



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

North West Planning Advisory Committee
April 2, 2014

MEMORANDUM

TO: Chair and Members of the North West Planning Advisory Committee

FROM: Carl Purvis, Major Projects Planner

DATE: March 12, 2014

SUBJECT: **Case 19041: Application made by Duffus, Romans, Kundzins, Rounsefell Architects Ltd. On behalf of Boulevard Property Inc. to enter into a Development Agreement at 527-533 Sackville Drive, Lower Sackville PID 40003667 and 40346462 to construct a 'Strip Mall' style development containing 2 buildings measuring 5,328 and 12,690 sq. ft. respectively in size.**

Overview:

The subject properties are approximately 1.3 acres in area located on the north side of Sackville Drive in Lower Sackville. The Sackville Drive Land Use By-law indicates that the use of 'Strip Mall / Shopping Plaza' is a Permitted use, however, the by-law further states that all commercial buildings larger than 5,000 sq. ft. may be considered by way of a Development Agreement (Policy I-4 in the Sackville Drive Secondary Planning Strategy).

The applicant is proposing to construct a 'Strip Mall' style development containing 2 buildings measuring 5,328 and 12,690 sq. ft., respectively, in size and 28 feet in height at its maximum. Buildings are accessed from a shared ramp located mid-site from Sackville Drive with parking areas distributed to the front, in between, and to the rear of the proposed buildings. A 15 foot deep landscaped buffer is being proposed at the rear of the site using a blend of existing trees, new trees, and an opaque fence to screen the parking area from residential uses behind. Additional landscaped areas are also proposed adjacent to Sackville Drive as per attached plans.

Existing Use: A funeral home previously operated on the site but is no longer in operation.

Designation: PR – Pedestrian Retail in the Sackville Drive Secondary Planning Strategy (SPS)

Zoning: PR - Pedestrian Retail Zone in the Sackville Drive Land Use Bylaw (LUB)

DEVELOPMENT APPROVALS – COMMUNITY AND RECREATION SERVICES

Tel: (902) 490-4797 Fax: (902) 490-3976
E-mail: purvisc@halifax.ca Web Site: www.halifax.ca

Proposals: The proposal, as shown and described in Attachment A is as follows:

The smaller building, measuring as 5,328 square feet in area, to contain commercial uses allowed within the Pedestrian Retail zone.

The larger building, measuring as 12,690 square feet in area, to contain commercial uses allowed within the Pedestrian Retail zone.

A total of 51 surface parking stalls.

MPS Policy:

Policy I-4 in the Sackville Drive Secondary Planning Strategy requires that all commercial developments containing a building footprint greater than 5,000 square feet within the Pedestrian Retail designation shall be considered subject to the entering into a development agreement. Policy I-5 goes into further detail as to a list of site design, architecture, servicing, access, and context factors that must be considered by Council. These include the 'Schedule D – Village Centre Architectural, Landscaping and Parking Guidelines' included within the SPS. Finally, policy PR-4 speaks to considerations that must be given to development in the specific context of the Pedestrian Retail designation.

More generally, the goal of the Sackville Drive SPS is to promote the areas function as the main retail/commercial area for a significant portion of HRM's suburban population while creating a unique, identifiable and memorable streetscape (4.1 & 4.2 – Sackville Drive SPS). While the policy speaks to discouraging large scale uses above 5,000 square feet, it does recognize that these use types have formed an integral part of the retail market in this area to date, and as such allows their consideration as long as they are designed to re-enforce the desired pedestrian scale of the area.

Public Meeting:

The Community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was consultation, achieved through a Public Information Meeting (PIM). A public meeting was held on Wednesday March 19, 2014 at the Sackville Heights Junior High. Notices of the Public Information Meeting were posted on the HRM website, in the newspaper and mailed to property owners and tenants within a broad area.

A copy of the minutes taken at this meeting will be provided to the North West Planning Advisory Committee at the April 2, 2014 meeting.

Input Sought from the Committee:

Pursuant to the Committee's Terms of Reference, feedback is sought from the Committee relative to building size, height, form, architecture, signage, and landscaping. More specifically, comments would be appreciated regarding the screening of the proposed development against adjacent uses, the location of parking areas, as well as the front setback and its impact on the walkability of the street. PAC's recommendation will be included in the staff report to North West Community Council.

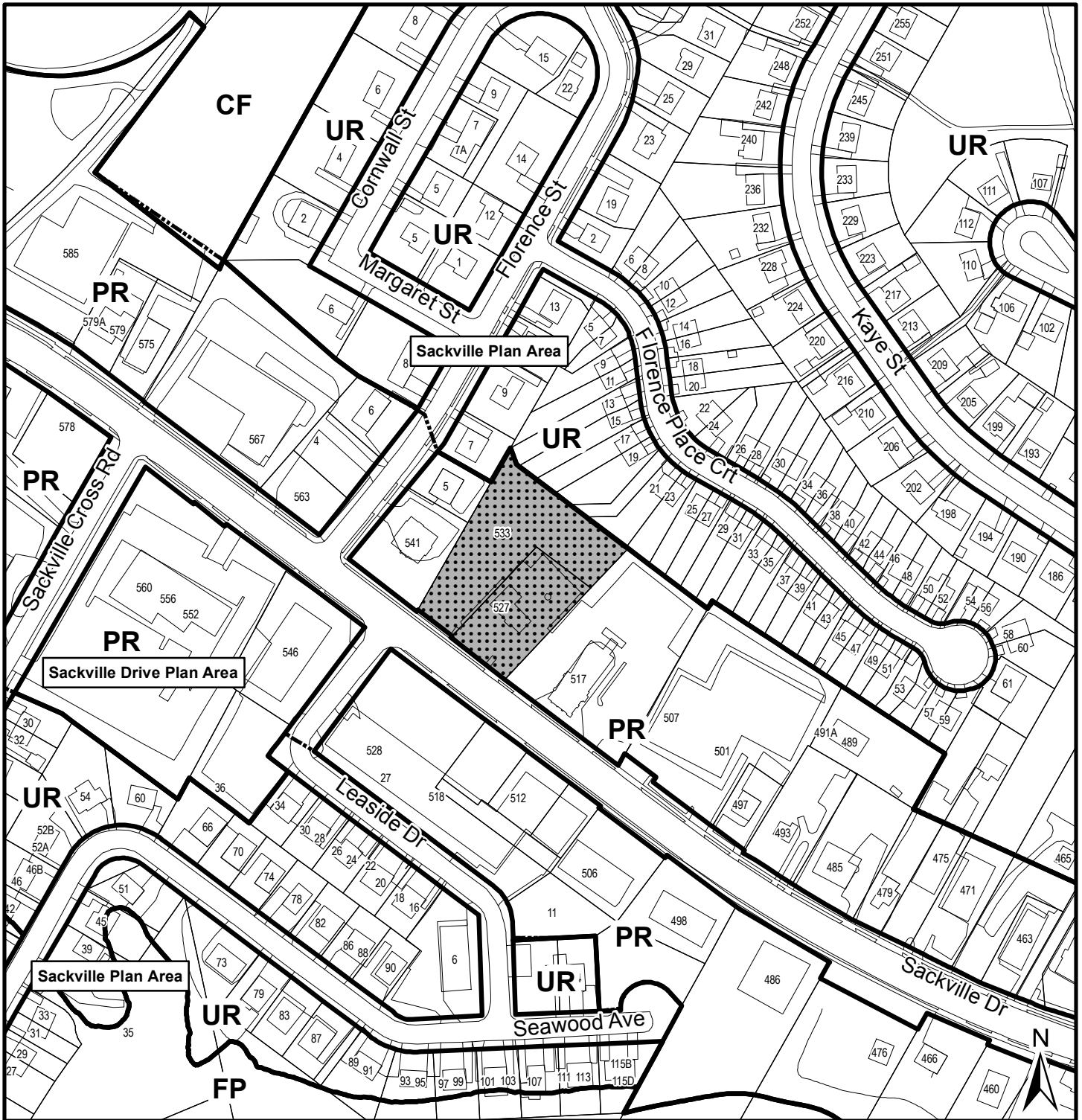
Attachments:

Map 1: Generalized Future Land Use

Map 2: Zoning


Attachment A: Site and Building Plans

Attachment B: Applicable SPS Policies and Excerpts from the Sackville Drive LUB



Map 1 - Generalized Future Land Use

527-533 Sackville Drive
Lower Sackville

 Area of proposed development agreement

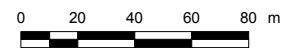
Sackville Drive Designation

PR Pedestrian Retail

Sackville Designations

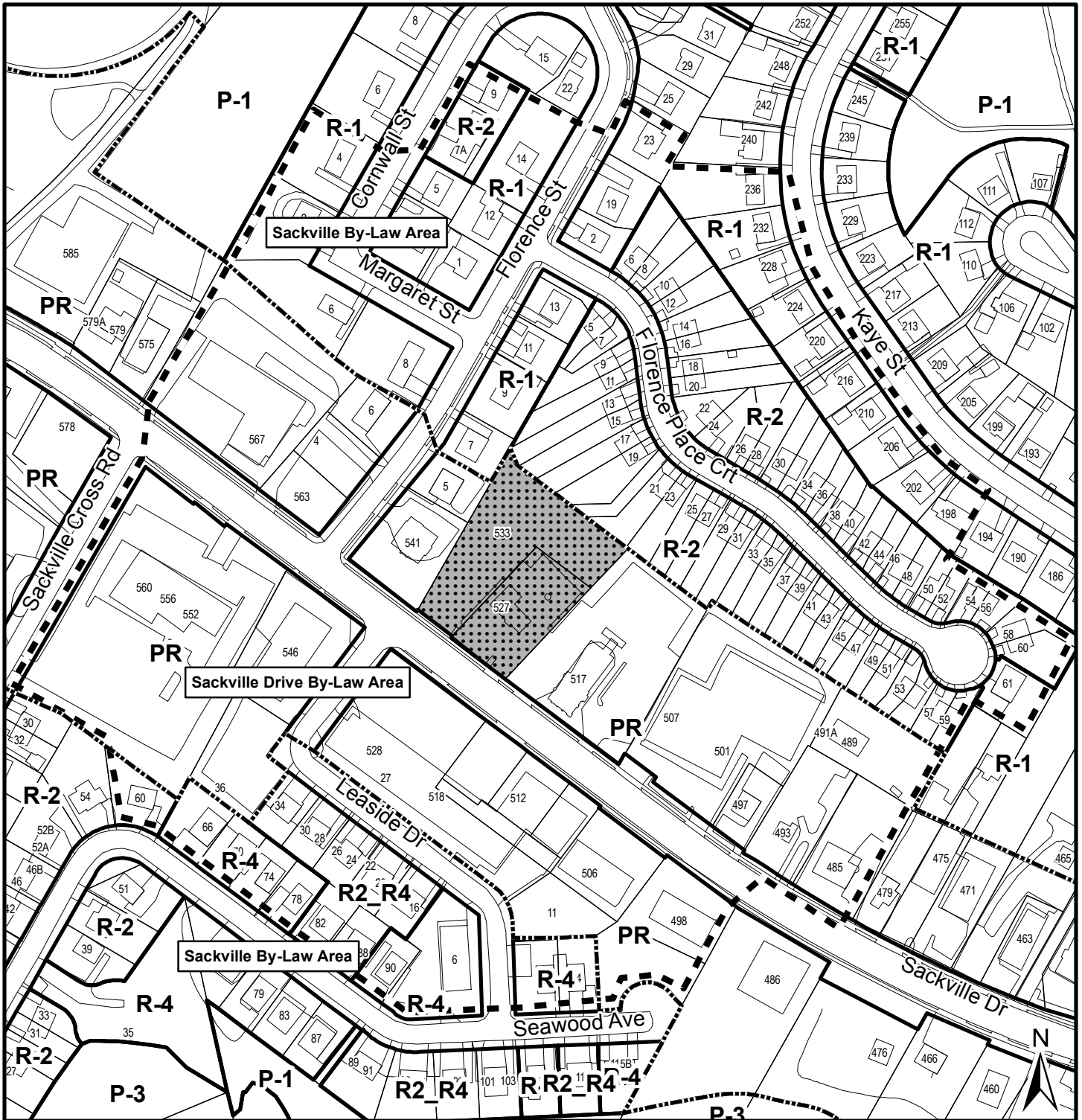
CF Community Facility
UR Urban Residential
FP Floodplain

Sackville Drive
Secondary Plan Area



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

HRM does not guarantee the accuracy of any representation on this plan.



Map 2 - Zoning and Notification

527-533 Sackville Drive
Lower Sackville



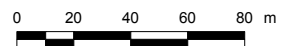
Area of proposed development agreement

Area of notification

Sackville Drive
Land Use By-Law Area

Sackville Drive Zones
PR Pedestrian Retail

Sackville Zones
R-1 Single Unit Dwelling
R-2 Two Unit Dwelling
R-4 Multiple Unit Dwelling
P-1 Open Space
P-3 Floodplain



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

HRM does not guarantee the accuracy of any representation on this plan.

Duffus
Romans
Kundzins
Rounsefell
ARCHITECTS LIMITED
HALIFAX, NOVA SCOTIA

527-533 Sackville Drive, Development Application

8 October, 2013
Reversion No.1/10 February, 2014

Drawings:

| | | | |
|-------|-------------------|-------|---------------------|
| A-000 | Building Location | A-004 | Elevations 1 |
| A-001 | Site Plan | A-005 | Elevations 2 |
| A-002 | Floor Plan | A-006 | Sections A-A & B-B |
| A-003 | Landscape Study | A-007 | Ground Sign Concept |





527-533
Sackville
Drive

Drawing Title
BUILDING
LOCATION
CONCEPT

Date
7 OCTOBER, 2013

Scale
NTS

Drawing
A-000


527-533
Sackville
Drive

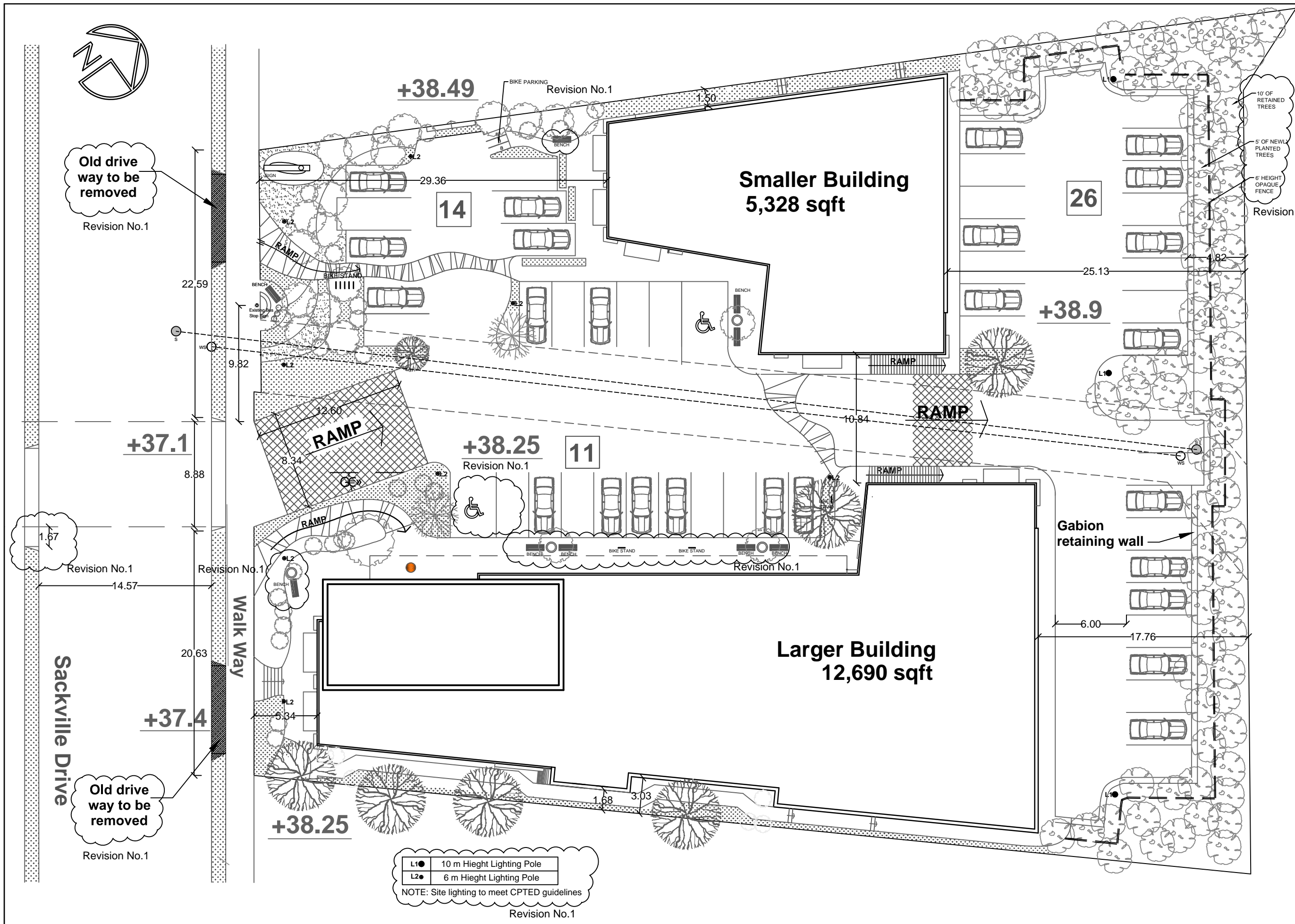
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| No. | DESCRIPTION | DATE |
| 1 | Revised | 10/2/14 |
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| | | |

Drawing Title
SITE PLAN

Date
7 OCTOBER, 2013

Scale
1:300

Drawing
A-001 



L1 ● 10 m Hieght Lighting Pole
 L2 ● 6 m Hieght Lighting Pole
 NOTE: Site lighting to meet CPTED guidelines
 Revision No.1



Duffus
Romans
Kundzins
Rounsefell
ARCHITECTS LIMITED
HALIFAX, NOVA SCOTIA

10' OF RETAINED TREES
5' OF NEWLY PLANTED TREES
6' HEIGHT OPAQUE FENCE

Revision No.1

527-533
Sackville
Drive

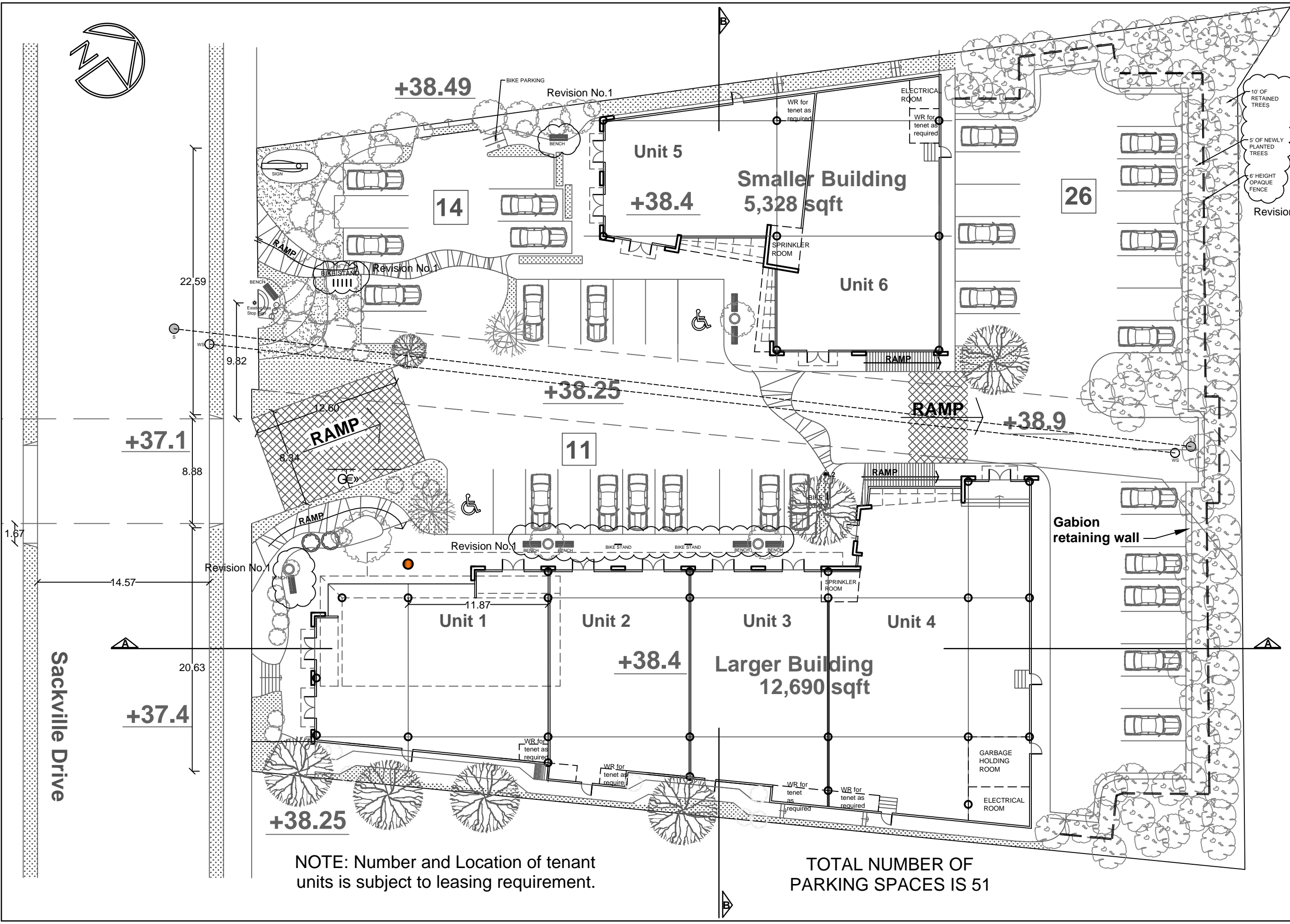
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Drawing Title
FLOOR PLAN

Date
7 OCTOBER, 2013

Scale
1:300

Drawing
A-002



NOTE: Number and Location of tenant units is subject to leasing requirement.

TOTAL NUMBER OF PARKING SPACES IS 51

Sackville Drive

+37.1

+37.4

+38.49

Unit 5
+38.4

Smaller Building
5,328 sqft

26

14

Unit 6

+38.25

11

+38.9

14.57

20.63

Unit 1

Unit 2

Unit 3

Unit 4

+38.4

Larger Building
12,690 sqft

+38.25

Revision No.1

Revision No.1

Revision No.1

Revision No.1

22.59

9.82

8.34

11.87

BIKE PARKING

BENCH

WR for tenet as required

ELECTRICAL ROOM

WR for tenet as required

SPRINKLER ROOM

RAMP

RAMP

RAMP

RAMP

RAMP

Gabion retaining wall

GARBAGE HOLDING ROOM

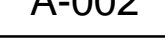
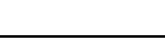
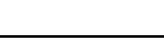
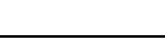
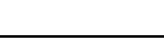
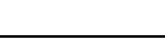
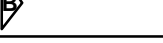
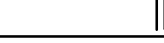
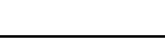
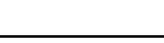
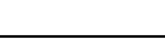
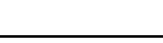
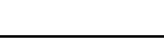
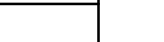
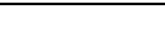
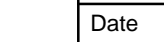
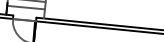
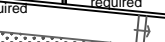
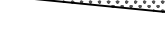
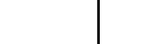
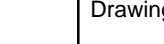
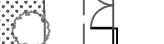
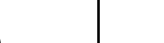
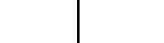
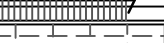
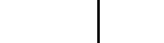
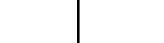
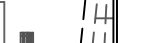
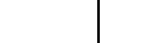
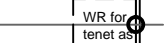
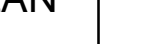
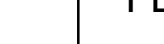
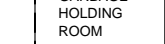
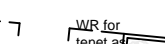
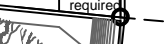
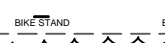
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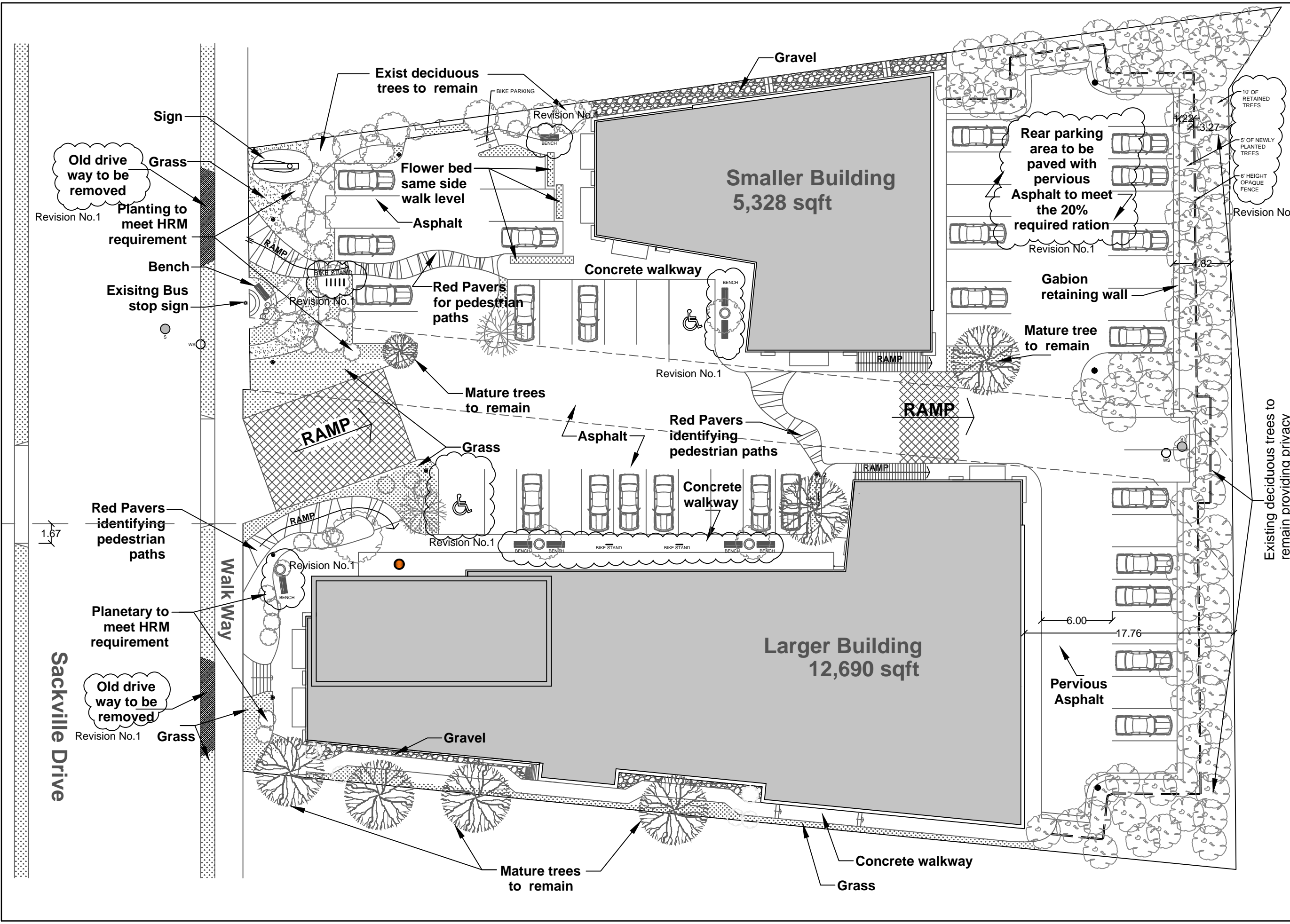
WR for tenet as required

WR for tenet as required

WR for tenet as required

WR for tenet as required





527-533
Sackville
Drive

Existing deciduous trees to remain providing privacy


REVISIONS

| No. | DESCRIPTION | DATE |
|-----|-------------|---------|
| 1 | Revised | 10/2/14 |
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Drawing Title
LANDSCAPE STUDY

Date
7 OCTOBER, 2013

Scale
1:300

Drawing
A-003 

Old drive way to be removed

Revision No.1

Sign

Grass

Planting to meet HRM requirement

Bench

Existing Bus stop sign

Exist deciduous trees to remain

BIKE PARKING

Revision No.1

Flower bed same side walk level

Asphalt

Red Pavers for pedestrian paths

Concrete walkway

Smaller Building
5,328 sqft

Rear parking area to be paved with pervious Asphalt to meet the 20% required ration

10' OF RETAINED TREES

5' OF NEWLY PLANTED TREES

6' HEIGHT OPAQUE FENCE

Revision No.1

Revision No.1

Gabion retaining wall

Mature tree to remain

Mature trees to remain

Revision No.1

Red Pavers identifying pedestrian paths

Asphalt

Concrete walkway

Larger Building
12,690 sqft

Pervious Asphalt

Red Pavers identifying pedestrian paths

Planting to meet HRM requirement

Old drive way to be removed

Revision No.1

Grass

Gravel

Mature trees to remain

Concrete walkway

Grass

Sackville Drive

1:67

Walk Way

RAMP

RAMP

RAMP

RAMP

BIKE STAND

BIKE STAND

BIKE STAND

BIKE STAND

RAMP

RAMP

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RAMP

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6.00

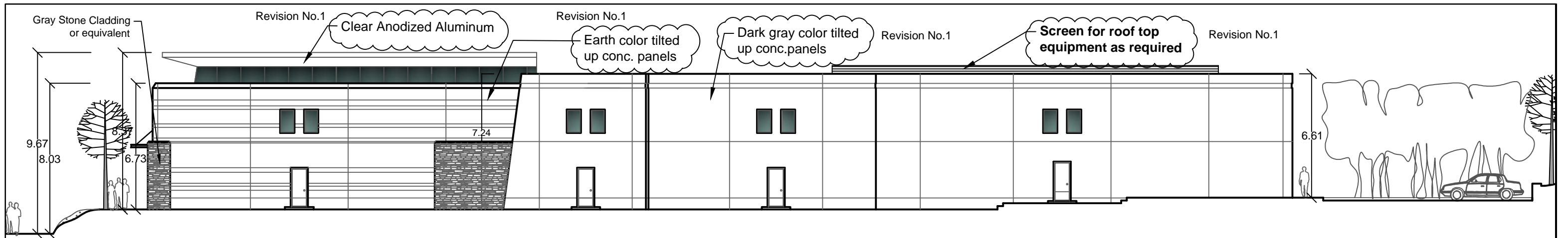
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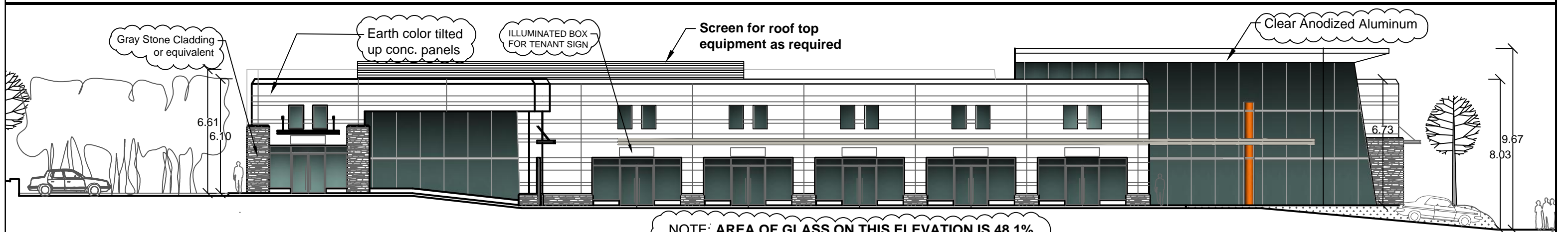
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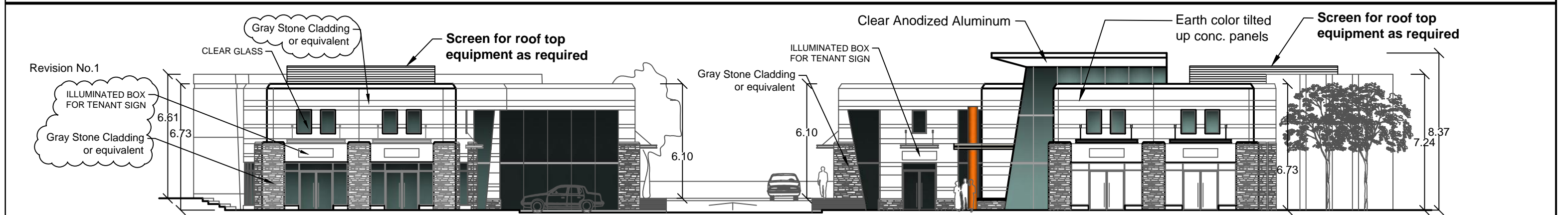
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East Elevation (Larger Building)



West Elevation (Larger building)



South Elevation-Main street view

*Duffus
Romans
Kundzins
Rounsefell*
ARCHITECTS LIMITED
HALIFAX, NOVA SCOTIA

527-533 Sackville Drive

Drawing Title


ELEVATIONS: East Elevation (Larger Building)
West Elevation (Larger Building)
South Elevation (Main Street View)

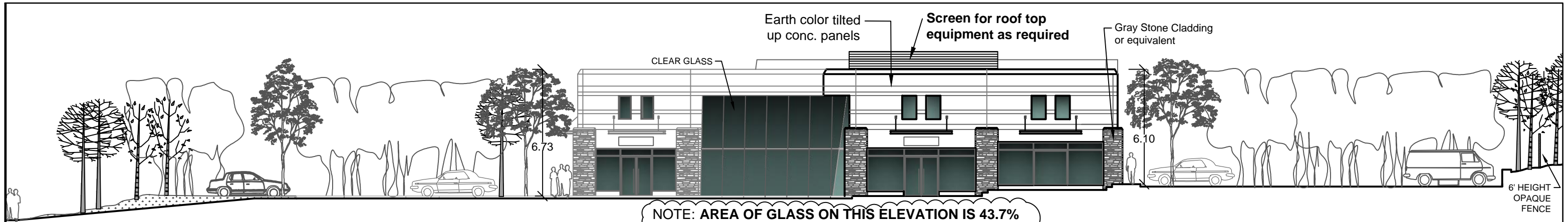
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Date
7 OCTOBER, 2013

Scale
1:200

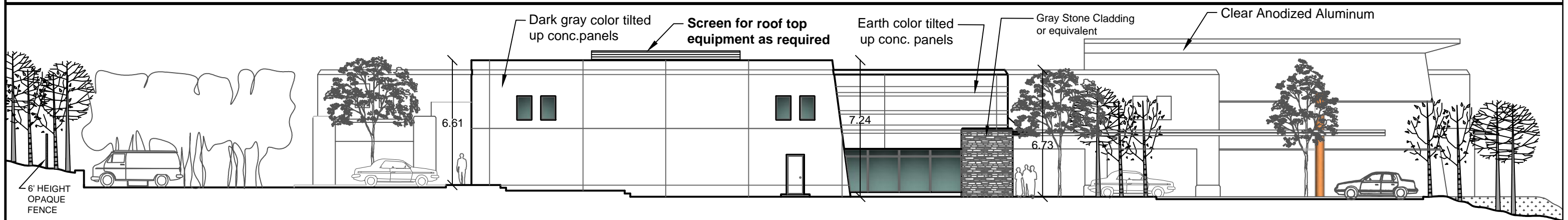
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A-004 



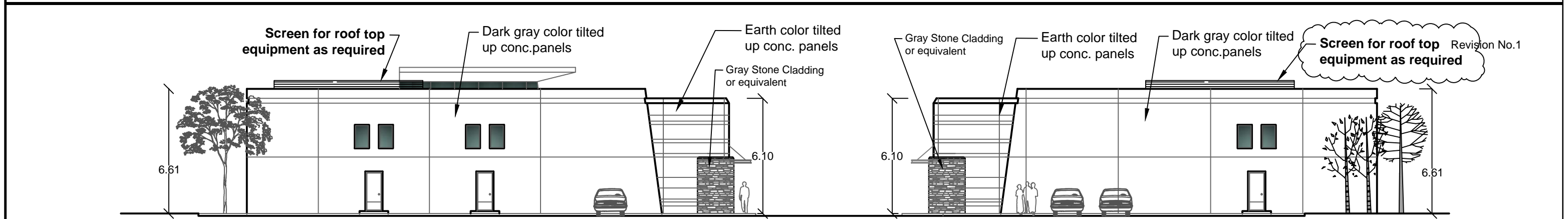
East Elevation (Smaller building)

NOTE: AREA OF GLASS ON THIS ELEVATION IS 43.7%

Revision No.1



West Elevation (Smaller building)



North Elevation (Back side view)

*Duffus
Romans
Kundzins
Rounsefell*
ARCHITECTS LIMITED
HALIFAX, NOVA SCOTIA

527-533 Sackville Drive

Drawing Title

ELEVATIONS: East Elevation (Smaller Elevation)
West Elevation (Smaller Building)
North Elevation (Back Side View)

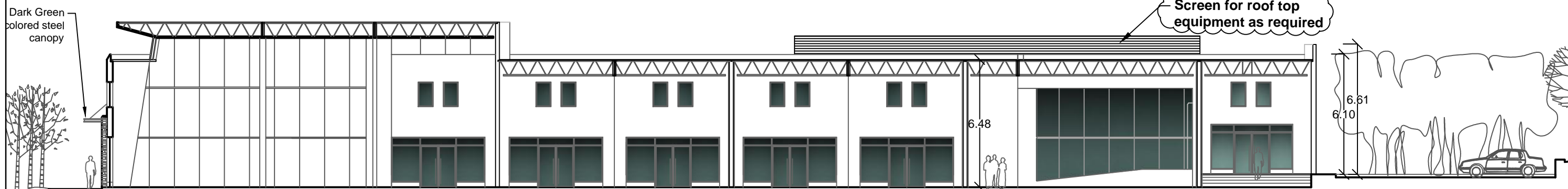
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Date
7 OCTOBER, 2013

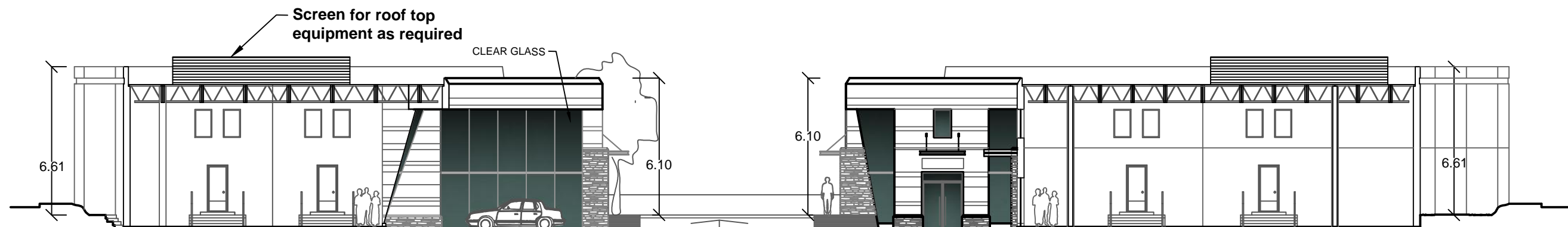
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Drawing
A-005

Revision No.1



Section A-A



Section B-B

*Duffus
Romans
Kundzins
Rounsefell*
ARCHITECTS LIMITED
HALIFAX, NOVA SCOTIA

527-533 Sackville Drive


Drawing Title

**SECTIONS: Section A-A
Section B-B**

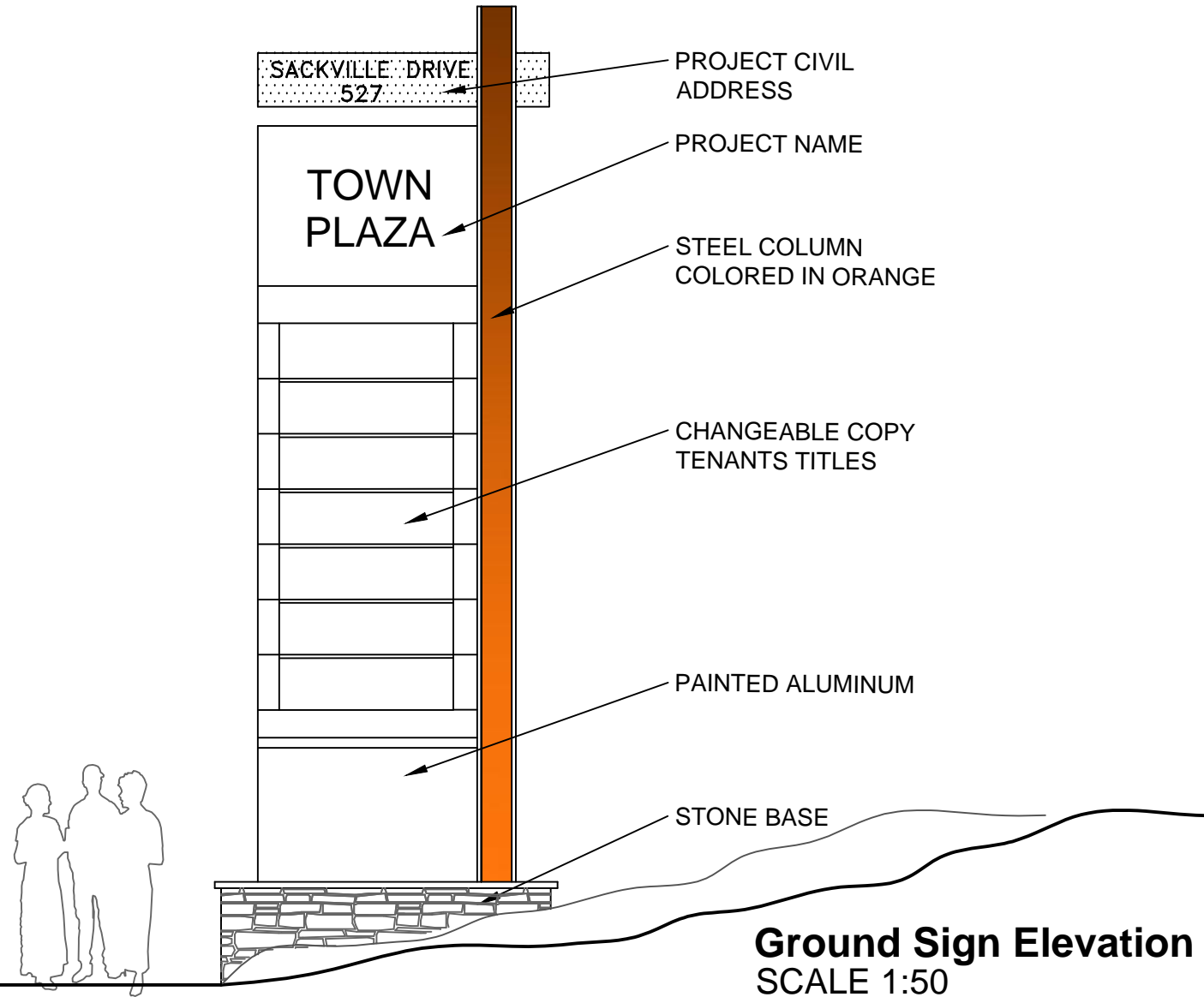
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| 1 | Revised | 10/2/14 |
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| | | |

Date
7 OCTOBER, 2013

Scale
1:200

Drawing
A-006 

527-533
Sackville
Drive



| REVISIONS | | |
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| No. | DESCRIPTION | DATE |
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East Elevation (Smaller building)
NTS

Drawing Title
**GROUND SIGN
CONCEPT
DESIGN**

Date
7 OCTOBER, 2013

Scale

Drawing
A-007



527-533 Sackville Drive
BIRD'S EYE VIEW

7 OCTOBER, 2013



527-533 Sackville Drive

STREET VIEW

7 OCTOBER, 2013

ATTACHMENT B

Applicable SPS Policies and Excerpts from the Sackville Drive LUB

Policy I-4

The following uses shall be considered subject to the entering into a development agreement:

- (a) Within the Downsvew-Beaver Bank Designation
 - 1. All commercial developments containing a building footprint of 10,000 square feet, or less. (Policy DB-3).
 - 2. Acadia Village Centre Uses (Policy AVC-5).
- (b) Within the Pedestrian Retail Designation
 - 1. All commercial developments containing a building footprint of 5,000 square feet, or more. (Policy PR-4).
 - 2. Acadia Village Centre Uses (Policy AVC-5).
 - 3. Deleted (RC-Sep5/06;E-Oct7/06)
- (c) Within the Acadia Village Centre Designation
 - 1. Except for Acadia School, Acadia Hall, and existing single unit dwellings on Acadia Lane, all new commercial, residential, community or institutional developments, or any expansion to an existing commercial buildings and structures, or any major redevelopment of a commercial site, (Policy AVC-3)
- (d) Within the Pinehill - Cobequid Designation
 - 1. All commercial developments containing a building footprint of 15,000 square feet, or greater. (Policy LDT-6).
 - 2. Acadia Village Centre Uses (Policy AVC-5)
- (e) Within all Designations
 - 1. Buildings over 50ft (15.24m) in height (Policy SS-4(a)). (RC-Sep 5/06;E-Oct 7/06)

Policy I-5

In considering a development agreement or rezoning, Council shall have regard to the following matters:

- (a) the proposal furthers the intent of the streetscape guidelines established within the Land Use By-law and Schedule D relating to signage, architecture, landscaping, parking and driveway entrances;
- (b) that the proposal is not premature or inappropriate by reason of:
 - (i) the financial capability of the Municipality to absorb any costs relating to the development;
 - (ii) the adequacy of sewer and water services;
 - (iii) the adequacy or proximity of school, recreation and other community facilities;
 - (iv) the adequacy of road networks leading or next to, or within the development; and
 - (v) the potential for damage to or for destruction of designated historic buildings and sites.
- (c) that controls are placed on the proposed development to reduce conflict with any adjacent or nearby land uses by reason of:
 - (i) type of use;
 - (ii) height, bulk and lot coverage of any proposed building;
 - (iii) traffic generation, access to and egress from the site, and parking;

- (iv) open storage;
- (v) maintenance; and
- (vi) any other relevant matter of planning concern.

Policy PR-4

To foster a comfortable, pedestrian scaled, retail environment within the Pedestrian Retail Designation, new commercial developments exceeding a building footprint of 5,000 square feet, or any proposed expansion to existing commercial developments that currently exceed a footprint of 5,000 square feet, or would result in a building greater than 5,000 square feet, may only be considered by the development agreement provisions contained within the Municipal Government Act. In considering an agreement, Council shall have regard to the following:

- (a) that commercial uses are limited to those permitted within the Pedestrian Retail Zone;
- (b) that no new drive-thru function is proposed;
- (c) that the primary facade(s) of the new buildings facing Sackville Drive does not exceed 40 feet in width;
- (d) that any addition to an existing building would not increase the primary facade(s) facing Sackville Drive beyond 40 feet in width;
- (e) that safe and comfortable pedestrian internal site movement is provided;
- (f) that outdoor pedestrian facilities, such as seating, lighting, water features, orientation signs, and kiosks, are provided;
- (g) that existing significant vegetation stands are retained, where possible; and
- (h) Policy I-5.

Policy SS-4

Within the Land Use By-law provisions shall be established to regulate building architecture in all Zones. The controls shall address building size, lot coverage, facade treatments, roofs, and entryways. The primary intent of the architectural guidelines shall be to:

- (a) establish a common architectural design vernacular for Sackville Drive;
- (b) reinforce a sense of human scale;
- (c) foster individuality and sense of place; and
- (d) improve the overall aesthetics of Sackville Drive.

Sackville Drive Land Use Bylaw

Part 12

Uses Permitted by Development Agreement

2. Notwithstanding the provisions of Section 12 (1), in any PR Zone, no development permit shall be issued for a new commercial buildings or structures with a footprint greater than 5,000 square feet (464.5 m²), or any expansion to a building or structure which currently exceed a footprint of 5,000 square feet (464.5 m²), or any proposed expansion to an existing commercial building or structure which would result in a total building footprint greater than 5,000 square feet (464.5 m²) on any PR zoned lot and shall only be considered by development agreement in accordance with the provisions of the Municipal Government Act.