



ARCHITECTURE • PLANNING • INDUSTRIAL DESIGN • PROJECT MANAGEMENT

**MEMO: OS1801\_Design Rationale Statement**

**DATE:** July 09<sup>th</sup>, 2018

**TO:** Planning and Development Services,  
Halifax Regional Municipality,  
Alderney Gate Offices, 40 Alderney Drive, 1<sup>st</sup> floor,  
Dartmouth, N.S. B3J 3A5

**COMM:** 902-490-4472

**RE:** Rezoning Application,  
Partial Land Parcel of Lot 1-EA-C (PID 40607160)  
685 Old Sackville Road, Sackville, N.S.

**Studioworks Int. Inc. has been retained to apply for a partial rezoning of lands located at Civic # 685 Old Sackville Road, Sackville, Nova Scotia. The following discussion outlines the background, client objectives and reasoning for a proposed rezoning application.**

**Background:**

Beukema & Nelson Inc. are property owners of the existing 48 unit Sackville View Apartments building located at 685 Old Sackville Road. Crombie Developments Limited are neighbouring property owners to the immediate eastern and southern boundaries. Crombie Developments create and maintain commercial properties best suited for vehicular destination retail sales and flat sites. The Crombie owned lands closest to the Old Sackville Road are steeply sloped and less desirable. Beukema and Nelson being residential developers are interested in building multi-unit housing which can be better suited for the rugged site conditions. Over the last two years, Beukema & Nelson and Crombie have been in discussion and an agreement was completed earlier this year for 6.6 acres of unused lot area nearest the Old Sackville Road. Beukema & Nelson will purchase one existing parcel of land (Lot 1 EA-B, PID 40560849) and an additional land parcel subdivided from the main shopping centre lands (Lot 1-EA-FR, PID 41063983). Beukema & Nelson intend to consolidate these properties and are proposing up to 261 apartment units in three separate buildings. The lands acquired are zoned DC-3 and have road frontage and servicing along the Old Sackville Road, and the multi-use project is being planned for "As of Right" development.

**Rezoning rationale:**

At an early stage in the site planning, it was obvious that the site boundary of the Sackville View Apartments extended deeply into the lower property inhibiting building placement and practical access road configuration. Further, the gross land area needed to meet Multi-unit building uses allowable under the DC-3 bylaw required additional land area. It was proposed to subdivide surplus land area from the existing apartment site and add this area to the lower consolidated lot. The lot boundaries were reconfigured to best rationalize lot allocation. Although this approach solves a number of physical issues, the main problem with this approach is that the Zoning for the Sackville View is designated LS. The portion of land area proposed to be consolidated into the lower lot would have to be rezoned DC-3 to meet the current bylaw requirement before any subdivision or site plan approvals could be issued. Additionally, the original apartment building is a non-conforming use within the LS zone and a reduction of its gross land area would have to be shown that there is little or no impact the



ARCHITECTURE • PLANNING • INDUSTRIAL DESIGN • PROJECT MANAGEMENT

surrounding community. HRM planning staff were consulted and recommended we had reasonable grounds to consider a rezoning of the land area in question. The engagement with other related HRM departments was a recommendation to have a completed a high level concept, evaluation and complimentary support should our application be fully approved by staff and council in the future. Therefore, Conceptual Site Plan and Lot consolidation approvals are being processed concurrently through HRM Land Development and Subdivision offices under separate applications.

We have submitted two site plans to show current site conditions and a proposed future site plan. Original land boundary configurations are illustrated on the SDMM survey plan 71-390-0, dated January 31, 2017. The proposed land configuration is shown on the SDMM Site Plan C-1, dated April 27, 2017.

Additionally, drawings C-100 and E-100 have been submitted to provide detailed support of the respective bylaw LS and DC-3 requirements of how density and amenities are being met. C-100 clearly shows the footprint of the proposed building number two placed on land which is currently under two different zoning bylaw designations. E-100 graphically illustrates the extent of subdivision; consolidations required and identify the specific portion of land belonging to Lot 1-EA-C which is being requested to be rezoned from LS to DC-3.

#### **Planning Context:**

#### **SPS DB-4**

The specific properties defined in this application are designated DB (Downsview-Beaver Bank Designation) within the Sackville Drive Secondary Planning Strategy (SPS). Specifically, Policy DB-4 of the SPS supports a rezoning of the subdivided property to be rezoned from a LS (Large Scale Commercial) zone to a DC-3 (Downsview Complex-3) zone.

*Within the Downsview-Beaver Bank Designation, Downsview Complex Zones 1, 2 and 3 shall be established and applied to the lands shown on Schedule B. The Zones shall facilitate a comprehensive approach to shopping centre redevelopment by encouraging: **a broader range of land uses**; increased density; commercial and residential infilling; improved internal vehicular and pedestrian movement and improved accessibility to the site. Within the Zones, permitted uses shall include, but not be limited to, commercial, institutional, community, **and residential uses, including new multiple dwelling uses.***

One of the SPS objectives listed under the The Goals; Section 4.2(3) is to *stimulate new retail & residential growth* and thereby reinforcing both the HRM regional and local community of Sackville's vision to support overall redevelopment of vacant lands give support new residential development. Current planning policies are trending to meet the public's desire for building complete mixed-use communities.

#### **SPS Policy 1-5:**

Although detailing is still being developed, the project incorporates the existing road networks and municipal services. There is no road access from Old Sackville Road to the Downsview Shopping Centre to alter the local traffic patterns. It is the intention of the developer to provide a traffic study if and when requested during the application evaluation process.

Adequate parking and amenity space including extensive landscaping have been already considered. Much of the required parking shall be incorporated within an underground parking level below each building. This may be



ARCHITECTURE • PLANNING • INDUSTRIAL DESIGN • PROJECT MANAGEMENT

seen as a visual asset but a more important consideration reducing the impact of hardscaped parking lot areas, contributes to best practise site water management, drainage and soil erosion control. It addresses a fiscal concern to reduce municipal maintenance budgets where possible. The immediate location of this project is close to existing schools, near a regional public transportation node and surrounded by similar multiunit developments to the north end of the site. The proposed built form intends to follow the guidelines of the DC-3 bylaws and shall be subject to Site Plan approval for mass, density, coverage etc. This review will identify any adjustments to meet municipal controls directed by I-5(c).

Addressing policy statements included within I-5-(b) (v) there are no historical built structures, but the development will respect access and proximity to the adjacent Little Sackville River water course. Through discussions with HRM Staff and Community Stockholders, the developers have incorporated a planned walkway through the proposed site plan. This is seen as a major recreational and landscaping incentive which would complete a long-term goal of the Sackville Community.

#### **SPS I-6**

*The following uses shall only be considered subject to the entering into a Site Plan Approval:*

*(a) Within the Downsview Complex Zones 1, 2, and 3 1. All shopping centres, commercial institutional and multiple residential uses, where a new building(s), expansions and/or renovations, excluding internal renovations with no external renovation or modifications, (RC-Apr 12/05; E-May 7/05) to existing buildings are proposed (Policy DB-4).*

As per I-6 (a) the project is being submitted for Site Plan Approval. We anticipate specific adjustment and revisions if and when comments from this review are available.

#### **Subdivision Review of Lot 1-EA-C**

Drawing E-100 details the specific land area to be subdivided and rezoned to DC-3. It also shows a portion of DC-3 land to be added to the original LS zoned property. In the absence of previous conditions that accepted the construction of the original apartment building, an initial consultation with the Subdivision Development Officer did not identify major issues with the exception of the zoning designations. Existing Multi-unit residential use is a non-conforming use but acceptable under the current LS zoning. Similar Multi-unit residential use is also acceptable on the DC-3 portion and should not require any amendment to designation.

The only request prior a lot reduction approval was to prove the existing building condition could still meet an equivalent bylaw condition. Since there are no Multi-unit residential requirements defined within the LS zoning bylaw, those of the DC-3 zoned were used to establish suitability within the neighbourhood. A result of a comparative review is documented on drawing E-100. It is our understanding that the building is missing a current bylaw requirement for bicycle storage which did not exist at the time of original construction. As with the Site Plan Approval process we anticipate specific adjustment and revisions if and when comments from this review are available.



ARCHITECTURE • PLANNING • INDUSTRIAL DESIGN • PROJECT MANAGEMENT

It should be noted that many of the detailed SPS Policy statements are more applicable for the proposed development. Therefore a rezoning of the subdivided land of 685 Old Sackville Road will not result in a significant change of use or visual character of the current property but will free up lands not immediately available for any development under the LS zone.

We trust the above meets with your approval. Please do not hesitate to call should you wish to discuss any item. Please do not hesitate to call should you wish to discuss any item.

**Yours Sincerely,**

---

**Ronald V. Smith, MRAIC, MNSAA, MNLA, MAPEI**

**StudioWorks Int. Inc.**

**Tel: (902) 429-3359, Fax: (902) 429-1672**

**Email: [studio2ron@gmail.com](mailto:studio2ron@gmail.com)**