

# HALIFAX

## Welcome to Tonight's Meeting!

Meeting will commence at 6 pm

September 15, 2022

Slide 1

The background features a geometric design with large triangles in dark blue and light blue. The word "HALIFAX" is written in white, bold, sans-serif capital letters in the upper right.

# HALIFAX

## 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***

**HALIFAX**

# HALIFAX

## Presentation by HRM Planning Staff

Meaghan Maund, Planner

Slide 5

# Introductions

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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

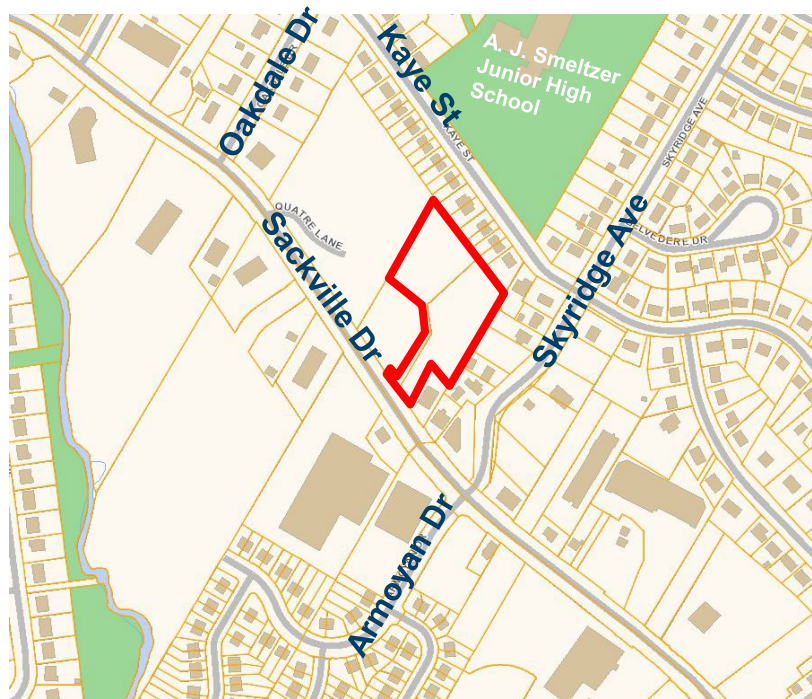


# Site Context

Slide 10



General site location in red



Site boundaries in red



# Site Photos

Slide 11



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# Neighbourhood Context

Slide 12



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# Proposal – Site Plan

Slide 13

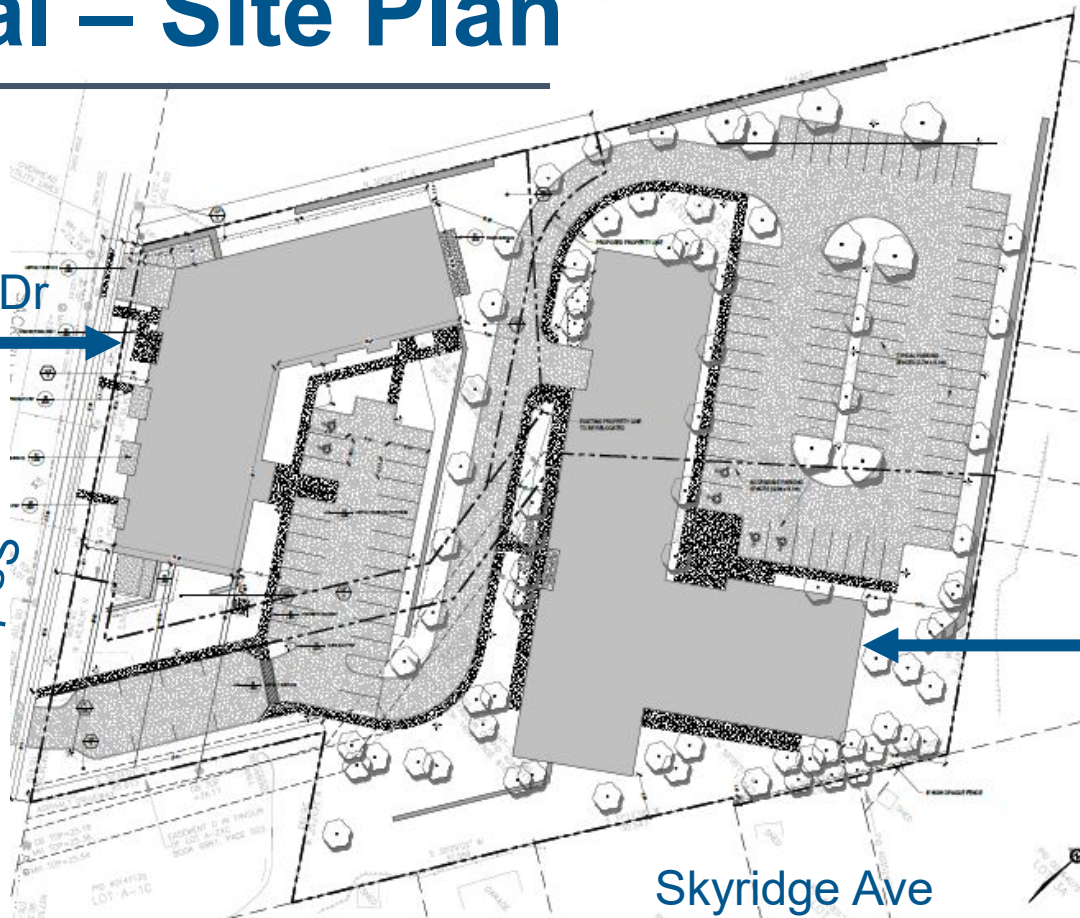
321 Sackville Dr

Sackville Dr

Proposed  
Apartment

Skyridge Ave

HALIFAX





# Proposal – Renderings

Slide 14



Facing Sackville Dr

**HALIFAX**

# Proposal – Renderings

Slide 15



Rear of Building

# Proposal – Front (South) Elevation

Slide 16



HALIFAX



# Proposal – Rear (North) Elevation

Slide 17



# Proposal – Side (West and East) Elevations Slide 18



# Planning Policies: How they work

Slide 19

## 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

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## 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 stepbacks 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

# Examples of Topics to Discuss

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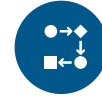
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Existing  
Neighborhood



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**



maundm@halifax.ca



902-233-0726

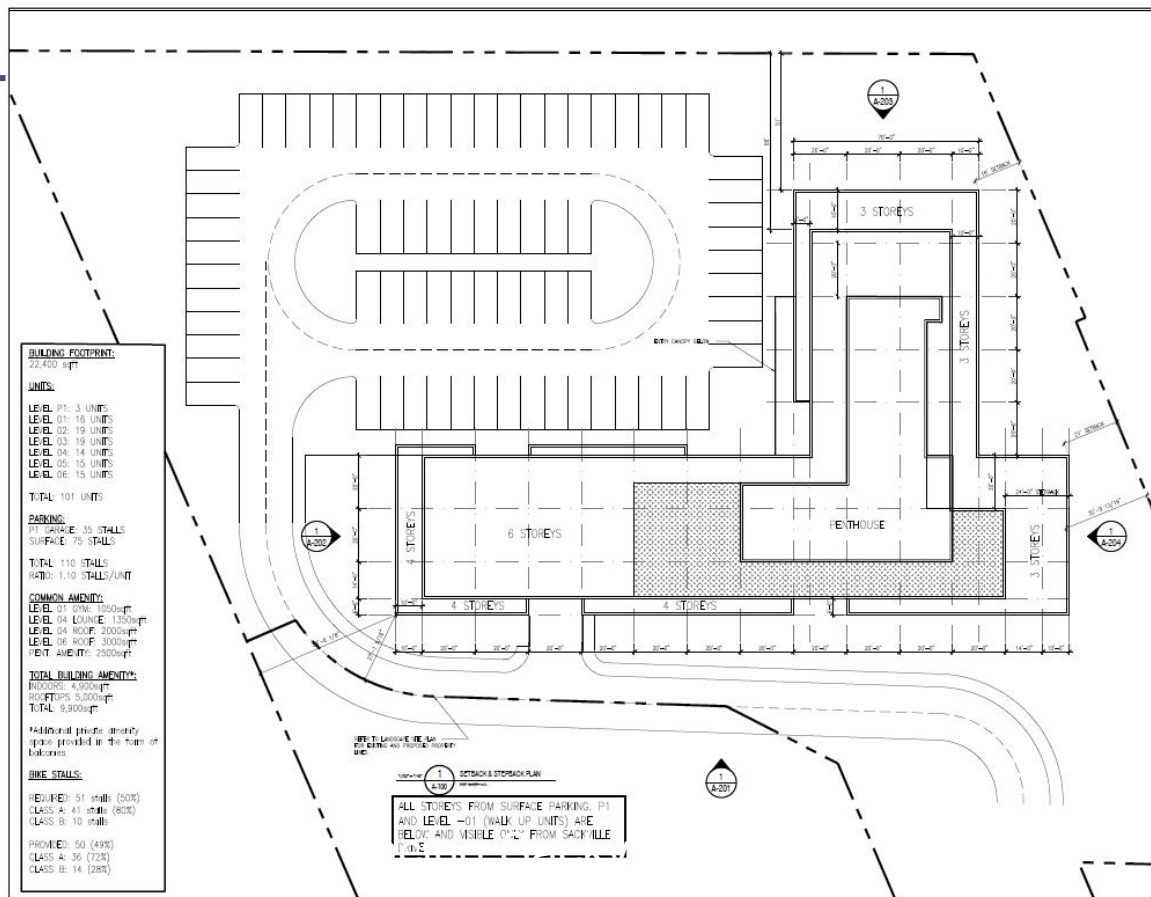
<https://www.halifax.ca/business/planning-development/applications/24017-pids-41486515-40872103-sackville-drive-lower>

Public feedback will be collected until Friday, September 23

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# Proposal

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