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North West Planning Advisory Committee: Case 22820

Development Agreement Amendments,
Swindon Dr./ Hanwell Dr.,
Middle Sackville

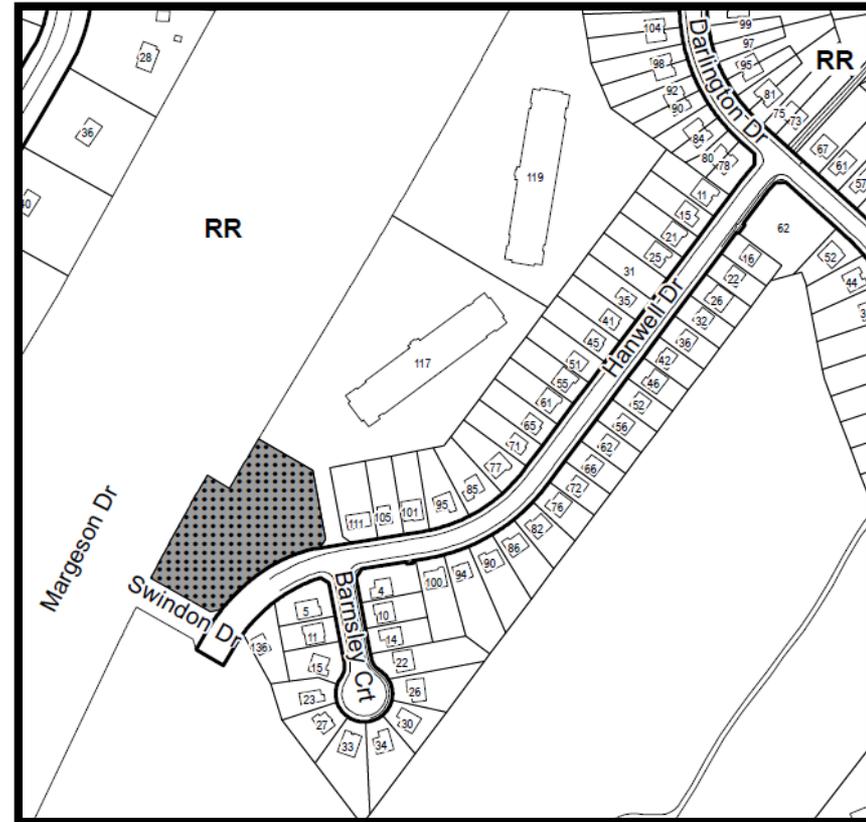
December 2, 2020

2. Applicant Proposal

Applicant: WM Fares, on behalf of Sunset Plaza Inc. (owner)

Location: Hanwell Drive & Swindon Dr., Sunset Ridge subdivision, Middle Sackville

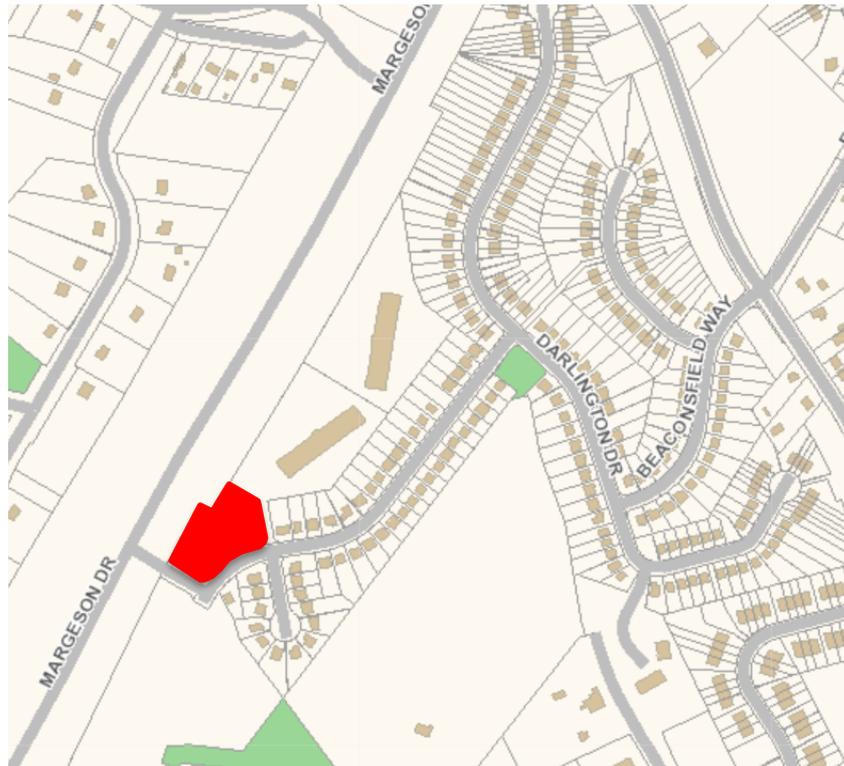
Proposal: Amendments to Existing Development Agreement



Hanwell Drive & Swindon Dr., Middle Sackville

3. Site Context

Hanwell & Swindon Dr.



General Site location



Site Boundaries in Red

4. Site Context



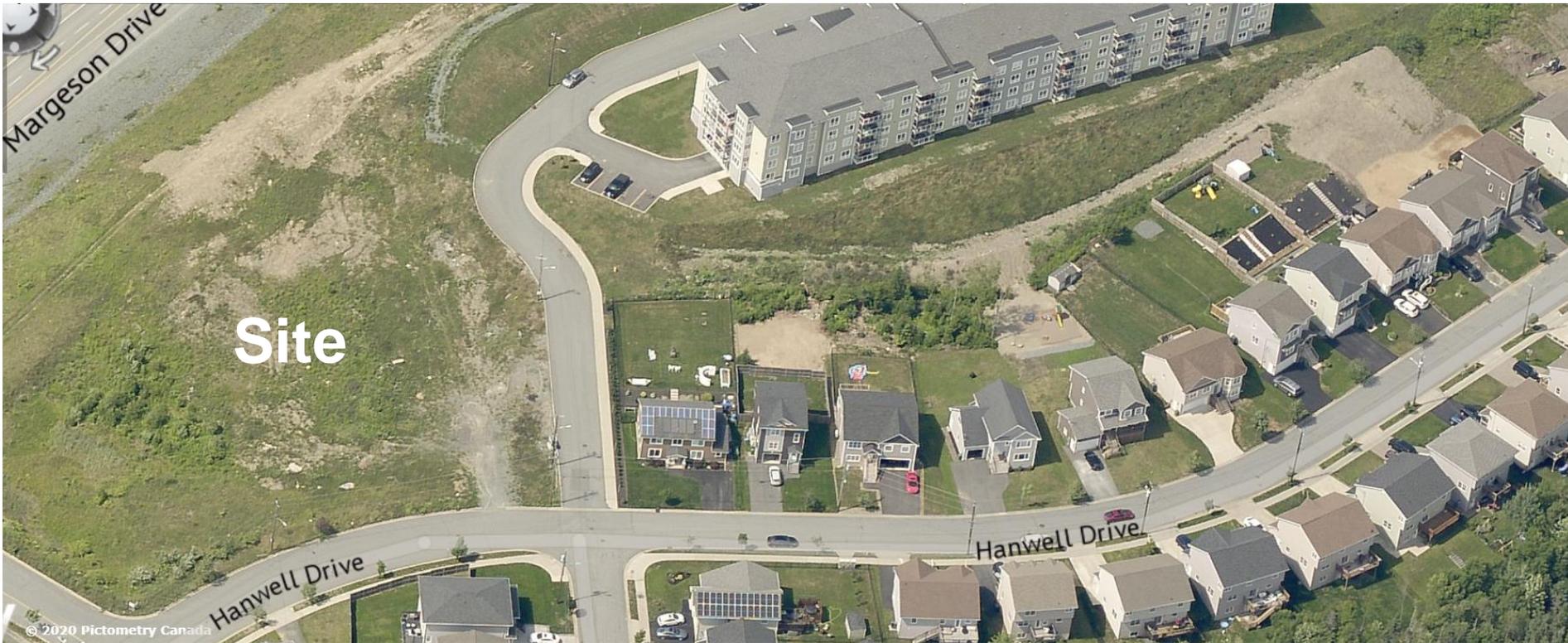
1.4 acres; street frontage on Swindon & Hanwell Dr. **HALIFAX**

5. Site Context



**Site from corner of Swindon & Hanwell Dr.
- currently vacant**

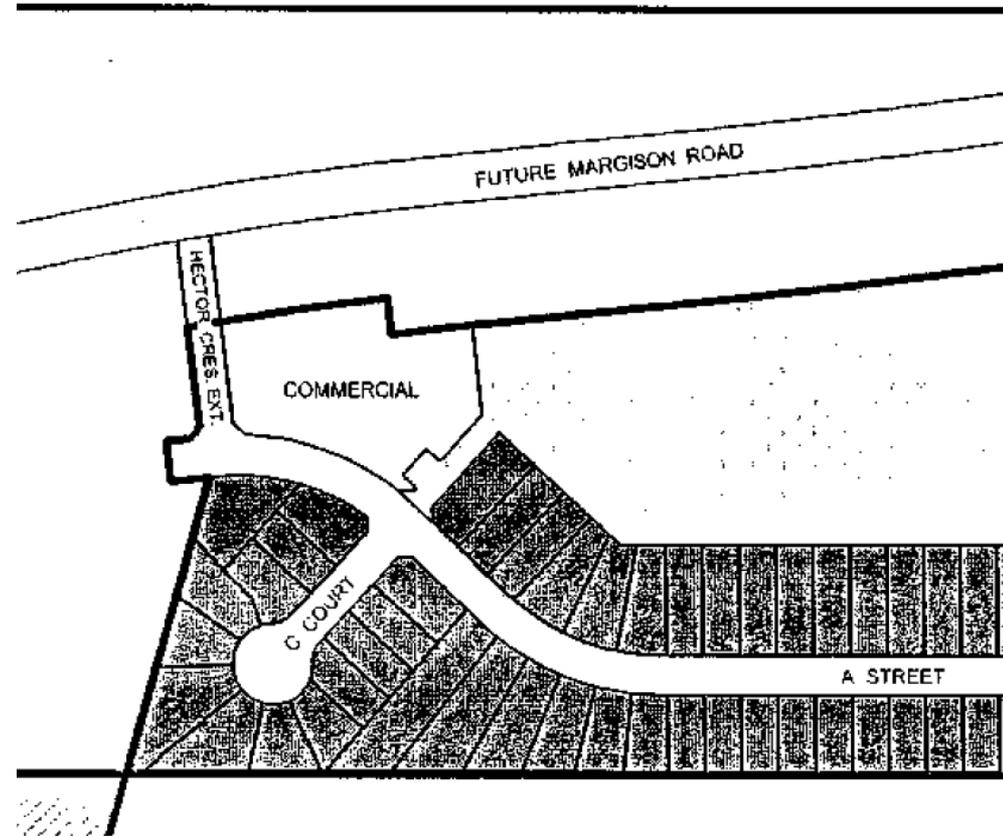
6. Site Context



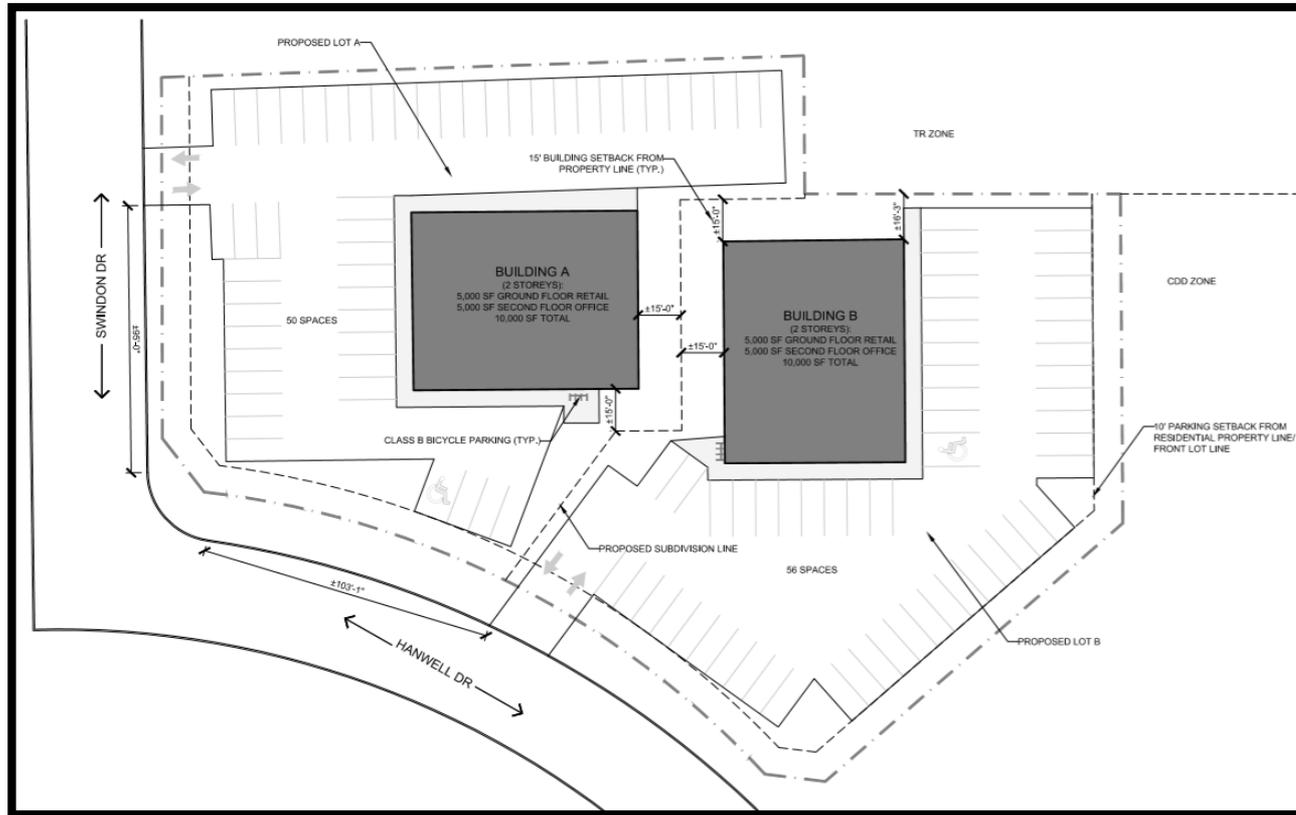
Existing apartment building and houses along Hanwell Dr.

7. Existing DA – Site Plan

- Site designated for commercial development in Sunset Ridge agreement;
- Subject to C -2 (Community Commercial) zone requirements (35 ft. height max.);
- Potential for subdivision, 1 to 3 commercial buildings & parking.

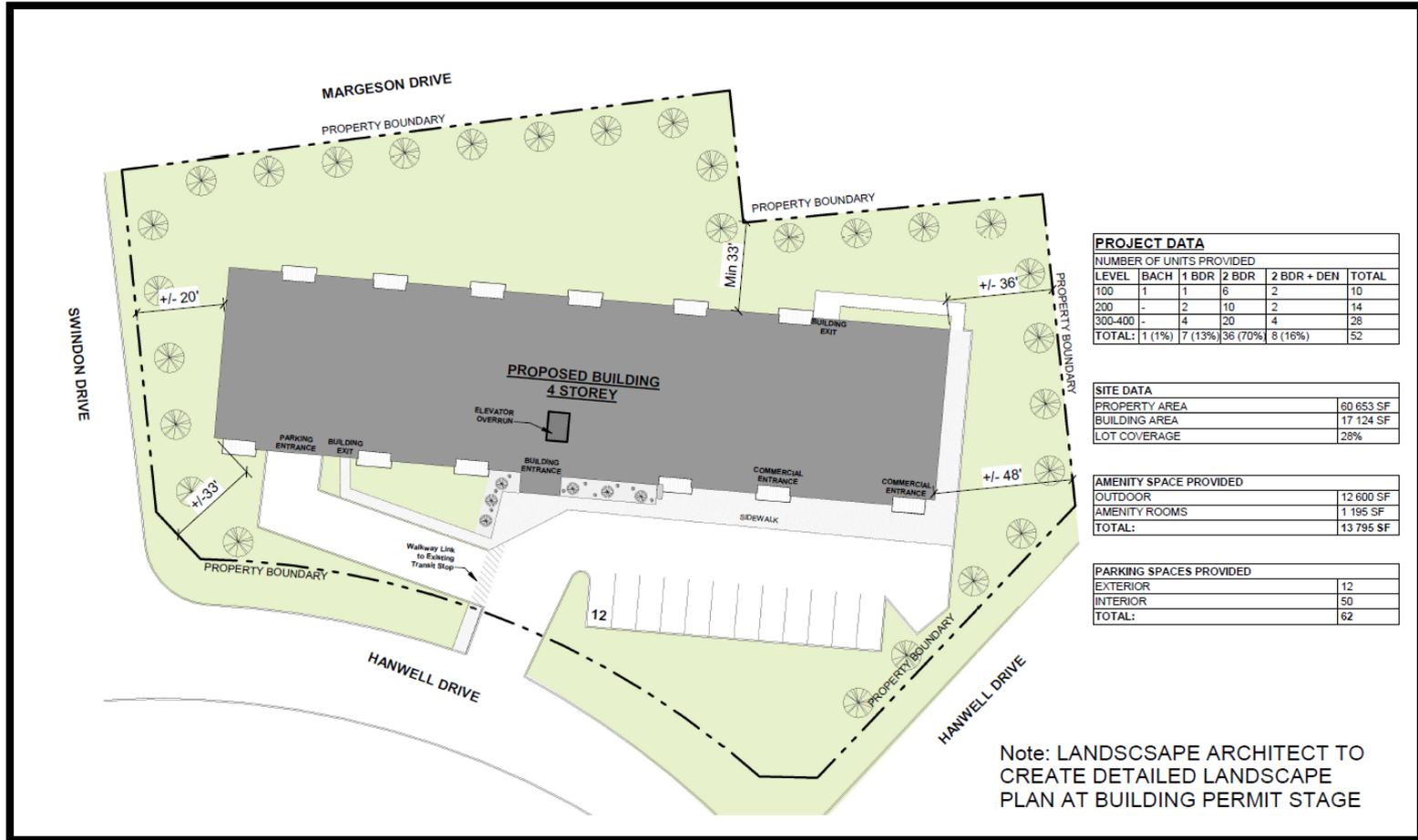


8. Sample Commercial Site Plan



- 2-building commercial development scenario;
- Subject to C -2 zone requirements.

9. Proposal – Site Plan



52-unit apartment building, ground-floor commercial, driveway off Hanwell Dr., pedestrian connection to bus stop

10. Proposed Building (Elevations)



- Front Building Elevation
- Commercial space on eastern side of bldg.

11. Proposed Building (Elevations)



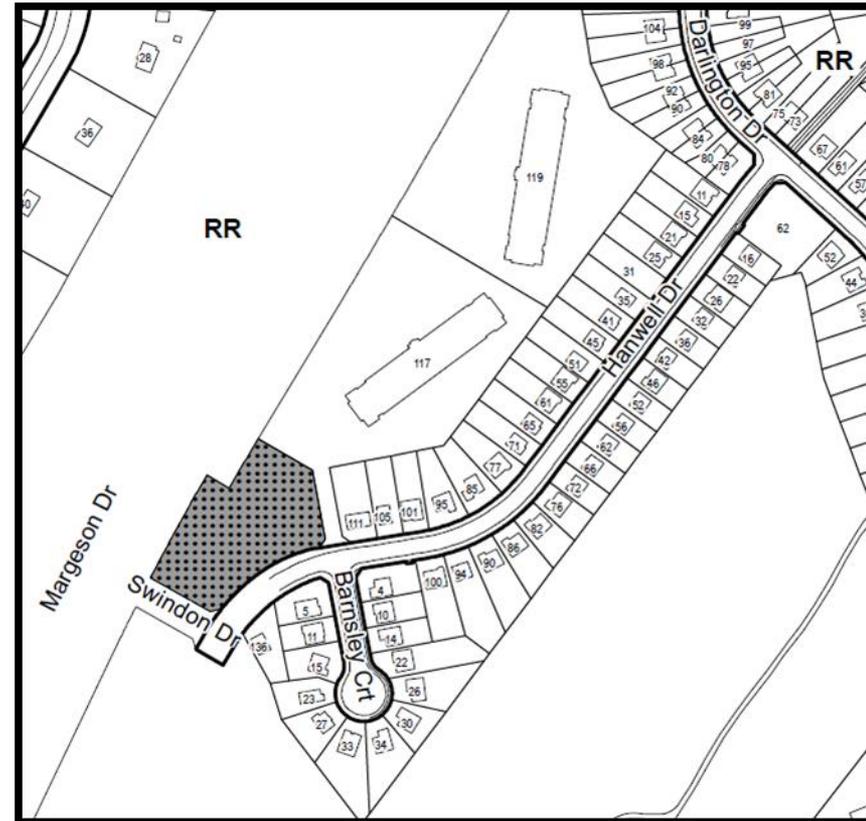
- Rear & Side Elevations

12. Planning Policy

Sackville Municipal Planning Strategy

Sackville MPS:

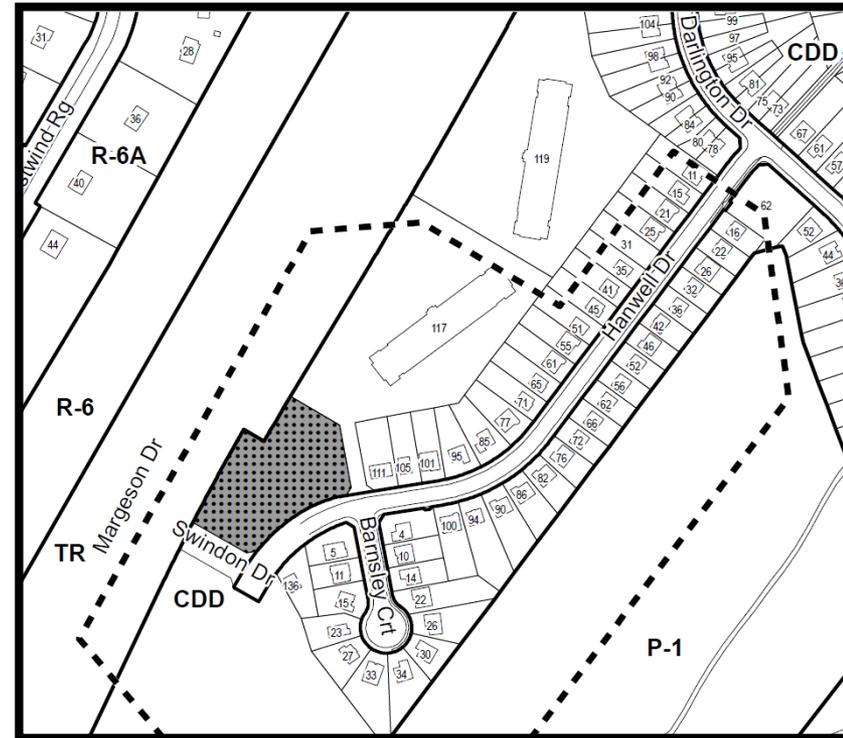
- Rural Residential (RR) designation:
 - Policy RR-3 allows for serviced comprehensive development & urban residential uses;
- Policy UR-10 & IM-13:
 - Comprehensive development (district) by development agreement;



13. Land Use By-law

Sackville LUB

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



14. Public Engagement Feedback

- Level of engagement completed was consultation, achieved through 123 notices mailed to surrounding residents (May 2020), on-site sign and information on HRM website.
- Feedback (approx. 45 emails) generally included the following:
 - Concern re: increased traffic, speeding, pedestrian safety;
 - No additional apartments, agreement should not be changed;
 - Should improve building appearance, landscaping, privacy;
 - Add commercial at ground-floor level;
 - Construction noise and debris concerns;
 - Concern with increasing density, decreased value of homes;
 - Potential increase in crime, vandalism, thefts;
 - The loss of sunset views to the west for some homes.

15. 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;

16. 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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