

The background of the slide features a large, stylized 'X' shape. The top-right portion of the 'X' is a solid dark blue, while the bottom-left portion is a lighter, medium blue. The remaining areas are white. The word 'HALIFAX' is written in white, bold, sans-serif capital letters within the dark blue section.

HALIFAX

NWCC Case 19105

Application for Classic Open Space Design
for lands at Upper Sackville

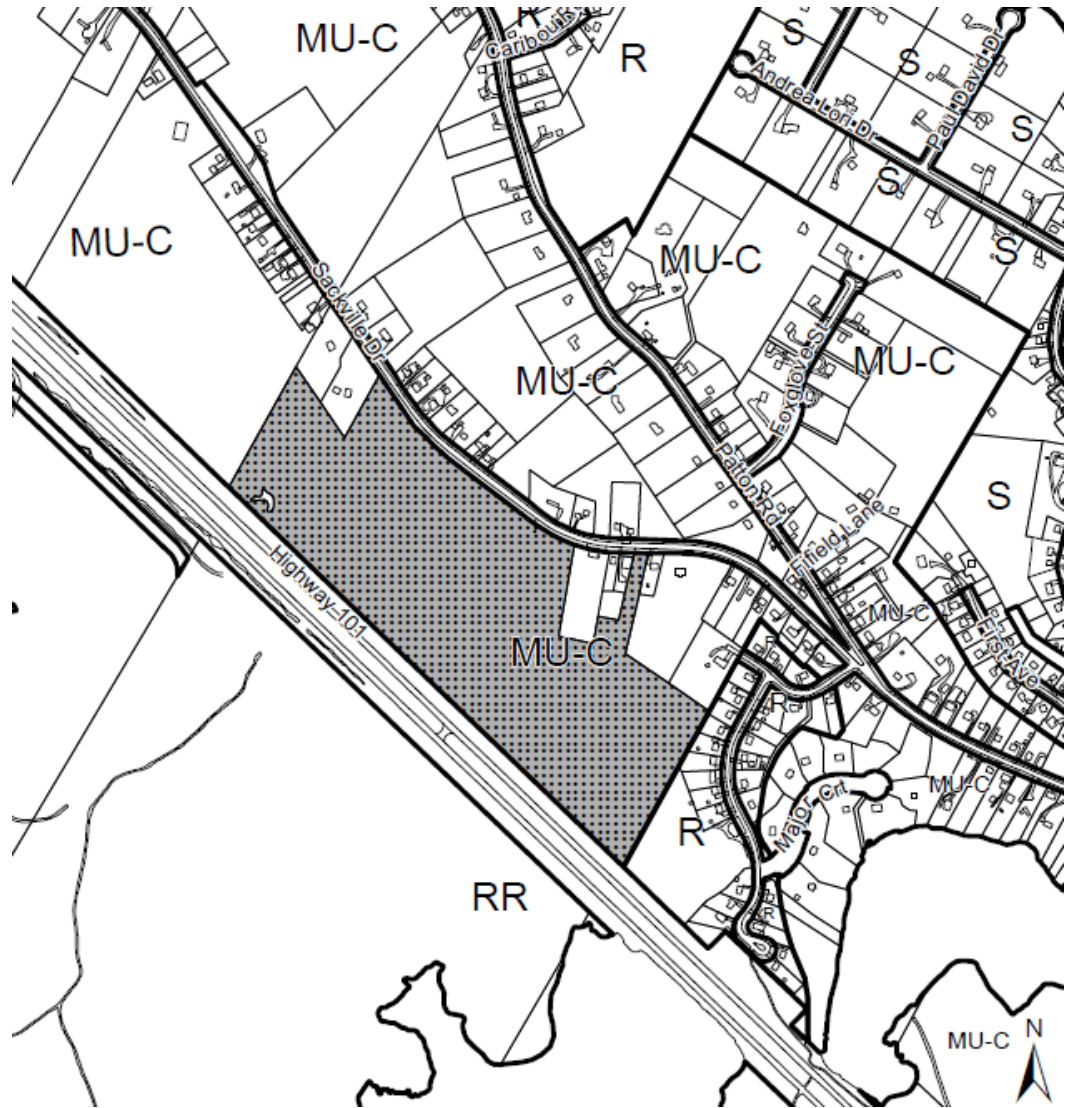
June 15, 2015

REQUEST

- Applicant: WSP Canada
- Request: to develop a classic form Open Space Design residential development at Sackville Drive, Upper Sackville, under the RMPS 2006 Open Space Design policies.

SUBJECT PROPERTY

- Plan Area:
Beaver Bank, Hammonds Plains Road and Upper Sackville
- Designation:
Mixed Use - C
- Regional Designation
Rural Commuter
- Zone:
MU-2 (Residential Mixed Use 2)
- Current Land Use:
undeveloped, abandoned road



REGIONAL MPS POLICY (2006)

- Large scale as-of-right residential discouraged in Rural Commuter;
- Provisions allow small scale infill development on existing roads;
- Limited development on new roads; and
- Larger scale residential development considered through development agreement process if it is in form of **open space design**.

OPEN SPACE DESIGN

- Stage 1:
 - identifies primary and secondary conservation areas;
 - Level 1 Hydrogeological Study; and
 - TIS required.
- Stage 2:
 - locates building sites/road system;
 - Level 2 Hydrogeological Study; and
 - PIM and Public Hearing (NWCC).

OPEN SPACE DESIGN FEATURES

- Site is 22.7 hectares (56 acres);
- located between Sackville Drive and Highway 101;
- Max 56 dwelling units;
- Single and two unit dwellings;
- common private driveways access the public road;
- ownership under bareland condominium corporation(s);
- wells and sewage treatment facilities will be shared;
- private amenities for use of condominium residents.

OPEN SPACE DESIGN



OPEN SPACE DESIGN STUDIES

TIS

- No significant impact on Sackville Drive or on local network (site generated trips and Sackville Drive volumes low);
- ensure adequate sight stopping distances at access from Sackville Drive;

Hydrogeological Studies

- Review by 3rd party reviewer;
- DA requires monitoring of Phase 1 wells; and
- Supplementary Hydrogeological Study prior to Phase 2

HALIFAX

OPEN SPACE DESIGN STUDIES

On-site Sewage Treatment

- 3 options - selection depends on future analysis;
- All options capable of tertiary treatment as required by DA before dispersal to soil; and
- Each option considered wastewater treatment facility or plant and subject to provincial regulations.

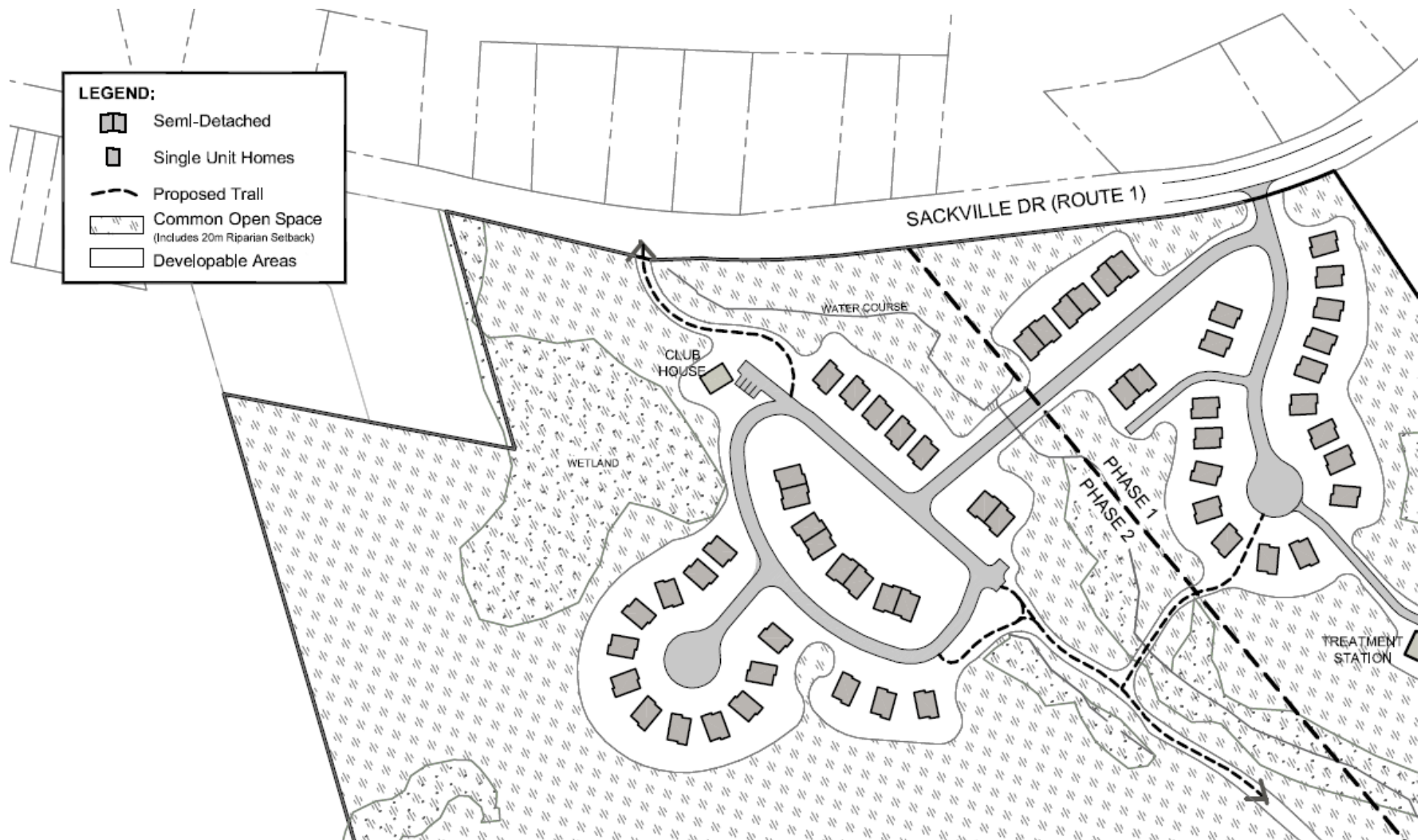
Proposed DA

- The proposed DA specifies minimum building setbacks and separation distances;
- Each dwelling will be permitted one accessory building up to a maximum of 600 square feet;
- The proposed DA also contains development standards for a community centre building and accessory buildings to accommodate any wastewater storage needs;
- The Schedules locate the conservation area(s);
- Common Shared Private Driveway standards as Scheduled to the DA.

Proposed DA



Proposed DA



DA Non Substantive Amendments

- Changes to the Phasing Plan if supported by the Level II Hydrogeological Assessment, not to exceed 56 units;
- A change to the percentage of Developable Area to Common Open Space per phase up to a maximum of 20%, if supported by the Level II Hydrogeological Assessment, not to exceed 56 units;
- Variances to permitted setbacks and separation distances;
- The granting of an extension to the date of commencement and completion times.

Recommendation

Staff recommend that North West Community Council approve the proposed development agreement to allow a classic form open space design development at Sackville Drive, Upper Sackville, as set out in Attachment A of the May 1, 2015, staff report.