



**HALIFAX**

**Case 19056**  
**Walker Service Road**

MPS/LUB amendments & Development Agreement

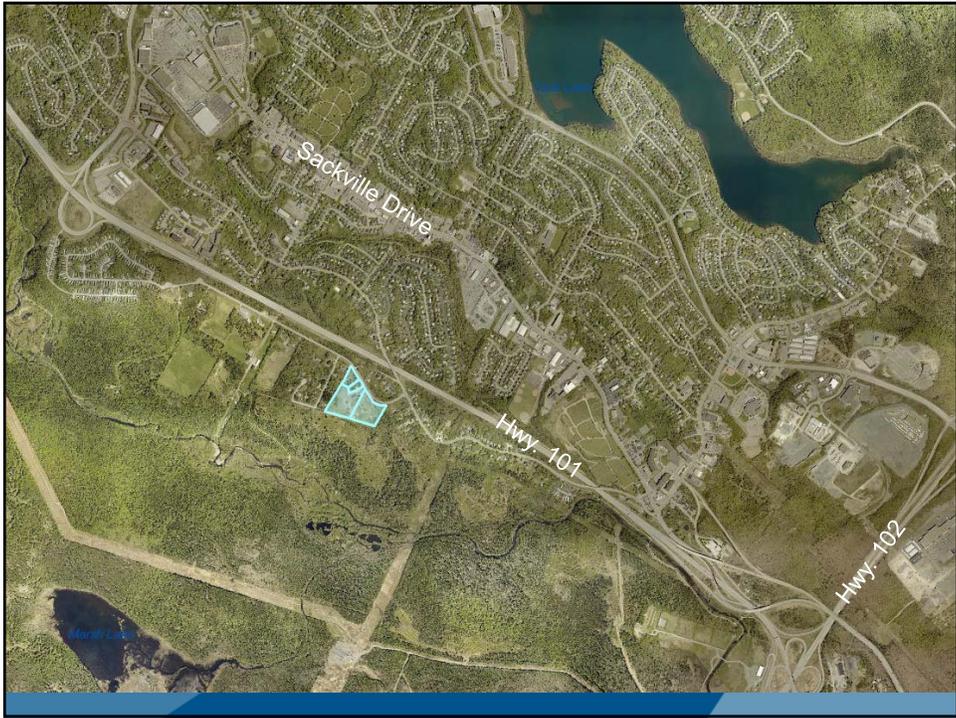
Joint Public Hearing  
April 26, 2016

## **Proposal**

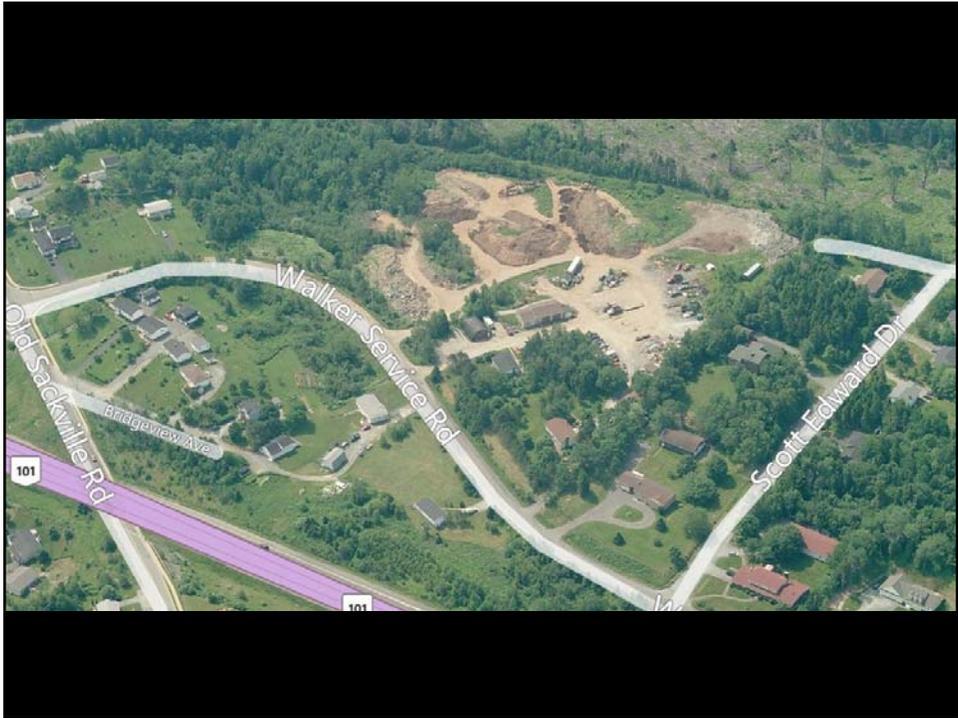
- To amend the Sackville MPS/LUB to allow mixed residential development at 26/34 Walker Service Road
- Enter into a development agreement to allow the development of 34 townhouse units and a 4 storey, 52 unit multiple unit dwelling

## **Applicant**

- W.M. Fares Group Ltd. on behalf of Cascade Property Group







## **Background**

- RR (Rural Residential Designation)
- Subject site is largely located with the Urban Service Area boundary
- Townhouses and Multiple unit dwellings permitted by two separate processes within serviced areas
- No ability under the MPS to allow comprehensively planned development

## **Proposed MPS/LUB Amendments**

- Allow CDD (Comprehensive Development District) within serviced areas of the RR Designation
- Apply the CDD Zone to the subject site



## Proposed Development Agreement

- Maximum of 34 town house units, and a 4 storey, 52 unit multiple unit dwelling, existing single unit dwelling
- Large setbacks
- Parkland
- Retention of natural vegetation as a buffer
- Landscaping surround multiple unit dwelling

## Review

- CDD policy criteria
- Density consistent with urban areas of Sackville
- Land use compatibility
- Design responds to PAC recommendations

## **Recommendation**

That Halifax Regional Council adopt the amendments to the Sackville Municipal Planning Strategy (MPS) and Land Use By-law (LUB), as contained in Attachments A and B of the staff report dated February 23, 2016, to permit the proposed comprehensive planning development at 26 and 34 Walker Service Road, Lower Sackville.

### **Joint Public Hearing**

- Municipal Planning Strategy and Land Use By-law Amendment Decision of Regional Council
- Development Agreement Decision of North West Community Council