

# North West Planning Advisory Committee: Case 23058

# HALIFAX

Development Agreement to permit two multi-unit dwellings on Sackville Drive, Middle Sackville (near Millwood Drive intersection)

May 5, 2021

Slide 1

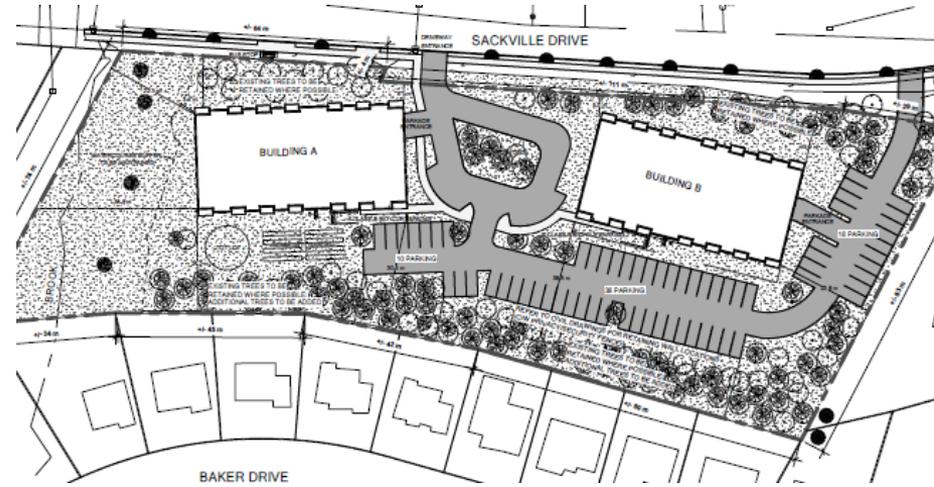
# Applicant Proposal

Slide 2

**Applicant:** KVM Consultants Ltd.

**Location:** PID 40109308 – vacant lot at the foot of Millwood Drive on the south side of Sackville Dr, Middle Sackville

**Proposal:** Construct two 4-storey apartment buildings with a total of 100 units.



# Site Context



General Site location in Red



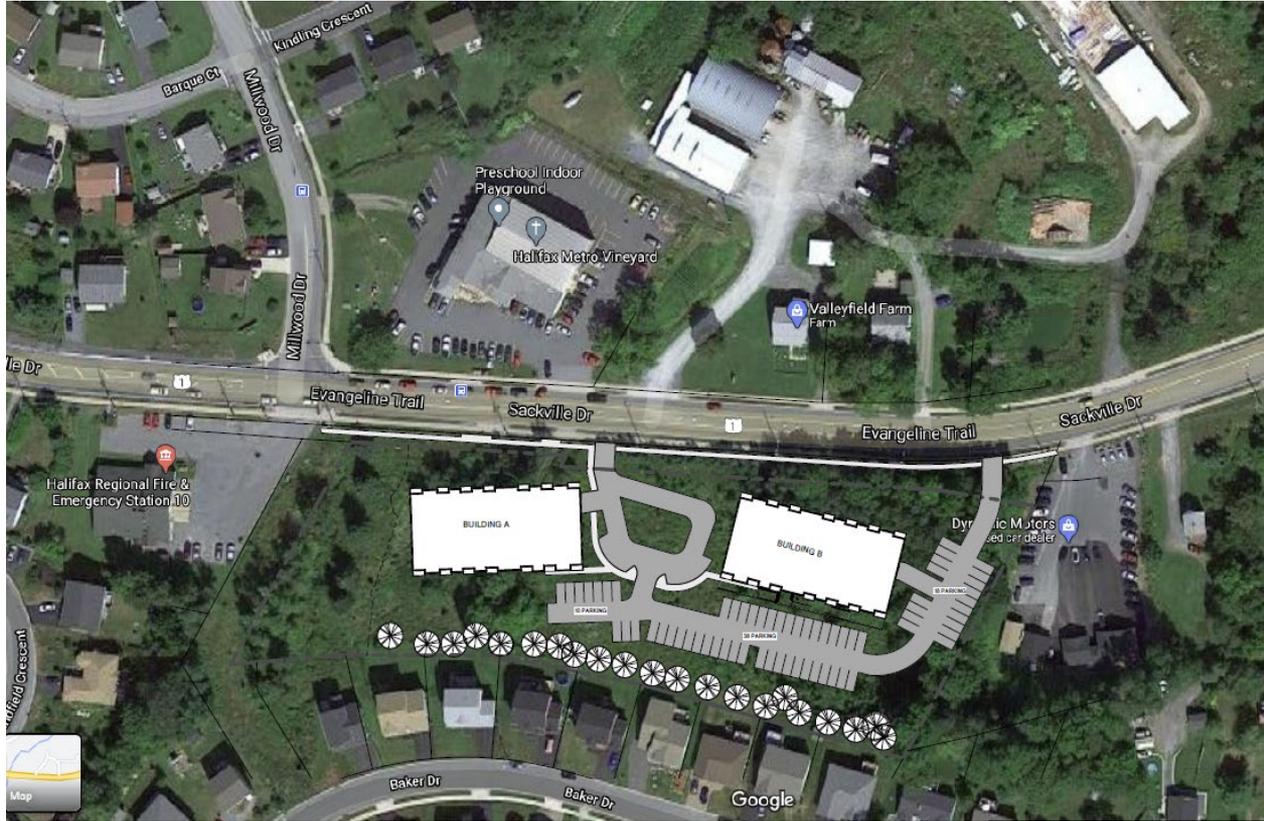
Site Boundaries in Red

# Site Context/Photos

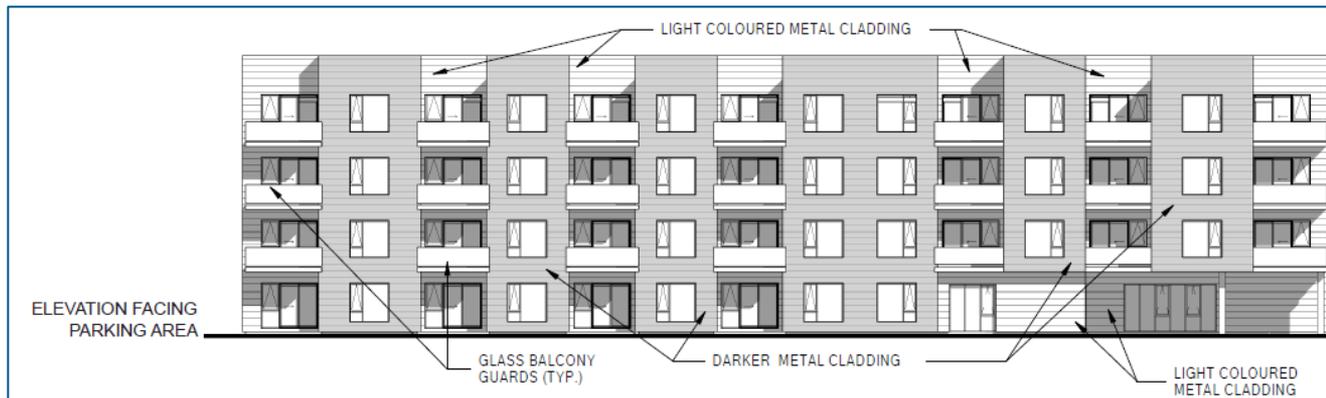
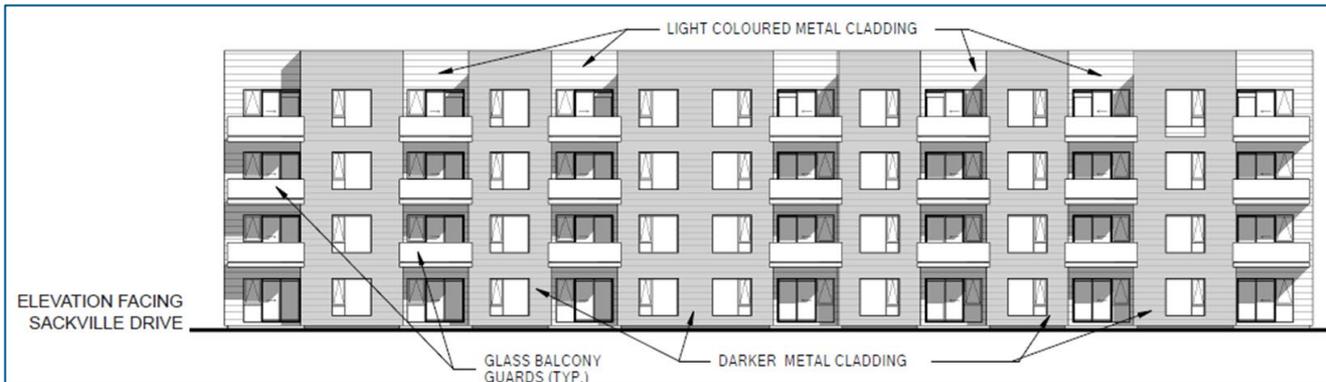




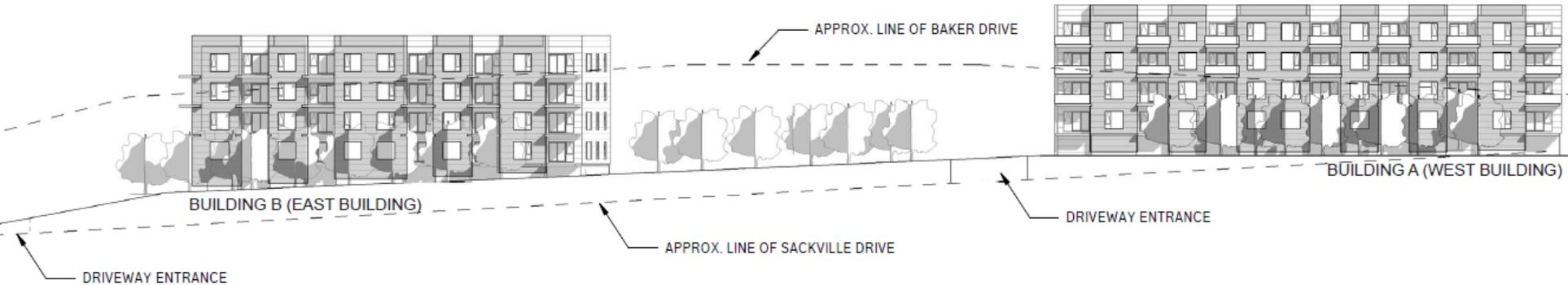
# Proposal



# Proposal

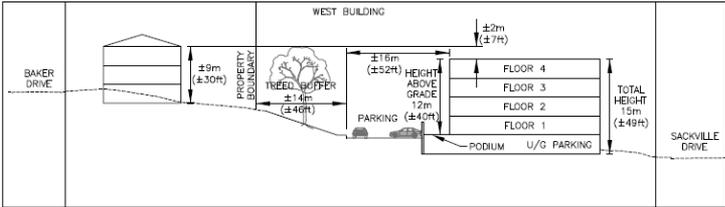
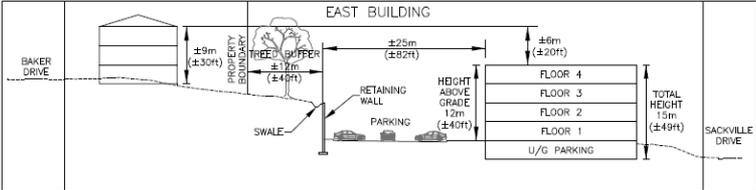
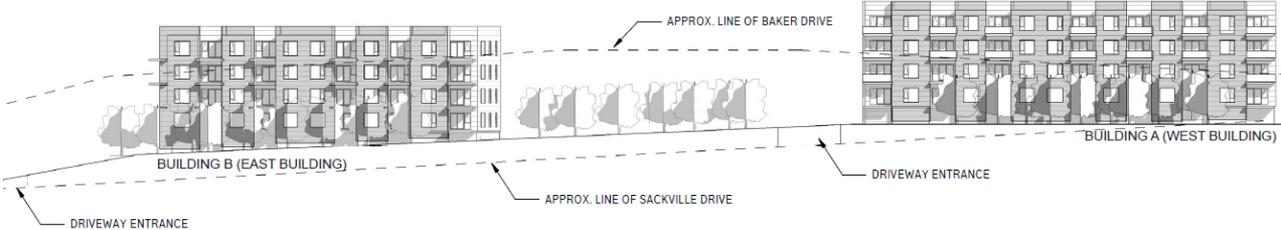


:: ELEVATION FROM SACKVILLE DRIVE/SITE SECTIONS



# Proposal

:: ELEVATION FROM SACKVILLE DRIVE/SITE SECTIONS



MNA Inc.  
 architecture | design | development  
 902.455.5522 | 400 - 5540 Kaye Street





### Enabling Policy UR-8:

Development of multi-unit buildings over 6-units requires Council's approval. In consider such requests, Council shall consider the following in their decision on a Development Agreement:

- Compatibility with adjacent land uses;
- Height, massing, and appearance;
- Site design and landscaping;
- Amenity space;
- Traffic impacts; and
- Adequacy of surrounding services (sewer, water, recreation, transit, etc.)

- Level of engagement completed was consultation achieved through a **mail out notification** and a **virtual meeting (April 7, 2021)**
- Feedback from the community generally included the following:
  - Impact on abutting single unit dwellings (noise and privacy)
  - Traffic
  - Impact on school enrollment

## Notifications Mailed



68

## Individual Contacts (Phone Calls)



2

## Webpage Views



633

## Letters/Emails Received (# of individuals)



6

Please advise of any recommendations & considerations regarding the proposal, taking into account the MPS policies UR-8/ IM-13 with specific regard to:

- Compatibility with adjacent land uses;
- Building design and site layout (including landscaping and screening);  
and
- Traffic impacts.

# HALIFAX

## Thank You Questions/Comments

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