

CASE 18288

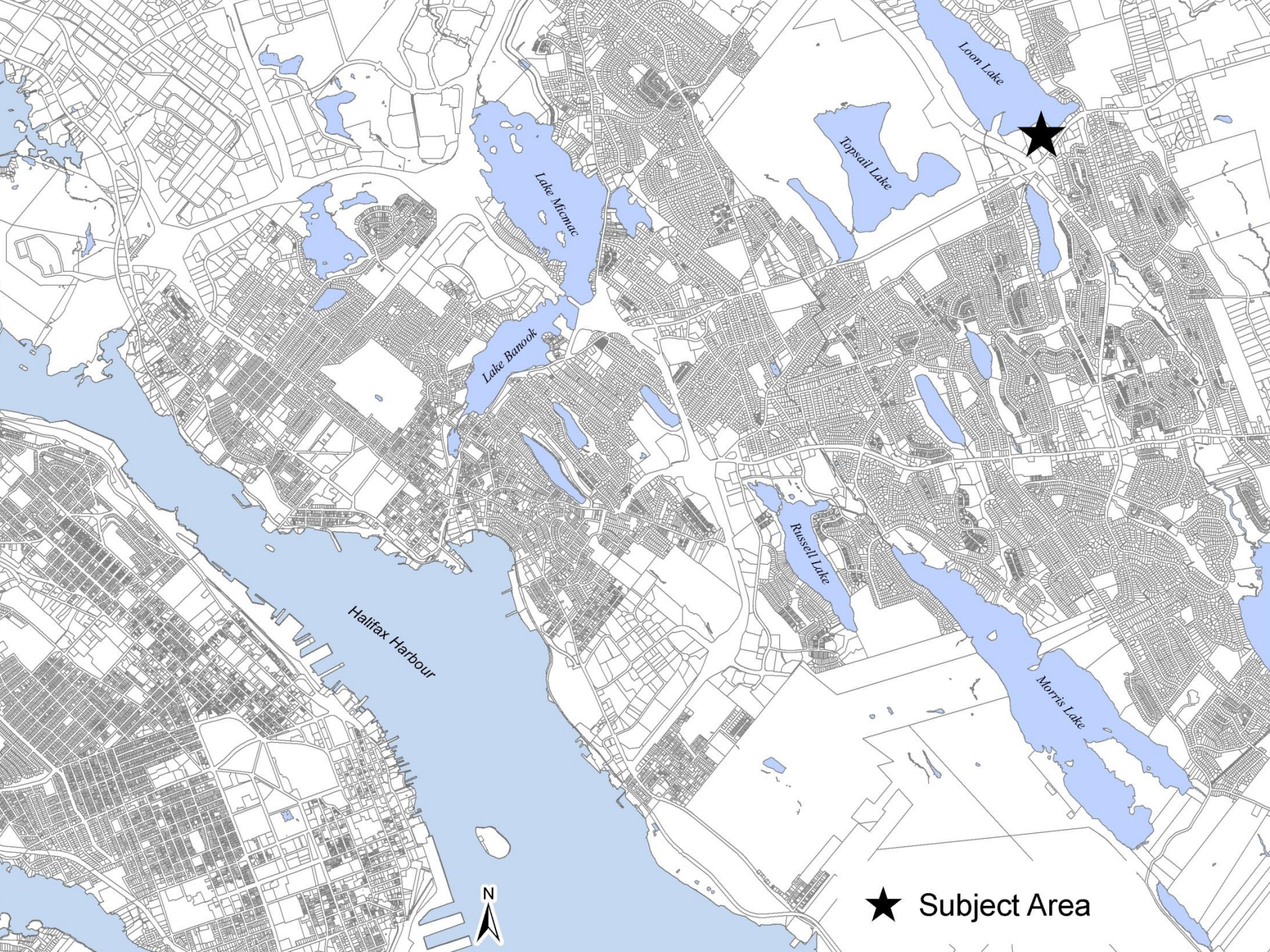
Re: Item No. 10.1.4

Development Approvals

Initiation of a Planning Process to Amend the Cole Harbour/Westphal MPS to enable a Residential Development on lands near 661 Main Street in Westphal

April 30, 2013

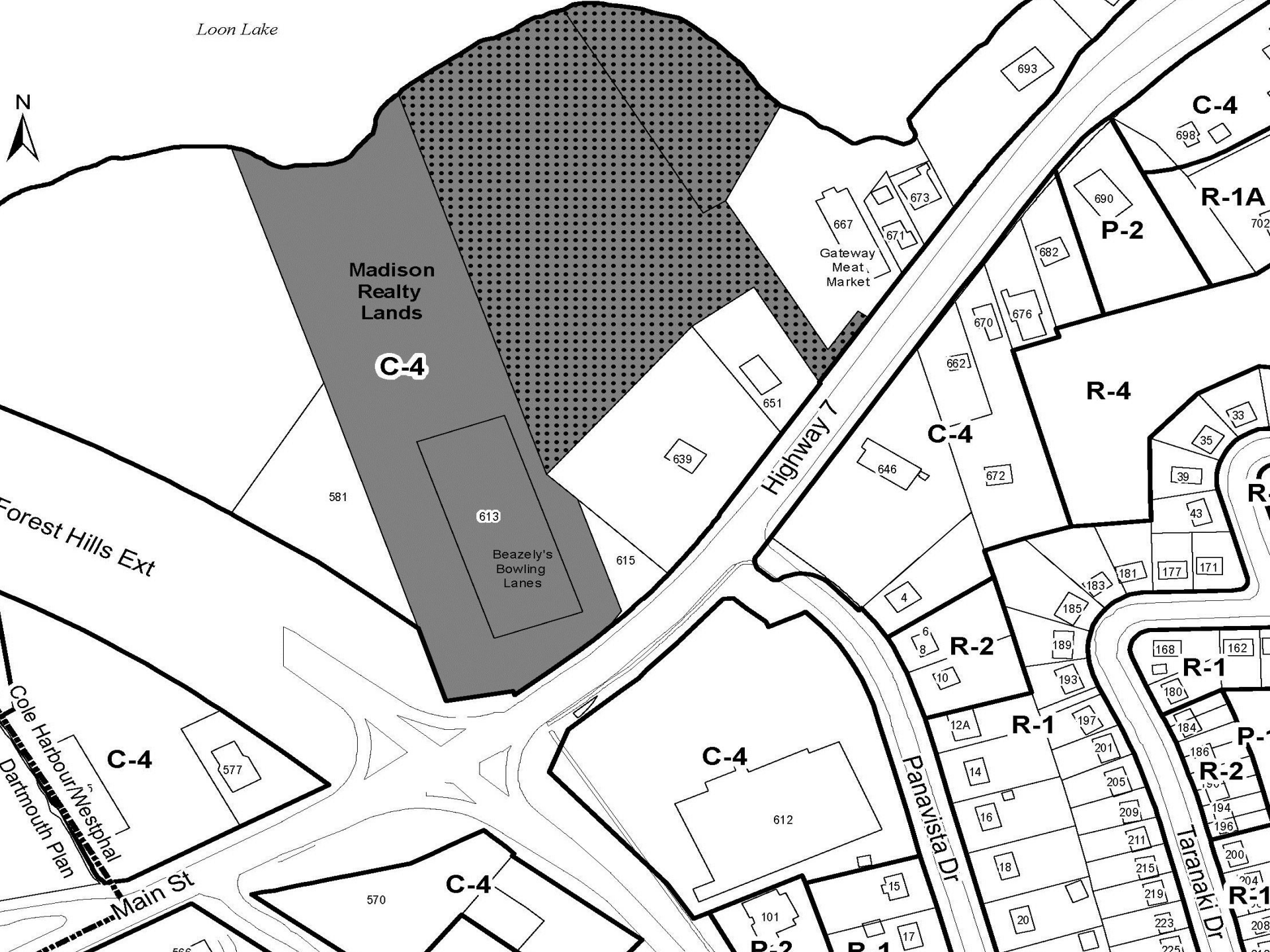
Shayne Vipond, Senior Planner, HRM



★ Subject Area



Loon Lake



Application Proposal

Development Approvals

661 Main Street

- **Two, 7 storey apartment buildings - 118 units**
- **44 townhouses**
- **Communal driveway access**



Lake Loon

661 Main
Street

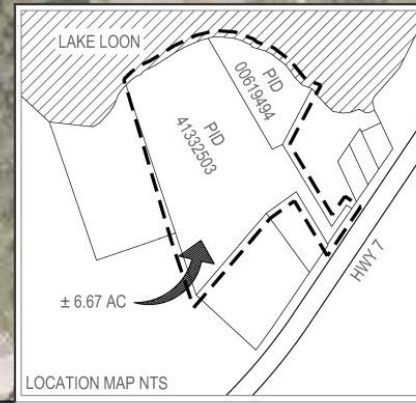
613 Main
Street
(Rear Lands)

Gateway Meat
Market

Atlantic
Tire
Services

Sobey's Gas
Bar

Beazely's
Bowling Lanes



Rationale for MPS Amendments

Development Approvals

- *The RMPS supports future walkable residential development in the Westphal Suburban Local Centre.*
- *The site is more suited to residential development than Highway Commercial land use.*

Staff recommends that Council initiate the process to amend the Cole Harbour/ Westphal MPS and LUB to consider a new residential development on these lands