

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.

# HALIFAX

## **Public Information Meeting for Case 21859**

Rezoning for parts of 665-685 Old  
Sackville Road and 750 Sackville Drive,  
Lower Sackville

February 6, 2019  
Jamy-Ellen Klenavic, MCIP LPP

# Agenda for Tonight's Meeting

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

# Introductions

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**Jamy-Ellen Klenavic** – Planner

**Steve Craig** – Councillor, District 15 – Lower Sackville

**Tara Courvette** – Planning Controller

**Alden Thurston** – Planning Technician

**Ronald Smith** – Applicant

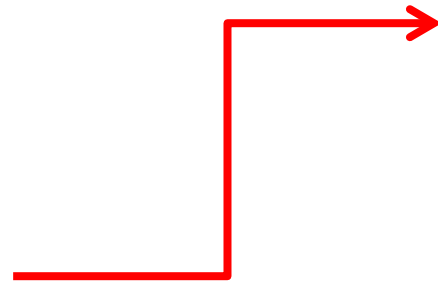
# Role of HRM Staff

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- ✓ Manages the planning application process
- ✓ Main contact for the applicant and general public regarding questions, comments or concerns
- ✓ Detailed review of application and comments
- ✓ Independent, objective planning analysis
- ✓ Writes reports for North West Community Council
- ✓ Makes recommendations to North West Community Council
- x Makes ultimate decision on the application

# Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation &  
Review

**Public Information Meeting**

Planning Advisory  
Committee Meeting

Plan Revisions &  
Refinement

Staff Report with Policy  
Review & Recommendation

Community Council  
Hearing & Decision

14 Day Appeal Period

# Purpose of this Meeting

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- Provide information to the public on the requested rezoning for parts 665-685 Old Sackville Road and 750 Sackville Drive;
- Explain the process involved for an application of this type;
- Receive feedback, hear concerns, and answer questions regarding the requested rezoning;

Feedback provided tonight will inform the process and will form part of the public record.

No decisions will be made tonight.

# Applicant Proposal

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Applicant: Studioworks International Inc.

Property Owners: Crombie Developments Ltd. and Beukema & Nelson Independent Consultants Inc.

Location: 665-685 Old Sackville Road and 750 Sackville Drive, Lower Sackville

→ Between Sackville Drive and Old Sackville Road

→ New lot to be created

Proposal: Rezone parts of existing lots (665-685 Old Sackville Road and 750 Sackville Drive) to allow construction of **three multi-unit dwellings** with access from Old Sackville Road

# Site Context

665-685 Old Sackville Road and 750 Sackville Drive, Lower Sackville



General site location



Site boundaries in red



# Site Context

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Subject site seen from the northeast, from behind the  
Downsview Shopping Centre

**HALIFAX**



# Site Context

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Subject site seen from the southwest, from behind the existing multi-unit dwelling at 685 Old Sackville Road



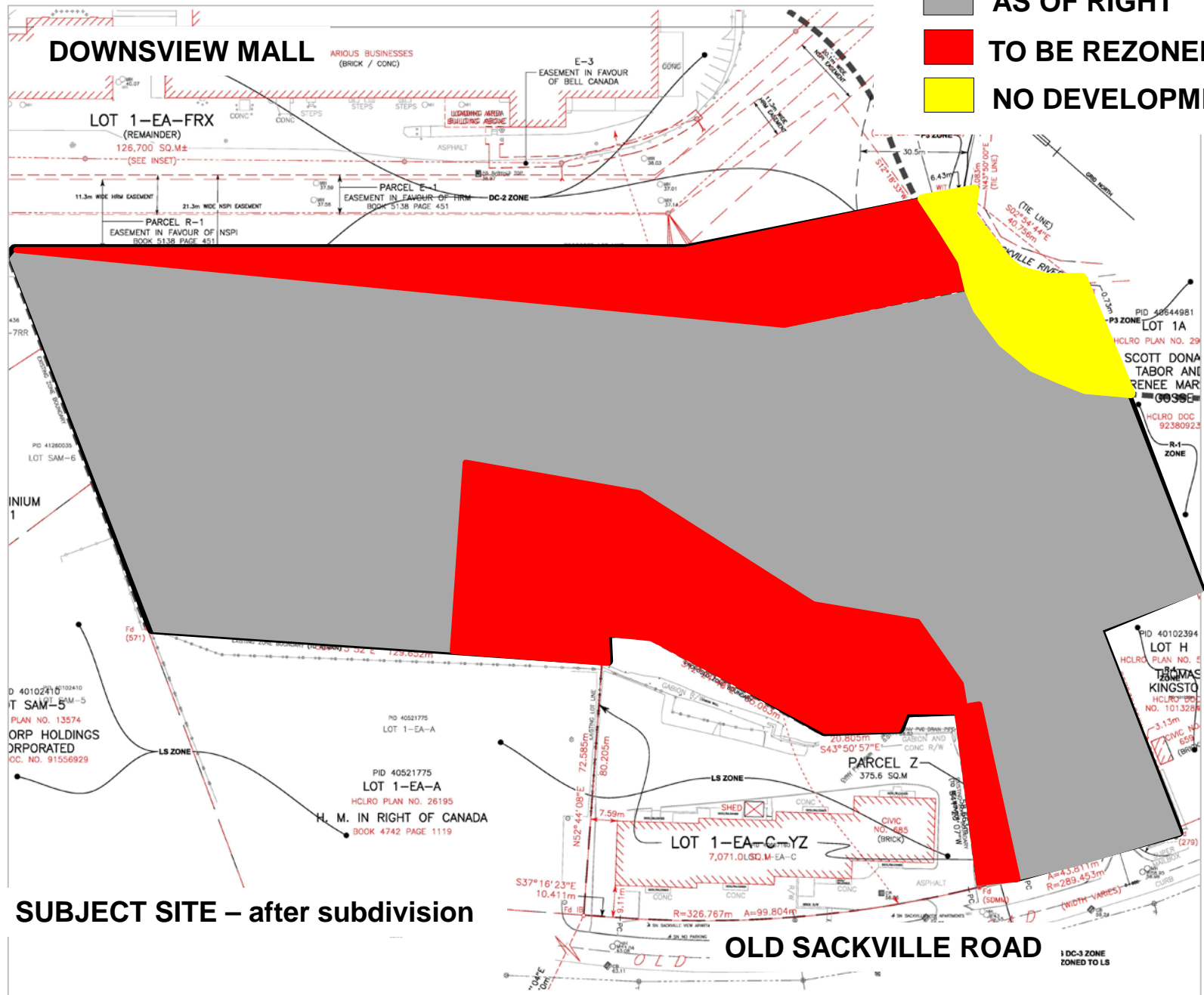


 **EXISTING LOT LINES**



# **DOWNSVIEW MALL**

- AS OF RIGHT
- TO BE REZONED
- NO DEVELOPMENT





# Proposal



# Policy & By-law Overview

## Sackville Drive Secondary Planning Strategy – Sackville Drive LUB

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- **Current Zones**

- LS (Large Scale Commercial) Zone
- DC-3 (Downsview Complex 3) Zone
- DC-2 (Downsview Complex 2) Zone
- P-3 (Floodplain) Zone

- **Requested Zone**

- DC-3 (Downsview Complex 3) Zone
- P-3 (Floodplain) Zone to remain

- **Designation**

- DB – Downsview-Beaver Bank

- **Existing Use**

- Vacant

- **Enabling Policy**

- Sackville MPS Policy IM-6
- Sackville Drive Secondary Planning Strategy Policy DB-1

# Policy Considerations

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Sackville Drive Secondary Planning Strategy Policy I-5 requires North West Community Council consider the following in rendering its decision:

- The proposal furthers the intent of the streetscape guidelines relating to signage, architecture, landscaping, parking and driveway entrances;
- Adequacy of sewer and water services;
- Adequacy or proximity of school, recreation and other community facilities;
- Adequacy of existing road networks; and
- Potential damage to historic buildings and sites.

# Policy Considerations

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## Little Sackville River

### Policy LSR-2:

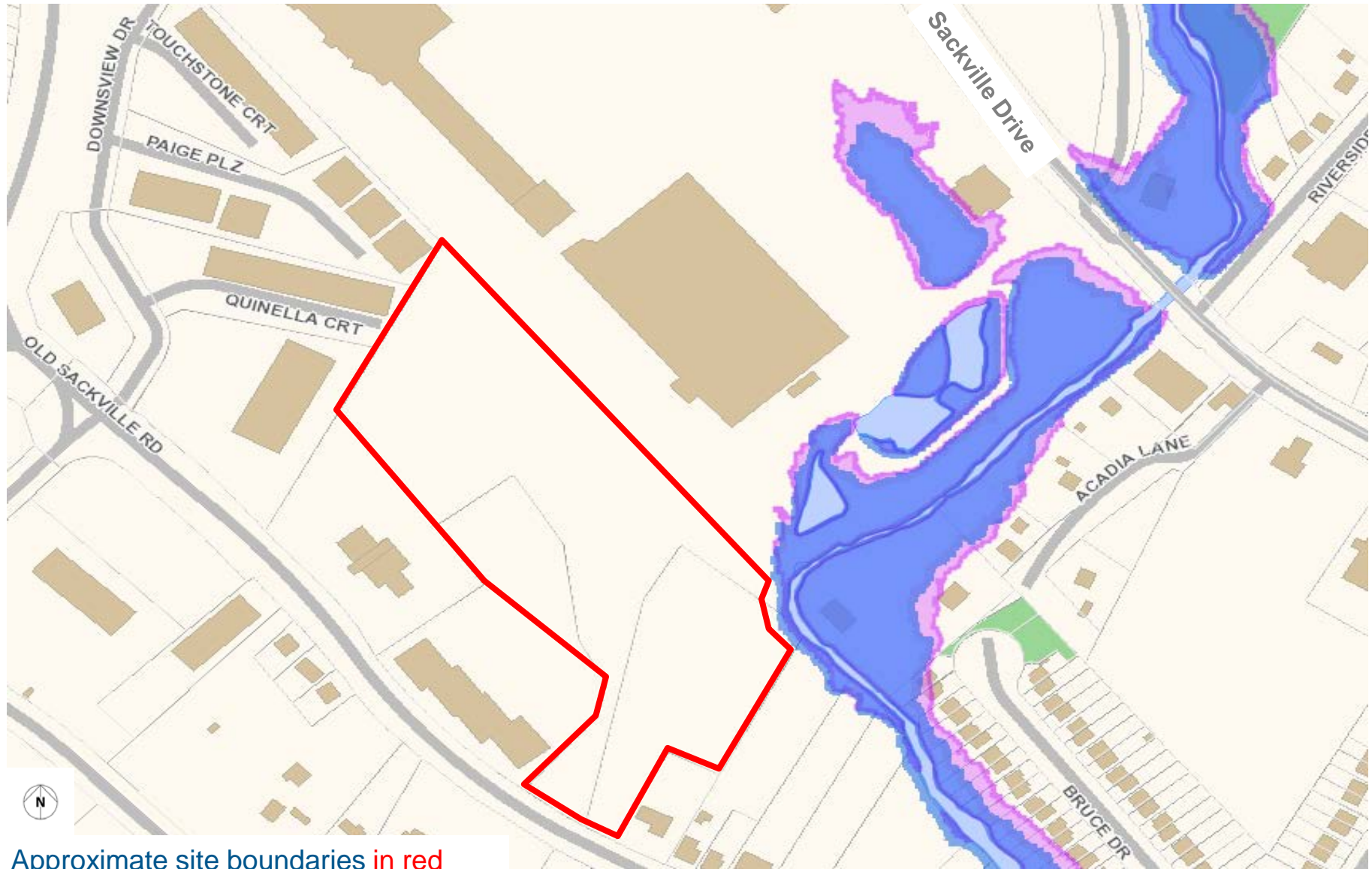
- Within all designations, no development permitted within 100 feet from all watercourses, wetlands and floodplains;
- Stream crossings, board walks and open space and recreational uses are permitted within the buffer.

### Policy LSR-10:

- The P-3 (Floodplain) Zone permits conservation, storm water engineering, recreation and parks uses, including board walks, arcades and esplanades;
- Any structures intended for human habitation are prohibited.



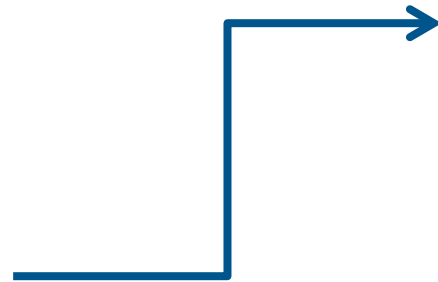
# Little Sackville River Floodplain (unofficial mapping – to be accepted by Regional Council)



Approximate site boundaries in red

# Planning Application Process

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# Public Input Session

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- One speaker at a time
- Speakers are asked to please use the microphone *(comments voiced without using the microphone are not guarantee to be captured)*
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Comments are recorded and provided in a summary format



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# HALIFAX

## Presentation by Applicant

Ronald Smith, Studioworks Inc.

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## Thank You For Your Participation

**HALIFAX**

Jamy-Ellen Klenavic,  
MCIP LPP

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# Development Agreement or Rezoning?

## Development Agreement

- Enables construction of a project under a community Municipal Planning Strategy
- A binding legal contract that clearly establishes **on-site standards** on matters such as site plan, architecture, landscaping, and infrastructure
- Can be approved by Community Council if the development complies with policy in Municipal Planning Strategy

**This application is for a rezoning**

## Rezoning

- Change from one zone to another under the Land Use By-law
- Development controlled by the Land Use By-law – **no site-specific design control**
- Must comply with policy in Sackville Drive Municipal Planning Strategy
- Developer not bound to a specific design – standard is compliance with Land Use By-law, determined by the Development Officer before permitting



# Site Context

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Proposed access to the subject site, between 665 and 685 Old Sackville Road

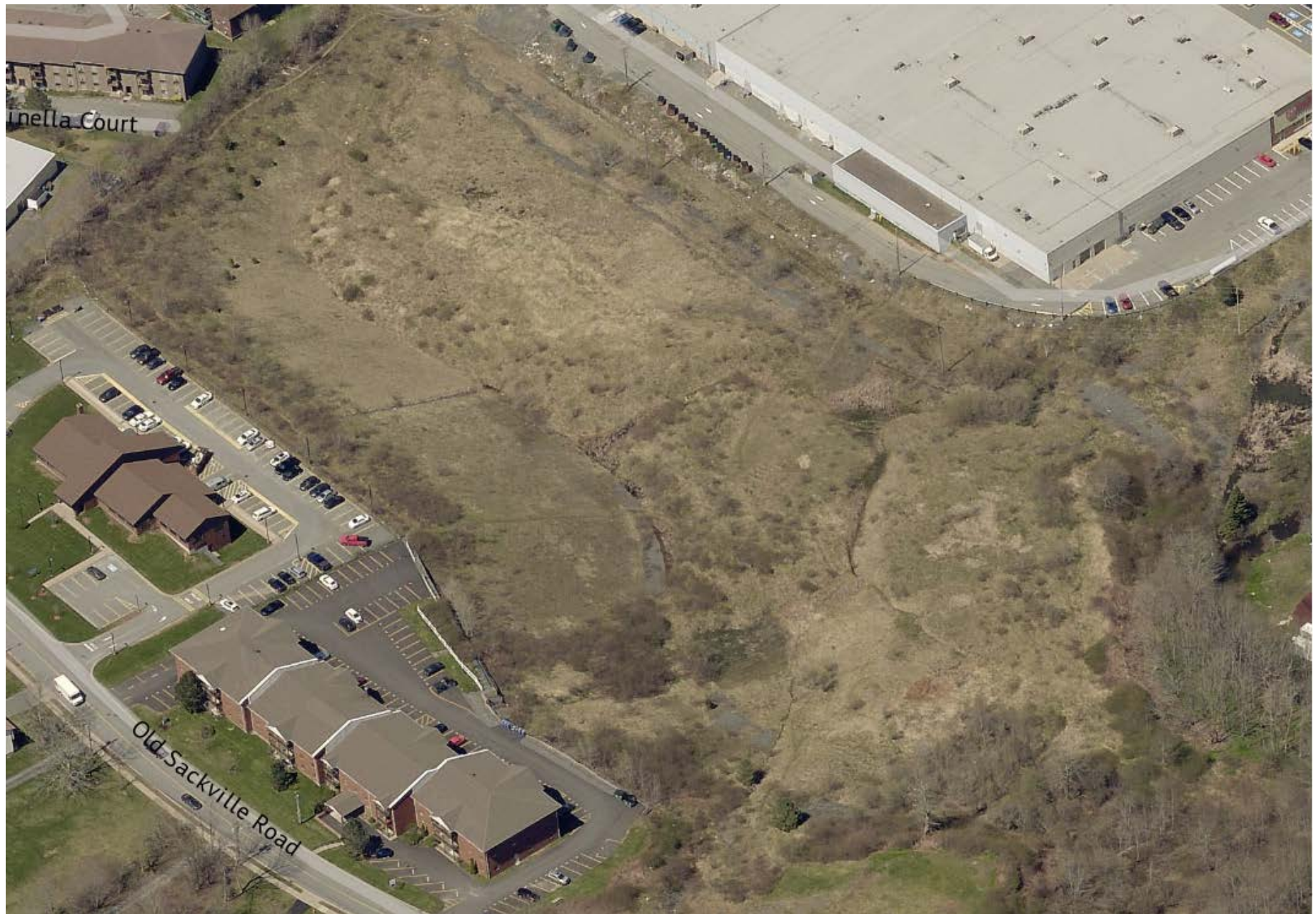




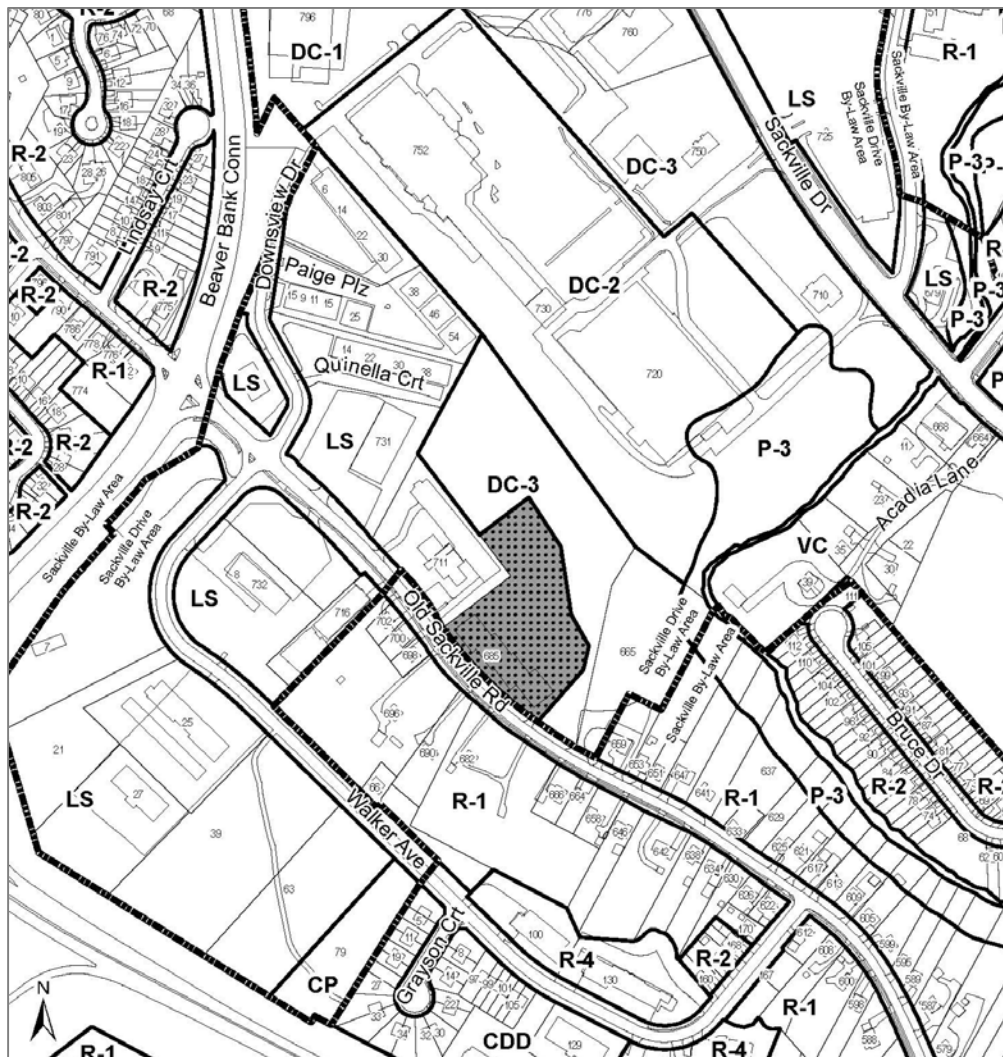












## Map 2 - Zoning

685 Old Sackville Rd,  
Lower Sackville

 Subject Property

Sackville Drive  
By-Law Area

### Zone Sackville Drive By-Law Area

- CP Community Parkland and Facility
- DC-1 Downview Complex-1
- DC-2 Downview Complex-2
- DC-3 Downview Complex-3
- LS Large Scale Commercial
- P-3 Floodplain Zone
- PR Pedestrian Retail
- VC Acadia Village Centre

### Zone Sackville By-Law Area

- CDD Comprehensive Development District
- P-1 Open Space
- P-3 Floodplain
- R-1 Single Unit Dwelling
- R-2 Two Unit Dwelling
- R-4 Multiple Unit Dwelling



This map is an unofficial reproduction of  
a portion of the Zoning Map for the plan  
area indicated.

The accuracy of any representation on  
this plan is not guaranteed.

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