

HALIFAX

Public Hearing for Case 22334

Development Agreement for 1401
Sackville Drive, Middle Sackville

North West Community Council
July 6, 2020

Applicant Proposal

Applicant: WM Fares

Location: 1401 Sackville Drive,
Middle Sackville

Proposal: To enter into a
development agreement to
permit a 1-storey 7,000 sq.ft.
commercial building.



Site Context

1401 Sackville Drive, Middle Sackville



General Site location



Site Boundaries in Red

Site Context



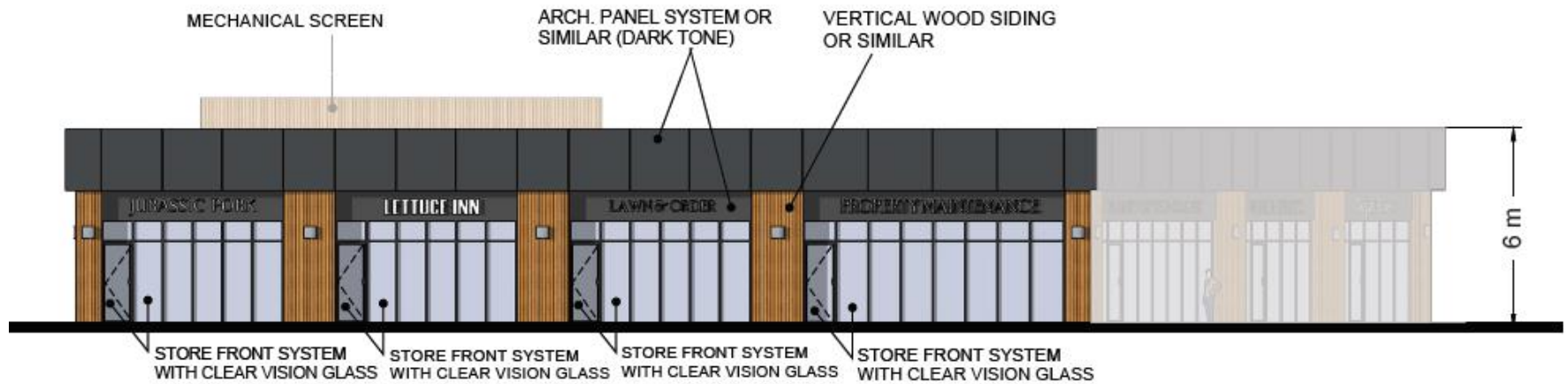
Subject site seen from Sackville Drive

Site Context



Subject site seen from Executive Drive

Proposal

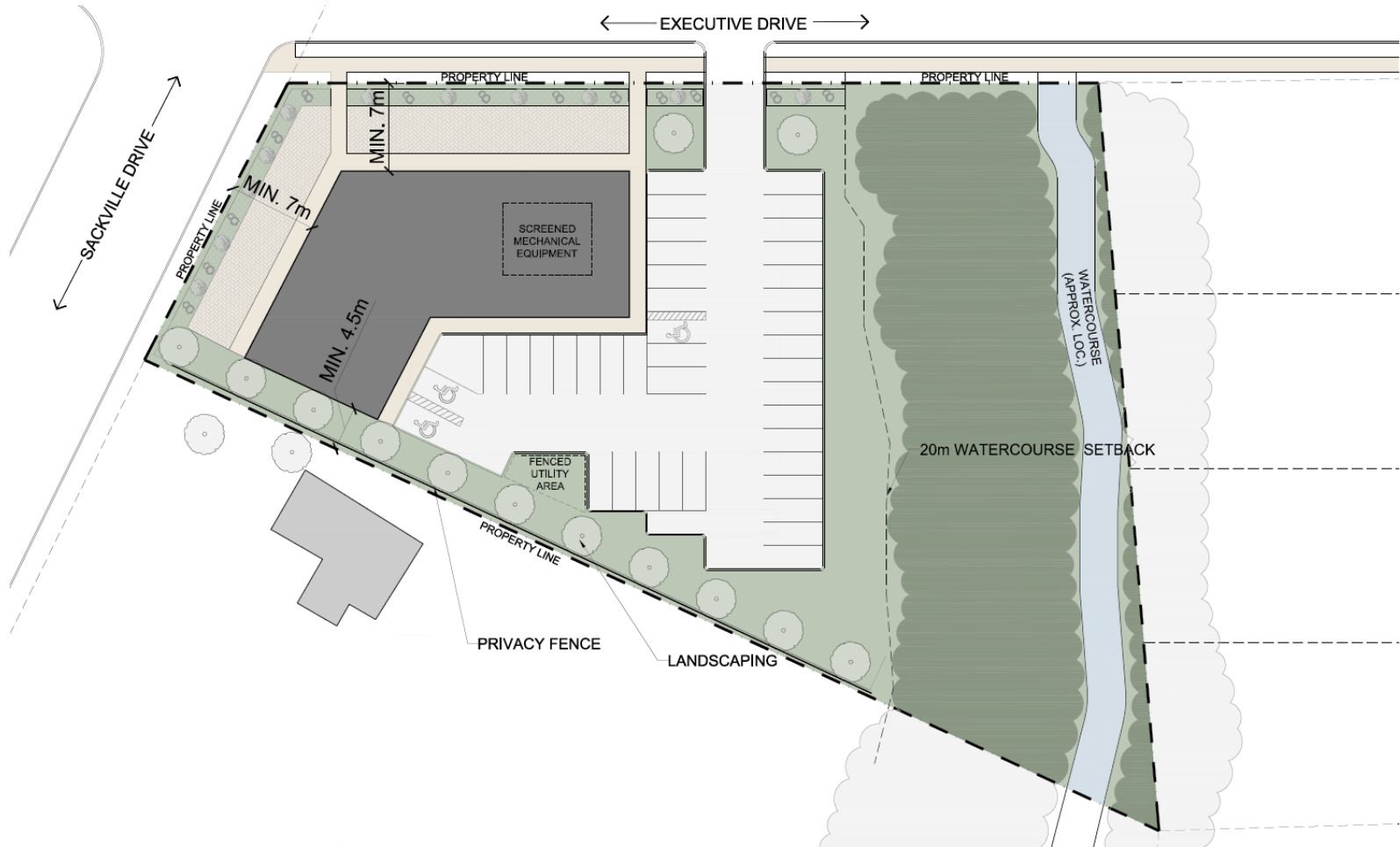


Facing Executive Drive



Facing Sackville Drive

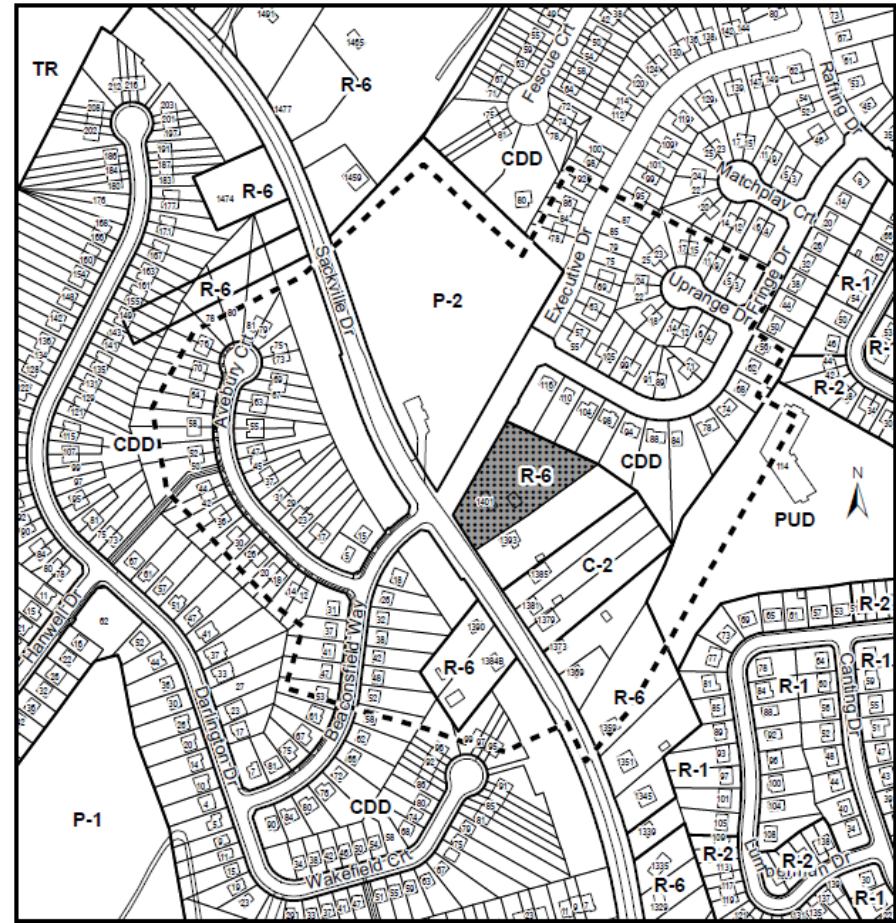
Proposal



Land Use By-law

Sackville LUB

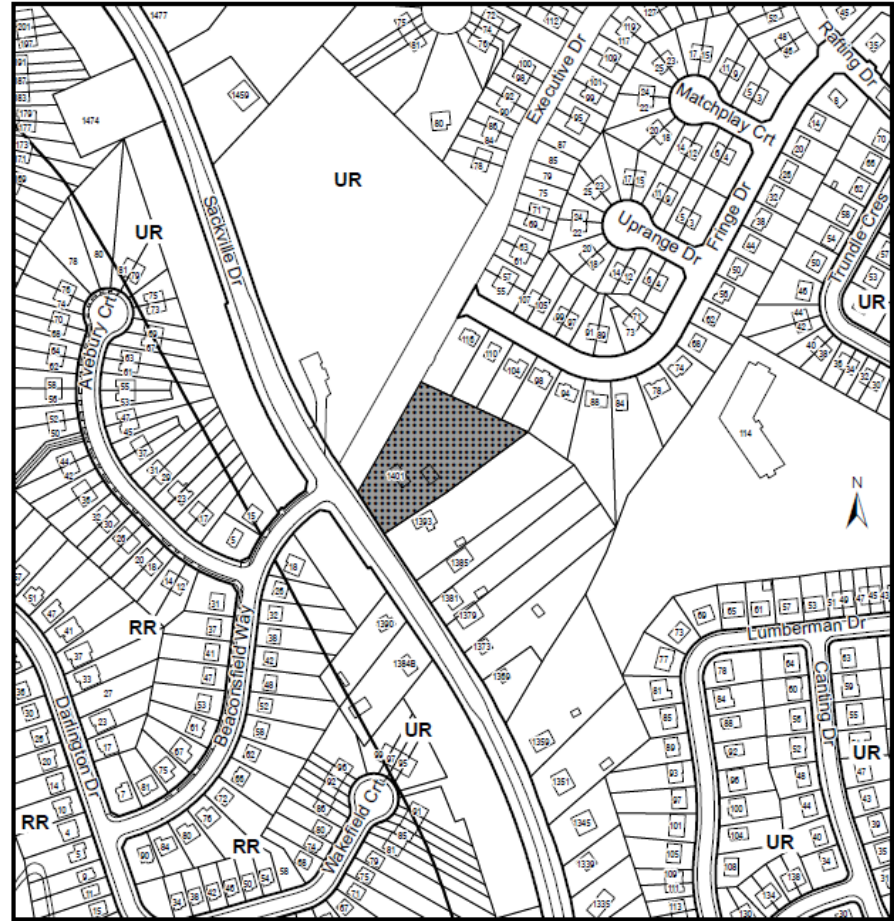
- R-6 (Rural Residential) Zone
- Permitted uses include:
 - Single unit dwellings;
 - Day care facilities,
 - Bed and breakfasts;
 - Business uses;
 - Pet care facilities, all in conjunction with dwellings.
 - Resource and community uses are also permitted.



Planning Policy

Sackville Municipal Planning Strategy

- Urban Residential Designation
- Intent of designation is to protect the residential environment of the community while allowing for a variety of housing types and other uses which are compatible with continuing residential development.
- Proposal is enabled under Policy UR-20, which permits commercial uses, by development agreement, to acknowledge the area history of low-density residential interspersed with commercial.



Policy Consideration

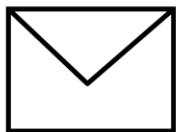
Enabling Policy UR-20: Requires any new commercial use in this area to go through a development agreement process. The policy requires Council to consider the following in rendering their decision on a Development Agreement:

- Site design
- Height, bulk, and lot coverage - compatible with adjacent land uses.
- Buffering and screening
- Environmental concerns
- Traffic generation and adequacy of municipal services

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public information meeting (August 15, 2019)
- Feedback from the community generally included the following:
 - •Concerns regarding traffic;
 - •Concerns regarding permitted uses (potential obnoxious uses)

**Notifications
Mailed**



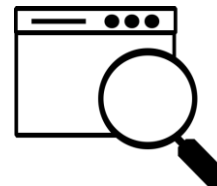
152

**Meeting
Attendees**



6

**Webpage
Views**



1089

**Letters/Emails
Received**



1

North West PAC Recommendation

Slide 13

September 4, 2019

The PAC recommended that the application proceed with the following considerations:

- that the parking lot lights shine towards the parking lot and not towards the houses along the back;
- that the maximum sightline is available for turning left out of the parking lot to Executive Drive;
- that additional accessible parking spots be added;
- that the roof be sloped to enhance the look of the building and to blend with existing the neighborhood; and
- that the commercial uses be limited to neighborhood services and uses.

Summary: Key Aspects of Proposed Development Agreement

- Maximum one storey - approximately 10.6 m. (35 ft.) tall commercial building;
- 650 sq. m. (7,000 sq. ft.) gross leasehold space;
- Permitted uses are those found in the C-2A Zone, with the addition of Automotive Tire Sale and Repair Outlet, and Restaurant – Full Service uses.
- 40 parking spaces located in the rear of the building; and
- Landscaping, fencing, and lighting requirements.

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 landscaping measures; and
- The granting of an extension to the date of commencement and completion of the 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; and
2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

HALIFAX

Thank You

C-2A Uses

Commercial Uses

- Retail stores
- Food stores
- Service and Personal Service Uses
- Offices
- Commercial schools
- Banks and financial institutions
- Restaurants take-out and drive-in
- Shopping plazas and malls
- Commercial recreation uses
- Greenhouses and nurseries
- Veterinary hospitals and kennels
- Service stations

Community Uses

- Open space uses
- Institutional uses

R-6 Resource and Community Uses Slide 19

Institutional Uses

- Educational institutions and uses
- Denominational institutions and uses
- Fire and police stations
- Government offices and public works
- Hospitals
- Public libraries, museums and galleries
- Private club and lodge
- Residential care facilities constructed and maintained by a public housing authority
- A sales and administration office in conjunction with a cemetery

Open Space Uses

- Public and private parks and playgrounds
- Recreation uses
- Cemeteries
- Historic sites
- A single unit dwelling in conjunction with a cemetery, excluding a mobile dwelling

Resource Uses

- Agricultural uses
- Forestry uses
- Fishing and fishing related uses

C-2A Uses other than Commercial

Institutional Uses

- Educational institutions and uses
- Denominational institutions and uses
- Day care facilities
- A single unit dwelling in conjunction with a daycare facility
- Fire and police stations
- Government offices and public works
- Hospitals and medical clinics
- Public libraries, museums and galleries
- Private club and lodge
- Community centres and halls
- Residential care facilities constructed and maintained by a public housing authority
- A sales and administration office in conjunction with a cemetery

Open Space Uses

- Public and private parks and playgrounds
- Recreation uses
- Cemeteries
- Day camps
- Historic sites
- A single unit dwelling in conjunction with a cemetery, excluding a mobile dwelling