

February 10, 2025

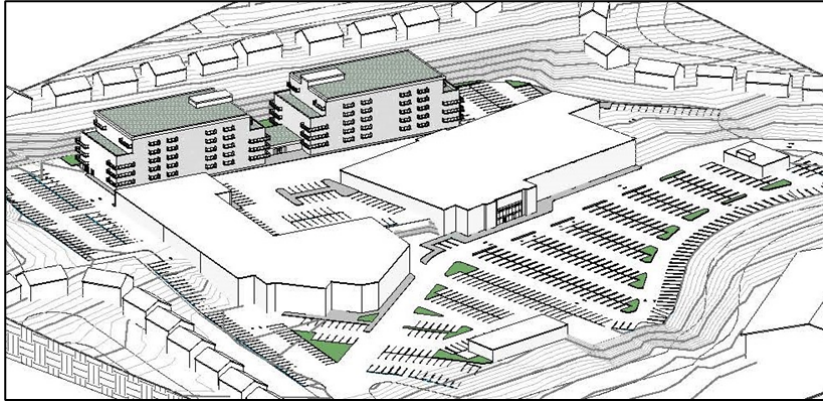
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Public Hearing PLANAPP 2023-00368

Development Agreement: 70-80 First Lake
Drive, Lower Sackville

North West Community Council

Proposed Development



Applicant: Upland Planning & Design Studio

Location: 70-80 First Lake Drive,
Lower Sackville

Proposal: Addition of a Multiple Unit Dwelling and Commercial Building

Type of Application: Development Agreement

Site Context



General Site location in Red



Site Boundaries in Red

2

Site Context



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.

Planning Policy Overview

Regional Plan &
Subdivision By-law

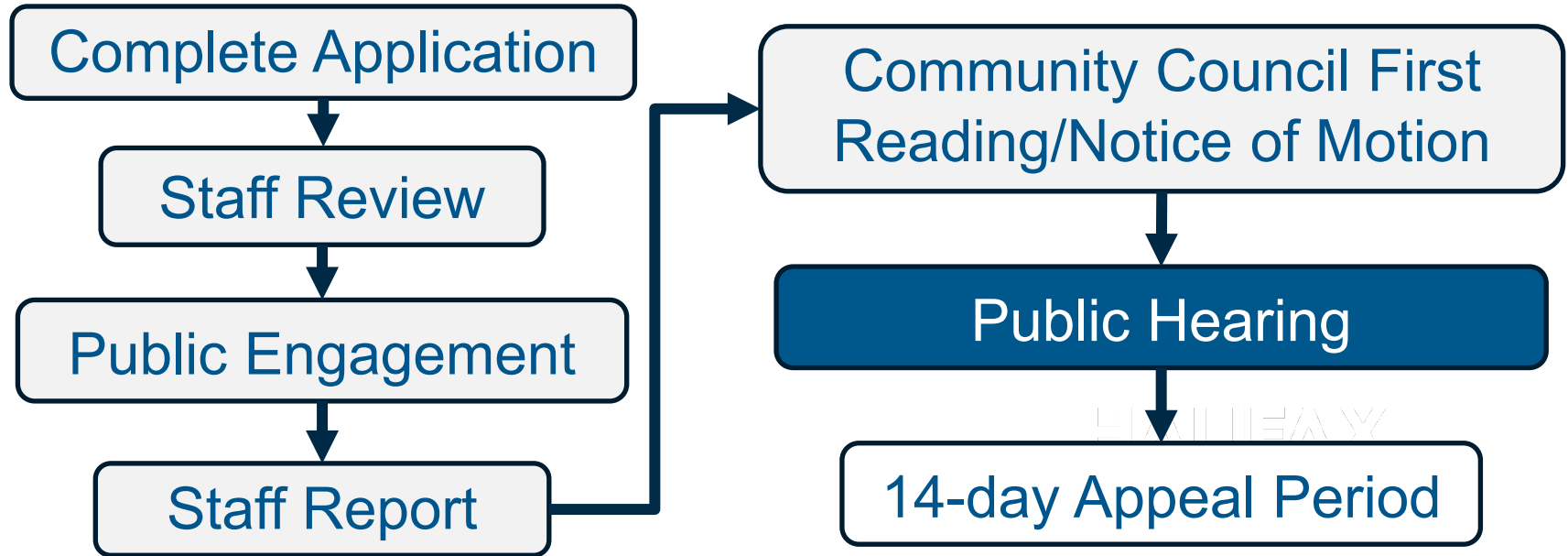
Community Plan

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 Water



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



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



Existing Use: Commercial



Enabling Policy: Policy CC-6 & CC-3

Policy Consideration

Enabling Policy CC-6:

This policy enables Council to consider proposal for apartment buildings in the Community Commercial Designation that are not otherwise enabled by the applied zone.

Council is required to consider the following in rendering their decision on an apartment building:

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

Policy Consideration

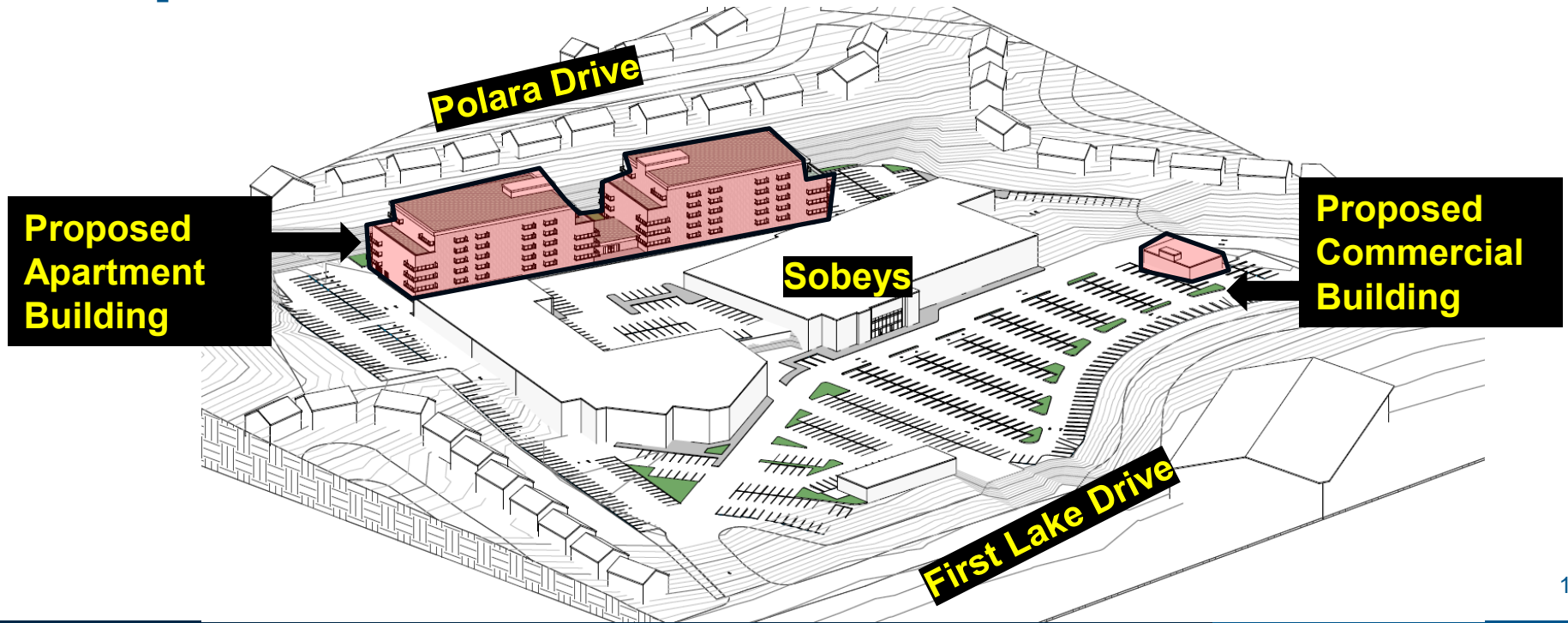
Enabling Policy CC-3:

This policy enables Council to consider the expansion of existing commercial uses and the establishment of new commercial uses in excess of 929 square metres.

Council is required to consider the following in rendering their decision on such commercial proposals:

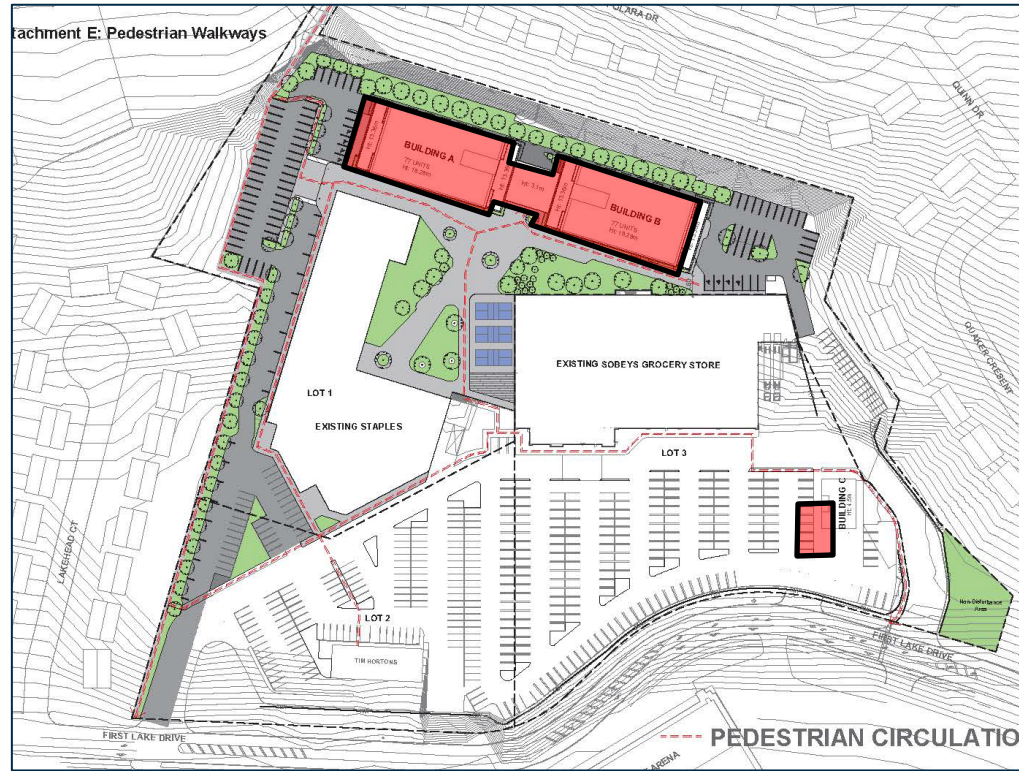
- Potential effect on commercial development on Sackville Drive;
- Height, design, and scale with respect to compatibility with neighbourhood;
- Adequacy of site design and controls to reduce potential conflicts;
- Infrastructure capabilities (sewer, water, roads, transit, etc.)

Proposal Details

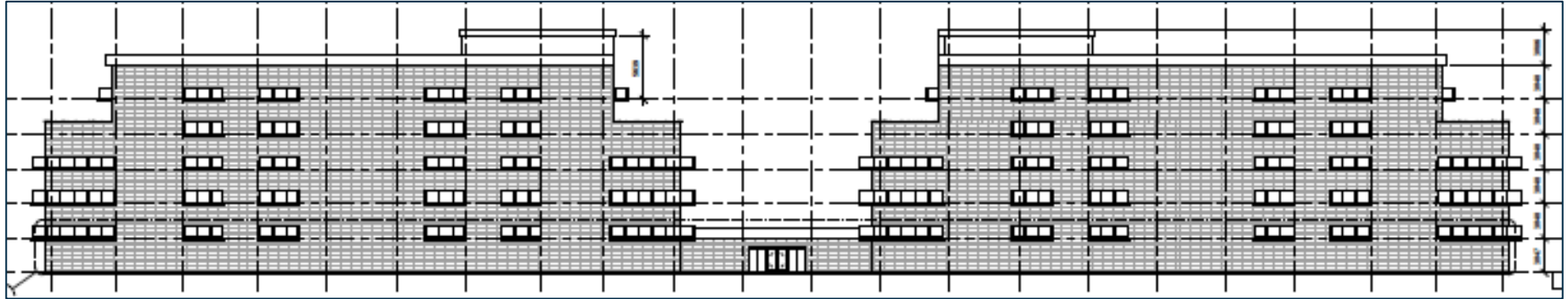


Proposal Details

- Maintaining current permitted uses.
- Removal of commercial space (rear of the Sobeys building);
- New multiple unit building that consists of two 6-storey towers on a shared podium, containing 154 units; and
- New commercial building located in front of the Sobeys building.



Proposal Details



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Amending vs New DA

- The application was initially submitted as an amendment to the existing agreement but was later revised to a new agreement for easier administration.
- Key requirements from the original agreement have been incorporated into the new one, preserving its intent.
- Material changes were made to accommodate the proposed residential and commercial buildings.
- The distinction between amending and creating a new agreement is primarily administrative.

Public Engagement Feedback

Notifications Mailed



1,329

Individual Calls/Emails



12

Webpage Views



7,681

PIM



70

Level of engagement completed was consultation achieved through:

- HRM website
- site signage
- a mail out notification
- an online survey
- online information video
- two public information meetings

Public Engagement Feedback

Feedback included:

- Health of First Lake;
- Traffic safety;
- Flooding;
- Privacy concerns;
- Affordable housing; and
- Impact on Community Services.

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Key Aspects

Compatibility

- MPS requires apartments to be compatible with surrounding areas in height and bulk.
- Grade difference aligns upper floors with Polara Drive homes, minimizing perceived height.
- Split "towers" and smaller top floor plates reduce building mass and visual bulk.

Key Aspects

Traffic

- Analysis reviewed current conditions, growth, and potential impacts.
- Development traffic falls within acceptable limits for local roads.
- Minimal impact expected during peak hours; all intersections projected to meet HRM standards.

Key Aspects

Impact on First Lake: Sanitary

- 2022 study identified human-derived E. coli likely from damaged or misconnected sanitary sewer pipes leaking into the stormwater system.
- The proposed development is not expected to contribute to human fecal contamination, as all new pipes will be properly connected to the sanitary sewer system on First Lake Drive.
- Studies confirm adequate sanitary capacity for the development, including an assessment of the First Lake Drive Pump Station.

Key Aspects

Impact on First Lake: Stormwater

The agreement requires measures to bring the property up to current stormwater management standards, including reducing stormwater flow through outfalls discharging into the lake to minimize contaminant transport.

Elements of Development Agreement

- Maintains the current permitted uses, which are those permitted within the C-2 (Community Commercial) Zone of the Sackville Land Use By-law, except for entertainment uses;
- Allows for the continuation of 7,264 square metres of office space;
- Allows for three existing buildings to remain;
- Allows for a new commercial building to be located near the existing Sobeys building;
- Allows for the construction of a 6-storey, 154 unit, multiple unit residential building;
- Height, siting, massing, and exterior design controls of proposed and existing buildings;
- Controls the subdivision of the lands;
- Requires indoor and outdoor amenity space and its location;
- Controls the site access location and requirements for vehicular parking;
- Landscaping, pedestrian circulation, and lighting controls;
- Requirements for a Stormwater Management Plan, an Erosion and Sediment Control Plan, and a Site Disturbance Plan that meet municipal and provincial standards and directly address the sensitivity of First Lake.

Non-Substantive Amendments

- Minor changes in layout and footprints of the buildings which do not result in additional floor area or units;
- Increased landscaping requirements;
- A reduction in surface parking;
- Changes to the signage requirements;
- Changes to text of the agreement to enable the subdivision of the lands as shown on Schedule B; and
- Extension to the dates of commencement and completion of development.

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 that North West Community Council approve the proposed development agreement.

Thank You

Dean MacDougall



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