

HALIFAX

North West Planning Advisory Committee **Case 20757**

Development Agreement for 235
Beaver Bank Road, Beaver Bank

Justin Preece – Planner II

May 3, 2017

Applicant Proposal

Applicant:

T.A. Scott Architecture and
Design Limited

Location:

235 Beaver Bank Road, Sackville

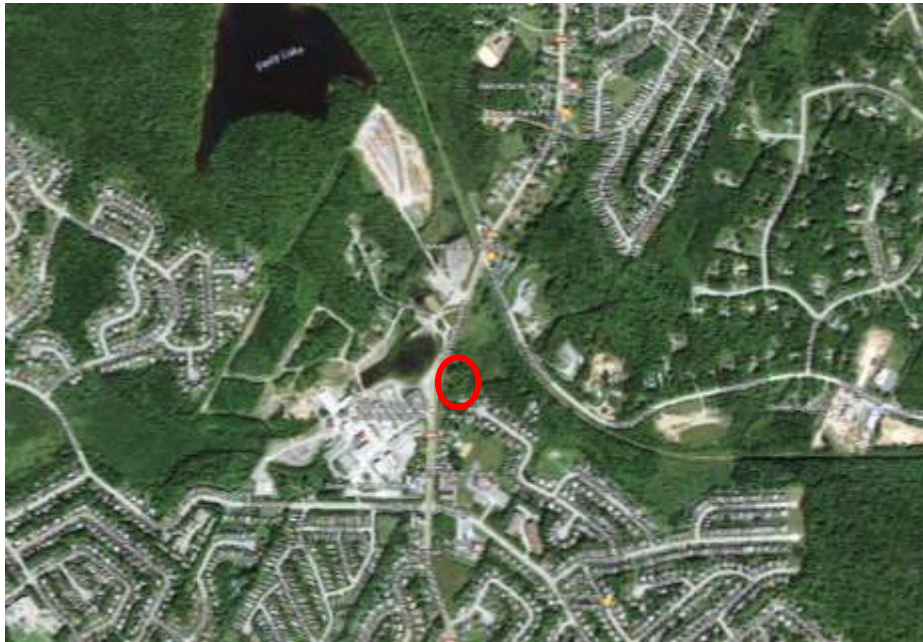


Proposal:

- The proposal involves a Development Agreement to allow for a 2-storey commercial building for a pharmacy/medical clinic.
- The building is proposed at 35 feet with architectural features in keeping with the residential style of the adjacent residential uses.
- The ground floor is intended to house the pharmacy and offices with the second floor dedicated to medical offices and a waiting area.

Site Context

235 Beaverbank Road, Sackville



General Site location



Site Boundaries in Red

Site Context

235 Beaverbank Road, Sackville



Site Context



Northeast view of subject site from Beaverbank Rd.

Site Context



Southeast view of subject site from Beaverbank Rd.

Proposal



West

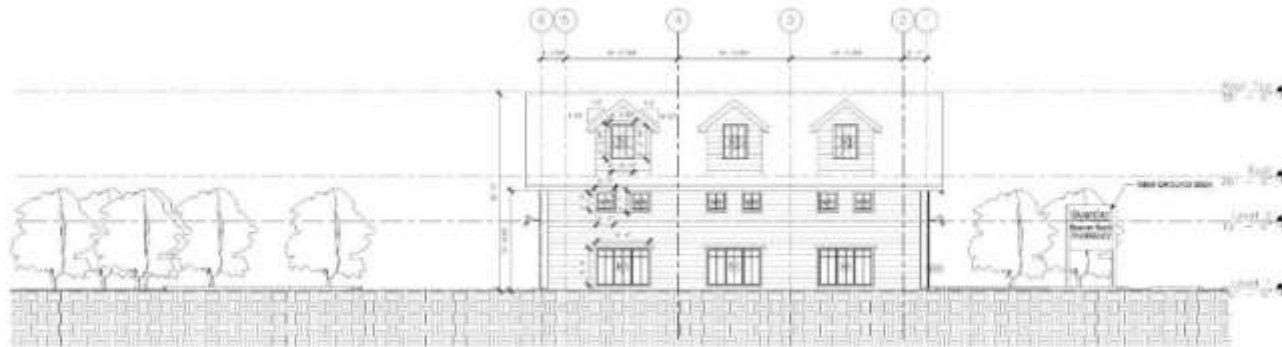


East

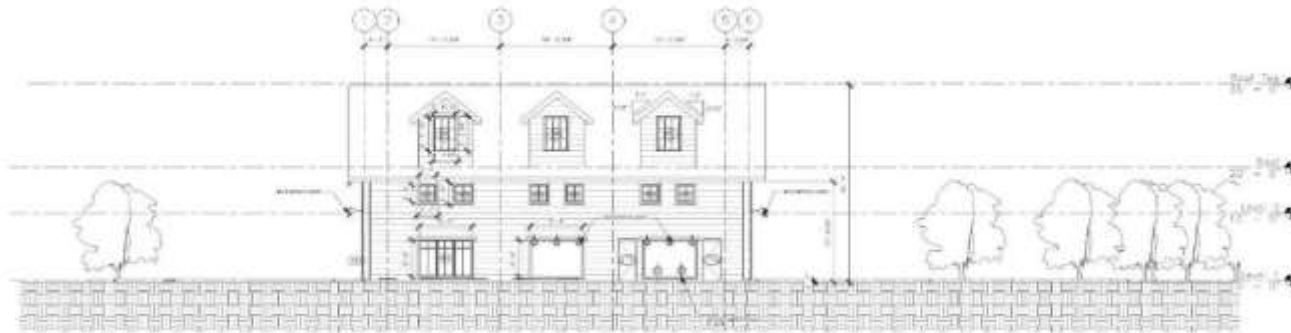
Elevation Plans

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Proposal



South



North

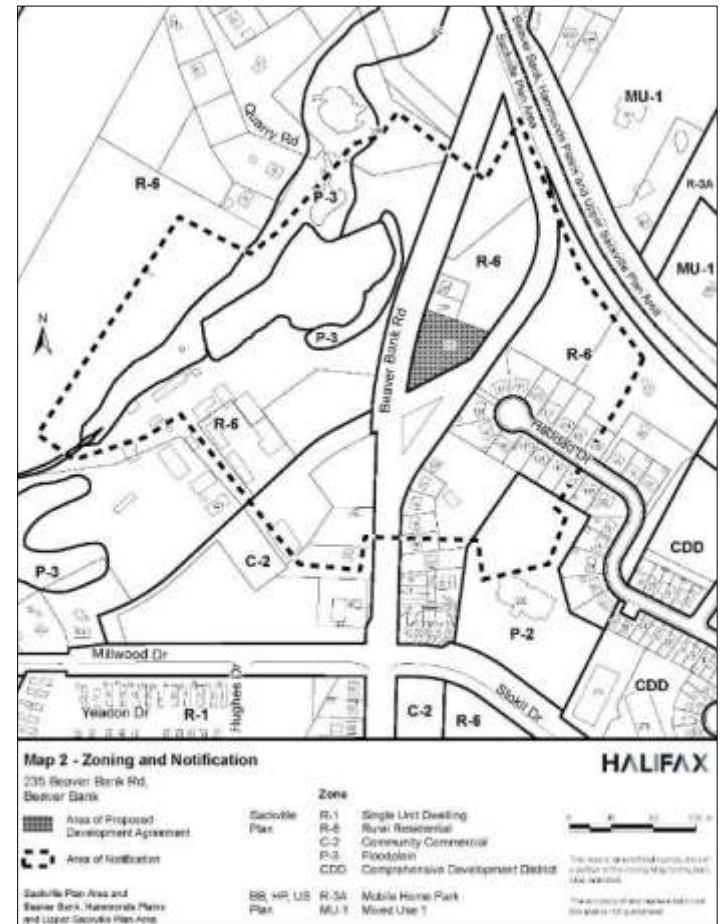
Southern Elevation Plan

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Planning Context

Sackville Municipal Planning Strategy – Sackville Land Use By-law

- **Zone**
 - R-6 (Rural Residential) Zone
- **Designation**
 - Urban Residential
- **Existing Use**
 - Undeveloped
- **Enabling Policy**
 - UR-15 Development of medical clinics
 - UR-18 Development of new local commercial uses



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Policies UR-15, UR-18

Sackville Municipal Planning Strategy

UR-15 & UR-18

- Compatibility with adjacent uses: height, bulk, lot coverage and appearance
- Landscaping – Buffering and Separation
- Parking and Driveways: adequacy and designed to address impacts on adjacent uses
- Adequate Parking
- Traffic and Circulation
- Access to major collector
- General Maintenance

UR-18 Specific

- Local Commercial Use Serving Residential Neighborhood
- Gross Floor Area
- Compatible Architecture with Surrounding Residential Neighborhood

Public Consultation

Sackville Municipal Planning Strategy – Sackville Land Use By-law

- **Public Meeting – April 18, 2017**
- **Major Themes**
 - Buffering between Haddad Drive residential properties
 - Lighting and Noise pollution on neighboring uses
 - Increased Pedestrian thoroughfare and Littering - Haddad Crescent
 - Traffic Impact
 - Excess parking
 - Environmental impacts of construction of and ultimate drainage from the site into Little Sackville River

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Questions

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Additional Imagery



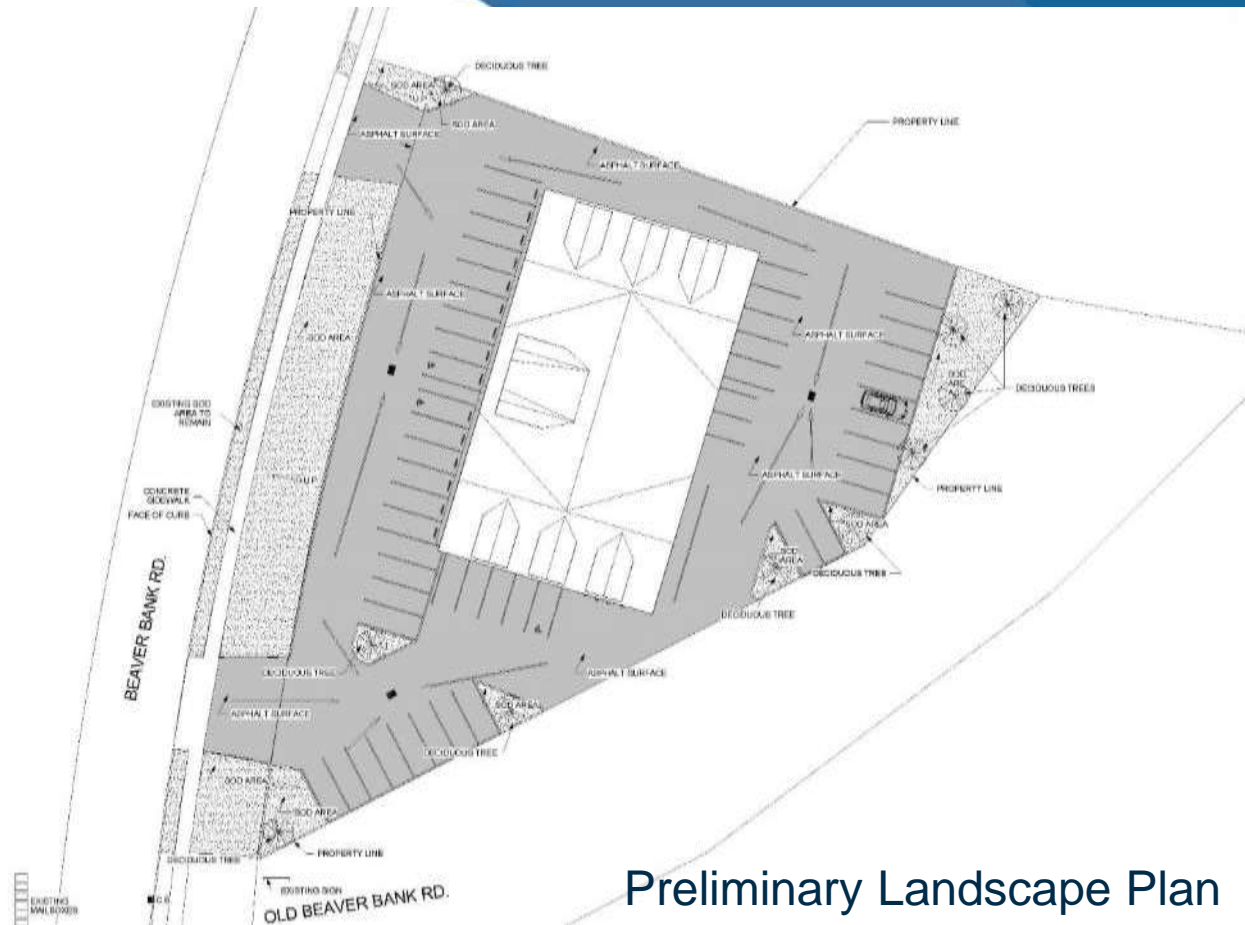
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Additional Imagery



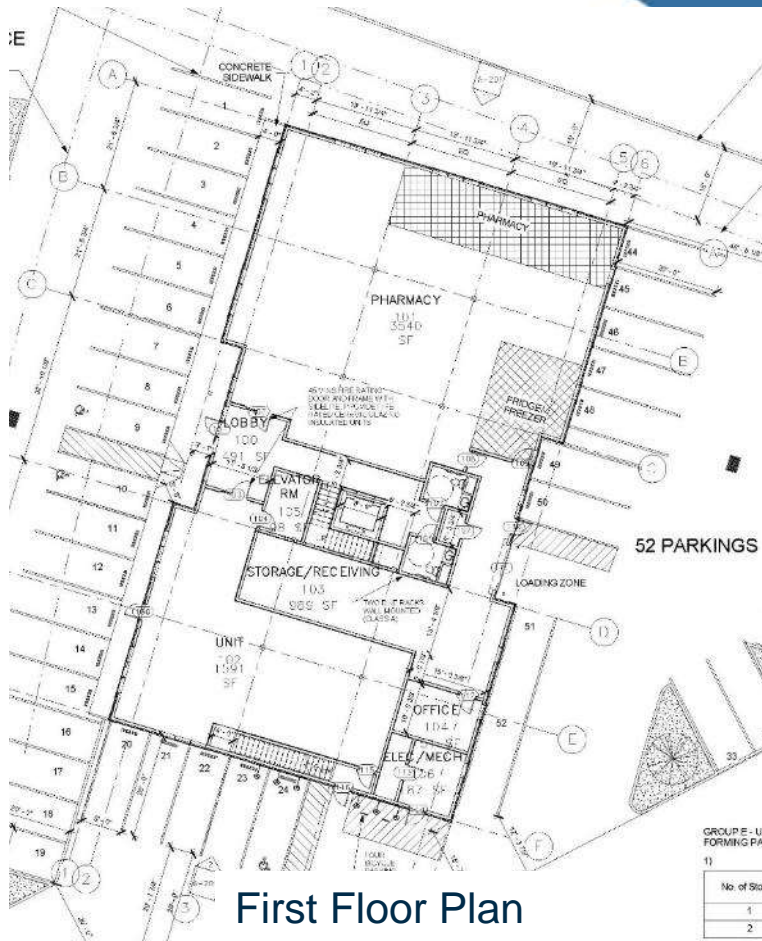
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Additional Imagery

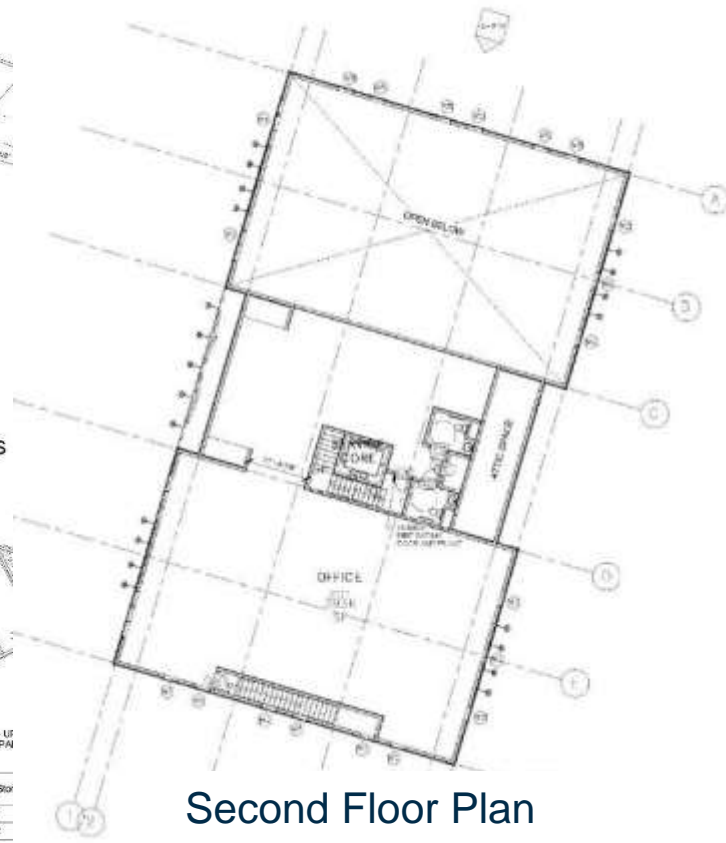


Preliminary Landscape Plan

Additional Imagery



First Floor Plan



Second Floor Plan