

HALIFAX

**North West Planning
Advisory Committee:
Case 21355**

**Development Agreement
Middle Sackville**

Presentation By:
Stephanie Salloum – Planner III

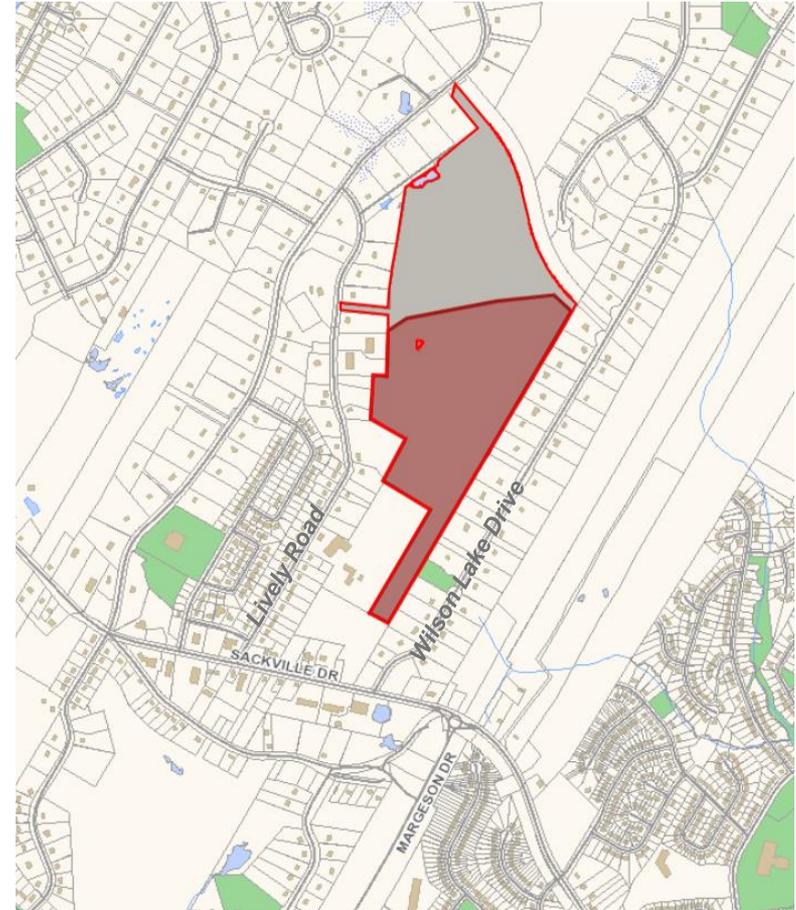
June 24, 2020

Applicant Proposal

Applicant: Armco Capital Inc.

Location: a portion of PID 41071069, between Lively Road and Wilson Lake Drive, Middle Sackville

Proposal: A 167-unit residential subdivision comprising of single unit dwellings and semi-detached dwellings



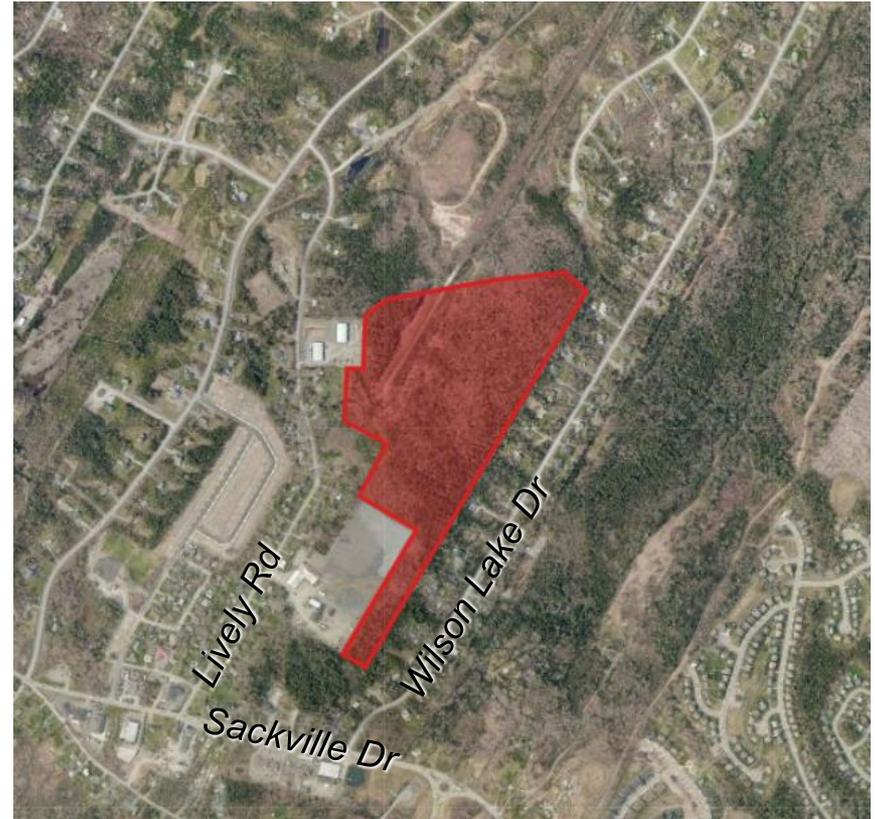
- *Subject property outlined in red*
- *Portion of the property subject to the application is shaded in red*

Site Context

Lively Road, Middle Sackville



General Site location



Site Boundaries in Red

Site Context



*Proposed
entrances
to the
subdivision*

Site Context



Proposed entrance to the subdivision from Lively Road after civic #135

Site Context



*Proposed entrance to the subdivision from
Wilson Lake Drive, between civic #56 and 76*

Policy & By-law Overview

Sackville Municipal Planning Strategy & Land Use By-law

- **Zone**
 - CDD (Comprehensive Development District) Zone
- **Designation**
 - Urban Residential (UR)
- **Existing Use**
 - Vacant
- **Enabling Policy**
 - SU-6 of the Regional Municipal Planning Strategy (RMPS) for extension of municipal services and for residential subdivision by development agreement



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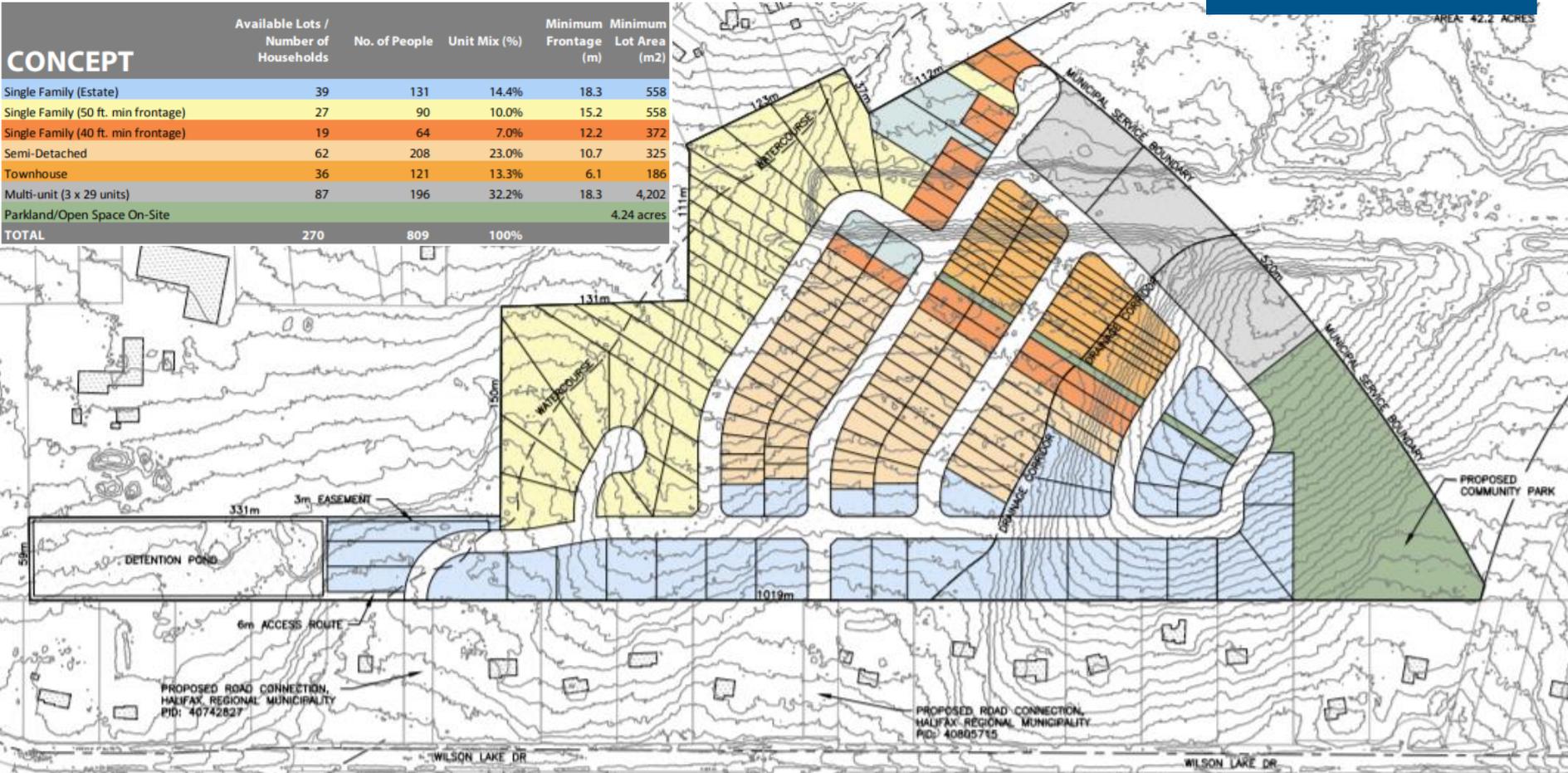
Site History

~1968-1973	Drag City Raceway
2014	<p>Case #19166</p> <ul style="list-style-type: none"> • 270 unit residential development comprising of single and semi-detached dwellings, townhouses and multiple unit buildings • Public Information Meeting in October • Application withdrawn soon after
2017	<p>Case #21355</p> <ul style="list-style-type: none"> • New application submitted in August for 241 units • Revised plans submitted in October showing 165 units
2018	Public Information Meeting in November
<i>Revisions to the site plans to address staff and public comments</i>	
2020	Mailout sent to area residents in May advising about revised submission

Previous Case #19166 (2014)

270 UNITS

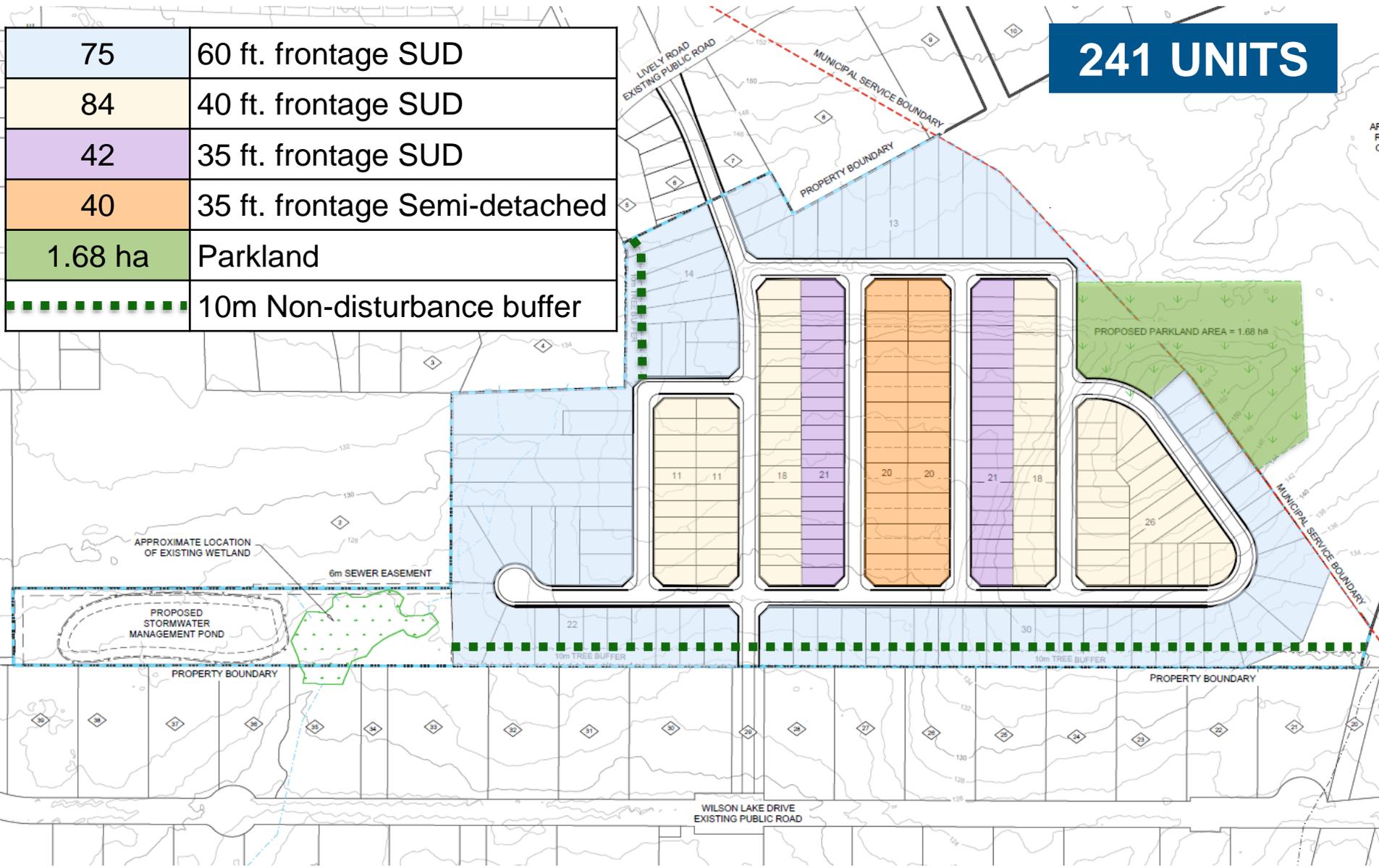
CONCEPT	Available Lots / Number of Households	No. of People	Unit Mix (%)	Minimum Frontage (m)	Minimum Lot Area (m ²)
Single Family (Estate)	39	131	14.4%	18.3	558
Single Family (50 ft. min frontage)	27	90	10.0%	15.2	558
Single Family (40 ft. min frontage)	19	64	7.0%	12.2	372
Semi-Detached	62	208	23.0%	10.7	325
Townhouse	36	121	13.3%	6.1	186
Multi-unit (3 x 29 units)	87	196	32.2%	18.3	4,202
Parkland/Open Space On-Site					4.24 acres
TOTAL	270	809	100%		



Initial Submission Case #21355 (Aug 2017)

241 UNITS

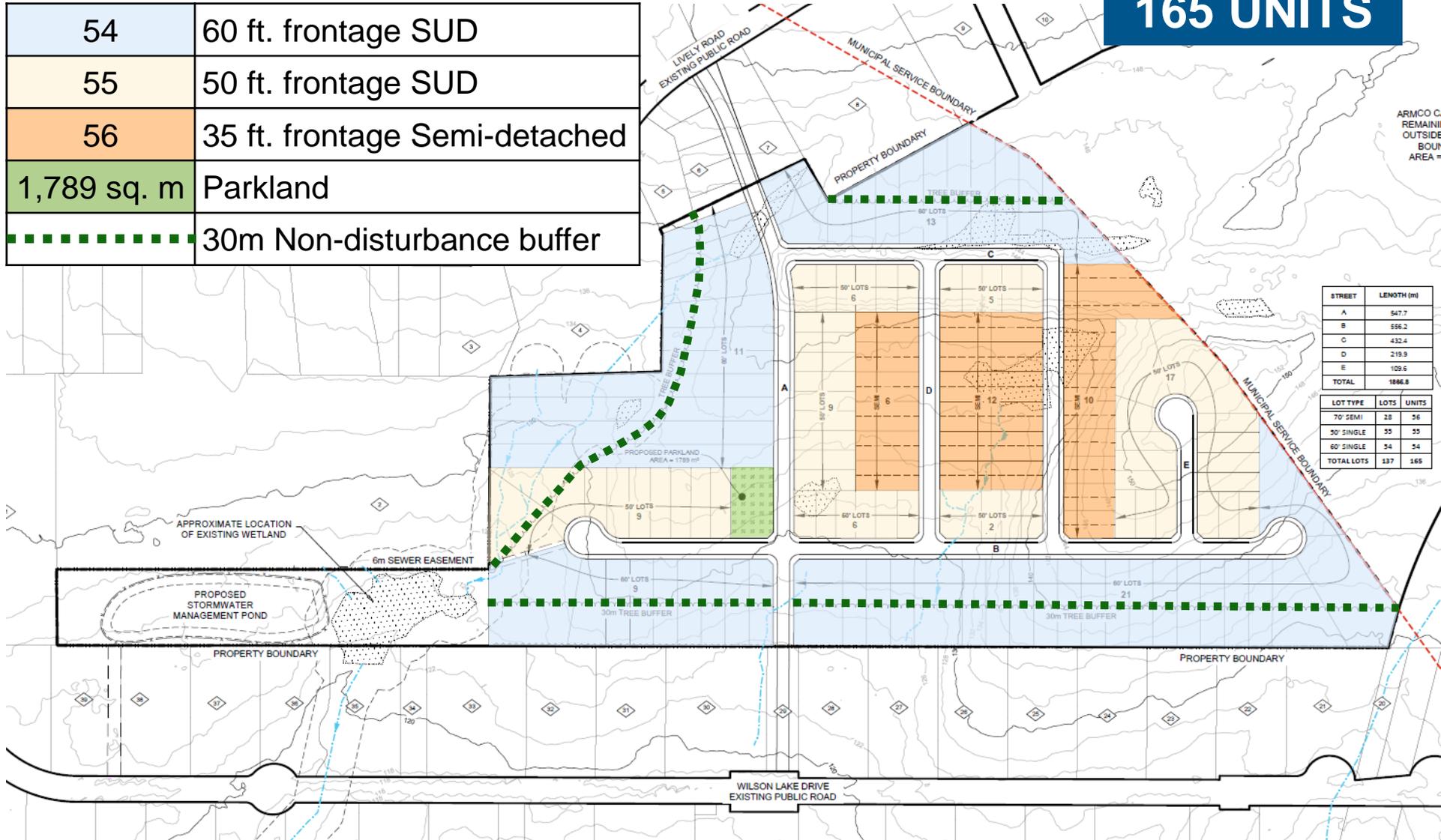
75	60 ft. frontage SUD
84	40 ft. frontage SUD
42	35 ft. frontage SUD
40	35 ft. frontage Semi-detached
1.68 ha	Parkland
	10m Non-disturbance buffer



Proposal Presented at PIM (Nov 2018)

165 UNITS

54	60 ft. frontage SUD
55	50 ft. frontage SUD
56	35 ft. frontage Semi-detached
1,789 sq. m	Parkland
	30m Non-disturbance buffer



STREET	LENGTH (m)
A	547.7
B	556.2
C	432.4
D	219.9
E	109.6
TOTAL	1866.8

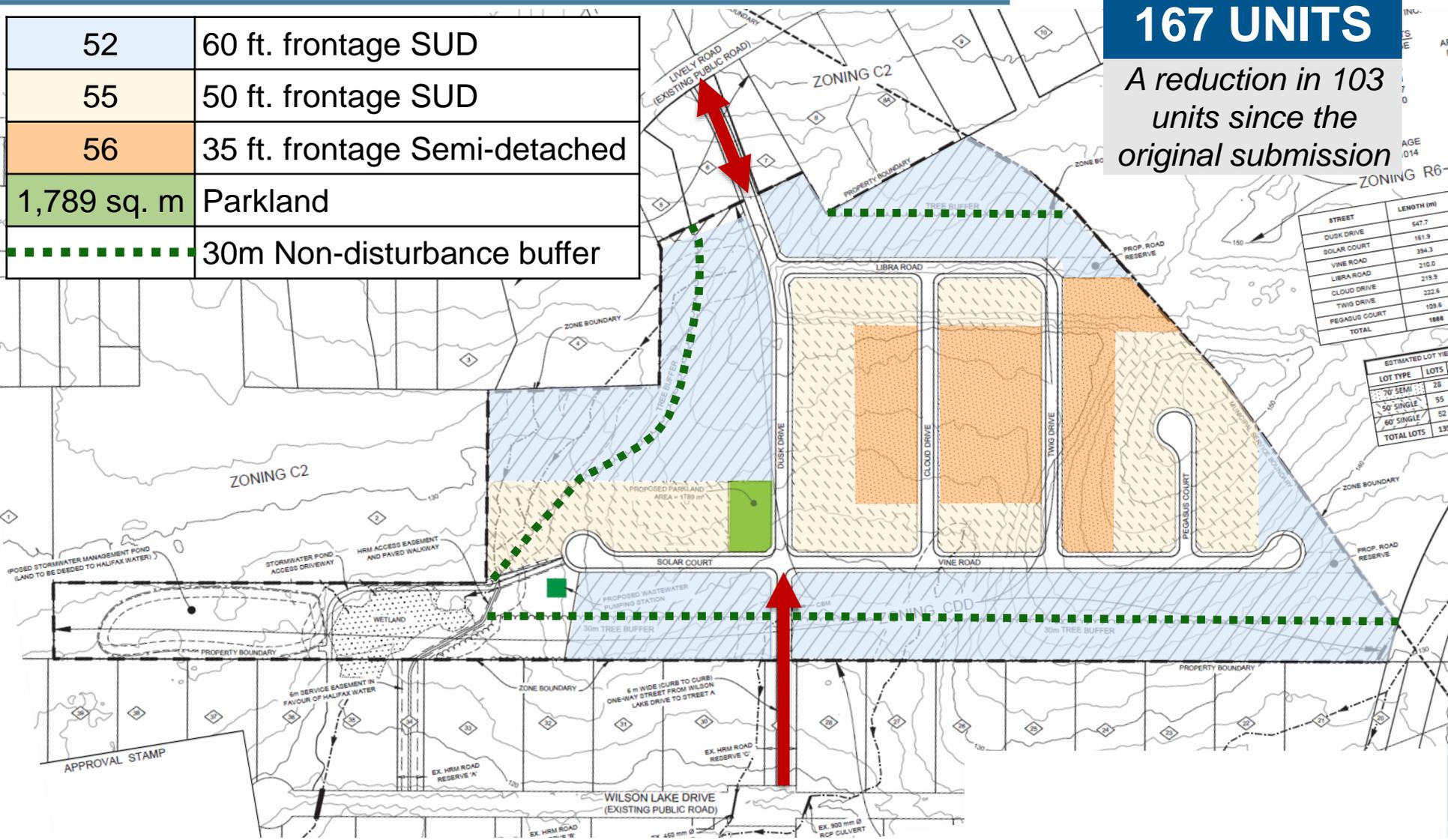
LOT TYPE	LOTS	UNITS
70' SEMI	28	56
30' SINGLE	55	55
60' SINGLE	54	54
TOTAL LOTS	137	165

ARMCO C. REMAINS OUTSIDE BOUND AREA =

Current Proposal

52	60 ft. frontage SUD
55	50 ft. frontage SUD
56	35 ft. frontage Semi-detached
1,789 sq. m	Parkland
	30m Non-disturbance buffer

167 UNITS
A reduction in 103 units since the original submission

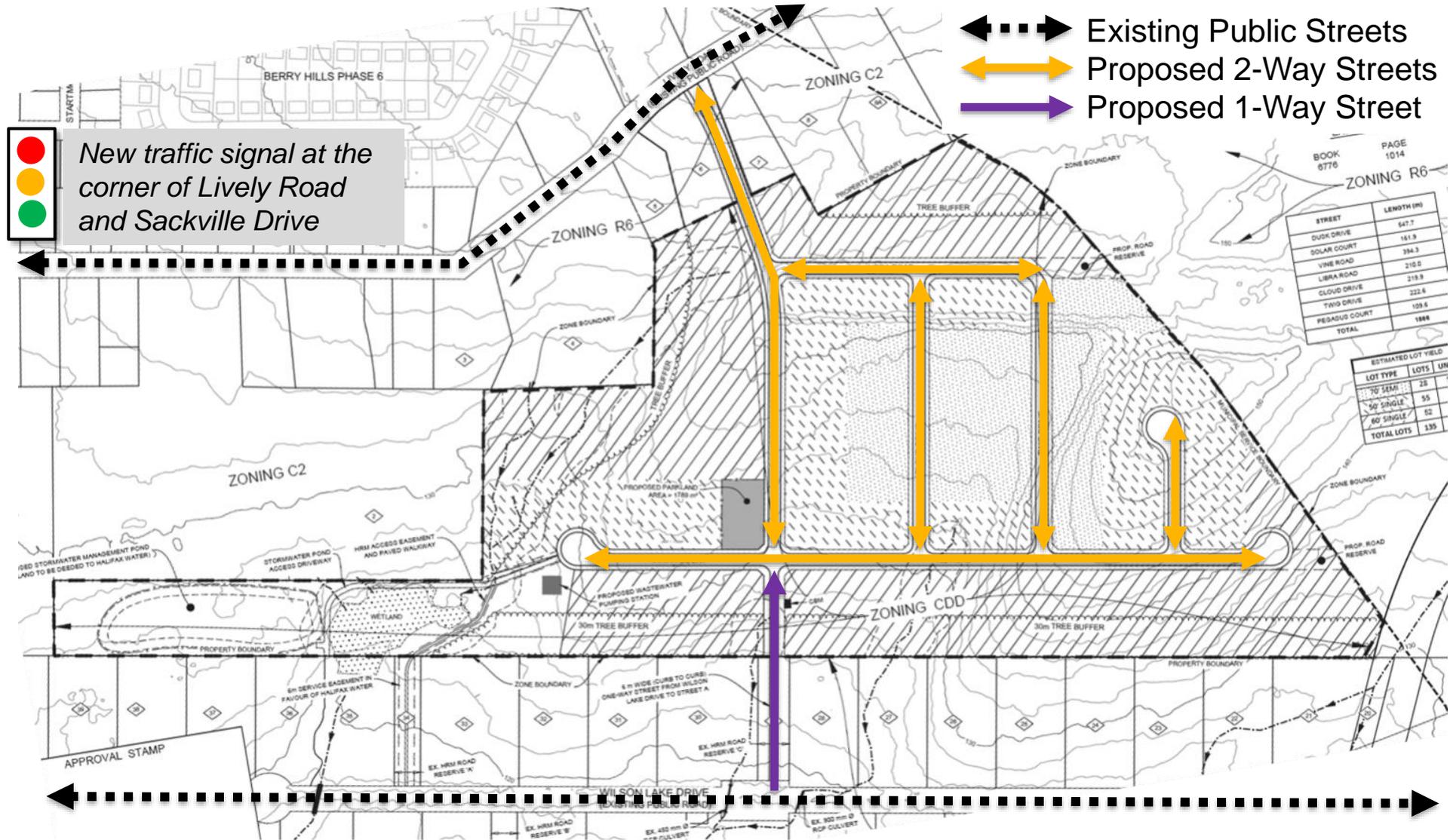


STREET	LENGTH (m)
DUSK DRIVE	547.7
SOLAR COURT	161.9
VINE ROAD	394.3
LIBRA ROAD	210.0
CLOUD DRIVE	219.9
TWIG DRIVE	222.6
PEGASUS COURT	109.6
TOTAL	1868

ESTIMATED LOT YIELD	
LOT TYPE	LOTS
70' SEMI	28
80' SINGLE	55
90' SINGLE	52
TOTAL LOTS	135

The applicant has requested that the DA permit up to 167 units if a detailed survey permits.

Current Proposal – Traffic Circulation



New traffic signal at the corner of Lively Road and Sackville Drive

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STREET	LENGTH (M)
DUSK DRIVE	547.7
SOLAR COURT	161.9
VINE ROAD	384.3
LIBRA ROAD	210.5
CLOUD DRIVE	219.9
TWIG DRIVE	222.6
PEGASUS COURT	109.6
TOTAL	1884

ESTIMATED LOT YIELD		
LOT TYPE	LOTS	UNITS
50 SEMI	28	
50 SINGLE	55	
60 SINGLE	52	
TOTAL LOTS	135	

Public Engagement Feedback

- Consultation achieved through the HRM website, mail out notifications, newspaper ads and public information meetings
- May 2020 - Notice was mailed to area residents advising of a recent revision to the proposal

Notifications Mailed



77

Emails/Calls Received



6

Website Views (May 1 – June 8)



206

Avg. Time
3:55 mins

Public Engagement Feedback

- Feedback from the community generally included the following:

Concerns

- Compatibility of semi-detached units and lot sizes
- Number of units
- Increase in traffic
- Existing road conditions – unsafe for pedestrians (no sidewalks and crosswalks)
- Proposed traffic routes – all outgoing traffic through Lively Road and one-way street from Wilson Lake into the development
- Impacts on existing road infrastructure
- Effects on nearby wells when new construction begins
- Property values
- Environmental concerns due to the former use of the site as a race track and potential contamination to nearby wells
- Presence of shale and possibility of arsenic
- School capacity and lack of child care services

Support

- Tree buffers between the development and abutting properties

Scope of Review

Enabling Policy SU-6: Residential subdivision by DA, requires Council consider the following in rendering their decision:

- Mix of housing types
- The development does not detract from the general residential character of the community
- Adequate and useable lands for community use
- The development is capable of being serviced without exceeding capacity of existing systems

Thank You Questions / Comments

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