

The word "HALIFAX" in a bold, white, sans-serif font, positioned in the upper right corner of the slide. The background features a dark blue geometric shape in the top right and a light blue shape in the bottom right, meeting at a diagonal line.

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Public Information Meeting for Case 20757

Development Agreement Municipal
Planning Strategy Amendment for 235
Beaver Bank Road, Beaver Bank

April 18, 2017

Agenda for Tonight's Meeting

1. Welcome and Introductions
2. HRM Staff Presentation
3. Applicant Presentation
4. Public Feedback
5. Wrap-Up, Next Steps, Feedback Form

Introductions

Justin Preece – Planner

Lisa Blackburn – Councillor

Tara Couvrette – Planning Controller

Alden Thurston – Planning Technician

T.A. Scott Architecture and Design Limited – Applicant

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

Purpose of this Meeting

- Provide information to the public on the proposed development at 235 Beaver Bank Road, Sackville.
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided tonight will inform the process

No decisions will be made tonight

Applicant Proposal

Applicant:

T.A. Scott Architecture and
Design Limited

Location:

235 Beaver Bank Road, Sackville

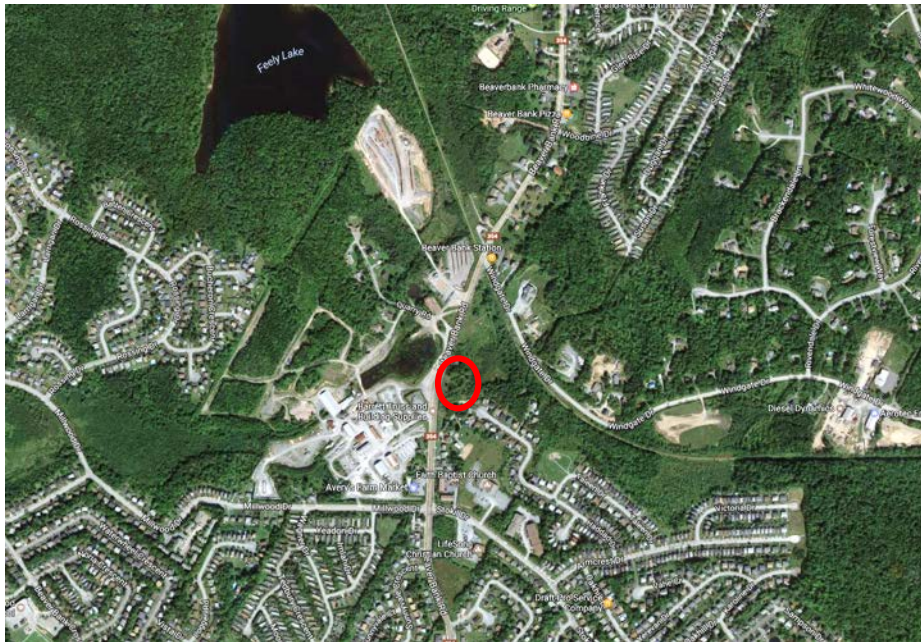


Proposal:

- 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 Beaver Bank Road



General Site location



Site Boundaries in Red

Site Context



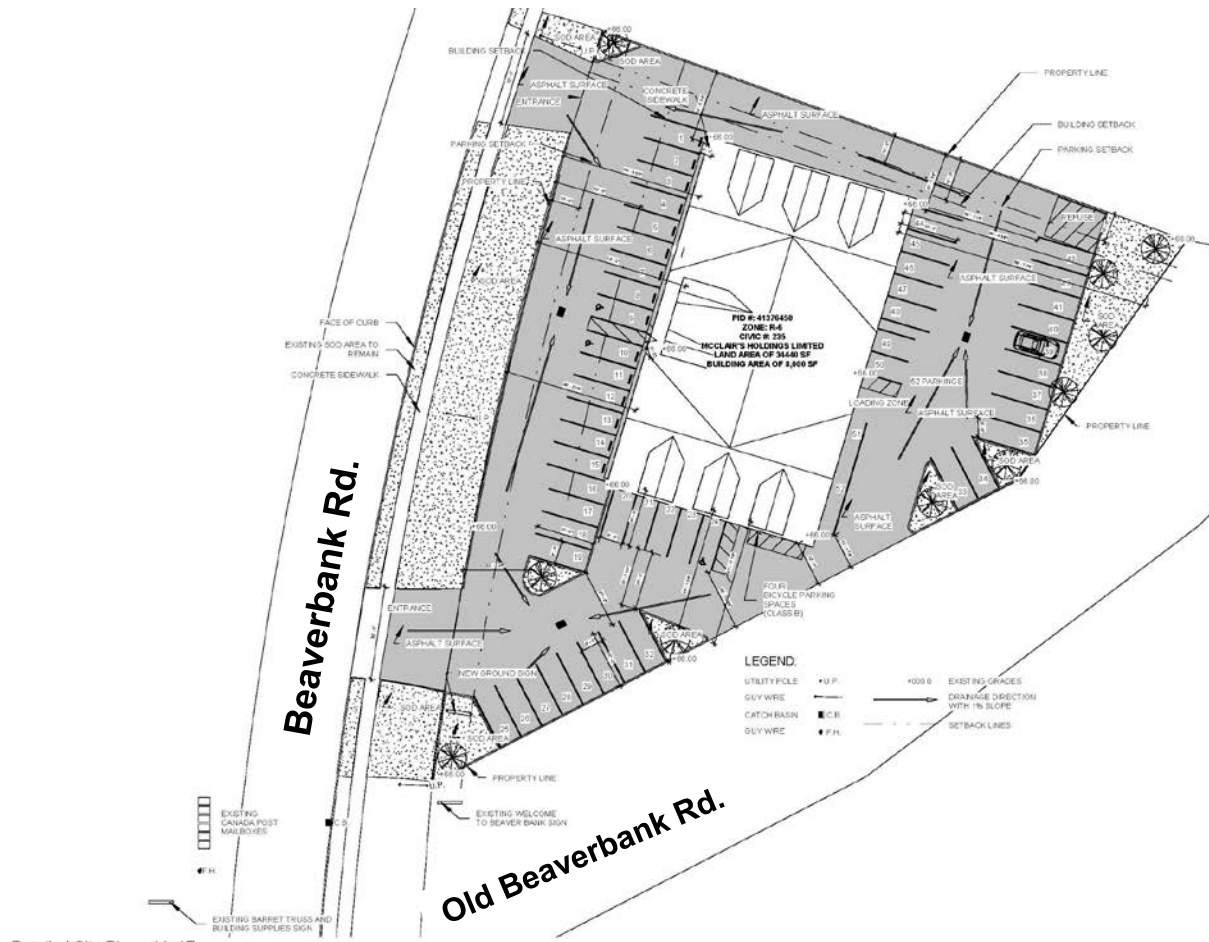
Northeast view of subject site from Beaverbank Rd.

Site Context



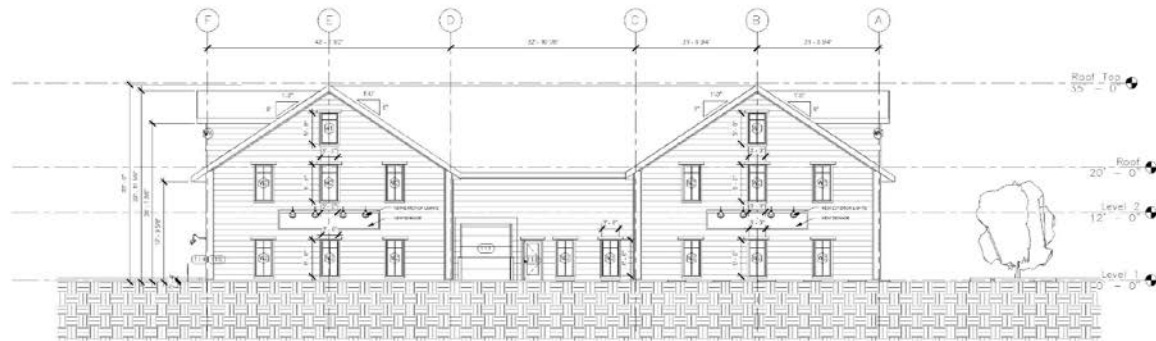
Southeast view of subject site from Beaverbank Rd.

Proposal

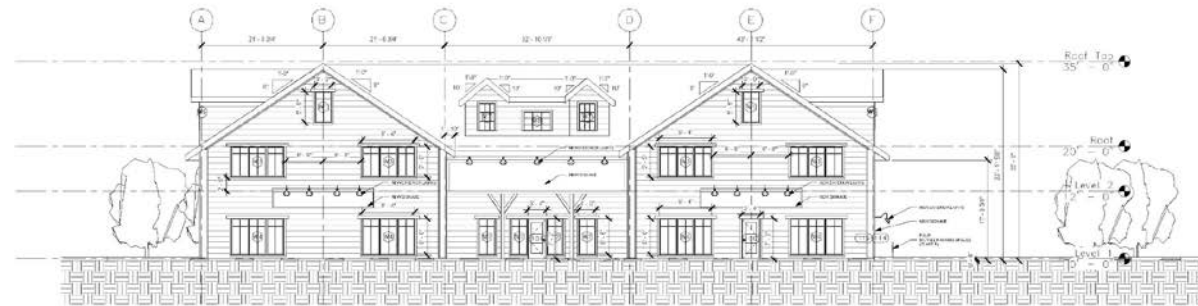


Proposed Site Plan

Proposal



West

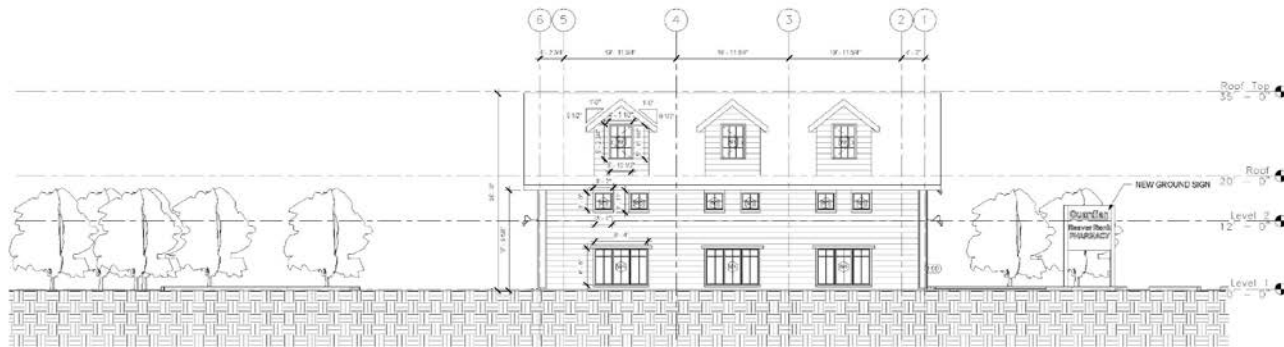


East

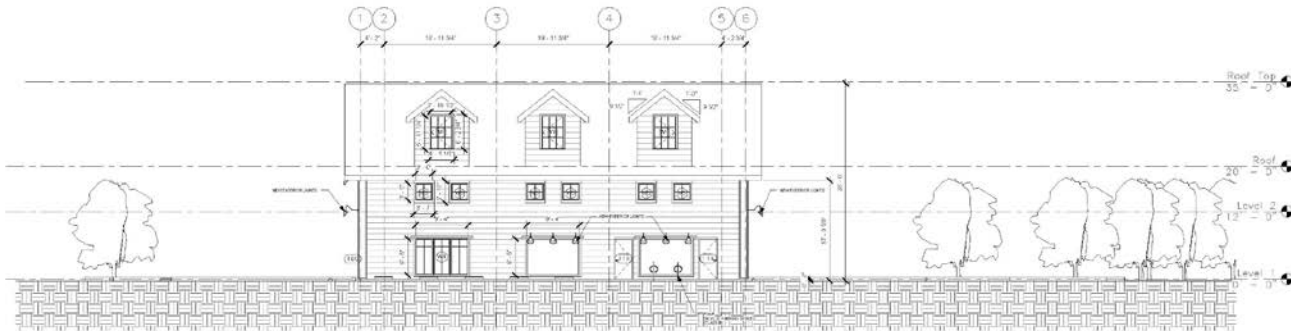
Elevation Plans

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Proposal



South



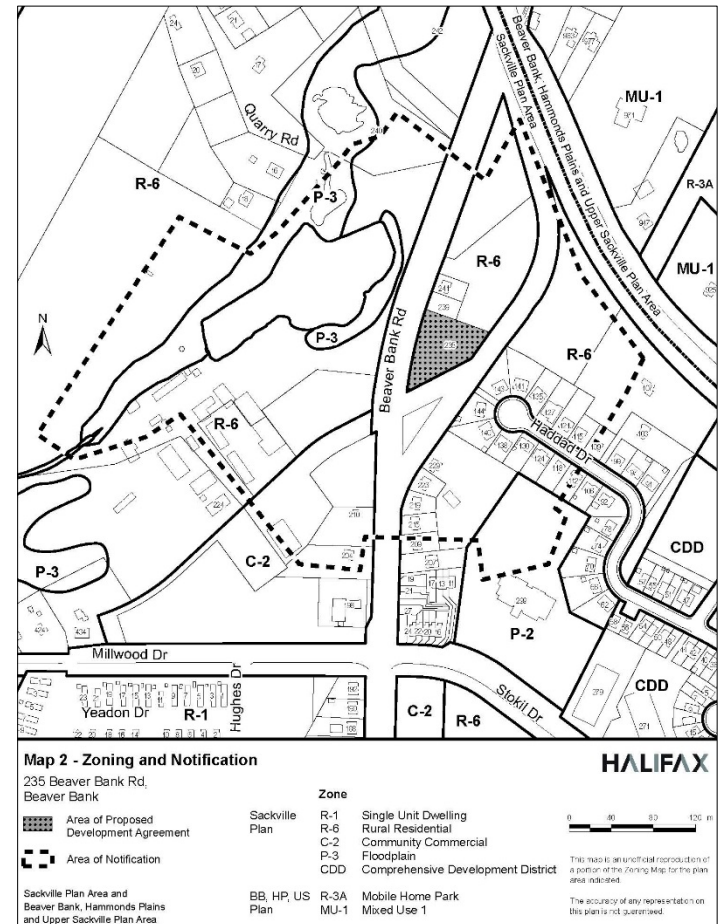
North

Southern Elevation Plan

Planning Policy

Sackville Municipal Planning Strategy

- The property is located within the Urban Rural Designation of the Sackville Municipal Planning Strategy.
- Policy for this designation allows for the consideration and ultimate permitting of medical centres and local commercial uses to be located in close proximity to the residents they are intended to serve through the Development Agreement process.
- The medical clinic component is enabled under Policy UR-15 and the pharmacy component is enabled under Policy UR-18. Each of these policies provide special criteria for reviewing proposals and creating a Development Agreement that is compatible with the surrounding uses.

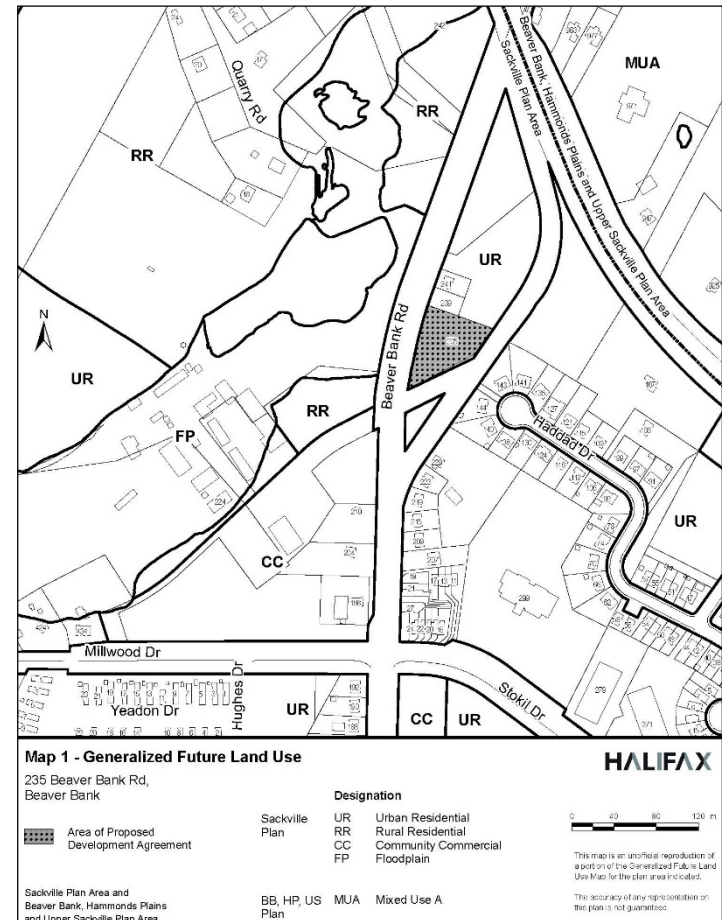


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Land Use By-law

Sackville LUB

- The site is located within an R-6 zone that permits a range of uses as-of-right including, but not limited to: single unit dwellings; home-based day care facilities; bed and breakfasts; Home-based businesses; Agricultural uses; Forestry uses and Fishing and fishing related uses.
- This use is permitted through Development Agreement which allows for variation from the R-6 zone standards. For this proposal, however, the building height, bulk and lot coverage are in keeping with neighboring residential dwellings and the two-storey building incorporates local dwelling features including similar roof angle and form, dormers, cladding and window treatments.



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Policy & By-law Overview

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 (retail pharmacy)

What Is a Development Agreement?

- 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

Planning Application Process

We Are Here



Complete application received

HRM Internal Circulation & Review

Public Information Meeting

Planning Advisory Committee Meeting

Plan Revisions & Refinement

Staff Report & Recommendation on
Development Agreement

First Reading at
Community Council Meeting

Public Hearing at
Community Council Meeting & Decision
on Development Agreement

14 Day appeal period

Development agreement signed and
registered

Building permit application

Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions

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Thank You For Your Participation

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Additional Imagery



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Additional Imagery



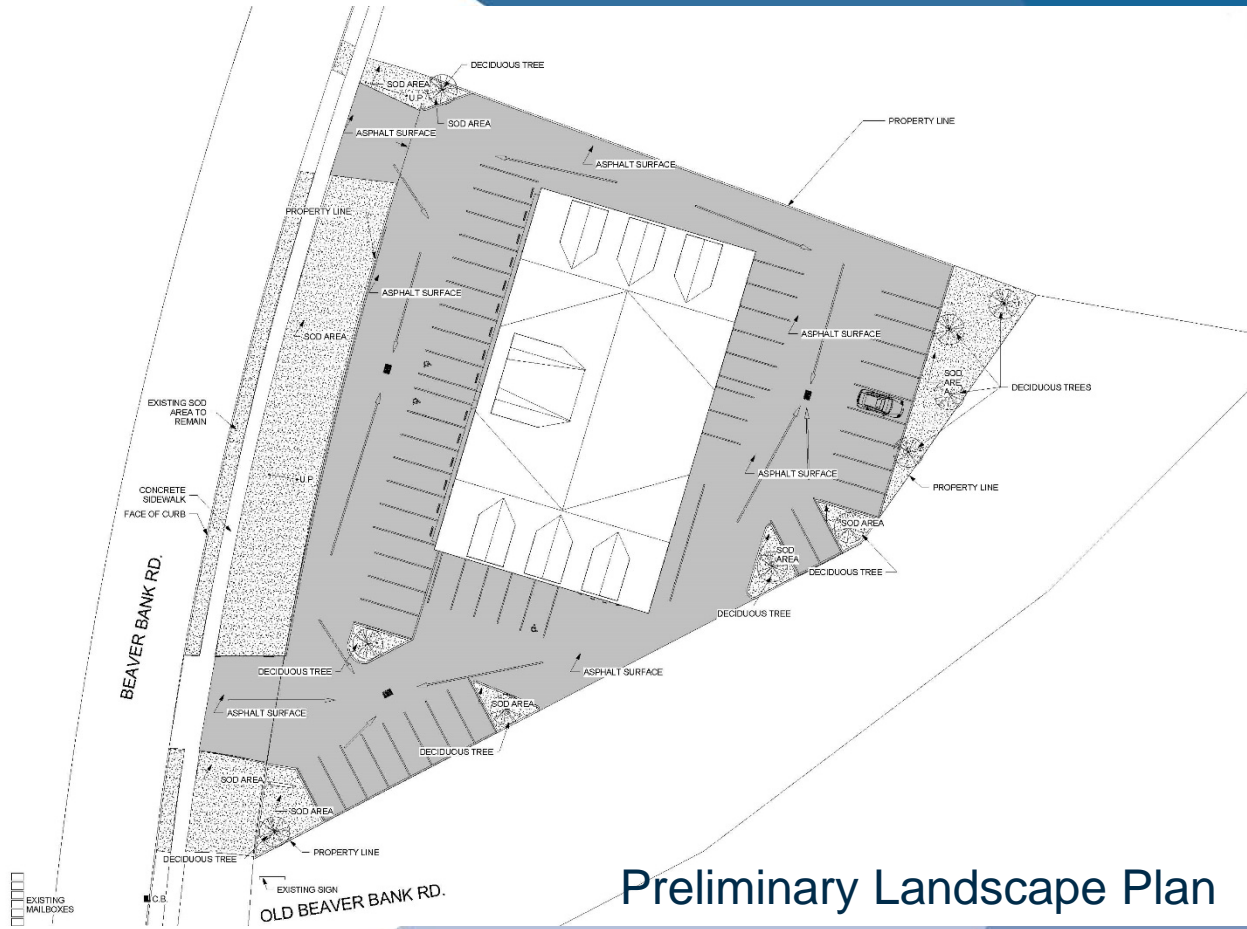
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Additional Imagery



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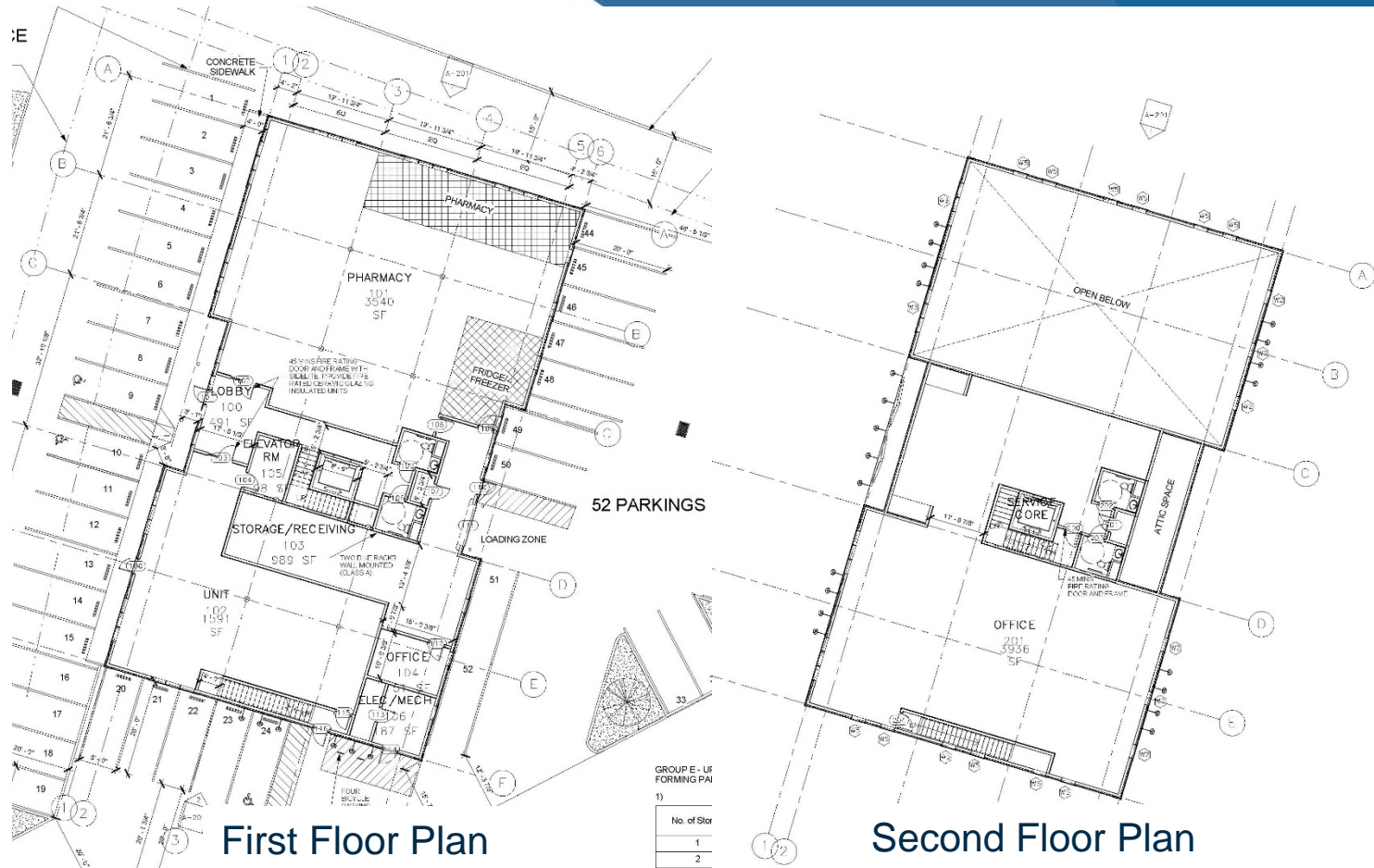
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Preliminary Landscape Plan

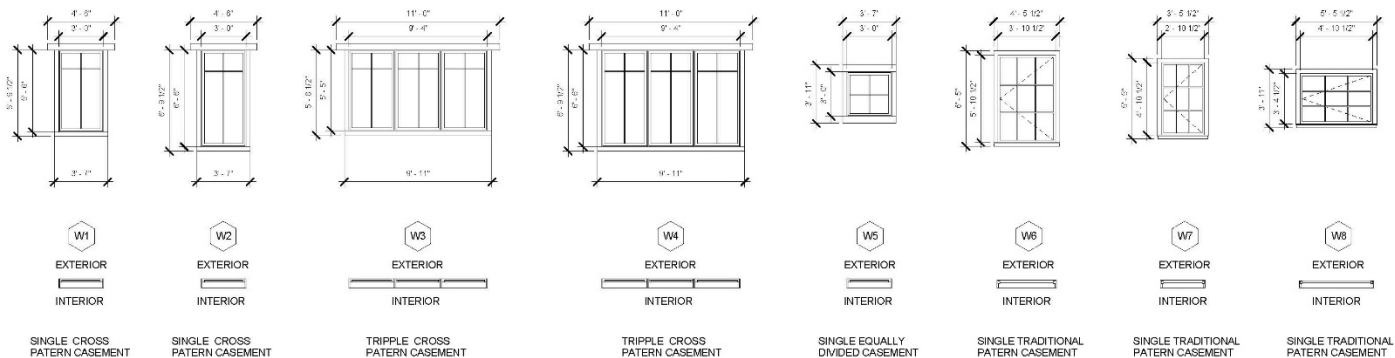
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Additional Imagery



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Additional Imagery



Window Legend
1/4" = 1'-0"

Patterns and Sizes of Windows