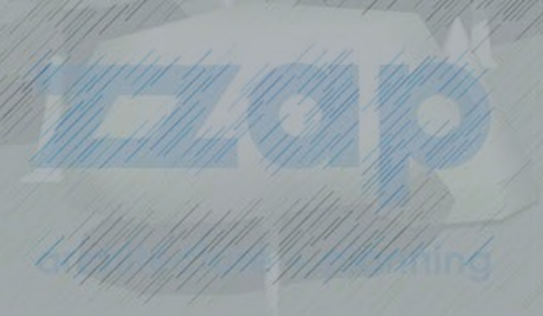


1491 SACKVILLE DRIVE DEVELOPMENT

PUBLIC HEARING



WHO ARE WE?



PLANNING CONSULTANTS

ARCH
DEVELOPMENTS

DEVELOPER / OWNER

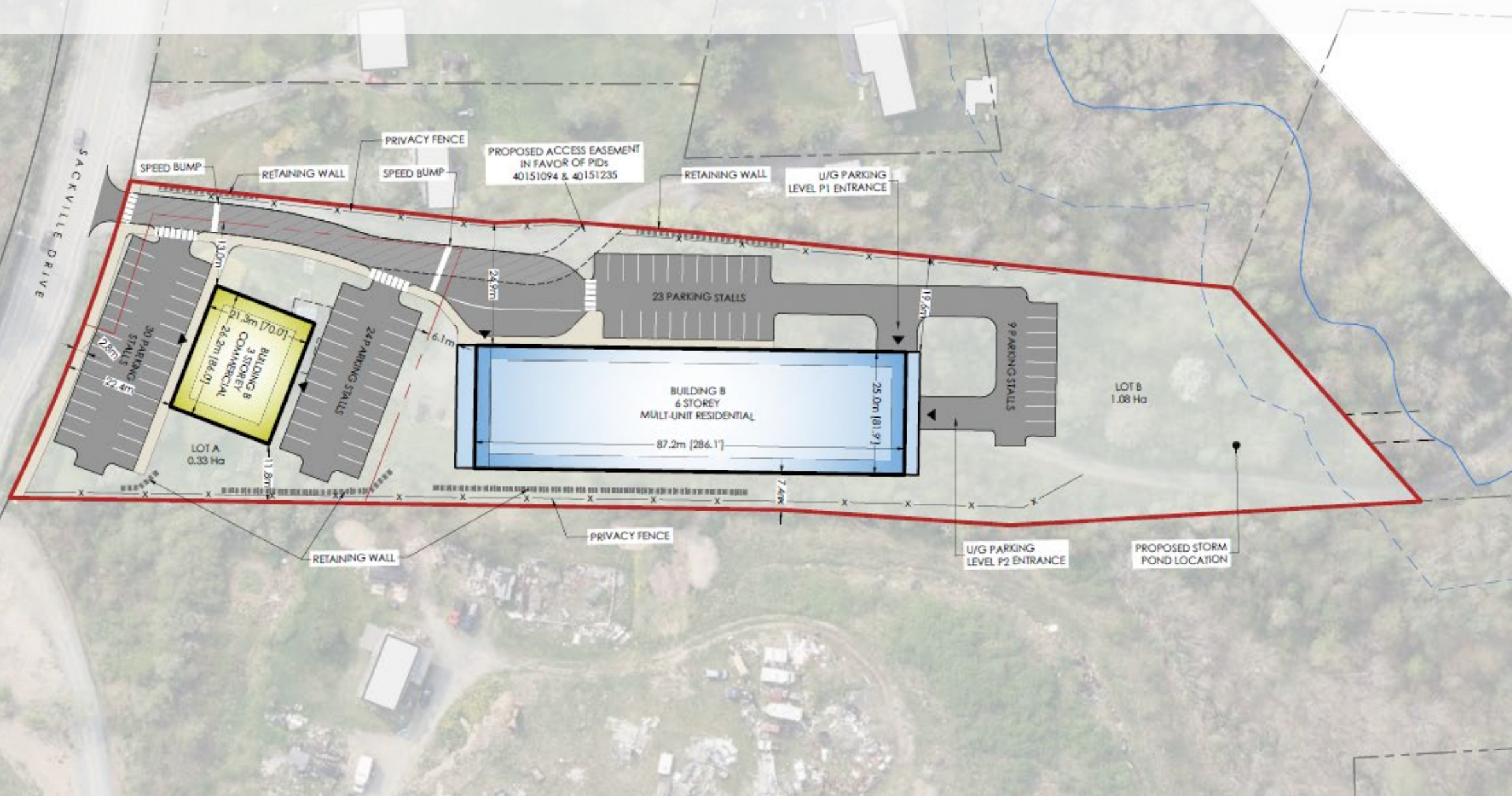
SITE CONTEXT



SITE CONTEXT



SITE PLAN



PROJECT PROGRAM

BUILDING A



- **18,000 SF** Commercial Area
- **51** Parking Spaces

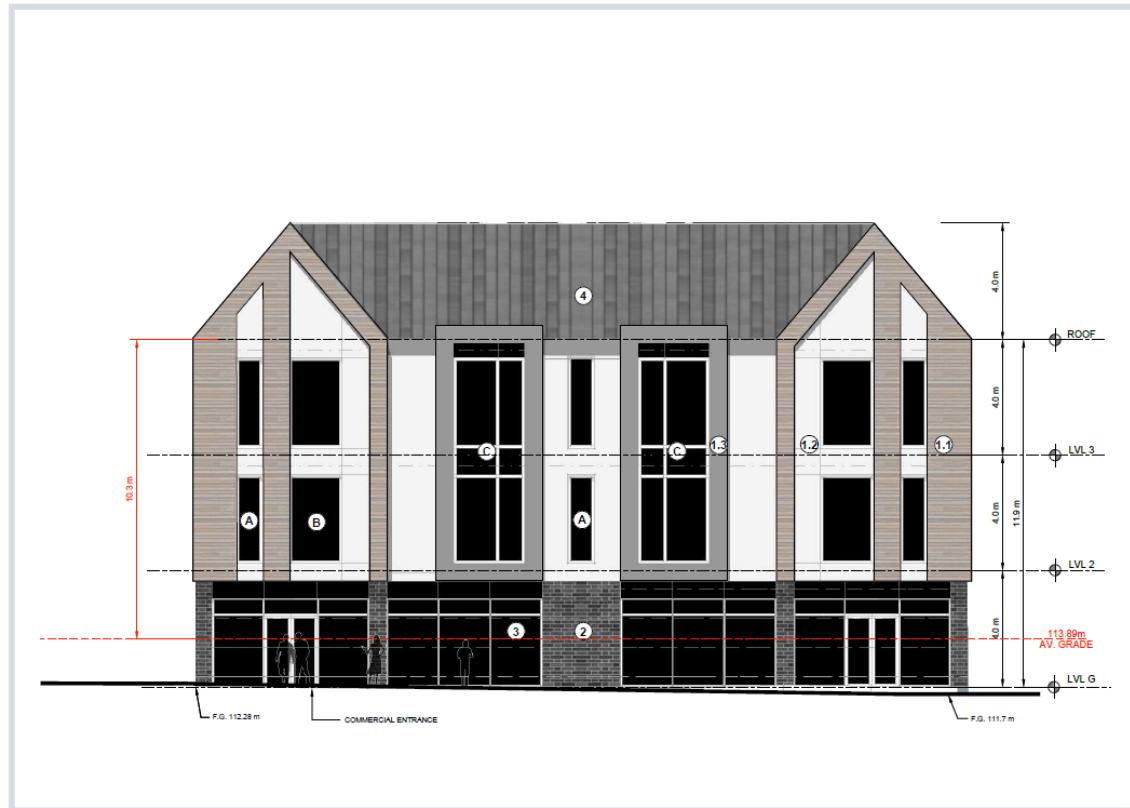
BUILDING B



- Max **124** Residential Units
- **143** Parking Spaces (Interior & Surface)

BUILDING A ELEVATIONS

SOUTH-WEST ELEVATIONS

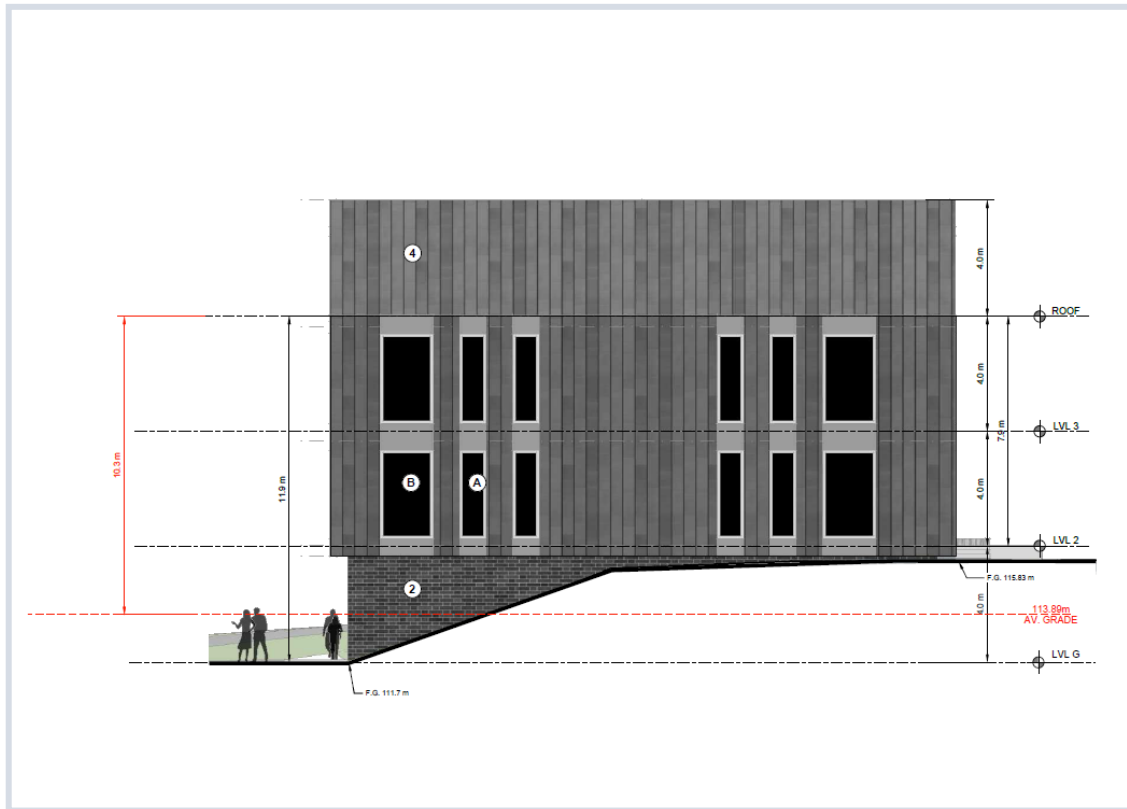


NORTH-EAST ELEVATIONS

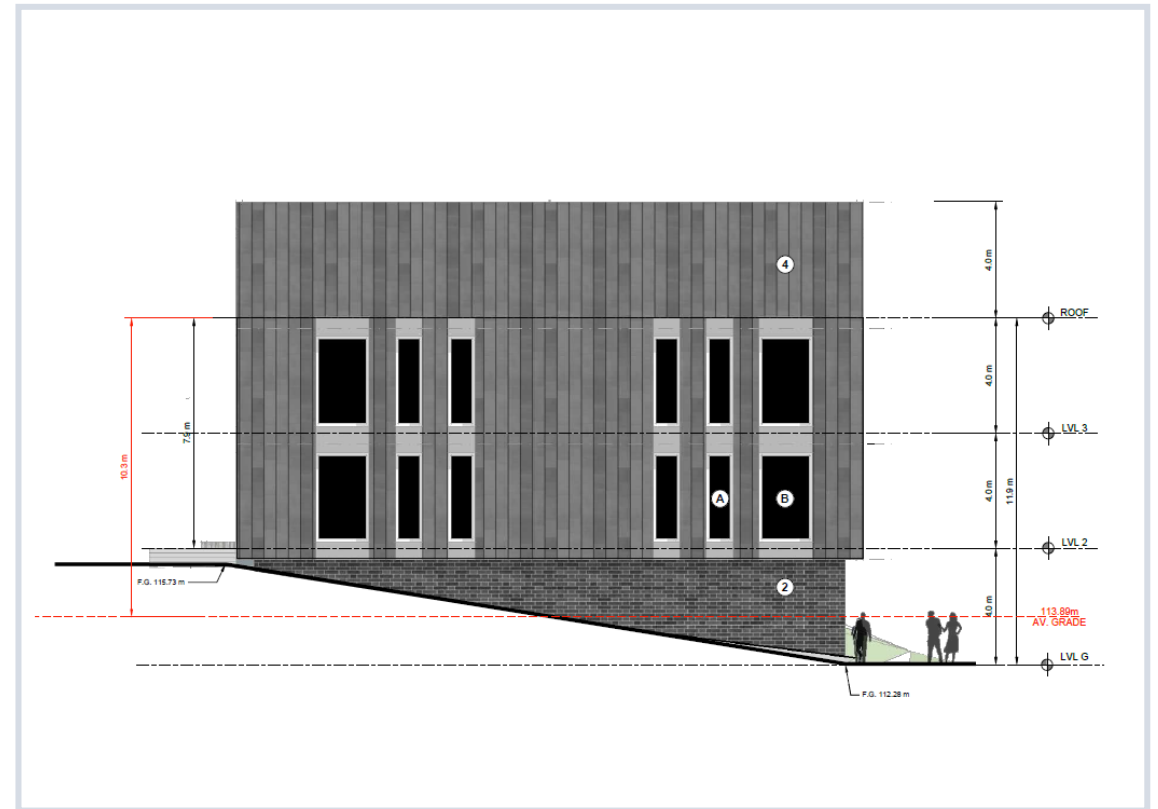


BUILDING A ELEVATIONS

SOUTH-EAST ELEVATIONS

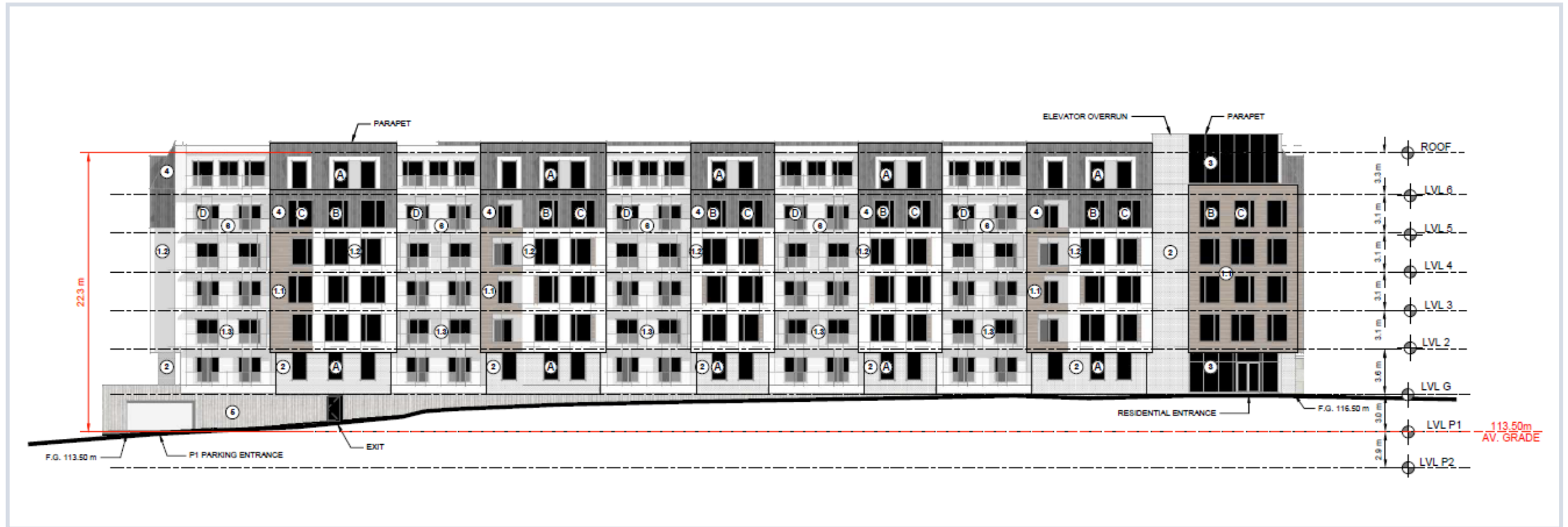


NORTH-WEST ELEVATIONS



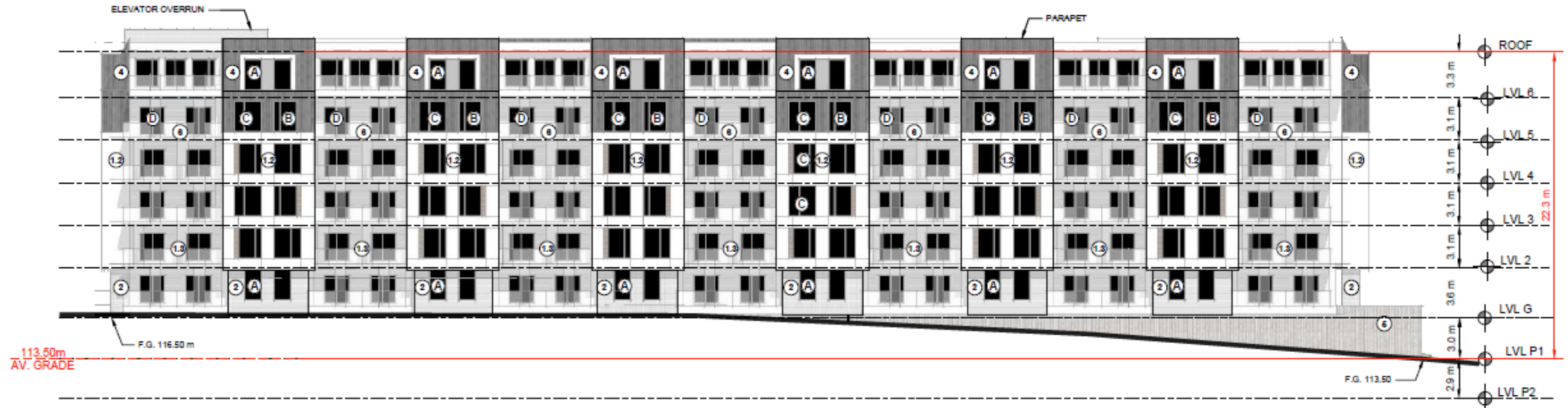
BUILDING B ELEVATIONS

NORTH-WEST ELEVATIONS



BUILDING B ELEVATIONS

SOUTH-EAST ELEVATIONS

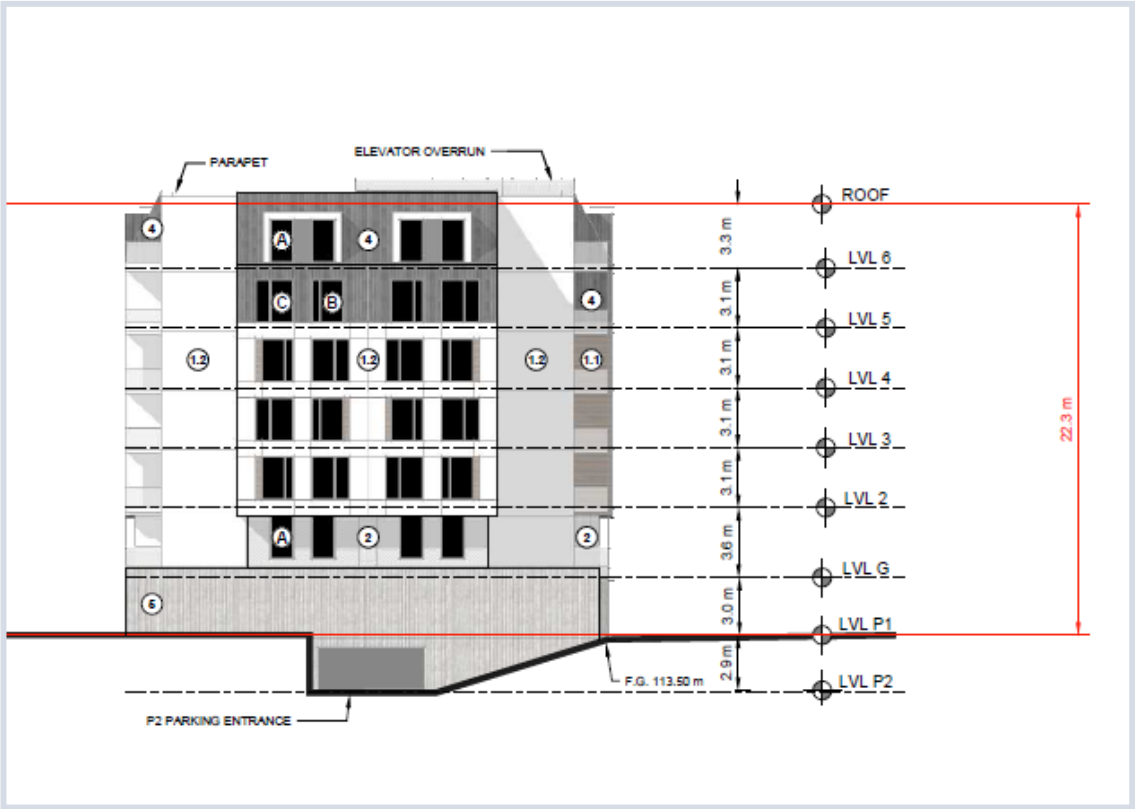


BUILDING B ELEVATIONS

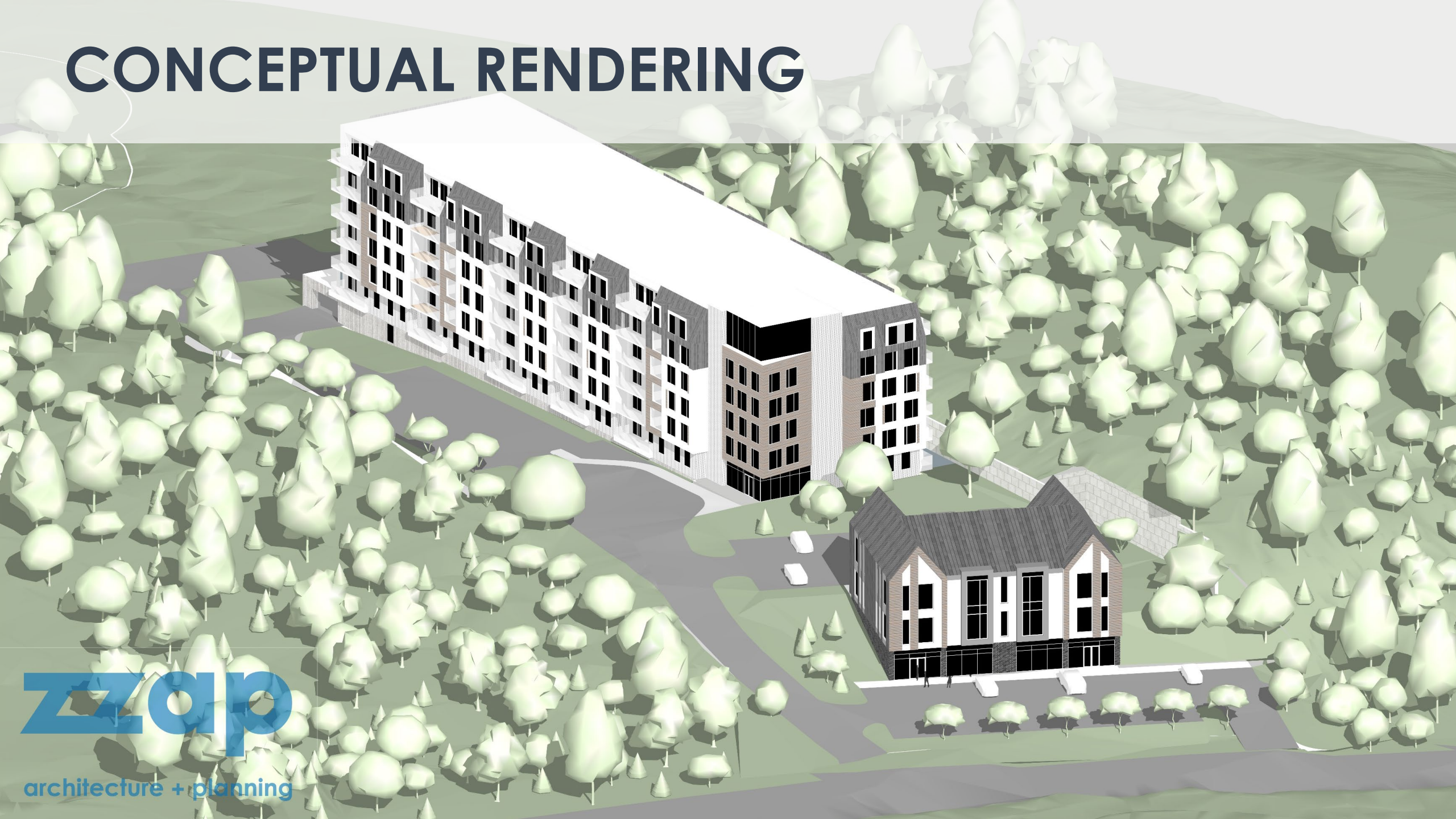
SOUTH-WEST ELEVATIONS



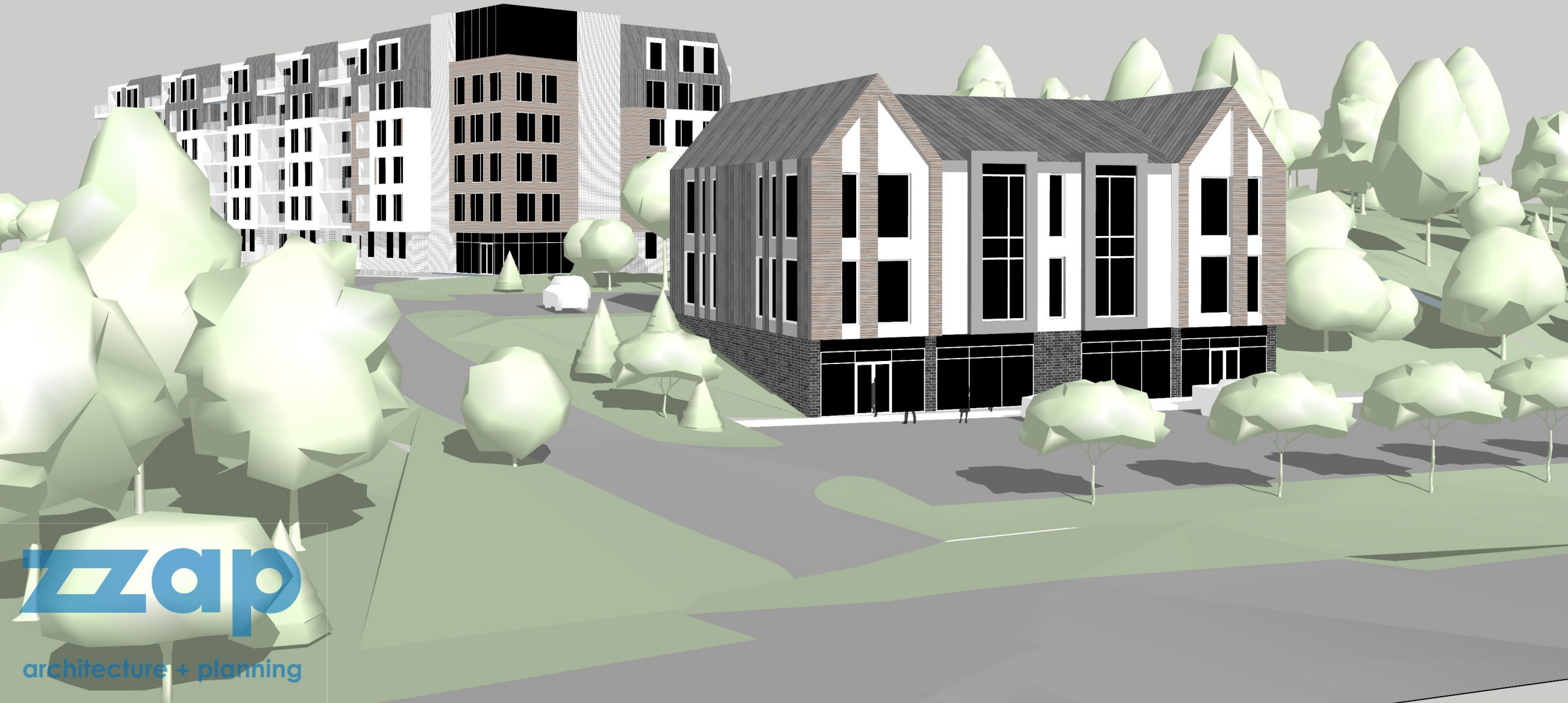
NORTH-EAST ELEVATIONS



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



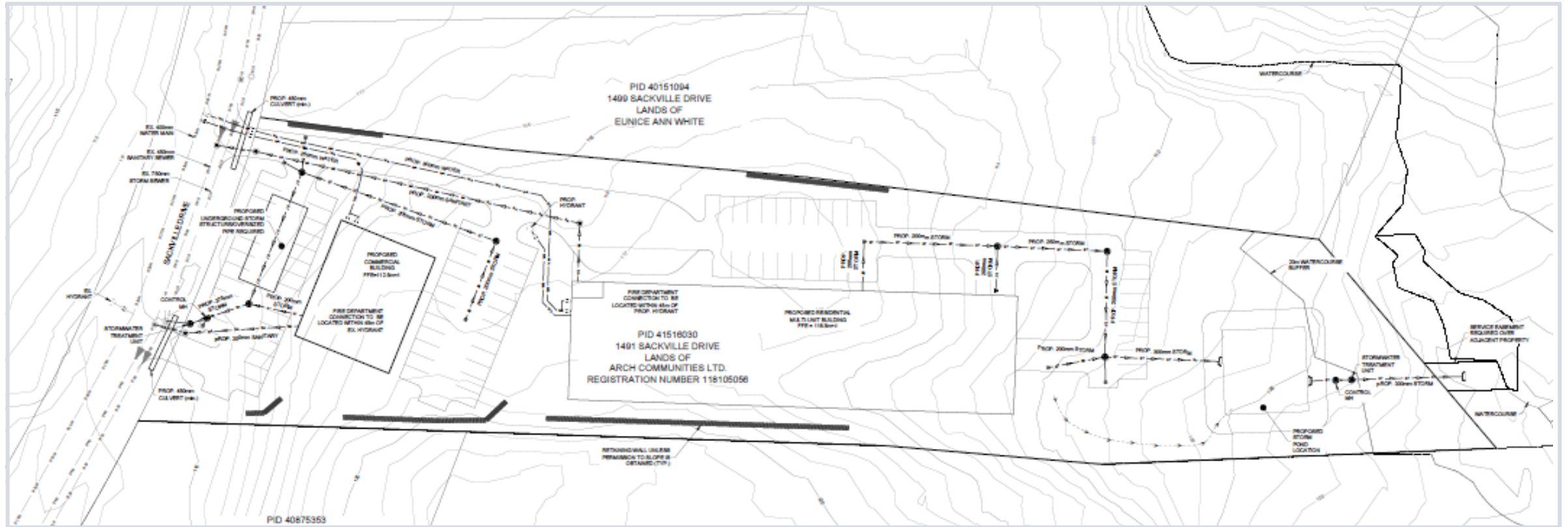
zzap

architecture + planning

STREET VIEW ALONG SACKVILLE DR.



STORMWATER MANAGEMENT



- Minimum **30 m watercourse setback** required as part of the DA.
- One **stormwater management pond** at the rear of the site
- **Underground stormwater storage** for the commercial building

TRAFFIC

- **Traffic Study** prepared by Griffin Engineering in June 2023
- The proposed development will have a **minor and negligible impact** on local traffic operations, as existing roads have sufficient capacity to handle the small number of new vehicle trips during peak travel periods.
- The sight distance at the proposed new access point **meets all safety requirements** set by the Transportation Association of Canada (TAC) for current vehicle operating speeds.

MEETINGS WITH NEIGHBOURS

- **DECEMBER 12, 2024 & APRIL 1, 2025**
- DISCUSSED THE CONCERNS OF THE IMMEDIATE NEIGHBOURS

ACCESS EASEMENT

Outcome – While not something that can be regulated in the development agreement, developer is committed to registering a legal easement in favour of the neighbouring property for access.

TRAFFIC GENERATION

Outcome – Addition of crosswalks, speed bumps, and speed limit signs on site to slow traffic.

PRIVACY

Outcome – A privacy fence will be provided along the entire length of both side abutting property lines with a gate.

ACCESS AND MOBILITY

1.

- Proposed **easement** with neighbouring property – formalizing the current informal access.

2.

- **Speedbumps, crosswalks,** and **sidewalk** added for traffic calming on site and safe pedestrian access for neighbouring property

3.

- **Sidewalk** along the length of the property line abutting Sackville Drive to connect with a future bus stop.



THANK YOU!

1491 Sackville Drive Development

