

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 geometric shape in the bottom right, meeting at a diagonal line.

HALIFAX

North West Planning Advisory Committee: Case 21863

Development Agreement,
Wilson Lake Drive/ Sackville Dr.,
Middle Sackville

May 27, 2020

2. Applicant Proposal

Applicant: Walid Jreige (owner)

Location: Sackville Dr. & Wilson Lake Rd. (PID# 40574907)

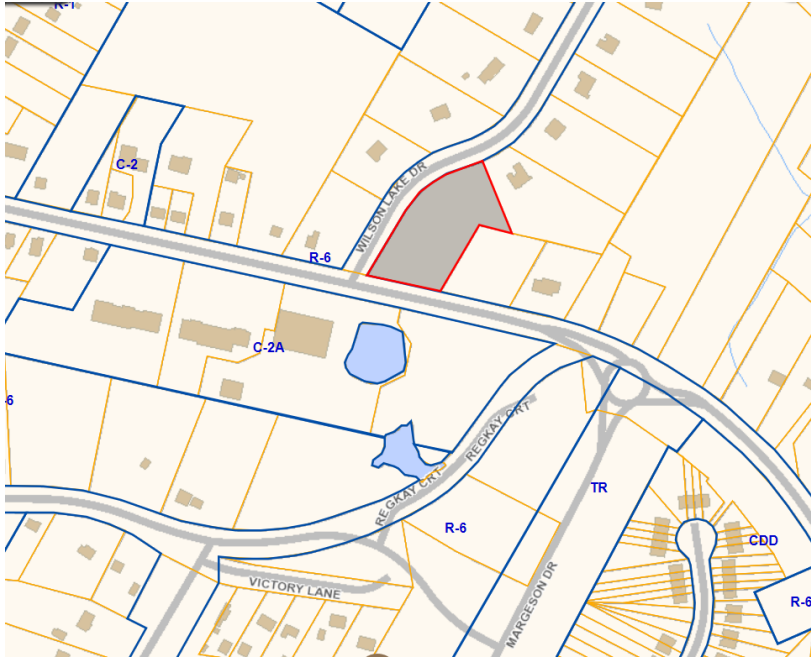
Proposal: Development Agreement to allow for:

- 7-unit dwelling (townhouse-style)

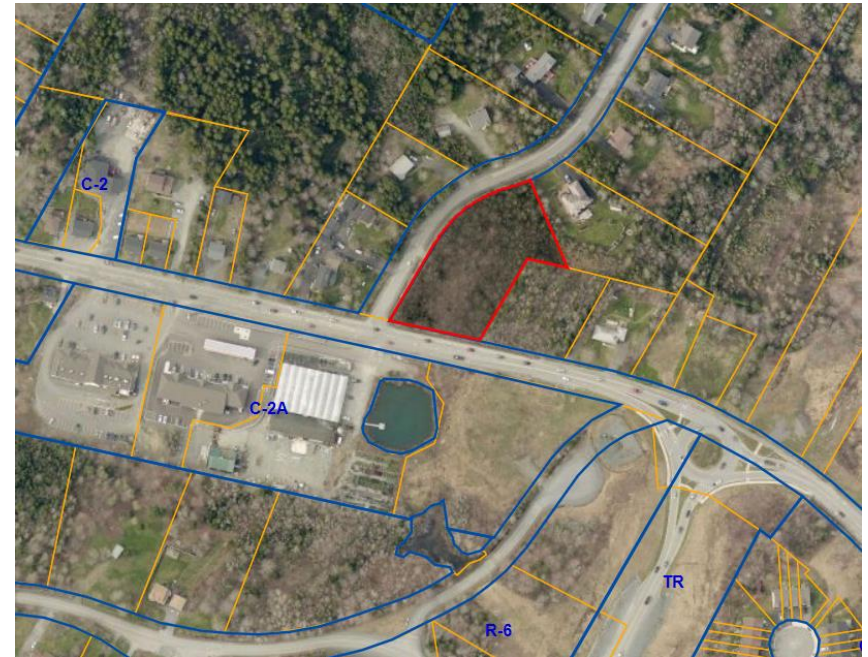


3. Site Context

Sackville Dr. & Wilson Lake Rd.

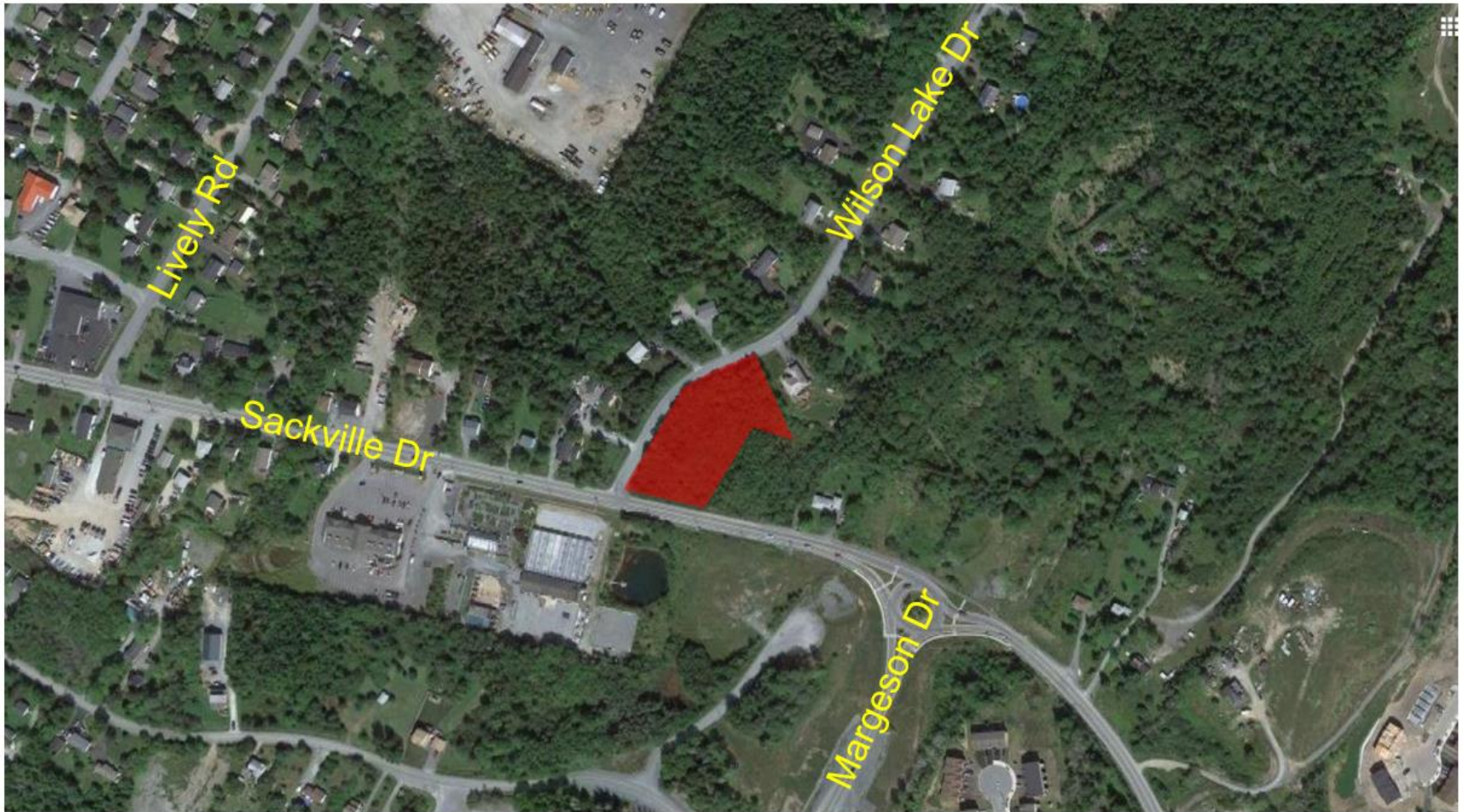


General Site location



Site Boundaries in Red

4. Site Context



**Site area: 1.5 acres; access from Wilson Lake Dr.
Servicing from Sackville Dr.**

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5. Site Context

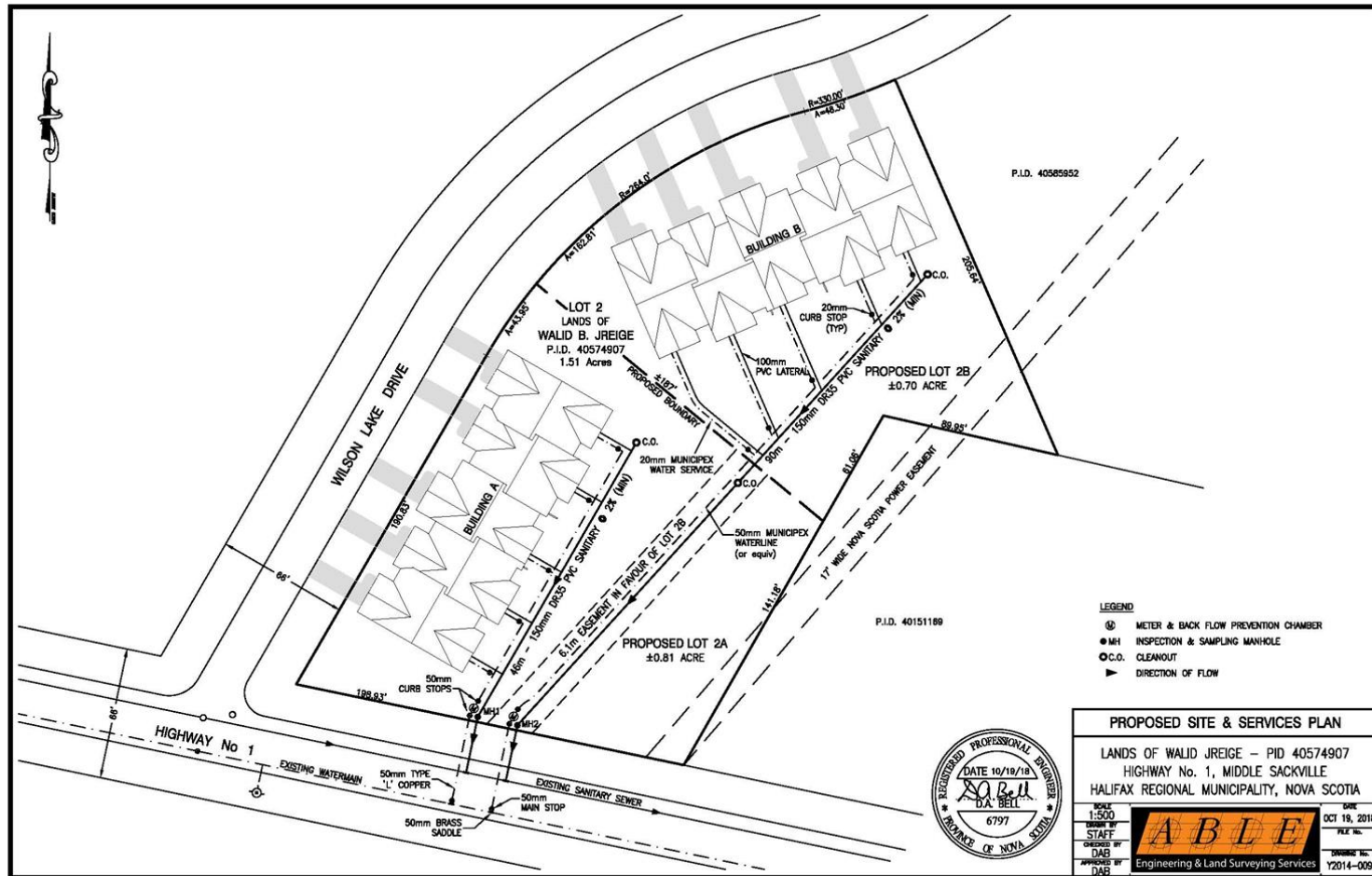


Subject site (vacant, tree cover)

August 2018

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6. Initial Proposal (public meeting)



- 10 Units, 2 Buildings, 2 Separate Properties;
- Issues raised with subdivision & servicing.

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7. Options Identified

- Rezoning to R-4 (Multiple Unit Dwelling) to allow for an apartment building with up to 6 units (MPS Policy UR-7); or
- Development agreement process for a residential apartment building with 7 units (Policy UR-8, for more than 6 units).

*Note: Sewer capacity is limited to the existing zoning allowances of the R-6 zone, which has been determined to be 7 lots, based on lot frontage & area)

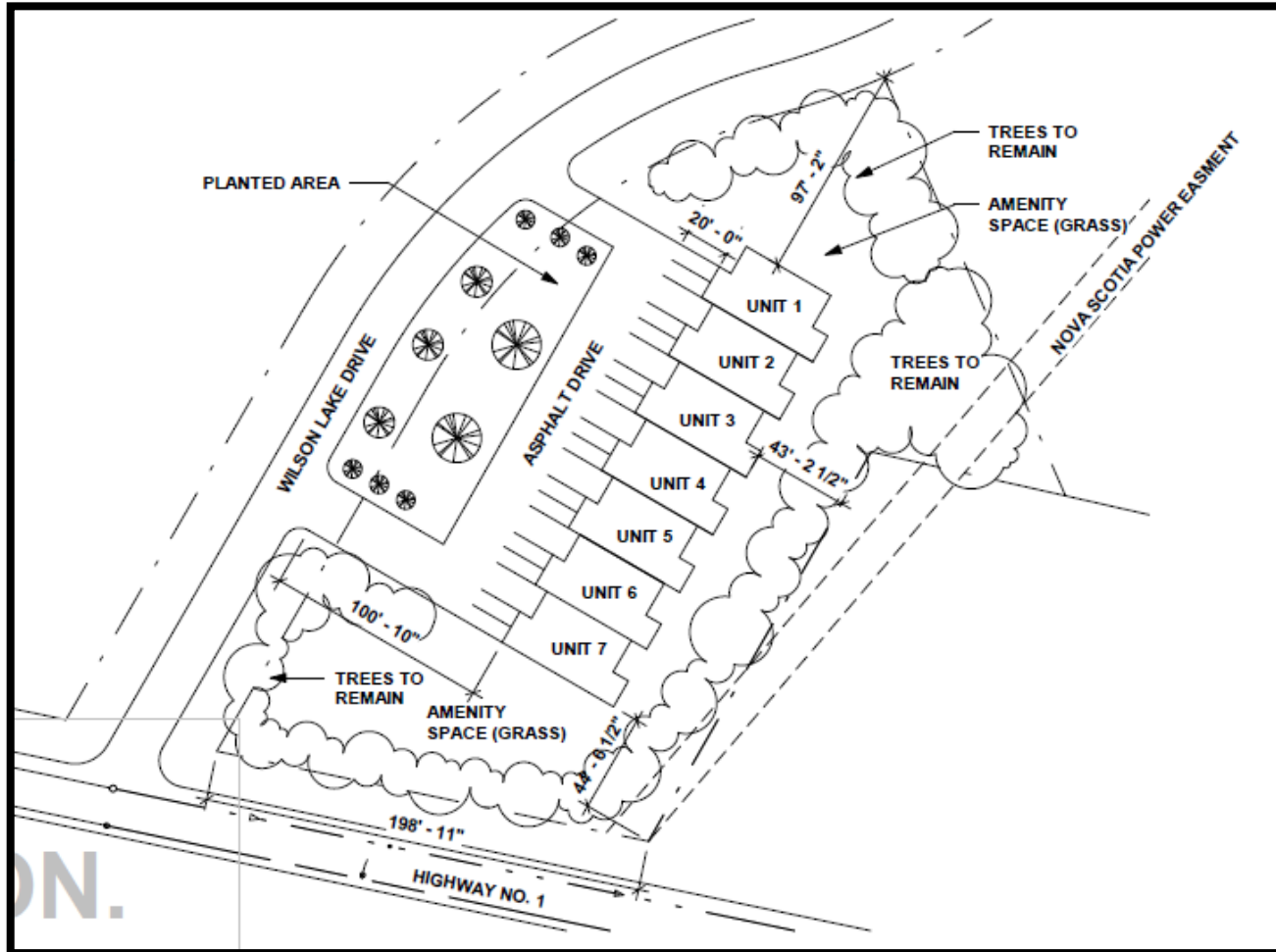
8. Second Proposal (concept)



Proposed 6-unit or 7-unit Multiple Unit Dwelling;
 *This version was presented to PAC on Nov. 13, 2019

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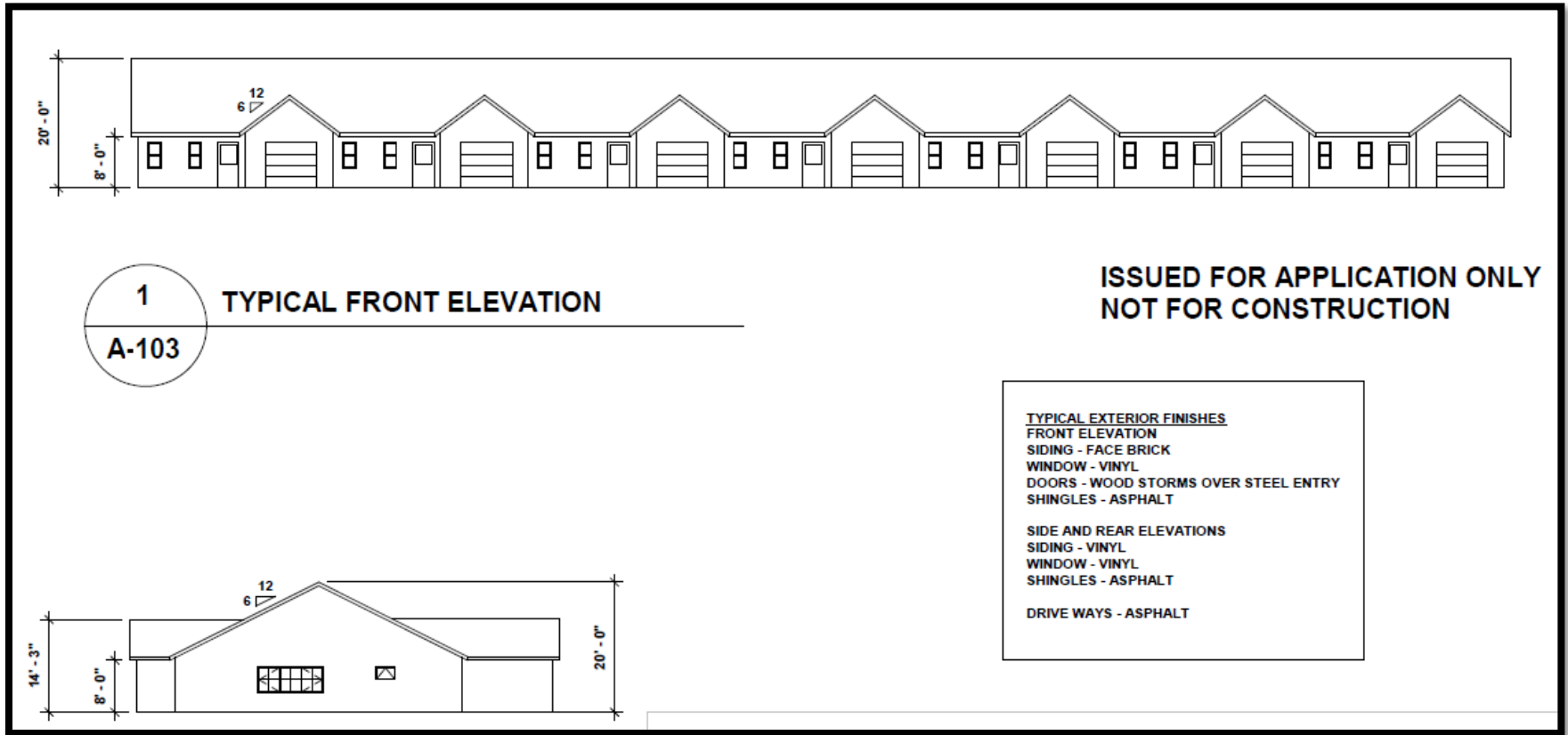
9. Current Proposal (site plan)



Proposed 7-unit Multiple Unit Dwelling (townhouse-style);
Plan updated (driveway location, building details, etc)

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10. Current Proposal (elevations)



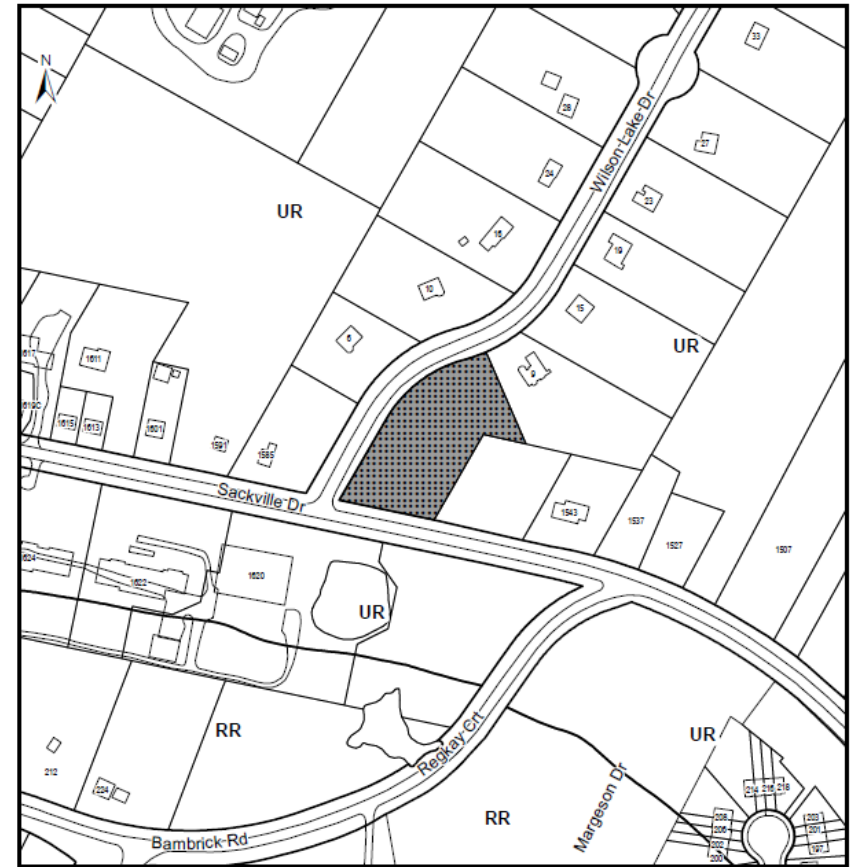
- Proposed brick exterior in front, asphalt shingles;
- Vinyl siding along side and rear elevations.

11. Planning Policy

Sackville Municipal Planning Strategy

Sackville MPS:

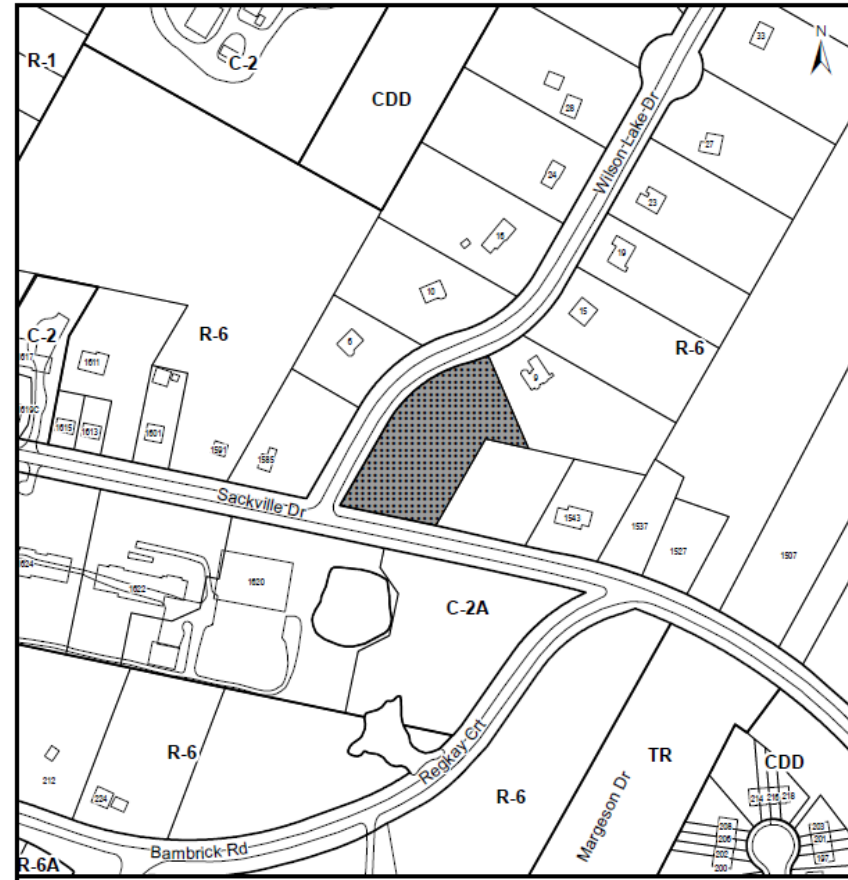
- UR designation:
 - Urban residential uses:
 - Low, medium & high density
- Policy UR-8:
 - Multi-unit dwellings by development agreement



12. Land Use By-law

Halifax Peninsula LUB

- R-6 Zone (Rural Residential):
 - Low-density residential uses;
 - Daycares, home business, B&Bs, etc.
 - Resource & community uses.



13. Public Engagement Feedback

- Level of engagement completed was consultation, achieved through a public information meeting (May 16, 2019), on-site sign and information on HRM website.
- Feedback from the community generally included the following:
 - Concern about traffic on Wilson Lake and Sackville Dr., queuing near the roundabout;
 - Concern with driveway locations on Wilson Lake Dr.;
 - Concern with rental units versus owner-occupied;
 - Environmental and stormwater concerns; and
 - The appearance and quality of the building(s).

14. Scope of Review

- Please advise of any recommendations & considerations regarding the proposal, taking into account the MPS policy UR-8:
 - separation distances from low density residential developments;
 - height, bulk, lot coverage and appearance of any building;
 - site design features, including landscaping, amenity areas, parking areas and driveways;
 - proximity to community facilities (schools, recreation areas and transit);
 - municipal central services are capable of supporting the development;

15. Scope of Review

- MPS policy UR-8 (continued):
 - environmental and stormwater controls are in place;
 - direct access to a local street, minor collector or major collector;
 - traffic circulation, sighting distances and entrances/exits to the site;
 - general maintenance of the development; and
 - Any other land use impacts (policy IM-13)

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Questions / Comments

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