

May 12, 2025

HALIFAX

# **Public Hearing**

## **PLANAPP 2023-00287**

Development Agreement: 893 Sackville Drive  
North West Community Council

# Proposed Development



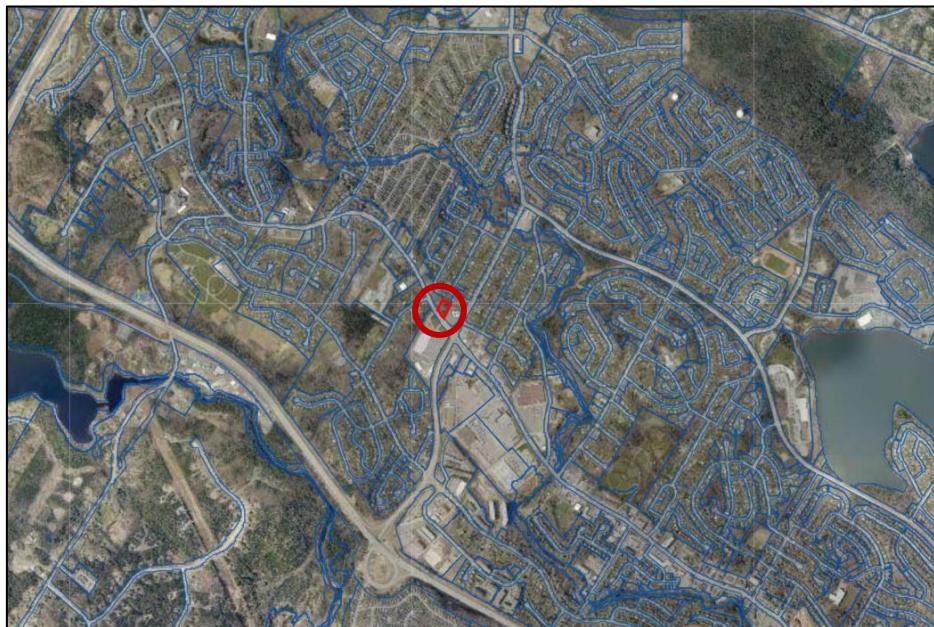
**Applicant: Sightline  
Planning + Approvals**

**Location: 893 Sackville Drive**

**Proposal: Five storey mixed  
use building with 47 units**

**Type of Application:  
Development Agreement**

# Site Context



**General site location in red**



**Site boundaries in red**

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# Site Photos/Neighbourhood Context



- View of eastern driveway to adjacent Kent hardware store across Sackville Drive.



# Site Photos/Neighbourhood Context



- View of north westerly two lane street passing site with easterly (far left) lane being a single lane with access to Kent and painted slip lane to facilitate left turn to subject site.

# Site Photos/Neighbourhood Context



View of subject site from west of driveway access looking towards back of property.

# Site Photos/Neighbourhood Context



- View of abutting church property and associated parking lot looking south easterly from subject site.

# Planning Policy Overview

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 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

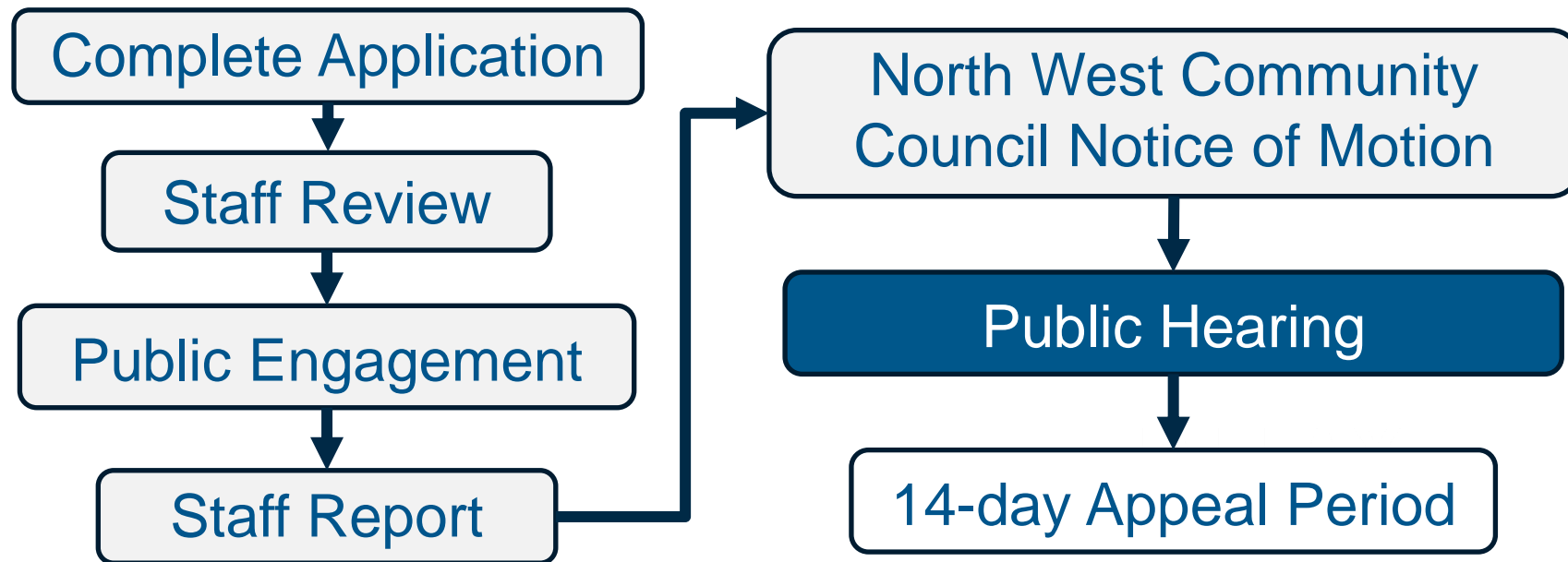
Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

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

# Development Agreement



# Planning Overview



Municipal Sewer and Water: Yes



Zone: C-2 (Community Commercial)



Designation: Community Commercial (CC)



Existing Use: Vacant former commercial use



Enabling Policy: CC-6, in accordance with IM-13

# Policy Consideration

## Enabling Policy CC-6:

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

Council must consider the following in rendering their decision on a Development Agreement:

- Compatibility of height, bulk, lot coverage and appearance with adjacent land uses;
- Adequate size and design of site design features;



# Policy Consideration (cont'd)

- Municipal services are present and capable of supporting development;
- Appropriate controls to address environmental concerns, such as SWM;
- Impact on traffic circulation, i.e. sight stopping distances, entrances and exits to site;
- General maintenance of development.

# Proposal Details

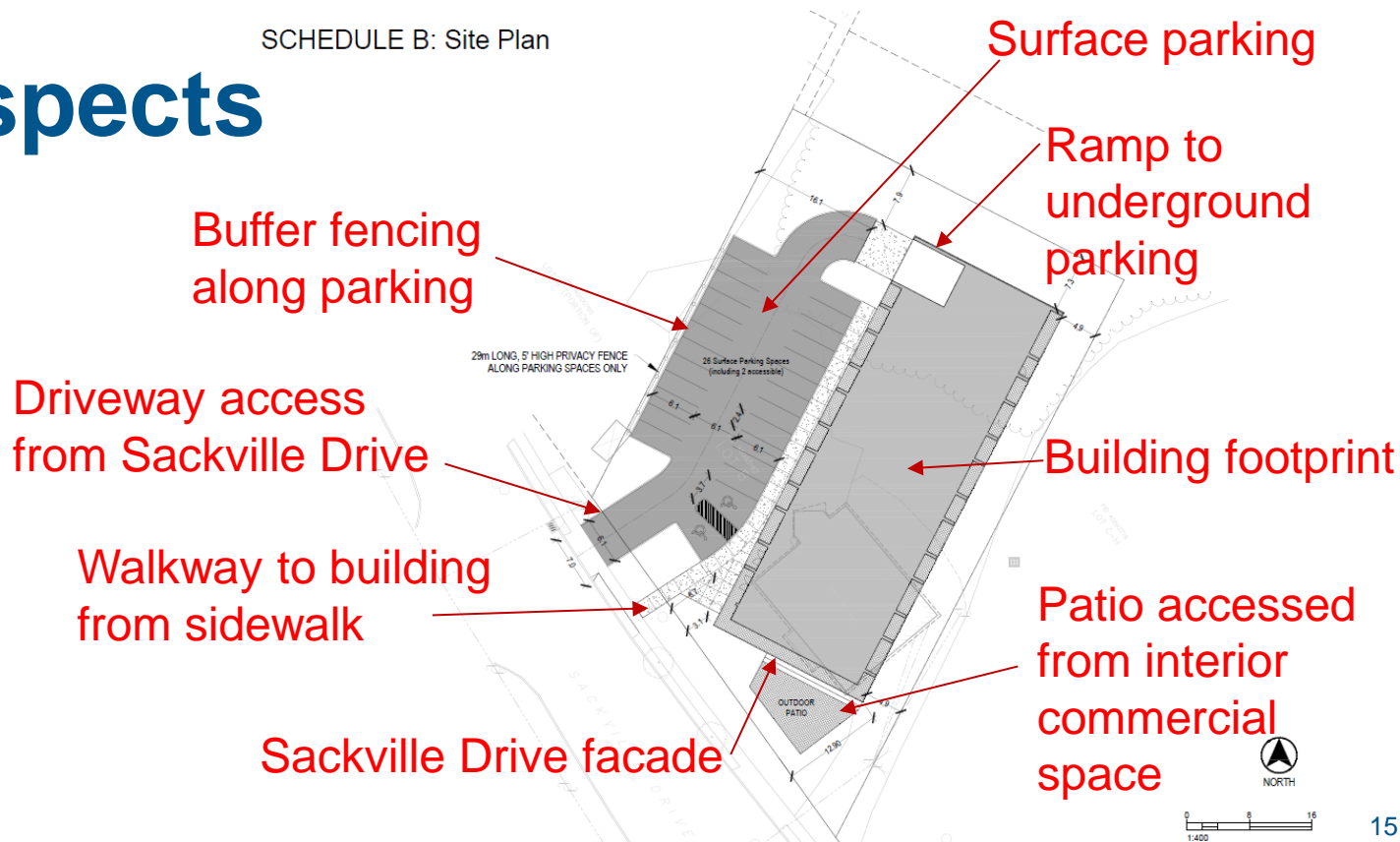


View towards proposed building looking northwest from Sackville Drive

- Apartment building with ground floor commercial;
- Maximum height of five storeys;
- A potential unit yield of 47 residential units;
- Approximate 30% lot coverage;
- 26 underground and 26 surface parking spaces;
- Minimum 600 square metres total amenity space; and
- Site perimeter to be planted with deciduous trees to provide shade and buffering.

14

## SCHEDULE B: Site Plan



# Public Engagement Feedback

Notifications Mailed



34

Individual Calls/Emails



6

Unique Webpage Views



773

Level of engagement completed was consultation achieved through site signage and by a mail out notification. A “Shape Your City” webpage was posted with a staff presentation and brief survey.

# Public Engagement Feedback

Feedback included :

- The proposed building is too tall for the area;
- Traffic may shortcut through the abutting church property;
- Too much new traffic will be generated in an existing traffic problem area; and
- The proposed pitched roof helps the building fit in the community.



# Elements of Development Agreement

- A five-storey apartment building with commercial uses on the ground floor;
- Height, siting, massing, and exterior design controls;
- Permitted uses within the building, including residential and C-2 (Community Commercial) Zone uses on the ground floor;
- Required indoor and outdoor amenity space;
- Controls on the site's access location and parking areas;
- Landscape and lighting controls; and
- Requirement for Lot Grading and Erosion and Sedimentation Control Plans

# 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. This agreement includes:

- Changes to landscaping and signage;
- Changes to total number of parking spaces;
- Changes to allow conversion of ground floor commercial to residential; and
- Allowing additional time for 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: North West Community Council approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the April 3, 2025 staff report.

# Thank You

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