

# HALIFAX

## **North West Community Council Case 21863**

Development Agreement,  
Wilson Lake Drive/ Sackville Dr.,  
Middle Sackville

January 11, 2021

**Slide 1**

## 2. Applicant Proposal

Corner Sackville Dr. & Wilson Lake Rd.

Applicant: Walid Jreige (owner)

Location: Sackville Dr. & Wilson Lake Rd. (PID# 40574907)

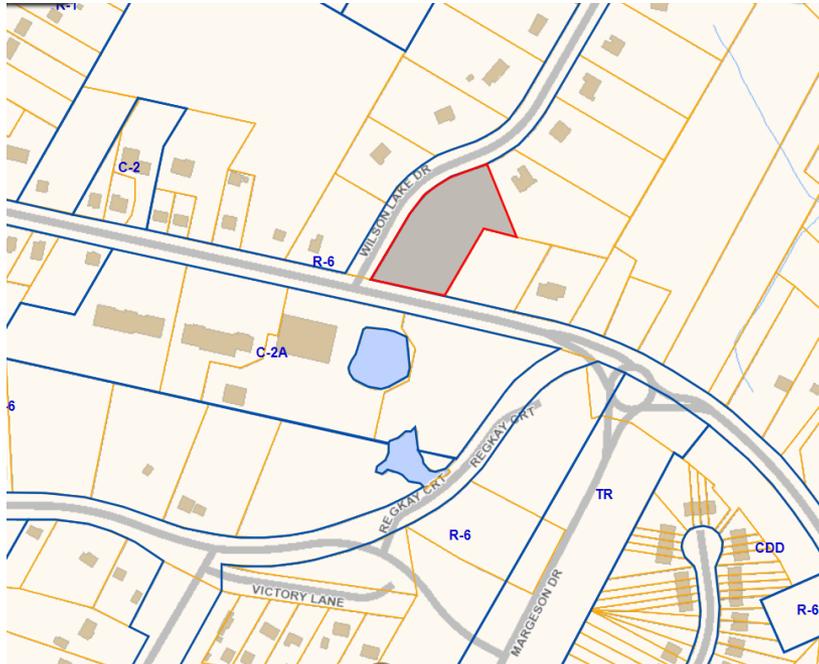
Proposal: Development Agreement to allow for:

- 7-unit dwelling (townhouse-style)

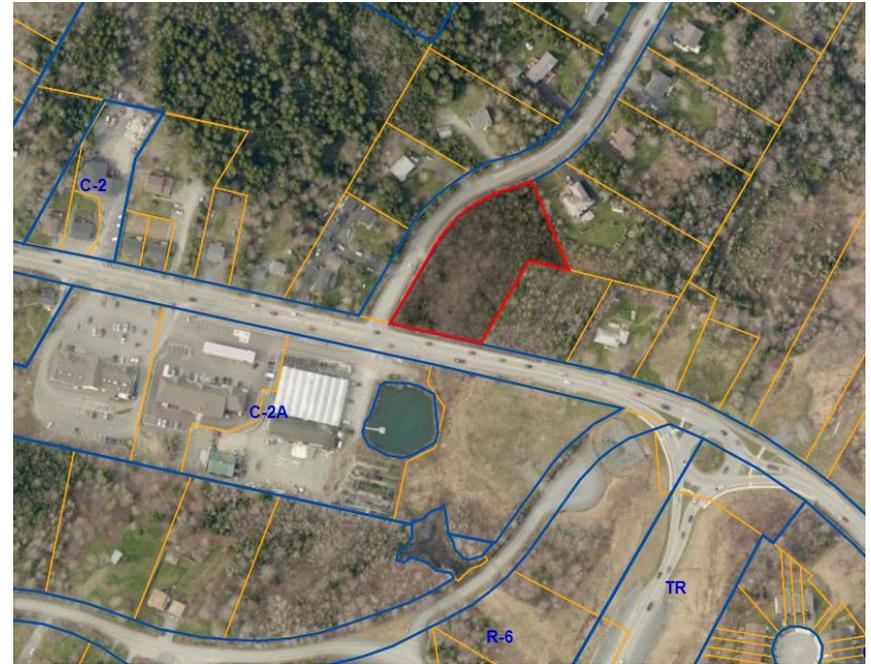


# Site Context

## Sackville Dr. & Wilson Lake Rd.



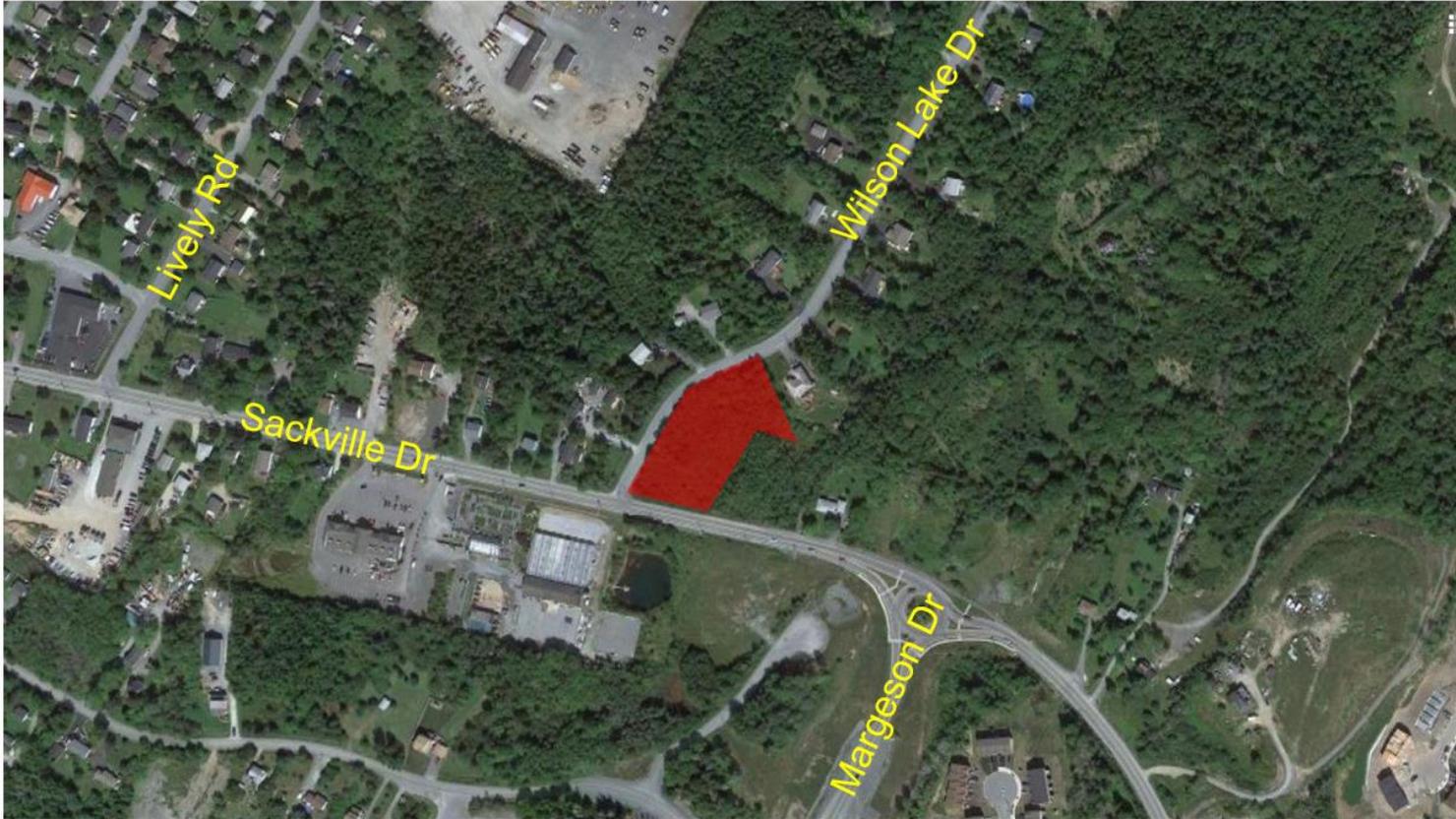
General Site location



Site Boundaries in Red

# Site Context

Slide 4



Site area: 1.5 acres;

Access from Wilson Lake Dr.

Servicing from Sackville Dr.

# Site Context

Subject site  
(vacant, tree  
cover)



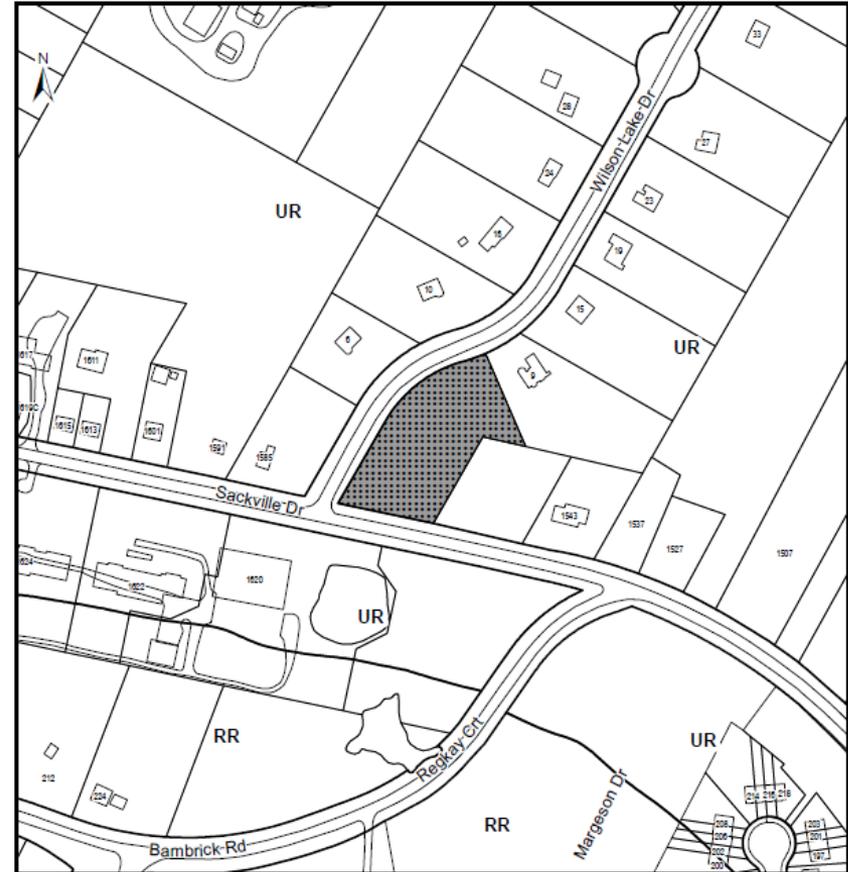
July 2019

# Planning Policy

## Sackville Municipal Planning Strategy

### Sackville MPS:

- UR designation:
  - Urban residential uses:
    - Low, medium & high density
- Policy UR-8:
  - Multi-unit dwellings by development agreement



# Enabling Policy

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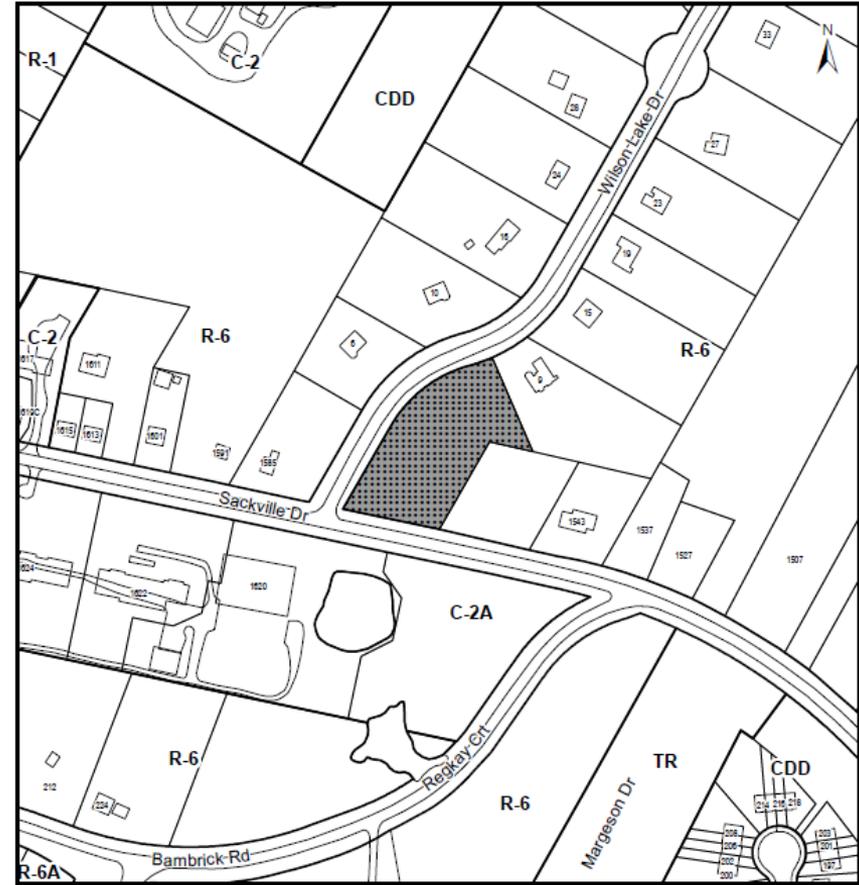
## Sackville Municipal Planning Strategy

- Policy UR-8 & Implementation Policy IM-13 (Attachment B of report): consideration is to be given to the following:
  - The height, bulk, lot coverage and appearance of any building;
  - Site design features, including landscaping, amenity areas, parking areas & driveways;
  - Separation distances from low density residential developments;
  - Traffic circulation & street access (entrances/ exits to the site);
  - The proximity to community facilities (schools, recreation areas and transit);
  - Municipal central services are capable of supporting the development;
  - Environmental and stormwater controls are in place;
  - General maintenance of the development; and
  - Any other land use impacts.

# Land Use By-Law

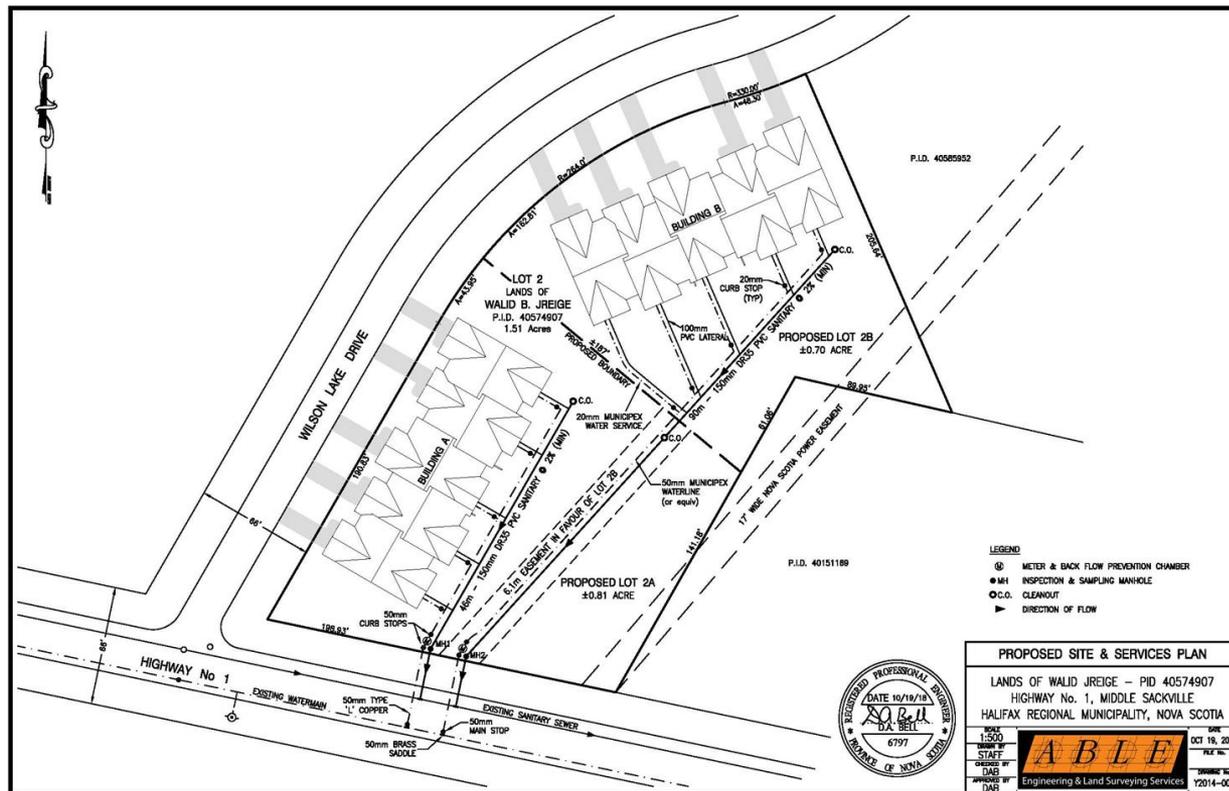
## Sackville LUB

- R-6 Zone (Rural Residential):
  - Low-density residential uses;
  - Daycares, home business, B&Bs, etc.
  - Resource & community uses.



# Initial Proposal – public meeting

- 10 units with separate driveways;
- 2 buildings, 2 separate properties;
- Issues raised with subdivision & servicing.



# Options Identified – after PIM

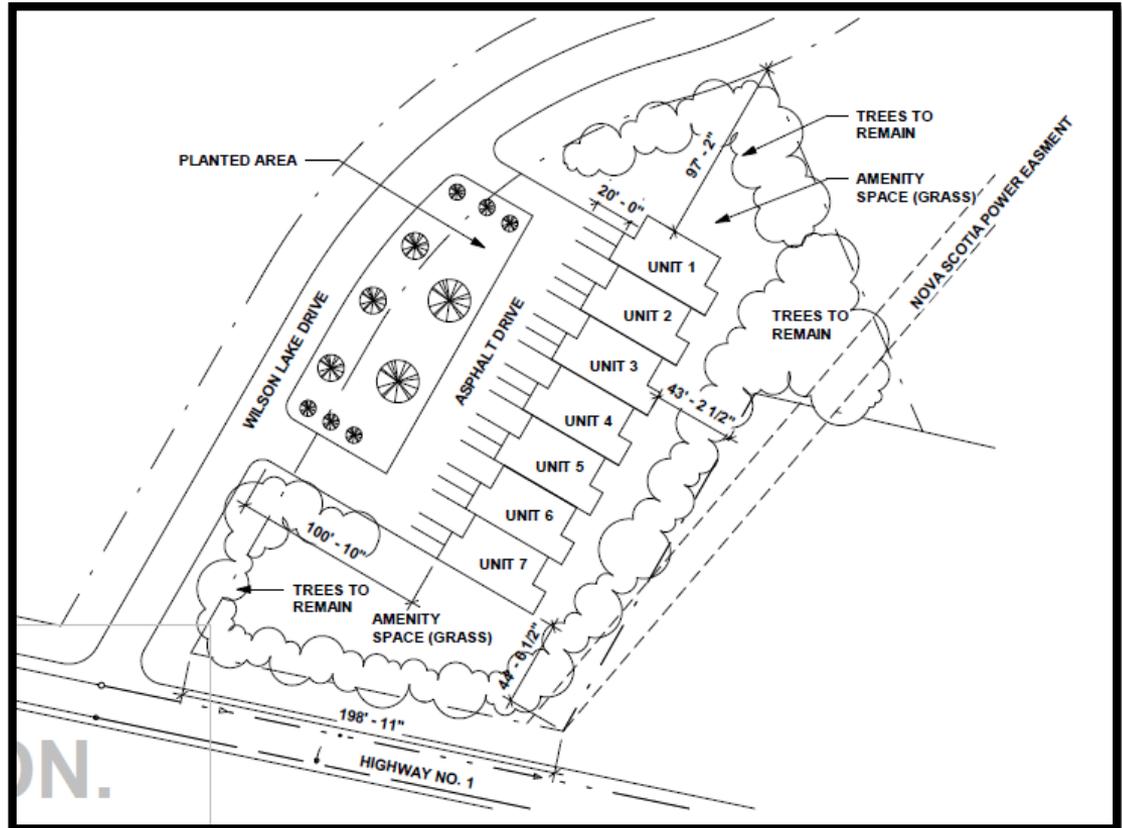
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- Rezoning to R-4 (Multiple Unit Dwelling) to allow for an apartment building with up to 6 units (MPS Policy UR-7); or
- Development agreement process for a residential apartment building with 7 units (Policy UR-8, for more than 6 units).

\*Note: Sewer capacity is limited to the existing zoning allowances of the R-6 zone, which has been determined to be 7 lots, based on minimum lot frontage & area)

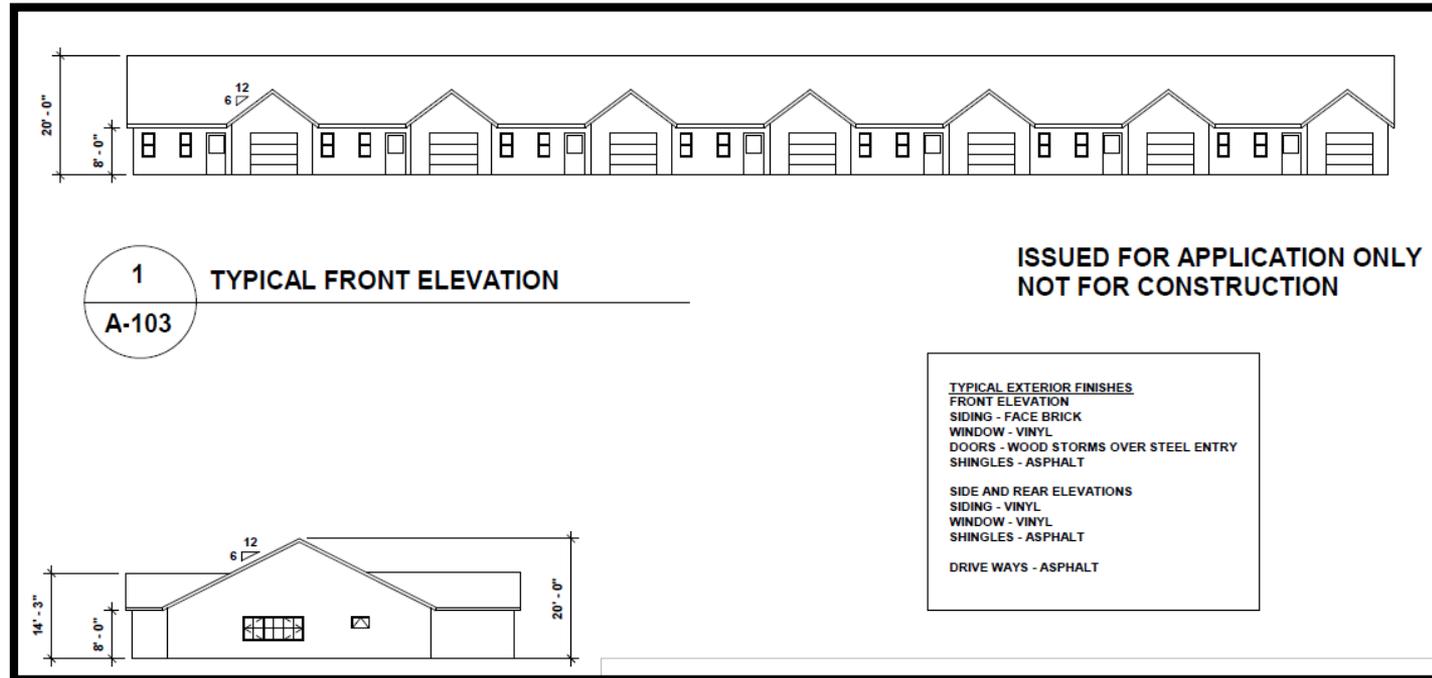
# Current Proposal – Site Plan

- Proposed 7-unit dwelling (townhouse-style);
- 2 common driveways, large building setbacks;
- Landscaped & amenity areas, tree retention (side/rear lines)



# Current Proposal - Elevations

- Proposed 1-storey units, with allowance for 2 storeys;
- Materials include brick, vinyl siding and asphalt shingles;
- Flexibility to allow alternate building design



# Policy Considerations

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## Sackville Municipal Planning Strategy

- Land use compatibility:
  - Proposed height, setbacks, lot coverage & materials are compatible with residential neighbourhood;
  - Site is located on Sackville Drive, adjacent to both residential neighbourhood & commercial uses on opposite side of Sackville Dr.;
- Landscaping & amenity areas:
  - Outdoor amenity areas for residents and site landscaping will be provided;
  - Trees will be retained within 20 feet or more of the side and rear property lines and street line bordering Sackville Drive;

# Policy Considerations

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## Sackville Municipal Planning Strategy

- Traffic & Driveways:
  - Two driveways to access the 7 residential units has been deemed acceptable;
  - Driveways will meet requirements of Streets By-law (S-300);
  - No impact on street network expected;
- Parking:
  - Parking will include at least one space per unit, one mobility disabled (barrier free) space and bicycle parking facilities.

# Public Engagement Feedback

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- A public information meeting (May 16, 2019; 12 attendees), on-site sign and information on HRM website (89 webpage views).
- Feedback generally included the following:
  - Concern about traffic on Wilson Lake and Sackville Dr., queuing near the roundabout;
  - Concern with driveway locations on Wilson Lake Dr.;
  - Concern with rental units versus owner-occupied;
  - Environmental and stormwater concerns; and
  - The appearance and quality of the building(s).
- As a result of comments from the public and staff, the proposal was revised to a 7-unit townhouse-style development.

# PAC Recommendation

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On May 27, 2020, the North West PAC recommended that the revised proposal (7 units) proceed, with consideration given to:

- making the first driveway off Wilson Lake Drive an entrance only with the second driveway being an exit only.

While it is possible for Council to include requirements in the DA for separate (enter/ exit only) driveways, staff advise the proposal meets By-law S-300 and there is no reason to place additional restrictions on the development.

# Staff Recommendation

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- Staff advise that proposal meets intent of the MPS;
- Staff recommend that North West Community Council approve the proposed development agreement (Attachment A)

# HALIFAX

**Thank You**



**Slide 18**