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Public Hearing for Case 22820

**Development Agreement Amendments
Hanwell Dr./ Swindon Dr.,
Middle Sackville**

North West Community Council
November 8, 2021

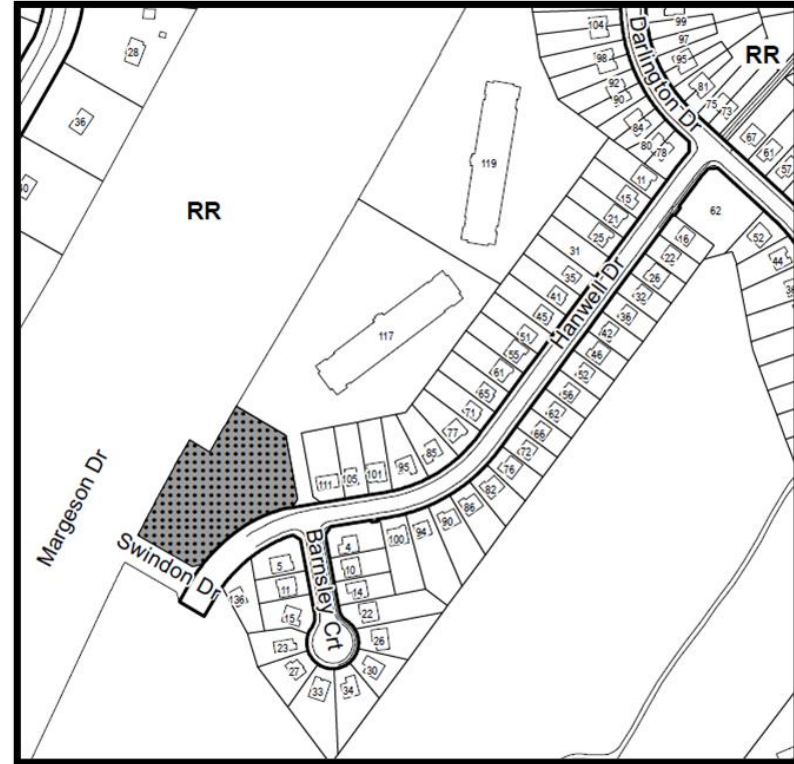
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Applicant Proposal

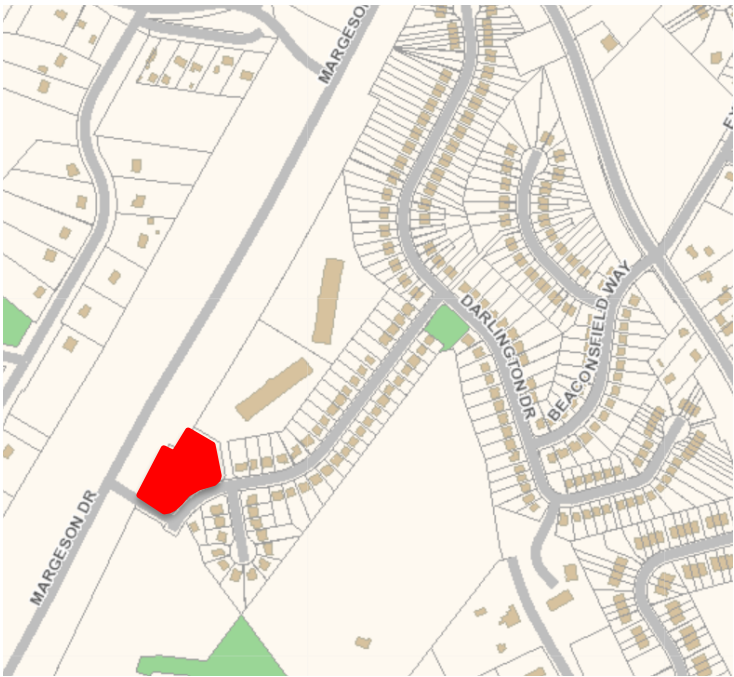
Applicant: W.M. Fares, on behalf of Sunset Plaza Inc. (owner)

Location: Hanwell Drive & Swindon Dr.,
Sunset Ridge subdivision, Middle
Sackville

Proposal: Amendments to Existing
Development Agreement



Site Context



General Site location in Red



Site Boundaries in Red

Site Context/ Photos



**View from corner of Swindon Dr. & Hanwell Dr.
Site is 1.4 acres; currently vacant**

Site Context



Existing apartment building and houses along Hanwell Dr.

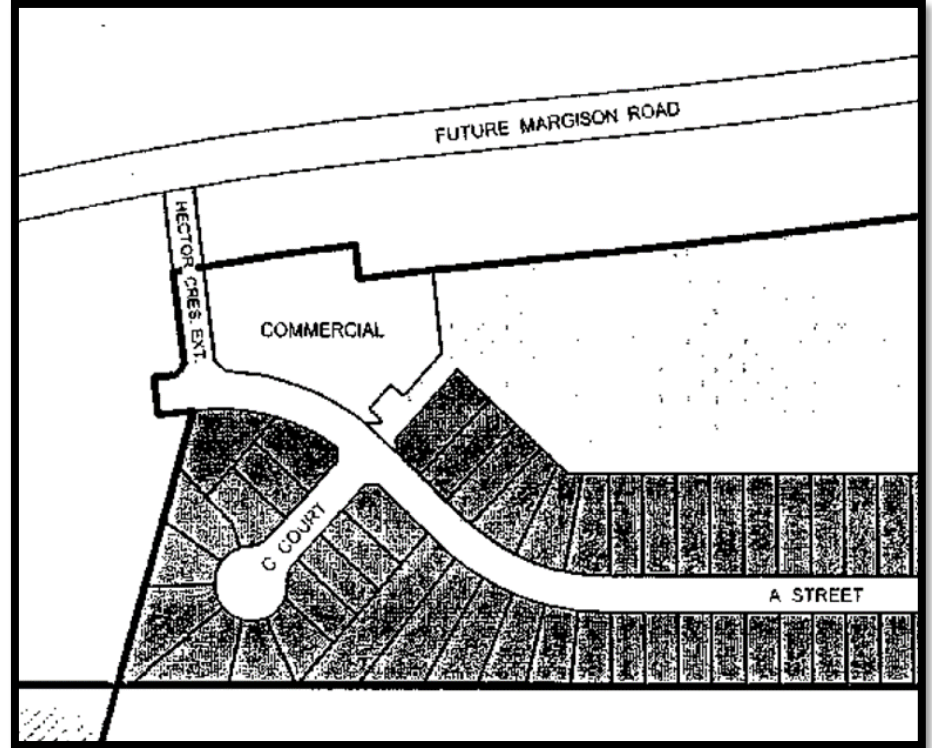
Policy & By-law Overview

Sackville Municipal Planning Strategy & Land Use By-law

- **Zone**
 - CDD Zone (Comprehensive Development District) – Sites of 5 acres +
- **Designation**
 - Rural Residential (RR) – allows for serviced comprehensive development (subject to policies UR-10 and IM-13)
- **Existing Use**
 - Vacant site
- **Enabling Policy**
 - RR-3, UR-10 & IM-13 - Comprehensive development (district) by development agreement

Existing DA (site plan)

- Site designated for commercial development in Sunset Ridge agreement;
- Subject to C -2 (Community Commercial) zone requirements (35 ft. height max.);
- Uses limited to retail & food stores, restaurants (except drive-thru), offices, financial, service shops/ personal service; & commercial schools.
- Potential for subdivision, 1 to 3 commercial buildings & parking.



Proposal

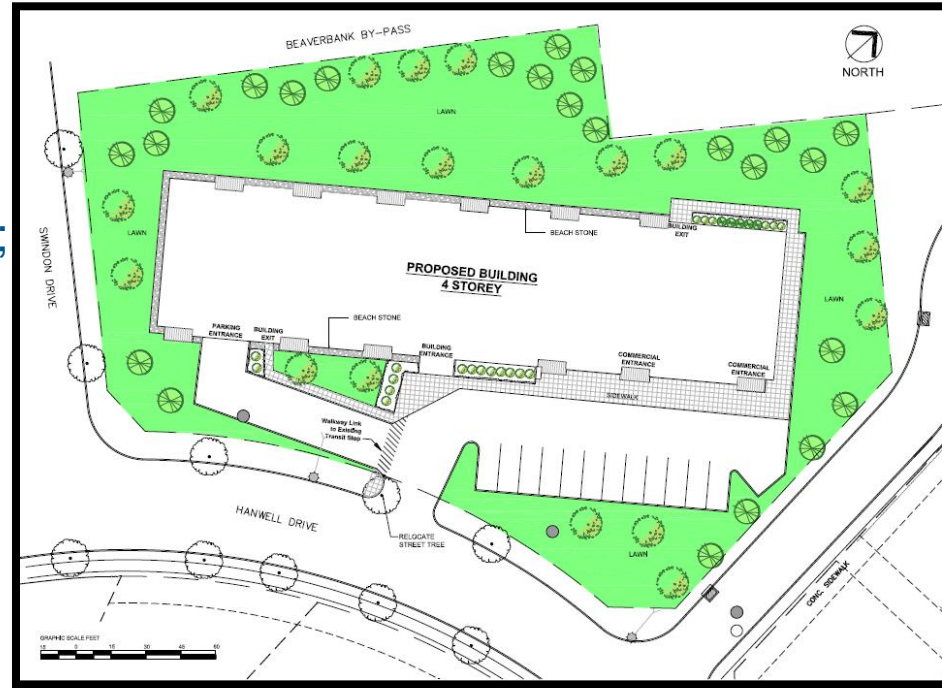
52-unit, 4-storey apartment building;

2,760 sq.ft. ground-floor commercial space;

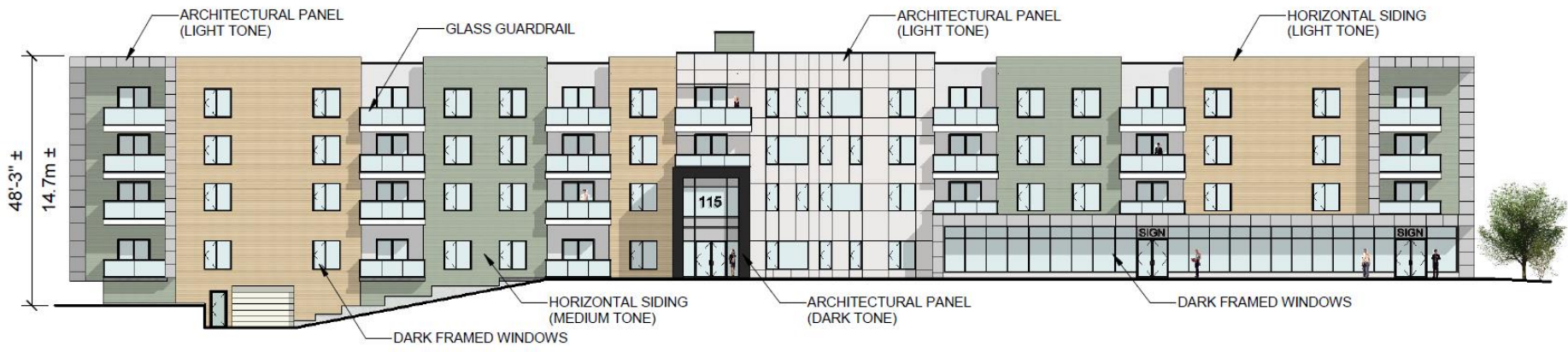
U/G parking; surface parking for commercial; driveway off Hanwell Dr.;

14,000 sq. ft. of amenity space;

Site landscaping of remaining areas.

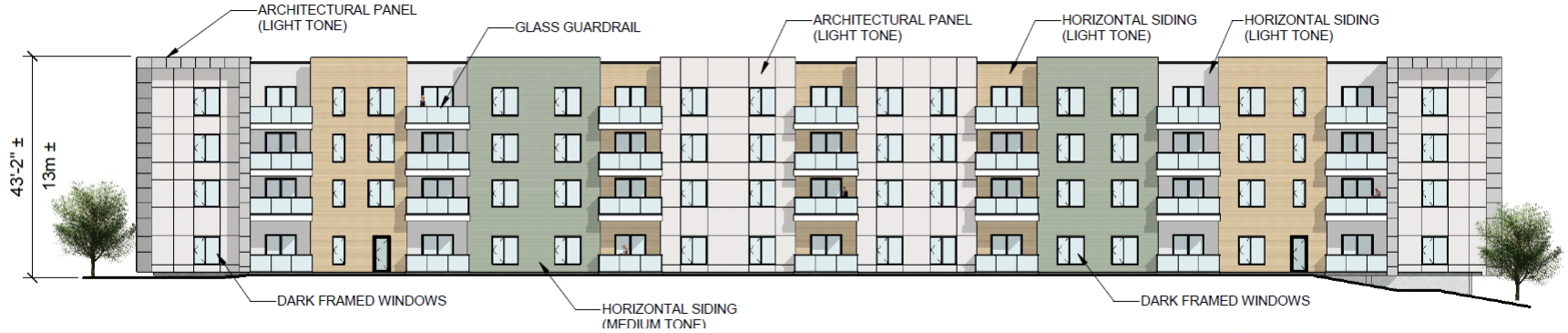


Proposal

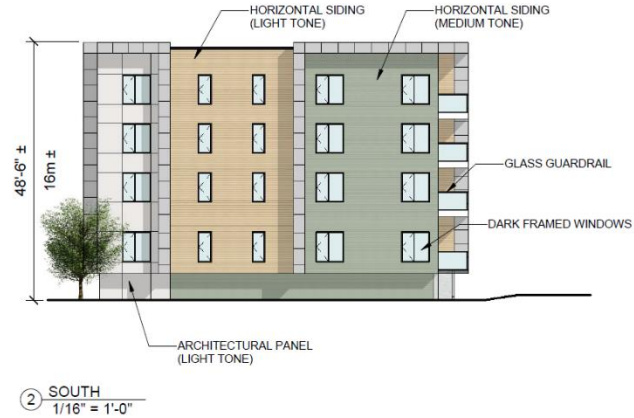


Front building elevation, commercial space on eastern side of bldg.

Proposal



Rear & Side Elevations



Policy Consideration

Sackville Municipal Planning Strategy and Land Use By-law

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

- Land uses, building height, coverage and appearance, & compatibility;
- 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;
- Public open space/ proximity to parks, schools, transit; and
- Any other land use impacts.

Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **notification by mail requesting feedback & HRM website info.**
- Feedback from the community generally included the following concerns:
 - No more apartments, prefer commercial instead;
 - Traffic, speeding & safety; noise & debris; vandalism & thefts;
 - Loss of views; concern with density;
 - Improve building appearance, landscaping, privacy measures, add more commercial.


Notifications Mailed

 122


Individual Contacts (Phone Calls & Email)

 46

Webpage Views

 255

Letters/Emails Received

 44

PAC Recommendation

North West PAC meeting – Nov. 4, 2020

The North West PAC recommended that the application be refused.

- **PAC recommendation:** *(page 3 of staff report)
- *THAT the North West Planning Advisory Committee has reviewed the application for Case 22820 and recommends rejection of the application due to traffic concerns, incompatibility with the existing neighborhood, the development goes against the original intent of the neighborhood and it is not a complete community. The Committee further suggests that should the applicant choose to make modifications to the application, that it considers proposing the entirety of the first floor of the apartment building as commercial space.*

Summary: Key Aspects of Proposed Amending Agreement

- **Height, Location and Compatibility of apartments**
 - Limited to 4 storeys, building will include large setbacks from existing residential dwellings adjacent the site; Compatible when compared to commercial uses, height & setbacks (35 feet high, 15 ft. side yard)
- **Landscaping & Tree Retention**
 - Landscaping and amenity areas for residents surrounding the apartment building provided
- **Traffic & Density**
 - Revised site access meets requirements; no density concerns – developer will pay costs related to servicing the development.

Staff Recommendation

Staff recommend that North West Community Council:

- Approve the proposed amending development agreement as set out in Attachment A of the staff report dated September 21, 2021

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Thank You

Paul Sampson



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