

Welcome to Tonight's Virtual Meeting!

Meeting will Commence at 6pm

Wednesday April 7 2021

HALIFAX

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Public Information Meeting for Case 23058

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Development Agreement for PID
40109308 – vacant lot at the foot of
Millwood Drive on the south side of
Sackville Dr, Middle Sackville

April 7, 2021

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Presentation by HRM Planning Staff

Dean MacDougall

Slide 3

Public Participation and Q & A

Slide 4

By Phone

- Speakers list
- One speaker at a time
- To unmute, select * 6
- Please provide your name and community

Online

- Please use the 'Raise Hand' function if you have a question or comment at the end of the presentations
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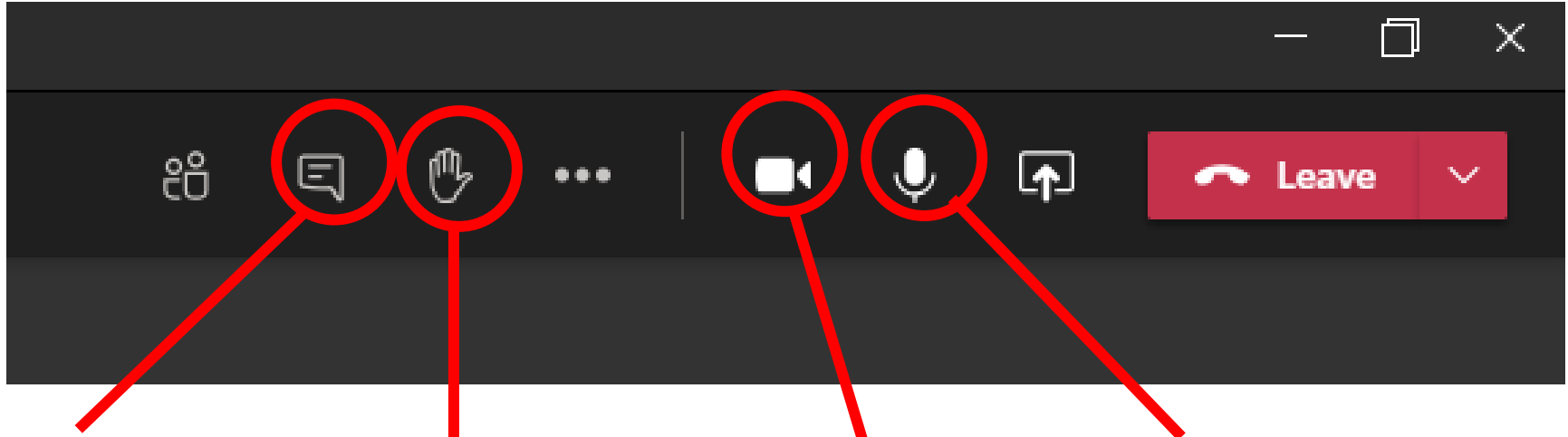
Please respect all points of view and opinions.

A summary of comments and responses to questions will be available on the case website

Microsoft Teams Functions

Slide 5

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Agenda for Tonight's Meeting

Slide 6



HRM Planning Staff
Presentation



Presentation by
KVM Consultants Ltd.



Public Participation:
Questions and Answers

***The website will detail
all status updates for
this application***



***Public feedback will be
collected until April 21***

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Introductions

Slide 7

Dean MacDougall – Planner

Lisa Blackburn – Councillor

Tara Couvrette – Planning Controller

Trevor Adams and Shelley Dickey – Applicants

Purpose of this Meeting

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- Share information about the proposal
- Listen and collect your questions, concerns, comments and feedback on the proposal



*Feedback provided tonight will inform the process and will form part of the public record. **No decisions will be made tonight.***

Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendations to Council



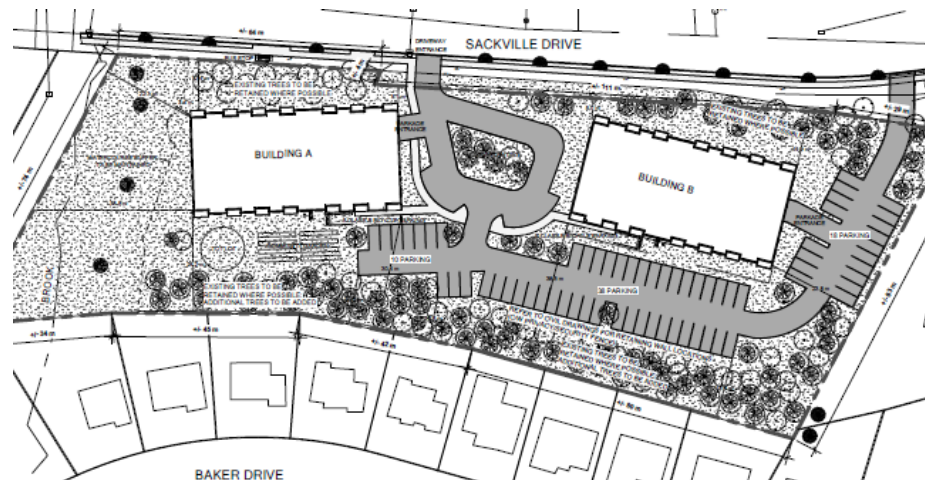
Applicant Proposal

Slide 10

Applicant: KVM Consultants Ltd.

Location: PID 40109308 – vacant lot at the foot of Millwood Drive on the south side of Sackville Dr, Middle Sackville

Proposal: Construct two 4-storey apartment buildings with a total of 100 units.





General Site location in Red



Site Boundaries in Red

Site Context/Photos

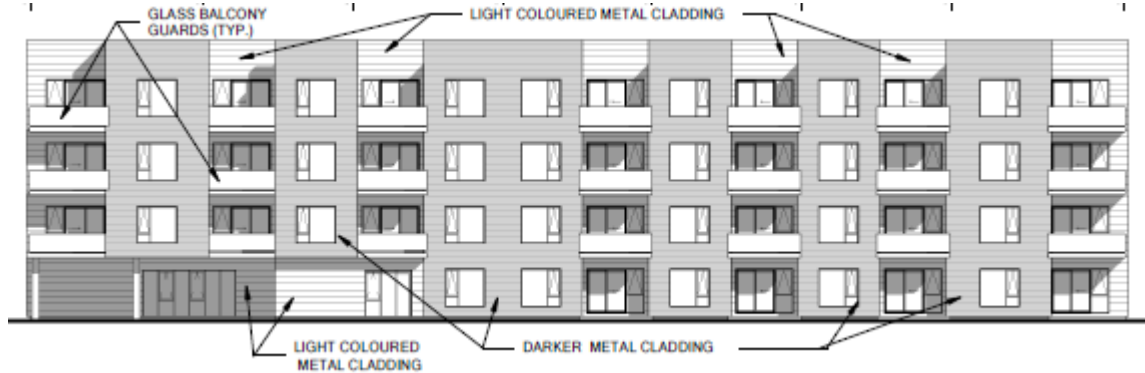
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Proposal

Slide 13



South Elevation Plan

Planning Policies: How they work

Slide 14

Regional Plan

Guides where population growth and the investment of services like transit, piped water and sewer should occur

Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and engaging with the public

What is a Development Agreement

Slide 15

- A development agreement enables construction of a project under local planning policy
- A binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping, and infrastructure
- Can be approved by Community Council provided that any development complies with local planning policy

Sackville Municipal Planning Strategy – Sackville LUB

Sackville Municipal Planning Strategy – Sackville LUB

-

Enabling Policy UR-8:

Development of multi-unit buildings over 6-units requires Council's approval. In consider such requests, Council shall consider the following in their decision on a Development Agreement:

- Compatibility with adjacent land uses;
- Height, massing, and appearance;
- Site design and landscaping;
- Amenity space;
- Traffic impacts; and
- Adequacy of surrounding services (sewer, water, recreation, transit, etc.)

Planning Process

We Are Here



Application Received

Slide 18

HRM Internal Circulation & Review

Public Information Meeting

Planning Advisory Committee

Plan Revisions & Refinement

Staff Report with Policy
Review and Recommendation

Community Council – Public Hearing

14-day Appeal

Presentation by Applicant

KVM Consulting Ltd.

Sackville Drive

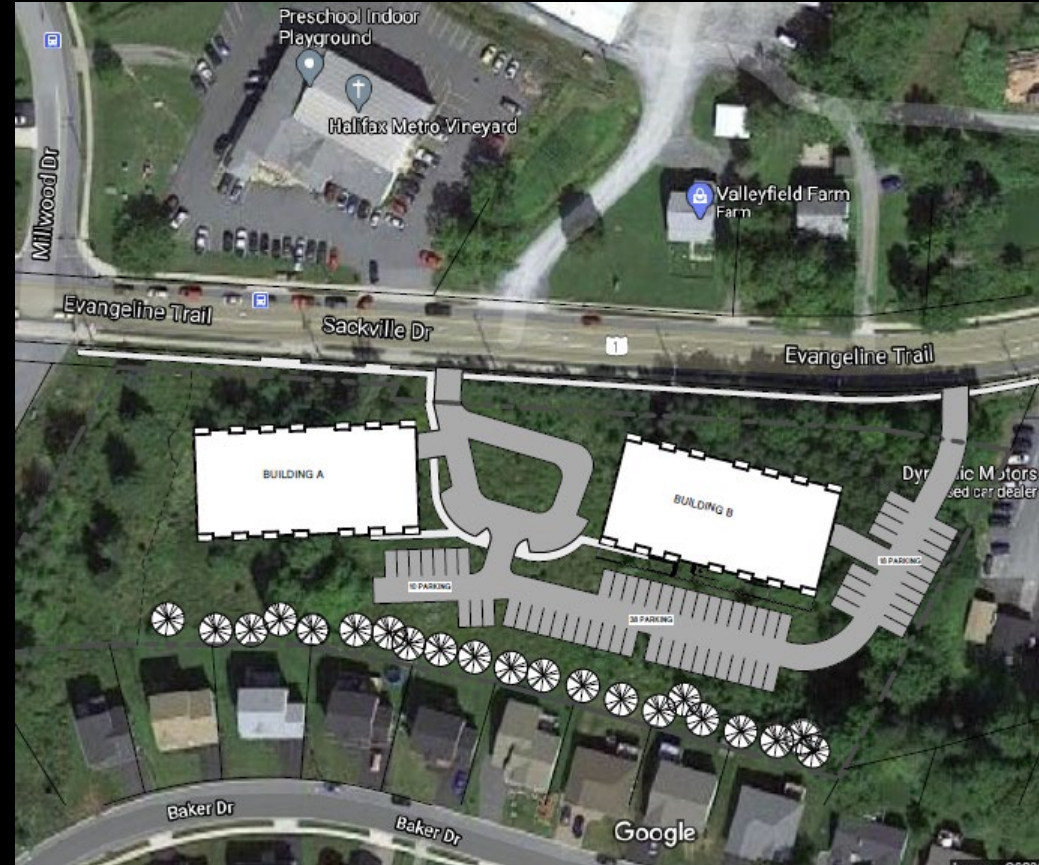
Multiple Unit Dwelling

Public Information Meeting

Case 23058

Sackville Drive, Middle Sackville

Marchand Developments



Site and Neighbourhood Context



- Major Collector with Transit
- Excellent access to schools, recreation
- Sackville Drive capacity and configuration
- Vacant greenfield site
- Mixed use area



NEIGHBOUR TO THE WEST - HALIFAX FIRE AND EMERGENCY STATION



NEIGHBOUR ACROSS SACKVILLE DRIVE - HALIFAX METRO VINEYARD

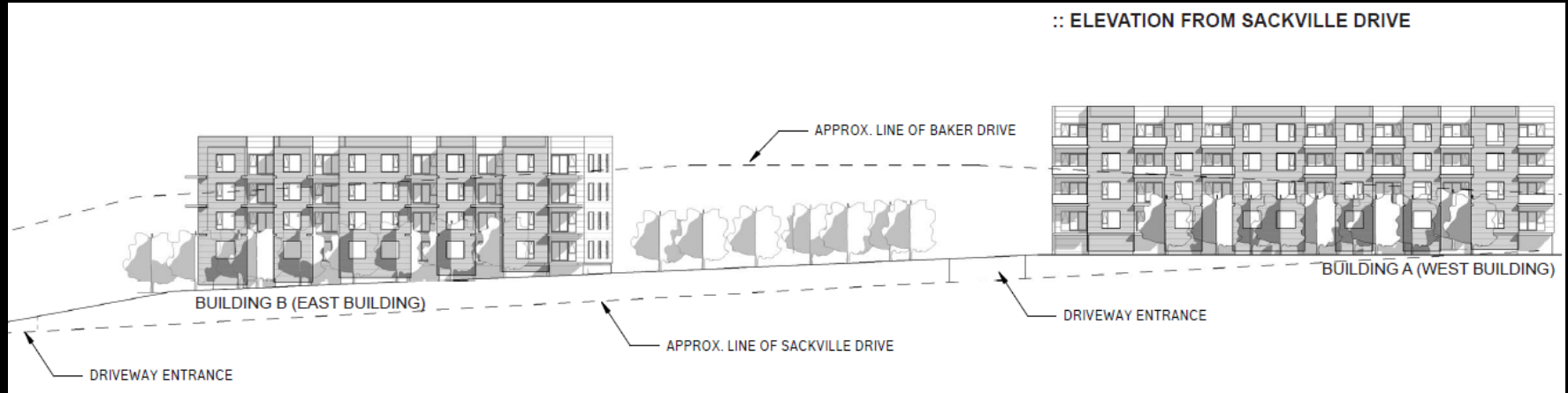


NEIGHBOUR TO THE EAST - DYNAMIC MOTORS



BAKER DRIVE - RESIDENTIAL STREET

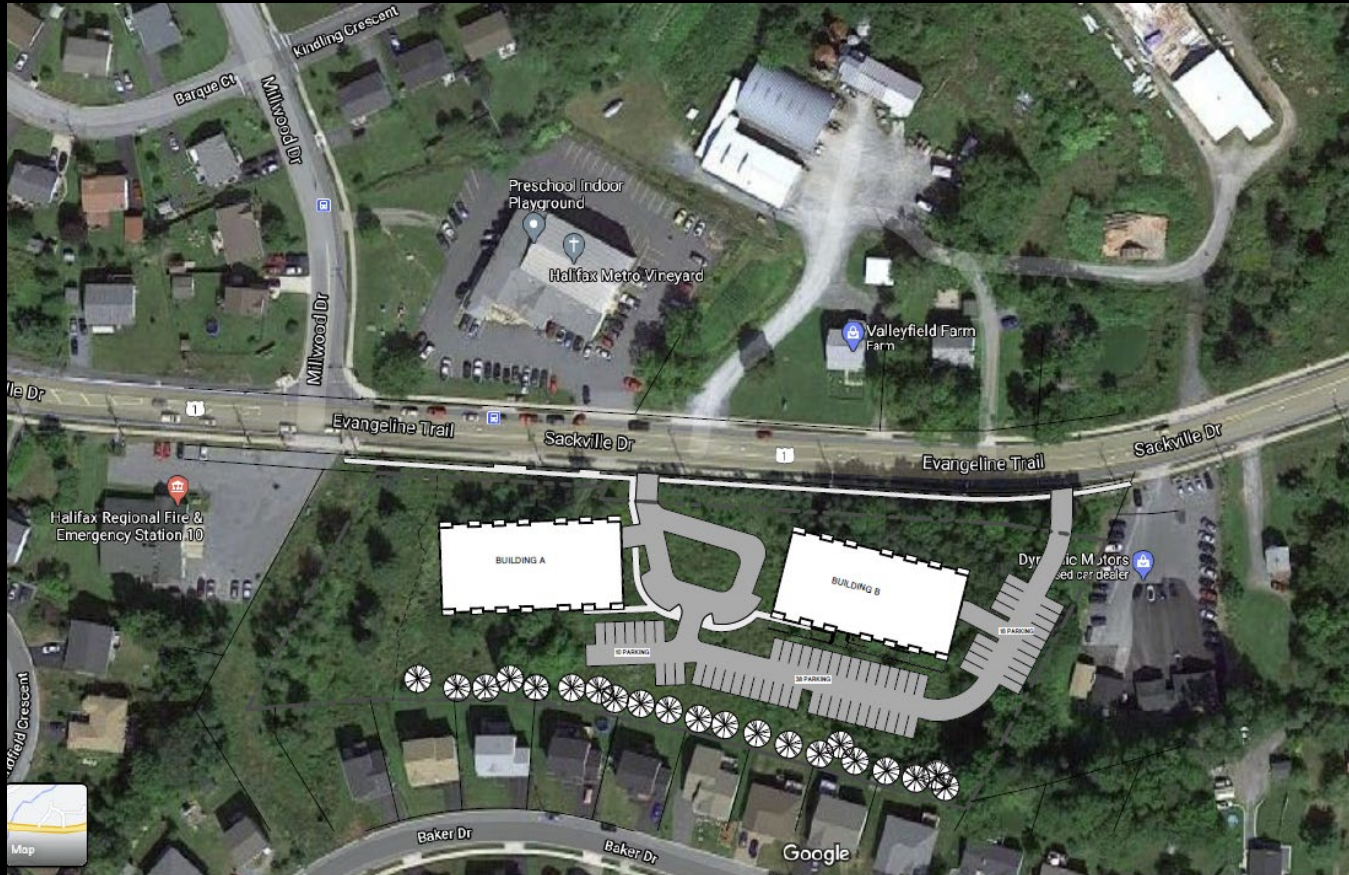
Proposed Buildings



Housing choice and opportunity

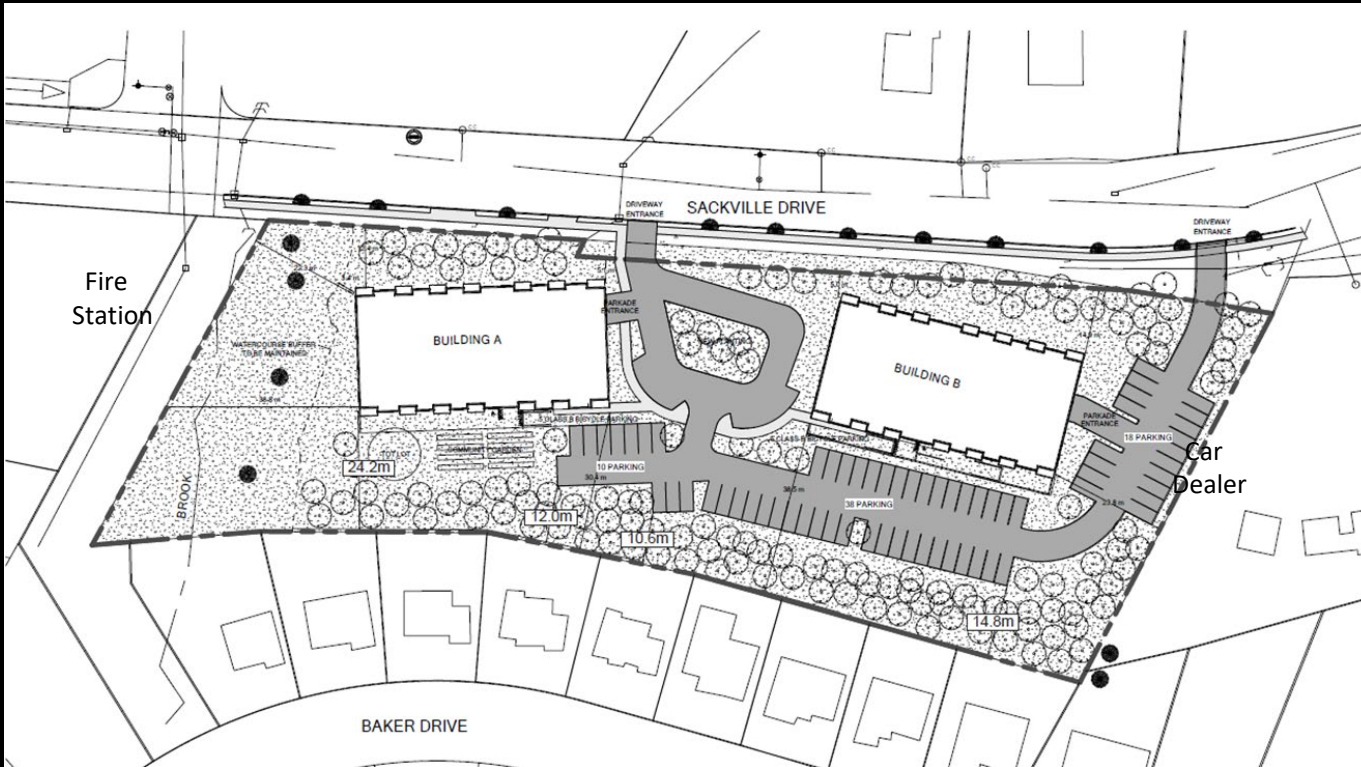
- 2 low rise multiple unit buildings
- 100 total units
- Four storeys - flat roof form
- Building separation
- Treed area - Sackville Drive





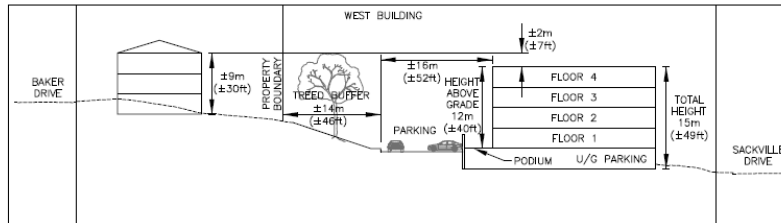
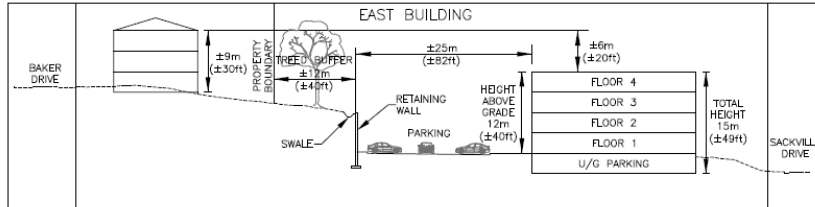
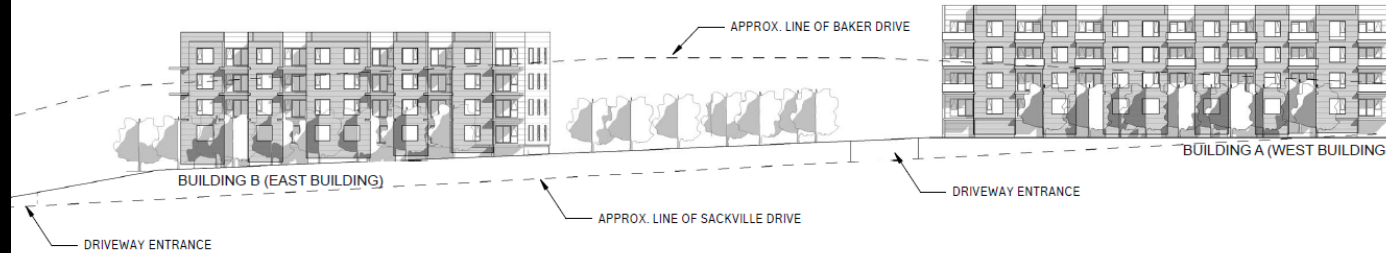
- Building size
- 2 driveway entrances
- Parking (141 spaces)
 - 75 underground
 - 66 surface
- Tree retention & new plantings
- Watercourse buffer

Site Plan- Detail View



- Pedestrian links
- Internal shared entry court
- Landscaping and greenspace
- Outdoor amenity space
- Surface parking placement
- Separation of buildings and parking - Baker Dr.

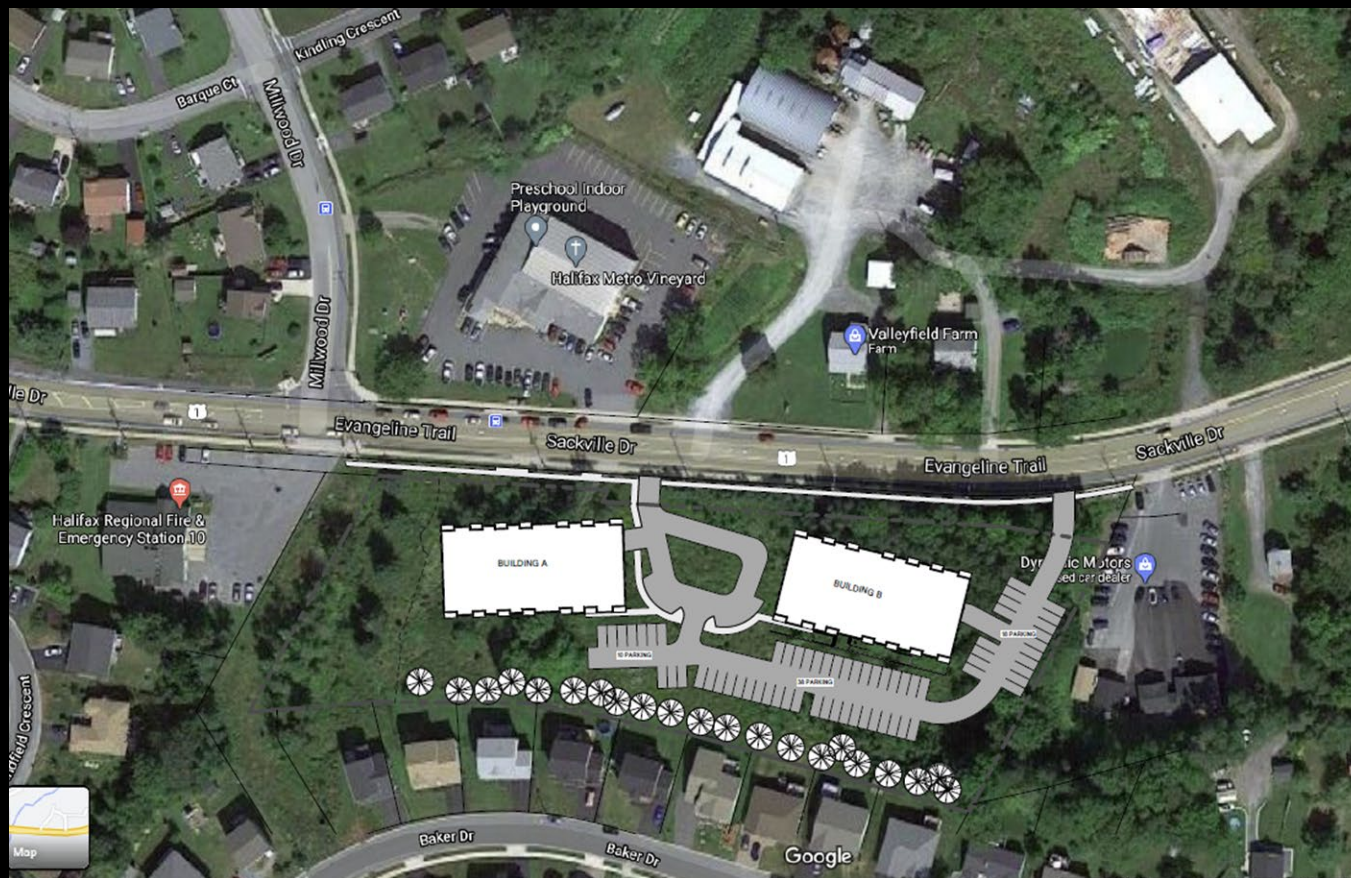
:: ELEVATION FROM SACKVILLE DRIVE/SITE SECTIONS



- Height of buildings
- Roof form
- Site elevation variation
- Separation distances
- Treed buffer

Thank You

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Public Participation and Q & A

Slide 29

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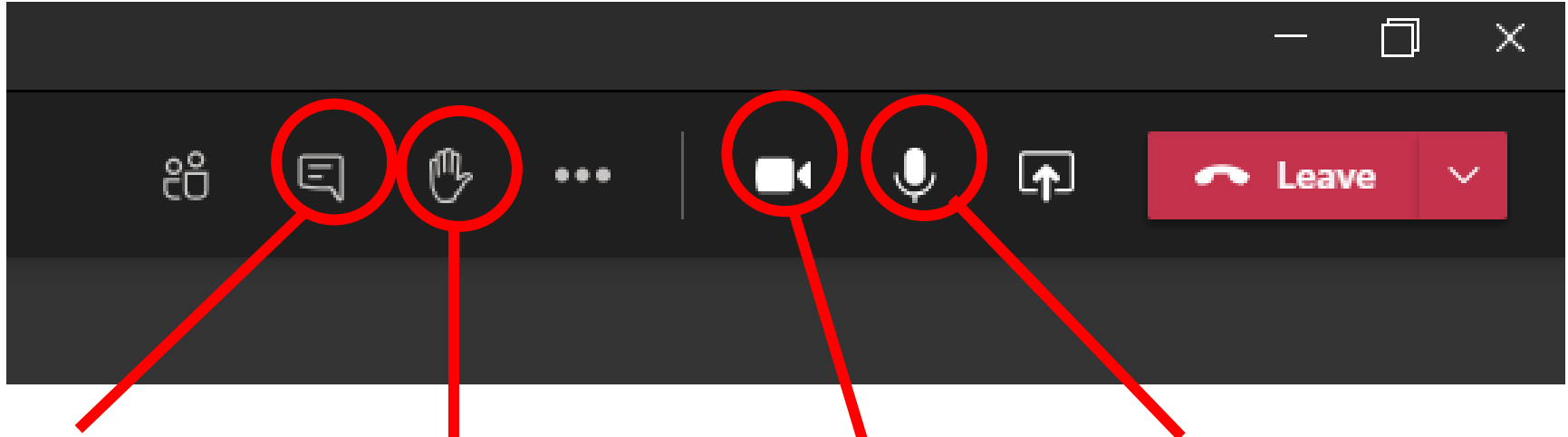
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Examples of Topics to Discuss

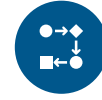
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Existing
Neighborhood



Building Design
(Height, massing,
architecture)



Proximity to
municipal services
& community facilities



Transportation
Network



Parking



Landscaping
and screening



Site Layout
(separation and
setbacks)

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**Thank You
For Your
Participation!**

Planners Name

 macdoude@halifax.ca

 902-240-7085

<https://www.halifax.ca/business/planning-development/applications/case-23058-sackville-drive-middle-sackville>

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