

KNOX UNITED CHURCH

SITE PLAN ANALYSIS

PLAN 4002:
Urban Design Studio

Molly Smith



A photograph of a church interior, viewed from the back of the sanctuary looking towards the front. The church has a high, vaulted ceiling with exposed wooden beams. In the center, there is a large, multi-tiered organ with many pipes. Below the organ is a wooden altar. To the right of the altar, a large wooden cross is mounted on the wall. Further right, there are two arched windows with colorful stained glass. The sanctuary is filled with rows of wooden pews. A red diagonal line and a dotted white line are overlaid on the image. A light blue triangle is on the left side, containing the text.

PART ONE:
*HISTORICAL
CONTEXT*

1.1: PURPOSE OF THE ANALYSIS

- There is a declining church population in Canada.
- Donations to Knox United Church are also declining.
- Over the next ten years, approximately 9000 churches will close due to shrinking congregations and high maintenance costs (Allen, 2019)
- People from Knox United Church worry that the church will be decommissioned in the foreseeable future.
- Knox United Church is open to a joint partnership to lease a section of land to a corporation if needed.



Figure 1: Knox United Church Hall and Sanctuary.
Photo from Molly Smith.

1.2: HISTORY AND CURRENT USE

- Knox United Church was originally built in 1895.
- The newest section of the church was built in the late 1980s - early 1990s.
- The hall features a gymnasium, fully equipped kitchen, meeting spaces, and a nursery school.
- Spaces in the basement of the sanctuary are rented out to a cafe and a dance studio.



Figure 2: Original Knox United Church building
Photo from Knox United Church: the First 100 Years

1.3: THE SITE



- Knox United Church is located at 567 Sackville Drive, Lower Sackville.
- The site is located on the corner of Sackville Drive and Florence Street.
- The site consists of two lots, with one lot dedicated to parking.
- The property has plenty of parking. However, the condition of the western parking lot is in poor condition.
- There are a lot of parking stalls dedicated for handicap parking, specifically for Sunday service.

Figure 3: Air photo of Knox United Church. Property lines are approximate.

Air photo from Google Maps

1.3 THE SITE



Figure 4: Knox United Church Sanctuary.
Photo taken by Molly Smith



Figure 5: Knox United Church Hall.
Photo taken by Molly Smith

1.4: THE NEIGHBOURHOOD



-  Knox Church
-  Building Footprints
-  Streets
- 1 - RCMP
- 2 - Sycamore Lane Elementary School
- 3 - Sackville High School
- 4 - Sackville Sports Stadium

Figure 6: Neighbourhood Map
Map by Molly Smith, data from Halifax Open Data

1.5: HERITAGE PROPERTIES

3 Registered Heritage Properties in the Lower Sackville area:

- 8 Church Road: St. John's Anglican Church (1829)
- 1320 Old Sackville Road: Olands Farm (1870)

(Halifax Regional Municipality, Heritage Properties, n.d.)



Figure 7: John's Anglican Church.
Photo by St. John the Evangelist Anglican Church

Figure 8: Olands Farm
Photo by HRM Heritage Advisory Committee

1.5 HERITAGE PROPERTIES

- 33 Sackville Drive: Fultz House (1863)

(Halifax Regional Municipality,
Heritage Properties, n.d.)



Figure 9: Fultz House
Photo by Canada's Historic Places



PART TWO:
*LAND USE
PLANNING*

2.1: PLAN AREA

The site is situated in the Sackville Drive Plan Area and is located North of the Bedford Basin. The Sackville Plan Area surrounds the Sackville Drive boundary.

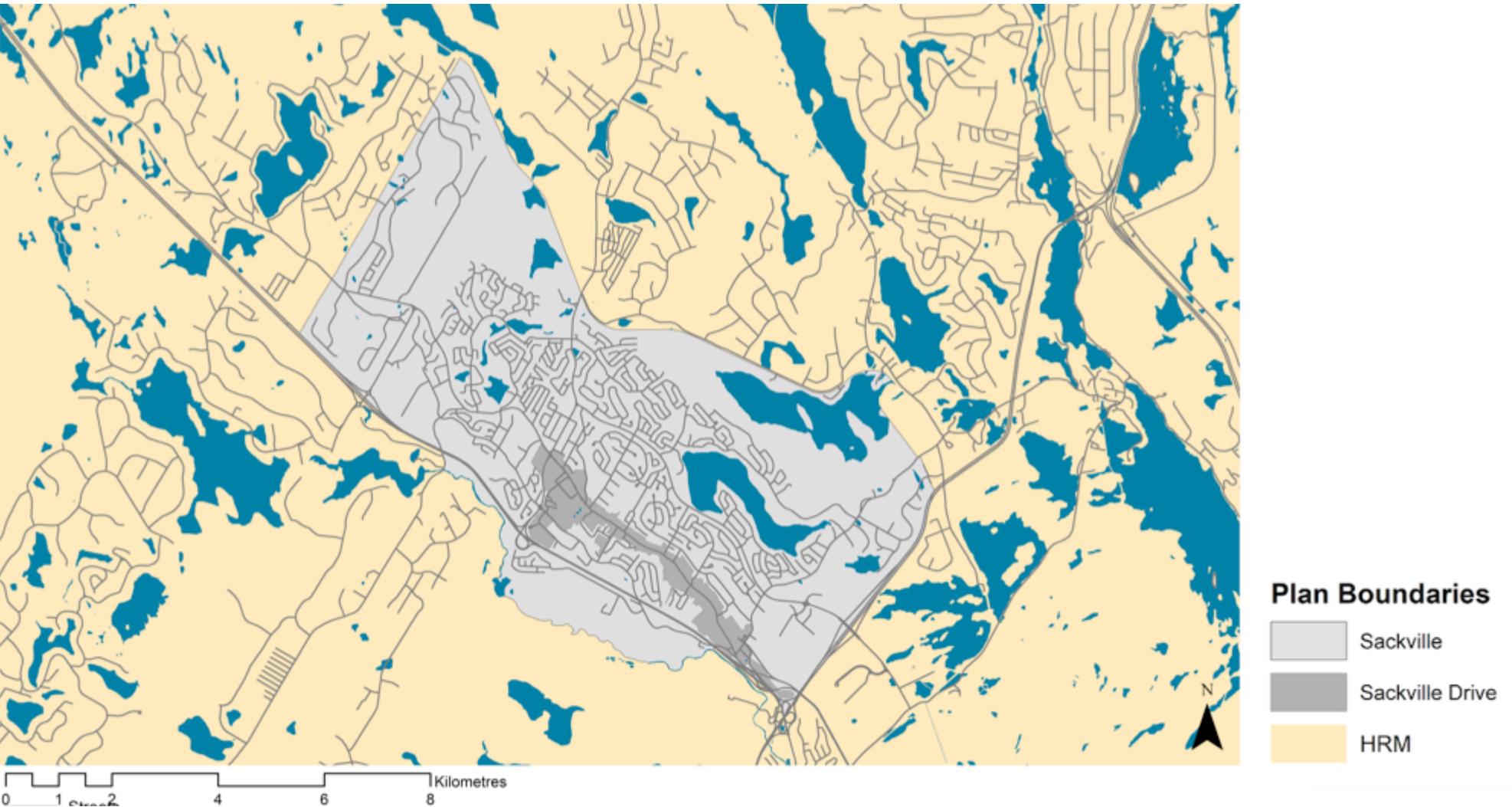


Figure 10: Plan Area Boundaries
Map by Molly Smith, data from Halifax Open Data

2.2: SUBDIVISION BY-LAW

- In order to subdivide the property, the owner/operator would need to abide by the regulations in the HRM Regional Subdivision By-law.
- The property is eligible to be subdivided; however, depending on the size and location of the lot to be subdivided and the potential intensity, the subdivision may be approved or rejected by the HRM Planning and Development Department.

(Halifax Regional Municipality, Subdivision By-law, 2014)

2.3: ZONING

Zoning of a one kilometre radius around the site.

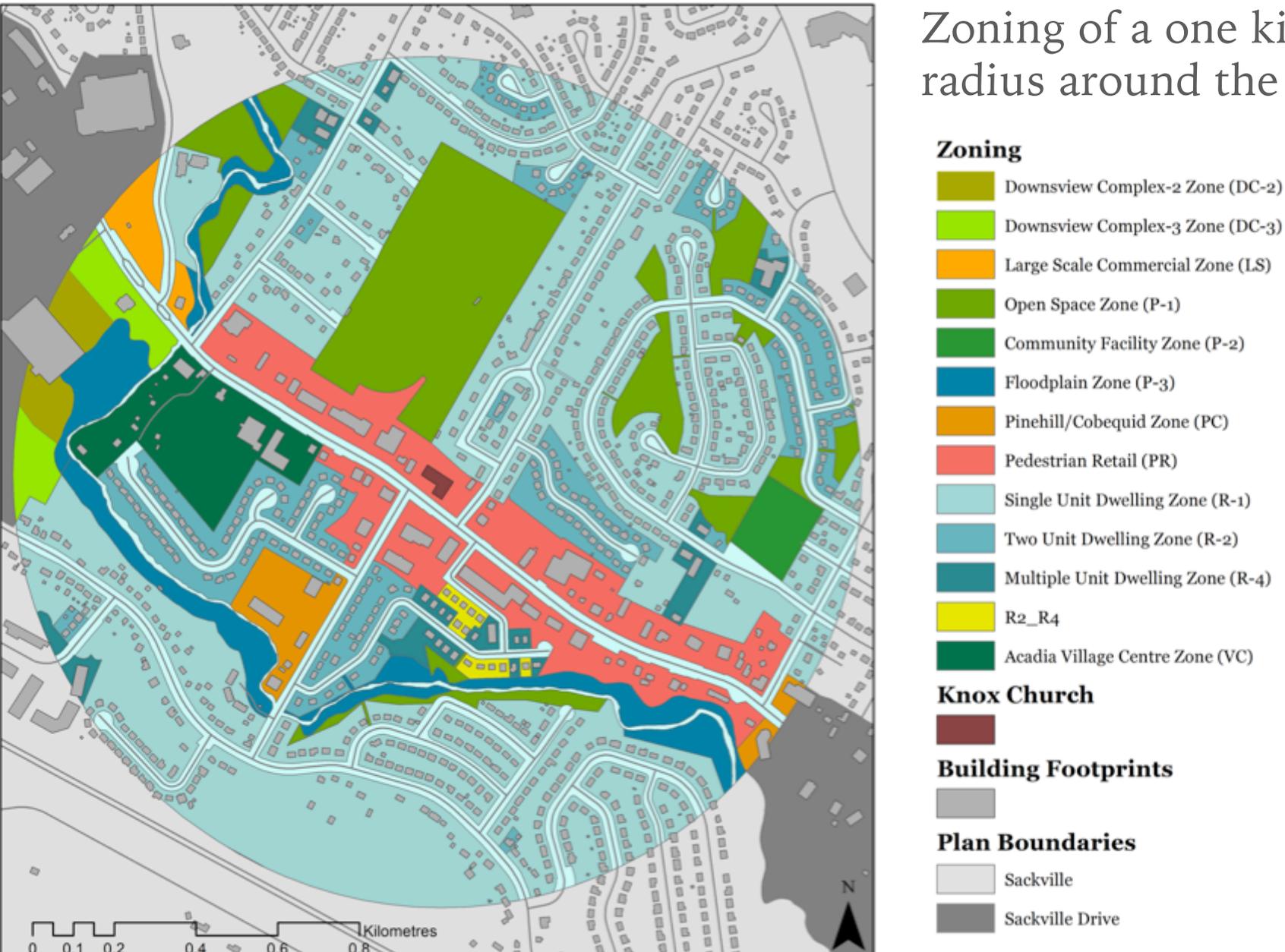


Figure 11: Plan Area Boundaries
Map by Molly Smith, data from Halifax Open Data

2.3: ZONING

- The property is part of the Sackville Drive Plan and is zoned as Pedestrian Retail (PR).
- The church is a legal non-conforming use.
- Adjacent properties are zoned Pedestrian Retail (PR) and abutting properties to the rear are zoned Single Unit Dwelling (R-1).
- Properties along Sackville Drive are mainly of commercial use.
- Properties located off Sackville Drive are primarily residential use, typically single unit dwellings.

(Halifax Regional Municipality, Sackville Drive Land Use By-law, 2002, with amendments in November 2018)

Figure 12: Sackville Drive.
Photo by Molly Smith.

2.4: PERMITTED USES

Permitted uses in the Pedestrian Retail Zone without by-law amendment.

Permitted Commercial Uses:

- Retail store
- Food store
- Offices
- Service and personal service shops
- Health and wellness centres
- Banks and financial institutions
- Restaurants
- Commercial entertainment
- All age/teen club
- Funeral parlours and undertaker establishments
- Bakeries/Cafes
- Bed and breakfast
- Guest house
- Strip mall/shopping plaza
- Motels, Hotels
- Automotive repair outlets
- Outdoor display courts
- Existing commercial recreation
- Existing equipment rental
- Existing recycling depots
- Existing automotive service stations
- Existing automotive repair outlets
- Existing outdoor display courts
- Existing car wash
- Existing restaurants (drive thru)
- Existing welding, plumbing and heating, electrical, automotive, and other special trade contracting services and shops

2.4: PERMITTED USES

Permitted Institutional and Community Uses:

- Educational Institutions (including commercial schools)
- Denominational Institutions excluding Cemeteries
- Day Care Facilities
- Civic Buildings including but not limited to public office, fire station, police station, post office, visitor information centre, museum, and gallery
- Medical, Veterinary and Health Service Clinics; outdoor kennels associated with veterinary clinics are prohibited
- Community/Recreational Centre
- Community Parkland and Facility uses

(Halifax Regional Municipality, Sackville Drive Land Use By-law, 2002, with amendments in November 2018)

Figure 13: Knox United Church and Motion Dance Centre
Photo by Molly Smith.



2.4: PERMITTED USES

Permitted Residential Uses:

- Existing Single Unit Dwellings
- Existing Two Unit (detached and semi-detached) Dwellings
- One and Two Dwelling Units in conjunction with a commercial use
- Multiple Unit Dwellings
- Seniors Residential Care
- Residential Care Facility

(Halifax Regional Municipality; 2002,

with amendments made in November 2018)

Figure 14: Rear parking lot.
Photo by Molly Smith.

2.5: PEDESTRIAN RETAIL ZONE LOT PROVISIONS

- Minimum lot area - 371.6 m² (4,000 ft²)
- Minimum lot frontage - 12.2 m (40 ft)
- Minimum front/flankage yard setback - 4.6 m (15 m)
- Minimum rear yard setback - 4.6 m (15 m) except where the building abuts any residential zone or the setback shall be 4.6 m (15 ft) or half the building height, whichever is greater.
- Minimum sideyard setback - 0 m, except 6.1 m (20 ft) corner vision triangle required for corner lot. Where the building abutting any residential zone the setback shall be 4.6 m (15 ft) or half the height of the building, whichever is greater.
- Maximum lot coverage - 50%
- Minimum pervious surface area - 20%
- Number of driveways - One per lot with frontage less than 30.5m (100 ft)

2.6: NATURAL ENVIRONMENT

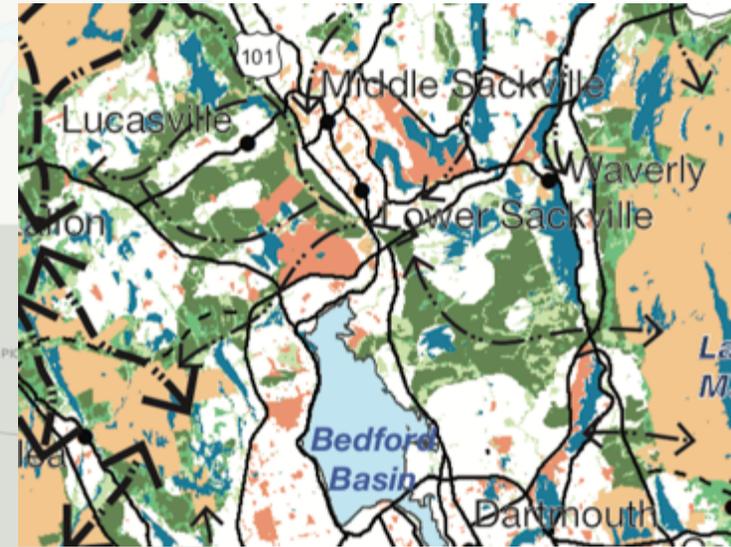
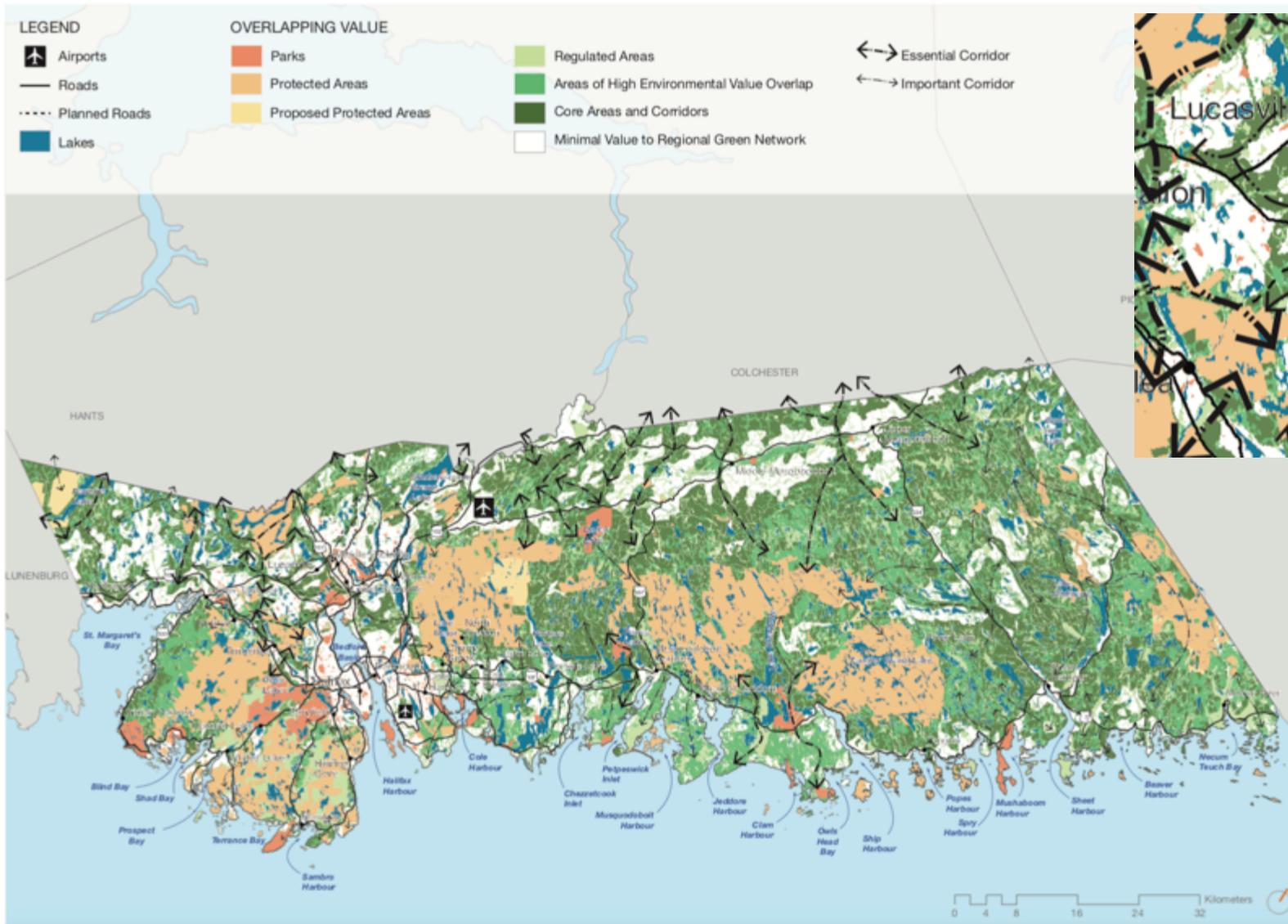


Figure 16 : Lower Sackville Area Green Network Plan, 2018. Map by HRM Planning and Development.

Figure 15 : HRM Green Network Plan, 2018. Map by HRM Planning and Development.

2.6: NATURAL ENVIRONMENT

Parks and open space of a one kilometre radius

- 1 Seawood Avenue Park
- 2 Lakeside Community Park
- 3 Fun Park



Figure 17: Parks and Open Space Map.
Map by Molly Smith,
data from Halifax Open Data

2.7: DRAINAGE AT THE SITE

- Along the the edge of the green space that abuts the parking lot is a drainage system from runoff rainwater.
- The site has a slight grade, sloping toward Sackville Drive.
- Due to the high percentage of surface pavement, the site likely has a lot of runoff rainwater (see photo).

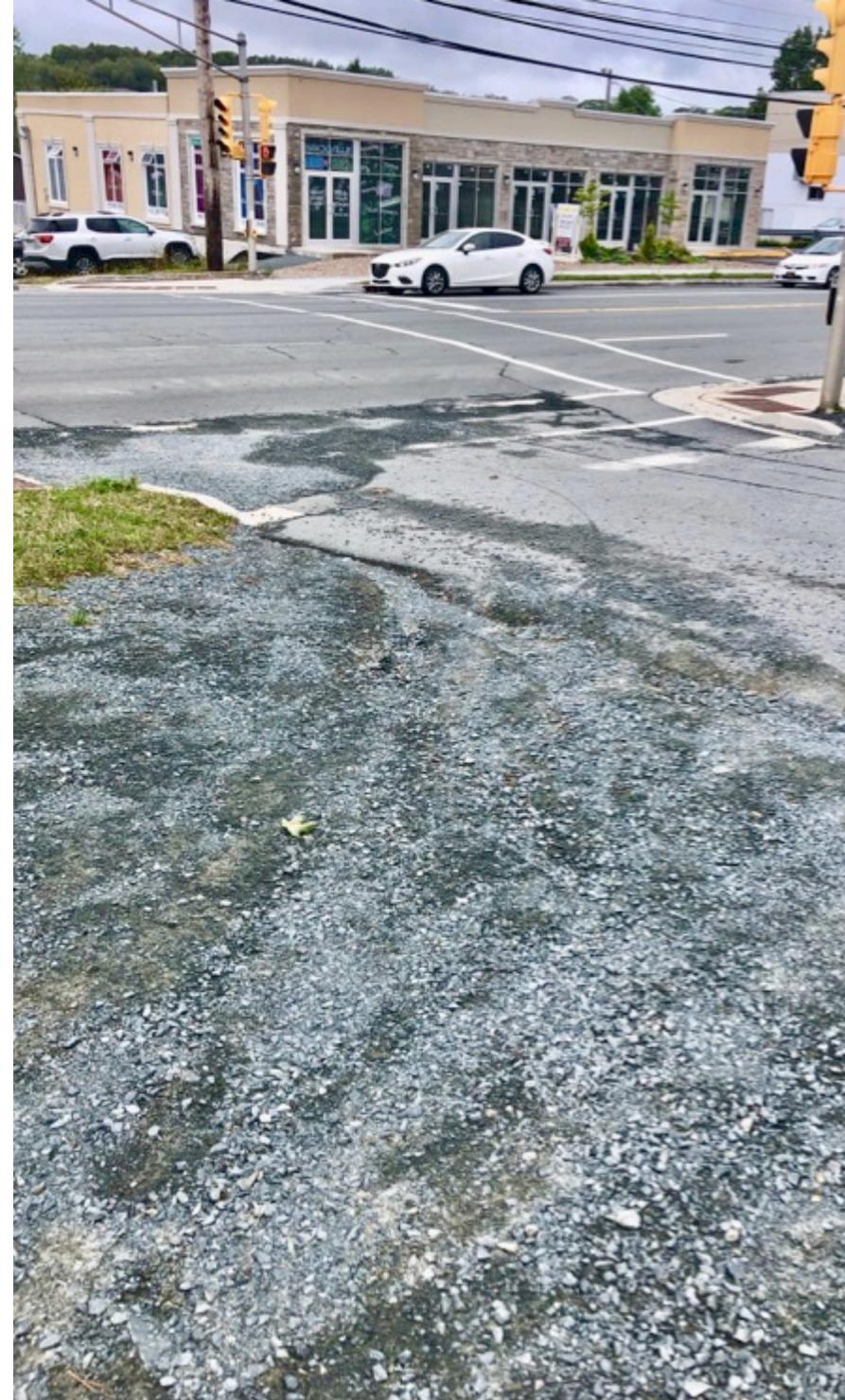


Figure 18: Photo the western exit to Sackville Drive.
Photo by Molly Smith.

PART THREE:

*PRESENT
NEIGHBOURHOOD
CONTEXT*

KNOX UNITED CHURCH



3.1: BUILT ENVIRONMENT AROUND THE SITE

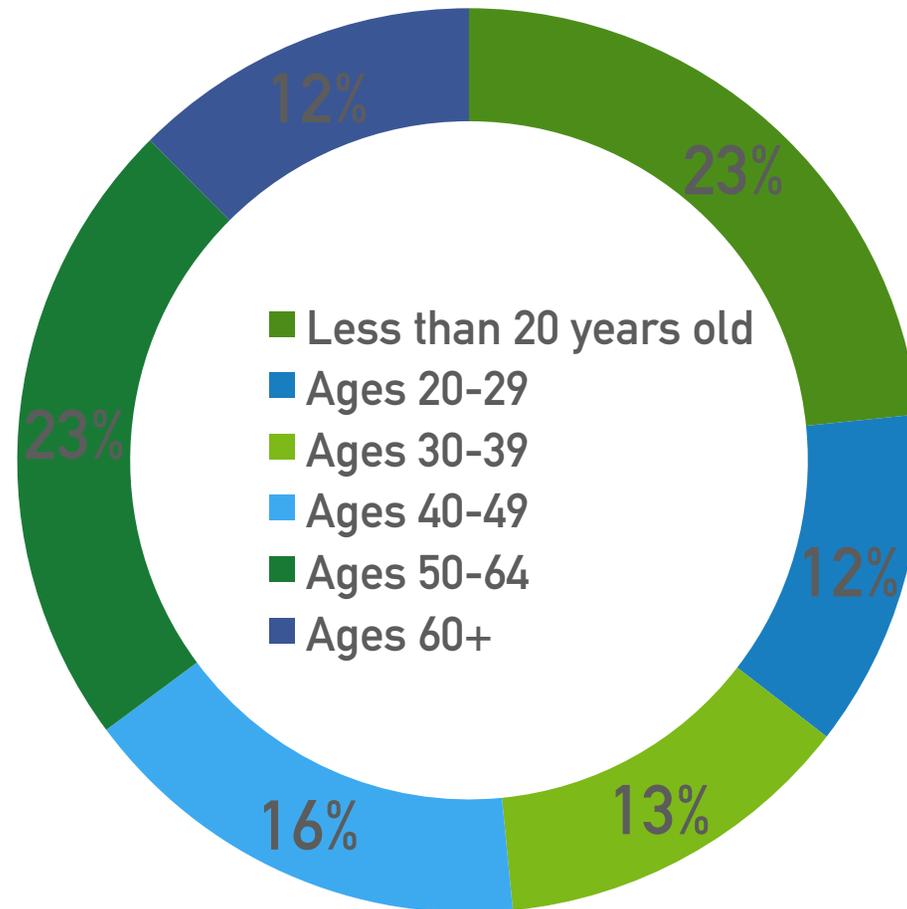
- Primarily commercial use
- Small strip malls
- Large lots
- Parking lots are close to the road
- Little vegetation



Figure 19: Abutting property to the north-west.
Photo by Molly Smith

3.2: DEMOGRAPHICS

- Lower Sackville population - 21,379 (2014)



3.2: DEMOGRAPHICS

- Percentages of individuals identifying as a visible minority:
 - Total percentage - 2.7%
 - Black - 1.6%
 - Arab/West Asian - 0.3%
 - Chinese/Korean/Japanese - 0.3%
 - South Asian/East Indian - 0%
 - Other - 0.5%

(Capital Health Community Clinical Services/Health System Planning Group, 2014)

3.3: CRIME

- Crime around the site in 2019:

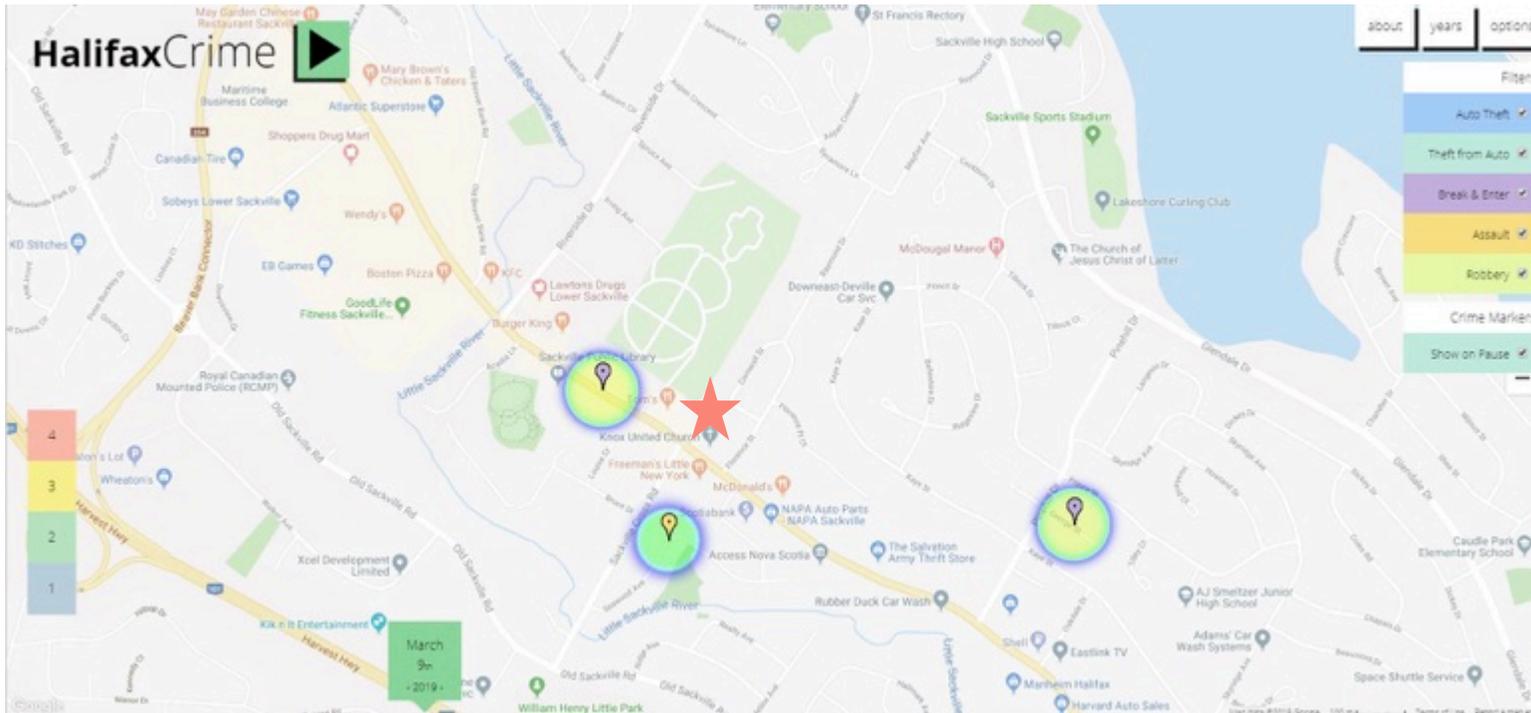


Figure 23 :Crime Map March 9, 2019
Map by Halifax Crime Heatmap

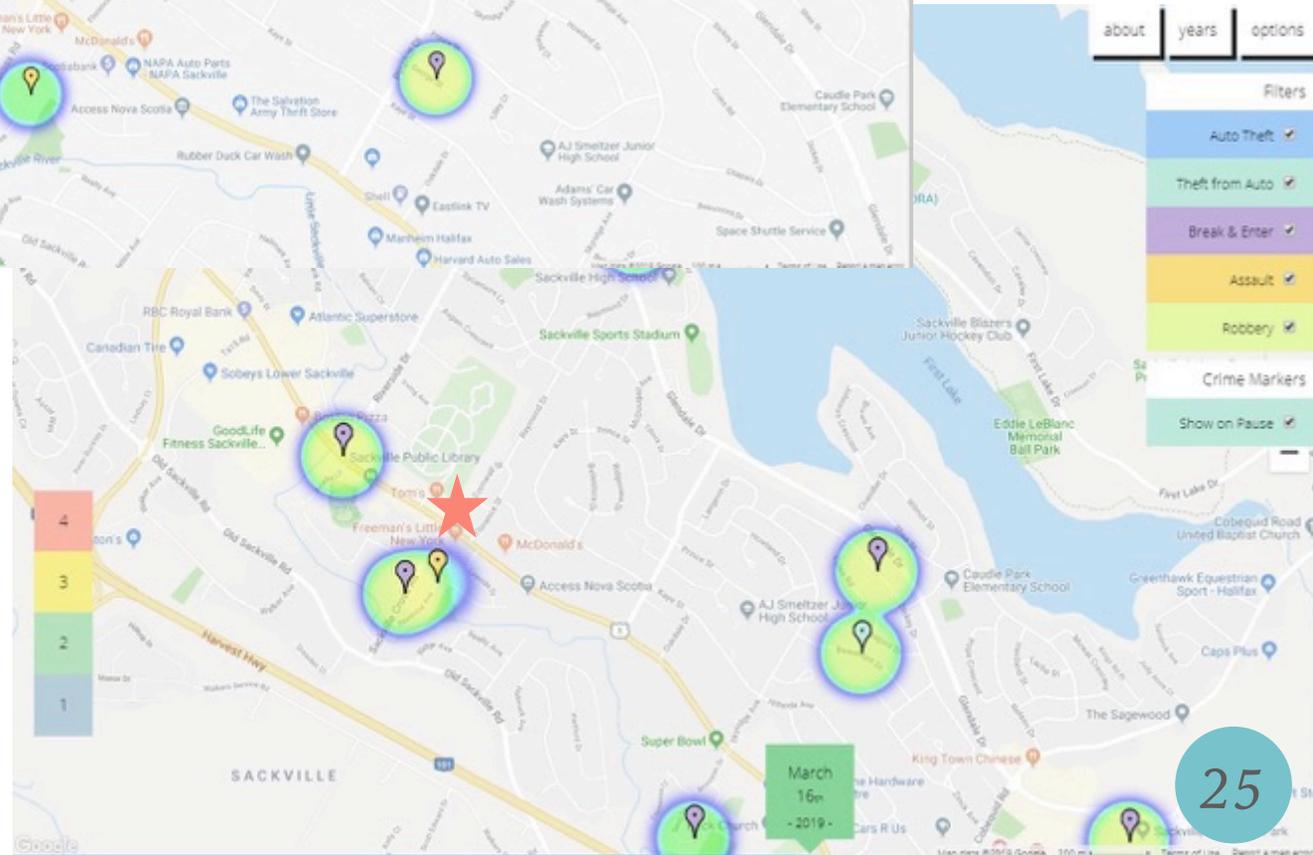


Figure 24 :Crime Map April 16, 2019
Map by Halifax Crime Heatmap

3.4: TOURIST, COMMERCIAL, AND RETAIL AROUND THE SITE.....

Restaurants and Bars:

- Tom's Family Restaurant
- McDonalds
- Randy's Pizza and Donair
- Tim Hortons
- Burger King
- King of Donair
- KFC
- Hong's Kitchen
- Freeman's Little New York
- Wasabi House
- Golfzon Sackville
- Buddy's Pool Hall
- Terris Place

Retail:

- Alyssa's Formals
- The Ultimate Party and Rental Store
- Yea Old Watch and Clock Shop
- Hemp Heaven
- Noble Grape Sackville
- 4 Seasons Florist
- Cape and Cowl Comics
- The Canvas Loft
- NAPA Auto Parts
- Carquest Auto Parts
- Cars R Us
- Penny Wise Auto Services Ltd.

3.4: TOURIST, COMMERCIAL AND RETAIL AROUND THE SITE.....

Services:

- Sackville Public Library
- Sackville Business Association
- Cash Trader
- Money Direct
- RE/MAX Nova
- Scotiabank
- Access Nova Scotia
- Atlantic Massage Therapy Clinic
- Bedford-Sackville Physiotherapy Clinic
- Sackville Animal Hospital
- East Coast Credit Union

3.5: AUTOMOBILE TRAFFIC AROUND THE SITE

- Heavy automobile traffic around the site.
- Main mode of transportations is by vehicles.
- Four-lane traffic on Sackville Drive.
- 3-way traffic light located on Sackville Drive and Florence Street intersection
- 4-way traffic light located on Sackville Drive, Sackville Cross Road, and the western exit of the subject property.



Figure 25: Sackville Drive
Photo by Molly Smith.

3.6: TRANSPORTATION

- There are sidewalks along Sackville Drive but no bicycle lanes.
- The main mode of transportation in the area is by car.
- A bus stop is located on Sackville Drive just below the church.
- The 80 bus route runs along Sackville Drive, and the next closest bus route is located on Glendale Drive, located north of the church.
- Knox Church is located 1.9 kilometres (22 minute walk) from the Sackville Terminal
- The church has a walk score of 71, a bike score of 36, and no transit score was reported (walkscore, n.d).
- The site has a “very walkable” location, however many people do not walk to destinations along Sackville Drive because stores and services are spread out and not close to one another.

Figure 26: Bus Route Sign on Sackville Drive
Photo by Molly Smith.

3.7: PUBLIC TRANSIT

Bus Routes

- The number 80 bus route runs along Sackville Drive. Nearby Transit lines include the 84, 85, and 87.



Figure 27: Bus Routes
Map by Molly Smith, data from
Halifax Open Data

PART FOUR:

LAND USE ANALYSIS



4.1: ANALYSIS OF THE AREA

- The area lacks a sense of place.
- The area is visually distracting - many signs, parking lots, large buildings.
- Buildings along the street have large setbacks - little human scale.

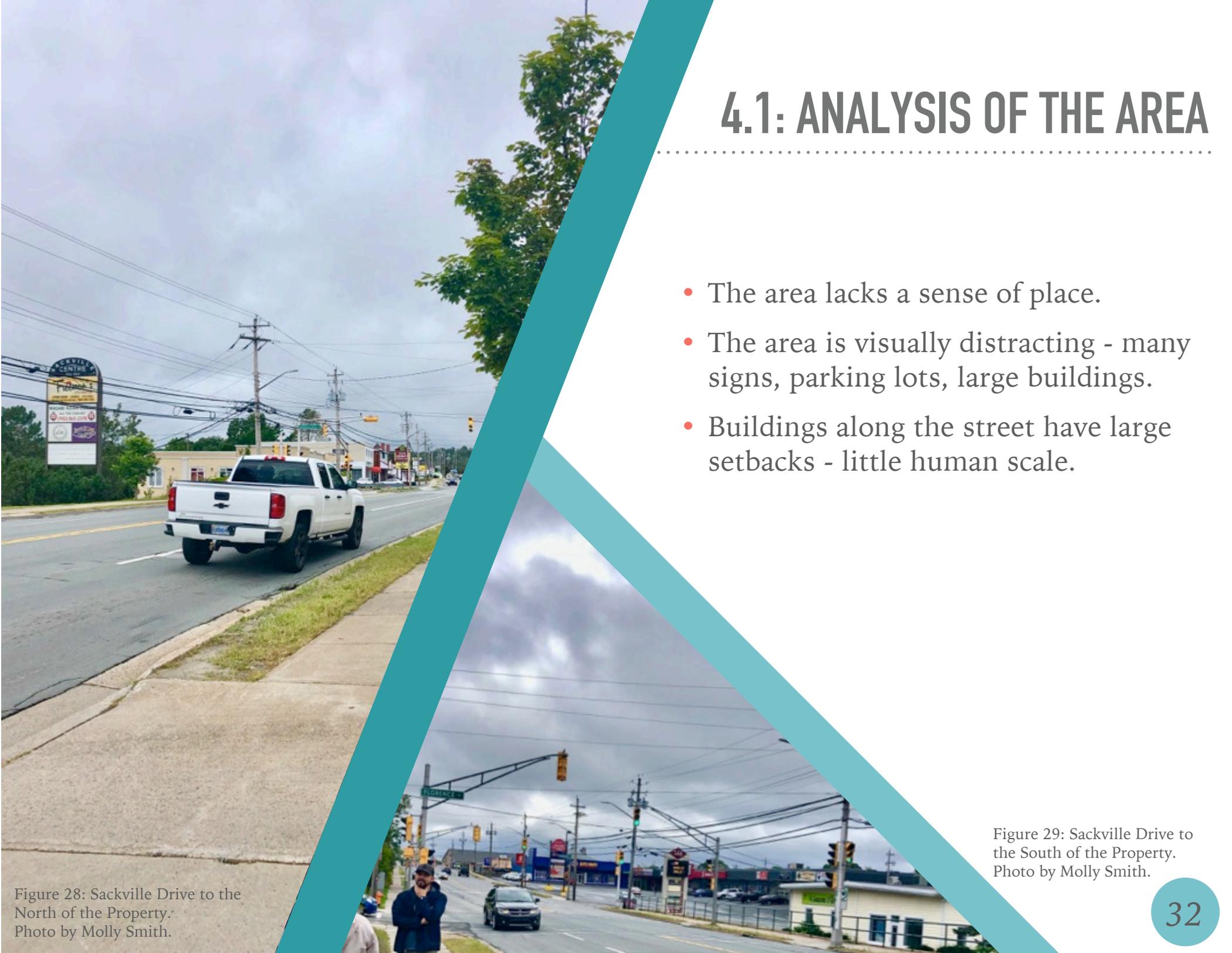


Figure 28: Sackville Drive to the North of the Property.
Photo by Molly Smith.

Figure 29: Sackville Drive to the South of the Property.
Photo by Molly Smith.

4.2: STRENGTHS AND WEAKNESSES OF THE SITE

Strengths:

- Good location
- Corner lot
- Large lot
- Plenty of parking
- Close to highway 101
- Numerous amenities near the site

Weaknesses:

- Little vegetation
- No playground for the nursery school
- Drainage problems on the site
- Unreliable public transit
- No infrastructure for cycling
- Area lacks human scale
- Funding is limited for Knox United Church

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