



28 October 2022

Planning and Development
Halifax Regional Municipality
PlanningApps@halifax.ca

VIA EMAIL

Re: Sunset Ridge Development Agreement Amendment Application

To Whom It May Concern;

Armco Capital is pleased to submit a Development Agreement (DA) amendment application for the Sunset Ridge DA (Case #01027). Armco would like to build townhomes on currently vacant lands within the subdivision: PIDs 41292137, 41291758, 41290925, and 41290917. These parcels are part of the Sunset Ridge DA but currently have no development rights. We believe that due to the increasing need for more housing, and their ideal location adjacent to Sackville Drive, these properties would present an excellent opportunity for a townhouse development.

To support this application submission the following materials are enclosed:

- Completed Planning Application Form
- Concept Plan
- Existing Conditions Map
- Servicing Schematic
- Planning Policy Chart
- Traffic Impact Statement

Site Details

PIDs	41292137, 41291758, 41290925, and 41290917
Area	5.02 acres
Existing Land Use	Vacant Land
RMPS Designation	Urban Settlement
Plan Area	Sackville
MPS Designation	Urban Residential
LUB Zone	CDD

Proposed Development

We are applying to amend the existing DA to alter the use on four PIDs (41292137, 41291758, 41290925, and 41290917) in accordance with Policies UR-6, UR-10, IM-10, and IM-13 of the MPS. The



existing DA allows a mix of single-family homes, semi-detached dwellings, multi-unit dwellings and townhouses in the neighbourhood.

Armco is proposing 73 new condominium townhouse units with shared driveway access to Sackville Drive. The townhomes will be split between the four PIDs as follows:

PID	Proposed Units	Driveways
41292137	14 townhomes	1 driveway
41291758	33 townhomes	2 driveways
41290925	9 townhomes	1 driveway
41290917	17 townhomes	1 driveway
Total	73 townhomes	5 driveways

A more detailed discussion of driveway accesses and safety can be found in the attached TIS.

The townhomes will meet the requirements of R-5 townhouse zone, in the Sackville Land Use Bylaw. Parkland dedication will be provided through a cash-in-lieu contribution.

Property History

In July 2008, the North West Community Council approved a DA for the Sunset Ridge Subdivision in Middle Sackville. Prior to applying for the DA, Armco had final design approval for lots in this area with frontage on Sackville Drive. In exchange for the development rights granted by the DA, Armco agreed the subdivision agreement would be voided and no subdivision or tree clearing would take place on these lands. Fourteen years later, with increasing pressure for infill development and additional housing, Armco feels these lands should be developed in a sensitive and area-appropriate manner.

A staff report from the DA process explains the lands were left vacant to,

1. Buffer the new development from existing lower density development across Sackville Drive;
2. improve the efficiency and safety of traffic along Sackville Drive, by eliminating driveways; and
3. help maintain the “rural parkway” feel along this section of Sackville Drive. (18 February 2008 report to NWPAC, Case #01027).

Buffering Development

The properties across Sackville Drive from the proposed development are not characterized by any particular set of features. Property frontages range from 60 feet to 700+ feet, and have a variety of uses: small businesses, single family homes, and one large vacant property owned by a developer.

Townhomes on the Sunset Ridge side of Sackville Drive would be a reasonable, appropriate and attractive addition to the area.

Traffic

HRM Staff were concerned about the large number of driveways proposed on Sackville Drive, with the subdivision plan that was previously approved by HRM, but never built. That approval allowed 35 new homes and 35 new driveways along Sackville Drive. However, with the current proposal, 73 townhomes will share 5 driveways, over 780 metres, reducing the number of entry points onto Sackville Drive. A Traffic Impact Statement, completed in 2022 (attached), stated that the layout and location of the

driveways are an appropriate way to maintain low access density in the corridor and followed good access management guidelines and principles.

When analysing traffic capacity and proposed volumes, the Traffic Engineer concluded that there was “a considerable amount of residual capacity along this section of Sackville Drive to accommodate future traffic growth” and the traffic flow impacts on Sackville Drive are expected to be minor and negligible.

Rural Parkway

HRM staff mentioned wanting to maintain a “rural parkway” feel along this section of Sackville Drive. However, the term is not defined, nor is it a common phrase used in HRM staff reports. As discussed previously, this area of Sackville Drive is characterized by a variety of lot sizes and uses. Townhomes, while different from other building forms in the area, would be an appropriate use and form for the area, maintaining the neighbourhood’s predominantly residential use.

The proposed development stretches along Sackville Drive between the Margeson Drive roundabout and the intersection with Crossfield Ridge. Portions of that frontage have sidewalks (between Beaconsfield Way and Crossfield Ridge) while the remainder has only a narrow graveled shoulder between a painted bike lane and the stormwater ditch. This creates problems for pedestrians that want to walk that length of Sackville Drive or access nearby bus stops (on Crossfield Ridge near Sackville Drive, and on Sackville Drive near Beaconsfield Way). As part of the installation of shared driveways for this townhouse development, Armco would install stormwater infrastructure and sidewalks along that full portion of Sackville Drive. The sidewalks would lead to a more accessible neighbourhood.

Policy

The proposed DA amendment is consistent with applicable policies contained within the MPS (see attached policy table). This amendment will create no new streets but will make use of existing infrastructure to bring 73 new homes to Middle Sackville. Armco is looking to create a development that is compatible with the general residential character of the community.

Stormwater, wastewater and water services will be provided in accordance with current Halifax Water regulations.

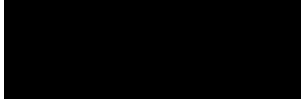
While concerns have been expressed over school enrollment in past years, 73 townhomes will result in an estimated 36.5 new school aged children. HRCE is well aware of the current capacity of local schools and has been taking steps to ensure that all schools have adequate facilities and resources, such as adding a new teacher to the local elementary school and monitoring class sizes through the Class Cap Report. (NSUARB appeal, M10353)



We trust that the enclosed materials meet the application requirements. We look forward to working with Staff, Council, and members of the public. Please contact us with any questions.

Sincerely,

ARMCO CAPITAL INC.



Marc Ouellet
Senior Planning Manager

Attachments:

1. Completed Planning Application Form
2. Concept Plan
3. Existing Conditions Map
4. Servicing Schematic
5. Planning Policy Chart
6. Traffic Impact Statement