

HALIFAX

Welcome to Tonight's Meeting!

Meeting will commence at 6 pm

September 15, 2022

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Public Information Meeting for Case 24017

Development Agreement for
323 Sackville Drive, Lower Sackville

September 15, 2022

Slide 2

Acknowledgements

Slide 3



We are in the Decade for People of African Descent



We are in the Mi'kmaq District of Sipekne'katik, the ancestral and traditional lands of the Mi'kmaq people.

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Agenda for Tonight's Meeting

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HRM Planning Staff
Presentation



Presentation by Applicant



Public Participation:
Questions and Answers

***The website will detail
all status updates for
this application***



***Public feedback will be
collected until September 23***

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Presentation by HRM Planning Staff

Meaghan Maund, Planner

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Introductions

Slide 6

Meaghan Maund – HRM Planner

Paul Russell – Councillor, District 15

Tara Couvrette – HRM Processing Coordinator

Chris Crawford, Fathom Studio – Applicant

Purpose of this Meeting

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- Share information about the proposal
- Listen and collect your questions, concerns, comments and feedback on the proposal



*Feedback provided tonight will inform the process and will form part of the public record. **No decisions will be made tonight.***

Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendations to Council



Applicant Proposal

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Applicant: Fathom Studio

Location: 323 Sackville Drive,
Lower Sackville

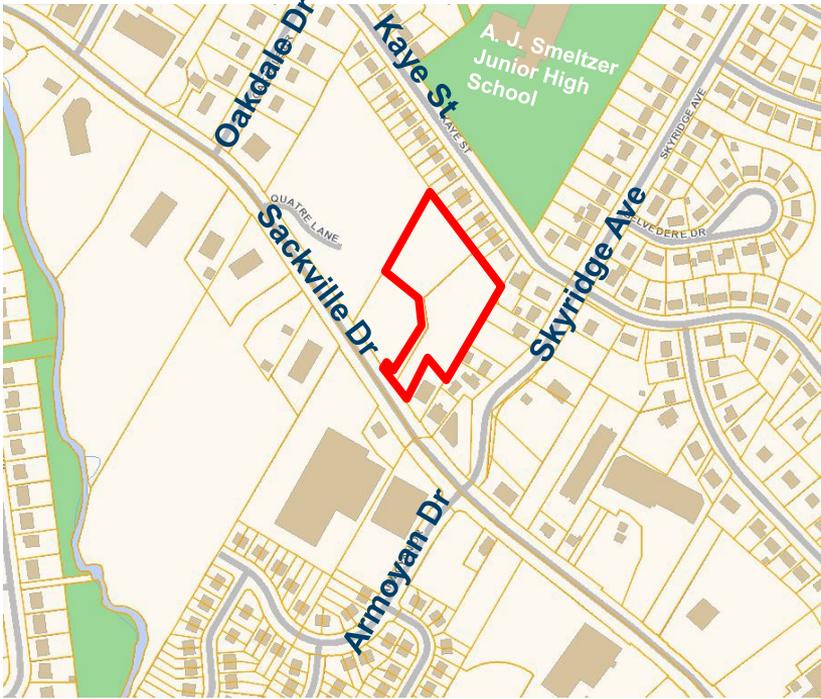
Proposal: Development
agreement to permit a 6-8 storey
apartment building with 101 units



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General site location in red



Site boundaries in red

Site Photos



Neighbourhood Context



Proposal – Site Plan

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321 Sackville Dr



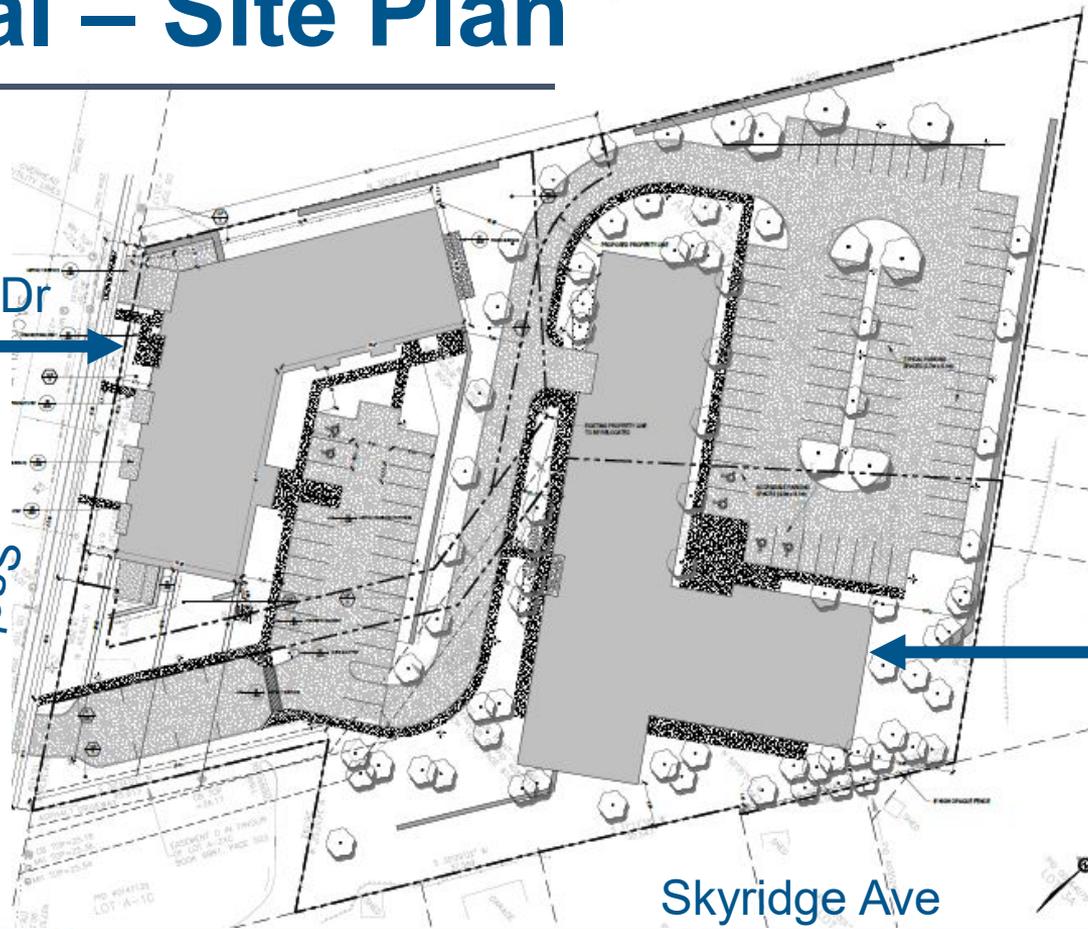
Sackville Dr

Proposed Apartment



Skyridge Ave

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Proposal – Renderings

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Facing Sackville Dr

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Proposal – Renderings

Slide 15



Rear of Building

Proposal – Front (South) Elevation

Slide 16



Proposal – Rear (North) Elevation

Slide 17



Proposal – Side (West and East) Elevations Slide 18



GLASS OR METAL
BALCONY RAILINGS

METAL OR CERAMIC
CLADDING

FIBRE CEMENT CLADDING

MASONRY

METAL RAILING



Regional Plan & Subdivision Bylaw

Guides where population growth and the investment of services like transit, piped water and sewer should occur

Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and engaging with the public

Policy & Bylaw Overview

Sackville Drive Secondary Municipal Planning Strategy and Land Use By-law



Municipal Sewer and Water



Zone

PC (Pinehill / Cobequid)



Designation

PC (Pinehill / Cobequid)



Existing Use

Vacant



Enabling Policy

SS-4(a)

What is a Development Agreement

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- A development agreement enables construction of a project under local planning policy
- A binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping, and infrastructure
- Can be approved by Community Council provided that any development complies with local planning policy

Enabling Policy SS-4(a)

Buildings over 50ft in height above established grade shall only be considered by development agreement. In considering any such agreement, Council shall have regard to the following:

- Building oriented to street and main entrance oriented to pedestrian paths;
- Recreation and amenity space;
- Compatibility & impact on surrounding built form, land uses, & residential areas;
- Microclimate issues (wind, solar orientation, shadowing);

- Pedestrian street level activity;
- Building setbacks to reduce visual impact in relation to surrounding buildings;
- Landscaping;
- Streetscape elements and furniture;
- Traffic circulation and access;
- Protection of natural and cultural features;
- Lighting; and
- Policy I-5.

Implementation Policy I-5

In considering development agreements, Council shall have regard for:

- Streetscape guidelines in the Land Use By-law;
- Adequacy of:
 - Sewer and water services
 - Schools and community facilities
 - Road networks
- Controls to reduce conflict with nearby uses in terms of:
 - Use
 - Height, bulk, & lot coverage
 - Traffic generation, access, & parking
 - Open storage
 - Maintenance

Planning Process

We Are Here



Application Received

HRM Internal Circulation & Review

Public Information Meeting

Plan Revisions & Refinement

Staff Report with Policy Review & Recommendation

Community Council – Public Hearing

14-day Appeal

Presentation by Applicant

Chris Crawford, Fathom Studio



Existing
Neighborhood



Parking



Site Layout
(setbacks, lot
coverage)



Size of Building
(height and
footprint)



Landscaping
and Screening

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Thank You For Your Participation!

Meaghan Maund, Planner

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<https://www.halifax.ca/business/planning-development/applications/24017-pids-41486515-40872103-sackville-drive-lower>

Public feedback will be collected until Friday, September 23

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