

HALIFAX

North West Planning Advisory Committee: Case 23812

216 and 218 Cobequid Road - substantive
amendments to approved DA for addition of lands
enabling balconies

December 8, 2021

Slide 1

Applicant Proposal

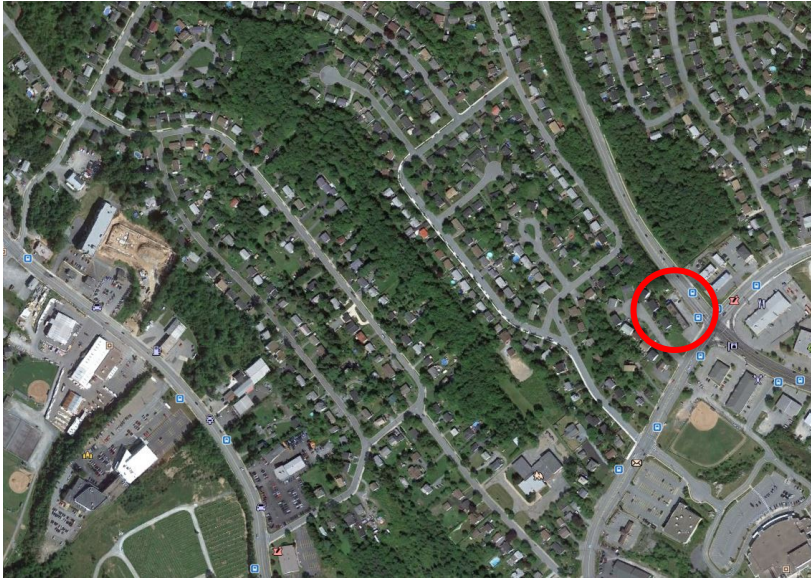
Applicant: TEAL Architects + Planners

Location: 216 & 218 Cobequid Road, Lower Sackville

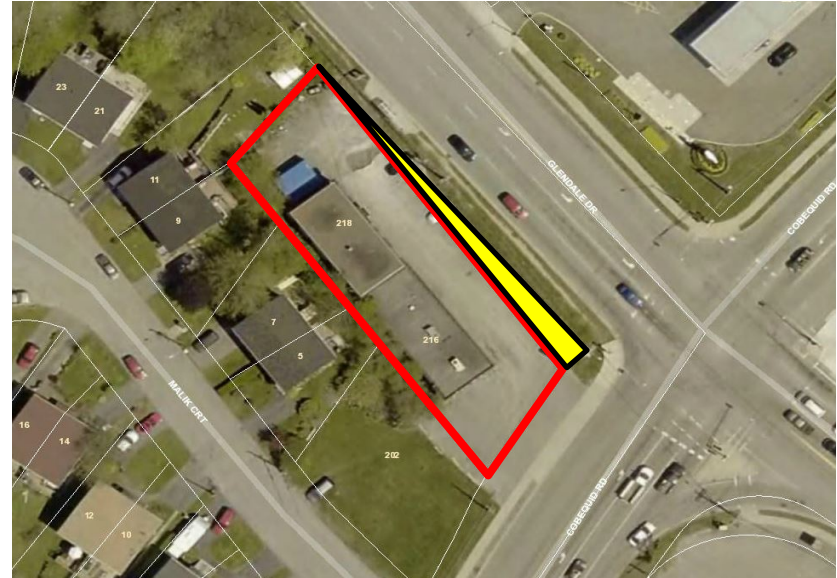
Proposal: addition of a small portion of formerly provincially owned lands to approved site plan; this will enable construction of balconies on Glendale Drive and Cobequid Road elevations without encroachment



Site Context



General site location in red



Current site boundaries in Red; Proposed added lands in yellow

Site Context/Photos



Looking west towards subject site from Glendale Drive and Cobequid Road intersection



Looking north towards subject site from Malik Court and Cobequid Road intersection

Proposal



Building showing balcony locations

MPS Overview

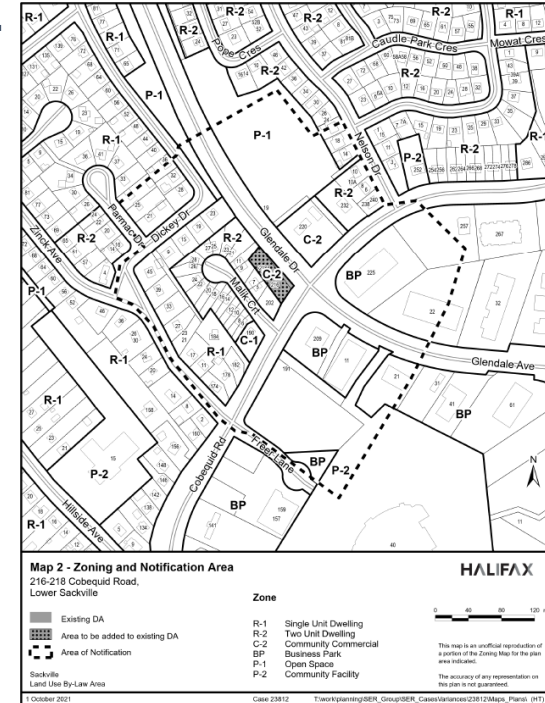
Sackville Municipal Planning Strategy – Sackville LUB

○ Designation

- Community Commercial (CC) designation allows Council to consider new multiple unit dwellings according to the development agreement provisions of the *HRM Charter*

○ Enabling Policy

- CC-6 allows Council to consider multiple unit buildings by development agreement; ensures community concerns with scale, form, compatibility, landscaping, site design, traffic and services are adequately addressed;



Land Use By-law Overview

Sackville Municipal Planning Strategy – Sackville LUB

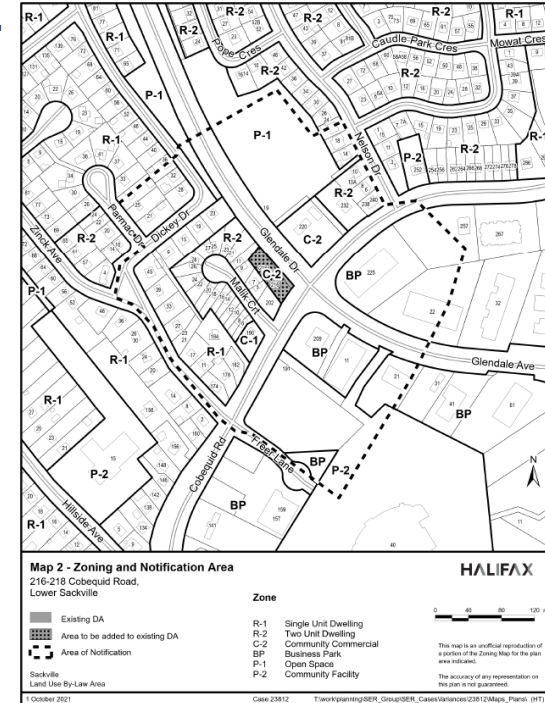
- **Zone**

- C-2(Community Commercial) Zone

- **Existing Use**

- Mixed-use building*

*An of-of-right development under the C-2 zone would have permitted a commercial building 35 feet in height with 50% lot coverage, 30 feet front or flankage yards, 15 feet side and rear yard



Policy Consideration

Sackville Municipal Planning Strategy – Sackville LUB

Enabling Policy CC-6

Council considered the following in rendering their decision on the approved Development Agreement:

- compatibility with adjacent land uses;
- site design features are adequate in size and design;
- municipal services can support the development;
- environmental concerns, including SWM;
- sighting distances, site entrances and exits;
- general maintenance; and
- the provisions of Policy IM-13.

Public Engagement Feedback

Level of engagement completed was **consultation** achieved through a **mail out notification** and **planning applications webpage**

Notifications
Mailed



72

Individual Contacts
(Phone Calls & Email)



0

Unique Webpage Views
(2 month period)



47

Scope of Review

Please advise of any recommendations & considerations regarding the proposal, taking into account the MPS policies CC-6 and IM-13:

- *Policy CC-6 (a) that the height, bulk, lot coverage and appearance of any building is compatible with adjacent land uses;*
- *Policy IP-13 (a) that the proposal is in conformity with the intent of this planning strategy and with the requirements of all other municipal by-laws and regulations;*
- *Policy IP-13 (c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of: (ii) height, bulk and lot coverage of any proposed building;*

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Thank You Questions/Comments

Planners Name

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