

# HALIFAX

## Public Hearing Case 23812

Amending Development Agreement: 216  
and 218 Cobequid Road, Lower Sackville

North West Community Council  
April 4, 2022

**Slide 1**

# Applicant Proposal

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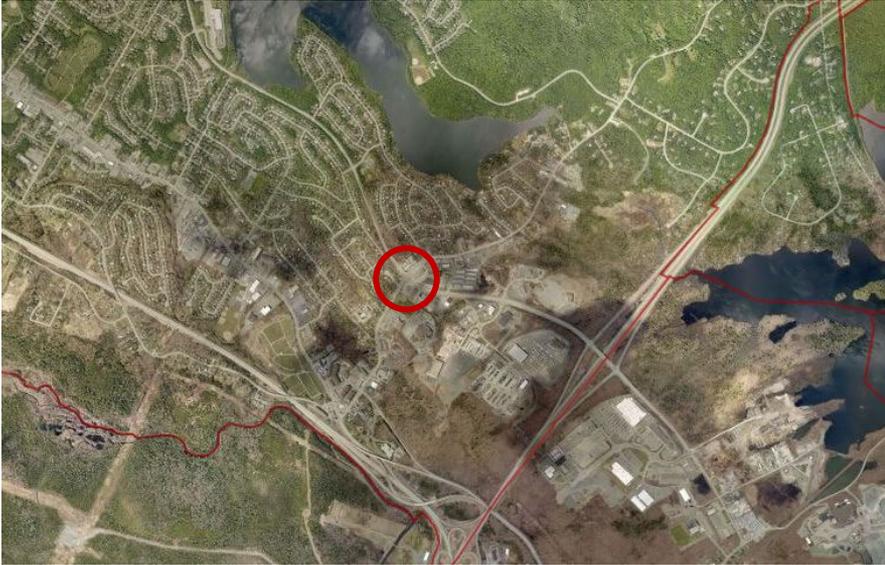
**Applicant:** TEAL Architects+Planners

**Location:** 216 and 218 Cobequid Road,  
Lower Sackville

**Proposal:** to include additional lands  
within site plan boundary under existing  
development agreement (2019): 165.18  
m<sup>2</sup> to be added for total 1494. m<sup>2</sup>



# Site Context



General site location encircled in red



Site boundaries of approved DA in red;  
proposed additional lands in green

# Site Context/Photos



View from intersection of Cobequid Road and Glendale Drive toward site.

# Planning Policy Outline

## Regional Plan & Subdivision By-law

Guide where population growth and the investment of services like transit, piped water and sewer should occur

## Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

## Land Use By-law (Zoning)

Specifies what land uses can be approved without going to Council and seeking feedback from the public

# Policy & By-law Overview

## SACKVILLE MPS & SACKVILLE LUB



Municipal Sewer and Water



Zone

C-2 (Community Commercial)



Designation

Community Commercial (CC)



Existing Use

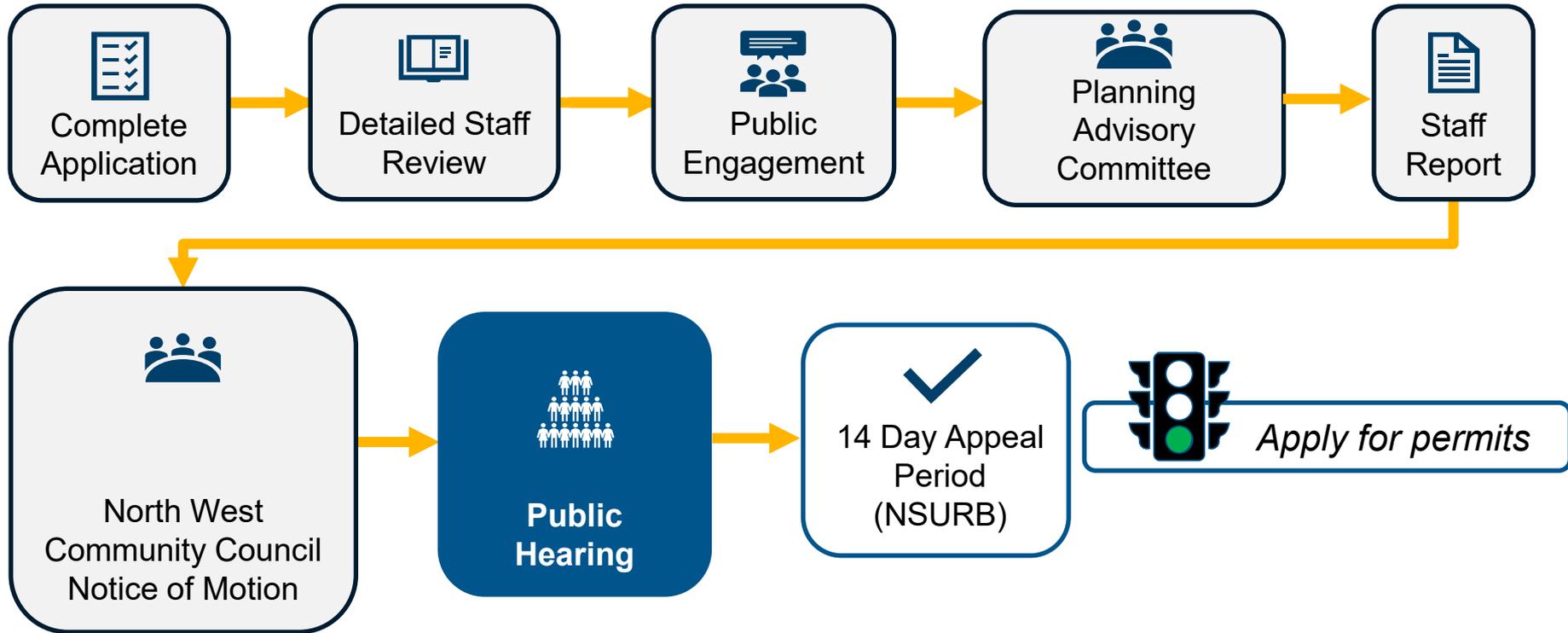
3-storey mixed use building



Enabling Policy

Policy CC-6

# Planning Process (with PAC)





# Policy Consideration

## Sackville Municipal Planning Strategy - Sackville Land Use By-law

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Enabling Policy CC-6:

Applies to development of new multi-unit buildings, requires Council consider the following in rendering their decision on this Amending Development Agreement:

- Lot coverage;
- Site design features are of an adequate size;
- Impact on sighting distance and site access point.

# Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **a mail out notification**
- Feedback from the community generally included the following:
  - No feedback received

Notifications  
Mailed



72

Individual Contacts  
(Phone Calls & Email)



0

Webpage Views  
(Sep'21 to Feb'22)



138

# NWPAC Recommendation

December 22, 2021

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NWPAC provided the following feedback:

Recommends approval of the application as presented.

# Summary: Key Aspects of the Proposed Development

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- **lot size**

- Increases lot size by 165.18 square metres

- **setbacks**

- Allows overhanging balconies without encroachment as land now owned by developer

# 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 January 19, 2022

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## Thank You

**Darrell Joudrey**



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