

# HALIFAX

## Public Hearing Case 23293

Development Agreement at Beaver  
Bank Road and Windgate Drive

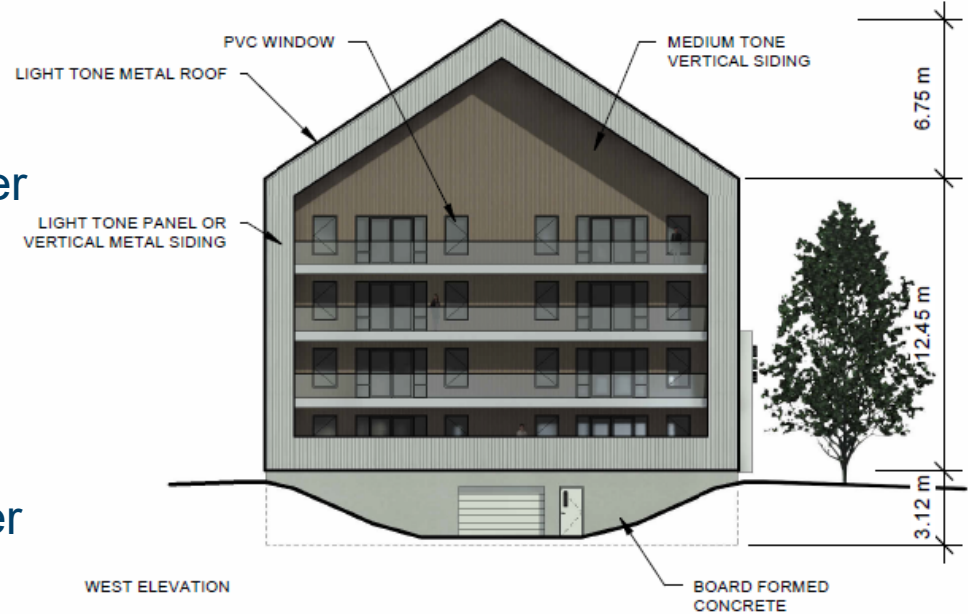
North West Community Council  
January 16, 2023

# Applicant Proposal

**Applicant:** W M Fares Architects, on behalf of Holy Trinity Pastoral Unit

**Location:** Beaver Bank Road, Beaver Bank

**Proposal:** A four storey 46 unit apartment building; 36 below grade parking spaces and 32 surface spaces; driveway access from Beaver Bank Road



# Site Context



General Site location in Red



Site Boundaries in Red

# Site Context/Photos



Aerial view of subject site

# Site Context/Photos



Aerial view of subject site

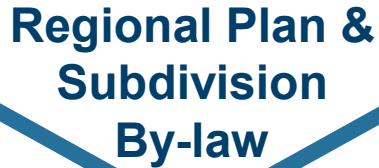
# Site Context/Photos



Street view of subject site

# Planning Policy Outline

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**Regional Plan &  
Subdivision  
By-law**

Guides where population growth and the investment in 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 can be approved without going to Council and seeking feedback from the public

# Policy & By-law Overview

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



Municipal Sewer and Water



Zone

R-6 (Rural Residential)



Designation

Urban Residential (UR)



Existing Use

undeveloped

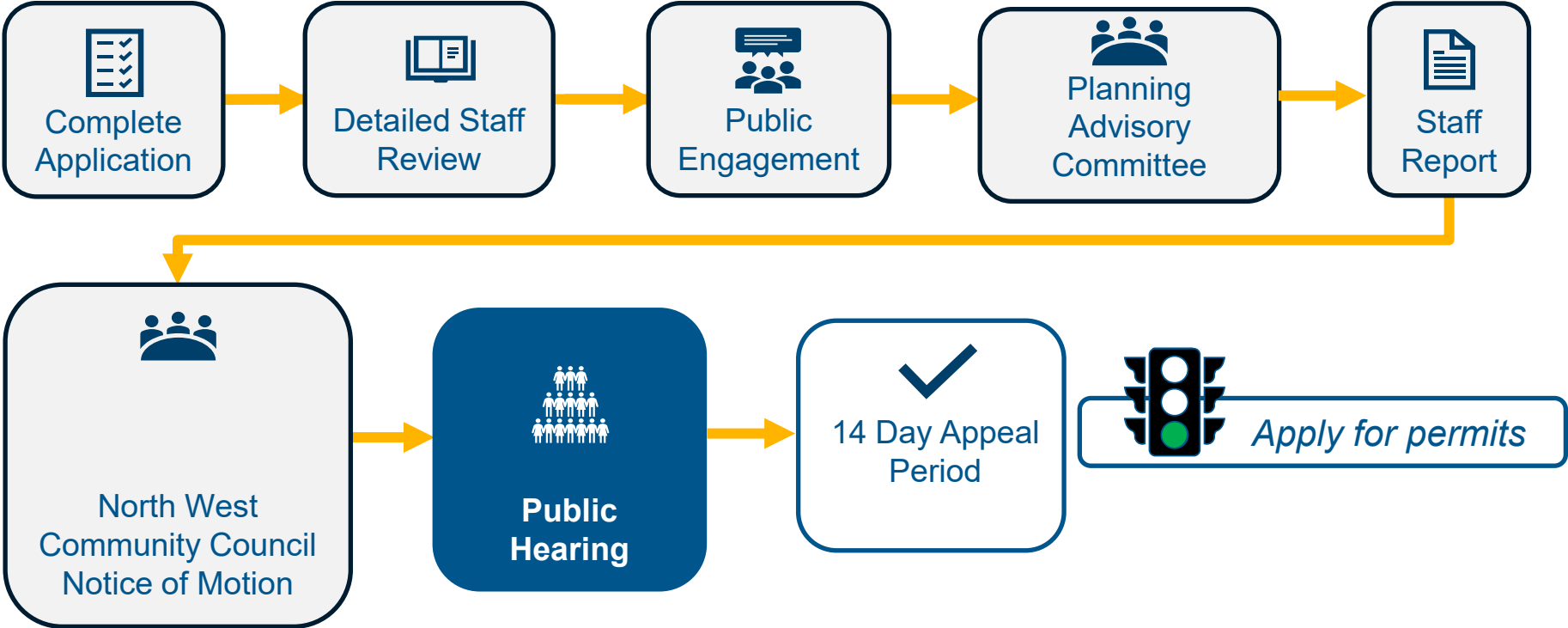


Enabling Policy

Policy UR-8



# Planning Process (with a PAC)



# Proposal

Site Plan



# Proposal

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Perspective Renderings

# Policy Consideration

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

**Enabling Policy UR-8** requires Council consider the below in rendering their decision on a Development Agreement:

- Separation distance between the proposal and low density residential
- Appearance of building is compatible with adjacent land uses
- Site design addresses impacts to development
- Proximity to community facilities
- Availability of services
- Controls to address environmental concerns
- Direct access to a local street
- The existing use is not a single or two unit dwelling
- Traffic considerations
- Implementation Policy IM-13

# Public Engagement Feedback

- Level of engagement was consultation and was achieved through a mail out notification and a public information meeting held March 9, 2022. Feedback generally included:
  - The development is not in keeping with the character of the community
  - Traffic is a concern
  - Availability of amenities such as schools
  - Privacy for near by residents
  - Would like to see three bedroom units
  - No apartments to rent in the area so this would be a welcome addition

**Notifications**  
Mailed  
 **450**

**Individual Contacts**  
(Phone Calls & Email)  
 **9**

**Webpage Views**  
 **1150**

**Virtual PIM (if applicable)**  
 **5**

# PAC Recommendation

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NWPAC meeting May 4, 2022

The NWPAC provided the following feedback:

THAT the North West Planning Advisory Committee has reviewed the application for Case 23293 and recommends approval of the application with consideration given to reviewing the location of the driveway and installing traffic lights at the intersection of Windgate Drive and Beaver Bank Road.

# Changes Responding to Consultation

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## Landscaping

- Buffering between existing residential use and proposal to be supplemented by a wooden fence at property boundary;
- Surface parking relocated from front of building to rear.

# Summary: Key Aspects of the Proposal

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- Site development details;
- Architectural requirements;
- Parking provisions for motor vehicles;
- Landscaping provisions, including requirement for landscape plan to be prepared; and
- Requirements relative to maintenance



# Non-Substantive Amendments

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A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- changes to the landscaping requirements; and
- extensions to the commencement and completion times.

# Staff Recommendation

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Staff recommend that North West Community Council:

- Approve the proposed development agreement as set out in Attachment A of the staff report dated November 21, 2022

# HALIFAX

## Thank You

**Darrell Joudrey**



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