

# Halifax Regional Council

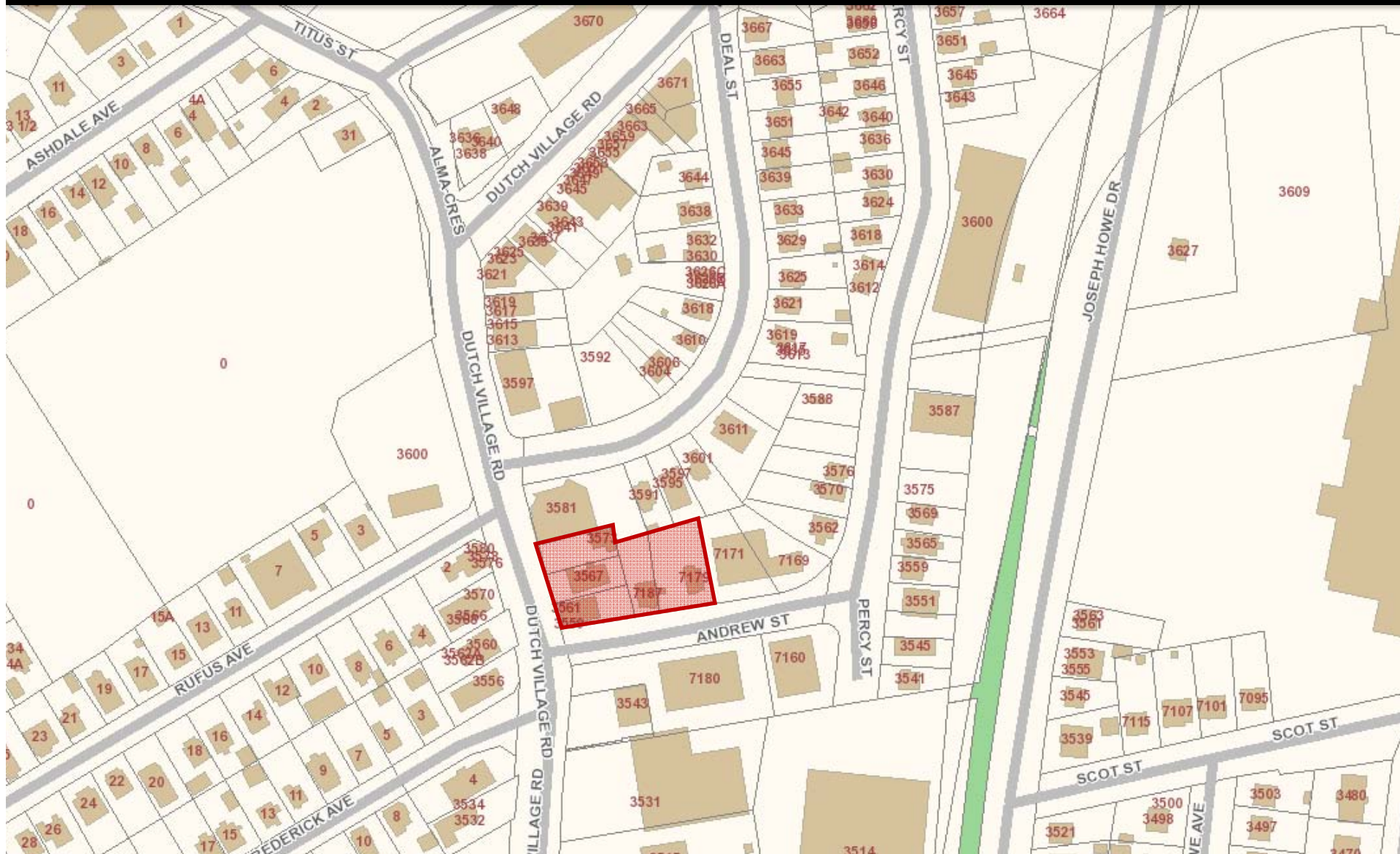
## *Development Approvals*

### **Case 17759:**

Amendments to the Halifax MPS and Halifax Peninsula LUB – 6-Storey Mixed-Use Building – Corner of Dutch Village Road and Andrew Street, Halifax

### **Public Hearing**

Dali Salih, Planner  
HRM Development Approvals  
September 10, 2013





# Subject Site

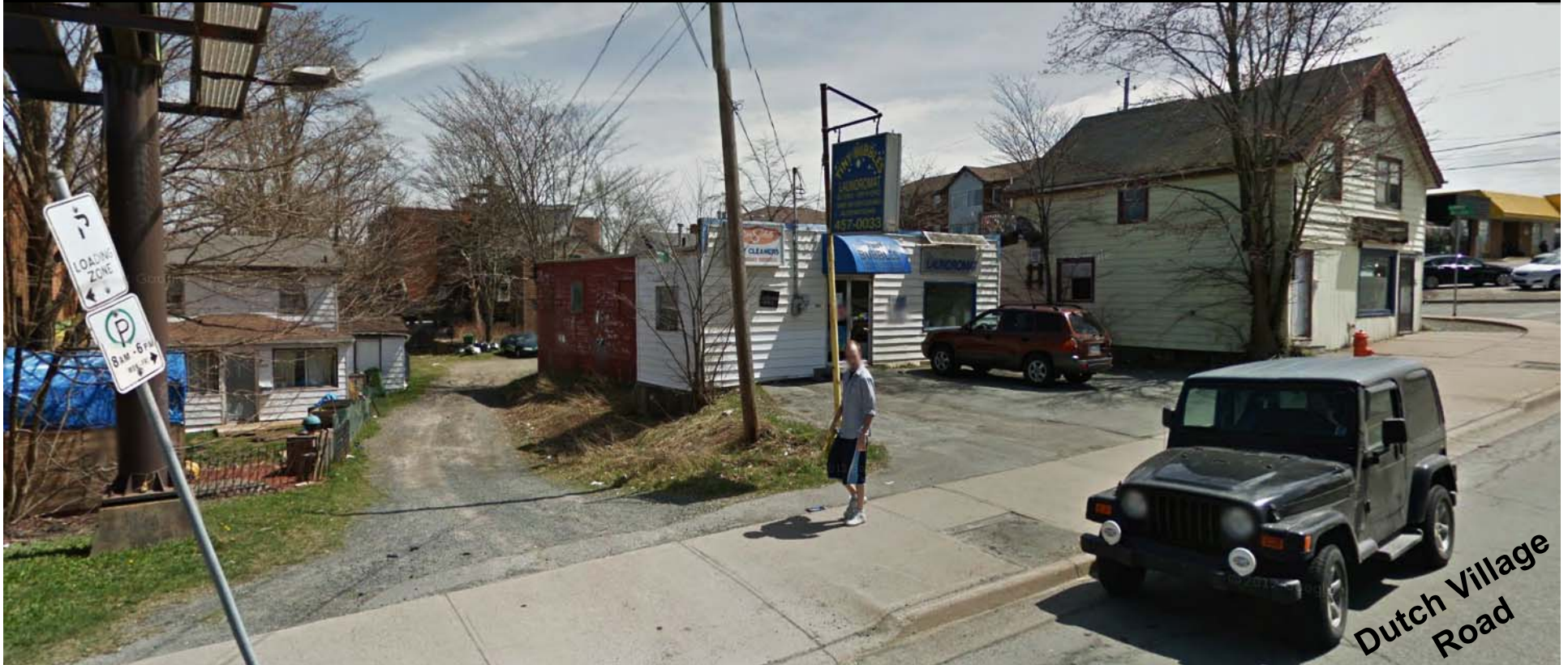
*Development Approvals*





# Dutch Village Road

*Development Approvals*



Dutch Village  
Road



# Andrew Street



# Surrounding Uses *(North)*



Dutch Village  
Road

Deal Street



# Surrounding Uses *(North)*





# Surrounding Uses *(North & West)*



**Dutch Village Road**



# Surrounding Uses *(West)*



Dutch Village Road



# Surrounding Uses *(East)*





# Surrounding Uses *(South)*



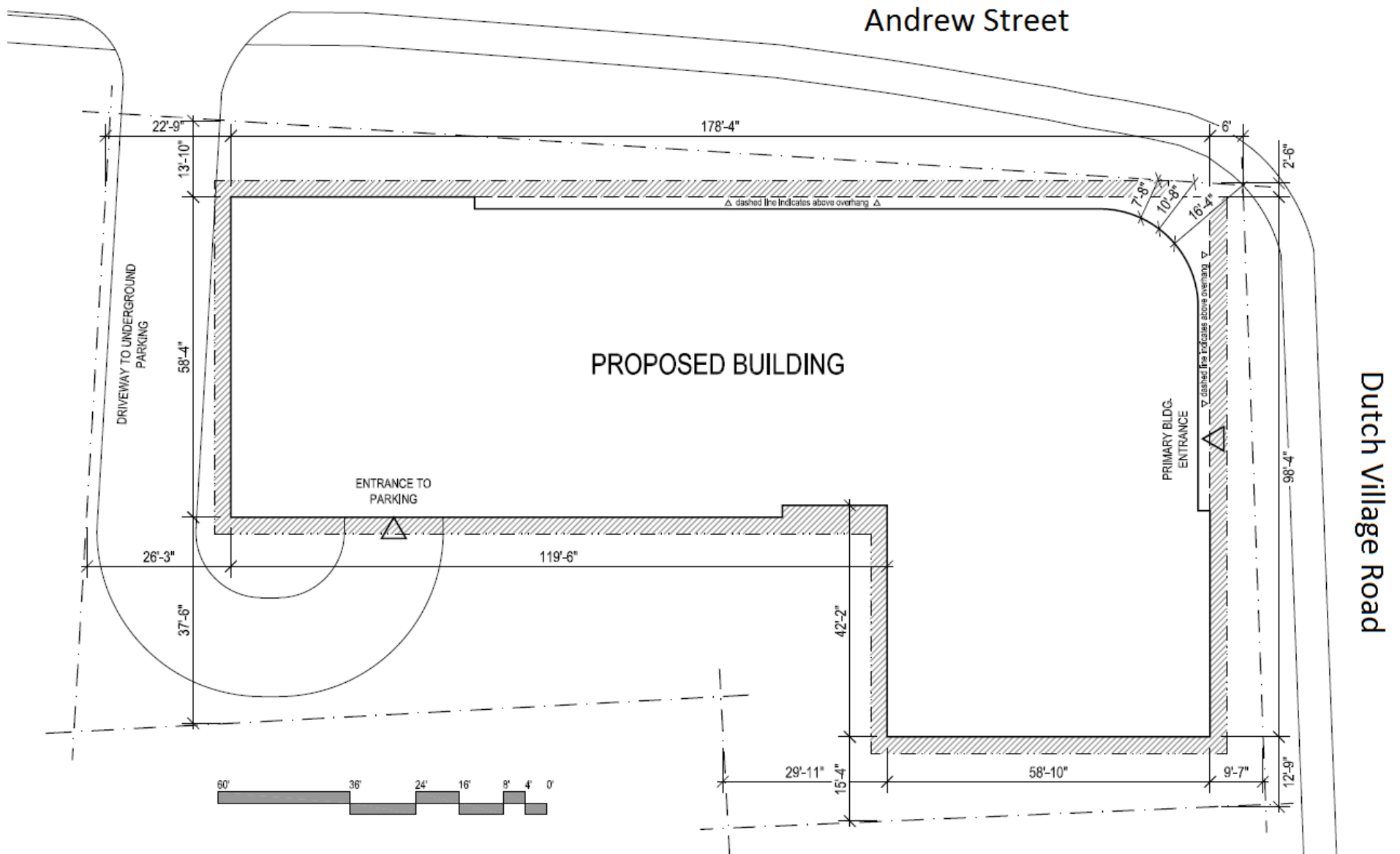
# Proposal

## *Development Approvals*

- 6-storey mixed use building – 61 residential units and a 2,000 sqft of commercial ground floor
- Access to the residential tower – Dutch Village Rd
- Access to the commercial space – Dutch Village Rd
- 2 levels of underground parking (total – 60 spaces)
- Driveway access to underground parking – Andrew Street



# Site Plan



# Rendering

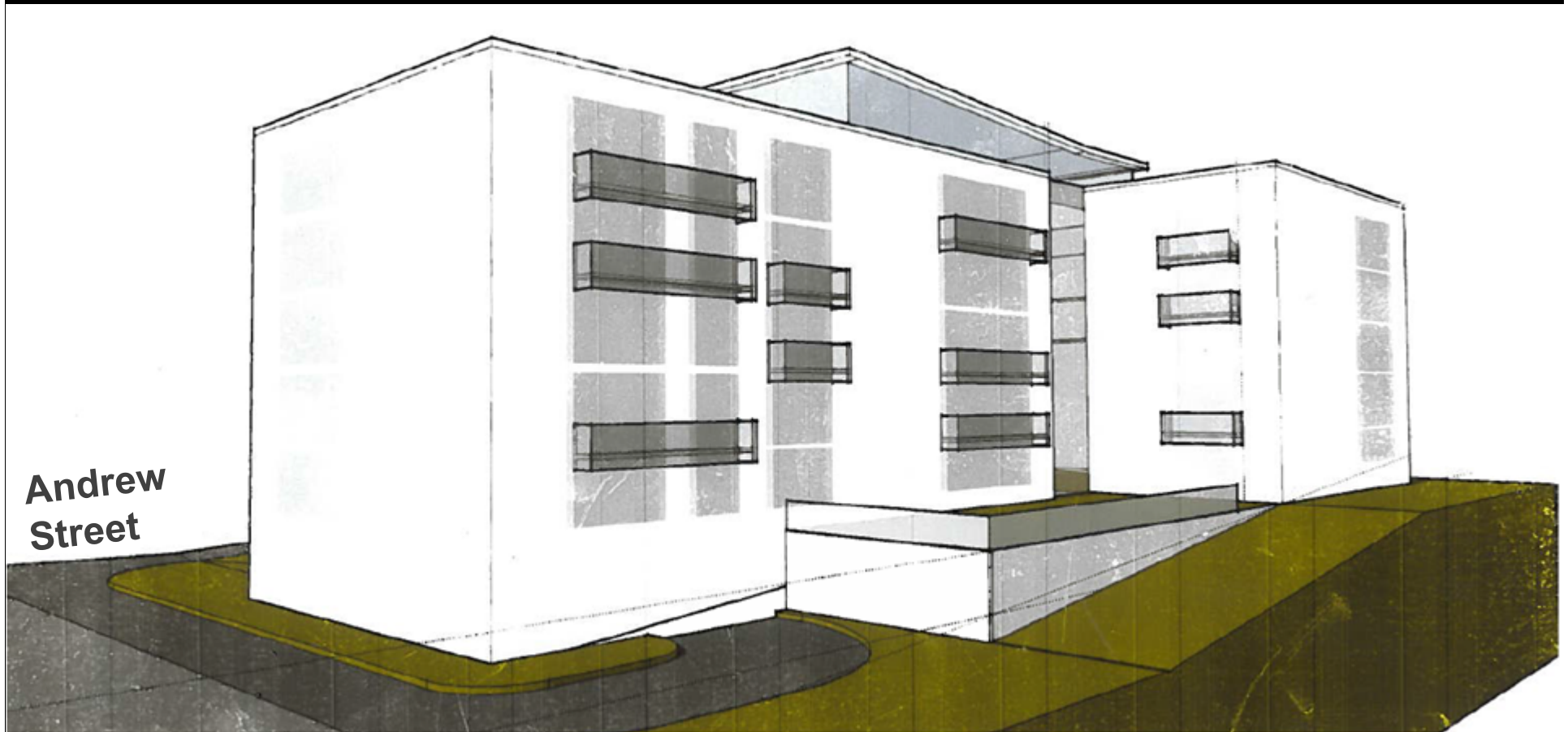
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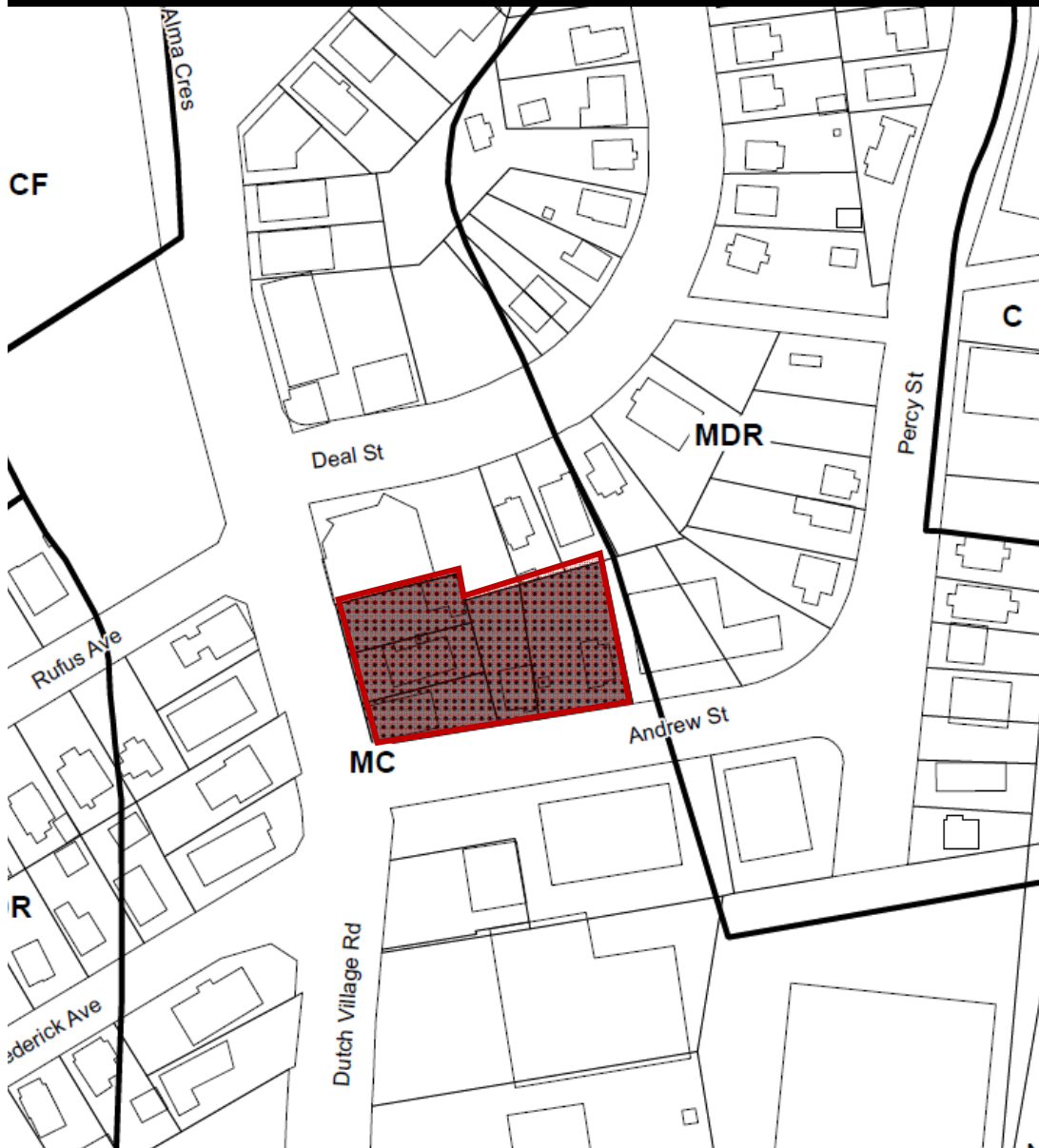
# Rendering

*Development Approvals*



# Designation

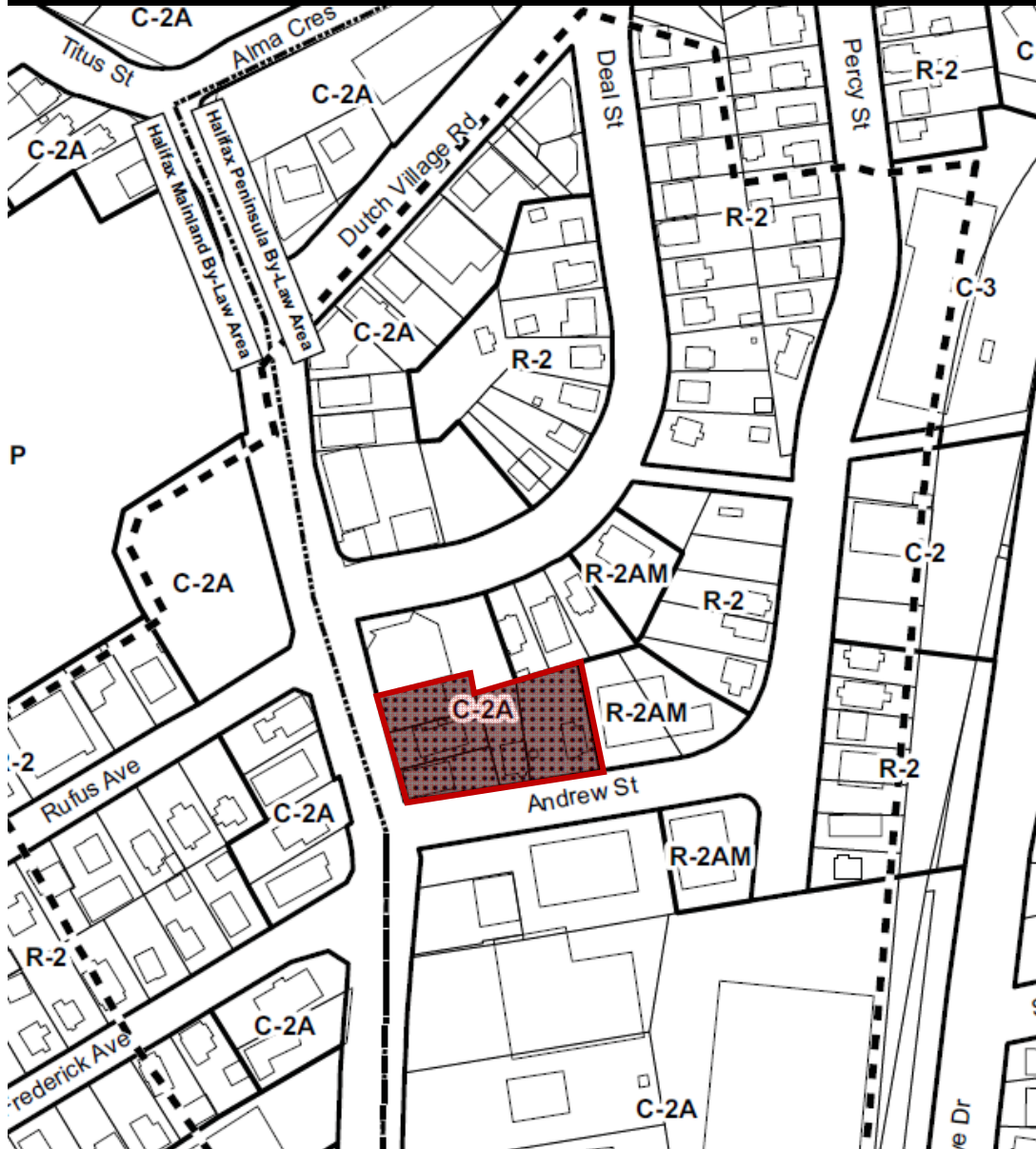
## *Development Approvals*



- MPS: 'Minor Commercial' Designation
- Bounded by MDR and LDR designated properties

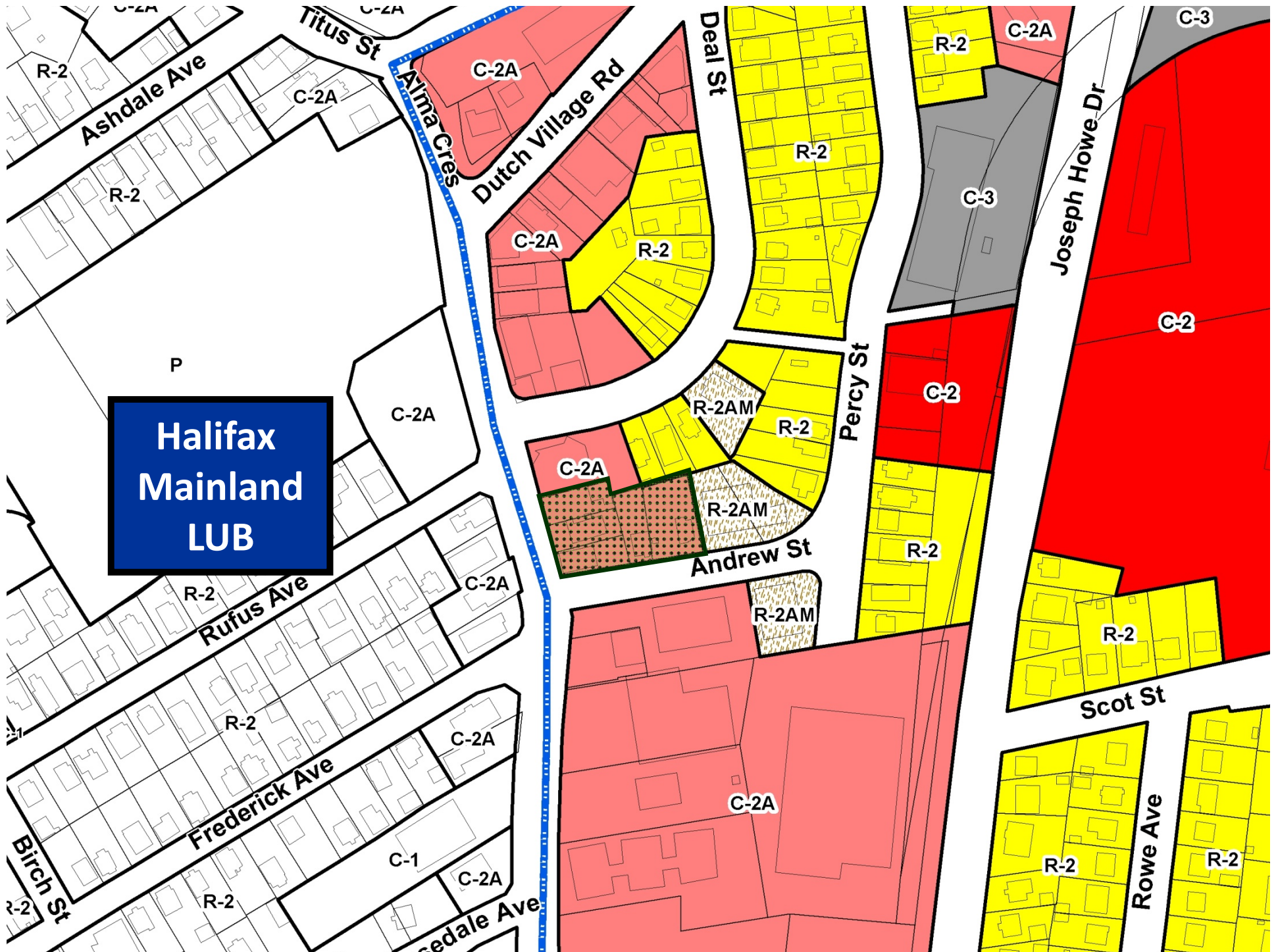


# Zoning



## Development Approvals

- **LUB**: C-2A (Minor Commercial) Zone
- **Height**:  
C-2A – 35 feet (*Hfx Pen LUB*)  
R-3 – 50 feet (*Hfx Mainland LUB*)
- Commercial uses (*C-2A*),  
Residential uses (*R-1, R-2, R-2T and R-3*)





# Halifax MPS

## *Development Approvals*

### **Halifax Municipal Planning Strategy**

#### Fairview Area Secondary Planning Strategy

- Dutch Village Road – Commercial Corridor
- MPS protects residential areas located within the Minor Commercial Designation
- Halifax MPS does not contain policies that allow for the consideration of land development beyond 4 storeys

→ **MPS Amendment is required**

# Proposed Amendments

## *Development Approvals*

### **Halifax Municipal Planning Strategy** Peninsula North Secondary Planning Strategy

#### **Proposed Policy 2.6:**

- Residential or mixed-use development

#### **Proposed Policy 2.6.1:**

- criteria included in Policy 2.5.1 with the exceptions of certain sections
- Design of building - massing, exterior cladding, street-level elements, etc;
- Landscaping/open space;
- Traffic, site access, parking;
- Impact on municipal services



# Planning Process

## *Development Approvals*

### 1) Regional Council – Halifax MPS & Halifax Peninsula LUB

- Site-specific policies

### 2) Halifax and West Community Council – DA

- Pending and following decision on MPS and LUB Amendments

# Recommendation

## *Development Approvals*

Staff recommend that Halifax Regional Council approve the proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law, as set out in Attachments A and B of the Staff Report dated July 5, 2013.