

1 Application Form



PLANNING & DEVELOPMENT

PLANNING APPLICATION FORM

- Part 1: Applicant Information
- Part 2: Application Details
- Part 3: Supporting Information Requirements
- Part 4: Fees

PART 1: APPLICANT INFORMATION

| | | |
|--|---------------------|--------------------|
| Registered Property Owner(s): FH DEVELOPMENT GROUP | | |
| Mailing Address: 216 COBEQUID ROAD, LOWER SACKVILLE, NS, B4C 2N4 | | |
| E-mail Address: n/a | | |
| Phone: 902-252-3192 | Cell: n/a | Fax: n/a |
| Applicant?* <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |

| | | |
|--|---------------------|--------------------|
| Consultant: TEAL Architects+Planners Inc. | | |
| Mailing Address: 1660 Hollis Street, Suite 1101, Halifax, Nova Scotia, B3J 1V7 | | |
| E-mail Address: info@tealarchitects.com and ross.grant@tealarchitects.com | | |
| Phone: 902-404-8383 | Cell: n/a | Fax: N/A |
| Applicant?* <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |

*indicates who the applicant of record is and who the contact is for the municipality

I certify that I am submitting this application, including all of the required supporting information, for approval with the consent of the owner(s) of the subject property(s). The owner(s) has/have seen the proposal and have authorized me to act as the applicant for this planning application. * My identification as the applicant means that I am the primary contact with HRM in all matters pertaining to this application.

I understand that all studies or reports submitted in support of this application are public. Once it has been determined that these documents are complete in both the comprehensiveness of the data used and that the analysis methodology is in keeping with HRM standards, they will be available for release to the public for inspection. Upon request by HRM, I agree to provide additional copies of such reports or studies or additional information as may be necessary.

Original Signed

Applicant Signature

29 SEPTEMBER 2017
Application Date

All applications must include the written consent of all registered owners of the subject lands, contain complete and accurate information, and include the appropriate fees. **Incomplete applications will not be processed - applications cannot be processed unless all required information has been provided.**

PART 2: APPLICATION DETAILS

Type of planning application: (please check all that apply)

- ☐ Land Use By-law Map Amendment (Rezoning): _____ Zone to _____ Zone
- ☐ Land Use By-law Text Amendment
- ☒ Development Agreement
- ☐ Development Agreement Amendment

PROJECT INFORMATION

| Attach detailed written description/letter of proposed use/development | | | |
|--|---|--------------------------------------|----------------|
| Existing Land Use(s) | C-2 | | |
| Existing Residential Units | 6 | Existing Commercial Floor Area | 2,000 sqf |
| Proposed Land Use(s) | Mixed-use multi-unit residential with ground floor commercial | | |
| Proposed Number of Residential Units | 36 | Proposed Gross Commercial Floor Area | 3090 sqf |
| Gross Floor Area of Other Land Uses (ie. industrial, institutional) | n/a | | |
| Number of Proposed Residential Units by Type | Studio: 0 | 1-bedroom: 30 | 2+ bedrooms: 6 |
| Proposed Maximum Height (in floors and metres) | 4 floors, 43 ft, 13.1 m | Number of Buildings Proposed | 1 |
| Sanitary Service Type | Municipal | Water Service Type | Municipal |
| Total # of Proposed Parking Spaces: | Vehicle Spaces Indoor: 43 | Vehicle Spaces Outdoor: 0 | |

PROPERTY INFORMATION & ENCUMBRANCES

| PID | Civic Address | Owner(s) Name |
|--------------|-------------------|----------------------|
| PID 00356899 | 216 COBEQUID ROAD | FH DEVELOPMENT GROUP |
| | | |
| | | |
| | | |

Are there any easements, restrictive covenants or other encumbrances affecting the subject land(s)?

☒ Yes ☐ No If Yes, attach details (ie deeds, instruments etc)

HERITAGE

| | |
|---|---|
| Is this a registered Heritage Property? <input type="checkbox"/> Municipal <input type="checkbox"/> Provincial <input type="checkbox"/> Federal <input checked="" type="checkbox"/> No | Does this property abut a registered Heritage Property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Are you aware if the site contains any of the following cultural/heritage resources? <input type="checkbox"/> archaeological sites or resources <input type="checkbox"/> buildings, structures, and landscape features of historical significance or value <input type="checkbox"/> cemeteries or known burials | |
| If yes to any of the above, please provide details of any cultural or heritage resources in the written project description as required under 'Project Information' above | |

2 Project Summary

Location

The proposed development is located at 216 Cobequid Road in Sackville, Nova Scotia.

Site Characteristics

The mixed-use development is situated on the corner of Cobequid Road and Glendale Drive. The site has frontages of 212.2 feet on Glendale Drive and 70 feet on Cobequid Road. The lot area is 14,313 square feet.

Existing Land Use Designations and Zoning

The site is currently designated Community Commercial in the Sackville Municipal Planning Strategy and zoned C-2 (Community Commercial) in the Sackville Land Use By-Law. Multi-unit developments within the Community Commercial Designation can be considered via development agreement pursuant to Sackville MPS policy CC-6.

Existing Access

The property is accessed via a curb cut on Cobequid Road.

Surrounding Uses

The property abuts two-unit residential properties to the west and has commercial uses across Glendale Drive to the northeast (Ultramar gas station), east (restaurants, pharmacy and an auto parts store all located within the strip mall) and south (former location of Ballam Insurance Services Limited). The property is located within walking distance to the Hillside Park Elementary School and the Cobequid Community Health Centre and numerous cafes and restaurants.

Building Overview

This four storey, mixed-use development will contain a total of 36 residential units distributed over three upper storeys and a single storey commercial space at ground level. The proposed building will have the following unit mix:

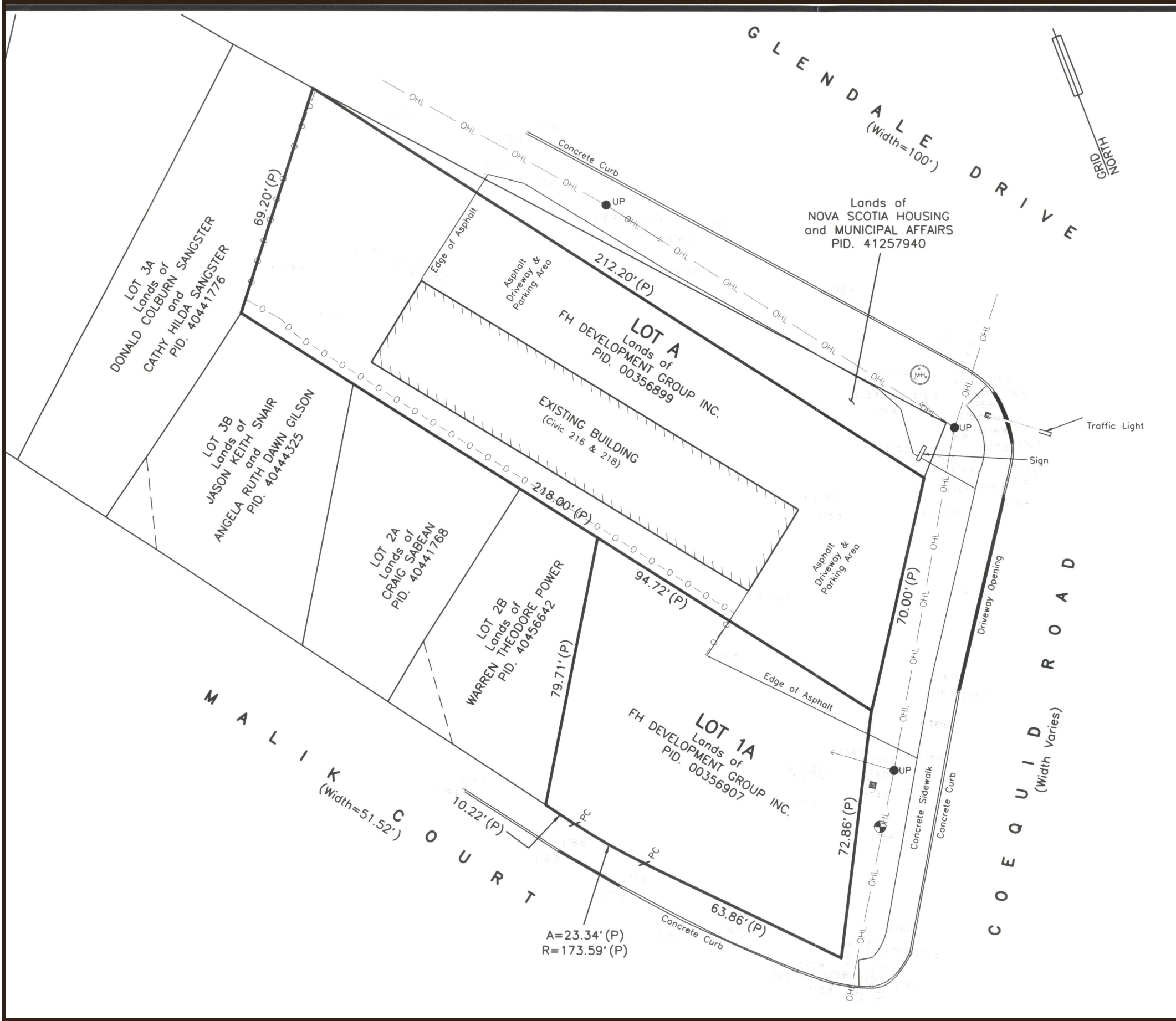
| UNIT TYPE | UNIT COUNT | AVERAGE UNIT SIZE |
|--------------------------------|------------|-------------------|
| One Bedroom | 24 | 600 sqf |
| One Bedroom + Den | 6 | 842 sqf |
| Two Bedroom + Den | 6 | 905 SF |
| TOTAL RESIDENTIAL UNITS | 36 | n/a |
| TOTAL COMMERCIAL UNITS | 1 | 3,090 sqf |

Parking

The proposed development will include 35 residential parking spaces in an underground secure carpark while 8 parking spaces will be provided at grade, for the commercial space. The commercial parking is entirely contained within the building and is not visible from the street or surrounding properties.

Amenity Space

A total of 1215 square feet of common amenity space will be provided in the form of an indoor gym and common room. Additional private amenity space in the form of balconies will also be provided.



SITE CONTEXT

LEGEND

| LEGEND | |
|--------------------------|-----|
| Utility Pole & Guy Wire | UP |
| Overhead Utility Lines | OHL |
| Water/Gate Valve | WGV |
| Catchbasin | CB |
| Manhole | MH |
| Curb Opening | CO |
| Calculated Point | PC |
| Property Identification | PID |
| Land Registration Office | LRO |
| Point of Curvature | PC |

SITE SUMMARY: 216 Cobequid Road

NOTES: Mixed use, multi-unit development with a commercial base.

SOURCES:
Google Maps Aerial Imagery (2017)
Provincial Property Database

| | |
|--------------|----------|
| DESIGNER: JC | VERSION: |
| PLANNER: RG | 1.0 |

CURRENT SITE
216 Cobequid Road
Sackville, Nova Scotia

FH Development Group

26/09/2017

TEAL Architects+Planners Inc.
1660 Hollis Street, Suite 1101
Halifax, Nova Scotia, Canada, B3J 1V7
1-902-404-8383

4 Planning Rationale

Enabling Policy and Responses

The site is within the Community Commercial Designation as seen on MPS Map 1. Sackville MPS Policy CC-6 enables Council to consider this project via development agreement.

Policy CC-6

"Notwithstanding Policy CC-2, within the Community Commercial Designation, Council may consider the expansion of existing multiple unit dwellings and the development of new multiple unit dwellings according to the development agreement provisions of the Planning Act....."

| POLICY CC-6 PROVISIONS | PROPOSED DEVELOPMENT |
|--|--|
| <i>(a) that the height, bulk, lot coverage and appearance of any building is compatible with adjacent land uses;</i> | <p>Height: At 43 feet in height, the proposed development is only 8 feet higher than the as-of-right height of 35 feet. With the orientation and height of the building, the proposed development will not shadow or impact adjacent uses.</p> <p>Bulk: The proposed development is comparable to the adjacent commercial uses along Cobequid Road and Glendale Avenue. The bulk is concentrated along Cobequid Road.</p> <p>Coverage: The lot coverage is higher than adjacent land uses as the building provides underground and screened parking as opposed to surface parking which surrounds the buildings in the neighbourhood.</p> |
| <i>(b) that site design features, including landscaping, amenity areas, parking areas and driveways, are of an adequate size and design to address potential impacts on adjacent development and to provide for the needs of residents of the development;</i> | <p>Landscaping: A landscaped grass buffer will be provided along Glendale Drive and Cobequid Road.</p> <p>Amenity Areas: A total of 1,215 sqf of amenity space is provided in the form of a gym and common room.</p> <p>Parking Areas: 35 underground parking spaces are provided for 36 dwelling units. Additional commercial parking spaces are provided at grade and will be screened.</p> <p>Driveways: The driveway will be screened and is not anticipated to have an impact on adjacent development.</p> |
| <i>(c) that municipal central services are available and capable of supporting the development;</i> | The site has access to municipal water and sewer services. |
| <i>(d) that appropriate controls are established to address environmental concerns, including stormwater controls;</i> | The development will comply with all municipal and provincial water, air and environmental regulations. |

| | |
|--|---|
| <i>(e) the impact on traffic circulation and, in particular, sighting distances and entrances and exits to the site;</i> | The commercial space will be accessed via Cobequid Road. A Traffic Impact Statement has been completed and the development will adhere to the recommendations contained within. |
| <i>(f) general maintenance of the development;</i> | The proposed development will be well maintained. |
| <i>(g) the provisions of Policy IM-13.</i> | A response to Policy IM-13 (a) is provided. |

Policy IM-13 provides additional provisions for Council to consider. Provision (a) establishes the requirement for proposals to conform with the intent of Sackville MPS and with the requirements of all other municipal by-laws and regulations.

Community Commercial Designation

The intent of the Community Commercial Designation is to recognize other areas in the community where commercial development has been established and where further development will be encouraged. This designation is intended to provide an intermediate level of commercial service to the community. A floor area limit of 10,000 square feet shall be placed on new developments. However, expansion of existing uses and new commercial uses in excess of the maximum size permitted may be considered by development agreement. New or expanded multiple unit dwellings may also be considered by development agreement.

The proposed development contains 3,160 square feet of commercial space which is well under the threshold of 10,000 square feet for the Community Commercial Designation and the new multi-unit building is permitted via development agreement under this policy. The commercial "Main Street" feel of the area will be strengthened by the new commercial space and addition of more housing.

Regional Plan

Chapter 3 (Settlement and Housing) of the Regional Plan contains multiple policies that support this development. The Settlement and Housing policies indicate that "HRM seeks a balanced approach to growth and will direct much of its investment to a series of centres where services such as transit, wastewater and water distribution services can be economically provided." Other sections within Chapter 3 such as 3.1 Objectives and 3.3. Planning and Design for Growth Centres provide additional rationale for this project. These objectives and an evaluation of the future characteristics of urban settlement growth centres are provided below.

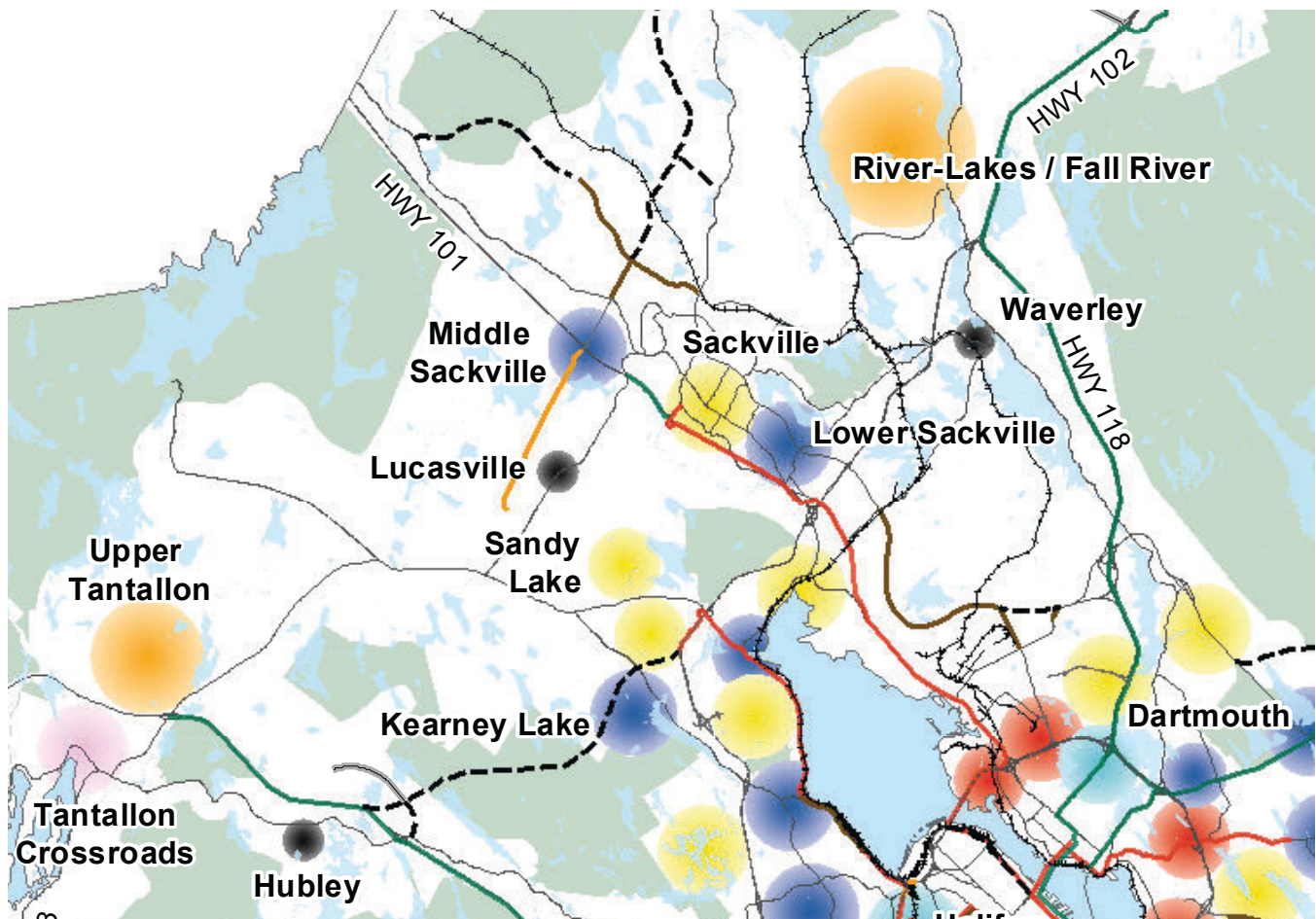
3.1 Objectives

3. Focus new growth in centres where supporting services and infrastructure are already available;

4. Design communities that:

- (a) are attractive, healthy places to live and have access to the goods, services and facilities needed by residents and support complete neighbourhoods as described in 6.2.2 (v) of this Plan;*
- (b) are accessible to all mobility needs and are well connected with other communities;*
- (c) promote energy efficiency and sustainable design;*
- (d) protect neighbourhood stability and support neighbourhood revitalization;*
- (e) preserve significant environmental and cultural features;*
- (f) promote community food security;*
- (g) provide housing opportunities for a range of social and economic needs and promote aging in place;*

The proposed development is located within an urban local growth centre and is already serviced by transit, water and wastewater. The proposed development also provides new housing opportunities. The future characteristics for urban local growth centres are provided on the following page.



Growth Centres



Regional Centre



Regional District Growth Centre



Regional Local Growth Centre



Urban District Growth Centre



Urban Local Growth Centre



Rural District Growth Centre



Rural Local Growth Centre

| URBAN LOCAL GROWTH CENTRE FUTURE CHARACTERISTICS | PROPOSED DEVELOPMENT |
|--|--|
| <p>Land Uses and Design</p> <ul style="list-style-type: none"> • Mix of low, medium and high density residential, small office, small institutional and convenience commercial uses • In established residential neighbourhoods, low to medium density residential uses • Encourage infill or redevelopment of large parking lots into traditional blocks with streetwalls and stepbacks • Pedestrian oriented façades | <p>The proposed development creates new medium density residential uses and small scale commercial opportunities. This will new housing opportunities in the neighbourhood and contribute to providing a range of housing opportunities.</p> <p>This infill project will create a new streetwall and pedestrian oriented façade and act as a positive example for future developments to support the achievement of the desired growth centre characteristics.</p> |
| <p>Transit, AT and Parking</p> <ul style="list-style-type: none"> • Transit to connect to other centres and Regional Centre • Pedestrian oriented transit stops • Enhanced pedestrian linkages • Street, or rear yard parking wherever possible • Access to AT routes • Short interconnected blocks for ease of walkability | <p>The proposed developments are well served by transit and enable connections to neighbouring Urban District Growth Centres and Urban Local Growth Centres as well as the Regional Centre. The 82 Millwood, 84 Glendale Express, 85 Downsview Express, 87 Glendale and 88 Bedford Commons have stops within 200 metres of the proposed development. The building is also a short seven minute walk to the Cobequid Transit Terminal offering additional connections to the 66 Penhorn, 80 Sackville and 89 Bedford. These routes provide opportunities to many amenity and employment areas throughout HRM.</p> <p>The parking at grade will be screened from the street and additional parking is provided underground in a secure carpark.</p> <p>The building is also located at the intersection of two desired bikeway routes as established in the 2014-19 Active Transportation Priorities Plan.</p> |

Conclusion

This project can be considered via the development agreement process as enabled by the Sackville MPS. The proposal supports the intent of the Sackville MPS and strengthens the Regional Centre Growth Node by offering increased residential density in close proximity to services, transit and active transportation. The height is a modest increase over the as-of-right height and is only one storey higher than other buildings in the area. Additional density is appropriate for consideration due to the characteristics identified.

5 Architectural Design Details

Building Form and Land Use

The base of the proposed building is a one storey commercial podium which accommodates a completely screened on-grade parking space and driveway to the underground parking garage. The bulk of the commercial area, containing primarily office space is located in a glazed corner at the intersection of Glendale Drive and Cobequid Road. Amenities for the residents (gym and common room) are situated in the northeast corner of the podium. A slim 3 storey form, angled at both ends, sits above the podium and contains all the residential units.

Set-backs and Step-backs

The face of the podium is set back from the street boundary 1.2m (4ft) on Glendale drive and 1.4m (4.7ft) on Cobequid road. On the southeast side of the site the building steps back 3.4m (11.2ft) above the podium level. This step back provides a more gradual transition in height from the top of the proposed building to the residential properties along Malik Court.

Height

The podium is 4m (13ft) in height and the 3 storeys of residential units is 9.1m (30ft) tall, which gives a total building height of 13.1m (43ft) above street level.

Unit Count

The typical floors from level 2-4 have 12 residential suites per floor. Over three floors this provides a total unit count of 36 residential suites above the podium.

Parking

On-grade parking for the commercial space is for 8 cars, including two universally accessible spaces. These parking spaces are located along Glendale Drive between the commercial space and residential lobby and are screened from the public.

The underground car-parking garage is accessed from Cobequid Road and has a screened driveway along the south eastern boundary. The garage accommodates 35 vehicles for the residential units in the building.

Amenity Space and Landscaping

Public amenity space for residents is provided by a gym and common room at ground level while each suite contains private amenity space in the form of a balcony. A landscaped buffer is provided at podium level between the driveway to the underground parking and the residential properties along the south eastern boundary of the site.

Streets

The Glendale Drive street edge comprises a glazed storefront for commercial activities as well as a large glazed lobby for residents in the main building. The on-grade parking is screened with landscaped treatment on the outside face.

The Cobequid street edge has commercial glazing for approximately 70% of its length, forming a glazed corner with Glendale Drive. The remainder of the elevation consists of an opening for a two way driveway, which provides access to the on-grade parking and the underground parking garage.

Sunlight

Given the orientation of the site and the stepback along the southeastern boundary, the proposed building will cast minimal shadows on neighbouring properties. The residential units along Malik Court will only be affected by morning shadows for a short period of the day.