



August 4, 2020

PO Box 404

Lower Sackville, NS

B4C 2T2

Planning Applications

HRM Planning & Development

Alderney Gate Office

PO Box 1749

Halifax, NS B3J 3A5

Dear Sir or Madam,

RE: Application for Development Agreement

Multi-Unit Residential, Lot RL Sackville Drive, Middle Sackville, NS

We authorize KVM Consultants Ltd. to act as the applicant for this application on behalf of Marchand Developments Ltd.

If you have any questions or require any further information, please call.

Regards
Original Signed

Jeff Marchand,
President

Lot RL- (PID 40109308) Sackville Drive, Middle Sackville

Marchand Developments Limited

Application for Development Agreement for Multiple Unit Dwellings

August 4, 2020



Lot RL - Sackville Drive

Introduction:

Please accept this application on behalf of Marchand Developments Limited for a development agreement on Lot RL in Middle Sackville. This application is to enable the development of 100 residential units in two multiple unit dwellings at this location.

Supporting Materials:

In support of this application the following materials are submitted:

- Completed planning application form
- Attachment 1: Project Data, Site Plan, Building Elevations, Representative Floor Plans
- Attachment 2: Policy Matrix
- Attachment 3: Site Cross Sections
- Attachment 4: Design Rationale
- Attachment 5: Traffic Impact Statement
- Attachment 6: Servicing Calculations
- Attachment 7: Storm water Management and Servicing Plan

The Property:

This vacant property is approximately 3.4 acres with 684 feet of frontage on Sackville Drive. The property slopes upward from Sackville Drive and there is a watercourse on its western boundary. It is lightly wooded on some portions with open grassed areas.

Neighbourhood Context:

This property is bordered to the west by an HRM parkland property which appears to be utilized for storm water management purposes, along with an HRM fire services station. To the east is an automobile dealership while across Sackville Drive there is the Vineyard Family Ministry Centre and ice cream hut as well as an agricultural use (Valleyfield farm). To the south of the site are dwellings along Baker Drive.

Planning Context:

This property is located within the Sackville Secondary Plan area and is designated Urban Residential under this SPS. The property is within the Urban Service Area boundary. The Urban Residential Designation is the priority area for future residential development and the intent is to develop these areas with a housing mix to meet the needs of all plan area residents including multiple unit dwellings in appropriate locations which avoid significant impacts on existing land uses. Under the Sackville LUB the property is zoned as R-6 (Rural Residential).

This development agreement application is being made under Policy UR-8 of the Sackville SPS which enables Council to consider multiple unit dwellings over 6 dwelling units in the Urban Residential Designation.

Proposal:

Marchand Developments proposes to develop two multiple unit dwellings on this property each which is four storeys and approximately 38 feet in height and containing 50 units for a total of 100 units on this large property. Please refer to Attachment 1 which contains the proposed site plan, building elevations and representative floor plans.

The building as shown in the elevations has a contemporary design with a flat roof, large windows and other glass elements, and is proposed to be clad in metal with contrasting colours. There are 44 two bedroom units and 56 one bedroom units. There will be 141 vehicular parking spaces (75 indoor and 66 outdoor) with 50 bicycle parking spaces provided. All units will have a private balcony or terrace (60 square feet each). In addition 1000 square feet of common indoor amenity space will be provided in each building for a total of 8000 square feet of building amenity space.

The two buildings are linked by a circular driveway and there is outdoor parking provided to the east of the property adjacent to the commercial vehicle dealer and to the rear of the buildings. A treed buffer will be retained/created to the south of the property adjacent to the Baker Drive dwellings. To the west of the property a watercourse buffer is delineated which will be retained as an open/naturalized area to complement the development. In addition to the south of the property a tot lot and a number of community garden plots are proposed as additional outdoor amenity space for the residents of this development.

Policy Considerations:

A detailed policy analysis can be found in Attachment 2- Policy Matrix. Following is a summary of the major policy considerations related to this proposed development.

Building Situation and Siting:

This proposed development is located in a mixed use area with commercial, institutional, agricultural, and other residential uses. Its situation provides it with excellent and convenient access to a wide range of retail uses, community services including schools and recreational facilities, and transit. The property is served by a regular and an express bus route directly linking this area to the Sackville Terminal and to Downtown Halifax. There are sidewalks on the frontage of this property which allow safe pedestrian access to both transit stops and to community facilities.

In terms of building siting the two multiple unit dwellings are located close to Sackville Drive to allow both the retention of trees along the Sackville Drive frontage as well as providing a generous separation from the dwellings located to the south on Baker Drive. This separation will be enhanced by a treed buffer area with trees to be retained as well as planted in this area and through a retaining wall along the majority of the parking area.

Building Form and Mass:

The proposed 100 dwelling units have been divided into two low rise buildings of 50 units resulting in two buildings which are separated by landscaping and a circular driveway each with a mass similar to the place of worship across Sackville Drive. The height of the building above grade is approximately 40

feet facing the dwellings on Baker Drive and between 40 and 45 feet facing Sackville due to differences in the grade of the property. The modest height of the proposed four storey buildings, combined with the upward slope of the property from Sackville Drive toward Baker Drive, the generous separation distances to the Baker Drive dwellings, and the provision of a treed buffer, serves to mitigate the limited difference in height between the proposed multiple unit dwellings and the existing Baker Drive dwellings. This is clearly demonstrated in the building cross sections provided in Attachment 3.

A design rationale is included as Attachment 4 which further details and clarifies the intent for the siting, design, and massing of this development.

Traffic Impacts:

A Traffic Impact Statement (TIS) was completed for this development which analyzed the ability to access this site from Sackville Drive as well as the impact of the proposed dwelling units on traffic volumes on Sackville Drive (Attachment 5).

It was concluded from this analysis that there is currently sufficient capacity in the Sackville Drive corridor at this site to accommodate additional vehicular traffic, and that the small amount of traffic generated by this proposed development will only have marginal impacts on traffic operation during peak times. It was further determined that the location of the two proposed driveway entrances is adequate to ensure the safe and convenient movement of vehicular traffic accessing and egressing this development. These conclusions are accentuated by the presence of the traffic lights at Sackville Drive and Millwood Drive (providing gaps in overall traffic movement) and the existence of a centre two-way left turn lane (TWLTL) at both proposed driveway entrances.

Servicing /Environmental Considerations:

An analysis of the existing wastewater, water, and stormwater systems which are currently available to serve this residential development has concluded that there is adequate excess capacity to accommodate this development. (See Attachments 6 and 7).

Related specifically to wastewater generation, a comparison was done between the expected wastewater design flow from this development and a residential care facility which could be developed by-right on this property as a permitted use in the R-6 zone. It was concluded that the by-right residential care facility would be expected to generate more than double the wastewater per day for the proposed 100 unit dwelling. This is a significant reduction in the overall demand on the entire wastewater system when compared to the by-right development of this property.

A preliminary stormwater plan has been provided which details the management of stormwater on the site. Stormwater will be managed on site and directed to existing municipal infrastructure. Runoff will be controlled such that the peak flows from the 5, 10, 25, 50 and 100-year storms will match or be less than the respective pre-development flows on this currently vacant property.

Finally there is a watercourse located on the western portion of the property which runs north to Sackville Drive. This watercourse will be protected by the required 20 meter (66 feet) buffer. All vegetation will be retained and left undisturbed in this watercourse buffer area, and land levels will not be altered.

Summary/Conclusion:

The vacant parcel RL on Sackville Drive is in a prime location and affords an excellent opportunity to develop additional housing for the community of Middle Sackville. This modest residential development has been sized, designed and sited on the property to complement existing development along Sackville Drive, and to ensure that existing residential development and other uses in the area are not significantly impacted.

The development of 100 new quality residential units in this location meets all of the requirements of Policy UR-8 of the Sackville Secondary Planning Strategy and furthers the policy intent of the Urban Residential Designation to provide a mix of residential type including multiple unit dwellings to serve all community residents.