



March 31, 2020

Carl Purvis, Planning Applications Program Manager
Planning and Development Applications
HRM Planning and Development
40 Alderney Drive, 2nd Floor
Dartmouth, NS, B2Y 2N5

Subject: Rezoning Application for 1633 Sackville Drive, Middle Sackville (PID: 40288219)

Dear Mr. Purvis,

On behalf of our client, Keizer Properties Limited, WSP Canada Inc. is applying for a rezoning from R6 (Rural Residential) Zone to R4 (Multiple Unit Dwelling) Zone for a portion of their property at 1633 Sackville Drive. This application is intended to enable the development of a 4-unit townhouse-style multiple-unit rental apartment building. Through this planning application, we are seeking a Land Use By-Law amendment request for a land use by-law map amendment to the Sackville Land Use By-law (LUB) to change a portion of 1633 Sackville Drive from R6 to R4.

To assist with this application, the following supporting materials are enclosed as attachments. Note that as per the temporary planning application intake process, the application fee (\$5,000) has not been included as part of the submission and will be resolved as part of the application review process.

- Completed Application Form
- Attachment A: Concept Site Plan
- Attachment B: Preliminary Subdivision Plan (HRM File No. 22811)

INTRODUCTION AND PROPOSED REZONING REQUEST

Keizer Properties Limited own the parcel of land at 1633 Sackville Drive located in Middle Sackville, Nova Scotia. The subject site has a total area of 4,667.2 square meters and is located off of Sackville Drive. Currently, a single-family dwelling is located on the lot. The site is bounded by Sackville Drive to the south, established residential and commercial businesses to the east, established residential to the west, and a wooded area to the north. Current site frontage is located on Sackville Drive with approximately 45 meters.

On behalf of the property owner, we request to rezone a portion of the subject site from R6 (Rural Residential) Zone to R4 (Multiple Unit Dwelling) Zone to allow for the development of a 4-unit multiple-unit rental apartment building while maintaining a separate lot for the existing single-family dwelling.

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As part of this request, a preliminary subdivision application was submitted on February 26, 2020 (HRM File No. 22811). The preliminary subdivision application illustrates that 1633 Sackville Drive can be subdivided into 2 parcels with Lot A1, existing single-family dwelling, meeting the requirements of the existing R6 (Rural Residential) Zone and Lot A2, proposed 4-unit apartment building, meeting the requirements of the R4 (Multiple Unit Dwelling) Zone. The submitted preliminary plan of subdivision can be seen in Attachment B. The intent is not to rezone the entire subject parcel, but to retain the existing zone and single-family dwelling. Table 1 below illustrates how each lot will meet their respective zone requirements.

Table 1: R6 & R4 Zone Lot Requirements

Lot Requirement	Lot A1 Existing Dwelling R6 (Rural Residential) Zone	Lot A2 Proposed 4-Unit Building R4 (Multiple Unit Dwelling) Zone
Min. Lot Area	Required: 6,000 sq. ft. (558 m ²) Proposed: 9,891 sq. ft. (918.9 m ²)	Required: 6,000 sq. ft. (558 m ²) plus 1,500 sq. ft. (139 sq. m) per dwelling unit for each unit in access of the first 3 units Proposed: 40,346 sq. ft. (3,748.3 m ²)
Min. Frontage	Required: 60 ft. (18.3 m) Proposed: 67 ft. (20.42 m)	Required: 60 ft. (18.3 m) Proposed: 81 ft. (24.56 m)
Min. Front or Flankage Yard	Required: 20 ft. (6.1 m) Actual: 42.9 ft. (13.1 m)	Required: 30 ft. (9.1 m) Proposed: 184.4 ft. (56.2 m) to Sackville Drive 39.7 ft. (12.1 m) to Lot A1 Boundary
Min. Rear or Side Yard	Required: 8 ft. (2.4 m) Proposed: Min. Side Yard: 13.1 ft. (4.0 m) Min. Rear Yard: 56.7 ft. (17.3 m)	Required: ½ the height of the main building Proposed: Min. Side Yard: 45.9 ft. (14.0 m) Min. Rear Yard: 45.9 ft. (14.0 m)
Max. Lot Coverage	Required: 35% Proposed: 7.0%	Required: 50% Proposed: 12.8%
Max. Height of Main Building	Required: 35 ft. (10.7 m) Actual: 2-Storey	Required: 35 ft. (10.7 m) Proposed: 2-Storey

To understand the as-of-right density permitted on the subject site, a concept subdivision plan was approved by HRM Development Staff on December 30, 2019 (HRM File No. 22406). The intent of the concept subdivision plan was to determine the as-of-right density that could convert to a different zone, in this case, R4 (Multiple Unit Dwelling) Zone. It was determined through this process that an additional 4 lots, plus the existing single-family dwelling for a total of 5 residential dwelling units, would be permitted through an as-of-right development on the site. As the property owner wishes to retain the existing single-family dwelling unit, a 4-unit apartment building has been proposed.

The proposed building for the site is designated as a 4-unit, 2-storey townhouse-style multiple-unit dwelling with separate exterior entrances for each unit. The units themselves are proposed in concept to be 26.2 ft. (8 m) wide by 49.2 ft. (15 m) deep and 2-storys in height. Figure 1 below illustrates the

proposed conceptual site plan for 1633 Sackville Drive. For a more detailed image, see Attached A of this application submission.



Figure 1: Proposed conceptual site plan for 1633 Sackville Drive

The established residential neighbourhood, within proximity to the subject site, consists mainly of single and two-storey homes zoned R6 (Rural Residential) and R-1 (Single Unit Dwelling) Zone. The proposed building would be consistent with the intent of the neighbourhood by offering 2-storey style townhouse units as opposed to a single building containing 4 units. Figure 2 below illustrates the zoning within proximity to the subject site. 1666 Sackville Drive, located approximately 85 meters west of the subject site, is currently zoned R4.

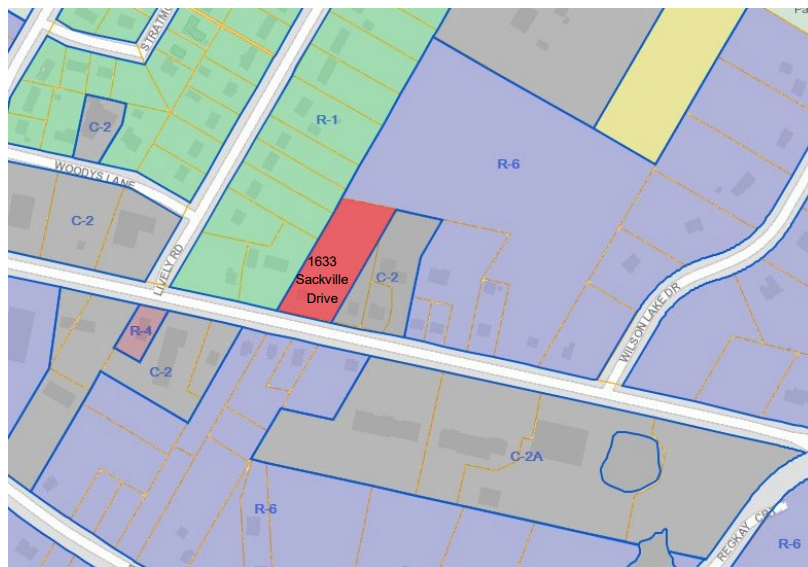


Figure 2: Existing zones within proximity to 1633 Sackville Drive



The following paragraph on Enabling Policy outlines Council’s discretionary authority provided by policies of HRM’s Sackville Municipality Planning Strategy to allow for the rezoning of the subject site and permit the development of a multiple-unit dwelling building.

ENABLING POLICY RATIONALE

Under the Sackville Municipal Planning Strategy (MPS) and LUB, the subject property is designated Urban Residential and zoned R6 (Rural Residential). This zone allows for single-unit dwellings; in-home daycare facilities; in-home bed and breakfasts; home businesses; and home pet care facilities. Also permitted within this zone are resource uses (agricultural; forestry; and fishing and related uses); and community uses (open space uses and institutional uses). The existing R6 zone does not permit a multiple-unit dwelling building as-of-right.

The Sackville MPS enables the rezoning application, within the Urban Residential designation, to a multiple unit dwelling zone through Policy UR-7. This policy will consider smaller scale multiple unit dwelling developments up to six units by rezoning. As we are requesting a 4-unit multiple unit dwelling, we wish to proceed with a rezoning application based on this policy. Table 2 below outlines the criteria set forth in Policy UR-7 of the Sackville MPS used to evaluate a rezoning application and outlines how we meet the requirements.

Table 2: Sackville MPS Policy

<p style="text-align: center;">Sackville Municipal Planning Strategy Policy UR-7 Criteria</p>	<p style="text-align: center;">1633 Sackville Drive Proposed Development</p>
<p><i>The adequacy of separation distances from low density residential developments.</i></p>	<p>The proposed 4-unit apartment building is a minimum of approximately 130 ft (39.6 m) from the existing single-family unit on the subject site and established residential properties to the west zoned R1 (Single Unit Dwelling) Zone. To the east of the subject site, the minimum approximate distance between the proposed multiple-unit building and established residential within the R6 (Rural Residential) Zone is 200 ft. (60.9 m).</p>
<p><i>That the height, bulk, lot coverage and appearance of any building is compatible with adjacent land uses.</i></p>	<p>50% lot coverage is permitted with the R4 Zone. The subject site is proposed to have a significantly lower lot coverage at 12.8%. As previously mentioned, the proposed multiple unit building is intended to be a 4-unit, 2-storey townhouse style apartment building with separate entrances for each unit. This height is consistent with the single and two-story homes in the neighbourhood.</p>
<p><i>That municipal central services are available and capable of supporting the development.</i></p>	<p>Municipal services are located within Sackville Drive and available for the proposed development. As mentioned previously, a Concept Subdivision Application (HRM File</p>

<p style="text-align: center;">Sackville Municipal Planning Strategy Policy UR-7 Criteria</p>	<p style="text-align: center;">1633 Sackville Drive Proposed Development</p>
	<p>No. 22406) was completed in December 2019 to determine the as-of-right density permitted on the subject site. It was determined that 5 residential units would be permitted as-of-right based on land area and servicing capabilities.</p>
<p><i>That the proposed development has direct access to a local street, minor collector or major collector as defined in Map 3 – Transportation.</i></p>	<p>The subject site is located off Sackville Drive which is classified as an arterial road per Map 3: Transportation.</p>
<p><i>That it is not being considered on lands which are presently zoned and developed for either single- or two-unit dwelling purposes nor where it is intended to replace a single- or two-unit dwelling which has been demolished, removed or destroyed by fire.</i></p>	<p>The subject site is currently zoned R6 (Rural Residential). R1 (Single Unit Dwelling) Zone and R2 (Two Unit Dwelling) Zone are intended solely for single and two-unit dwelling developments.</p> <p>The proposed multiple unit dwelling will be placed onto a newly created lot that is currently undeveloped.</p>
<p><i>The impact on traffic circulation and, in particular, sighting distances and entrances and exits to the site.</i></p>	<p>Based on preliminary discussions with HRM Planning Staff, it was indicated that a Traffic Impact Statement would not be required for this site.</p> <p>As part of the Concept Subdivision Application (HRM File No. 22406) a Traffic Impact Statement was provided which concluded that the development on the subject site, containing up to 5 residential units, with access to Sackville Drive is not expected to have any significant impact on levels of performance on adjacent streets and intersections or to the regional street system.</p> <p>Two existing access points exist on the subject site and the conceptual site plan indicates to repurpose these entrances for the proposed development and existing single-family dwelling.</p>



CLOSING

As outlined in this letter, the proposed rezoning application is consistent with the intent of the surrounding community and applicable municipal policies which allows for the consideration of a multiple-unit dwelling building on 1633 Sackville Drive. Keizer Properties Limited is committed to delivering a high-quality residential development on the subject property.

I trust this satisfies the requirements for a rezoning application. Should you have any questions or comments regarding this application, please do not hesitate to contact me by phone (902-536-0928) or email as indicated below. We look forward to working with you on this application.

Sincerely,

Original Signed

Jessica Harper, LPP, MCIP
Planner



Cc: John Keizer, Keizer Properties Limited
Maggie Holm, Principal Planner, HRM