

# HALIFAX

## Case 19060

NWCC decision to enable a development agreement for a mixed use development at 8 Walker Avenue and Old Sackville Road

September 21, 2015  
North West Community Council

# Request

- Tri-Arm Holdings request to amend Sackville Drive SPS and LUB has been approved and is in place.
- Decision this evening is regarding the proposed DA.



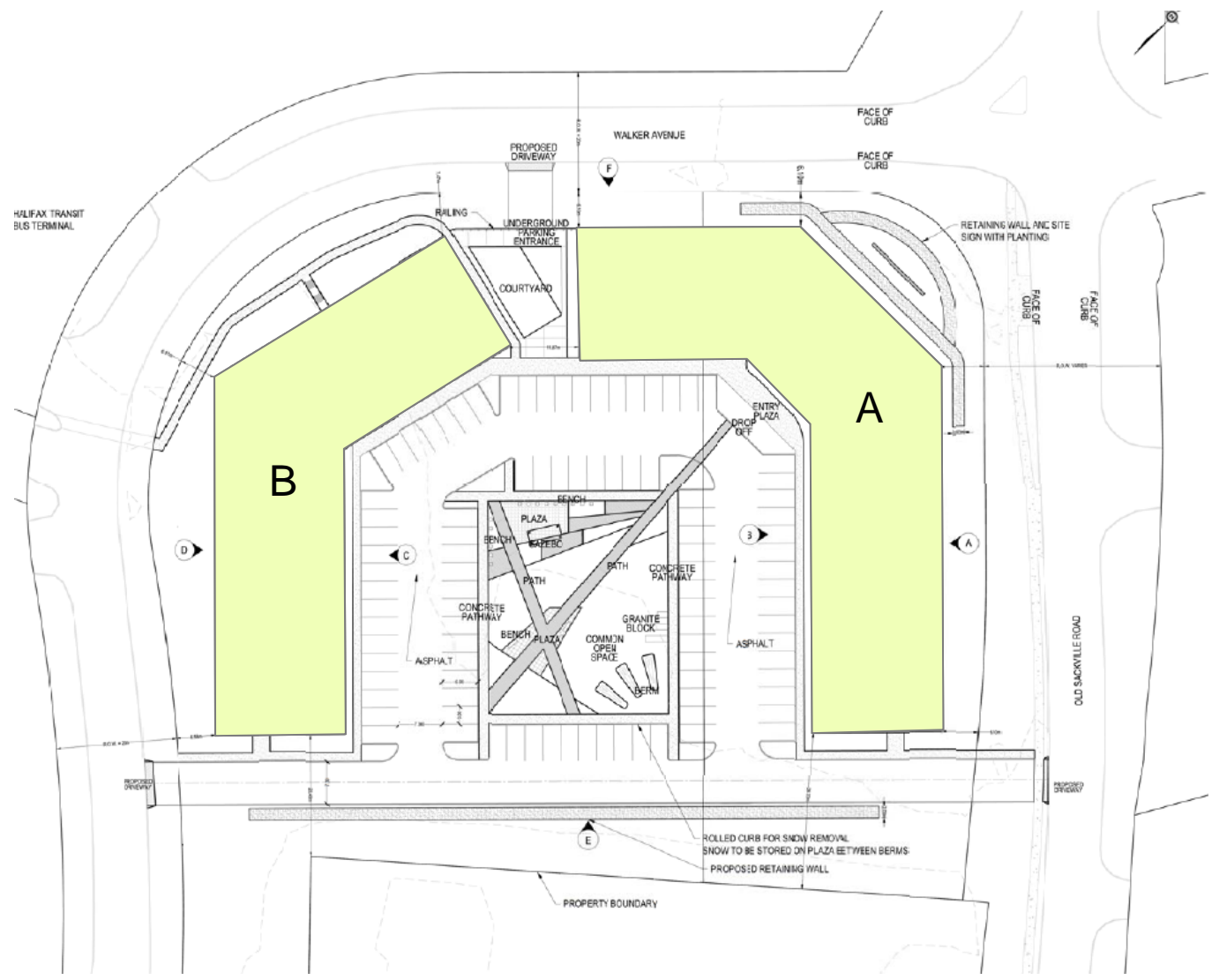
# Proposal

- Two apartment buildings with 5000 square feet of commercial floor space per building.
- One building (68 units) fronts onto Old Sackville Road and Walker Avenue.
- The other building (56 units) fronts onto Walker Avenue.
- The proposed buildings are 4 stories in height.
- Buildings located on top of underground parking garage.

**HALIFAX**



# Proposed Site Plan



# Proposal



**WMFARES**  
GROUP

8 Walker Avenue

# Proposed DA

- The DA permits two 4 storey apartment buildings on a shared underground parking garage;
- Building A has façade parallel to Old Sackville Road, terminating at the courtyard;
- An at-grade roof top amenity space connected to the ground level pedestrian sidewalk system;
- Building B begins at the other side of the courtyard at Walker Avenue;
- The proposed DA requires the same façade treatment be applied on all sides of the buildings so that the same quality materials and colours are ensured.

# Proposed DA

- Erosion and Sedimentation Control Plan.
- Lighting plan.
- Landscape architecture plan with scheme for general over all landscaping and shall include detailed design response for such things as amenity spaces and entrance areas.
- Flexibility in materials.
- Identification of non-substantive amendments.

# Proposed DA





# Proposed DA

## Non-substantive amendments pertaining to:

- Change in unit type by DO;
- A different location for new underground parking access if detailed design reveals such;
- Flexibility in materials;
- Changes to commencement of development and completion of development dates.

# Recommendation

It is recommended that North West Community Council approve the proposed development agreement permitting a mixed use multiple unit development at Walker Avenue and Old Sackville Road as contained in the April 23, 2015 staff report.