

# HALIFAX

## Case 23556

Staff Information Report:  
Access to Multi-Unit Dwellings  
Across LS Zoned Properties

North West Community Council  
October 4, 2021

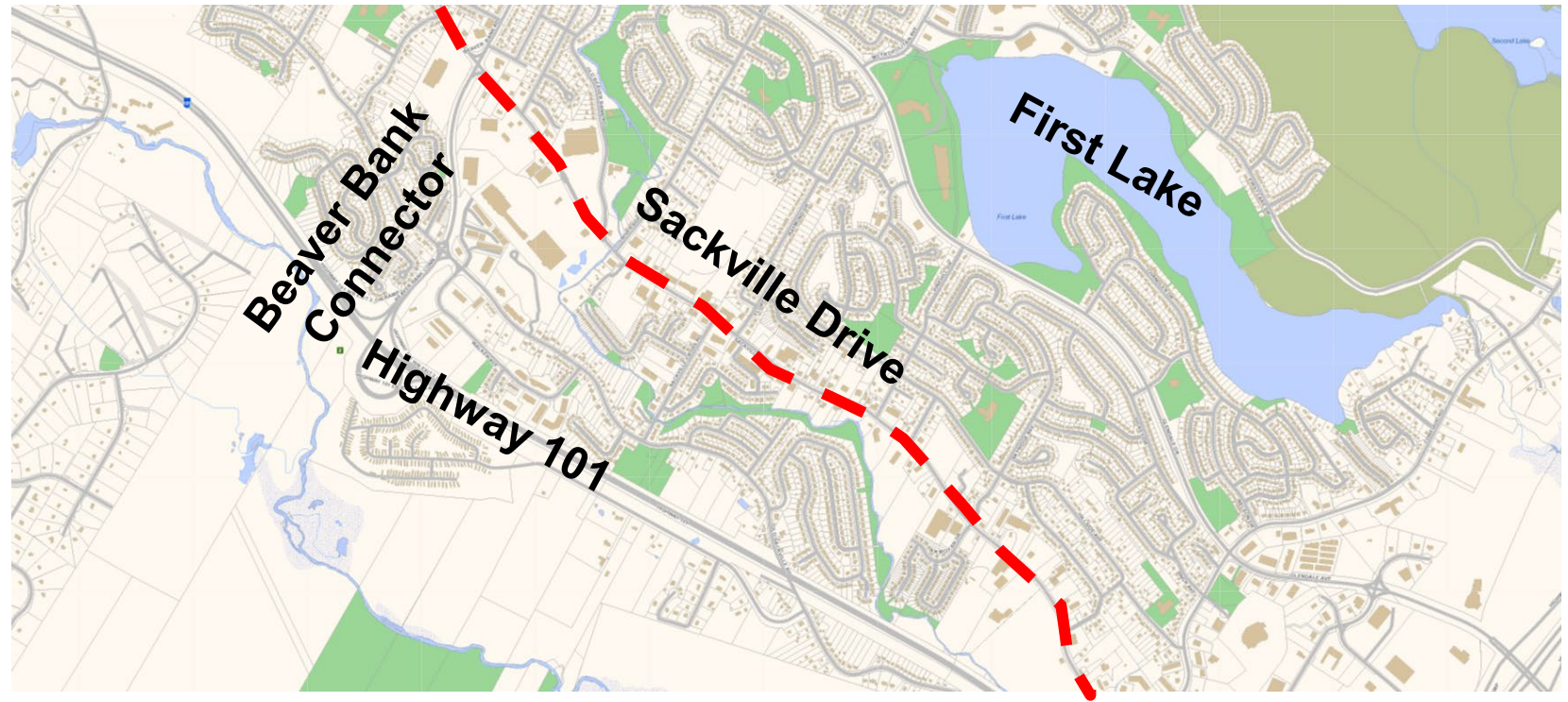
**Slide 1**

# Council Motion

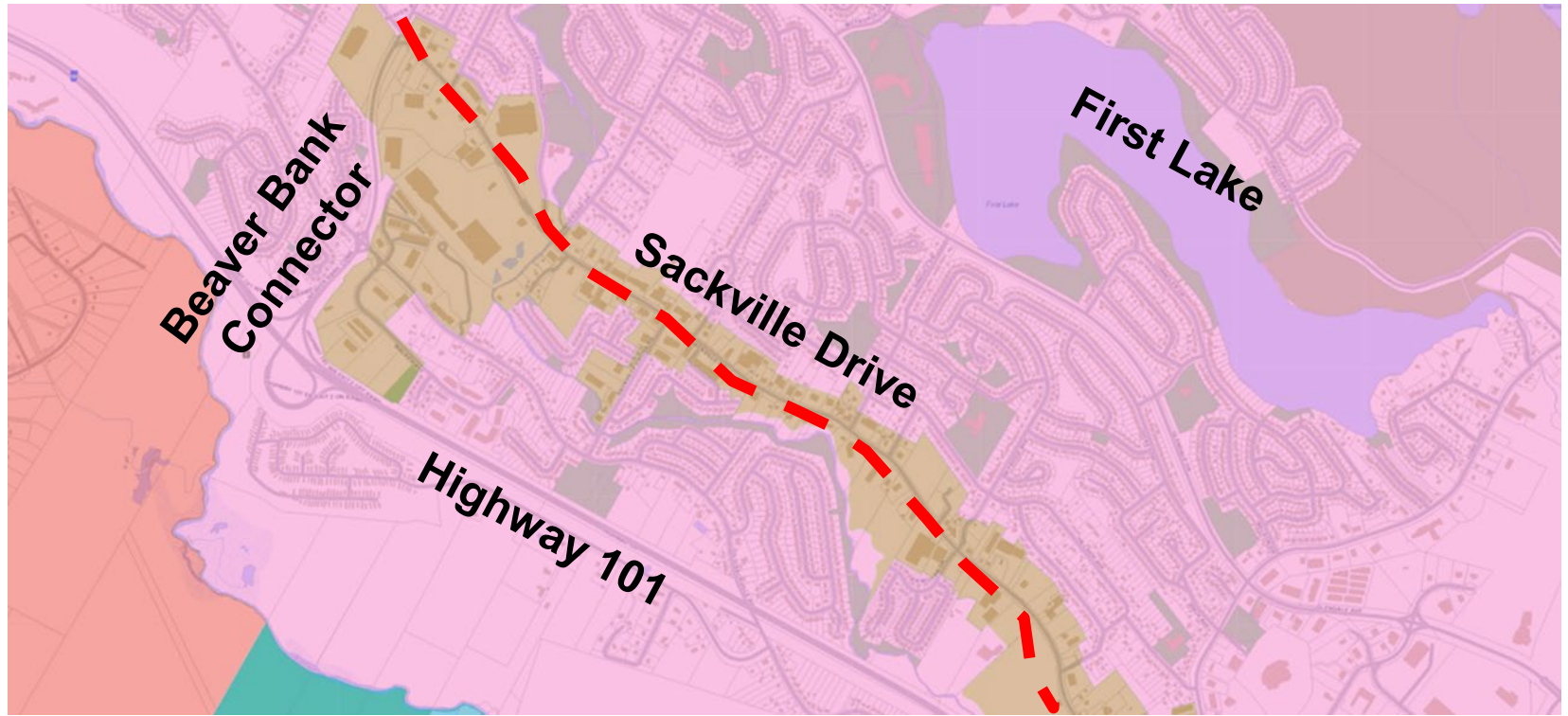
March 8, 2021

That North West Community request a staff report to consider amendments for the Sackville Drive Land Use By-law to allow access to multi-unit dwellings across LS (Large Scale Commercial) Zone lots.

# Site Context



# Site Context



# History

- Prior to the adoption of the Sackville Drive Secondary Planning Strategy (SSPS) and Land Use By-law (LUB), land use and development on Sackville Drive was regulated through the Sackville Municipal Planning Strategy.
- In 2002, the Sackville Drive SPS and LUB were adopted in response to the community's desire to provide more specific development guidance to ensure the successful and desired growth of this commercial destination.
- Existing developments that did not conform with the new land use designations and regulations provided by the Sackville Drive SPS and LUB were classified as "existing", indexed in an appendix to the LUB, and permitted within new zones. This appendix allowed the continued operation of these uses but prohibited their expansion.

# Current Policy & Regulations

## Sackville Drive Secondary Planning Strategy – Sackville Drive LUB

The DB designation encourages the creation of a large format retail power centre in proximity to the Highway 102 interchange and Beaver Bank Connector/Sackville Drive intersection.

To achieve this the LS (Large Scale) Zone was created that:

- permits commercial and retail uses (>10,000 sq.ft.) as-of-right;
- requires small scale commercial uses by development agreement; and
- prohibits new multiple unit residential uses (existing residential grandfathered)

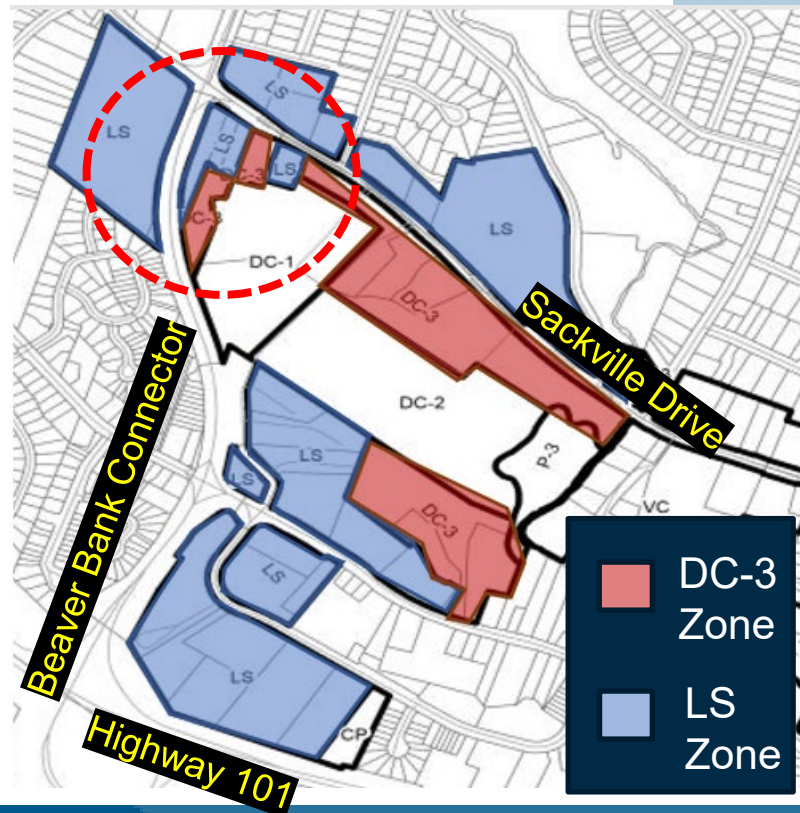
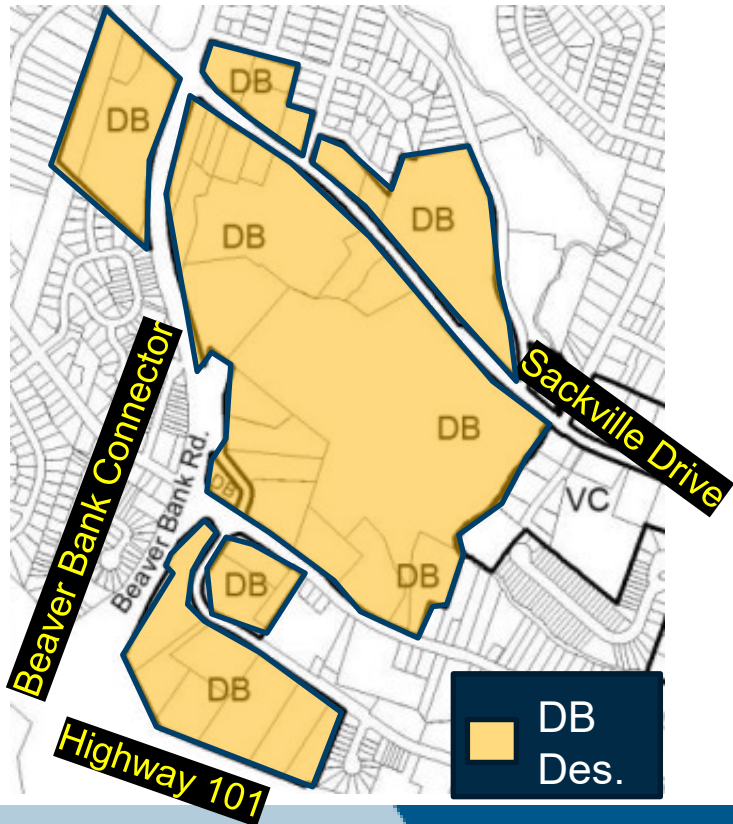
# Current Policy & Regulations

## Sackville Drive Secondary Planning Strategy – Sackville Drive LUB

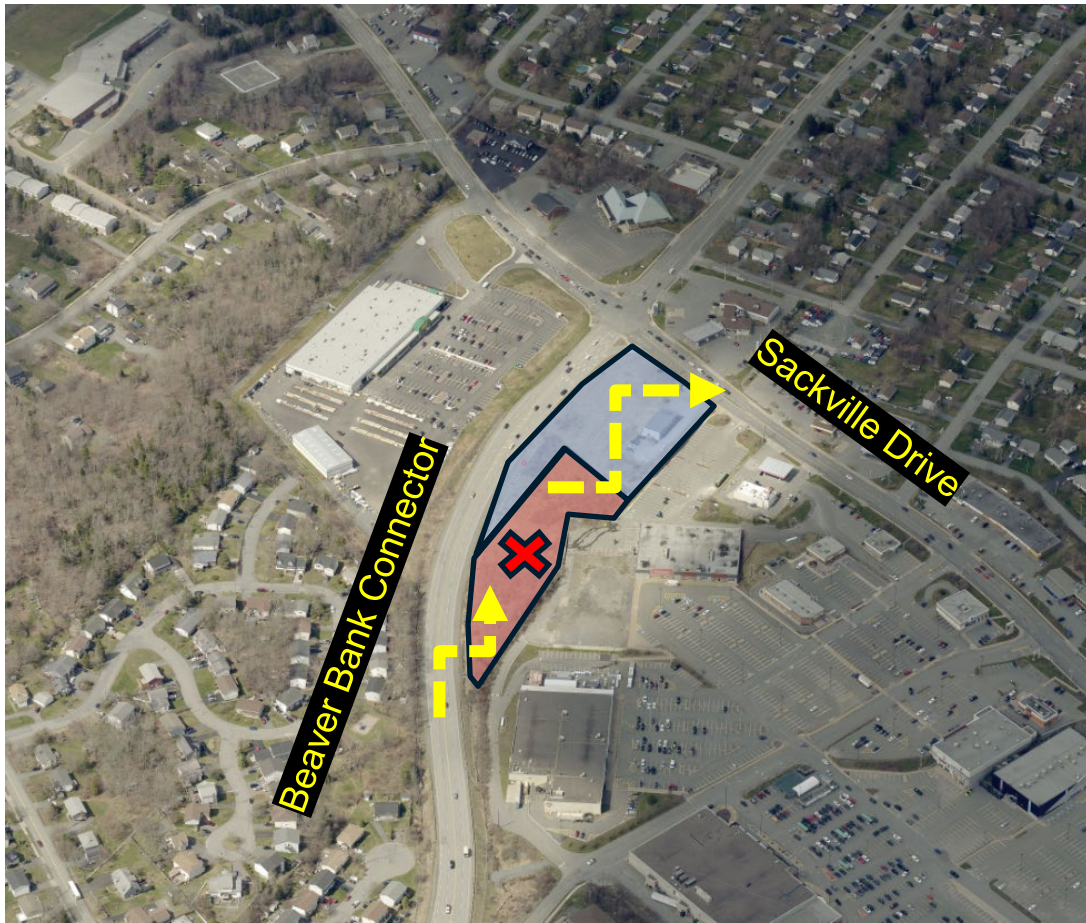
Although not permitted in the LS Zone, new high-density residential uses are zoned within the DB designation as the SSPS acknowledges the market foundation they provide to support retail businesses.

To encourage a broader range of land uses, increased density, and commercial and residential infilling within the DB designation, the Downsview Complex Zones 1, 2, and 3 were established and situated adjacent to the LS Zone.

# Existing Context





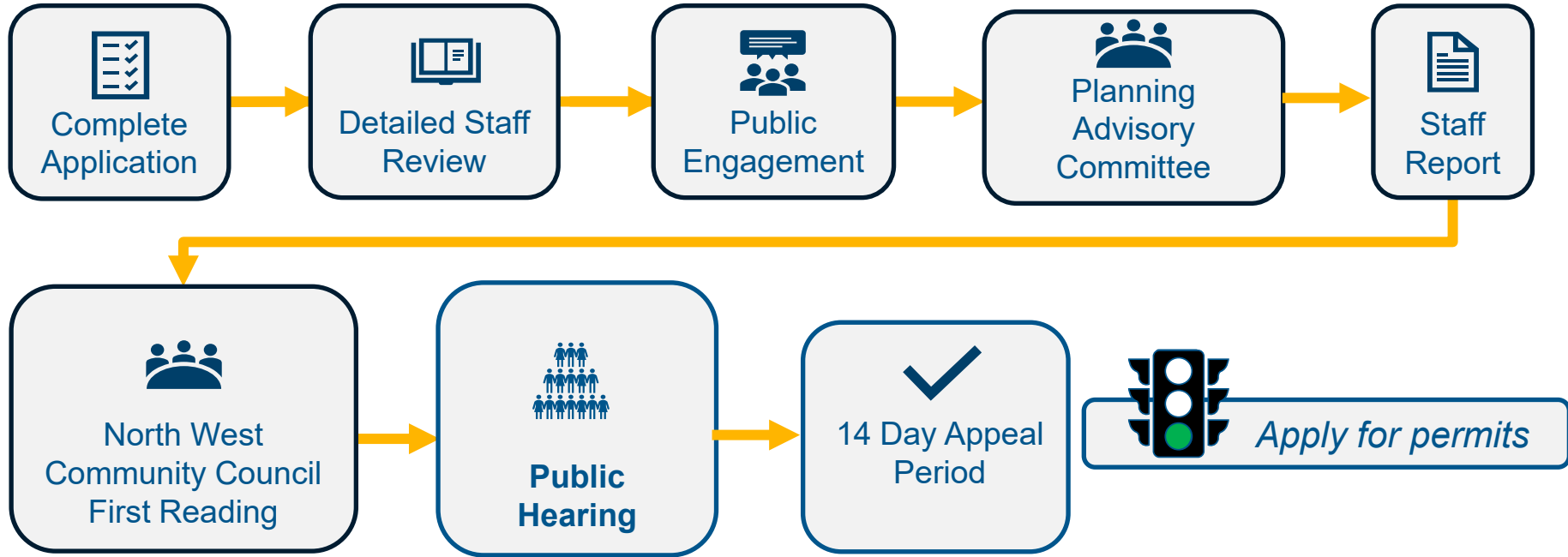


 DC-3 Zone (permits multi's)

 LS Zone (only allows existing multi's)

 Proposed Residential Development

# Planning Process (with a PAC)



# Staff Recommendation

- Staff recommend that North West Community Council:
- Direct staff to commence the planning process to consider amendments to the Sackville Drive Land Use By-law to allow access to new multi-unit dwellings across lots within the LS (Large Scale Commercial) Zone.

# HALIFAX

## Thank You

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