

The word "HALIFAX" is written in a bold, white, sans-serif font against a dark blue background. The background features a large white triangle pointing to the right, which is partially overlaid by the dark blue area containing the text.

North West Planning Advisory Committee: Case 23556

Access to Multi-Unit Dwellings Across
LS Zoned Properties
Sackville Drive Plan Area

March 2, 2022

Slide 1

Council Motion

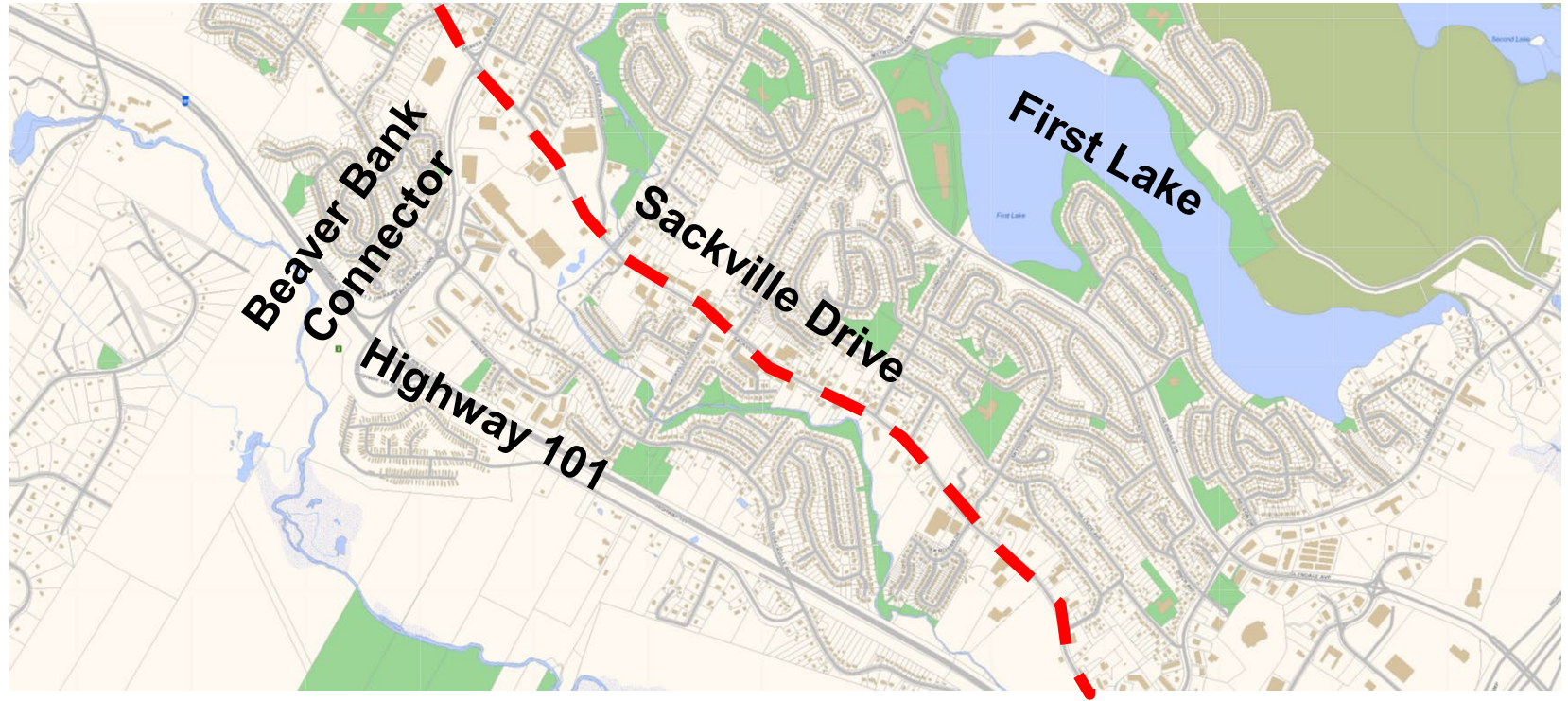
March 8, 2021, North West Community Council PUT and PASSED the following motion:

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.

On October 4, 2021, North West Community Council PUT and PASSED the following motion:

That North West Community Council direct the Chief Administrative Officer 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.

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 101 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)

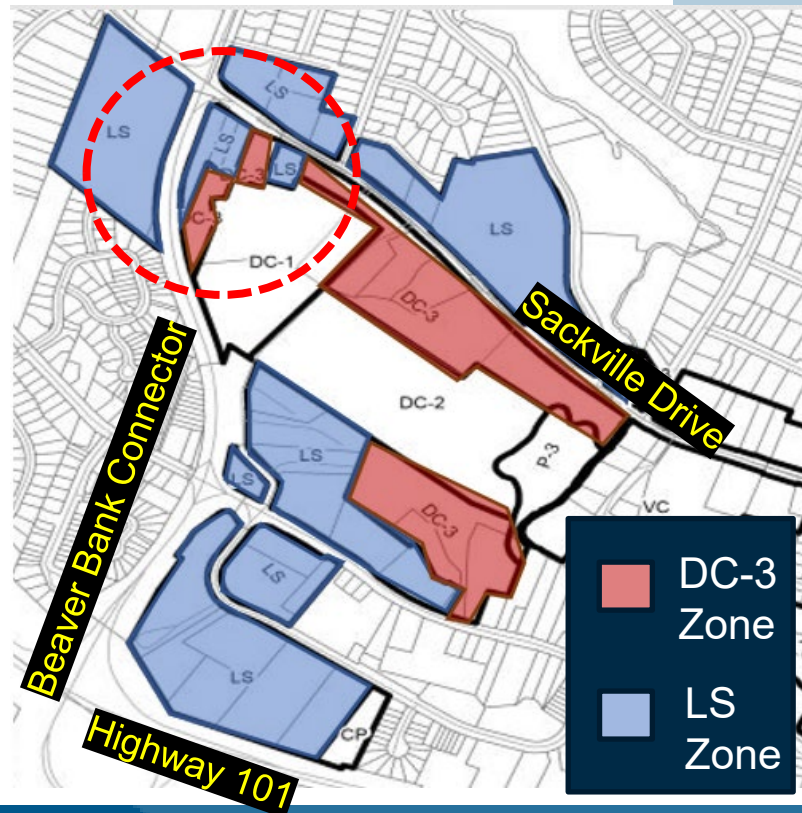
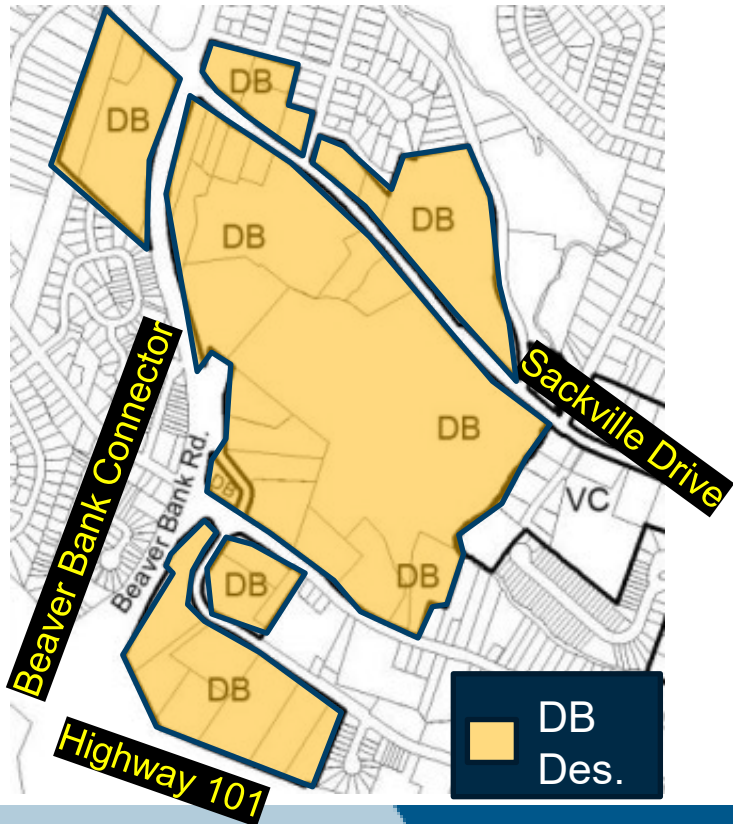
Current Policy & Regulations

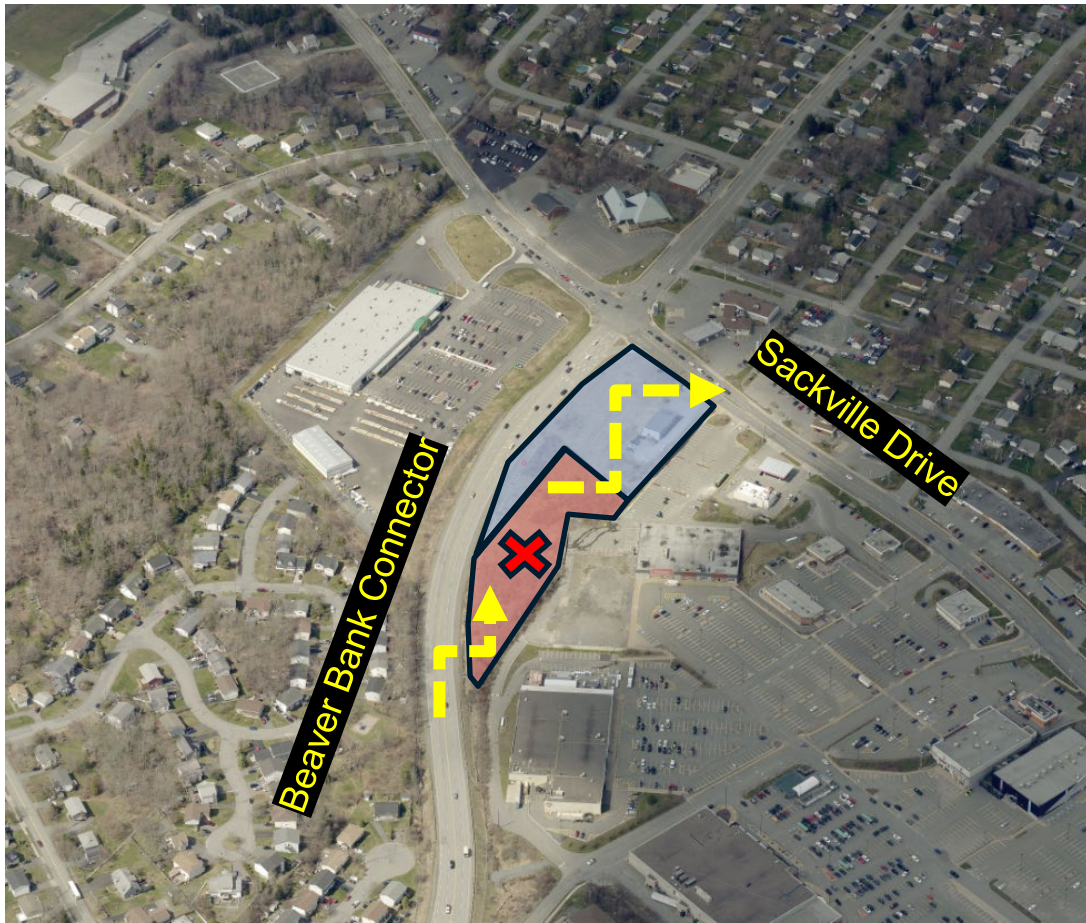
Sackville Drive Secondary Planning Strategy – Sackville Drive LUB

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

Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **a mail out notification**
- Feedback from the community generally included the following:
 - Clarification on what is proposed.

**Notifications
Mailed**



**Individual Contacts
(Phone Calls & Email)**



Webpage Views



Scope of Review

Please advise of any recommendations & considerations regarding the proposal.

- Do you see any potential concerns/conflicts with allowing residents of apartment buildings to use adjacent commercially zoned lots for access to and from their apartment building?

HALIFAX

Thank You Questions/Comments

Planners Name



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