

2026-00330 (C809)

October 27, 2023

Re: Suburban Plan - Informal Request re 35 Gillis Lane / 474 Cobequid Road

Dear Dave, Telina, Leah, Kate, and Shilo,

On behalf of Stanley Gordon and Vera Gillis (Developer) and Lynn Woolliscroft Gillis and Andrew Jennings-Lindsay (Applicant) we are submitting our informal request with respect to the future land use bylaws that will be considered for the Suburban Plan, specifically Lower Sackville. Please note, this redevelopment is in its infancy stage.

The intention of this informal request is two part:

- To consider the Service Boundary extension of wastewater along Cobequid Road from Glendale to Sucker Brook
- To allow for mixed use development on C2 zoned property

The subject property is 35 Gillis Lane (PID 40094443) and 474 Cobequid Road (PID 40094450), current zoning is C-2 community commercial. The property currently houses a 5 bay garage, an office, and a storage yard for vehicles, construction equipment, and other materials. The use dates back to the 1950's and has changed over time. We are looking for the future land use to allow mixed use of Community Commercial and Residential units. This aligns with the goal of "complete communities", as stated in the regional plan, for people to be able to live, work, shop, learn and play within the community.

As a guideline, using nearby mixed use developments and proposals on First Lake and Cobequid, we are looking to increase the density of the subject property to roughly 96 people per acre. This will allow for the highest and best use of the land and help combat the current housing crisis. The combined land mass, just over 5.34 acres, could allow for a conservative 512 units between 1, 2, and 3 bedroom apartments, at a density of 96 people per acre. The zoning change would provide needed commercial space to assist with the population growth and the creation of complete communities as outlined in the guiding principles of the suburban plan review.

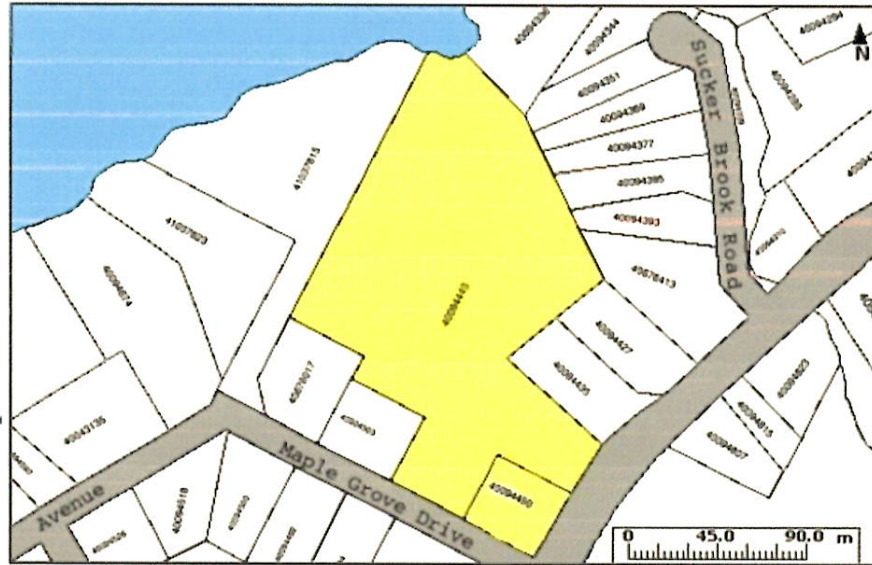


Figure 1: The Land assembly

Property Background

The subject property is located at 35 Gillis Lane (PID 40094443) and 474 Cobequid Road (40094450) as shown in Figure 1. The large land parcel is 4.99 Acres and the smaller parcel is 15,600 sq feet. The subject property is located off the major connector, Cobequid Road by MAP 3 Transportation, with additional road frontage on the public road, Maple Grove Drive, and private lane, Gillis Lane. 35 Gillis Lane has 96.49 feet of road frontage on Cobequid Road and 125 feet of road frontage on Maple Grove Drive. 474 Cobequid Road has 120 feet of road frontage on Cobequid Road and 140 feet of road frontage on Maple Grove Drive. This is a combined total of 216 feet of road frontage on Cobequid Road and 265 feet road frontage on Maple Grove Drive. It currently has a 5 bay garage, office, and a storage yard for vehicles, construction equipment, and materials.

Cobequid Road is a major connector, connecting Waverley and Windsor Junction to Lower Sackville. With existing highways 102, 101, and with highway 107 nearing completion, there will be easy access to all surrounding areas. The 82 and 182 bus routes are 100m and 120m away from the subject property, allowing easy access to public transit and amenities not located on the subject property. The Cobequid Community Health Center is 1.7 km away, providing easy access to health care.

The surrounding area has a variety of different zoning and uses including R1, R6, P1, and P2. The area is supported by various businesses from pet stores to heating, to fitness centers, and the Beacon House food bank. The subject property is located 1.3 km away from the newly announced tiny home community, being built in Lower Sackville for affordable housing.

Green Spaces nearby and within walking distance are the First and Second Lake trail systems. Other nearby Green Spaces include the Eddie LeBlanc Memorial Ball Park, Sackville Lake Provincial Park, Chandler Drive Community Park, and the Stone Mount Drive Park. The subject property has a variety of different education options for PP to grade 12 as outlined in the table below.

Table 1: Education school

	Halifax Regional School Board	Early French Immersion	Late French Immersion
PP-5	Caudle Park Elementary School	Cavalier Drive School	
6-8	A.J. Smeltzer Junior High School	Leslie Thomas Junior High School	Leslie Thomas Junior High School
9-12	Sackville High School	Sackville High School	Sackville High School

This aligns with previous planning ideas of widening Cobequid Road from Glendale to First Lake Drive, with an extension of existing sewer services east along the Cobequid Road to the intersections of Cobequid Road and Sucker Brook. This would allow for the addition of more residential units in the current housing crisis, as well as access for existing residents along the extension to municipal sewer and the elimination of septic systems, which have historically caused issues.

The current Municipal Planning Strategy identifies the subject property and its current use as non-conforming to the Urban Residential Designation and states that it is not the intent of the planning strategy to encourage the current use. Currently, with the existing urban residential designation, proposals for the subject property can include new commercial use beyond the maximum floor area permitted by current zoning. Allowing mixed use development on C2 zoned property in this area would be in accordance with the Municipal Planning Strategy and would encourage needed residential development.

Sincerely,



S. Gordon Gillis

Primary point of contact for Questions, Concerns or communication:
Andrew Jennings-Lindsay