



Case #20224
Lower Sackville –
Kent Building Supplies

Public Hearing
November 8, 2016
Anne Winters, Planner, WSP Canada Inc.



Project Background/ Intentions  ²

1. Original store constructed – 1988/89
2. Development Agreement with HRM for accessory building – 2000
3. Sackville Drive Secondary Planning Strategy (SPS) – 2002
4. Pre-application with HRM – 2014
5. Intentions of re-development:
 - Alleviate road issues along Sackville Drive
 - Create safer store access
 - Create safer and appropriately sized parking lot
 - Expand store to offer improved product selection to residents
 - Better meet intentions of Sackville Drive SPS



Proposed Re-development



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1. Build out existing site
2. Relocate and expand existing parking lot (side of store)
3. Expand store retail space and build a new garden centre
4. Relocate existing full movement access (further away from Beaver Bank Connector intersection)
5. Re-design existing driveway as right-in and right-out only



Concept Plan



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1. Build out existing site



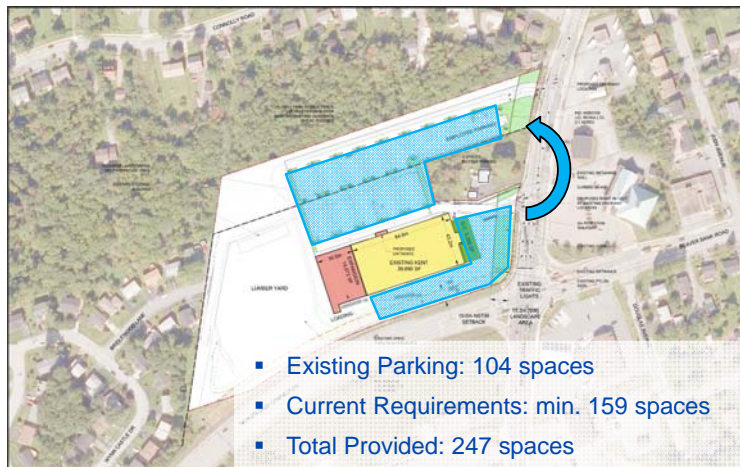
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2. Relocate and expand parking lot



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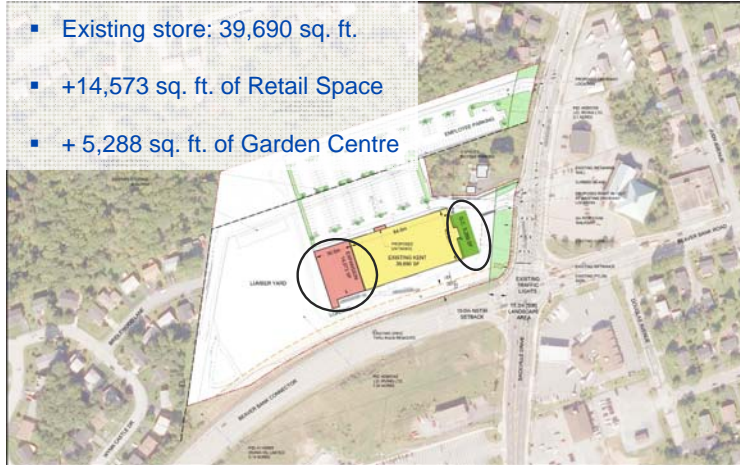




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3. In-store expansion

- Existing store: 39,690 sq. ft.
- +14,573 sq. ft. of Retail Space
- + 5,288 sq. ft. of Garden Centre



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4. Relocate existing full movement access

Move full movement driveway to newly developed lot

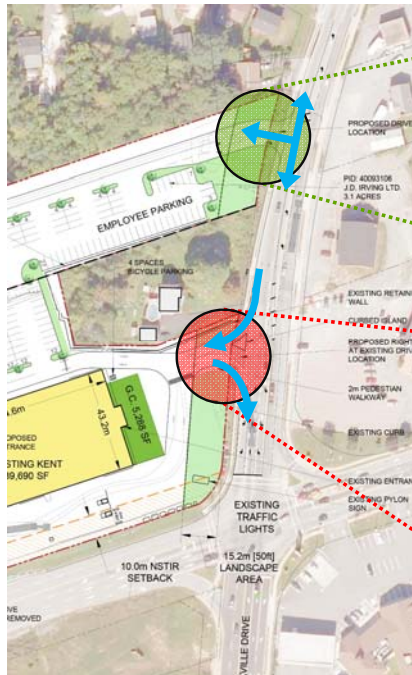
- ✓ Right-In, Right-Out
- ✓ Left-In, Left-Out

5. Redesign existing driveway

Remove full access

Turn existing driveway into right-in and right-out only

- ✓ Right-In, Right-Out
- ✗ Left-In, Left-Out



Customer Comments



→ Main concerns:

- Concerns with existing driveway
- Small store and limited product selection (Often travel to Dartmouth or Halifax stores for better product selection)
- Small and inconvenient parking lot

"The entry to and from the parking lot of this store onto Sackville Drive is difficult most of the day. If one plans on shopping there it takes a planned approach and departure route."

"I know you already know this, but it's the worst driveway to get out of in Lr. Sackville - need a new and bigger store in that area."

"Sackville [store] should be expanded. Many times we have had to go into Halifax"

"Very dangerous getting into the parking lot"

→ Customer support for proposed re-development: 1,000 signatures of support



THANK YOU

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