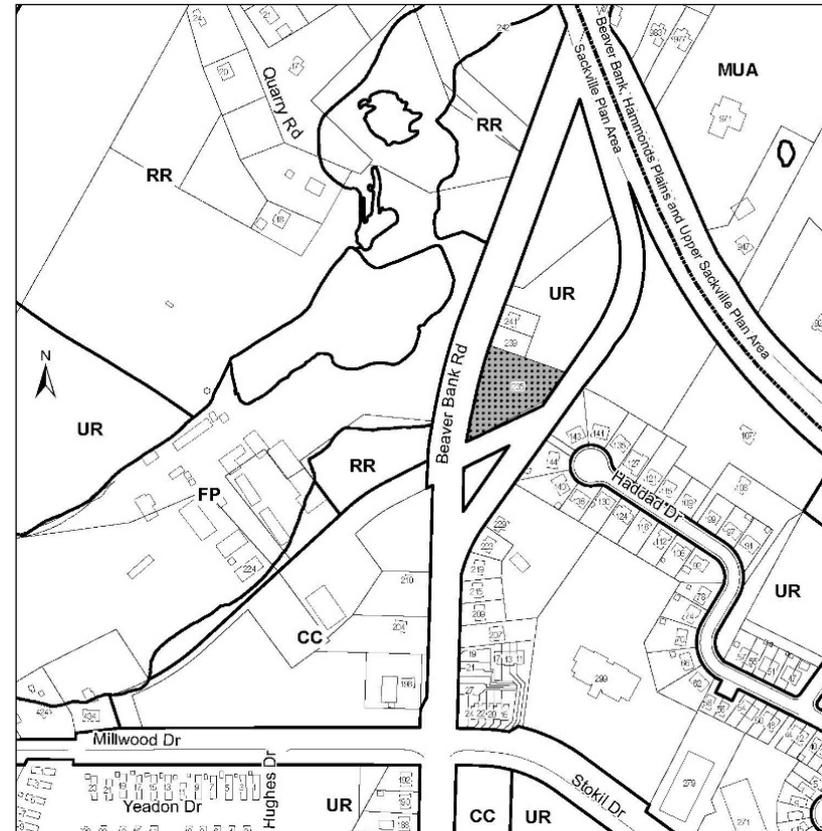


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Planning Policy

Sackville Municipal Planning Strategy

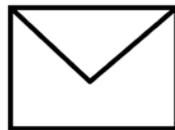
- Designated Urban Residential in the Sackville Plan Area
- Policy allows medical centres, pharmacies and local commercial uses by development agreement
- Medical clinic enabled under MPS Policy UR-15
- Pharmacy and commercial use enabled under MPS Policy UR-18
- Each of these policies provide special criteria for reviewing proposals – see staff report



Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public information meeting on April 18, 2017.
- Feedback from the community generally included the following:
 - Support for the proposed pharmacy and doctor's office use;
 - Concern for vegetation buffering between development and adjacent residential properties;
 - Concern for impact of site lighting;
 - Concern for parking spilling onto Beaver Bank Road;
 - Concern for protection of Little Sackville River from drainage and sedimentation;
 - Concerns over hours of operation, loading and unloading; and
 - Concerns over increased traffic along Beaver Bank Road

**Notifications
Mailed**



30

**Meeting
Attendees**



14

North West PAC Recommendation

May 3, 2017

The PAC provided the following feedback:

- Concern regarding buffering between proposed development and adjacent properties (Haddad Drive);
 - Concerns regarding lighting and noise pollution on neighboring uses;
 - Concerns regarding increased pedestrian through-fare and littering on Haddad Drive;
 - Traffic impact concerns;
 - Concern over excess parking overflow onto Beaver Bank Road;
 - Concern over environmental impacts of construction and drainage from the site into Little Sackville River
- ✓ The PAC recommended that the application be approved

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Amendments Made Responding to Consultation

- Six foot fence was added along the side and rear property lines to buffer site from Haddad Drive residential uses
- Increased vegetation buffering added along part of the rear property line
- Pedestrian walkway added connecting building to sidewalk along Beaver Bank Road
- On-site retention ponds to decrease environmental impacts on Little Sackville River
- Lighting Plan required, lighting required to be directed away from neighbouring properties

Summary: Key Aspects of Proposed Development Agreement

The proposed development agreement addresses the following matters:

- Permitted uses:
 - Pharmacy or local convenience use up to combined maximum 465 square metres (5,000 s.f.);
 - Medical clinic or office; and
 - Any use permitted in R-6 (Rural Residential) Zone
- Maximum lot coverage: 35%
- Maximum building height: 35 feet
- Detailed landscaping plan
- Minimum 31 vehicle parking spaces

Summary: Key Aspects of Proposed Development Agreement (cont'd)

- Before any site work, requires:
 - Site Disturbance Plan;
 - Erosion and Sedimentation Control Plan; and
 - Stormwater Management Plan
- Controls on building materials and design;
- Screening from surrounding residential properties (fence and vegetation);
- Pedestrian connection from Beaver Bank Road;
- Bicycle parking facilities at the front of the building;
- Limits hours of operation to between 7:00 am and 11:00 pm; and
- Controls on-site lighting and signage

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 parking
- Changes to hours of operation
- Changes to signage
- Extension to date of commencement
- Extension to time for completion of development

Staff Recommendation

Staff recommend that North West Community Council:

1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated September 20, 2018.

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Thank You



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