

1401 Sackville Drive PROJECT BRIEF

PROPOSED BY

WM FARES
ARCHITECTS

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PURPOSE OF SUBMISSION

W M Fares Architects is pleased to make an application for a development agreement to enable a small commercial building on 1401 Sackville Drive.

EXISTING PLANNING DESIGNATIONS & ZONING

The subject property is designated Urban Residential (UR) under the Sackville Municipal Planning Strategy (MPS) and zoned R6 (Rural Residential) under the Sackville Land Use Bylaw.

The existing zoning does not permit stand alone commercial uses in this area, but the MPS provides the opportunity for Council to consider our proposal through a development agreement mechanism. The following is our assessment of enabling policy UR-20:

UR-20 Notwithstanding Policies UR-2 and RR-2, Council may consider permitting commercial service uses on properties west of Millwood Drive, within the Urban and Rural Residential Designations, according to the development agreement provisions of the Planning Act. In considering such agreements, Council shall have regard to the following:

(a) that the site has frontage on and direct access to Highway No. 1;

The subject corner site has frontage on Sackville Drive.

(b) that the height, bulk, lot coverage and appearance building is compatible with adjacent land uses;

The proposed building is 1 storey high (19 feet) and covers 12.5% of the site. The proposed form and design would fit well within the existing context.

(c) that adequate provision is made for buffering and screening from adjacent residential properties and travelling public;

The building is well positioned to provide good buffering from adjacent uses. Additional fencing or vegetation can be introduced where necessary.

(d) that site design features, including landscaping, signage, parking areas and driveways are of an adequate size and design to address potential impacts on adjacent development, and to provide for the needs of users of the developments;

Please refer to our site plan; the siting of our proposed building including setbacks, access, parking, vehicular and pedestrian circulation have all been considered.

(e) that appropriate controls are established, as authorized by the Planning Act, to address environmental concerns, including stormwater controls, based on a report from the appropriate municipal, provincial and/or federal government authority;

We have provided proper setbacks from the watercourse; any other controls can be accommodated through development agreement provisions.

(f) the provisions of Policy IM-13;

We have reviewed Policy IM-13 and found our proposal to be consistent with the provisions of sections a to f.

SITE AND NEIGHBOURHOOD COMPATIBILITY

The subject site is 56,000 square feet and currently has a single-family dwelling on it. It is a corner site with frontages on Sackville Drive and Executive Drive. The neighboring context is predominantly low density residential with R1, R2 and R6 zoning. Across the street from Executive Drive is a Community facility zone; separated by one property along Sackville Drive is a commercial zone including a daycare and a used car sales lot.

The subject site has a locational advantage that makes it well suited for accommodating a small-scale commercial building to provide a range of commercial services to the immediate area. The following is a summary of these advantages:

- Corner lot with frontage and good visibility from Sackville Drive;
- The site is bound by commercial and residential uses from the East, Sackville Drive from the South, Executive Drive from the West, and a vegetative water course buffer from the North;
- The site is approximately 1.3 acres providing for good siting, setbacks, parking and access;
- Sidewalk connection to Executive Drive
- Availability of municipal services

PROJECT DESCRIPTION

The proposed 1-storey building is situated on the corner, holding the edges of both Sackville Drive and executive Drive. The building setback of 30 feet is consistent with the existing Land Use Bylaw; as a matter of fact, we meet or exceed all of the requirements of the C2 zone as outlined in the attached data table. The building height is proposed at 19 feet excluding the mechanical equipment which has been screened to minimize their visibility. The street-wall includes articulated architectural details with quality material finishes such as vertical siding and clear glazed retail fronts.

Pedestrian access connections have been provided through sidewalks. Access to the rear parking lot is from Executive Drive to minimize vehicular conflict and enhanced streetscape. Proper buffering from interior property lines have been achieved through existing vegetation and new landscaping.

We have enclosed the following documents in support of our application:

- Application form
- 2600 application fee
- Project brief
- Building Plans
- Traffic impact statement
- Servicing schematic
- Sanitary flow calculations

Please note that digital copies will be provided by means of email or drop box as soon as a planner is assigned.

CONCLUSION:

Thank you for considering our application; we look forward to working with you.