

HALIFAX

Public Hearing
PLANAPP-2023-00382

Development Agreement: 1562 Sackville Drive
North West Community Council

May 27, 2024

Proposed Development



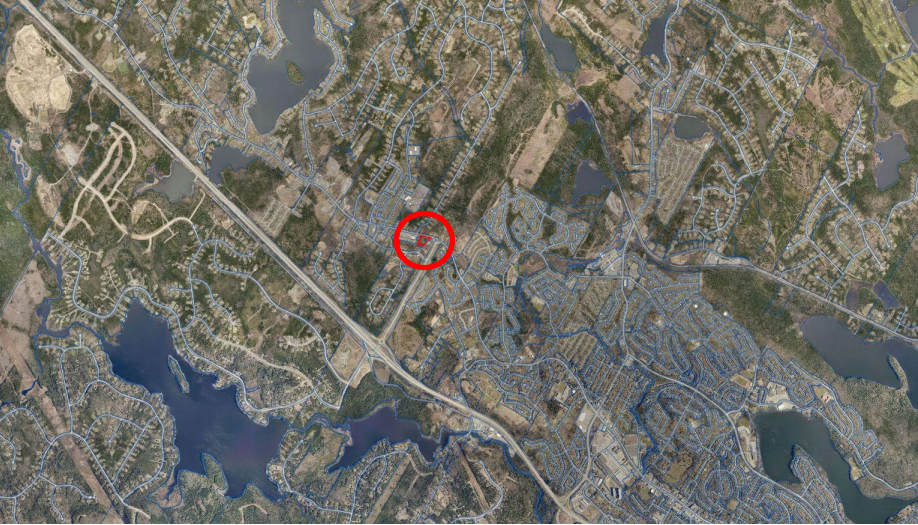
Applicant: WM Fares Architects
Location: 1562 Sackville Drive,
Middle Sackville

Proposal: 6 storey multiple unit building with 98 residential units, internal and external amenity space, below grade and surface parking in rear

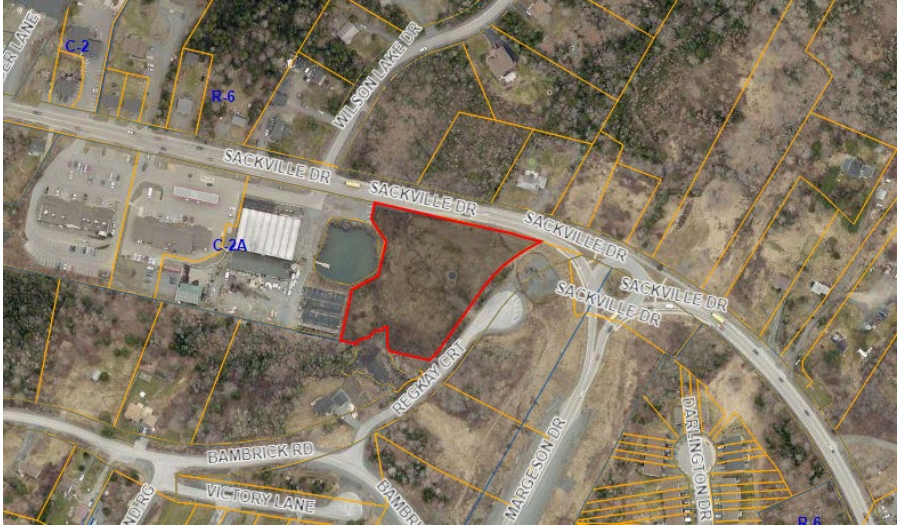
Type of Application: development agreement

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Site Context



General Site location in Red



Site Boundaries in Red

Site Photos/Neighbourhood Context



View left to the end of Regkay Court



View right to Bambrick Road

Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

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

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Planning Policy Overview

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.

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Planning Policy Overview

Regional Plan &
Subdivision By-law

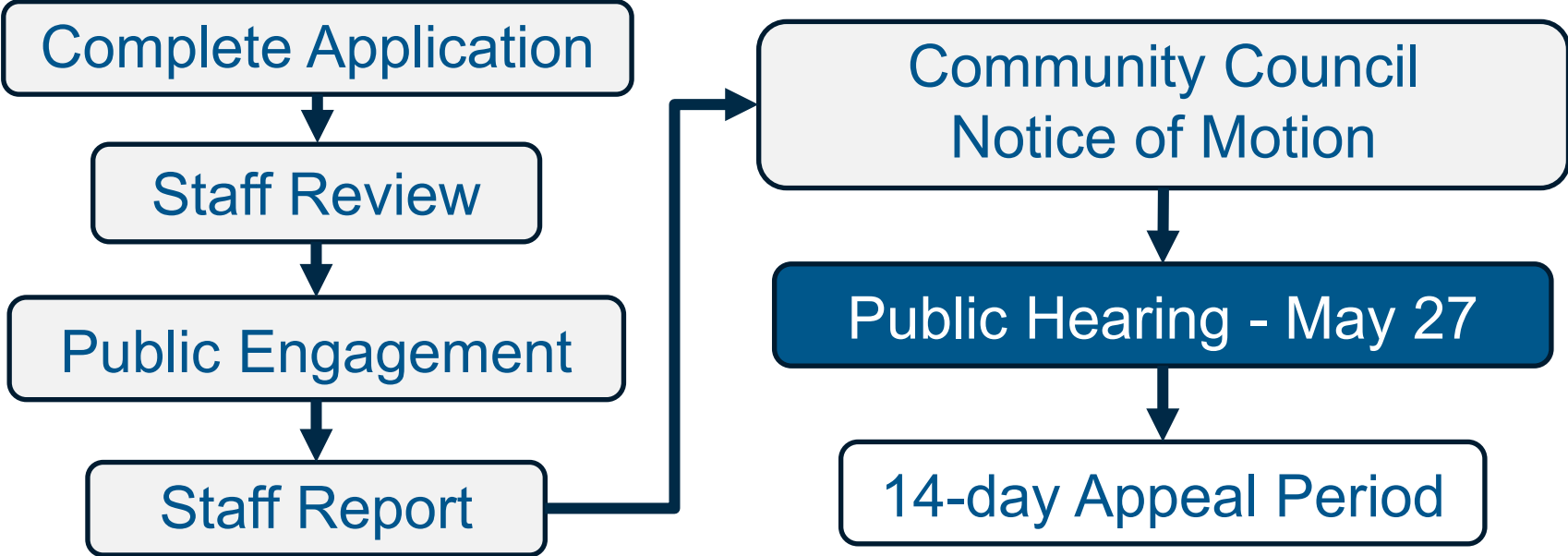
Community Plan

Land Use By-law
(Zoning)

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

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Development Agreement



Planning Overview



Municipal Sewer and/or Water: Yes



Zone: C-2A (Minor Commercial)



Designation: Urban Residential, Rural Residential



Existing Use: undeveloped



Enabling Policy: UR-8

Policy Consideration

Enabling Policy UR-8:

This policy enables Council to consider proposal for apartment buildings in the Urban Residential designation that are not otherwise enabled by the applied zone.

Council must consider the following in rendering their decision:

- Adequate separation distances from low density residential uses;
- Compatibility of height, bulk, lot coverage and appearance with adjacent buildings;
- site design features, including landscaping, amenity areas, parking areas and driveways, are of an adequate size and design;

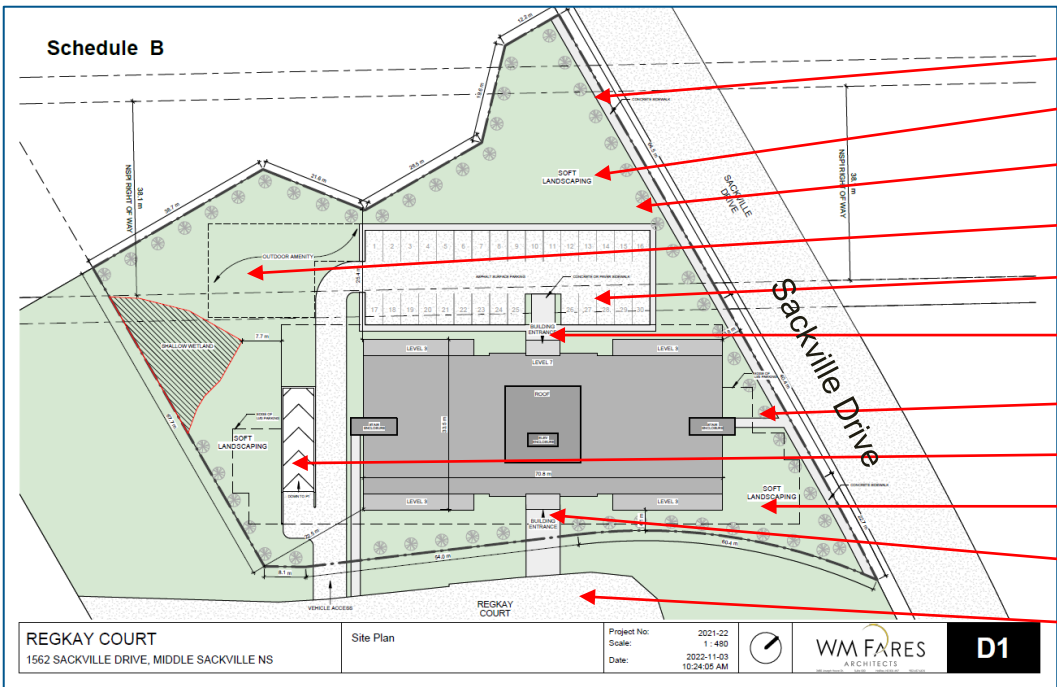
Policy Consideration (cont'd)

- preference for a site in proximity to schools, recreation areas and transit;
- central services are available and capable of supporting the development;
- appropriate controls are established to address environmental concerns, including stormwater controls;
- direct access to a local street, minor collector or major collector as defined in Map 3 - Transportation;
- it is not being considered on lands which are presently zoned and developed 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;
- impact on traffic circulation, sighting distances and site entrances/exits;
- general maintenance of the development; and
- the provisions of Policy IM-13.

Proposal Details



Proposal Details – Site Plan

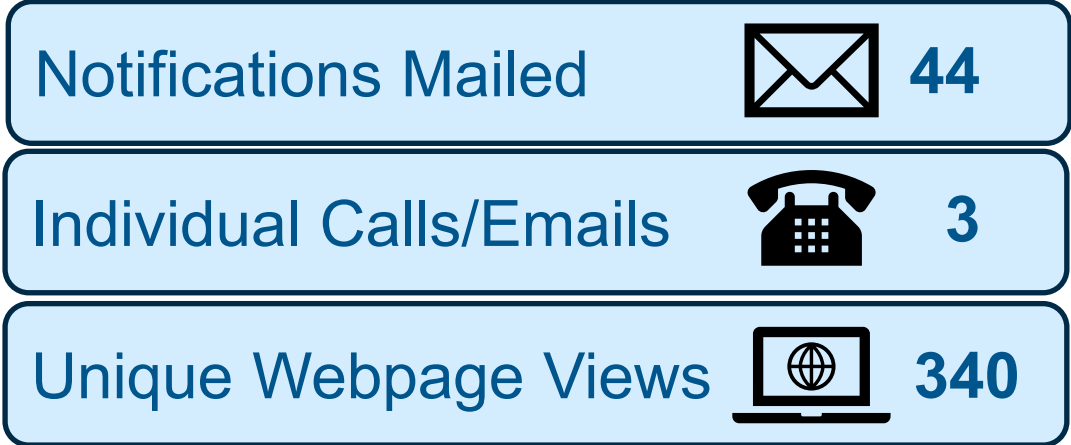


- Proposed concrete sidewalk
- Soft landscaping
- Perimeter tree planting
- Outdoor amenity space
- Rear surface parking
- Secondary building entry
- Stair enclosure
- Ramp to below grade parking
- Soft landscaping
- Primary building entry
- Regkay Court

Watercourse Assessment

- Independent wetlands assessment was carried out by McCallum Environmental in May of 2019 to delineate any regulated wetlands or watercourses.
- The report stated a shallow open water body primarily on the adjacent southern property. Wetland conditions (Tussocks Sedge and standing water) were confirmed. It was determined water was received from two roadside drainage sources. No outlet was observed. It is not a watercourse or contiguous to a watercourse therefore does not require a riparian buffer.
- At building permit stage detailed civil drawings must confirm the proposal does not impact surrounding natural areas.

Public Engagement Feedback



Level of engagement completed was consultation achieved through site signage, active applications webpage and a mail out notification.

Public Engagement Feedback

- support of the proposed six storey height, but ensure plantings and trees are utilized to make it more compatible with surrounding area;
- six storey building directly beside primarily older single unit dwellings is not ideal;
- place speed bumps on Bambrick Road and lower the speed limit; put blind crest signage and speed bumps leading into the subdivision;
- add more street lights on Bambrick Road & Regkay Court;

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Public Engagement Feedback (cont'd)

- consider sidewalks on Sackville Drive because of increased number of pedestrians;
- wetlands should be disturbed as little as possible because of wildlife that gathers there; and
- concern that excavation will have adverse effects on well water; the use of salt on the parking lot must not get into existing water wells; would like city water extended up on Regkay and to others on Bambrick.

Changes Made in Response

- Number of dwelling units reduced to 98;
- Floorplate area decreased by 300 square metres in total to reduce perceived bulk;
- Two storey streetwall added and number of vertical bays reduced to increase compatibility with local character;
- Sidewalk adjacent to Sackville Drive for future connections;
and
- Landscape buffer to be provided adjacent to all property lines.

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Elements of Development Agreement

- permitted land use;
- building siting and architectural requirements;
- amenity space;
- parking, circulation and access, outdoor lighting and signage; and
- landscaping requirements including a landscape plan.

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which can be made without a formal Public Hearing. The Development Officer or Community Council could authorize this change by resolution. These include:

- granting time extensions for both commencement and completion of the project; and
- changes to the landscaping and architectural requirements.

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Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend:

North West Community Council approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A

Thank You

Darrell Joudrey, Planner



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