

HALIFAX

Public Hearing Case 22691

Amending Development Agreement for 8 Walker Avenue
& 732 Old Sackville Road, Lower Sackville

North West Community Council
Monday, December 12, 2022

Slide 1

Applicant Proposal

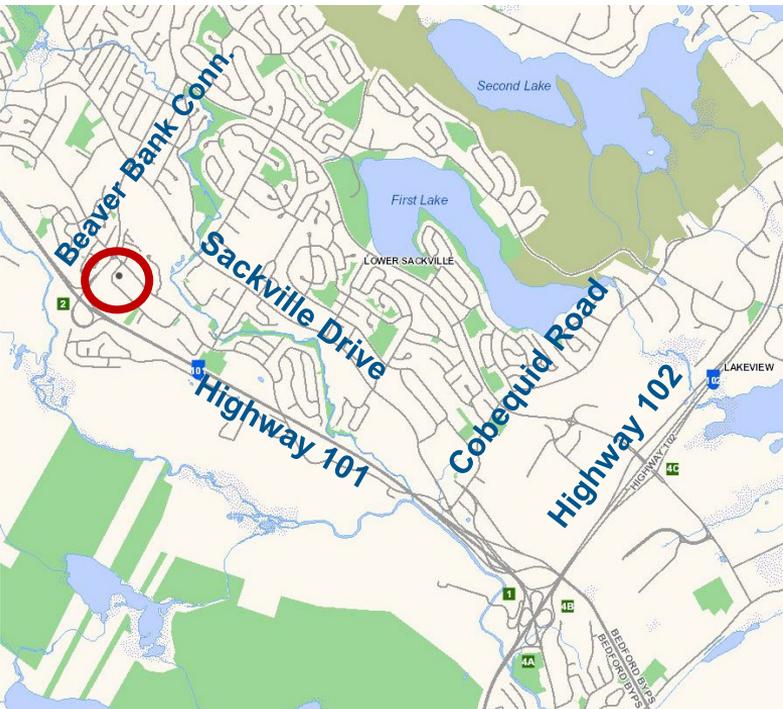
Applicant: WM Fares Architects

Location: 8 Walker Avenue and 732 Old Sackville Road, Lower Sackville

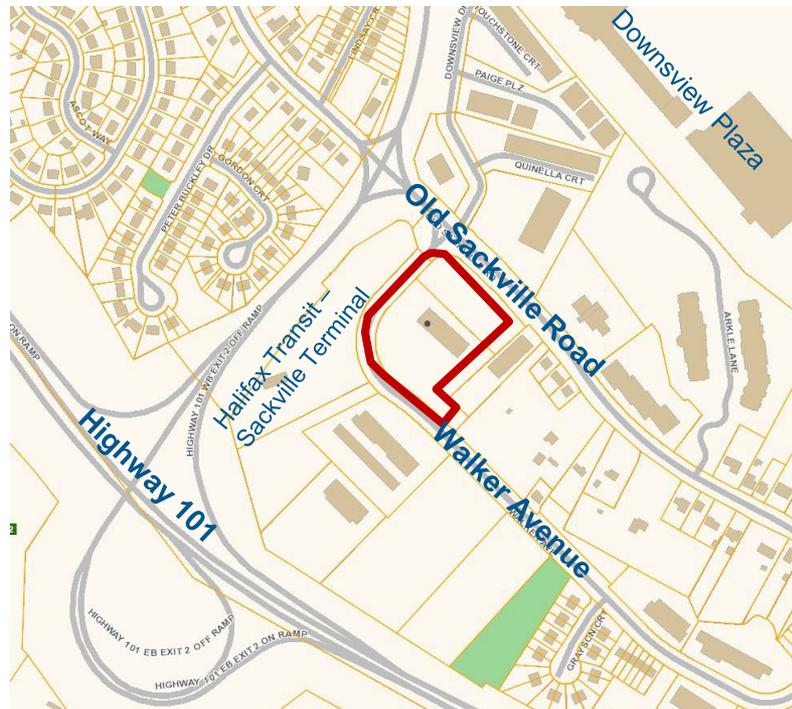
Proposal: Substantive amendments to an existing development agreement, including:

- Changes to the buildings' exterior materials, colours, and design;
- Changes to the underground parking access;
- Redistributing the number of dwelling units between the two buildings;
- Redistributing the number of parking spaces inside and outside the building; and
- An extension of 3 years to start development and 8 years to complete development.

Site Context



General site location in red



Site boundaries in red

Site Photos



Old
Sackville
Road

Subject site

Walker
Avenue

Corner of Old Sackville Road and Walker Avenue looking South

Site Photos



Metro Self Storage

Halifax Transit – Sackville Terminal

Subject site ↓

Walker Avenue looking northwest

Planning Policy Outline

Regional Plan & Subdivision Bylaw

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 Bylaw (Zoning)

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

Policy & Bylaw Overview

SACKVILLE DRIVE MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW



Municipal Sewer and Water



Zone

Large Scale Commercial (LS)



Designation

Downsview-Beaver Bank (DB)



Existing Use

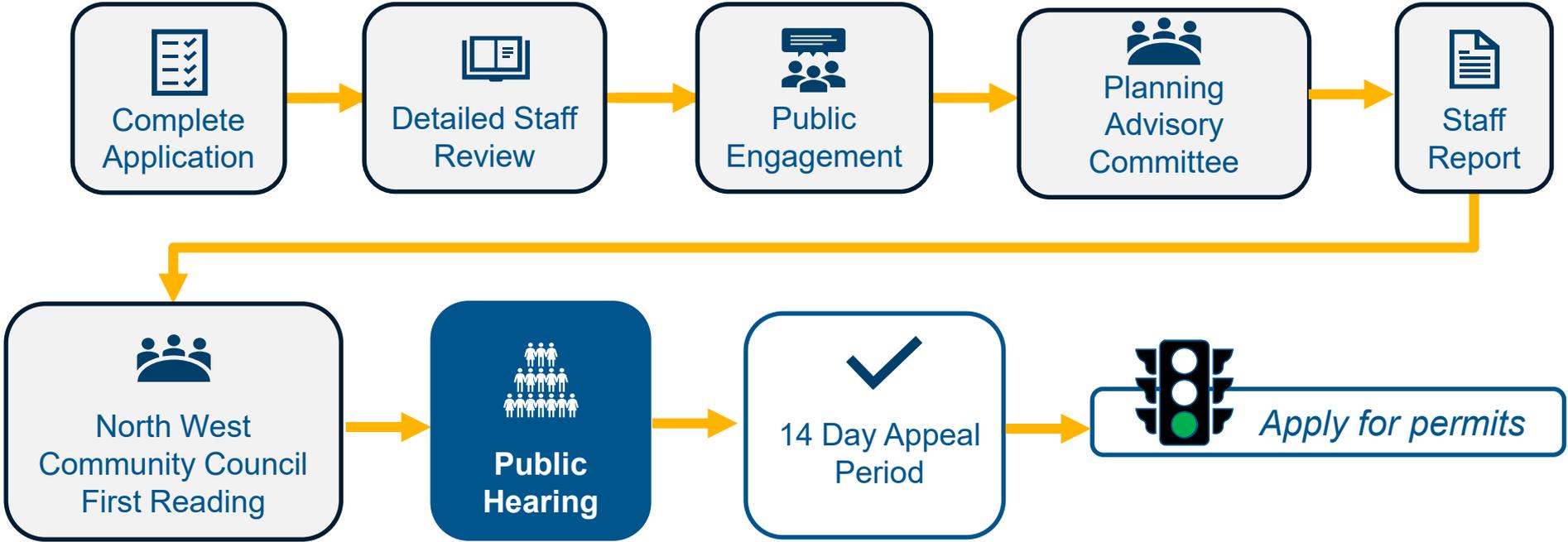
Retail and warehouse building; existing DA



Enabling Policy

DB-2(a)

Planning Process



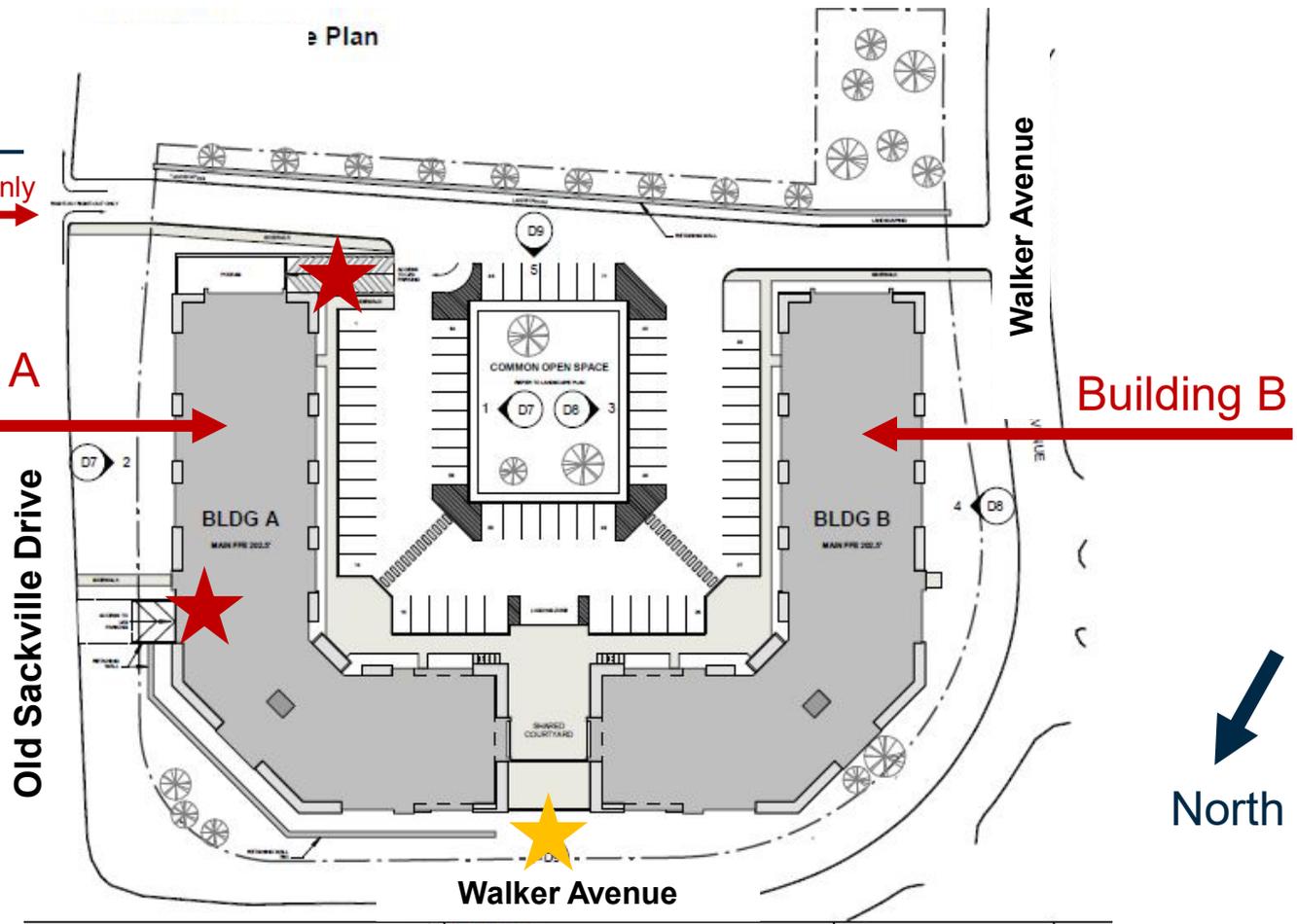
Proposal

Now right-in/right-out only

Building A

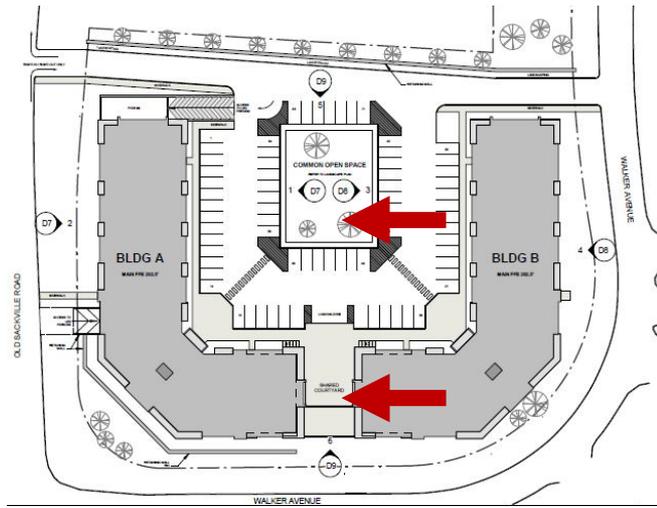
Building B

-  Previously approved underground parking entrance
-  Proposed underground parking entrances



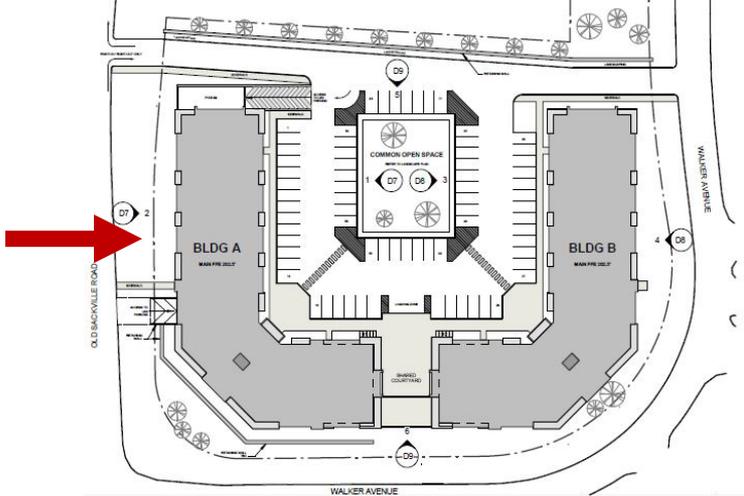
Proposal – Elevations

Building A: South West – Interior Courtyard



Proposal – Elevations

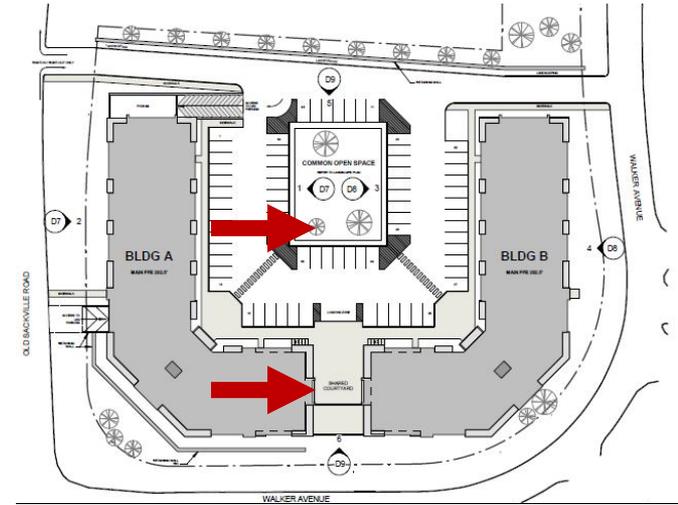
Building A: North East – Old Sackville Road



② Building A North-East - Old Sackville Road
3/64" = 1'-0"

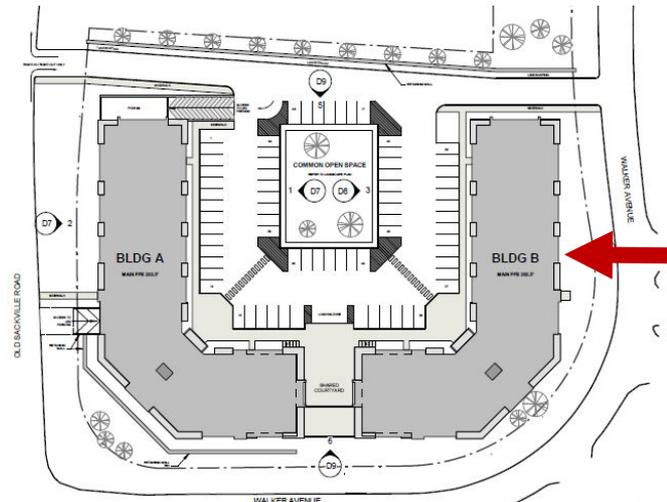
Proposal – Elevations

Building B: North East – Interior Courtyard



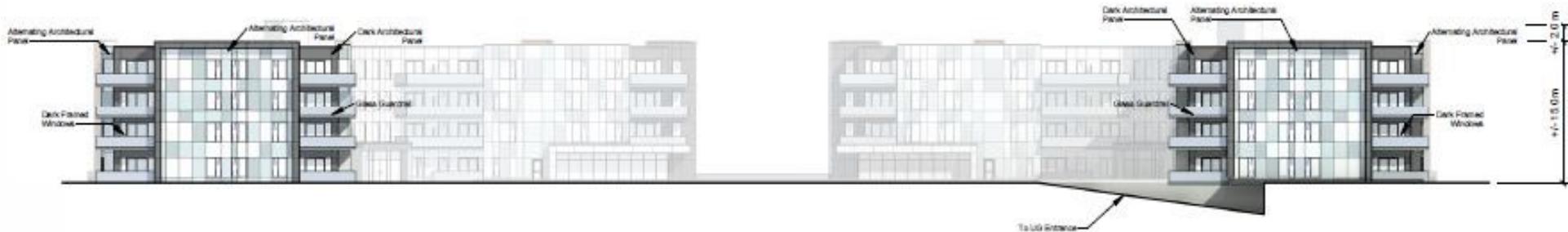
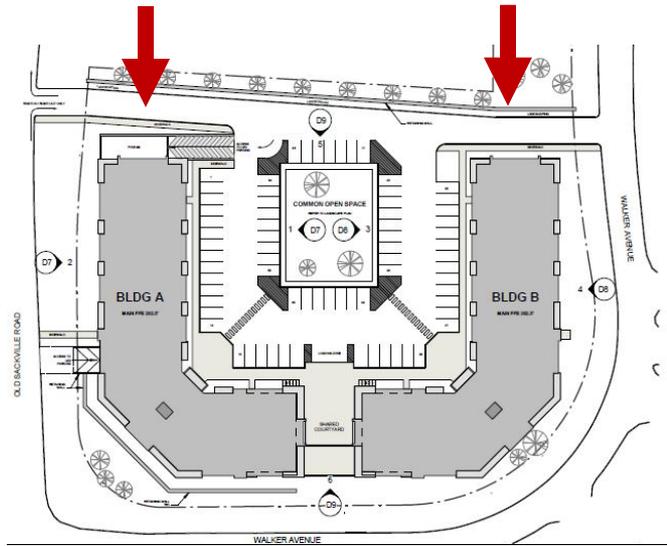
Proposal – Elevations

Building B: South West – Walker Avenue



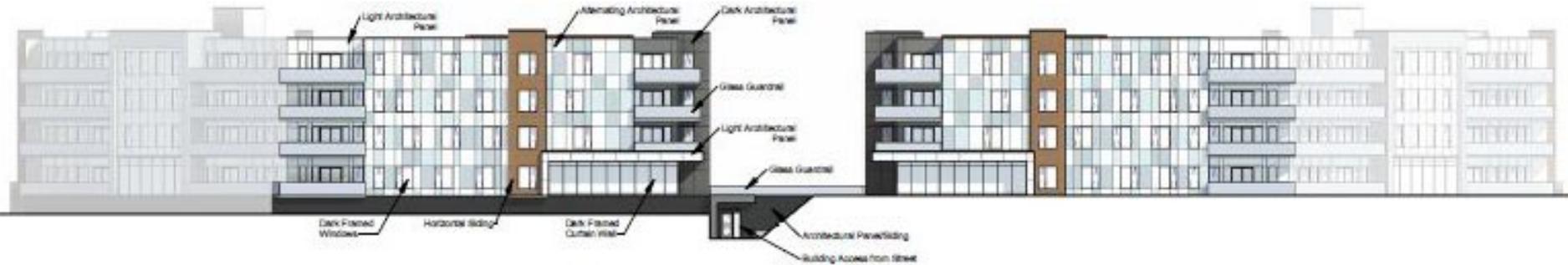
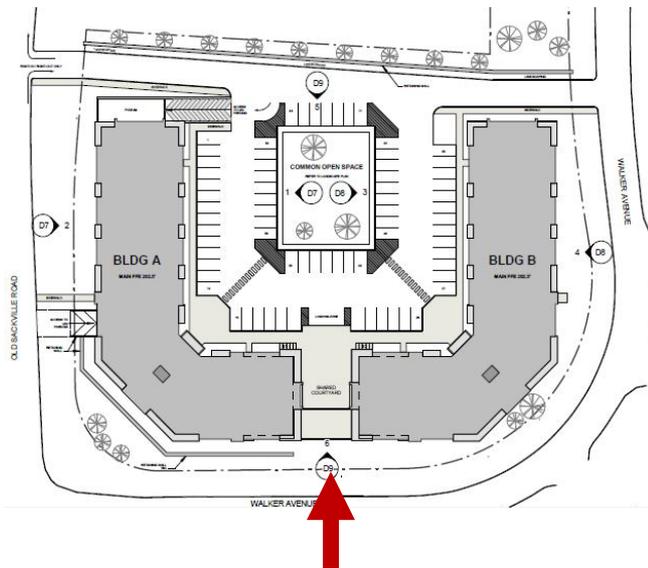
Proposal – Elevations

Buildings A & B: South East – Neighbour



Proposal – Elevations

Buildings A & B: North West – Walker Avenue



Policy Consideration

Sackville Drive Municipal Planning Strategy

Enabling Policy DB-2(a): A mixed-use multiple unit dwelling development at 8 Walker Ave. and 732 Old Sackville Rd. shall be considered by DA and Council shall consider the following:

- a) walls shall be oriented to the streets and entrances shall be safely oriented to the sidewalk;
- b) compatible retail commercial and personal service use may be provided at main level;
- c) compatibility with surrounding built form and lands uses
- d) pedestrian activity shall be encouraged through ground floor uses and landscaped amenity areas;
- e) landscape details reinforce pedestrian circulation, highlight entrances, and provide shade. Landscaping features should be safely provided to enhance site aesthetics;
- f) traffic access to and from the site to safely minimize adverse impacts on the adjacent residential uses and street network;
- g) lighting; and
- h) the provisions of Policy I-5.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through sharing information and seeking comments through the HRM website, signage posted on the site, and a mail out notification.
- No feedback from the public was received.

Notifications Mailed



Individual Contacts (Phone Calls & Email)



Webpage Views



PAC Recommendation

February 2, 2022

The North West Planning Advisory Committee recommends approval of the application with consideration given to the following:

- Further investigation into traffic impact mitigation including traffic lights and the impacts of three buildings located nearby;
- A reduction in the completion time from 8 years to 3-5 years;
- A more esthetically pleasing exterior design; and
- A right turn in and out of the parking garage.

Summary: Key Aspects of the Proposal

- Replace schedules to allow exterior design and access changes;
- Allow each building to have 62 units rather than 68 in one and 56 in the other;
- Clarify there may be up to (rather than exactly) 5,000 sq. ft. of commercial retail, service, and personal service uses;
- Clarify the developer may vary the number of units by a max. of 10%;
- Require min. 130 underground parking spaces instead of 110 and a min. of 70 surface spaces instead of 90;
- Permit a time extension of 3 years to commence the development and 8 years to complete the development; and
- Update language to reflect recent changes to the *HRM Charter*.

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, the Development Officer could approve the changes as per the *HRM Charter*.

Non-Substantive Amendments within this agreement include the following:

- Change to the location and layout of uses and buildings;
- Changes to the ground floor commercial square footage to allow up to 100% residential dwelling units;
- Changes to the architectural design of the buildings;
- Changes to the location of the access to the proposed basement level underground parking; and
- The length of time for commencement and completion of 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 13, 2022.

HALIFAX

Thank You

Meaghan Maund



maundm@halifax.ca



902-233-0726

Existing Elevations



Existing Elevations



ELEVATION E1



Site Photos

