

HALIFAX

Case 23247

Staff Information Report:
Building Height on Sackville Drive

North West Community Council
July 12, 2021

Slide 1

Council Motion

November 9, 2020

Amend the Sackville Drive Land Use By-law Part 6, Section 27(a) to allow for the height of a building to be based on the mean grade of the building, not the lowest grade of the curb.

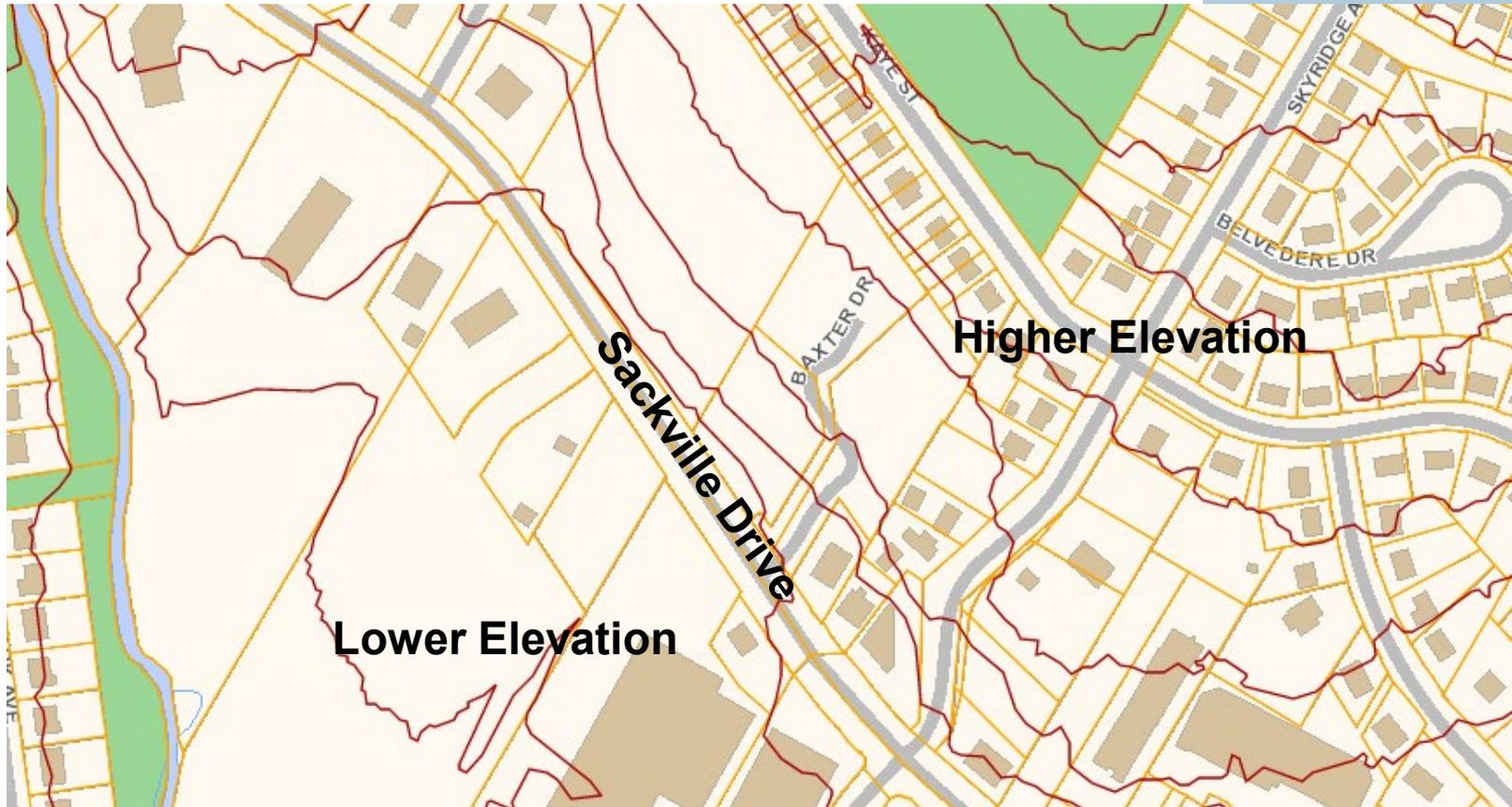
Site Context



Site Context



Site Context



Site Context/Photos



History

- **Prior to the adoption of the Sackville Drive LUB and MPS-** no height restrictions.
- **May 2002-** Staff identified future review of building height required.
- **March 2005-** Staff recommend max height of 45 feet from established grade and 3 stories as an interim until more detailed review could be conducted.
- **July 2006-** Staff recommend max 45 feet/3 stories and other transitional measures.
- **September 2006-** Council held public hearing and adopted amendments for 50 ft max from grade at front property line and buildings over 50 by development agreement.

Current Policy

Sackville Drive Secondary Planning Strategy – Sackville Drive LUB

27 (a) The height of a building in all zones shall be not more than 50ft (15.24m) in height measured from the established grade at front property line.

On corner lots where there is a difference in established grade on each lot frontage at the street line, the height requirement shall be measured from the street frontage with the lower grade.

On lots where there is a difference in established grade, the height requirement shall be measured from the lower grade.

Existing Policy in Action



30 Baxter Dr

Attachment A: Image of 30 Baxter Drive, Lower Sackville



249 Sackville Drive

Attachment B: Google Image of 249 Sackville Drive, Lower Sackville

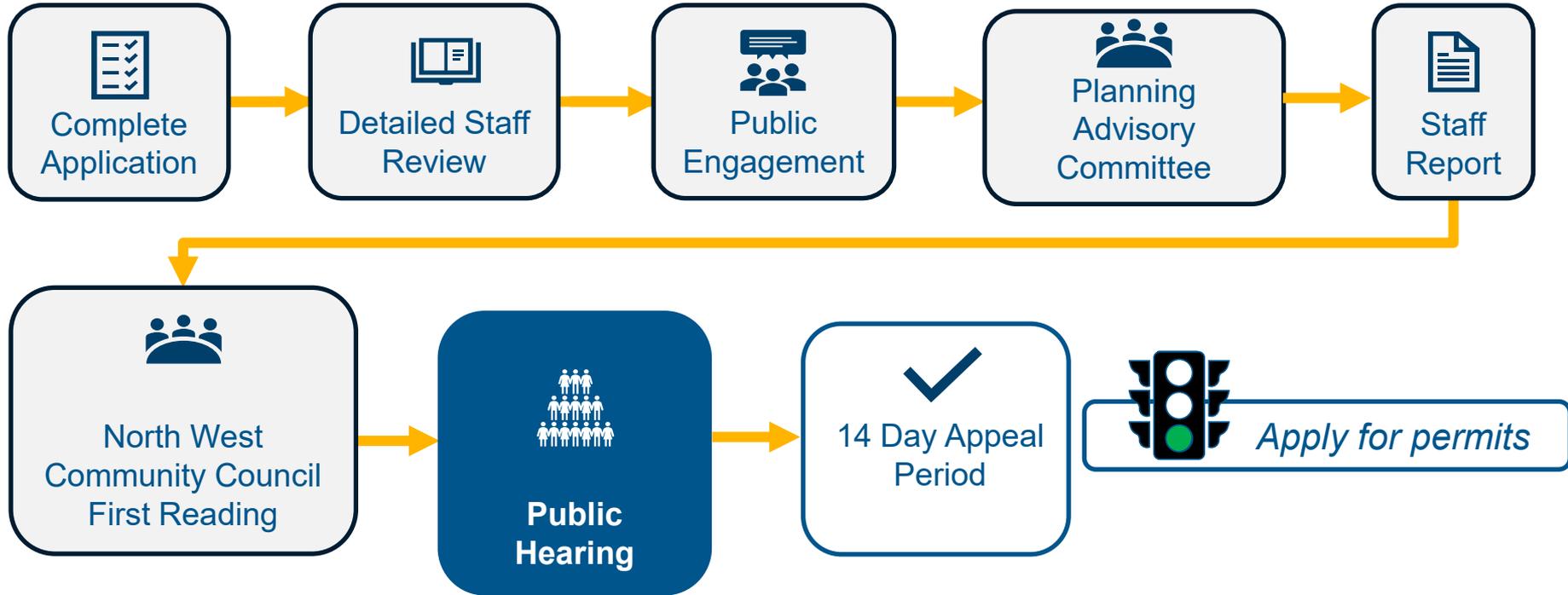


24 Sackville Cross Road

Attachment C: Google Image of 24 Sackville Cross Road



Planning Process (with a PAC)



Staff Recommendation

- Staff recommend that North West Community Council:
- Direct staff to commence the planning process to amend the Sackville Drive Land Use By-law to allow for the height of a building to be based on the mean grade of the building, not the lowest grade of the curb.

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Thank You

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