

**HALIFAX**

# **Public Hearing for Case 22703**

**Development Agreement Amendments  
26 Walker Service Road, Sackville**

North West Community Council  
May 10, 2021

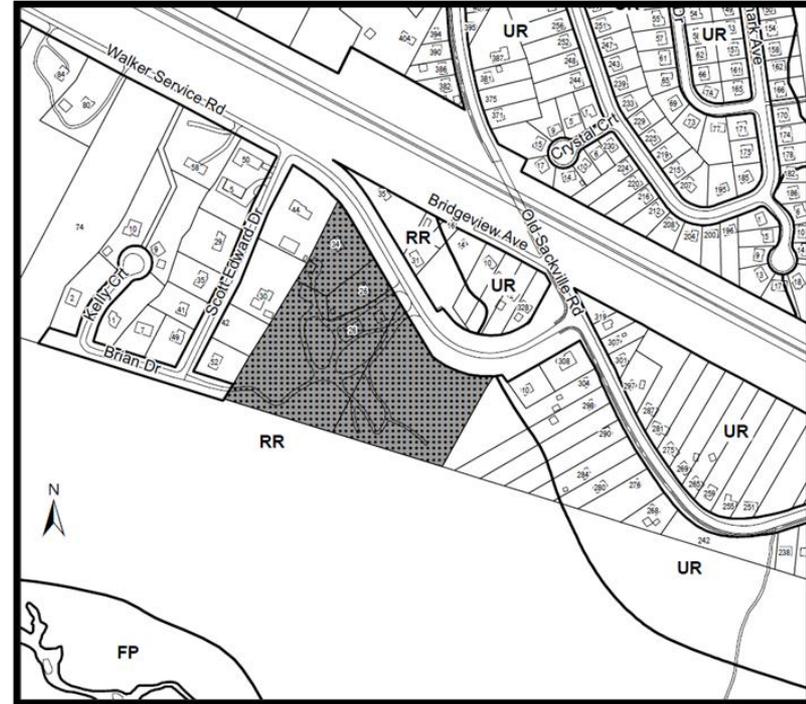
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# Applicant Proposal

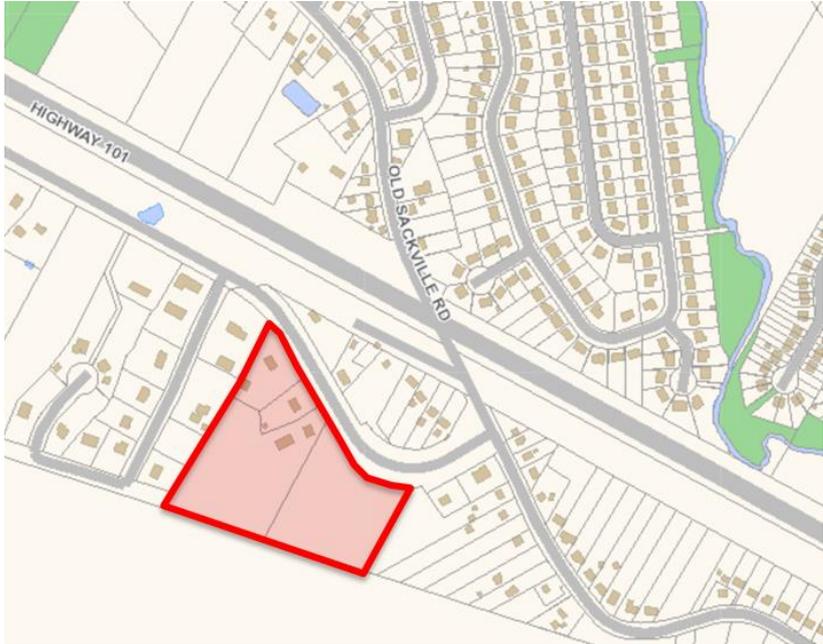
**Applicant:** W.M. Fares, on behalf of Cascade Property Group (owner)

**Location:** 26 Walker Service Rd.  
(4 properties/ PIDs)

**Proposal:** Amendments to Existing Development Agreement



# Site Context



General Site location in Red



Site Boundaries in Red

# Site Context/ Photos



Existing industrial buildings & 2 dwellings



# Site Context



Site size: 10.25 acres (total);

4 existing land parcels off Walker Service Road

# Policy & By-law Overview

## Sackville Municipal Planning Strategy & Land Use By-law

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- **Zone**
  - CDD Zone (Comprehensive Development District) – Sites of 5 acres +
- **Designation**
  - Rural Residential (RR) – allows for serviced comprehensive development
- **Existing Use**
  - 2 Single unit dwellings, industrial buildings
- **Enabling Policy**
  - RR-3, UR-10 & IM-13 - Comprehensive development (district) by development agreement

# Existing DA (site plan)

34 townhouse units,

1 apartment building (52 units),

One single-unit dwelling,

Cul-de-sac, public park,

New water/sewer service link  
to Old Sackville Road



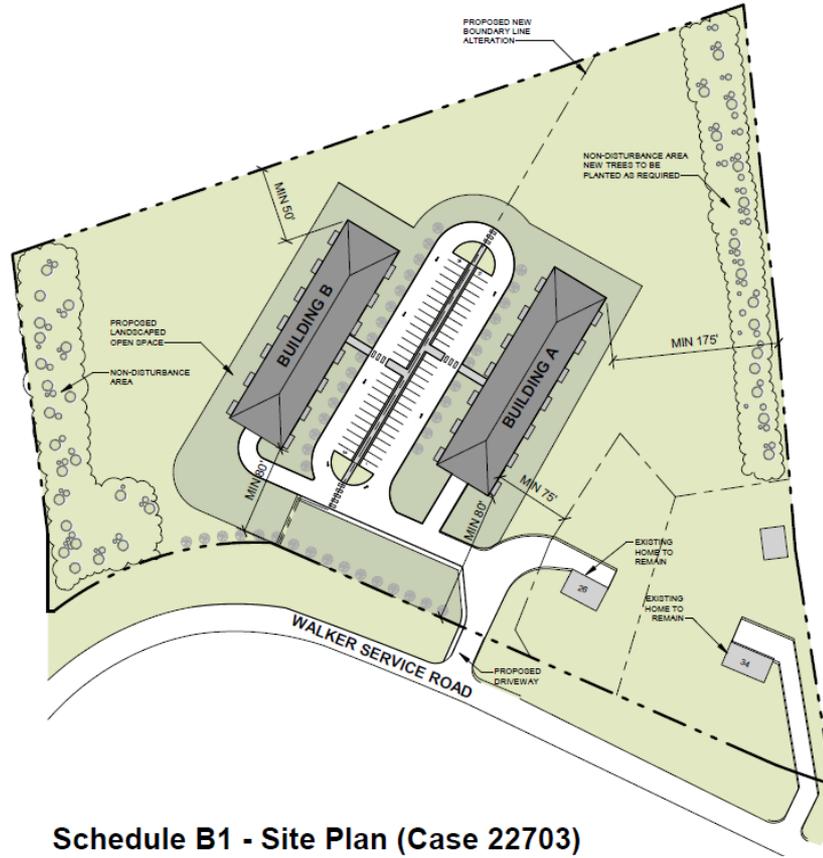
# Proposal

Two 56-unit apartment buildings;

2 single-unit dwellings;

One driveway to replace two existing driveways; elimination of cul-de-sac;

Elimination of public park, landscaped areas for tenants instead.



Schedule B1 - Site Plan (Case 22703)

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	

NOTE: LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT AT BUILDING PERMIT STAGE.

# Proposal



Building elevations not proposed to change

# Policy Consideration

## Sackville Municipal Planning Strategy and Land Use By-law

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Enabling Policies RR-3, UR-10 & IM-13 requires Council to consider the following in rendering their decision on a Development Agreement:

- Land uses and building height, coverage and appearance;
- Public open space/ proximity to community parks, schools, transit;
- Adequacy of municipal central services;
- Traffic generation, access to/ egress from the site, and parking;
- Environmental / stormwater controls, site suitability for development;
- Signs, open storage, and general maintenance; and
- Any other land use impacts.

# Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **a mail out notification requesting feedback & HRM website info.**
- Feedback from the community generally included the following concerns:
  - More apartments instead of townhouses, impact on taxes;
  - Traffic, site access, adequate parking and pedestrian walkways;
  - Loss of park, environmental concerns, construction noise/ blasting

## Notifications Mailed



46

## Individual Contacts (Phone Calls & Email)



10

## Webpage Views



123

## Letters/Emails Received



7

# PAC Recommendation

North West PAC meeting – Nov. 4, 2020

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The North West PAC recommended that:

- the application be approved without conditions.
- **Note:** the version of site plan which PAC recommended included a public park. However, since that time, it was determined that there is no legislative authority for Community Council to require or accept parkland. As a result, the park was changed to private open space for building tenants.

# Summary: Key Aspects of Proposed Amending Agreement

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- **Height and location of apartments**
  - Limited to 4 storeys, buildings will include large setbacks from existing residential dwellings abutting the site
- **Landscaping & Tree Retention**
  - Landscaped amenity areas for residents surrounding the apartment buildings, tree retention areas along the east/ west property lines
- **Traffic & Density**
  - Revised site access meets requirements; no density concerns – developer will pay costs related to servicing the development.

# Staff Recommendation

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Staff recommend that North West Community Council:

- Approve the proposed amending development agreement as set out in Attachment A of the staff report dated February 12, 2021

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## Thank You

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