PROJECT BREIF

3325 + 3331 + 3343 Westerwald Street
Halifax, NS

PROPOSED BY

WM FARES
ARCHITECTS

PURPOSE OF SUBMISSION

W M Fares Architects wishes to make an application for a site specific plan amendment to extend the mixed use designation and zone from the corner of Dutch Village Road, Joseph Howe Drive and Westerwald Street to encompass 3325, 3331 and 3343 Westerwald Street, and to discharge Development Agreement Case 18510 which governs a portion of the subject property.

EXISTING PLANNING DESIGNATIONS & ZONING

The subject property is a through lot spanning from Westerwald Street to Joseph Howe Drive. It has a medium density designation under the Fairview Secondary Planning Strategy. The zoning is R2AM and R-2P under the Mainland Land Use Bylaw. This property currently includes a 3-storey multiunit residential building (civic 3343), a single-family dwelling (civic 3331) and a semidetached (civic 3325 A&B). Civic 3343 is subject to a Development Agreement (Case 18510) which was completed in 2015 to allow a 6-storey mixed use building at 3400 Dutch Village Road.

SITE AND NEIGHBOURHOOD COMPATIBILITY

The subject site is 33,695 square feet with frontage on both Westerwald Street and Joseph Howe Drive. There is a 6-storey mixed use building to the North which was approved by a Site Specific Plan Amendment in 2015; a 3-storey residential building to the South; Chain of Lakes Trail and Joseph Howe Drive to the East; and Westerwald Street to the West. The site is in walking distance from personal and service shops, medical and employment centers, schools, parks and amenities, and is serviced by major bus routes.

PROJECT DESCRIPTION + DESIGN STRATEGIES

We are seeking a change to allow for a residential building by extending the boundary line of the new Dutch Village Road Plan to encompass the subject properties. As a result, redevelopment would be governed by the mixed-use designation, the C2C zone and Maps ZM28, ZM29, ZM31 and ZM32. We offer the following remarks in support of our request:

1. This is an urban site that is walking distance from many amenities, schools and employment centers, and is well serviced by public transit.
2. The abutting properties contain multiunit residential, one of which was developed through a site specific plan amendment process.

3. The requested mixed-use designation and C2C zone were recently adopted as part of Plan Dutch Village Road through a comprehensive public consultation process and provide good built from.

The enclosed site plan illustrates our assessment for the site which meets the zone requirements including use, building height/width/depth, setbacks, stepbacks, streetwall height, coverage, unit mix, parking, landscaping, buffering and amenity space

CONCLUSION:

Thank you for considering our application; we look forward to working with HRM staff, Council and the public on this exciting project.

[redacted]

WM Fares Architects