

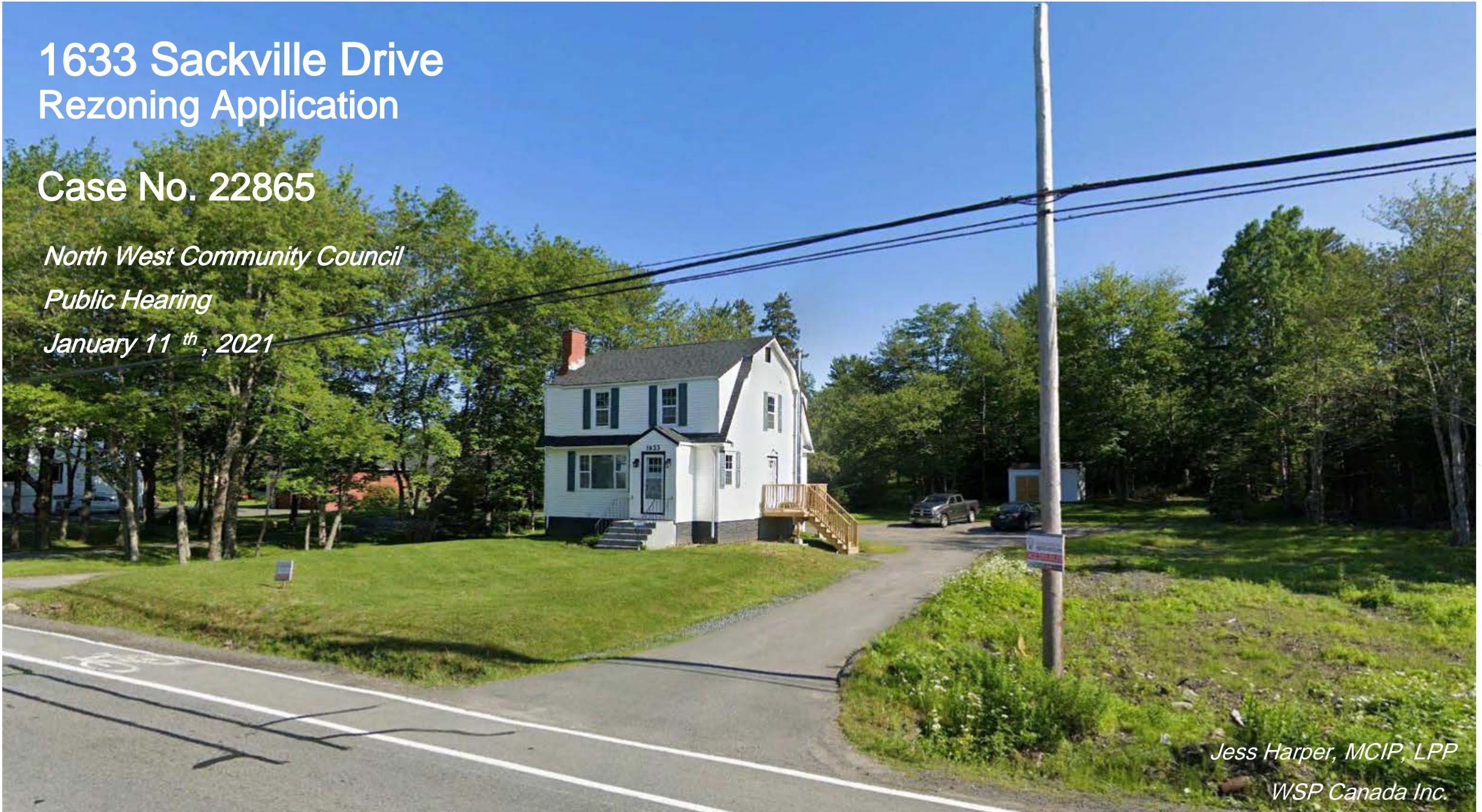
1633 Sackville Drive Rezoning Application

Case No. 22865

North West Community Council

Public Hearing

January 11th, 2021



Jess Harper, MCIP, LPP

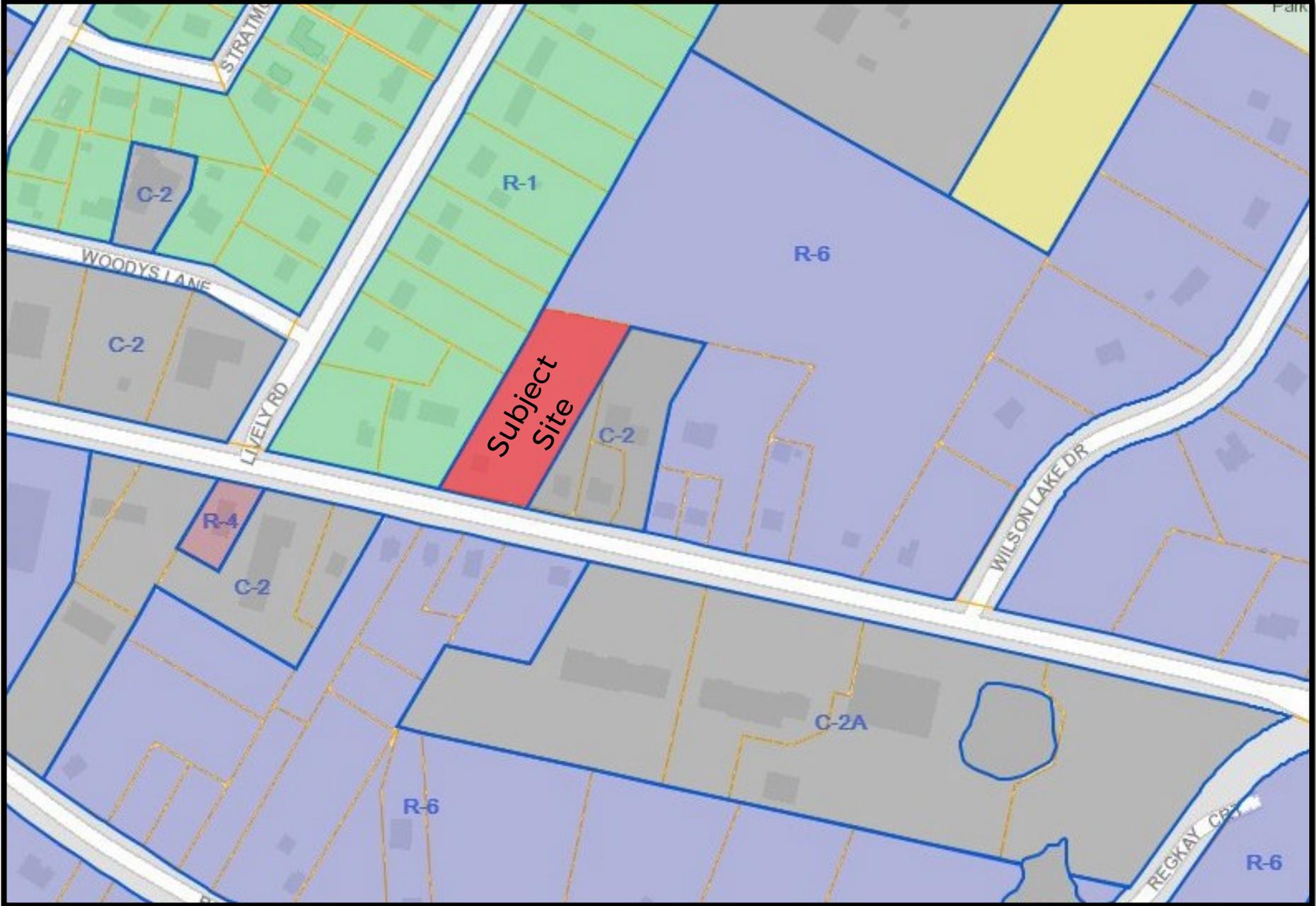
WSP Canada Inc.

Proposal

- Rezoning a portion of the original site from R -6 (Rural Residential) to R-4 (Multiple -Unit Dwelling)
- 4-unit Townhouse Style Multiple Unit Dwelling
- 2-storey, separate exterior entrances
- Subdivision approved
- Maintain existing single family dwelling on a separate lot



Existing Site

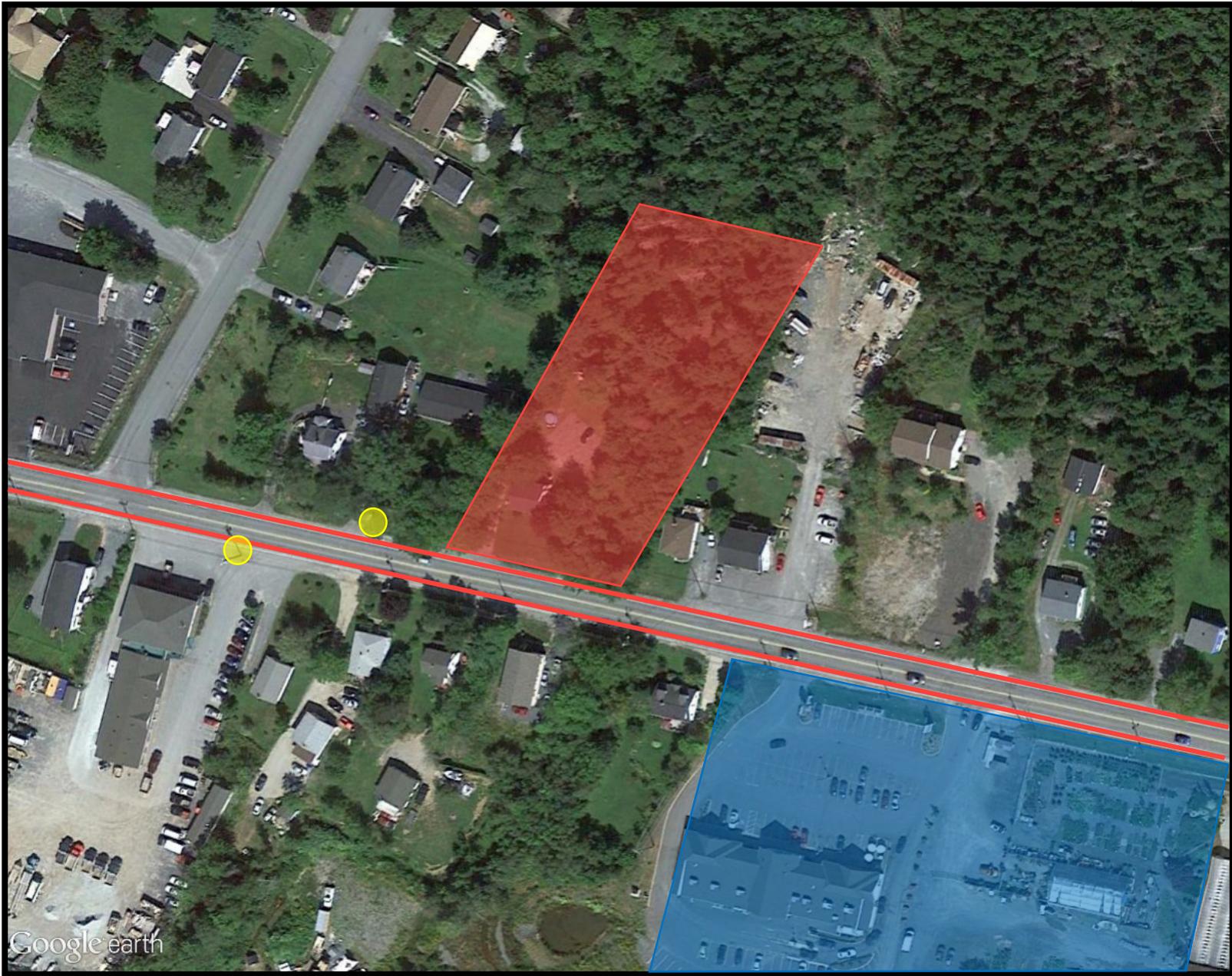


Neighbourhood Context



Neighbourhood Context

-  Site Location
-  Neighbourhood Amenities
-  Nearby Transit Stops
-  Bike Lanes



Comments and Responses

HRM Staff

- *Final Subdivision Application Required prior to Approval*
 - *Approval and Registration July -August 2020*

North -West PAC

- *What abuts the subject property and plan for separation from the proposal development?*
 - *C-2 commercial to the east; existing residential (R -1 and R -6) to the north and west; Sackville Drive to the south*
 - *R-4 Zone requirements will be required to be satisfied at the permitting stage*
 - *Currently exceeding R -4 zone setback requirements and the development is tucked back into the site*
- *Why are 8 parking spaces provided and what is the requirement?*
 - *Parking requirement for a Multiple Unit Dwelling under the LUB is 1.5 parking spaces per unit*
 - *The required number of stalls for this application is 6*
 - *Final layout to be determined at permitting stage*

Site Benefits

- *Allow for more rental units in the area*
- *Proposed to reuse existing second driveway on site*
- *Maintain existing single unit family dwelling*
- *Development tucked into the back of the site*
- *2-Storey townhouse style units vs. 4 -unit multiple building*



Conclusions

- Current application is to rezone a portion, newly created lot, at 1633 Sackville to R -4 (Multiple Unit Dwelling) Zone
- Current application maintains the existing single family dwelling on the property, now on its own lot
- Intention for rezoning application is to provide a 4 unit, 2 -storey rental units to the Middle Sackville area



Thank You

Jess Harper, MCIP, LPP

WSP Canada Inc.