

The background of the slide features a large, stylized 'X' shape. The top-left and bottom-right quadrants of the 'X' are a dark blue color, while the top-right and bottom-left quadrants are a lighter, medium blue color. The word 'HALIFAX' is written in white, bold, sans-serif capital letters across the top-right quadrant.

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Public Information Meeting for Case 21863

Rezoning Application for
Wilson Lake and Sackville Drive
Sackville

16 May 2019

Agenda for Tonight's Meeting

1. Welcome and Introductions
2. HRM Staff Presentation
3. Applicant Statement
4. Public Feedback
5. Next Steps
6. Feedback Form

Introductions

Scott Low – Planner II Project Lead

Lisa Blackburn – Councillor District 14

Tara Couvrette – Planning Controller

Alden Thurston – Planning Technician

Walid Jriege – Landowner and Applicant

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Role of HRM Staff

- Manage the planning application process
- 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

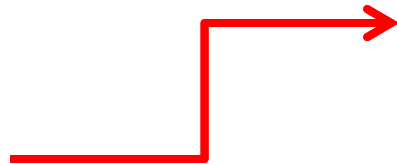
- Provide information to the public on the proposed rezoning
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposal

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

No decisions will be made tonight

Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation &
Review

Public Information Meeting

Plan Revisions &
Refinement

Staff Report with Policy
Review & Recommendation

Community Council
Hearing & Decision

14 Day Appeal Period

Applicant

Walid Jriege

Location

PID 40574907

Corner lot Wilson Lake Drive and Sackville Drive

Proposal

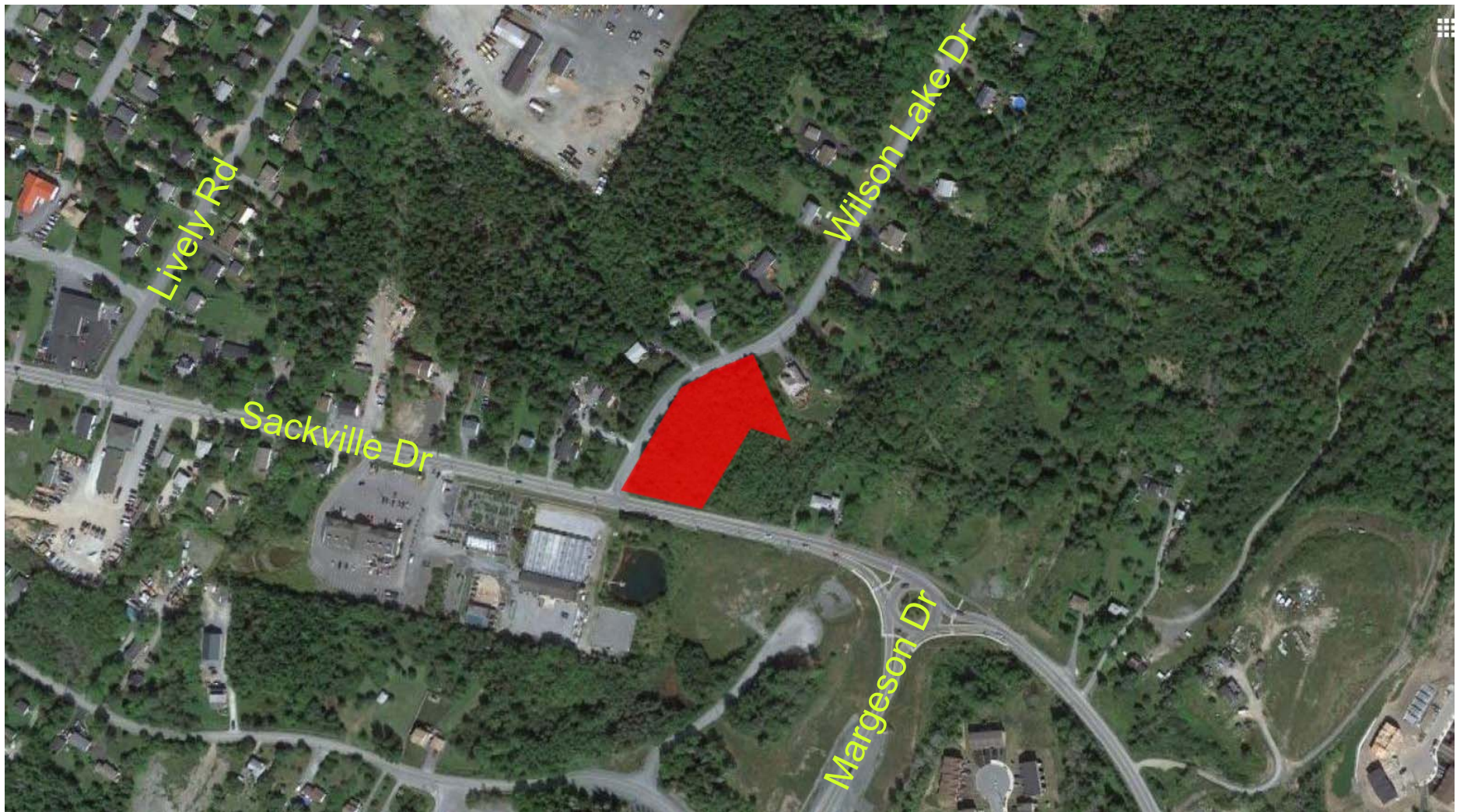
Rezoning from the R-6 (Rural Residential) Zone to the R-5 (Townhouse Dwelling) Zone

Current Use

Undeveloped



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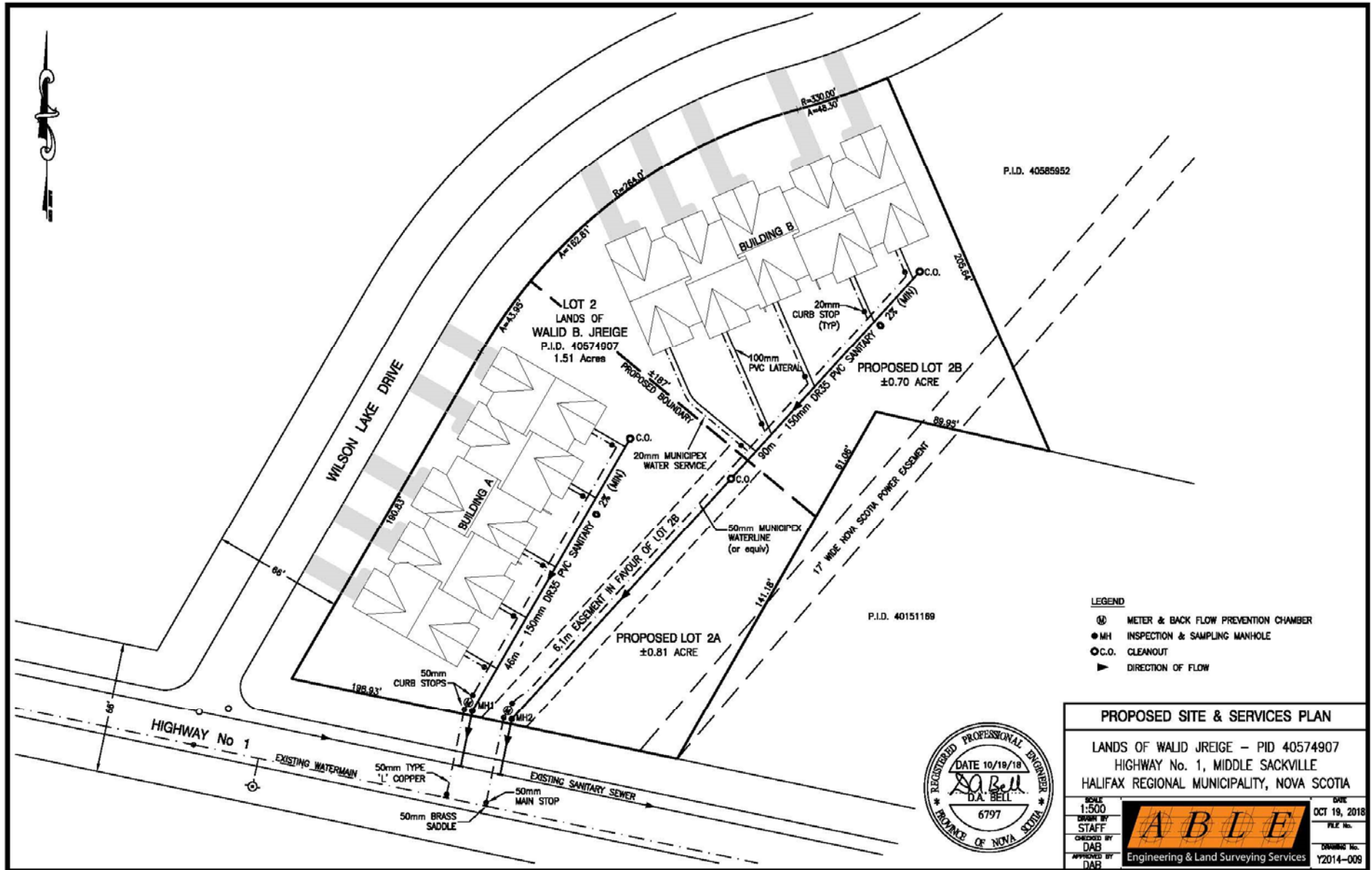
Case 21863
Wilson Lake and Sackville Drive

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Wilson Lake and Sackville Drive

Applicant Site Plan



What is a Rezoning?

- A rezoning changes the permitted use on a lot, in this case intensifying the residential use for more units
- The R-6 (Rural Residential) zone allows single unit dwellings on 6,000 sf lots with 60 ft minimum road frontage
- The R-5 (Townhouse Dwelling) Zone allows for up to 6 units on a property with 2,000 sf lots and a 20 ft minimum road frontage
- No traffic study was required for this rezoning

What is Subdivision?

- The subject site can be subdivided in both the R-6 and R-5 Zones as-of-right (no Council decision)
- Subdivision is NOT part of this application but the landowner will be required to subdivide for the proposed townhouse development
- Under R-6 the property could support 6 subdivided lots in the same Zone
- A subdivision into parcels would allow 2 buildings of 5 townhomes each in the R-5 Zone, so 10 lots

Municipal Planning Strategy

Sackville Policy UR-5

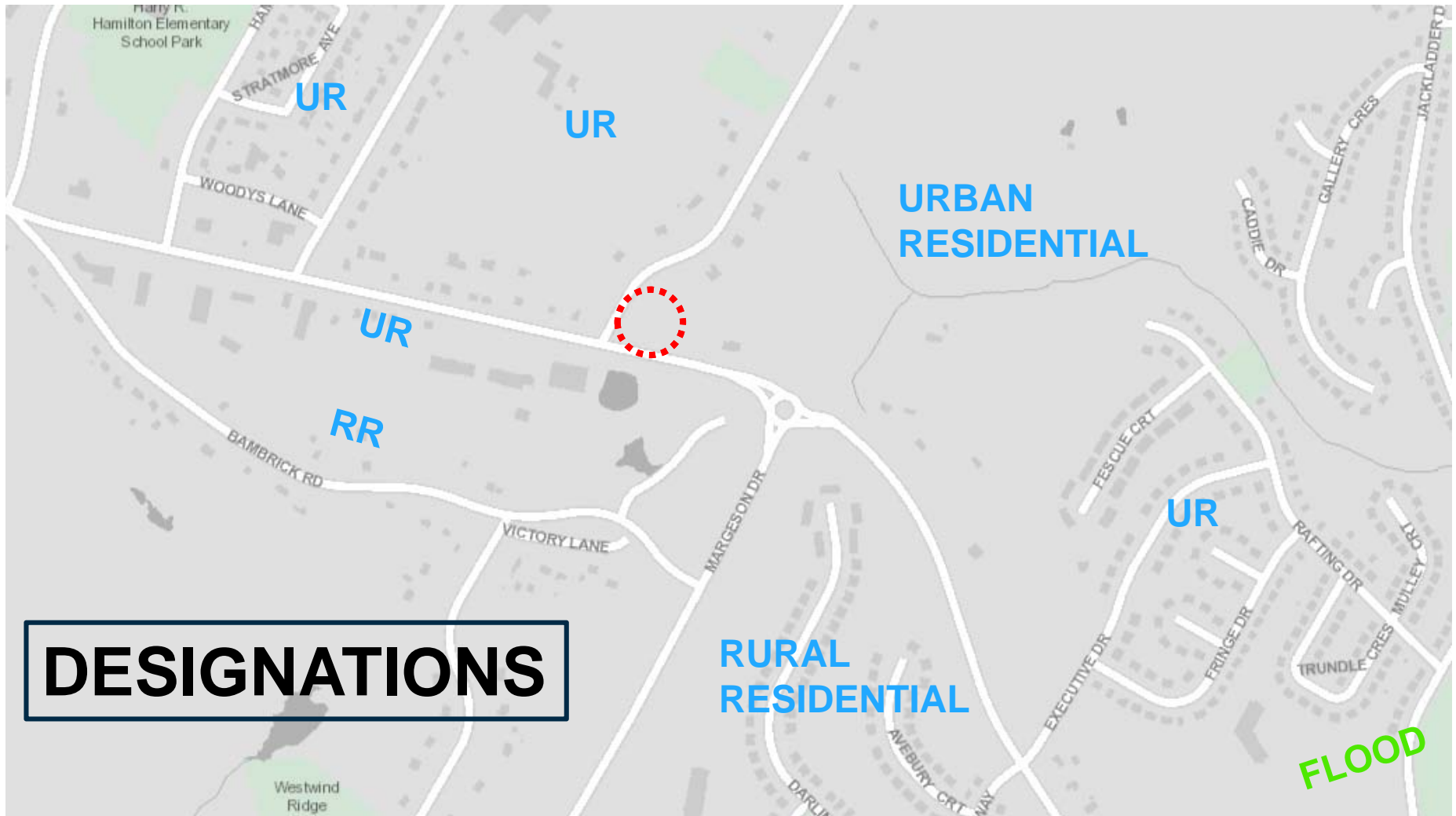
...within the **Urban Residential Designation**, it shall be the intention of Council to establish a **townhouse zone** which permits townhouse dwellings where each dwelling unit is located on a separate lot and has direct access to a public street. Within the zone, there will be controls on parking areas, driveways and access locations, as well as controls on the maximum number of units per building.

Municipal Planning Strategy

Sackville Policy UR-5

Council shall only permit new townhouse dwellings by amendment to the land use by-law and with regard to the following:

- (a) that individual dwelling units do not have direct access to an arterial or major collector street, as defined on Map 3, Transportation;
- (b) that municipal central services are available and capable of supporting the development;
- (c) the adequacy of separation distances from low density residential developments;
- (d) the impact on traffic circulation and, in particular, sighting distances and entrances and exits to the site;
- (e) preference for a site in close proximity to community facilities such as schools, recreation areas and bus routes;

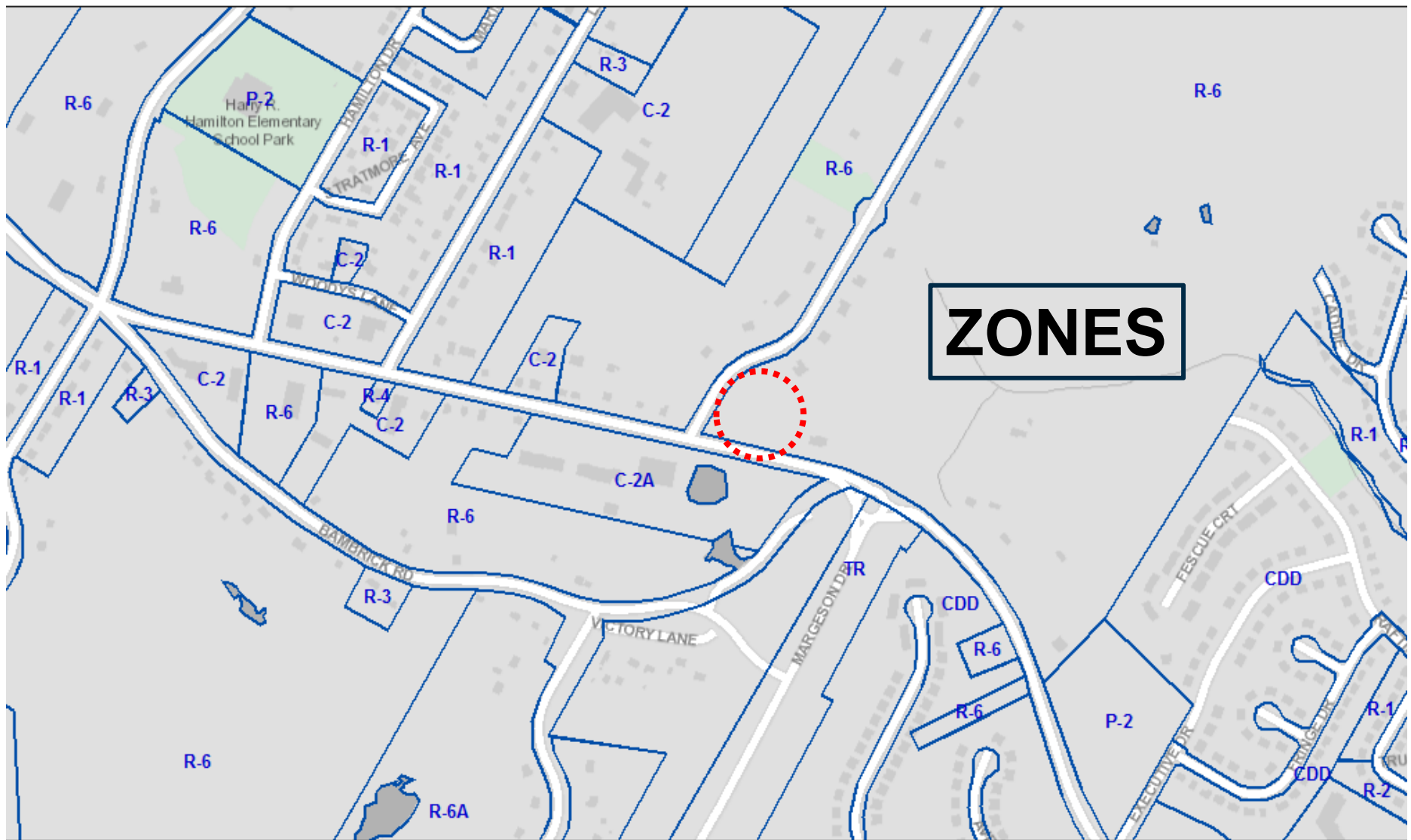


SUBJECT SITE

RESIDENTIAL

FLOODPLAIN

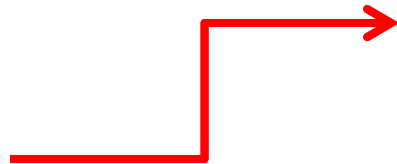
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R-1	Single Dwelling	R-6	Rural Residential	C-2	Commercial
R-2	Two Unit	P	Community	C2-A	Commercial
R-3	Mobile	CDD	Comprehensive Development District		

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Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
(comments voiced without using the microphone are not guaranteed 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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Thank You For Your Participation

We are Looking to Improve the way we
Communicate with Community Members

Please Complete a Survey Before You Go

HALIFAX

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Statement by Applicant

Landowner & Applicant
Walid Jreige