

HALIFAX REGIONAL MUNICIPALITY NOTICE OF VIRTUAL JOINT PUBLIC HEARING HALIFAX MAINLAND

Halifax Regional Council and Halifax and West Community Council intend to consider and, if deemed advisable, approve the following application:

Case 21916 - Request by Zwicker Zareski Architecture & Planning, on behalf of BANC Investments Ltd., to amend the Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law to allow for a minor increase in the building height allowances in Area A of the Plan Dutch Village Road area and to consider a 12-storey, mixed-use building at 3514 Joseph Howe Drive, Halifax by development agreement.

A virtual joint public hearing will be held on July 7, 2020 at 6:00 p.m. All oral and written submissions will be considered at that time. This meeting will occur in a virtual setting and attending in person is not possible. Given the ongoing COVID-19 pandemic, written submissions are welcomed and encouraged in advanced of the hearing itself. These submissions are distributed to all Councillors and considered at the time of their decision. Written submissions may be forwarded to the Municipal Clerk by e-mail, clerks@halifax.ca; by fax, 902-490-4208; or by mail, P.O. Box 1749, Halifax, Nova Scotia, B3J 3A5. **Written submissions must be received by the Municipal Clerk's office as early as possible and not later than 3:00 p.m. on July 7, 2020.** Please allow sufficient time for delivery given slower than typical mail delivery times during the COVID-19 Pandemic.

The virtual joint public hearing will be webcasted and may be viewed online at <https://www.halifax.ca/city-hall/agendas-meetings-reports>. For individuals seeking to speak at the hearing, **members of the public may contact the Municipal Clerk's Office no later than 4:30 p.m. on July 6, 2020 to be added to the speakers list to speak by telephone.** We encourage all residents who have any desire to speak at the meeting to ask to have their name added to the list. Individuals who do not want to speak at a later time may ask to have their name removed from the speakers list.

To be placed on the speakers list, individuals may:

- Send an email to clerks@halifax.ca; or
- Call and leave a voicemail at 902.490.4210; or
- Send a fax to the clerk at 902.490.4208.

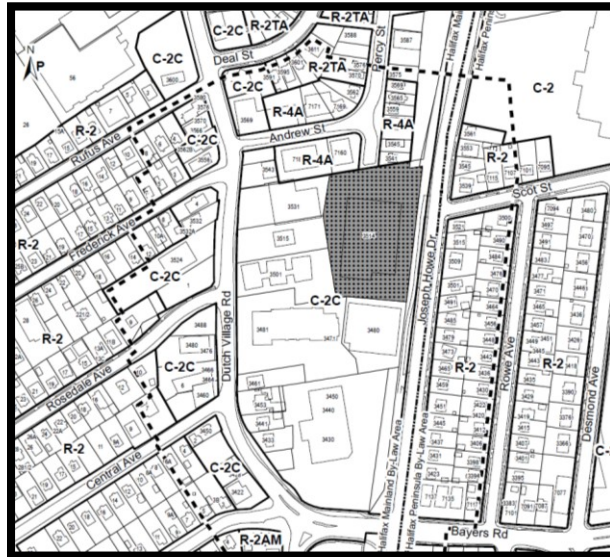
In your message, please include the name of the meeting body (Regional Council / Halifax and West Community Council), the planning case number (21916) or civic address, your name, your community of residence, email address, and telephone number. If you have questions about the content of the application, please contact the Planner at 902-717-8125 or sampsop@halifax.ca.

Questions about the process of the virtual public hearing may be directed to the Municipal Clerk's Office at clerks@halifax.ca or 902.490.4210.

The staff report and other plans and materials submitted by the Applicant are available on-line at: www.halifax.ca/planning (scroll down to Case 21916). To arrange for paper copies of the staff report and application materials to be sent to you by mail, contact the Planner.

PLANNING CASE 21916

Request by Zwicker Zareski Architecture & Planning, on behalf of BANC Investments Ltd., to amend the Halifax Municipal Planning Strategy (MPS) and Halifax Mainland Land Use By-law (LUB) to allow for a minor increase in the building height allowances in Area A of the Plan Dutch Village Road area and to consider a 12-storey, mixed-use building at 3514 Joseph Howe Drive, Halifax by development agreement.



Subject Properties	3514 Joseph Howe Drive, Halifax
Existing Use	One-storey commercial building
Proposed Use	A 12-storey residential building with ground-floor commercial space fronting Joseph Howe Drive.

The applicant is seeking amendments to the Halifax MPS and Halifax Mainland LUB as follows:

- to allow for an increase in the maximum building height within “Area A” of the Plan Dutch Village Road area, without exceeding the originally-intended 12 storey maximum;
- to allow for an increase in the maximum streetwall (base portion) height allowance on Joseph Howe Drive and on Dutch Village Road within “Area A” of the Plan Dutch Village Road area.; and
- to clarify that at the southernmost end of Percy Street (abutting the side property line), there will not be a requirement to include a building ‘streetwall’ nor limitations on surface parking.

The proposed MPS and LUB amendments would enable the development agreement for:

- a 5-storey streetwall (podium) with ground-floor commercial uses (retail space, restaurant with a drive-through), and multi-unit residential uses above the ground-floor;
- two 7-storey residential towers above the building podium with an overall height of 12 storeys and containing an approximate total of 324 residential units;
- approximately 360 underground parking spaces and 50 surface parking spaces, accessed via two existing driveways on Joseph Howe Drive; and
- landscaped areas on the building’s rooftops and ground-level landscaping along the site perimeter.