

The word "HALIFAX" is written in a bold, white, sans-serif font against a dark blue background. The background of the entire slide features a large, abstract geometric shape composed of several overlapping triangles in various shades of blue, creating a dynamic, modern look.

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Public Hearing for Case 20506

Land Use By-law Amendment to Zone
from R-1 to P-2 at 159 First Lake Drive,
Lower Sackville

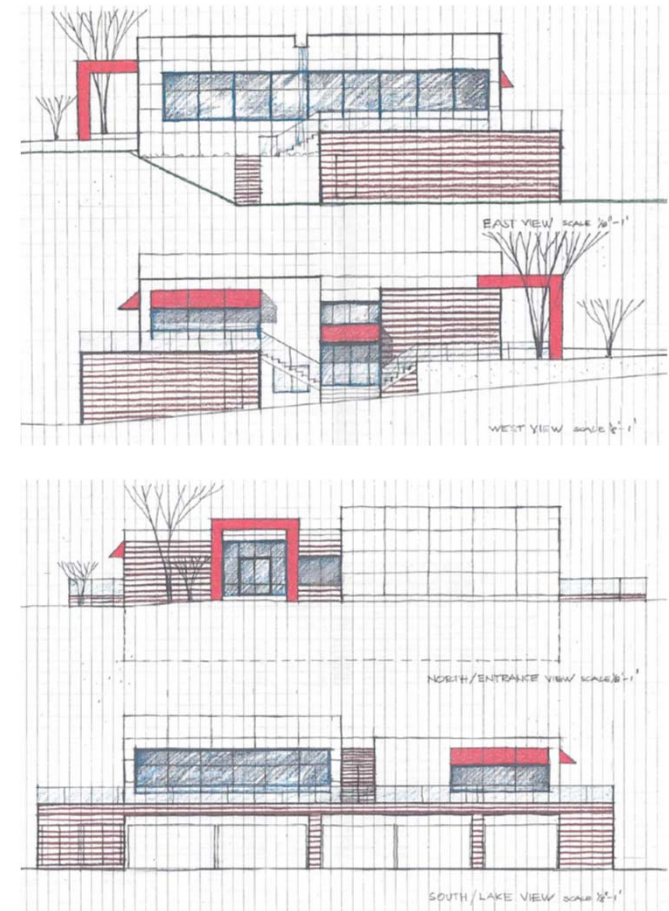
June 12, 2017

Applicant Proposal

Applicant: Amadesco Canada

Location: 159 First Lake, Lower Sackville

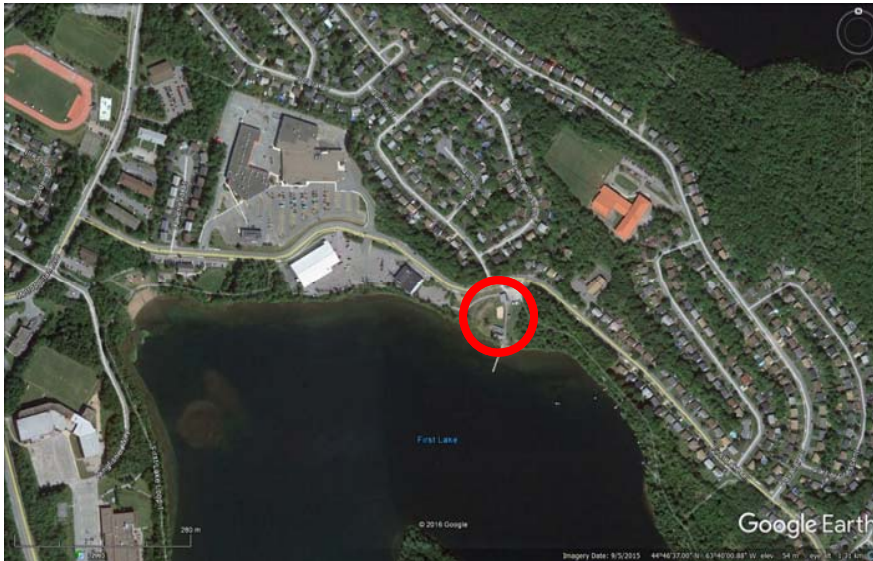
Proposal: To rezone from existing R-1 (Single Unit Dwelling) to proposed P-2 (Community Facility) to enable a private club use



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Site Context

159 First Lake Drive, Lower Sackville



General Site location



Site Boundaries in Red

Site Context



Subject site seen from the intersection of Quaker Crescent and First Lake Drive

Site Context



Subject site seen from First Lake Drive at western limit of the property

Site Context



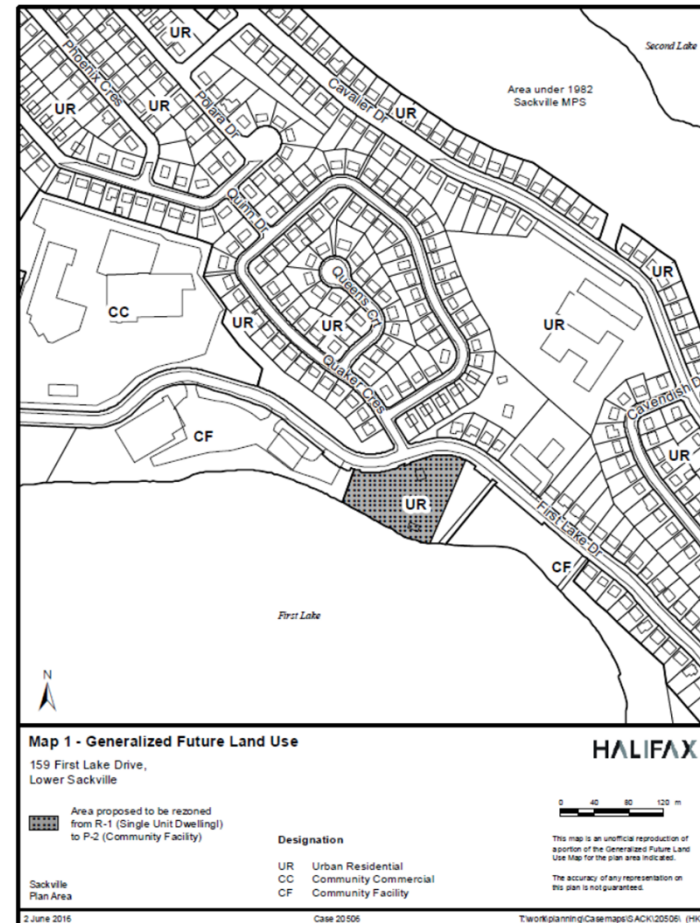
Subject site seen from First Lake Drive at approximate eastern limit of the property

Planning Policy

Sackville Municipal Planning Strategy

UR-14

- Urban Residential Designation establishes community facility zone;
- Permits a variety of community related uses; and
- Permits new community facility uses by amendment to the land use by-law subject to Policy IM-13.

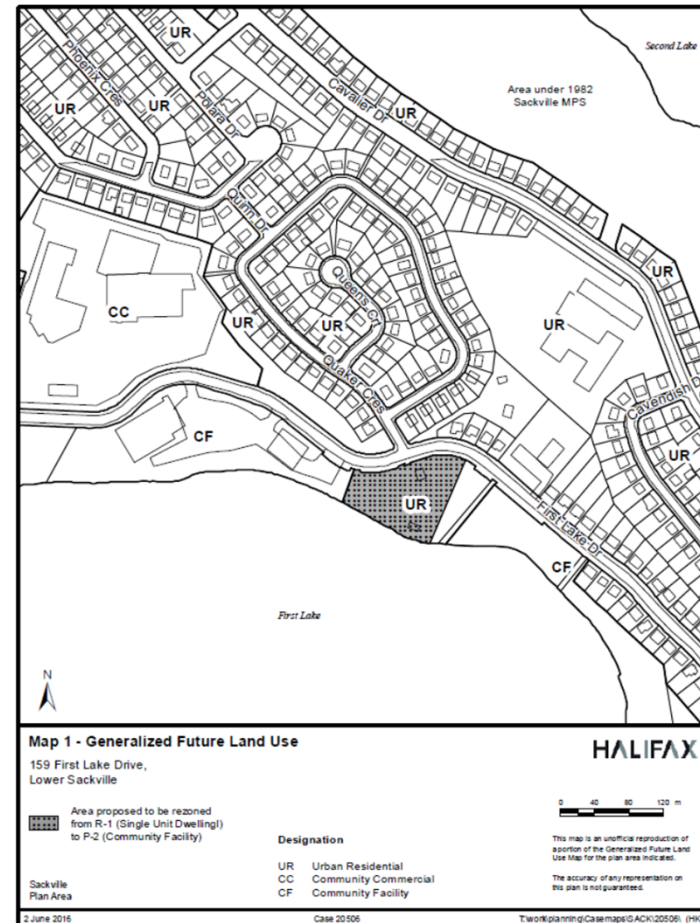


Planning Policy

Sackville Municipal Planning Strategy

IM-13

- proposal conforms to MPS and all other HRM by-laws and regulations;
- proposal has regard for:
 - costs to HRM;
 - adequate sewer and water services;
 - adequate community facilities;
 - adequate road networks; and
 - potential impact on heritage.
- proposal responds to adjacent or nearby land use impact due:
 - type of use;
 - height, bulk and lot coverage;
 - traffic, site access/egress, and parking;
 - open storage;
 - signs
- proposed site suitability; and
- any other relevant matter of planning concern



Land Use By-law

Sackville LUB

PART 20: P-2 (COMMUNITY FACILITY) ZONE

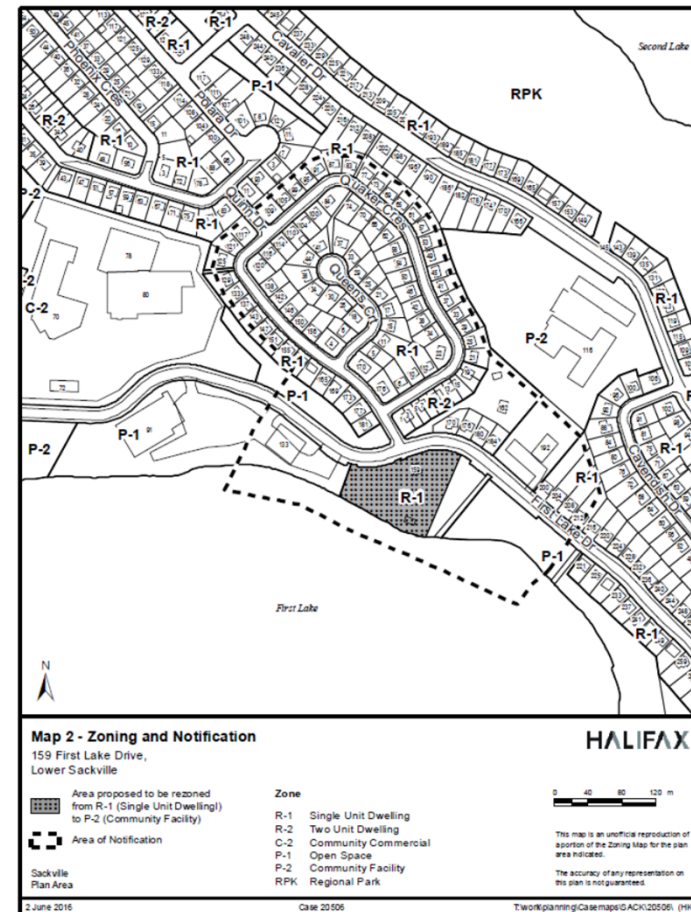
20.1 P-2 USES PERMITTED

Institutional Uses

- Private club and lodge

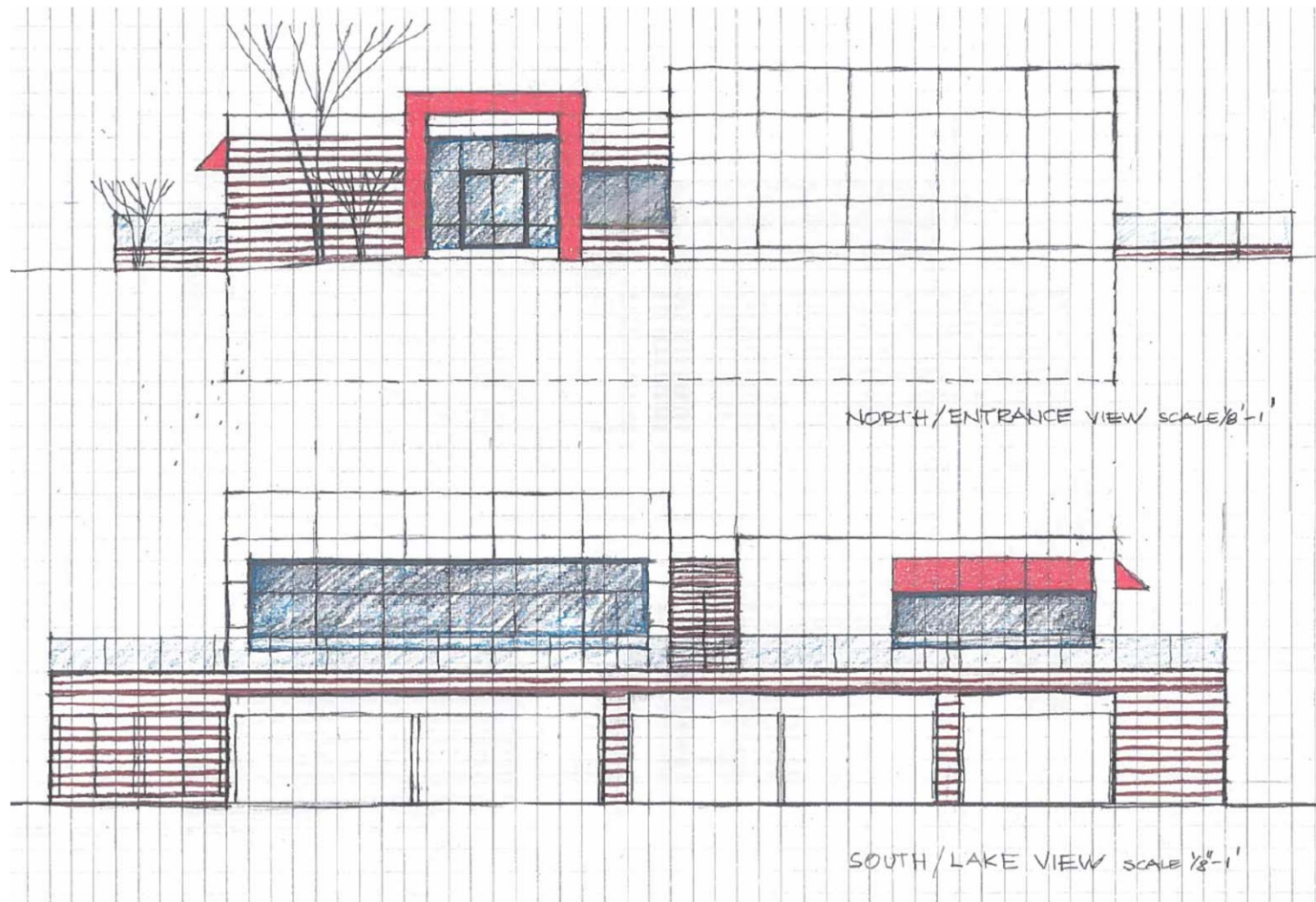
20.2 P-2 ZONE REQUIREMENTS: INSTITUTIONAL USES

- Minimum Lot Area: central services - 6,000 square feet (558 m²)
- Minimum Frontage: central services - 60 feet (18.3 m)
- Minimum Front or Flankage Yard - 30 feet (9.1 m)
- Minimum Rear or Side Yard - ½ the height of the main building
- Maximum Lot Coverage - 50 %



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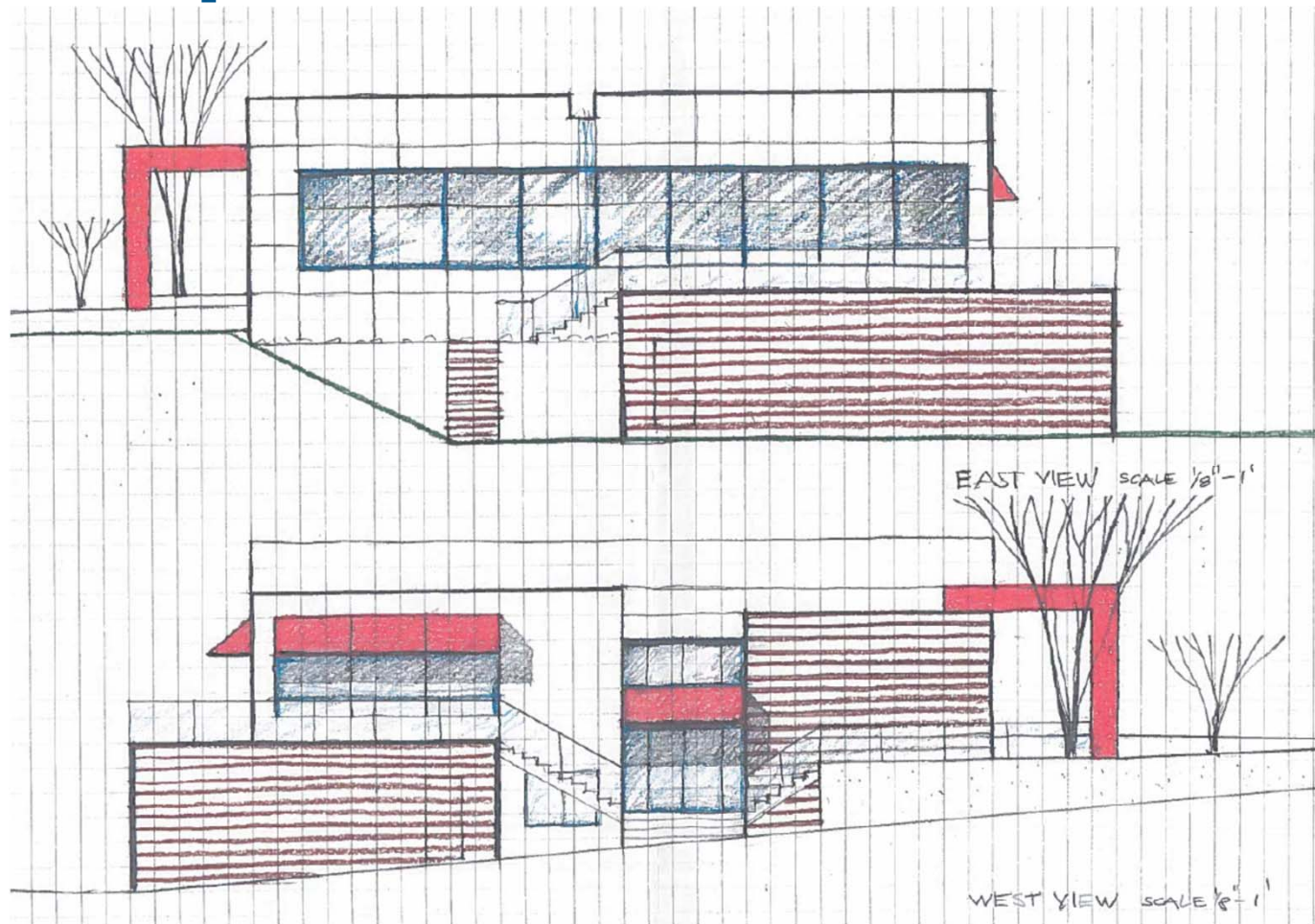
Proposal



North (top) and South Elevation Plans

HALIFAX

Proposal



East (top) and West Elevation Plans

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Proposed By-law Amendments

Proposed Amendment to the Sackville Land Use Bylaw

- Sackville Zoning shall be amended as shown on the attached Schedule A.

Policy & By-law Overview

Sackville Municipal Planning Strategy – Sackville LUB

- **Zone**
 - R-1 (Single Unit Dwelling) Zone
- **Designation**
 - Urban Residential
- **Existing Use**
 - Non-conforming use – canoe club
- **Enabling Policy**
- UR-14 Urban Residential, subject to IM-13

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Policy Consideration

Enabling Policy UR-14: Urban Residential, requires Council consider the following under Policy IM- 13 in rendering their decision:

- type of use;
- height, bulk and lot coverage;
- traffic, site access/egress, and parking;
- open storage;
- signs
- proposed site suitability
- any other relevant matter of planning concern

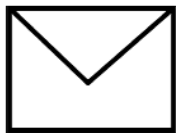
Highlights of Policy Review

- Private club use is permitted under Institutional Uses of the P-2 zone and consistent with MPS policies;
- Proposed height is two stories with 1 storey front elevation on First Lake Drive; bulk of building compatible with land uses to west and front elevation design details visually breakup the bulk; building footprint (4400 sq. ft.) within 50% lot coverage;
- Minimal impacts on local and surrounding streets, site access/egress will meet SSD at time of permitting and parking will meet LUB requirements (60 spaces);
- open storage;
- Signage will be permitted in accordance with the Sackville LUB;
- proposed site suitability

Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **a mail out notification** and **a public information meeting (November 29, 2016)**
- Feedback from the community generally included the following:
 - Impact of traffic and on-street parking
 - Noise impacts
 - Impact from construction vehicles
 - Impact to existing green space and views of the lake
 - Concerns over building dimensions and lighting

**Notifications
Mailed**



109

**Meeting
Attendees**



32

**Letters
Received**



11

**Total Public
Interactions**



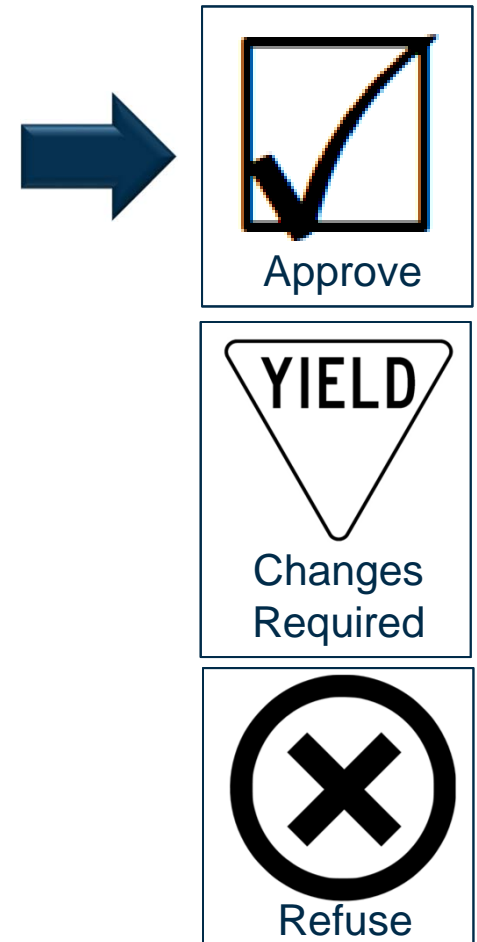
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North West PAC Recommendation

February 1, 2017

The PAC provided the following feedback:

- That sightlines from driveways to street be addressed
- Concern that parking is adequate



Amendments Made Responding to Consultation

- Parking
 - Requirements of the Sackville LUB will be met
- Site access
 - SSD will be met at time of permitting

Key Aspects of Proposed By-law Amendments

- Height
 - Height proposed is 2 stories (no height limit in P-2 zone)
- Density
 - Density of the proposed development is limited to 1 main building on the lot (accessory buildings permitted under LUB)
- Parking standards
 - Parking lot standards as per the provisions of the LUB

Staff Recommendation

Staff recommend that North West Community Council:

Approve the proposed amendment to the Sackville LUB as set out in Attachment A, to rezone 159 First Lake Drive, Lower Sackville from R-1 to P-2 zone, of the staff report dated April 25, 2017.

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Thank You