The background of the slide features a large, stylized 'H' shape composed of several overlapping triangles in various shades of blue. The word 'HALIFAX' is written in white, bold, uppercase letters across the top right portion of this 'H' shape.

HALIFAX

North West Planning Advisory Committee: Case 21863

Development Agreement,
Wilson Lake Drive/ Sackville Dr.,
Middle Sackville

May 27, 2020

2. Applicant Proposal

Applicant: Walid Jreige (owner)

Location: Sackville Dr. & Wilson Lake Rd. (PID# 40574907)

Proposal: Development Agreement to allow for:

- 7-unit dwelling (townhouse-style)



Corner Sackville Dr. & Wilson Lake Rd.

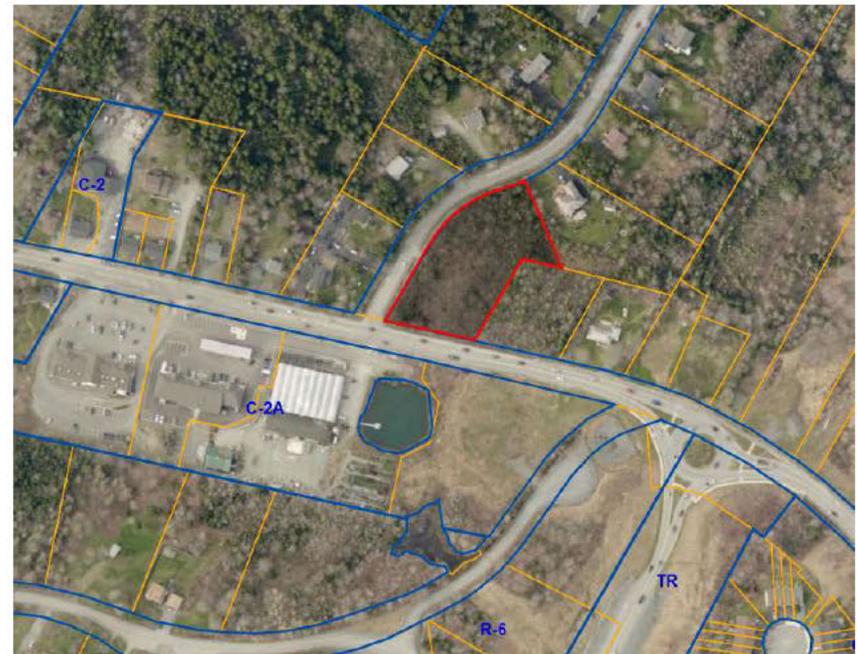
HALIFAX

3. Site Context

Sackville Dr. & Wilson Lake Rd.

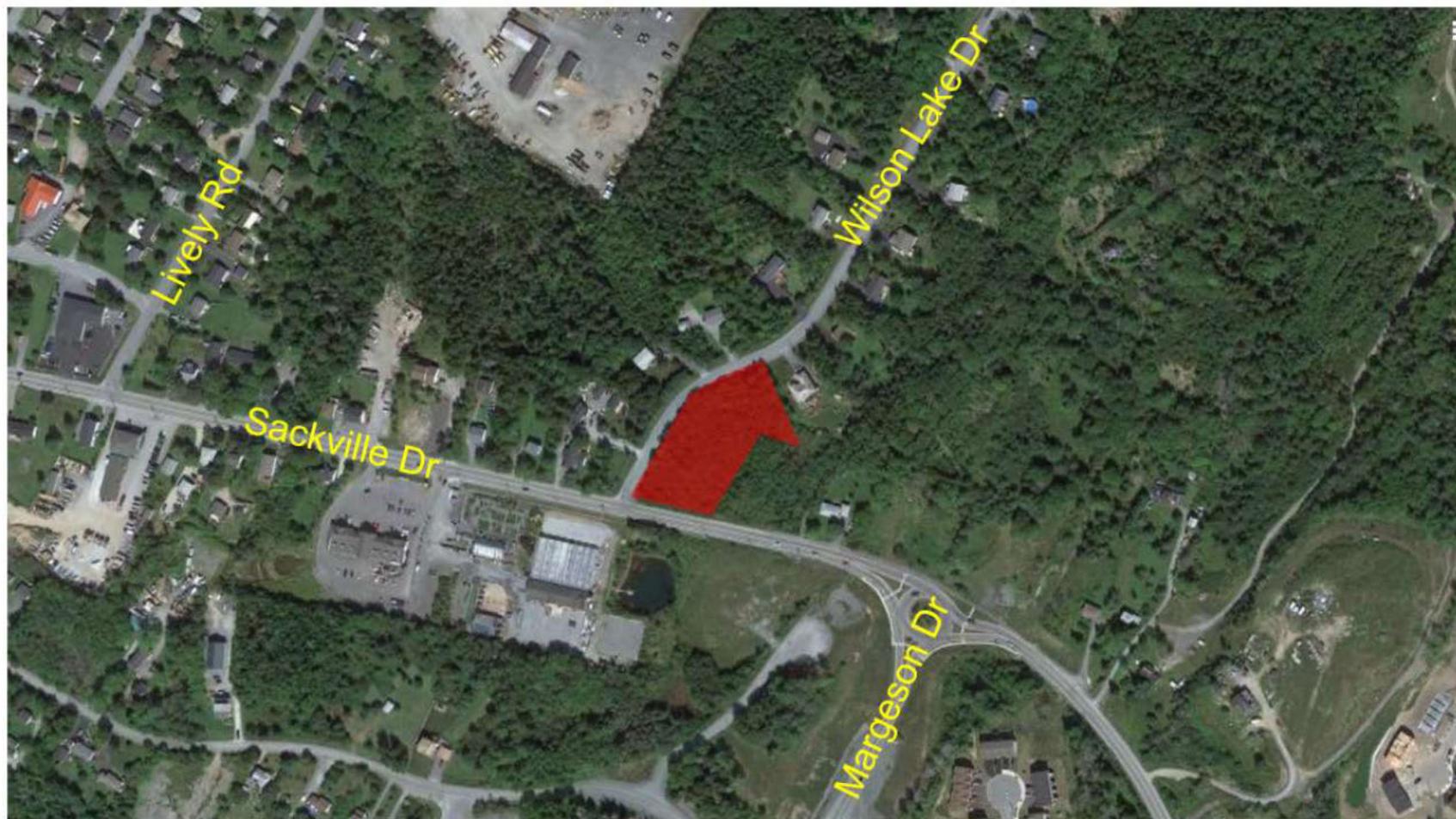


General Site location



Site Boundaries in Red

4. Site Context



**Site area: 1.5 acres; access from Wilson Lake Dr.
Servicing from Sackville Dr.**

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5. Site Context

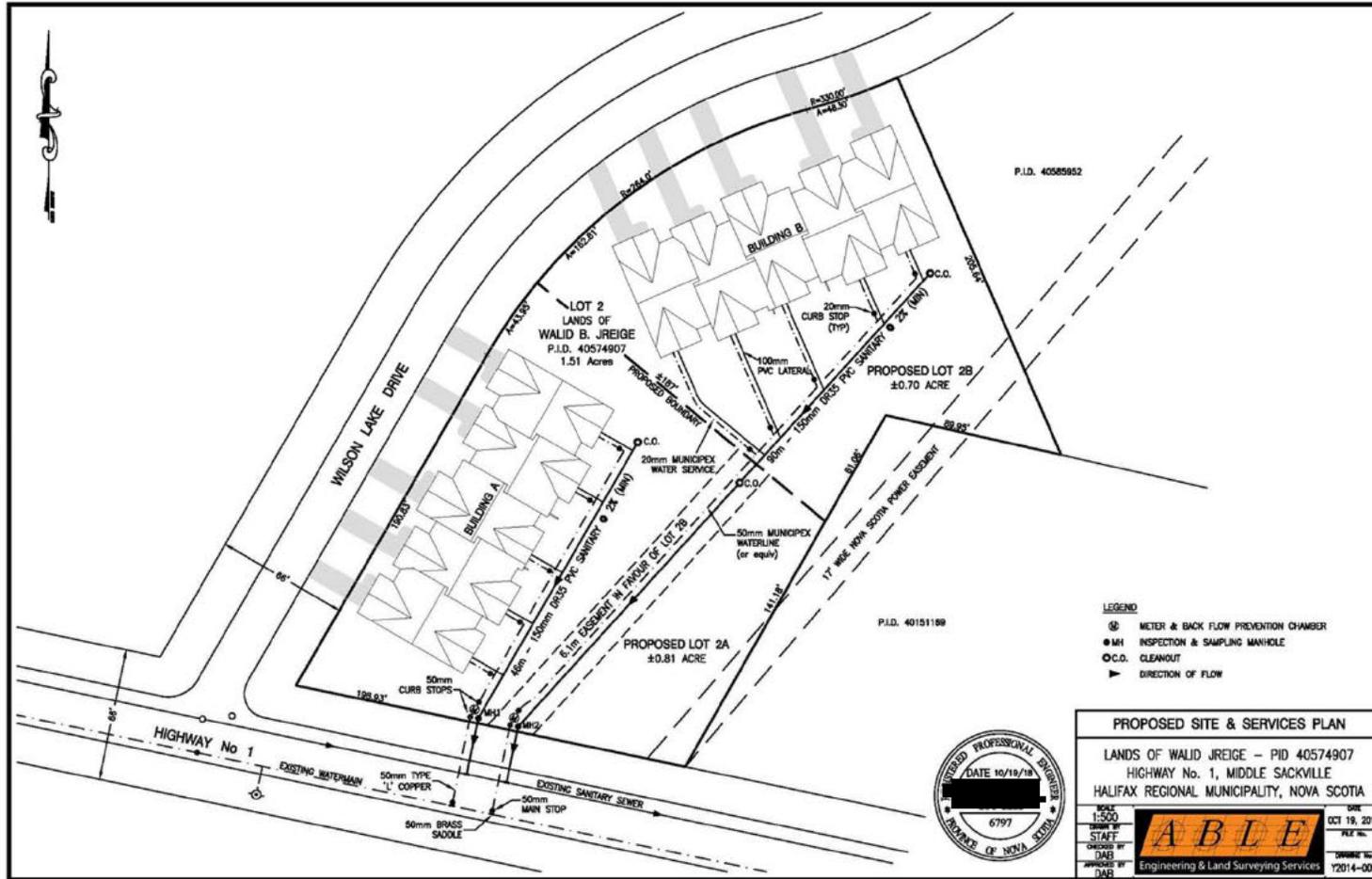


Subject site (vacant, tree cover)

August 2018

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6. Initial Proposal (public meeting)



- 10 Units, 2 Buildings, 2 Separate Properties;
- Issues raised with subdivision & servicing.

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7. Options Identified

- Rezoning to R-4 (Multiple Unit Dwelling) to allow for an apartment building with up to 6 units (MPS Policy UR-7); or
- Development agreement process for a residential apartment building with 7 units (Policy UR-8, for more than 6 units).

*Note: Sewer capacity is limited to the existing zoning allowances of the R-6 zone, which has been determined to be 7 lots, based on lot frontage & area)



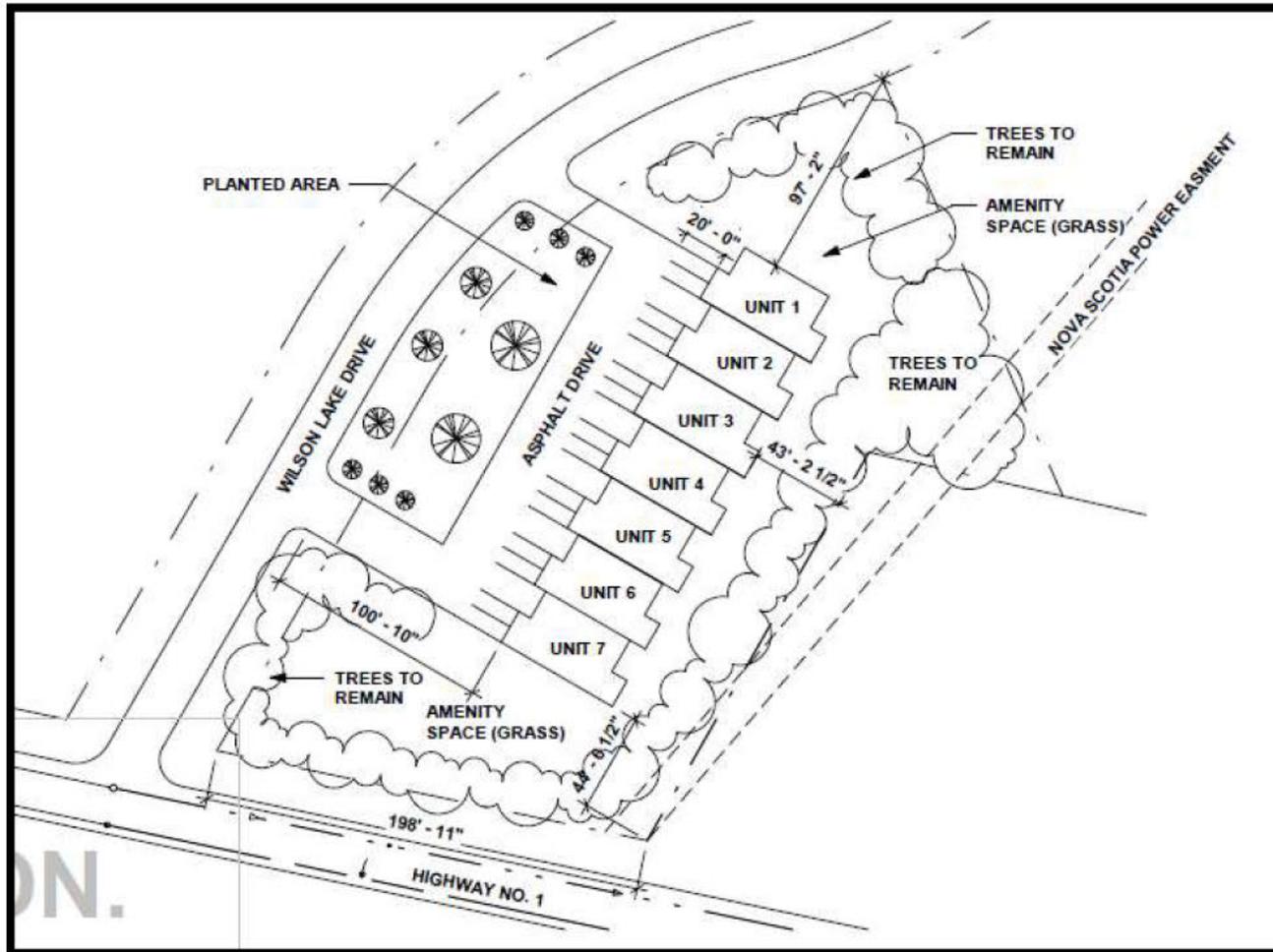
8. Second Proposal (concept)



Proposed 6-unit or 7-unit Multiple Unit Dwelling;
 *This version was presented to PAC on Nov. 13, 2019

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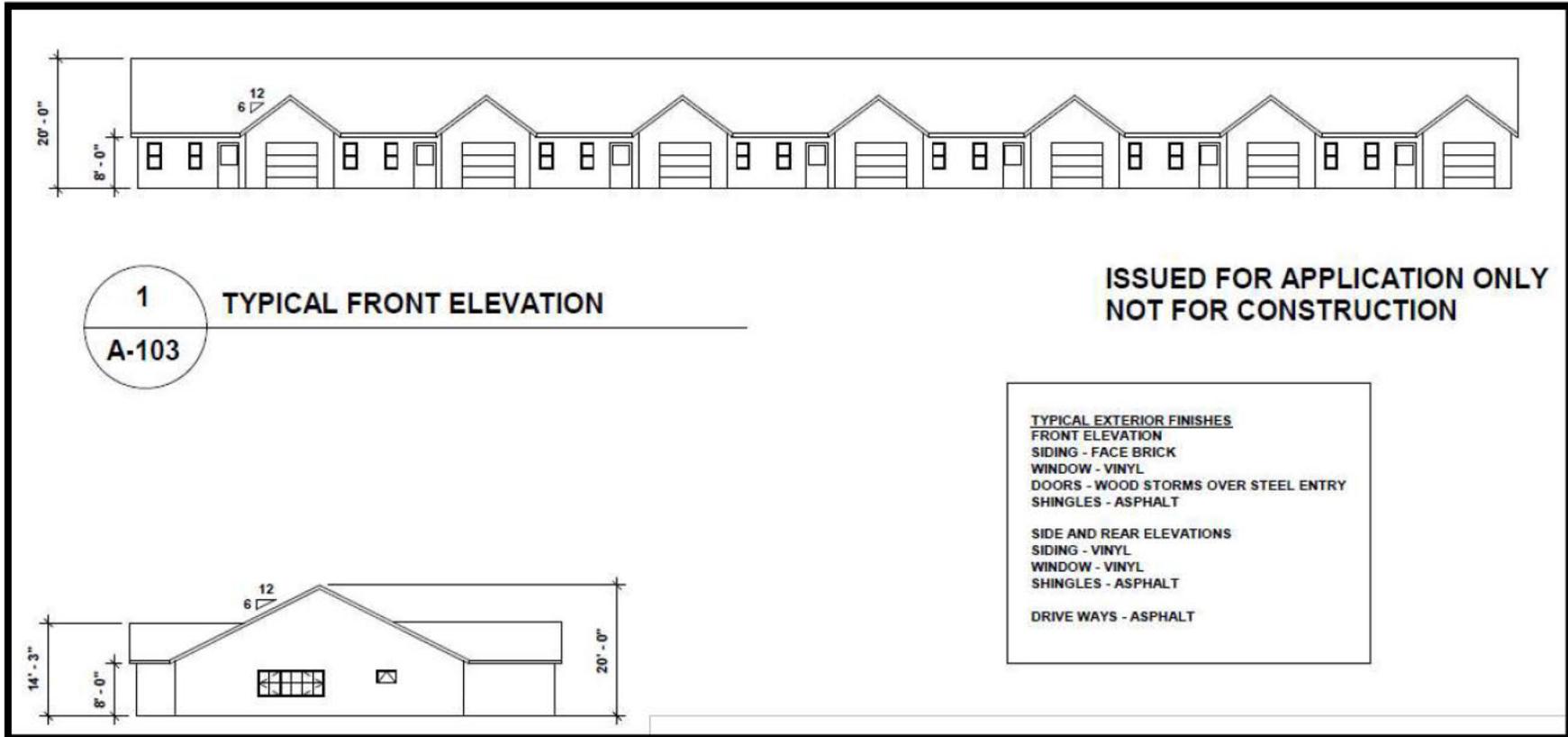
9. Current Proposal (site plan)



Proposed 7-unit Multiple Unit Dwelling (townhouse-style);
Plan updated (driveway location, building details, etc)

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10. Current Proposal (elevations)



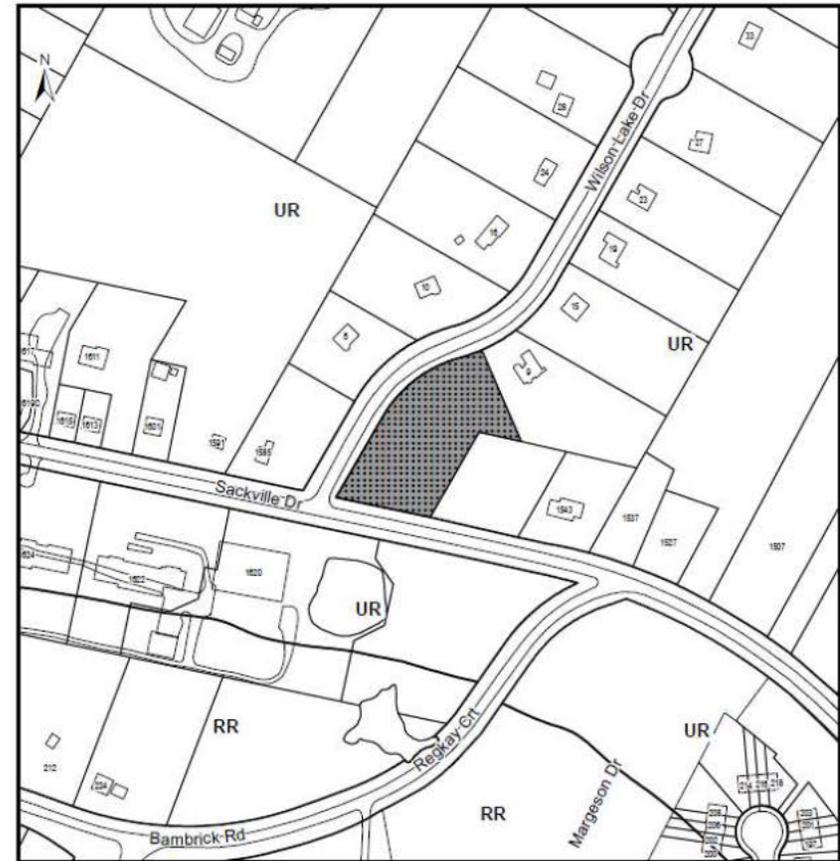
- Proposed brick exterior in front, asphalt shingles;
- Vinyl siding along side and rear elevations.

11. Planning Policy

Sackville Municipal Planning Strategy

Sackville MPS:

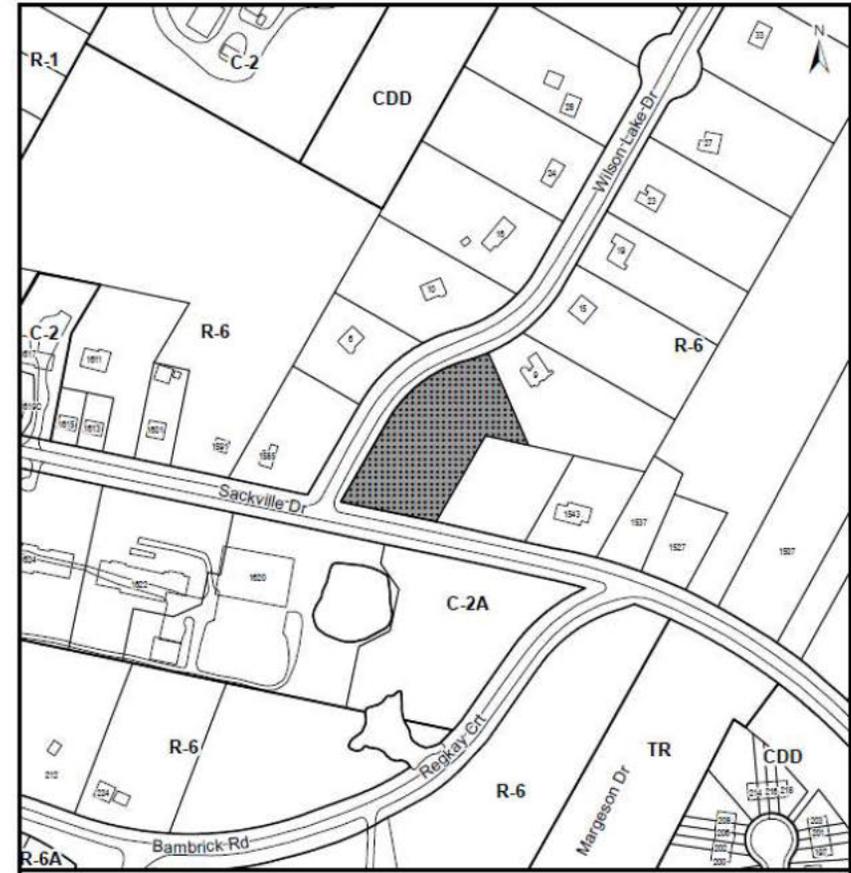
- UR designation:
 - Urban residential uses:
 - Low, medium & high density
- Policy UR-8:
 - Multi-unit dwellings by development agreement



12. Land Use By-law

Halifax Peninsula LUB

- R-6 Zone (Rural Residential):
 - Low-density residential uses;
 - Daycares, home business, B&Bs, etc.
 - Resource & community uses.



13. Public Engagement Feedback

- Level of engagement completed was consultation, achieved through a public information meeting (May 16, 2019), on-site sign and information on HRM website.
- Feedback from the community generally included the following:
 - Concern about traffic on Wilson Lake and Sackville Dr., queuing near the roundabout;
 - Concern with driveway locations on Wilson Lake Dr.;
 - Concern with rental units versus owner-occupied;
 - Environmental and stormwater concerns, and
 - The appearance and quality of the building(s).

14. Scope of Review

- Please advise of any recommendations & considerations regarding the proposal, taking into account the MPS policy UR-8:
 - separation distances from low density residential developments;
 - height, bulk, lot coverage and appearance of any building;
 - site design features, including landscaping, amenity areas, parking areas and driveways;
 - proximity to community facilities (schools, recreation areas and transit);
 - municipal central services are capable of supporting the development;

15. Scope of Review

- MPS policy UR-8 (continued):
 - environmental and stormwater controls are in place;
 - direct access to a local street, minor collector or major collector;
 - traffic circulation, sighting distances and entrances/exits to the site;
 - general maintenance of the development; and
 - Any other land use impacts (policy IM-13)



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Questions / Comments

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