

# HALIFAX

## Public Hearing for Case 21355

Development Agreement: Lively  
Rd, Middle Sackville

North West Community Council  
May 10, 2021

Slide 1

# Applicant Proposal

Slide 2

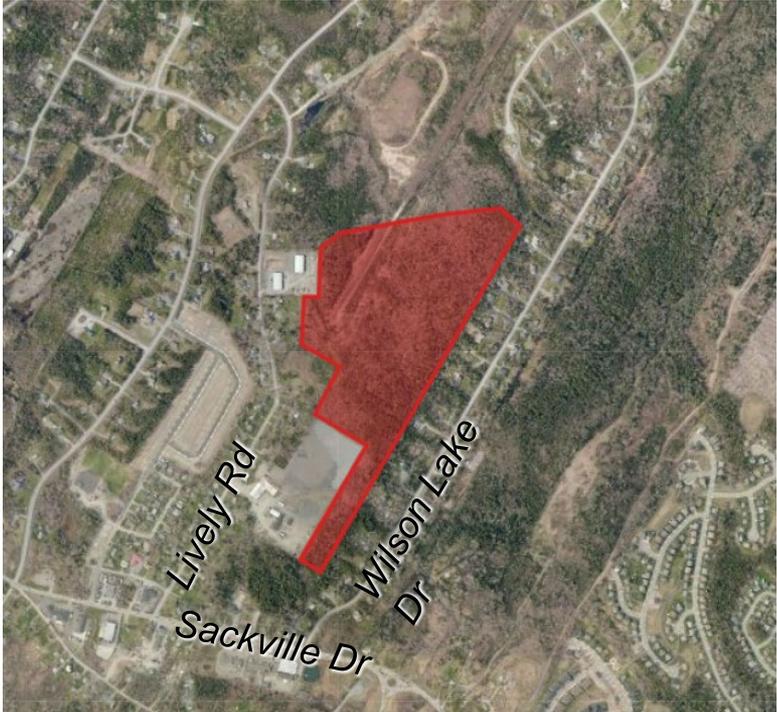
Applicant: Armco Capital Inc.

Location: PID 41071069, between Lively Road and Wilson Lake Drive, Middle Sackville

Proposal: A 167-unit residential subdivision comprising of single unit dwellings and semi-detached dwellings



General Site location



Site Boundaries in Red

## Proposed entrances to the subdivision





*Proposed entrance  
to the subdivision  
from Lively Road  
after civic #135*



*Proposed entrance to the subdivision from Wilson Lake Drive, between civic #56 and 76*

# Planning Policy Outline

## Regional Plan & Subdivision Bylaw

Guide where population growth and the investment of services like transit, piped water and sewer should occur

## Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

## Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public

# Policy & By-law Overview

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

- **Zone:**

- CDD (Comprehensive Development District) Zone

- **Designation**

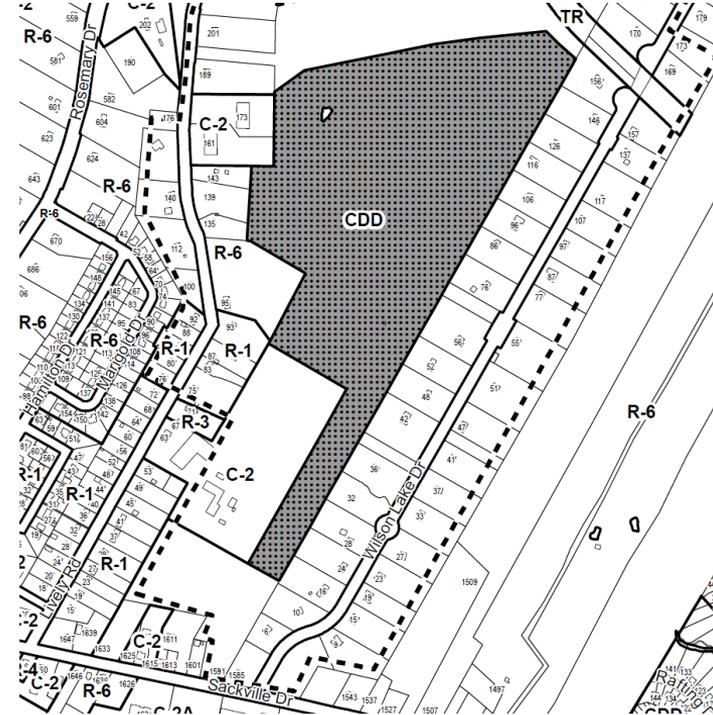
- Urban Residential (UR)

- **Existing Use**

- Vacant

- **Enabling Policy SU-6 of the RMPS**

- for extension of municipal services and for residential subdivision by development agreement



HALIFAX

**~1968-1973** Drag City Raceway

**2014**

Case #19166

- 270 unit residential development comprising of single and semi-detached dwellings, townhouses and multiple unit buildings
- Public Information Meeting in October
- Application withdrawn soon after

**2017**

Case #21355

- New application submitted in August for 241 units
- Revised plans submitted in October showing 165 units

**2018**

Public Information Meeting in November

*Revisions to the site plans to address staff and public comments*

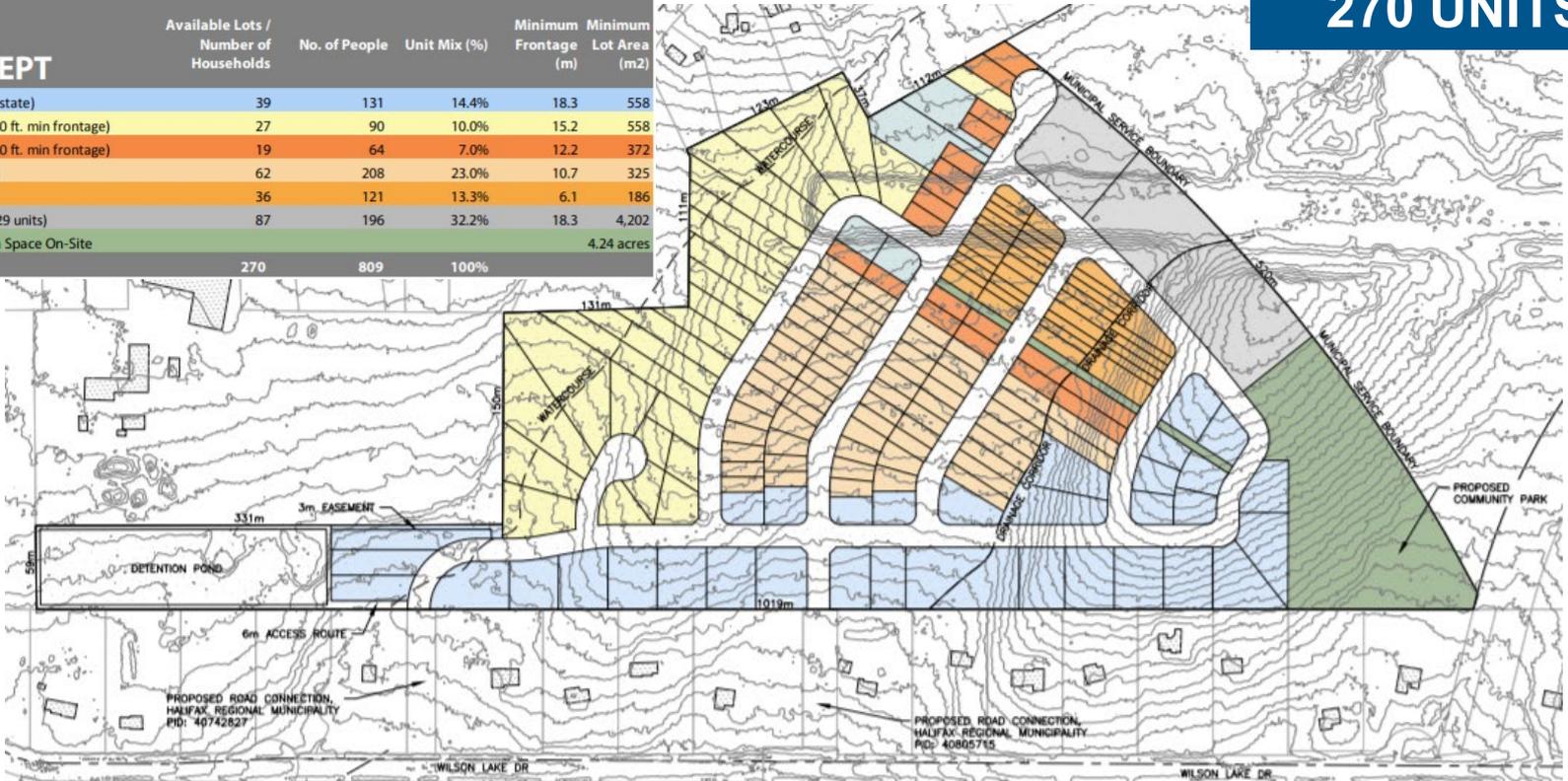
**2020**

Mailout sent to area residents in May advising about revised submission

# Previous Case #19166 (2014)

**270 UNITS**

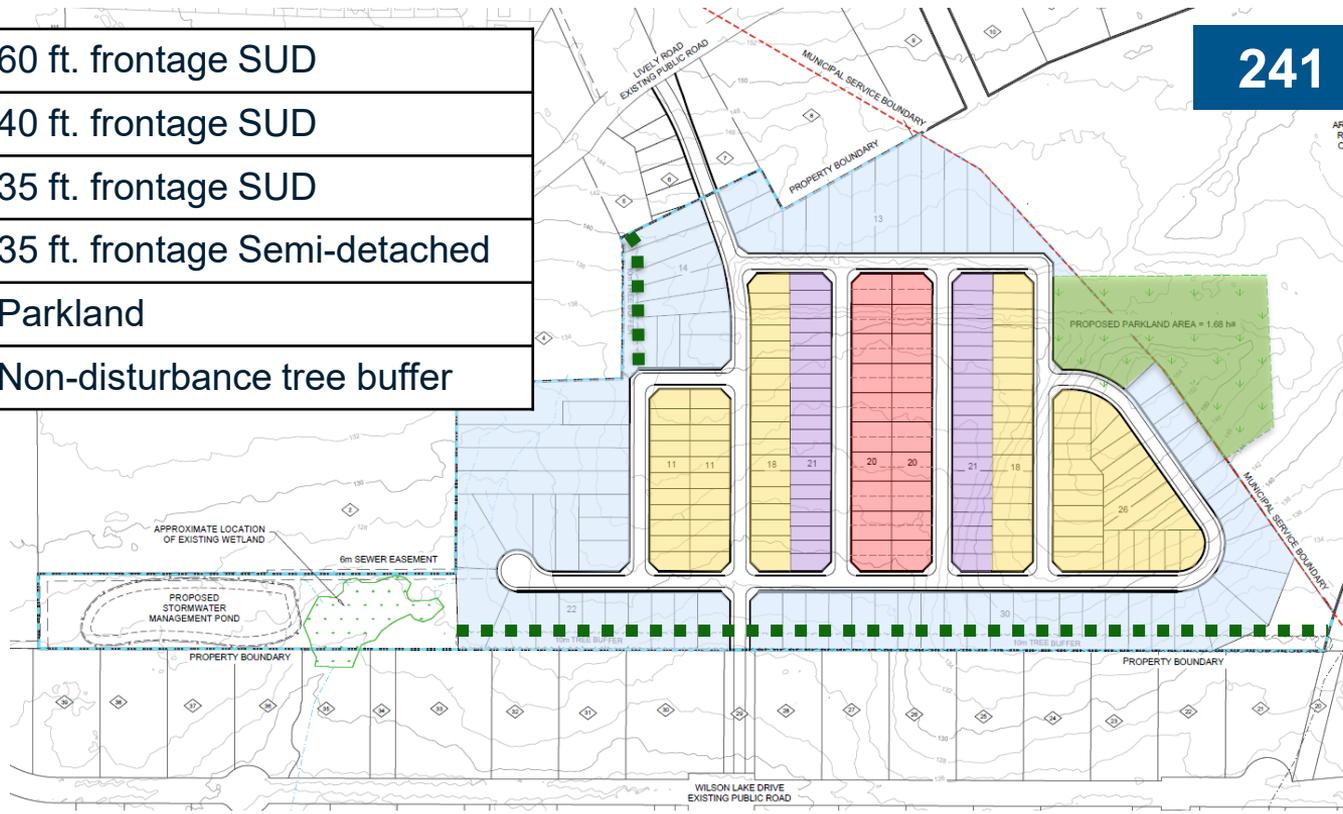
CONCEPT	Available Lots / Number of Households	No. of People	Unit Mix (%)	Minimum Frontage (m)	Minimum Lot Area (m2)
Single Family (Estate)	39	131	14.4%	18.3	558
Single Family (50 ft. min frontage)	27	90	10.0%	15.2	558
Single Family (40 ft. min frontage)	19	64	7.0%	12.2	372
Semi-Detached	62	208	23.0%	10.7	325
Townhouse	36	121	13.3%	6.1	186
Multi-unit (3 x 29 units)	87	196	32.2%	18.3	4,202
Parkland/Open Space On-Site					4.24 acres
<b>TOTAL</b>	<b>270</b>	<b>809</b>	<b>100%</b>		



# Initial Submission Case #21355 (Aug 2017)

**241 UNITS**

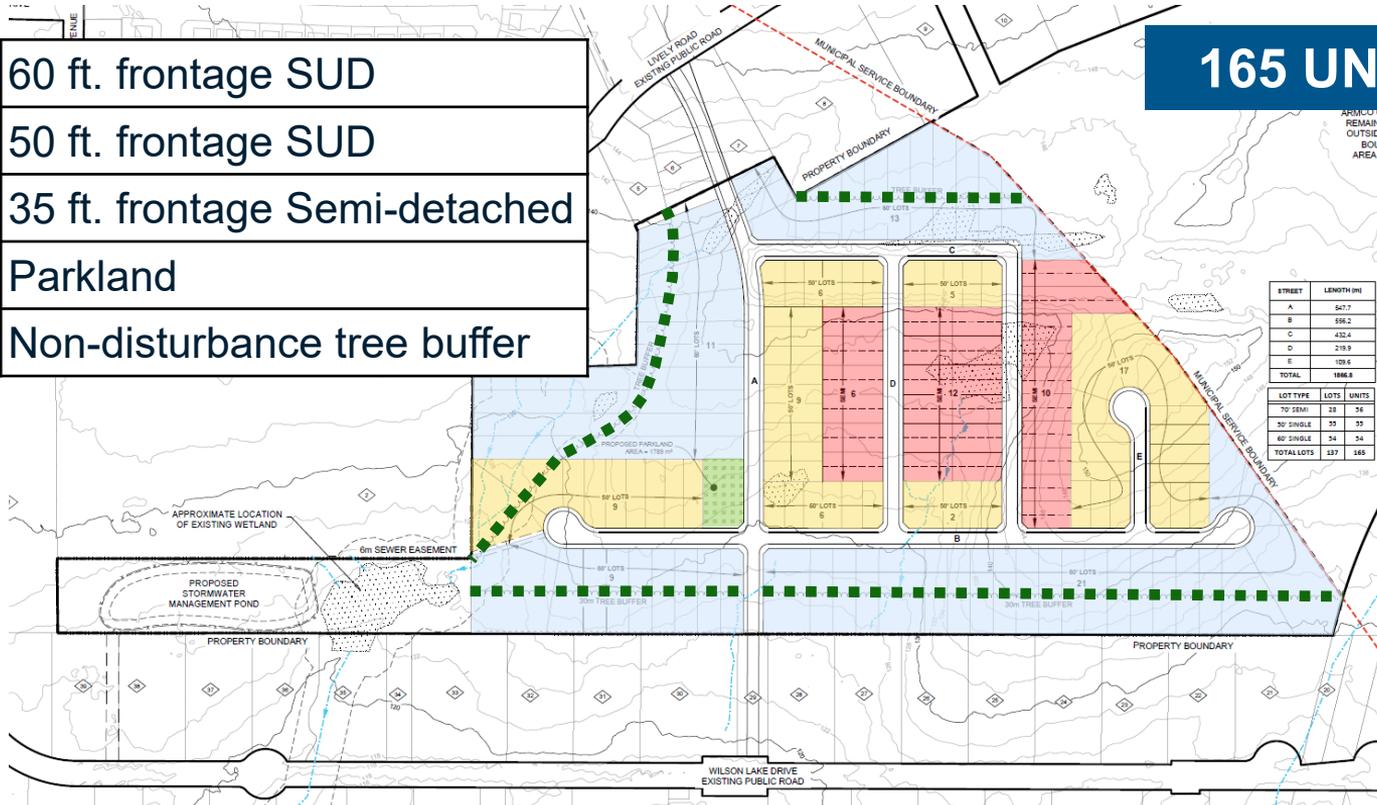
75	60 ft. frontage SUD
84	40 ft. frontage SUD
42	35 ft. frontage SUD
40	35 ft. frontage Semi-detached
1.68 ha	Parkland
■ ■ ■ ■ ■ ■ ■ ■ ■ ■	Non-disturbance tree buffer



# Proposal Presented at PIM (Nov 2018)

**165 UNITS**

54	60 ft. frontage SUD
55	50 ft. frontage SUD
56	35 ft. frontage Semi-detached
1,789 sq. m	Parkland
	Non-disturbance tree buffer



STREET	LENGTH (M)
A	547.7
B	556.2
C	432.4
D	219.9
E	109.6
TOTAL	1866.8

LOT TYPE	LOTS	UNITS
70' SEM	26	26
80' SINGLE	39	39
60' SINGLE	24	24
TOTAL LOTS	137	165

# Public Engagement Feedback

- Level of engagement completed was consultation achieved through a public information meeting (November 26, 2018) and mail out notification (May 2020)

## Notifications Mailed



77

## Individual Contacts (Phone Calls & Email)



12

## Webpage Views and Avg. Time Spent



1735 unique views  
3:32 mins

# Public Engagement Feedback Cont'd...

- Feedback from the community generally included the following topics:

Concern	Support
<ul style="list-style-type: none"><li>• Compatibility of semi-detached units and lot sizes</li><li>• Number of units and increase in traffic</li><li>• Pedestrian safety</li><li>• Proposed traffic routes</li><li>• Impacts on existing road infrastructure</li><li>• Effects of new construction on nearby properties</li><li>• Property values</li><li>• Former use of the site as a race track</li><li>• Presence of shale and possibility of arsenic</li><li>• School capacity and lack of child care services</li></ul>	<ul style="list-style-type: none"><li>• Tree buffers between the development and abutting properties</li></ul>

# PAC Recommendation

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June 26, 2020

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The North West Planning Advisory Committee (PAC) recommended approval of the application with consideration given to:

- Traffic calming measures
- Relocating the traffic lights to Wilson Lake Drive and Sackville Drive
- The design of the one-way street to minimise ATV use

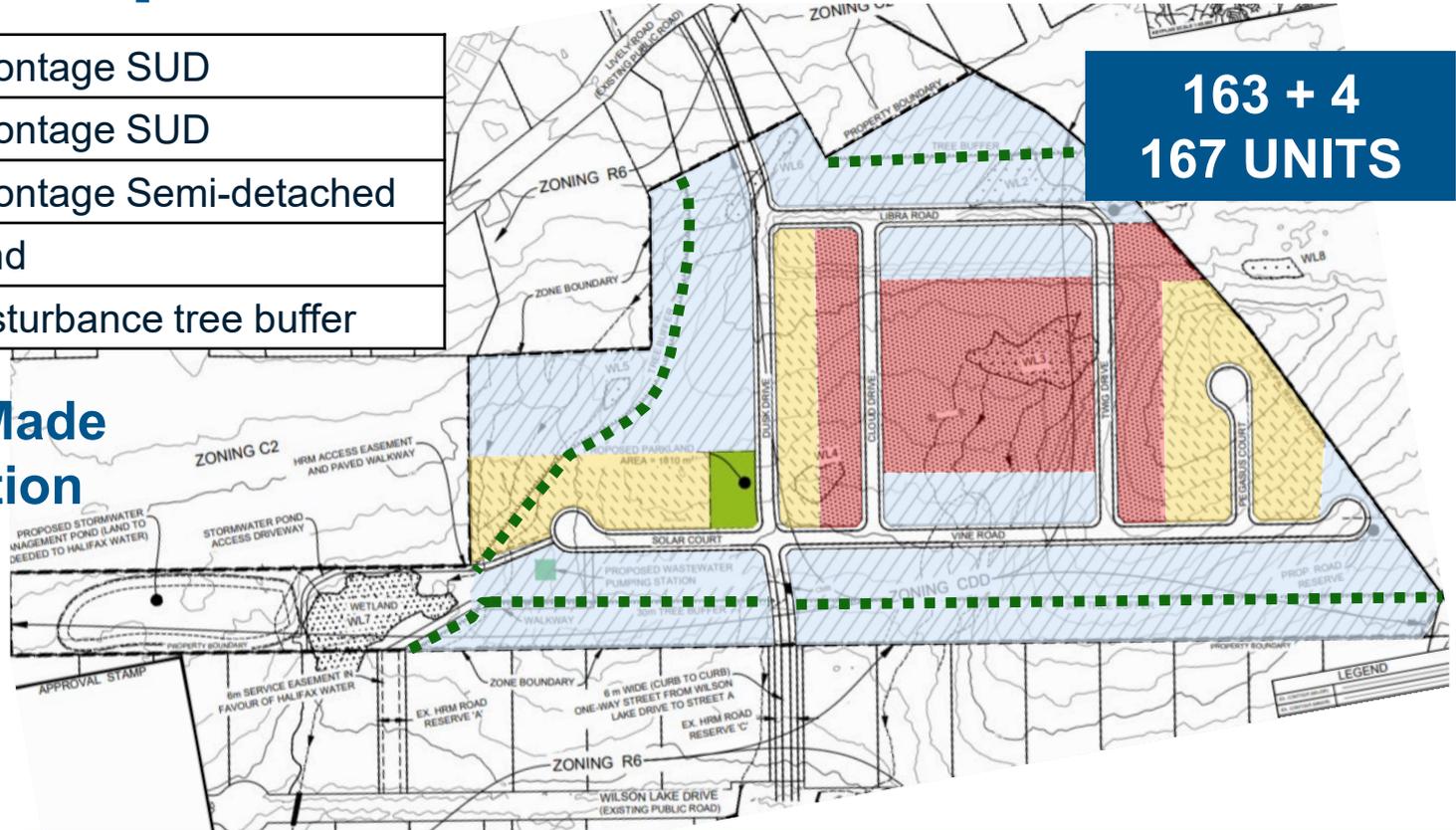
# Current Proposal

52	60 ft. frontage SUD
55	50 ft. frontage SUD
56	35 ft. frontage Semi-detached
1,789 sq. m	Parkland
	Non-disturbance tree buffer

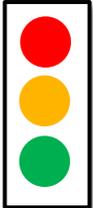
**163 + 4  
167 UNITS**

## Amendments Made After Consultation

- Density
- Unit Mix
- Tree Buffers



# Current Proposal – Traffic Circulation Slide 16



*New traffic signal at the corner of Lively Road and Sackville Drive*

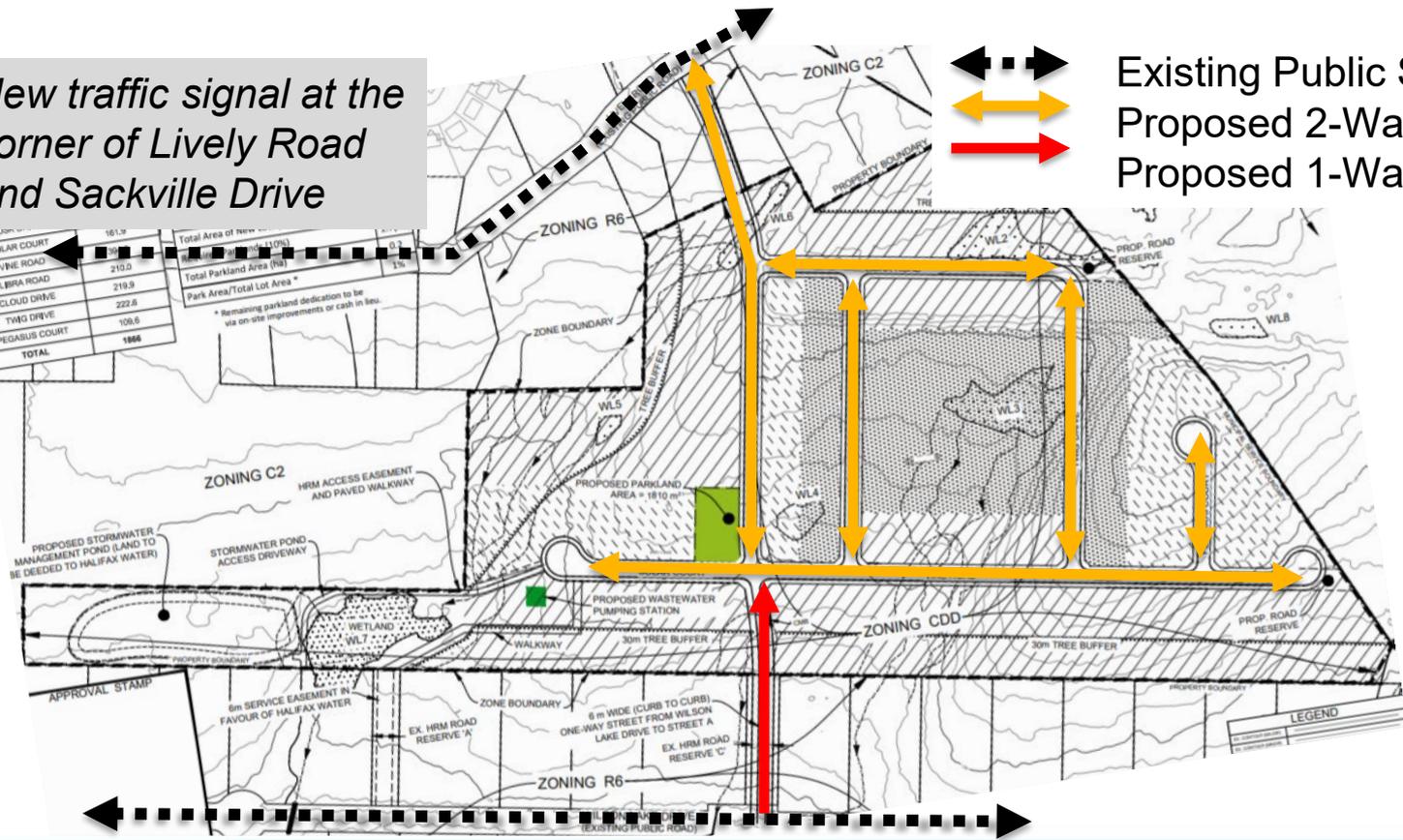
DUPLICATE	161.9
SOLAR COURT	161.9
VINE ROAD	219.0
LIRIA ROAD	219.9
CLOUD DRIVE	222.8
TWIG DRIVE	109.6
PEGASUS COURT	196.6
<b>TOTAL</b>	<b>1966</b>

Total Area of new development (1:1000)  
 Total Parkland Area (R6)  
 Park Area/Total Lot Area \*

\* Remaining parkland dedication to be via on-site improvements or cash in lieu.



Existing Public Streets  
 Proposed 2-Way Streets  
 Proposed 1-Way Street



# Summary: Key Aspects of the Proposed Development

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- Maximum 167 units
- Unit mix of single unit dwellings and semi-detached dwellings
- Secondary and backyard suites permitted
- Controls on home business uses
- Location and size of neighbourhood park
- Location and size of tree buffers between the proposed development and existing residential uses
- Servicing requirements
- Signage provisions

Enabling Policy SU-6: Residential subdivision by DA, requires Council consider the following in rendering their decision:

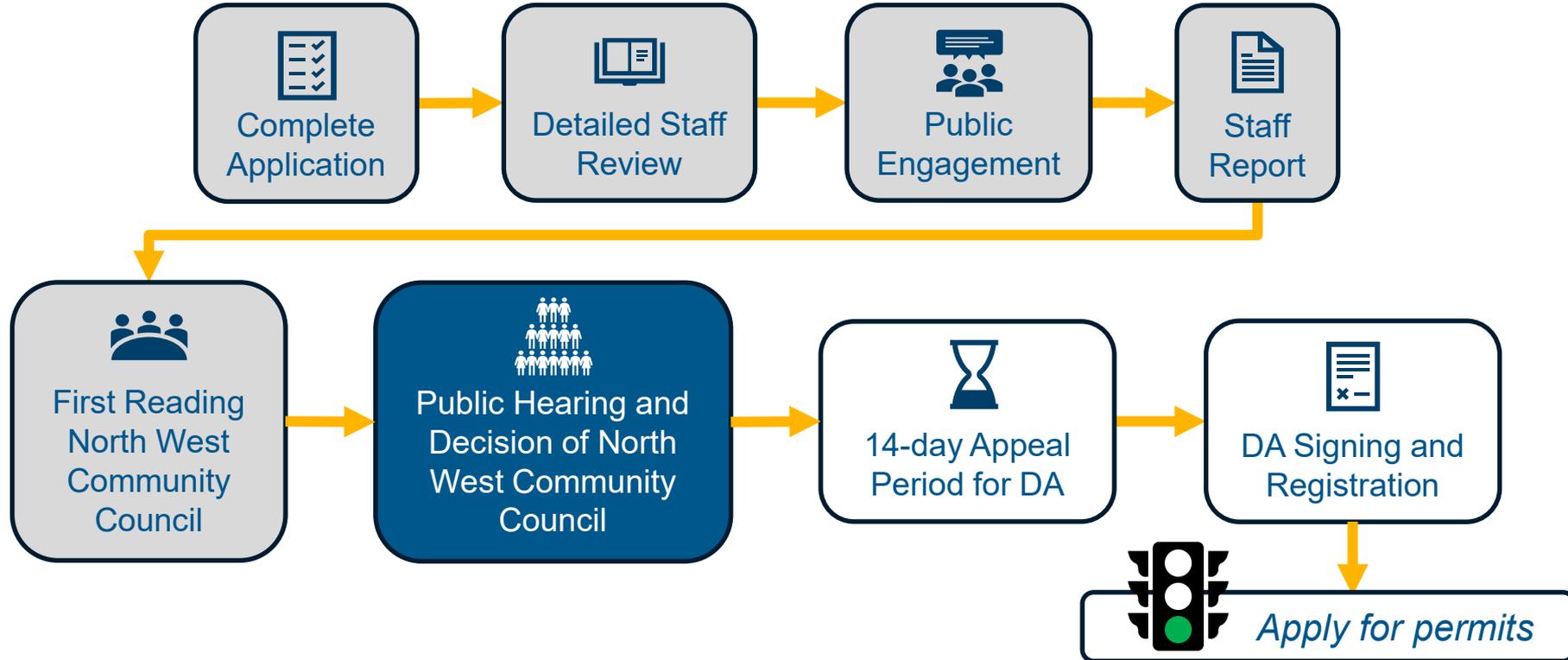
- Mix of housing types
- The development does not detract from the general residential character of the community
- Adequate and useable lands for community use
- The development is capable of being serviced without exceeding capacity of existing systems

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

Non-Substantive Amendments within this agreement include changes to the following:

- lot design and building siting requirements (max. 167 units)
- accessory building and structure requirements
- the date of commencement of construction
- length of time for completion of the development

# Development Agreement Planning Process



# Staff Recommendation

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Staff recommend that North West Community Council:

- Approve the proposed development agreement as set out in Attachment A of the staff report dated March 4, 2021

# HALIFAX

## Thank You

**Stephanie Salloum**



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