

# Lot A1-B Sackville Drive, Middle Sackville NS

**PID 40150815**

**To:** Sackville Community Council

**Submitted By:** John Dib

**Subject:** Application for Development Agreement – Multi-Unit Residential Development, Sackville

Dear Sackville Community Council,

Please see the following application, on behalf of YGE Investments, to enter into a development agreement to permit a 13 010m<sup>2</sup> (140 038sf) multi-unit residential building at Lot A1-B Sackville Drive (PID 40150815), located in Middle Sackville, Nova Scotia.

## Location, Designation and Zone

- District: Middle/Upper Sackville
- Location: Lot A1-B Sackville Drive (D0)
- Lot Size: 9 023m<sup>2</sup> (97 122sf)
- Designation: Urban Residential
- Zone: C-2A
- Context: Immediate context includes commercial, low-density dwelling, and multi-unit residential uses; low density dwellings are dispersed throughout the area with commercial uses located to the west and multi-unit residential uses to the south. Sackville Heights Elementary and Milwood High School are within proximity to the site.

## Enabling Policy

Policy UR-8 of Sackville Municipal Planning Strategy states that Council may consider permitting multiple unit residential uses containing more than six (6) dwelling units within the Urban Residential Designation in accordance with the development agreement provisions of the Planning Act. This policy requires Council to consider issues such as:

- the adequacy of separation distances from low density residential developments;
- that the height, bulk, lot coverage, and appearance of any building is compatible with adjacent land uses;
- that site design features, including landscaping, amenity areas, parking areas and driveways, are of an adequate size and design to address potential impacts on adjacent development and to provide for the needs of residents of the development;
- preference for a site in close proximity to community facilities such as schools, recreation areas and transit routes;
- that municipal and central services are available and capable of supporting the development;

- that appropriate controls are established to address environmental concerns including stormwater controls, based on a report from the appropriate Municipal, Provincial, and/or Federal Government authority;
- that the proposed development has direct access to a local street, minor collector, or major collector as defined in Map 3 – Transportation;
- that it is not being considered on lands which are presently zoned for either single- or two-unit dwelling purposes nor where it is intended to replace a single or two unit dwelling which has been demolished, removed or destroyed by fire;
- the impact on traffic circulation and, in particular, sighting distances and entrances and exits to the site;
- general maintenance of the development; and
- the provisions of Policy IM-13.

#### Considerations

In accordance with the above-mentioned issues, please see attached documents that demonstrate how the proposal intends to satisfy the intentions of each policy outlined in the MPS that have been identified as significant considerations for Council to consider.

#### Separation Distances

The properties immediately neighbouring the proposed development to the west are commercially zoned and contain a mix of commercial and industrial uses, while multi-unit residential apartments of a similar scale can be found south of the site in Sunset Ridge. Any low-density dwelling uses immediately neighbouring the site are buffered from the proposed development by major roadways, building setbacks, and large landscaped areas.

#### Building + Site Design

The building's design, and articulation are intended to help it fit within the surrounding context by establishing a low streetwall that relates to the neighbouring buildings while the facade is broken into several vertical sections by incorporating recessed balconies and changes in materials and colours, in addition to a well-defined main entrance. Building stepbacks and material changes help in mitigating the bulk and height of the building and enhance the pedestrian scale streetwall. The outdoor area will be landscaped to provide a pleasant area for the building's residents which will be done by treating the surface with permeable pavers to accommodate sheltered seating areas and will include different forms of soft landscaping and lighting to emphasize the watercourse buffer boundary and promote resident safety.

#### Proximity to Facilities

Please see context note above.

#### Services + Controls

Please see attaches servicing schematic.

#### Road Network

The proposal has direct access to a Major Collector (Sackville Drive). Please see attached TIS.

Current Zoning

The site is currently zoned C-2A, which is not intended to be developed for single- or two-unit dwelling purposes. No existing dwellings of this type have been demolished for the purposes of creating the proposed development.

Policy IM-13

In addition to satisfying the policies mentioned above, the proposed development also intends to satisfy the intentions as part of Policy IM-13. Attached documents verify the impact of the development on services and road networks as well as minimal conflict with nearby land uses. The site is appropriate to accept the proposed scale and design of the development, considering all proposed setbacks and site treatments that are incorporated into the project to reduce the overall scale and bulk of the design.

For additional information, please feel free to contact me using the information below or by sending an email to [john.dib@wmfares.com](mailto:john.dib@wmfares.com).

Regards,

John Dib  
Intern Architect  
BEDS, M.Arch  
**WM FARES ARCHITECTS**  
3480 Joseph Howe Dr, 5<sup>th</sup> Floor  
Halifax, N.S. B3L 4H7  
c. 902.430.2043  
t. 902.457.6676