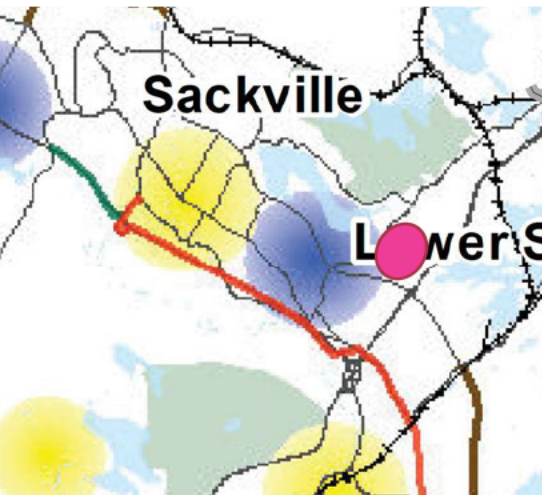


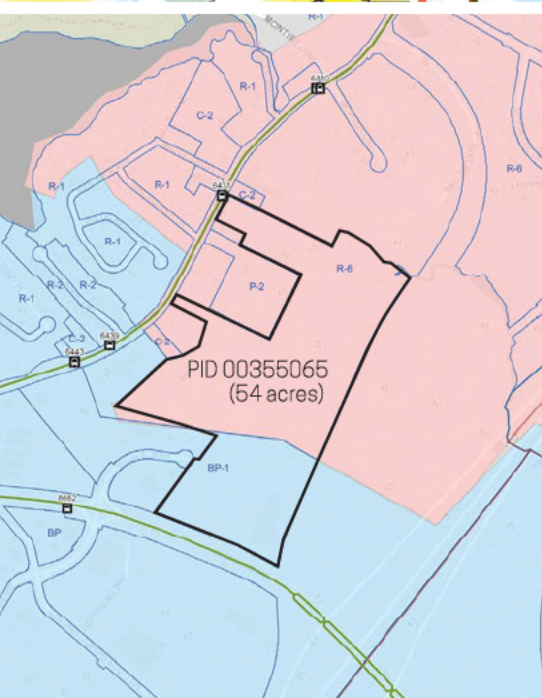
StoneRidge Fellowship Baptist Church Lands - Regional Plan Amendment and Rezoning Request

Dear Kate,

Issued
July 27, 2022



The StoneRidge Fellowship Baptist Church is located at 85 Temple Terrace (PID 00355065) on 54 acres of land in the rapidly expanding area of eastern Sackville along exit 4C of the 102 Bi-Hi. The property sits on the eastern fringe of the “Urban Local Growth Centre” as designated in the 2014 Regional Plan. The southern portion of the land is located in the urban service area (blue on the plan below), and the northern section is in the water service boundary (shown pink below). The owners, though not in the business of residential land development, would like to see the undeveloped lands be used for a medium density residential development on the remaining undeveloped lands (about 42 acres), consisting of singles, semis, townhomes and apartment buildings. To accomplish this, the urban service boundary would need to be expanded to encompass the remainder of the parcel and the site would need to be rezoned for higher density.



Expanding the Urban Service Boundary

The first part of our request is to extend the urban service boundary across the entire property. The undeveloped portion of the property is currently designated **Rural Commuter** in the regional plan. Assuming the same regional classifications in the impending Regional Plan update, this parcel would need to be redesignated as **Urban Settlement** like the current church property.

The Highway 107 Sackville-Bedford-Burnside Connector (Highway 107 Extension) is planned for completion sometime in late 2023, and once complete, it will connect Glendale Avenue to Burnside, alleviating much of the morning traffic congestion (40,000 vpd) along Highway 7 at Magazine Hill. Fathom is also currently involved with redesignating some of the industrial zoned land in the Bedford Common as a major new residential growth centre about 1.25km south of this site. This new highway will bring the opportunity for improved transit and active transportation solutions linking Sackville to Burnside. The Integrated Mobility Plan has identified this new corridor for multi-use pathway priority and the Glendale Avenue area for a **Greenway Network Vision** linking the pathways around many of Sackville’s lake systems. This new highway will divert significant traffic from Sackville to Burnside towards this new 9km highway. This is well within the cycle commuting distance for residents living at this property and travelling to work or shop in

Burnside.

From a transit perspective, this site is a comfortable 1.4km walk from the Cobequid Transit Terminal with 6 bus routes (8, 82, 84, 87, 88, 89) connecting Sackville to other parts of HRM. Three of the 6 routes go directly past this site regularly (routes 82,84 and 88). The site is only a few hundred metres away from existing bus stops along the Cobequid Road. The integrated mobility plan has also identified a potential future commuter rail route only 1km to the south east of this site.

The property has 3 potential road connections; two along Cobequid Road and one along Temple Terrace. These connections will allow for new road or open space connections within the new development. We anticipate this development could include walkable details of an urban street complete with sidewalks, parkland, trail connections and a public urban forest along the public corridors.

The new highway connection, the existing transit connectivity and the future active transportation linkages will soon make this site ideal for medium density housing to service the growing HRM region. We would respectfully request consideration for an urban service boundary extension for this property and that the property be designated Urban Residential Designation to permit rezoning to CDD.

Rezoning Request

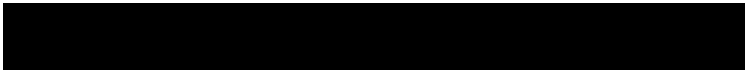
The church property will maintain its BP-1 zoning. The remaining undeveloped portion of the site is zoned as R-6 (RURAL RESIDENTIAL SINGLE UNIT DWELLING). Following the Regional Plan amendment requested above, we would like to rezone the property to CDD to allow a more comprehensive development plan on the remaining 42 acre parcel. Policies UR-9 to UR-11 of the Sackville MPS address the requirements for Comprehensive Development Districts. The most pressing need for this project is that the “development is within the Urban Residential Designation” to be considered. This type of zoning will eventually permit a mix of housing types by development agreement.

On behalf of StoneRidge Fellowship Baptist Church, we look forward to discussing any additional details you might need in support of this request. Please give me a call at your convenience.

Sincerely,

ORIGINAL SIGNED

Rob LeBlanc, Director of Planning



STONERIDGE CHURCH

DEVELOPMENT PLAN

Scale = 1: 2500

0 50 100m

September 2022



fathom



TYPE	UNITS PER FLOOR	STORIES	UNITS
SINGLE FAMILY			12
TOWN-HOMES			94
MULTI UNIT A	14	4	56
MULTI UNIT B	8	4	32
MULTI UNIT C	12	4	48
MULTI UNIT D	8	4	32
MULTI UNIT E	12	3	36
MULTI UNIT F	10	4	40
MULTI UNIT G	10	4	40
MULTI UNIT H	10	4	40
MULTI UNIT I	10	4	40
MULTI UNIT J	18	6	108
MULTI UNIT K	18	6	108
MULTI UNIT L	18	6	108
TOTAL			794