

Case 22865

Rezoning:

1633 Sackville Drive, Middle Sackville
North West Planning Advisory Committee

July 15, 2020

Applicant Proposal

2

Applicant: WSP on behalf of the property owner.

Location: 1633 Sackville Drive

Proposal: Rezone a portion of the site from the R-6 (Rural Residential) Zone to R-4 (Multiple Unit Dwelling) Zone of the Sackville Land Use By-Law to enable a multi with 4 units.



Site Context

2322-24 Hunter Street, Halifax



Site Boundaries in Red

Site Context



Subject site seen from Sackville Drive

Proposal Details



Proposed Site Plan

Planning Policy

Halifax Municipal Planning Strategy

- Designated Urban Residential (UR)
- Policy UR-7 enables Council to Consider amendments to the Land Use By-law to permit multi-unit buildings up to six units.



Land Use By-law

Halifax Peninsula LUB

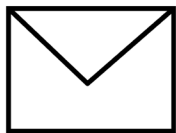
- Existing use:
 - Single family dwelling
- Currently zoned R-6 (Rural Residential) under the Sackville Land Use By-law;



Public Engagement Feedback

- Level of engagement completed was consultation achieved through providing information and seeking comments through the HRM website, signage posted on the subject site, and postcards mailed to property owners.
- Feedback from the community generally included the following:
 - Additional information request

**Notifications
Mailed**



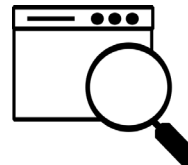
40

**Calls
Received**



0

**Webpage
Views**



69

**Letters/Emails
Received**



0

Policy UR-7 enables Council to Consider amendments to the Land Use By-law to permit multi-unit buildings up to six units with regard to:

- the adequacy of separation distances from low density residential developments;
- the height, bulk, lot coverage and appearance of any building being compatible with adjacent land uses.

Potential impact on the community, specifically:

- the adequacy of separation distances from low density residential developments;
- that the height, bulk, lot coverage and appearance of any building is compatible with adjacent land uses.

HALIFAX

Thank You

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Planning & Development
PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Brittney MacLean

Planner II

macleab@halifax.ca

Tel: (902) 490-4919

www.halifax.ca



PID: 40151110
PERRY GAMMON &
CECKLA RICHARD

PID: 40151131
TERRY, BARBARA,
WARREN & GARY KELSEY

PID: 40153613
NORMA & KEITH
SWANMER

PID: 40589056
DAWNA RUSSELL &
CAROLEN BEARISTO

PID: 40153397
JUDITH LEMLEY &
TERENCE KELLY

PID: 41432188
R/T, SAMWAYS
HOLDINGS INC.

PID: 40151288
GORDAN & SHEILA
HODDINOTT

PID: 41432188
R/T, SAMWAYS
HOLDING INC.

LOT A2
3,748.3 SQ. M.
PORTION OF
PID: 40288219

LOT A1
918.9 SQ. M.,
PORTION OF
PID: 40288219

EXISTING SECOND ACCESS POINT OFF
SACKVILLE DRIVE TO REMAIN FOR LOT A1.
DRIVEWAY ENTRANCE TO BE WIDENED TO
ACCOMMODATE 2-WAY TRAFFIC

EXISTING VEGETATION ON SITE TO REMAIN

PROPOSED 44-UNIT TOWNHOUSE-STYLE MULTIPLE
UNIT DWELLING UNDER R4 ZONE

PROPOSED CONCRETE SIDEWALK, SEPARATE
ENTRANCE PER UNIT

PROPOSED FENCE, CURB, OR
SUITABLE OBSTRUCTION TO
OUTLINE THE PARKING AREA LIMITS

PROPOSED FENCED-IN BACKYARDS

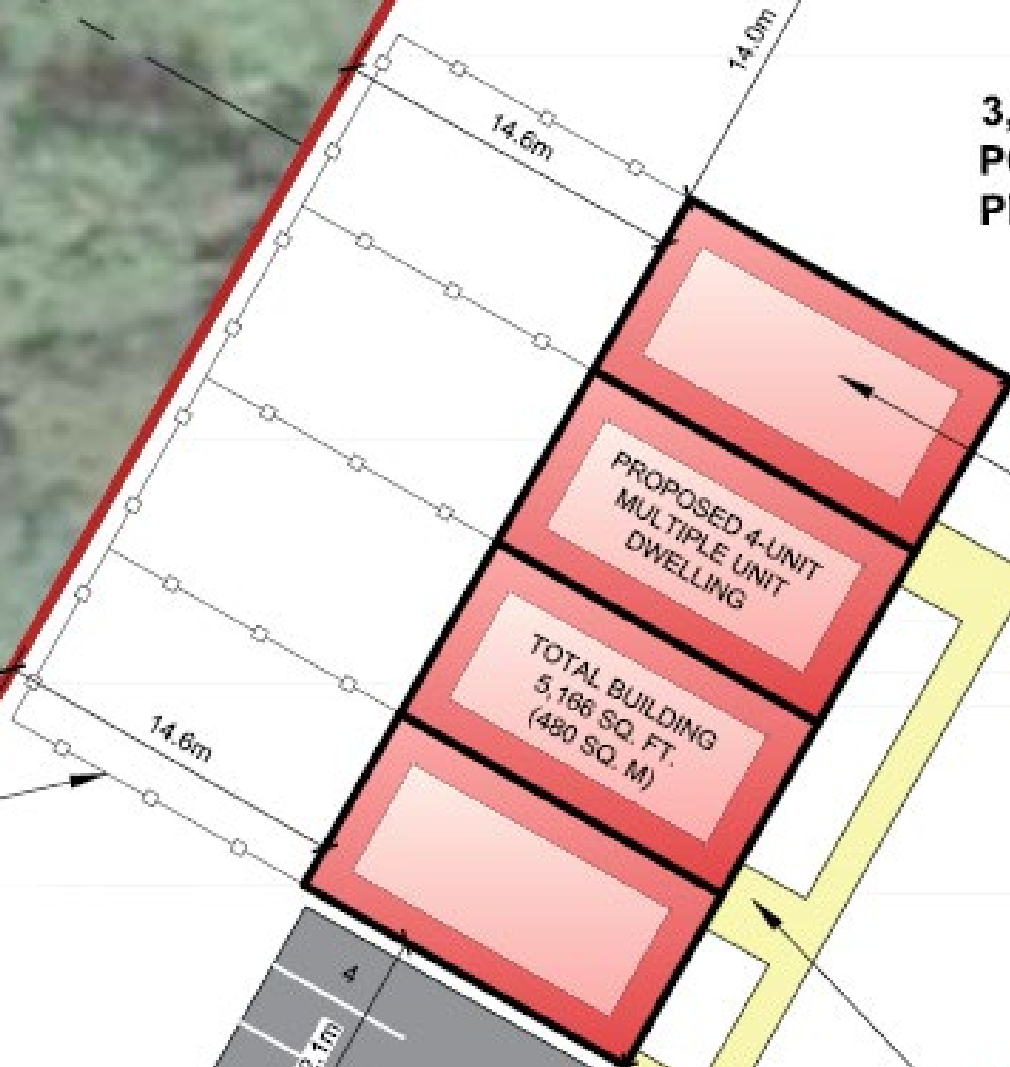
EXISTING SINGLE-FAMILY UNIT DWELLING
TO REMAIN WITH EXISTING R9 ZONE

EXISTING ACCESS OFF SACKVILLE
DRIVE TO REMAIN FOR LOT A1

SACKVILLE DRIVE
(HIGHWAY NO. 1)



LOT A2
3,748.3 SQ. M.
PORTION OF
PID: 40288219



EXISTING VEGETATION

PROPOSED 4-UNIT MULTIPLE UNIT DWELLING UNDER CONSTRUCTION

PID: 40288219
R.T. S
HOLDING

13
WITH
R

S

R-4 ZONE REQUIREMENTS: RESIDENTIAL USES

In any R-4 Zone, where uses are permitted as Residential Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	6,000 square feet (577.4 m ²) plus 1,500 square feet (139.4 m ²) per dwelling unit for each unit in excess of the first three (3) units
Minimum Frontage	60 feet (18.3 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	½ the height of the main building
Maximum Lot Coverage	50 percent
Maximum Height of Main Building	35 feet (10.7 m)