

**HALIFAX**

**Case 19060**

Application to amend the Sackville Drive SPS and LUB to enable a development agreement for a mixed use development at 8 Walker Road and Old Sackville Road

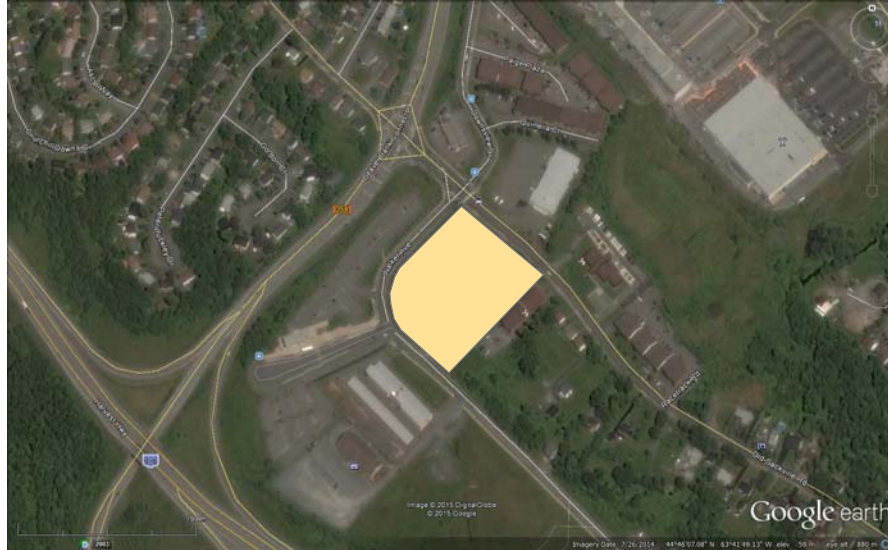
July 21, 2015  
Halifax Regional Council

## Request

- Tri-Arm Holdings request to amend Sackville Drive SPS and LUB.
- Current SPS policies do not allow request by rezoning or DA.
- Site specific SPS amendment to enable the proposal by DA.



## Context

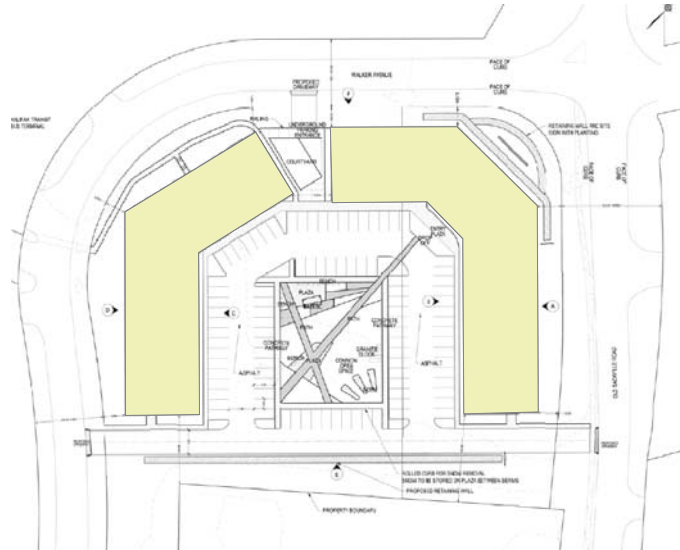


## Proposal

- 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.

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# Proposed Site Plan



# Proposal



WMFARES  
GROUP

8 Walker Avenue

## Subject Lands

Plan Area:

- Sackville Drive SPS

Designation:

- Downsvew-Beaver Bank,
- Urban Settlement (RMPS)

Zone:

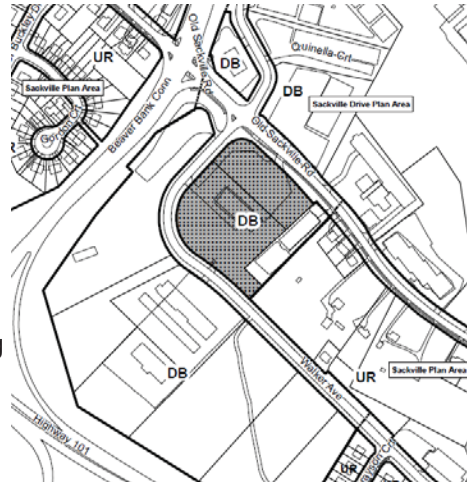
- Large Scale Commercial (LS)

Current Land Use:

- Retail and warehouse building

Land area:

- 1.56 hectares



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## Existing SPS Policy

- Sackville Drive SPS adopted in 2002;
- Halifax Transit Sackville Terminal at Walker Avenue not contemplated at that time;
- “big box’ retail commercial anticipated by SPS;
- encourages higher density residential development in the area of transit facilities;
- High density residential not permitted within current designation.

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## Existing RMPS Policy

- RMPS identifies lands as being an Urban District Growth Centre within the Urban Settlement designation;
- Land use characteristics of Urban District Growth Centre not necessarily supported by 12 year old plan policies;
- Proposal aligns with the mixed use development principles as envisioned for the Sackville Urban District Growth Centre.

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## Proposed Policy Amendment

- allows multiple unit in keeping with the Urban Settlement Designation under the RMPS for diverse, vibrant and liveable urban environment;
- Sackville identified as Urban District Growth Centre under RMPS where land use envisioned as mix of low, medium and high density residential, commercial, institutional and recreation uses with connecting point for transit routes to other Centres and the Regional Centre;
- the development of the Halifax Transit Sackville Terminal at 7 Walker Avenue seems appropriate to location of multiple unit building as supported by plan policies (transit).

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## Proposed Policy Amendment

Policy DB-2 (a) Evaluative factors for Council's consideration of site specific residential development:

- orientation of building;
- provision of retail commercial/personal service use;
- compatibility of building to surrounding built form;
- encouragement pedestrian activity;
- landscape architecture addresses pedestrian circulation and comfort;
- traffic access to/from site minimizes adverse impacts;
- lighting provides for security, safety, and visual appeal; and
- the provisions of Policy I-5.

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## 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 may be accessed from the courtyard level;
- Building B begins at the other side of the courtyard at Walker Avenue;
- The proposed development agreement requires that the same façade treatment be applied on all sides of the buildings so that the same quality materials and colours are ensured.

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## Proposed DA

### Standard development agreement requires:

- 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.

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## Proposed DA



## Proposed DA

### Non-substantive amendments pertaining to:

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

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## Recommendation

It is recommended that Halifax Regional Council approve the proposed amendments to the Sackville Drive Secondary Planning Strategy and Land Use By-law as contained in the April 23, 2015 staff report.

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