

# HALIFAX

## Welcome to Tonight's Meeting!

**Meeting will commence at 7 pm**

November 1 and 2, 2023

**Slide 1**

# **Public Information Meeting for Case 2023-00368**

# **HALIFAX**

**Amending Development Agreement  
for 70-80 First Lake Drive, Lower  
Sackville**

November 1 & 2, 2023

**Slide 2**

# Acknowledgements

Slide 3



We are in the Mi'kmaq District of Sipekne'katik, the ancestral and traditional lands of the Mi'kmaq people.

We are in the Decade for People of African Descent



HALIFAX

# Agenda for Tonight's Meeting

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Slide 4



HRM Planning Staff  
Presentation



Presentation by  
Applicant



Public  
Participation

# HALIFAX

## Presentation by HRM Planning Staff

Dean MacDougall, Planner

Slide 5

# Purpose of this Meeting

Slide 6

- **Share information** about the proposal and application process
- **Listen** and **collect** your questions, concerns, comments and feedback on the proposal



*Feedback provided tonight will inform the process and will form part of the public record. **No decisions will be made tonight.***

# Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendations to Council



# Applicant Proposal

Slide 8

**Applicant:** Upland Planning & Design Studio, on behalf of First Mutual Properties Ltd.

**Location:** 70-80 First Lake Drive, Lower Sackville

**Proposal:** Allow for two 6-storey residential buildings on a shared podium and a new commercial building.



# Site Context



General site location in red

# Planning Policies: How they work

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Slide 10

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

# Planning Policies: How they work

Slide 11

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

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

# Planning Policies: How they work

Slide 12

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

**Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.**

# Planning Policies: How they work

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Slide 13

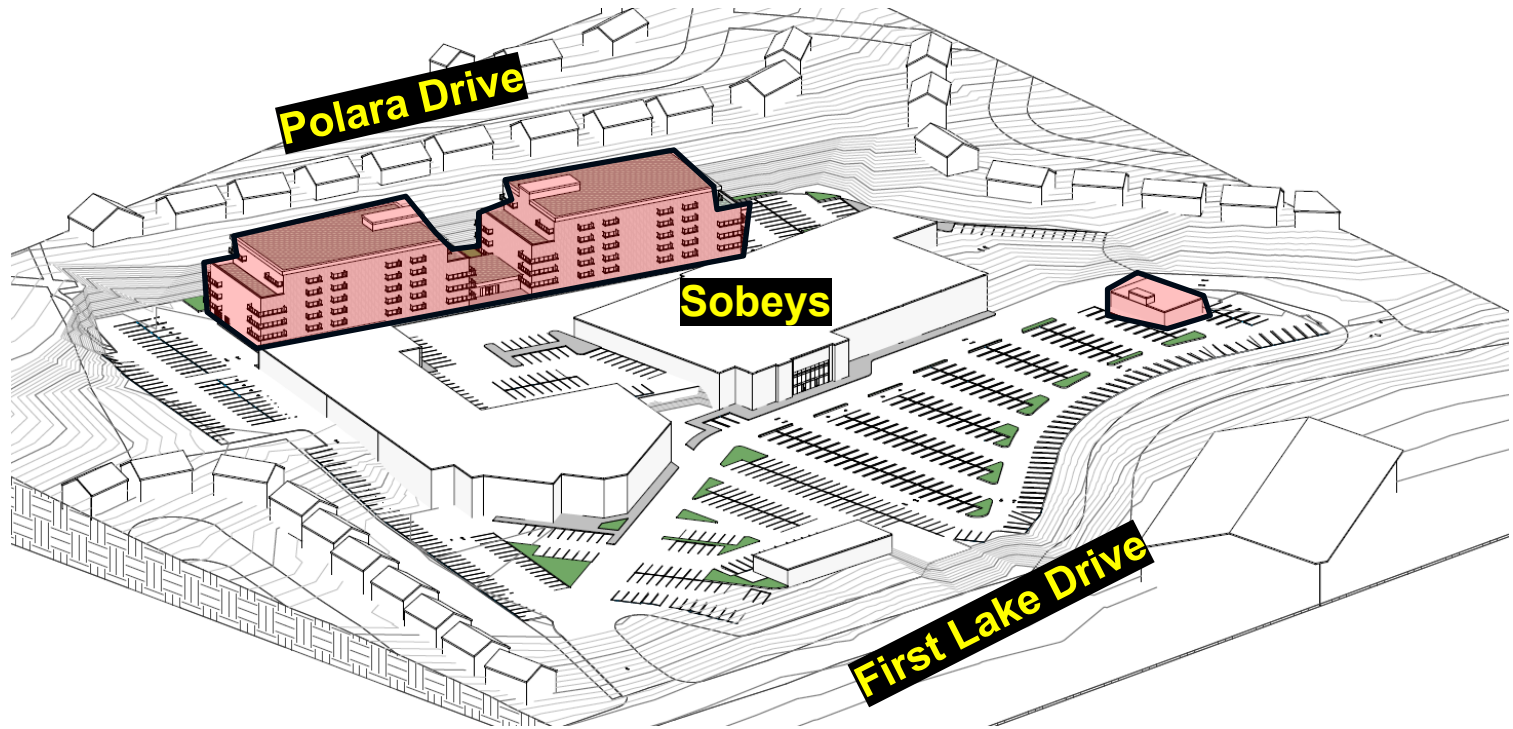
Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

**Specifies what can be approved  
without going to Council and  
engaging with the public**

# Proposal

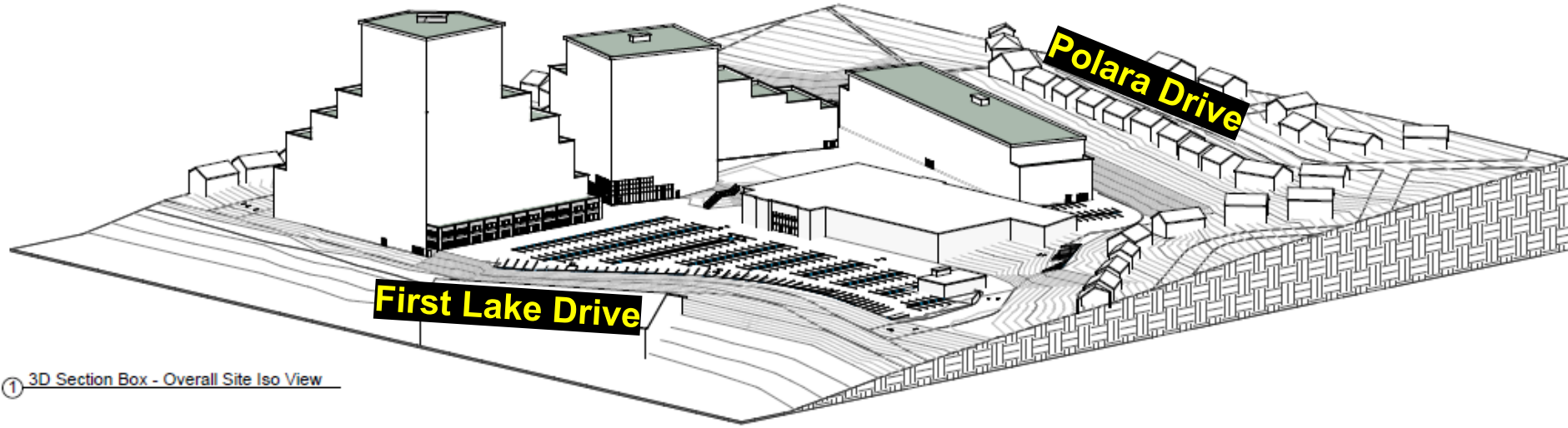




# Proposal History and Change

Slide 15

The application originally came in as three (3) mixed use, multiple unit buildings ranging in height from 6 to 22 storeys.



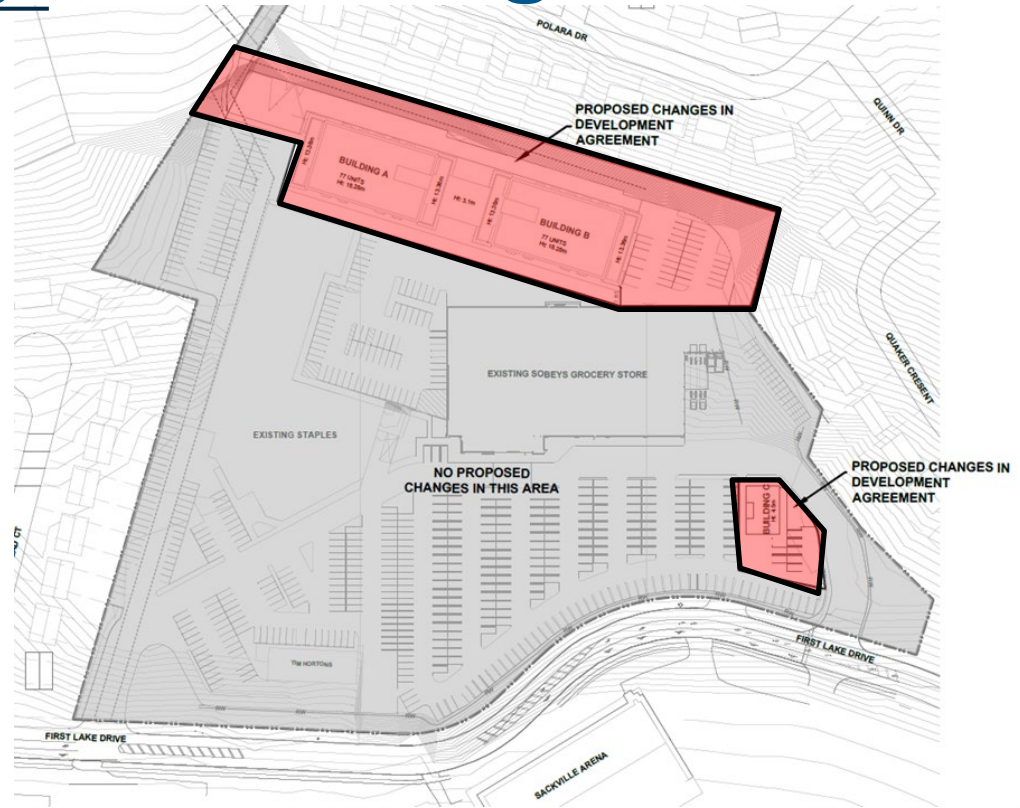
① 3D Section Box - Overall Site Iso View

# Proposal History and Change

Slide 16

## REVISED REQUEST:

- Two 6-storey multiple unit dwellings on a shared podium, and
- New commercial building.



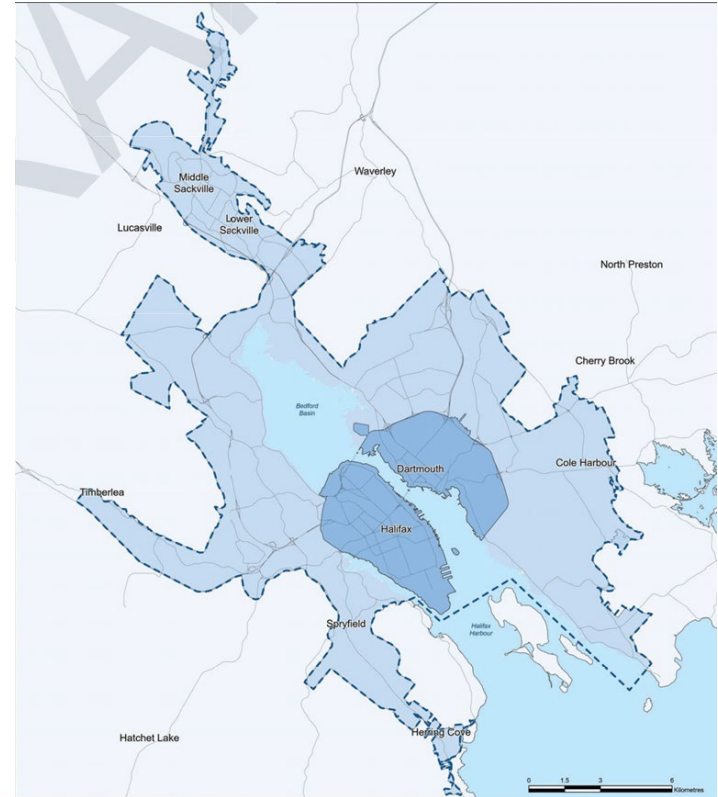


# Proposal History and Change

Slide 17

## REMAINDER OF SITE

- Development rules will be re-examined through the Suburban Plan.
- The Suburban Plan will be a new planning document that will refresh, improve, and create new development rules that better reflect the needs of today's suburban communities.



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# Policy & Bylaw Overview

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



Municipal Services

Central Water and Sewer



Existing Zone

C-2 (Community Commercial) Zone & R-1 (Single Unit Dwelling) Zone



Existing Designation

CC (Community Commercial) and UR (Urban Residential) Designation



Existing Use

Retail / Commercial / Office



Enabling Policy

Policy CC-6 & CC-3

# Policy Consideration

## Sackville Municipal Planning Strategy

### **Enabling Policy CC-6:**

Requires any apartment building to go through a Development Agreement process. The policy requires Council to consider the following in rendering their decision on a Development Agreement:

- Height, design, and scale with respect to compatibility with neighbourhood;
- Adequacy of controls to reduce potential conflicts;
- Landscaping and amenity space;
- Infrastructure capabilities (sewer, water, roads, transit, etc.)

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- Landscaping and amenity space;
- Infrastructure capabilities (sewer, water, roads, transit, etc.)

# Planning Process

We Are Here



- Application Received
- HRM Internal Circulation & Review
- Public Consultation**
- Plan Revisions & Refinement
- Staff Report with Policy Review & Recommendation
- Community Council – Public Hearing
- 14-day Appeal

# Presentation by Applicant

Ben Chaisson, First Mutual Properties Ltd

# Public Participation

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- One speaker at a time
- Speakers are asked to please use the microphone
- Speaker to provide name and community name for the record
- 5 minutes per speaker
- Please respect all points of view and opinions

# Examples of Topics to Discuss

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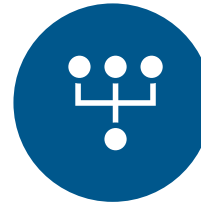
Existing  
Neighborhood



Parking and Traffic



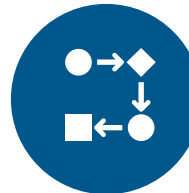
Size of Building  
(height and footprint)



Piped Services



Landscaping and  
Screening



Site Layout  
(setbacks, lot  
coverage)



# HALIFAX

## Thank You For Your Participation!

The website will detail all status  
updates for this application

**Dean MacDougall**

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**Please visit:**

**<https://www.halifax.ca/business/planning-development/applications/case-24508-70-80-first-lake-drive-lower-sackville>**