

# Welcome to Tonight's Virtual Meeting!

Meeting will Commence at 6pm

March 9<sup>th</sup>, 2022

# HALIFAX

Slide 1

# **Public Information Meeting for Case 23293**

Development Agreement,  
Beaver Bank Road, Beaver Bank

# **HALIFAX**

# Acknowledgements

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We are in the Mi'kmaq District of Sipekne'katik, the ancestral and traditional lands of the Mi'kmaq people.

We are in the Decade for People of African Descent



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## Presentation by HRM Planning Staff

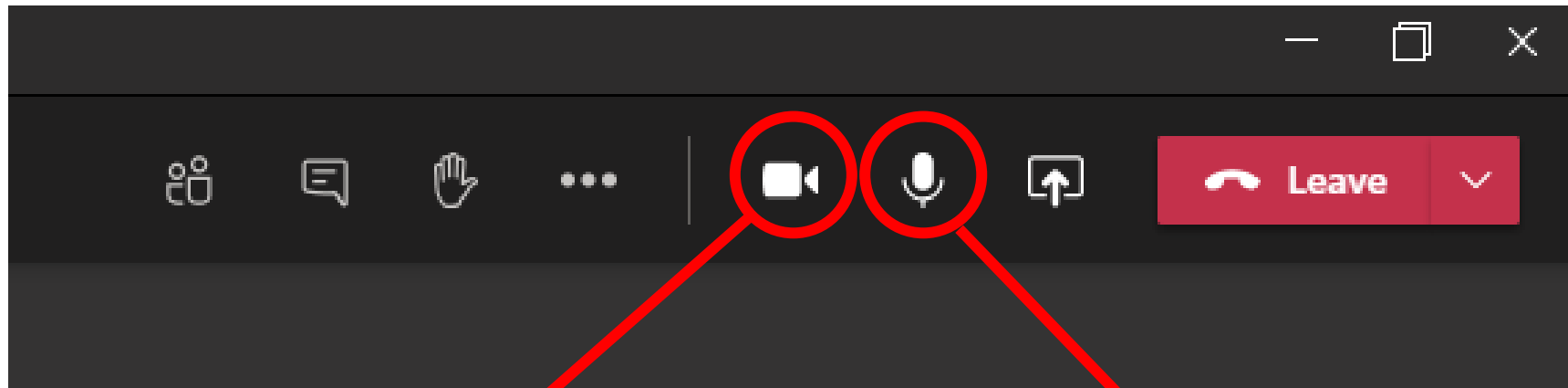
Melissa Eavis, Planner

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# Microsoft Teams Functions

Slide 5

You Should Find these Button in the Top Right of Your Screen

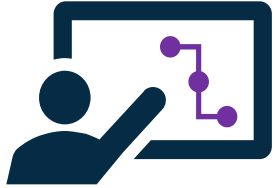


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# Agenda for Tonight's Meeting

Slide 6



HRM Planning Staff  
Presentation



Presentation by WM Fares



Public Participation:  
Questions and Answers

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



***Public feedback will be  
collected until March 30<sup>th</sup>***

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# Introductions

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**Melissa Eavis** – Planner

**Lisa Blackburn** – Councillor

**Tara Couvrette** – Planning Controller

**Cesar Saleh** – WM Fares Architects

# 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

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**Applicant:** WM Fares Architects on behalf of property owners, Holy Trinity Pastoral Unit

**Location:** Beaver Bank Road, Beaver Bank

**Proposal:** A multi unit apartment building



# Site Context

Slide 11



General Site location in Red



Site Boundaries in Red



# Site Context/Photos

Slide 12



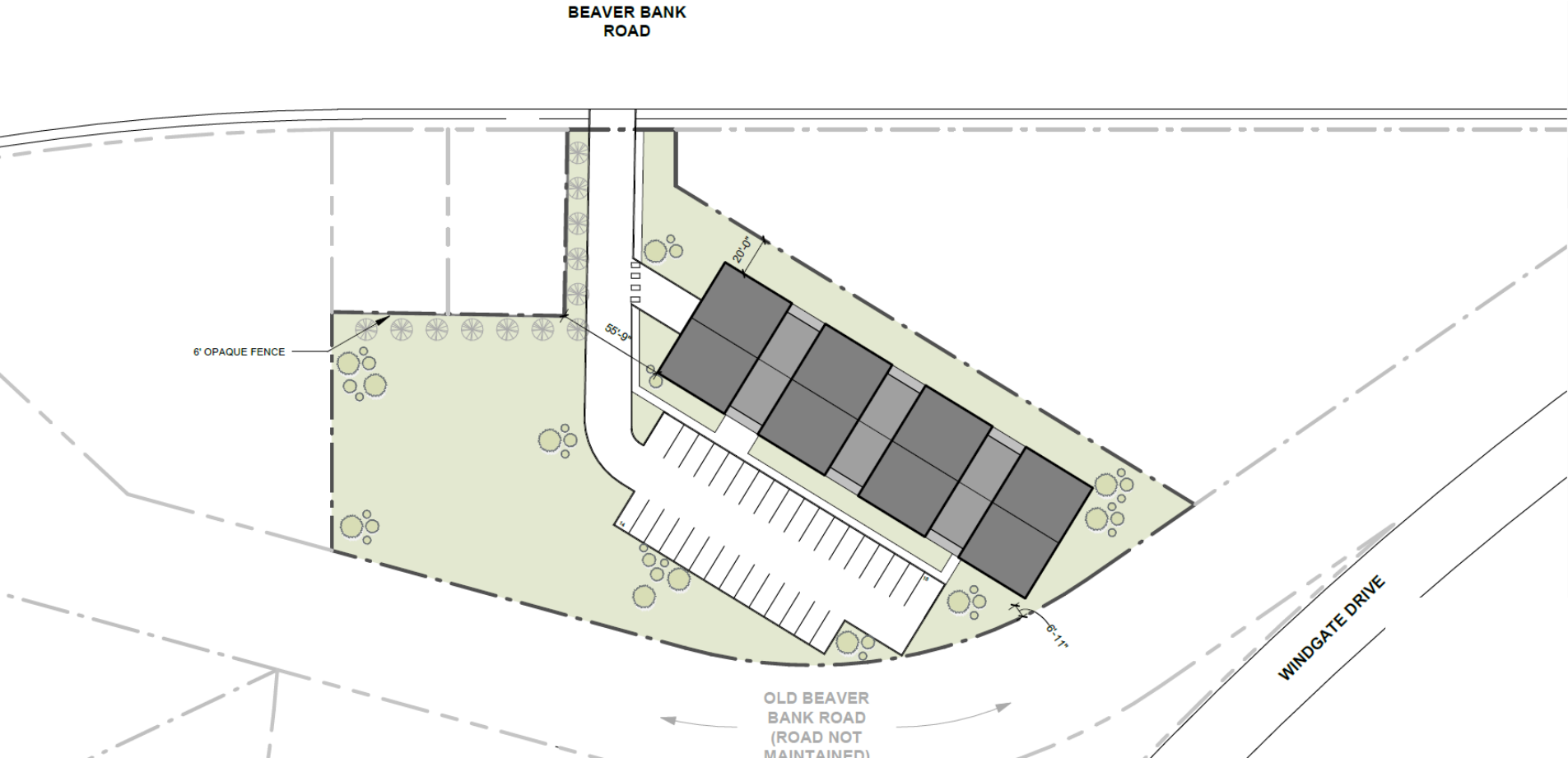
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# Proposal

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# Planning Policies: How they work

Slide 17

## Regional Plan & Subdivision Bylaw

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

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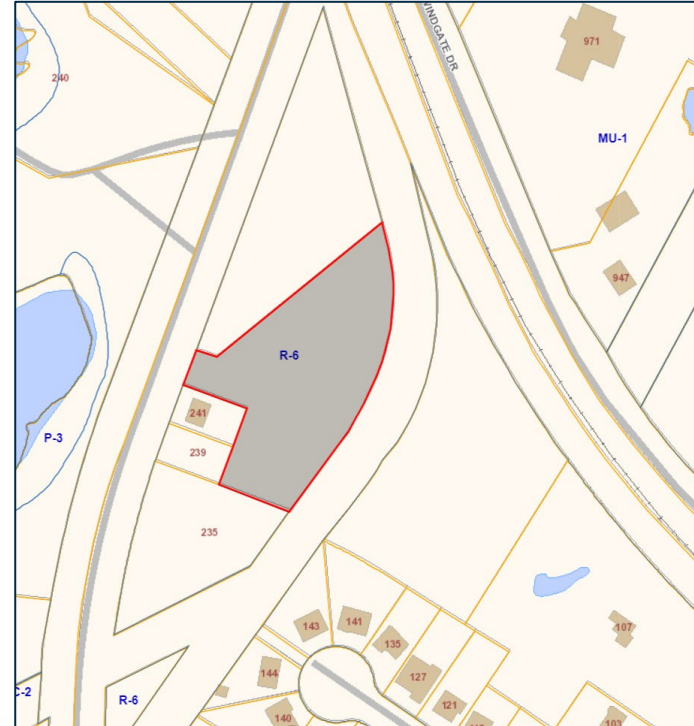
- A development agreement enables construction of a project under local planning policy
- A binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping, and infrastructure
- Can be approved by Community Council provided that any development complies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

# Policy & By-law Overview

Slide 19

## Sackville Municipal Planning Strategy – Sackville Land Use By-law

- **Zone**
  - R-6 (Rural Residential) Zone
- **Designation**
  - Urban Residential
- **Existing Use**
  - Vacant Land
- **Enabling Policy**
  - UR-8 – Enables apartment buildings over 6 units by Development Agreement



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### **Enabling Policy UR-8:**

This policy requires Council consider the following in rendering their decision on a Development Agreement:

- Separation distance between existing development and low density residential
- Appearance of building is compatible with adjacent land uses
- Site design addresses impacts to development
- Proximity to community facilities
- Availability of services
- Controls to address environmental concerns
- Direct access to a local street
- The existing use is not a single or two unit dwelling
- Traffic considerations
- General maintenance
- Implementation Policy IM-13

# Planning Process

We Are Here



Application Received

Slide 21

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

WM Fares Architects  
Cesar Saleh

- PRESENTED BY -

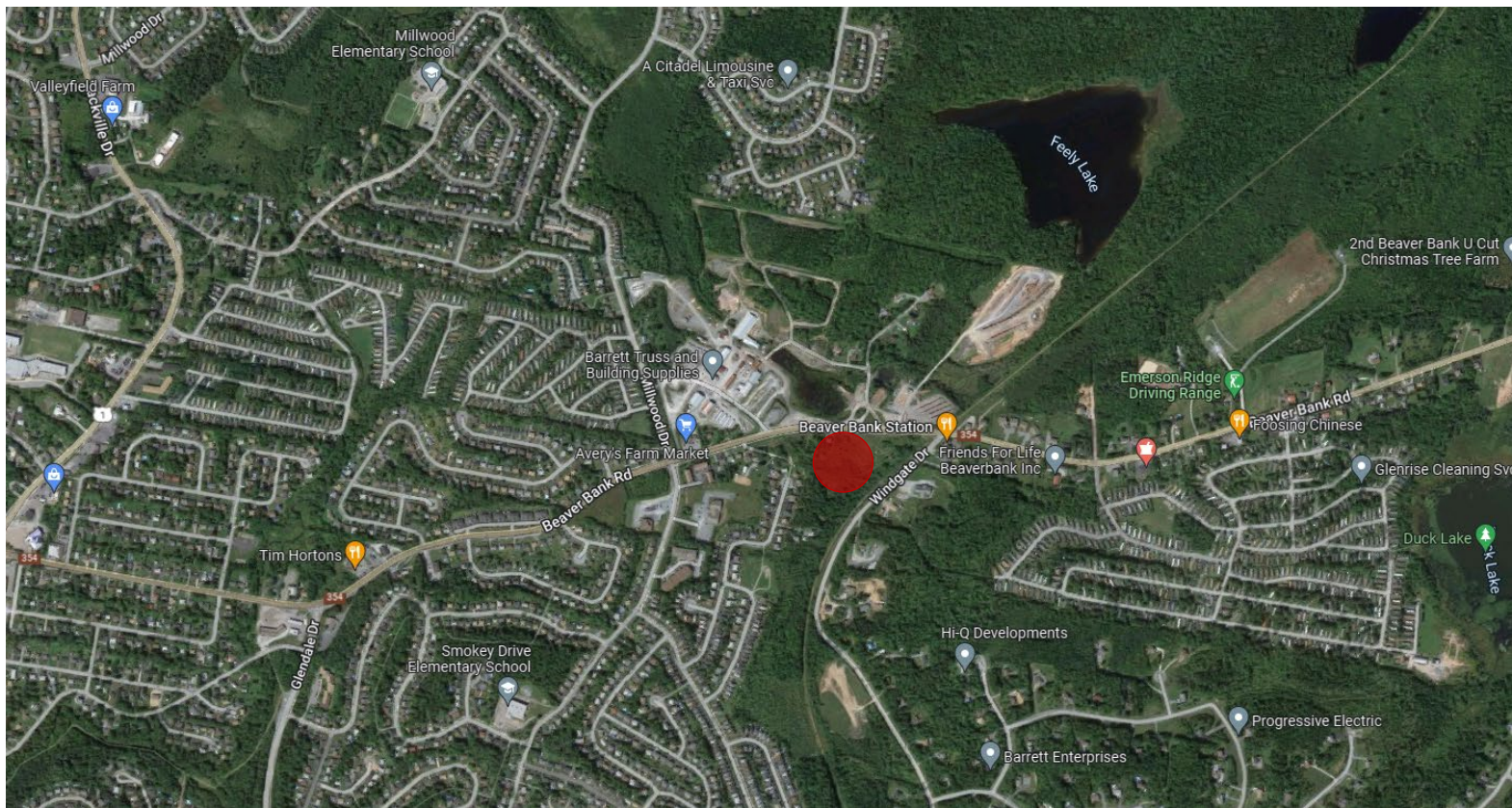
WM FARES  
ARCHITECTS

3480 Joseph Howe Dr. | Suite 500 | Halifax, NS B3L 4H7 | 902.457.6676

ON BEHALF OF

The Roman Catholic Episcopal  
Corporation of Halifax





- PROJECT LOCATION -





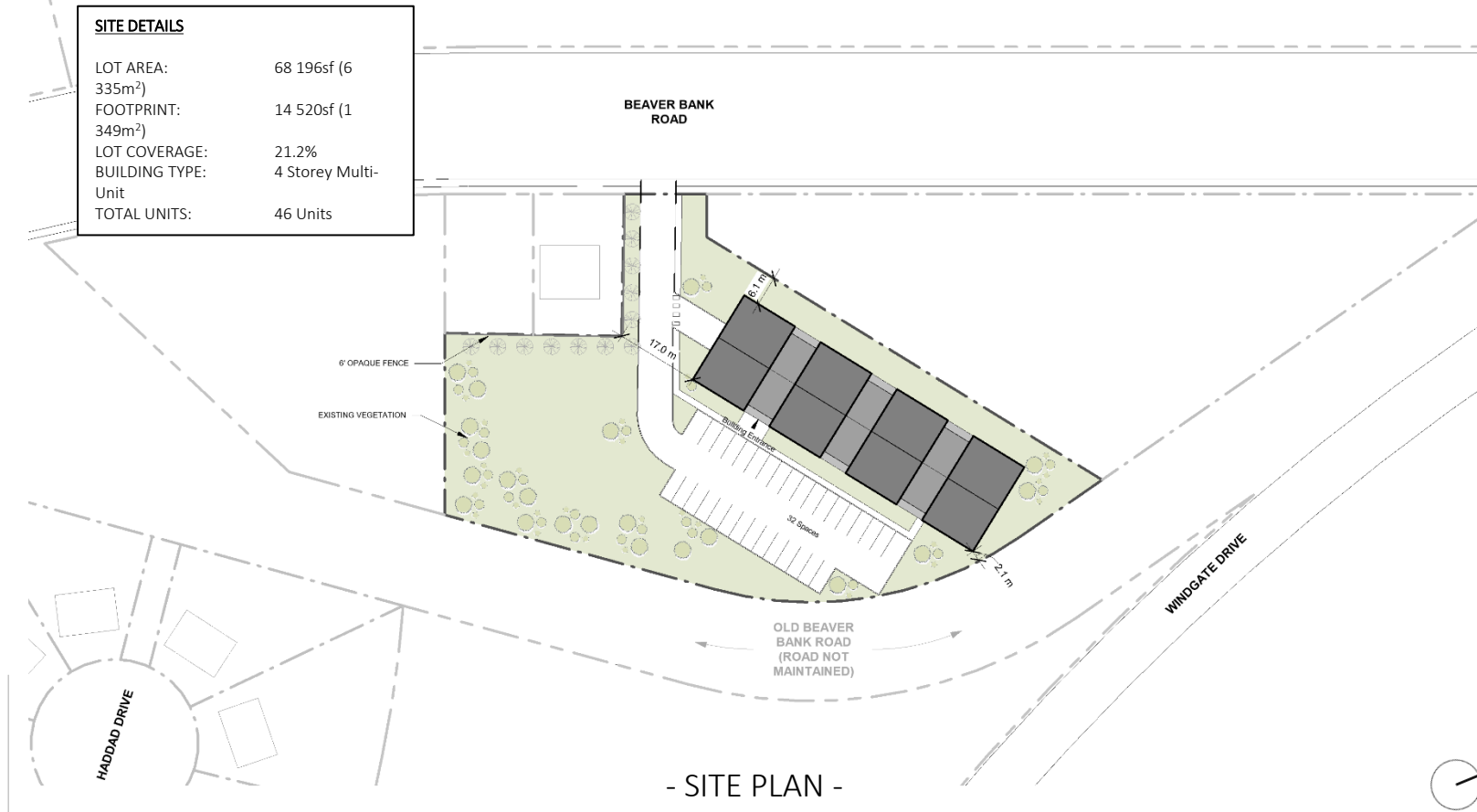


- CONTEXT PLAN -



#### SITE DETAILS

LOT AREA: 68 196sf (6 335m<sup>2</sup>)  
FOOTPRINT: 14 520sf (1 349m<sup>2</sup>)  
LOT COVERAGE: 21.2%  
BUILDING TYPE: 4 Storey Multi-Unit  
TOTAL UNITS: 46 Units



### BUILDING DETAILS

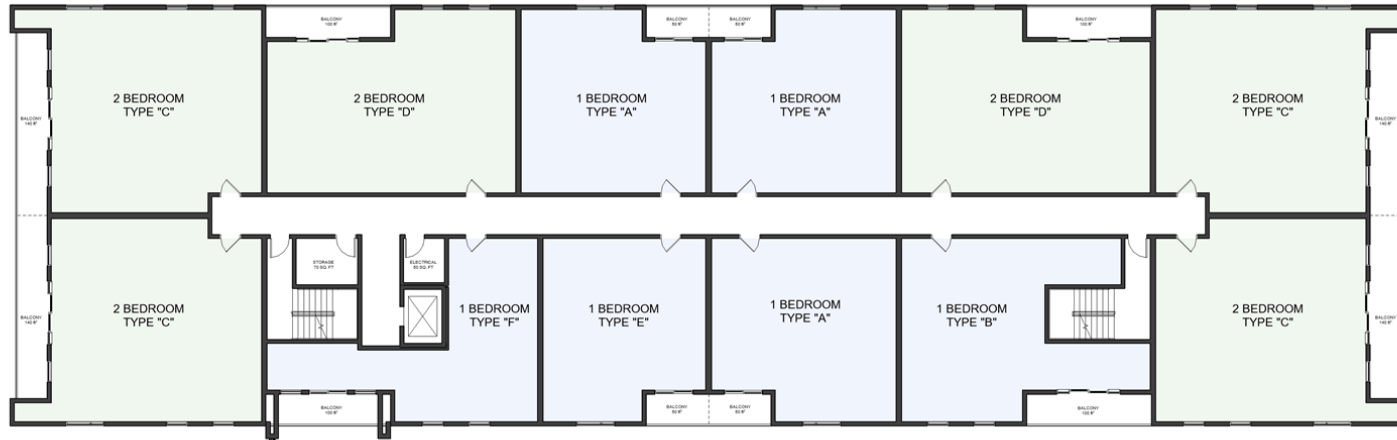
TOTAL UNITS: 46 Units  
UNIT MIX: 22 One-Bed, 24 Two-Bed  
PARKING: 68 Spaces Total  
AMENITY AREA: 1 120sf (104m<sup>2</sup>)



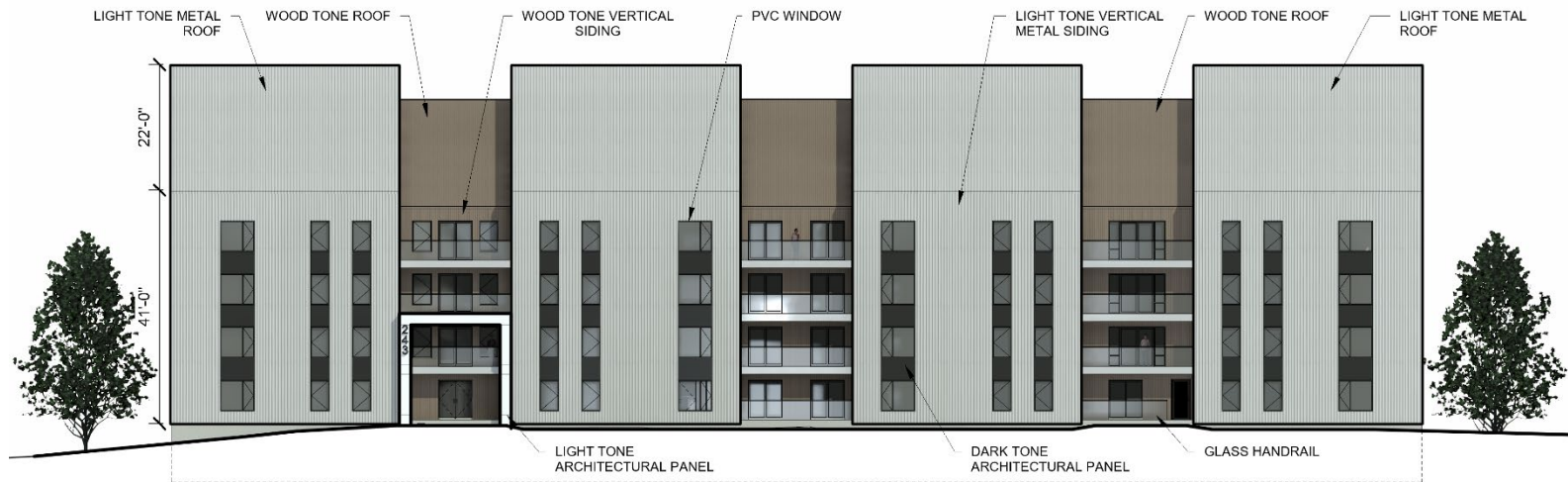
- BUILDING PLAN – L1 -

### **BUILDING DETAILS**

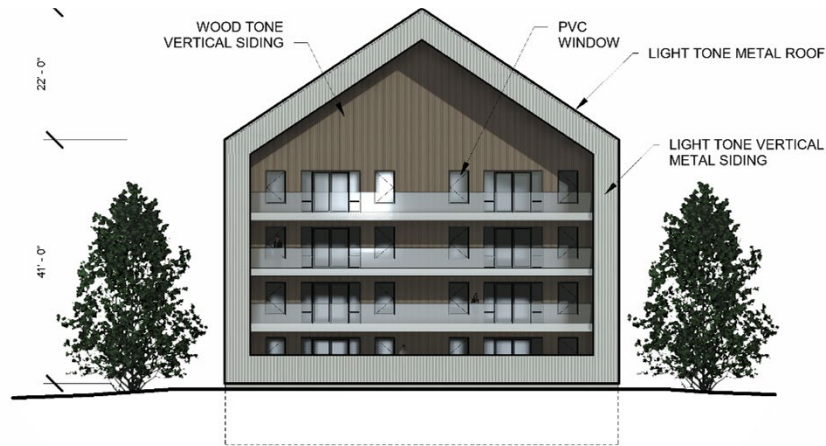
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PARKING: 68 Spaces Total  
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- BUILDING PLAN – L2 to L4 -



SOUTH ELEVATION



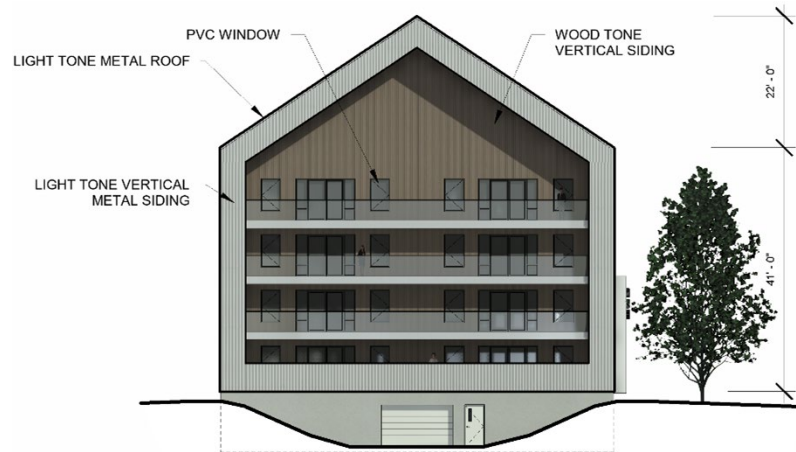
EAST ELEVATION

- BUILDING ELEVATIONS -





NORTH ELEVATION



WEST ELEVATION

- BUILDING ELEVATIONS -



- 3D VIEWS -



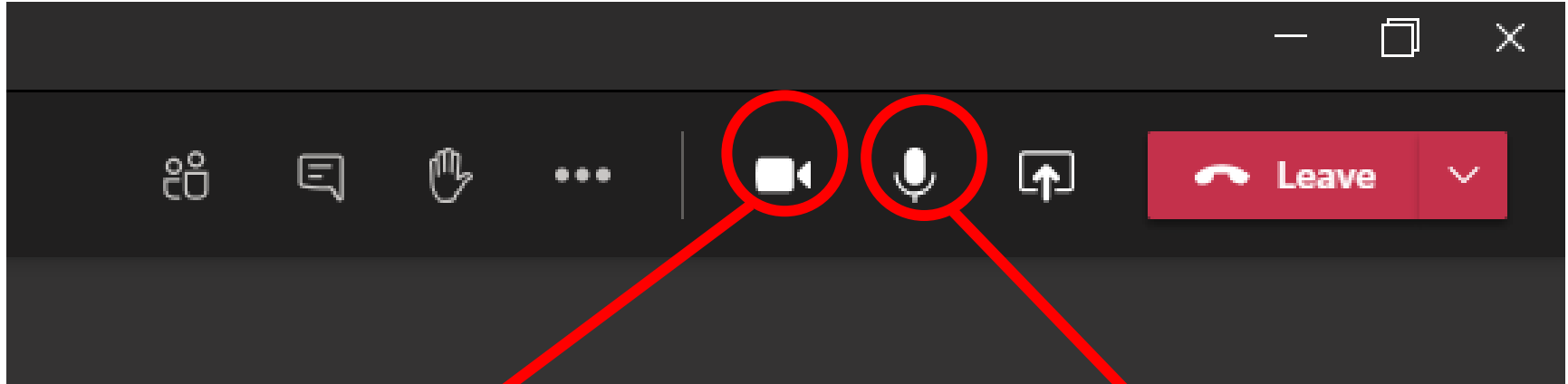
- 3D VIEWS -



# Microsoft Teams Functions



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Use this button to turn your microphone 'On' or 'Off'

-  Are there adequate amenities (parks, schools, sidewalks etc.) to support this development?
-  Are there any changes to the site layout or design of the building that you would suggest (i.e. height, setbacks, lot coverage etc.)?

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**Thank You  
For Your  
Participation!**

**Planners Name**

 eavism@halifax.ca

 902-237-1216

<https://www.halifax.ca/business/planning-development/applications/case-23293-beaver-bank-road-windgate-drive-beaver-bank>

Public feedback will be collected until March 30

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