

HALIFAX

**Case #18510:
3400 Dutch Village Rd. &
3343 Westerwald St.**

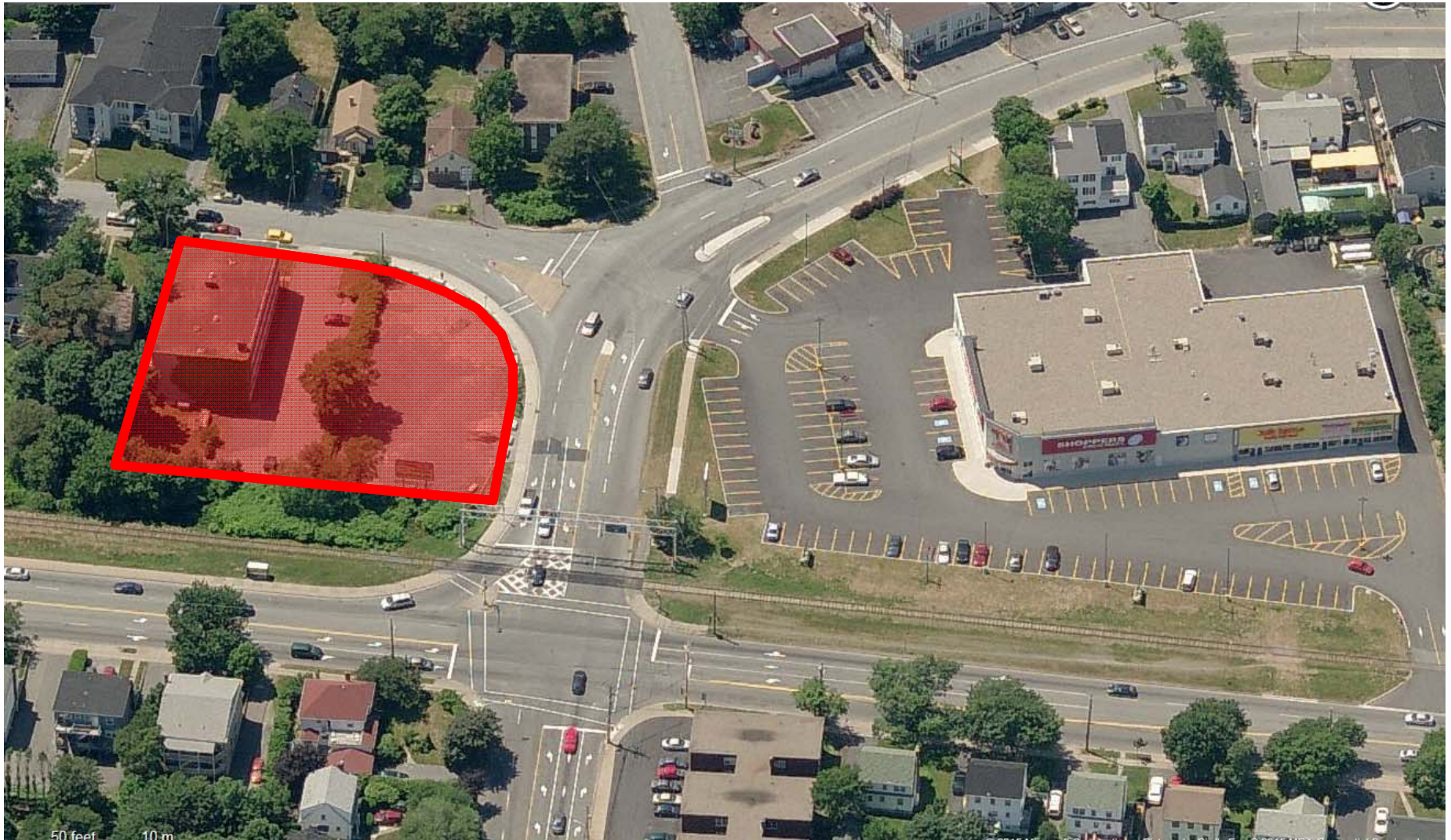
Joint Public Hearing

Halifax Regional Council &
Halifax and West
Community Council

June-16-15

Site of Proposal

3400 Dutch Village Rd. &
3343 Westerwald St.



Site of Proposal

3343 Westerwald St.



Surrounding Area

Commercial Uses



Case: 18510

Surrounding Area

Apartments



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Surrounding Area

Low-Rise Housing



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Designation & Zoning



MPS Designation:

“Minor Commercial” & “Medium-Density Residential”, Halifax MPS (Fairview Secondary Plan);

Zoning:

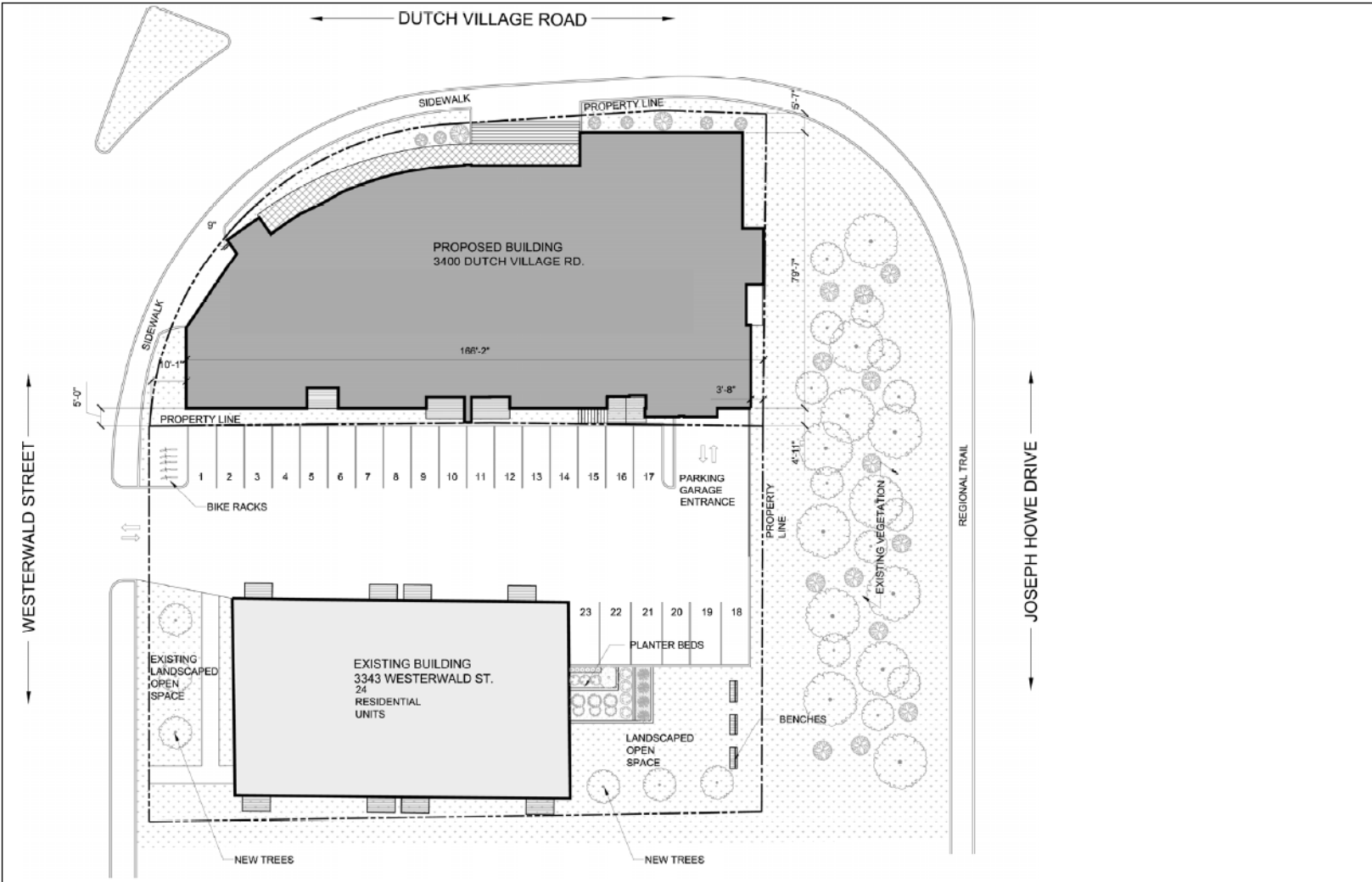
- C-2A (Minor Commercial)
 - 3400 Dutch Village Rd.
- R-2AM zone (General Residential Conversion)
 - 3343 Westerwald St.

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June-16-15

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Proposal



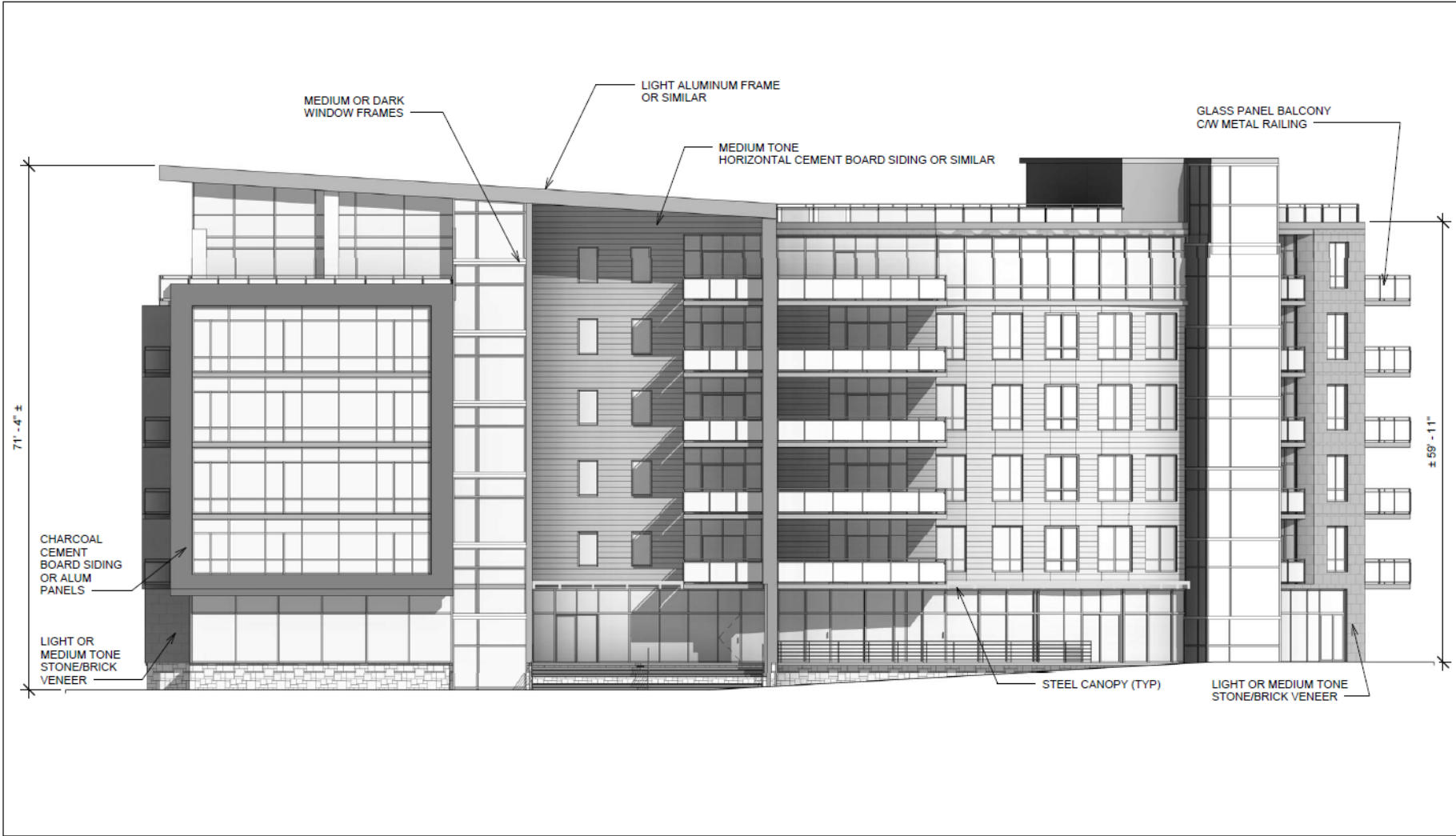
3400 DUTCH VILLAGE ROAD


SCHEDULE B - SITE PLAN

SCALE: NTS
DATE: DEC 16, 2014



Proposal – 3400 Dutch Village Rd.



3400 DUTCH VILLAGE ROAD	SCHEDULE E - NORTH ELEVATION	SCALE: NTS DATE: DEC 16, 2014		A14
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Rendering (from Joseph Howe Dr.)



3400 DUTCH VILLAGE RD
Halifax, Nova Scotia

WM FARES
GROUP

Rendering (from Dutch Village Rd.)



3400 DUTCH VILLAGE RD
Halifax, Nova Scotia

WM FARES
GROUP

Approval Process

- Regional Council:
 - Proposed MPS & LUB amendments (Attachments A&B);
- Halifax & West Community Council:
 - Proposed development agreement (Attachment C);
- Plan Dutch Village Road process:
 - Separate process underway for the larger Dutch Village Road area

Rationale for Amendments

- “Brownfield” site awaiting re-development;
- Subject site is isolated by its three surrounding streets and existing building;
- Located at a prominent street intersection;
- Shared driveway access preferred due to site constraints; and
- Compatible with surroundings

Proposed Agreement

- Contains provisions for:
 - Massing & height of proposed building;
 - Architectural design, incl. building materials, signs;
 - Site landscaping and usable open spaces;
 - Vehicular and bicycle parking;
 - Safe site access/ egress; and
 - Retention of/ restrictions on existing 24-unit apartment building

Discussion

Staff review:

- Building design, height and massing are compatible;
- Variations in building façade and use of materials;
- Suitable landscaping and amenity space for building residents;

Discussion

- Traffic impacts will be minimal and site access adequate;
- Parking will be adequate for proposed development; and
- No servicing issues identified

Recommendations

- Staff recommend approval of the proposed MPS/ LUB amendments (Attachments A and B) and the development agreement (Attachment C)

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