

**HALIFAX**

**Case 20224 – Public Hearing  
MPS / LUB Amendments  
900 and 902 Sackville Drive**

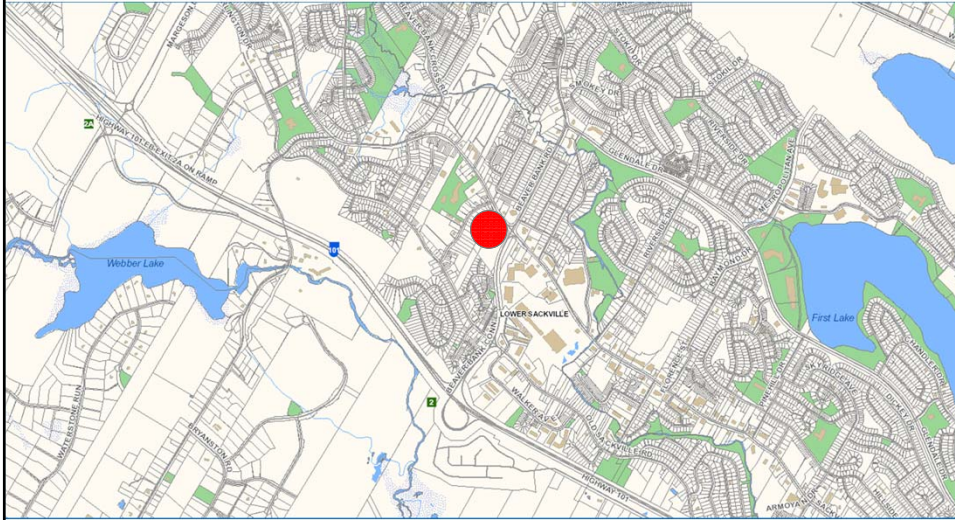
Halifax Regional Council  
November 8, 2016

**Presentation Overview**

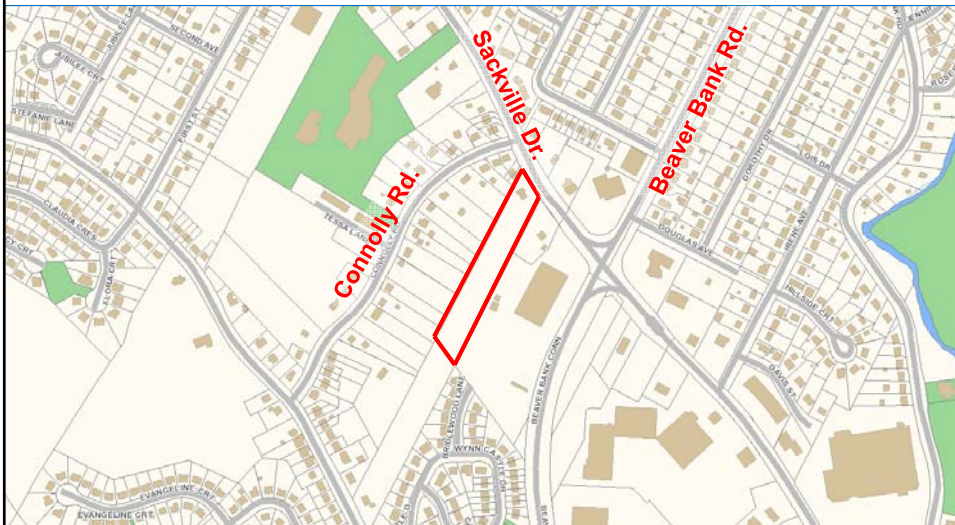
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1. Location and Planning Context
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## Location and Planning Context



## Location and Planning Context



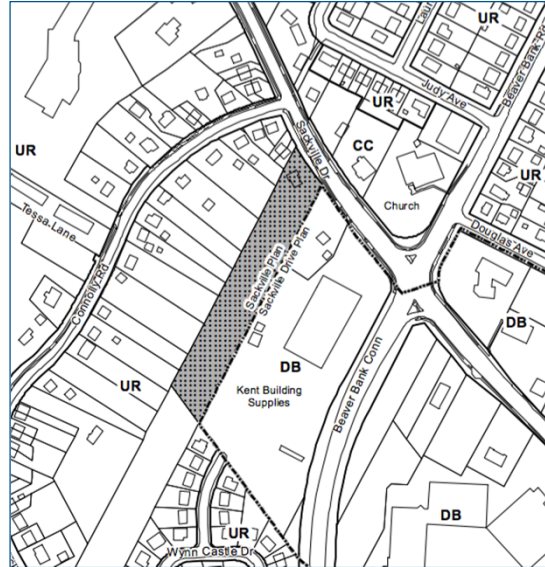
## Location and Planning Context



## Location and Planning Context



## Location and Planning Context



## Proposal

### Applicant

- WSP Canada Inc., on behalf of J.D. Irving Ltd.

### Proposal:

- Bring subject property into Sackville Drive Secondary Plan Area;
  - Re-designate and re-zone:
    - Urban Residential Designation → Downsview-Beaver Bank Designation;
    - R-2 (Two Unit Dwelling) → LS (Large Scale Commercial) Zone;



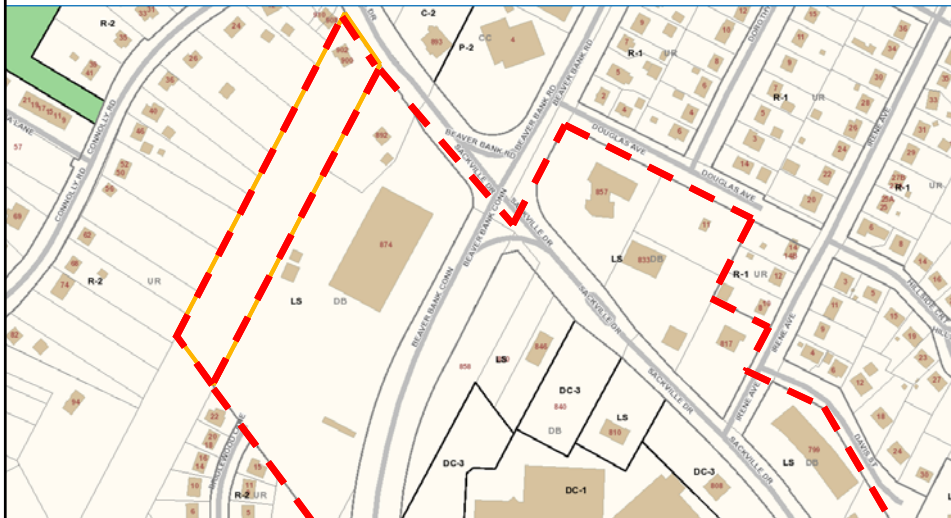
# Proposal

MPS amendments would allow for expansion of existing commercial use on subject property

Proposed expansion includes additional parking and a new primary driveway access/exit.



# Proposed Amendments and Rationale



## Proposed Amendments and Rationale

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- Vehicular Access and Circulation;
- The size of the site can accommodate expansion of existing commercial development and achieve appropriate setbacks and buffering
- Reasonably consistent with the character of the area

The proposed MPS and LUB amendments are consistent with the intent of the Sackville MPS and Sackville Drive SPS

## Approval Process

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Regional Council is to consider proposed amendments to the Sackville Municipal Planning Strategy, Sackville Drive Secondary Planning Strategy and associated Land Use By-laws.

- If approved:
  - the applicant may proceed with the proposed expansion of 874 Sackville Drive, however prior to development, the existing development agreement for 874 Sackville Drive will need to be discharged or substantially amended; and
  - Substantial amendments to or discharge of the development agreement will require approval by Community Council.

## Recommendation

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That Regional Council:

1. Approve the proposed amendments as set out in Attachments A, B, C and D of the staff report dated August 26, 2016.