

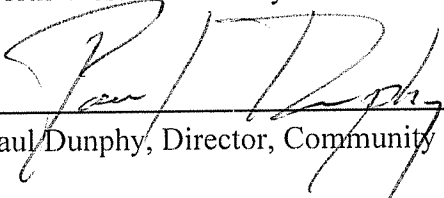


PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

**North West Community Council
January 24, 2008**

TO: North West Community Council

SUBMITTED BY:



Paul Dunphy, Director, Community Development

DATE: December 27, 2007

SUBJECT: Future Community Visioning: Sackville

INFORMATION REPORT

ORIGIN

- September 27, 2007 - North West Community Council request for information on when a Community Visioning program could begin for Sackville.
- December 6, 2007 - Correspondence from Board of Directors, Sackville Drive Business Association, requesting Sackville be one of next areas to receive a visioning process and requesting an indication of when the community of Sackville can expect to participate in the process.

BACKGROUND

On September 27, 2007 an Information Report (Attachment A) was before North West Community Council dealing with a request to amend the Pedestrian Retail Zone as prescribed under the Sackville Drive Secondary Planning Strategy. Based on information received, the Community Council suggested carrying out a comprehensive review of the strategy as part of a future visioning exercise. Staff was asked to report back to Community Council on the process for Community Visioning and when the program could begin in Sackville.

The Manager of Planning Services, Community Development, received a letter dated December 6, 2007, from the Chair of the Sackville Drive Business Association (Attachment B) expressing a desire to participate in a visioning project and requesting an indication of the timing of such program. Sackville/ Lower Sackville are designated as a Suburban District Centre and Suburban Local Centre, respectively, under the Regional Municipal Planning Strategy (Table 3-1). Policy G-11 calls for Community Visioning for numerous areas throughout the municipality, including Centres, as a basis for preparing community design objectives and Secondary Planning Strategies.

DISCUSSION

Recent Visioning - The Development of the Sackville Drive Secondary Planning Strategy

Staff advises Council that the Sackville Drive Secondary Planning Strategy (SDSPS) is one of the most recent secondary plans to be approved within the municipality (2002). The process to prepare this Plan entailed extensive public consultation and 'visioning' with community representatives. The Plan, in part, led to the creation of the Sackville Drive Business Association.

Based on the public consultation/vision for the corridor, the community endorsed, and Council subsequently approved, development regulations which limit by-right buildings to a maximum 5000 sq. ft. footprint. This limitation exists only in the Pedestrian Retail Zone, as means of providing a sense of pedestrian scale along this portion of the corridor. Further, building proposals in excess of this figure are not prohibited, but rather are considered by way of development agreement so that site treatment and building design elements can be addressed in a manner that better implements the community's vision for the area.

Since that time, by-right development has proceeded within the area of Sackville Drive zoned Pedestrian Retail, including the redevelopment of the McDonald's Restaurant, a new Nova Dental office building, redevelopment of the Sackville Animal Hospital and extensive leasehold improvements to the Sackville Bottle Exchange.

Future Visioning

To provide clarity to the September 12, 2007 information report, the Community Visioning process would not include a comprehensive review of land use policy. Rather, a vision statement would be crafted to reflect overall objectives for future community development incorporating a wide range of community interests. An action plan would also be created identifying community priorities to

achieve the vision. For example, an action plan may include an intent to carry out a review of land use policy to implement the vision. The community vision, however, would not prescribe things like specific building sizes, heights or setbacks.

The visioning process would allow the community to determine its own priorities for the future and identify who will be responsible for action. The community vision and action plan would describe common ground for moving toward Regional Plan policy directions. Subsequent to the approval of the vision and action plan, implementation would begin, which could include a policy review/amendment process.

Staff have been actively working with the Regional Plan Advisory Committee (RPAC) in developing criteria and priorities for the phasing of future community visioning across HRM. The RPAC intends to present a multi-year program to Regional Council for its consideration in early 2008. The community of Sackville/Lower Sackville is included in this analysis. The final decision with respect to which centres undergo visioning, and their timing, will depend on staff resources and the direction of Regional Council.

BUDGET IMPLICATIONS

There are no budget implications associated with this report.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ATTACHMENTS

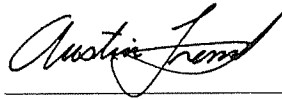
Attachment A: Information Report to North West Community Council dated
September 14, 2007

Attachment B: Correspondence from the Sackville Drive Business Association dated
December 6, 2007

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by : Susan Corser, Senior Planner (490-4468)

Report Approved by:



Austin French, Manager - Planning Services, 490-6717

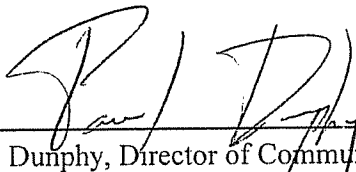


PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

North West Community Council
September 27, 2007

TO: Chair and Members of North West Community Council

SUBMITTED BY:



Paul Dunphy, Director of Community Development

DATE: September 14, 2007

SUBJECT: **Amendment to the Sackville Drive Secondary Planning Strategy and
Land Use By-law- Pedestrian Retail (PR) Zone**

INFORMATION REPORT

ORIGIN

On May 24, 2007 North West Community Council requested staff review a letter from the Sackville Drive Business Association (SDBA) regarding the Pedestrian Retail Zone (Attachment "A") and report back to Community Council.

BACKGROUND

SDBA Request

The Sackville Drive Business Association is concerned that the Pedestrian Retail (PR) Zone requirement for a development agreement (DA) for buildings larger than 5,000 ft² is inhibiting development in the zone. The Association requested that North West Community Council investigate the possibility of amending the as-of right building size.

Policy/Zoning

The PR zone was created under the Pedestrian Retail Designation of the Sackville Drive Secondary Planning Strategy (SPS). The intent of the designation is to create a “pedestrian scaled” retail centre. New buildings and expansions to existing buildings are limited to 5,000 ft² as-of-right to foster small scale development. Buildings over the 5,000 ft² limitation can be considered through the development agreement process in order to give Council the ability to evaluate the impact of new buildings and additions on the surrounding development. Changing the 5,000 ft² limitation would require an amendment to the Sackville Drive SPS.

The PR zone is one of seven commercial zones applied along Sackville Drive. Each zone intends to encourage different types and sizes of commercial development through various zoning provisions. The following table is a summary of the limitations placed on buildings within the applicable commercial zones of the Sackville Drive Land Use By-law:

Zone	Location	Floor Area of Buildings	Discretionary Approval Process
Pedestrian Retail Zone (PR)	along Sackville Drive between Pinehill and Riverside Drives	buildings limited to 5,000 ft ²	buildings over 5,000 ft ² by development agreement
Pinehill/Cobequid Zone (PC)	start of Sackville Drive near intersection with Cobequid Rd	buildings limited to 15,000 ft ² ,	buildings over 15,000 ft ² by development agreement
Acadia Village Centre Zone (VC)	centre of Sackville Drive around Acadia School and ballfields	no limitation on size of buildings	development agreement
Downsview Complex Zones (DC-1, DC-2, DC-3)	Downsview Mall, Sackville Drive and Beaver Bank Rd	no limitation on size of buildings	only by site plan approval
Large Scale Commercial (LS)	junction of Beaver Bank Rd, Sackville Drive and Walker Avenue	new buildings must be a minimum of 10,000 ft ²	buildings less than 10,000ft ² by development agreement

DISCUSSION

The Sackville Drive Secondary Planning Strategy (SPS) was adopted in June of 2002. At the time of adoption, the community of Sackville strongly supported the vision of segmenting Sackville Drive into unique areas with different type and scale of uses. While staff recognize the concerns of the SDBA, circumstances have not changed significantly enough from the original adoption to merit altering the SPS at this time.

Developing a larger building requires going through a planning approval process which ensures that the intent of the SPS is followed. The criteria for evaluating these applications is reasonable and there is no evidence that the process is not functioning as it was intended.

The PR zone is only one component of the overall vision for the Sackville Drive area. Changing this zone and designation could have negative impacts on other areas (ie development activity) and the intent of the overall plan. Therefore, the amendment should be done as part of a comprehensive review. Communities in HRM will undergo an extensive review as part of the Community Visioning program. This process will cover a broad range of issues affecting the community and would be a more suitable venue to review the proposed amendment.

BUDGET IMPLICATIONS

There are no budget implications

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

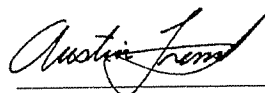
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ATTACHMENTS

Attachment A: Letter from Sackville Drive Business Association

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by : Leticia Smillie, Planner I, Community Development, 869-4747



Report Approved by : Austin French, Manager of Planning Services, 490-6717

PO Box 572
Lower Sackville, NS B4C 3G4
Phone: (902) 252-3099
Fax: (902) 864-3305
Email: admin_sdba@hotmail.com



May 15, 2007

North West Community Council
Municipal Clerk's Office
Halifax Regional Municipality
P.O. Box 1749
Halifax, NS B3J 3A5

Chair and Members of North West Community Council,

At the May 10th, 2007 Sackville Drive Business Association Board meeting, there was a motion passed that staff make a request to have the Business Association added to the May 24th, 2007 North West Community Council agenda in order to give a presentation on concerns they have with the PR (Pedestrian Retail) Zone.

It has been brought to the Board's attention that the current zoning does not allow for efficient and economical development. The PR Zone allows for the construction of a building up to 5000 sq. ft. without a development agreement. Buildings greater than 5000 sq. ft. have to go through a development agreement. With the current costs of construction, it is not economical for developers to construct a building 5000 sq. ft. or less and the length of time a development agreement process takes is unreasonable and unpredictable. Two risks most developers aren't willing to take.

The Board understands the intent of this zone was to create a pedestrian friendly area. They do, however, ask that regulations also balance reasonable development rights. We ask that Council investigate if there is any way for planning staff to remove the clause stating that any building larger than 5000 sq. ft. needs to go through a development agreement process while maintaining the intent of this zone.

We greatly appreciate your assistance on this matter.

Sincerely,

Adam Buckle
Chairperson

PO Box 572
Lower Sackville, NS B4C 3G4
Phone: (902) 252-3099
Fax: (902) 864-3305
Email: admin_sdba@hotmail.com



December 6, 2007

Austin French, Manager
Planning Services

Dear Mr. French,

On behalf of the Sackville Drive Business Association, I would like to request that the community of Sackville be one of the next areas to receive the Visioning Seminar as part of the on-going HRM Regional Planning process.

With a population of approximately 40,000 people, Sackville is one of HRM's larger communities and is growing rapidly.

The Board of Directors feels strongly that the current Sackville Planning Strategy does not adequately meet the needs of the business community and does not reflect the HRM Regional Plan which designates the hub as Sackville as a growth area.

The Board of Directors would greatly appreciate some indication of when the community of Sackville can expect to participate in the process. Thank you for your assistance with this.

Sincerely,

Adam Buckle
Chairperson