

HALIFAX

**North West Planning
Advisory Committee:
Case 22703**

Development Agreement Amendments,
26 Walker Service Road, Sackville

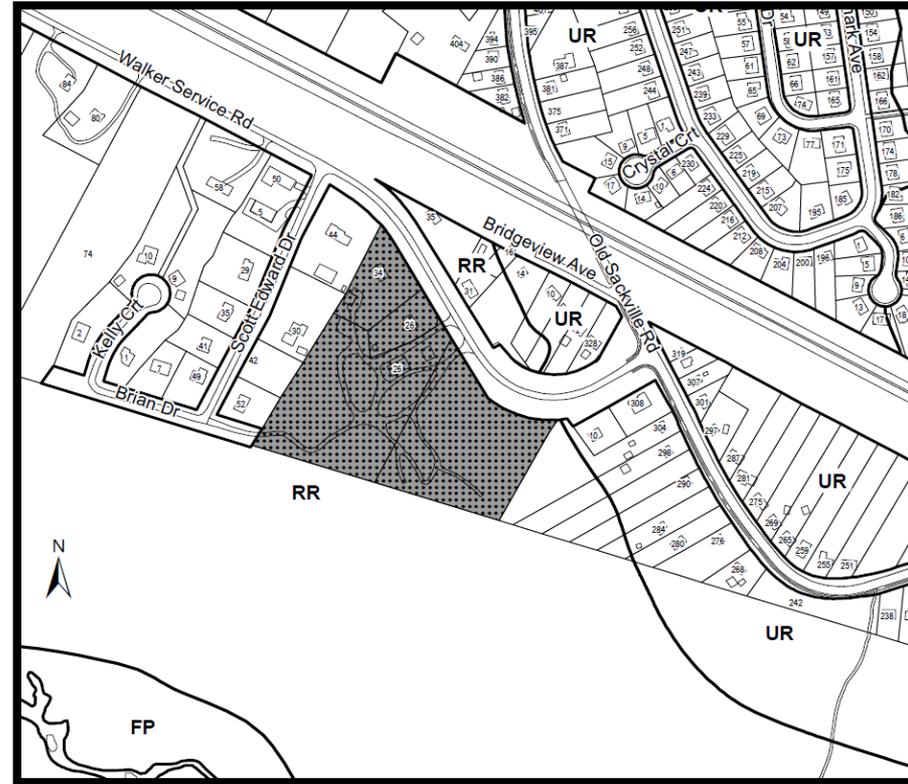
November 4, 2020

2. Applicant Proposal

Applicant: WM Fares, on behalf of Cascade Property Group (owner)

Location: 26 Walker Service Rd.
(4 properties/ PID#)

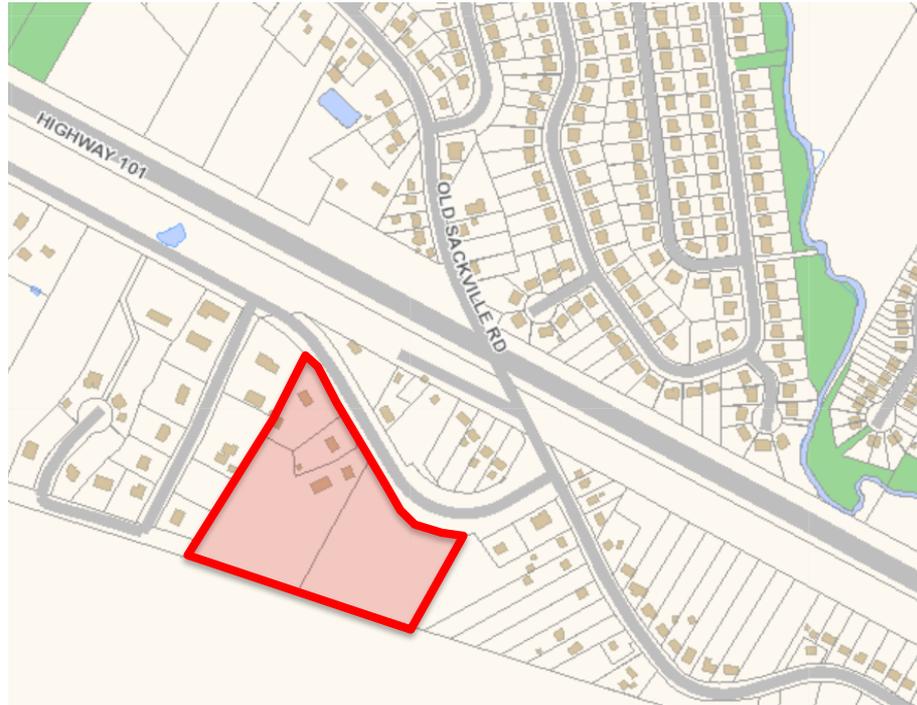
Proposal: Amendments to Existing Development Agreement



Walker Service Rd, near Old Sackville Rd.

3. Site Context

26 Walker Service Rd.



General Site location



Site Boundaries in Red

4. Site Context



**10.25 acres (total); 4 lots off Walker Service Rd.,
2 existing houses, existing industrial buildings.**

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5. Site Context



**Former industrial uses
(salvage yard, gravel pit/ quarry operation)**

Google, 2020

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6. Site Context



Existing industrial buildings



Google, 2020

7. Site Plan - Existing DA



- 34 townhouse units, 1 apartment building (52 units),
- One single-unit dwelling, cul-de-sac, public park;
- New services to link to Old Sackville Rd. water/sewer

8. Proposal – Site Plan



PROJECT DATA
LOT AREA: 10.4 ACRES
BUILDING A:
• 4 STOREYS
• 56 UNITS
• 56 U/G PARKING SPOTS
BUILDING B:
• 4 STOREYS
• 56 UNITS
• 56 U/G PARKING SPOTS
EXTERIOR PARKING:
• 54 PARKING SPOTS TOTAL

- Two 56-unit apartment buildings; 2 single-unit dwellings;
- Public park to be reinstated, driveway to replace cul-de-sac

9. Elevations (existing DA)



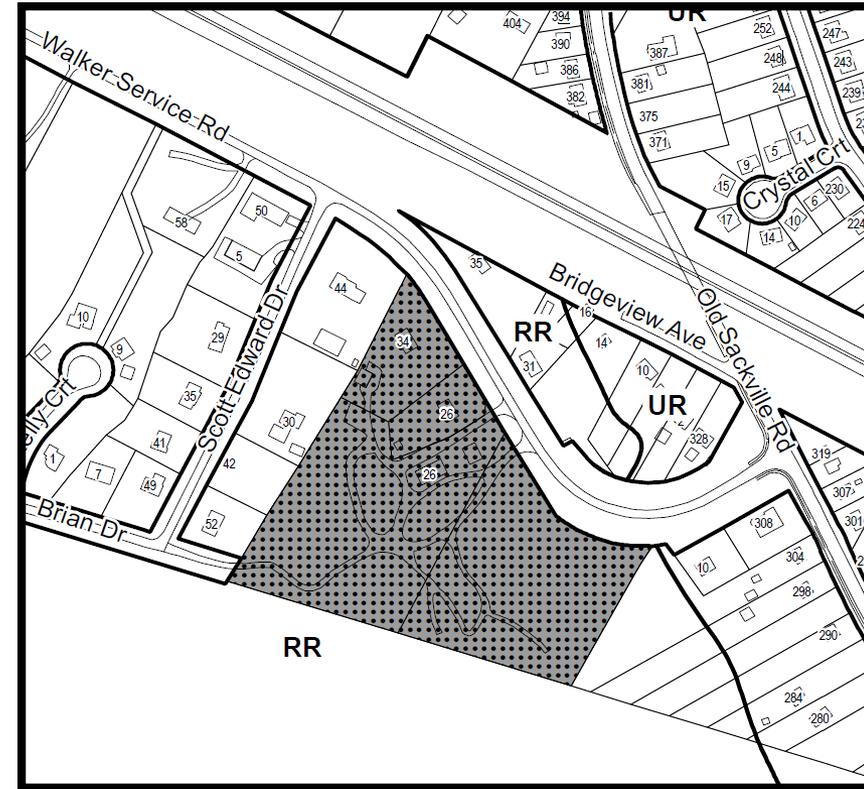
- Building elevations not proposed to change;

10. Planning Policy

Sackville Municipal Planning Strategy

Sackville MPS:

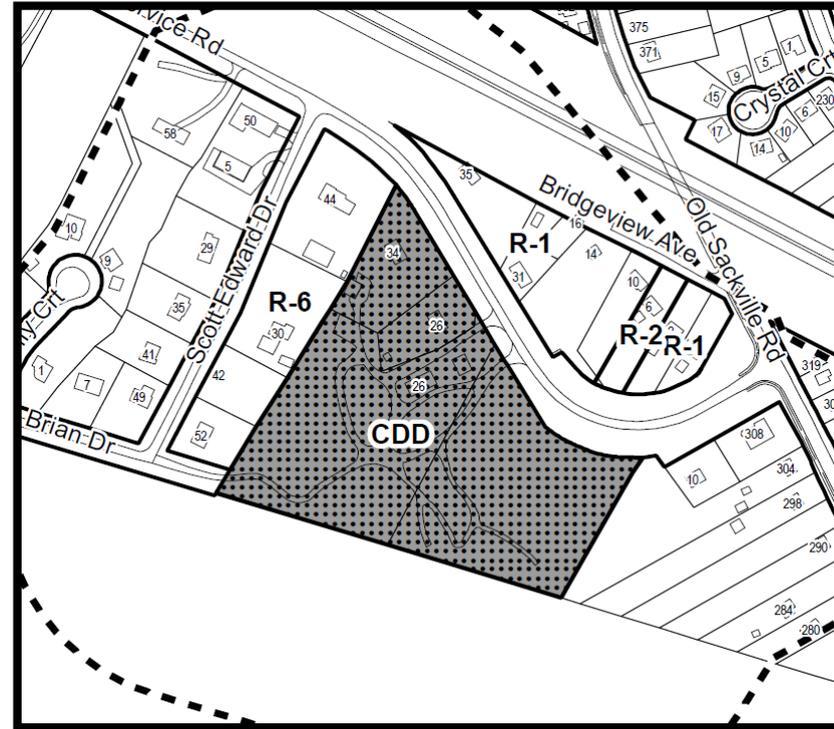
- Rural Residential (RR) designation:
 - Policy RR-3 allows for serviced comprehensive development & urban residential uses;
- Policy UR-10 & IM-13:
 - Comprehensive development (district) by development agreement;



11. Land Use By-law

Halifax Peninsula LUB

- CDD Zone (Comprehensive Development District) :
 - Development of five (5) or more acres;
 - Residential uses, local commercial uses, community facilities and/or parks.



12. Public Engagement Feedback

- Level of engagement completed was consultation, achieved through letters mailed to surrounding residents (June 2020), on-site sign and information on HRM website.
- Feedback from the community generally included the following:
 - Concern about traffic (existing and from proposed dvpt.);
 - That there be no driveway access to rear of site/ Brian Dr.;
 - Opinion that existing agreement should not be changed;
 - Environmental concerns, impact on Sackville River;
 - Construction noise and blasting concerns;
 - Opposition to removing the park parcel, increasing density.

13. Scope of Review

- Please advise of any recommendations & considerations regarding the proposal, taking into account the MPS policies UR-10/ IM-13:
 - The types of land uses to be included in the development;;
 - height, bulk, lot coverage and appearance of any building;
 - Proposed public lands and community facilities;
 - Proximity to community facilities (schools, recreation areas and transit);
 - The provision of municipal central services that are capable of supporting the development;

14. Scope of Review

- MPS policy UR-10 (continued):
 - traffic generation, access to and egress from the site, and parking;
 - environmental and stormwater controls are in place;
 - site suitability in terms of steepness of grades, soil and geological conditions, locations of watercourses, potable water supplies, marshes or bogs and susceptibility to flooding;
 - signs, open storage, and general maintenance of the development; and
 - any other land use impacts.

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Questions / Comments

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