

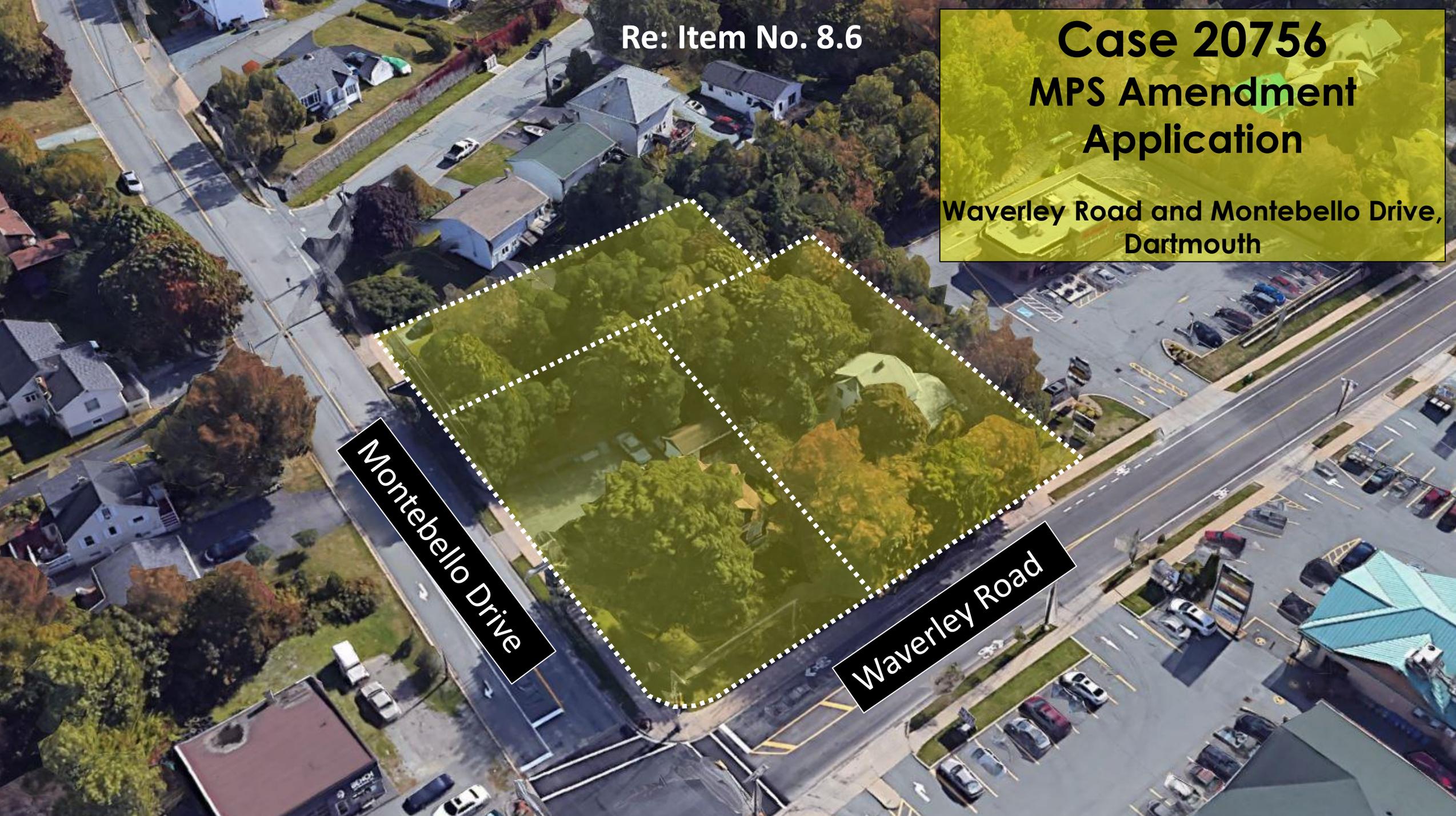
Re: Item No. 8.6

**Case 20756**  
**MPS Amendment**  
**Application**

**Waverley Road and Montebello Drive,  
Dartmouth**

Montebello Drive

Waverley Road



# Background

August 2016:  
Original  
Application  
Submitted

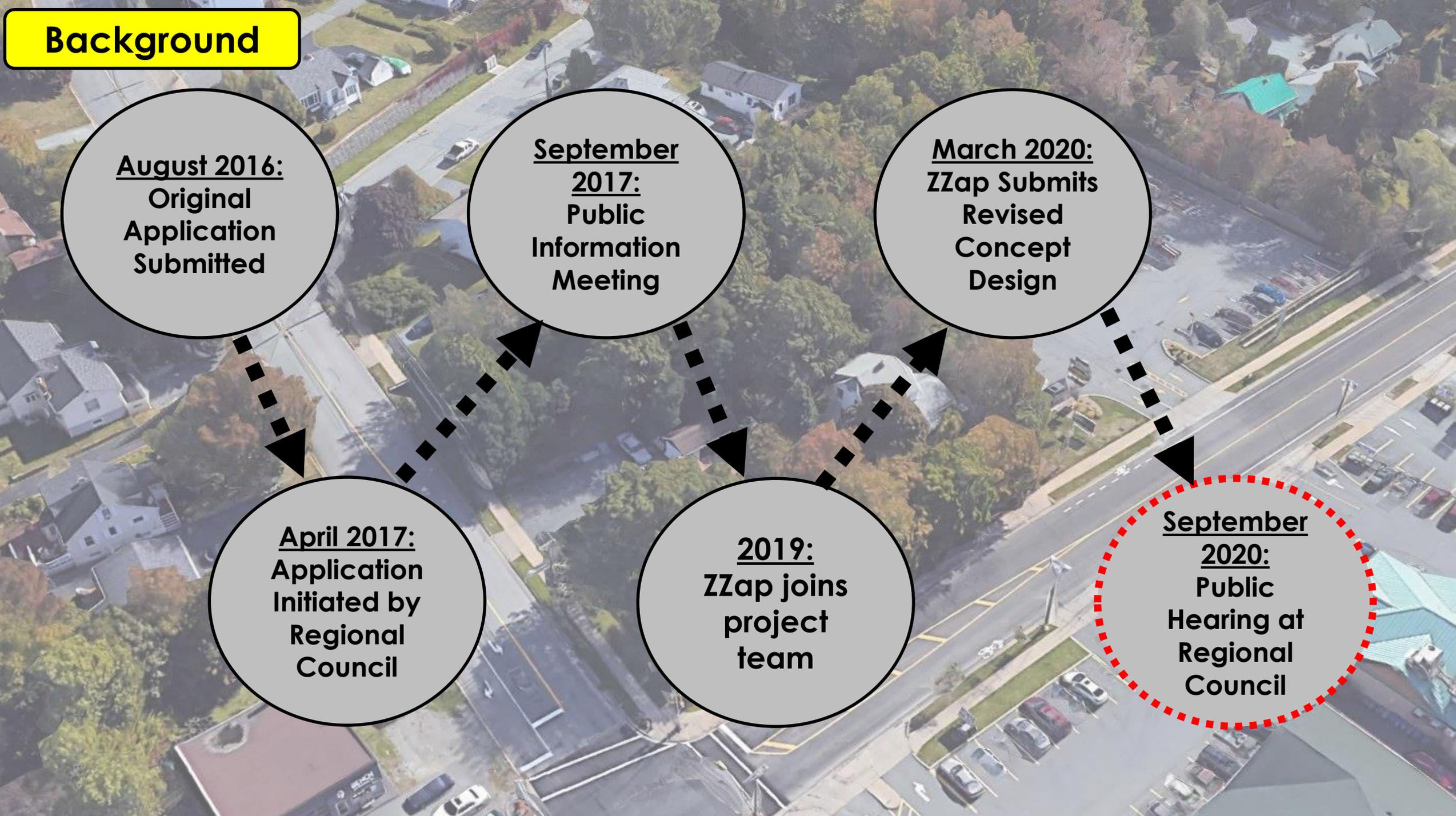
September  
2017:  
Public  
Information  
Meeting

March 2020:  
ZZap Submits  
Revised  
Concept  
Design

April 2017:  
Application  
Initiated by  
Regional  
Council

2019:  
ZZap joins  
project  
team

September  
2020:  
Public  
Hearing at  
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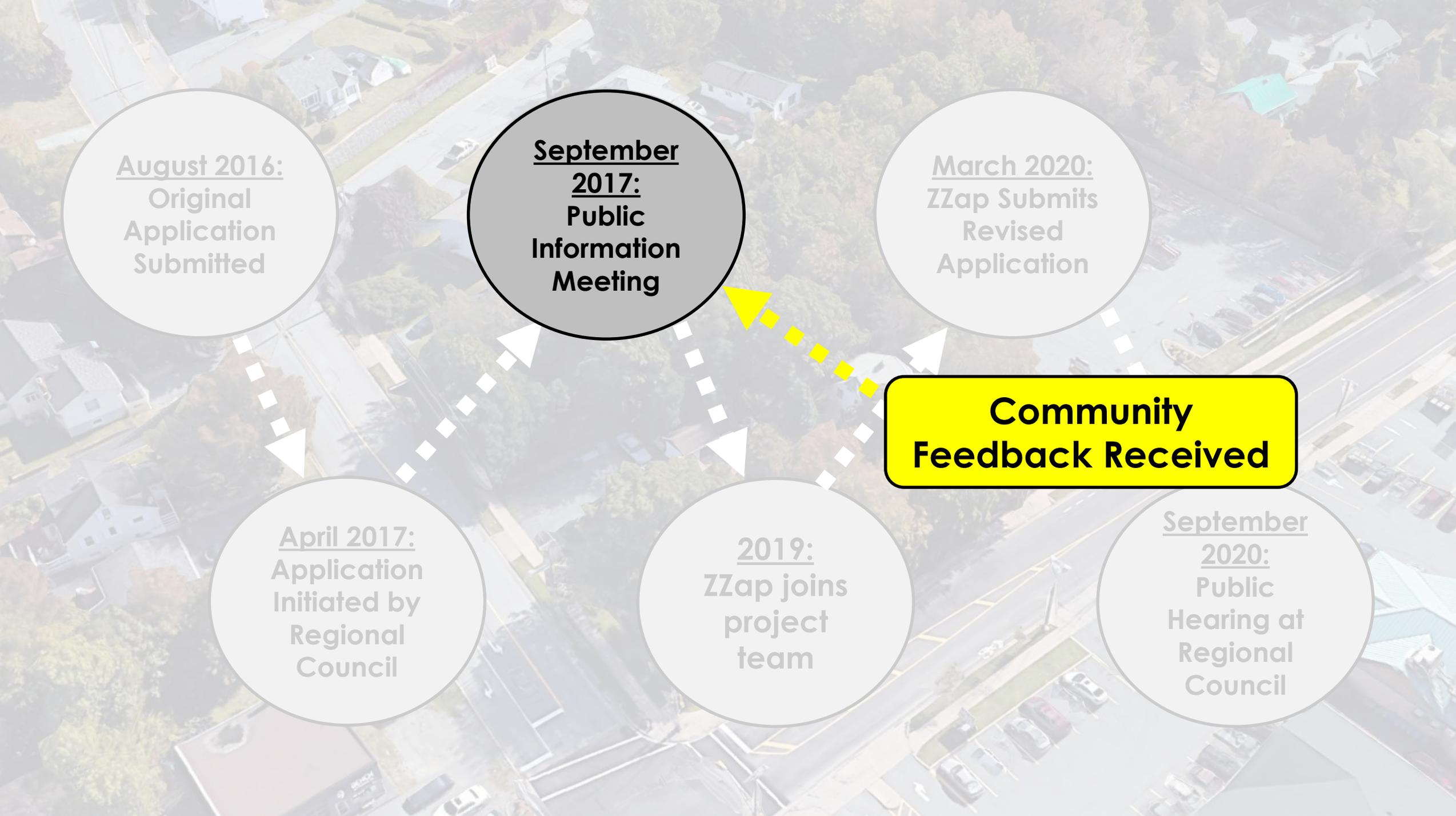
March 2020:  
ZZap Submits  
Revised  
Application

**Community  
Feedback Received**

April 2017:  
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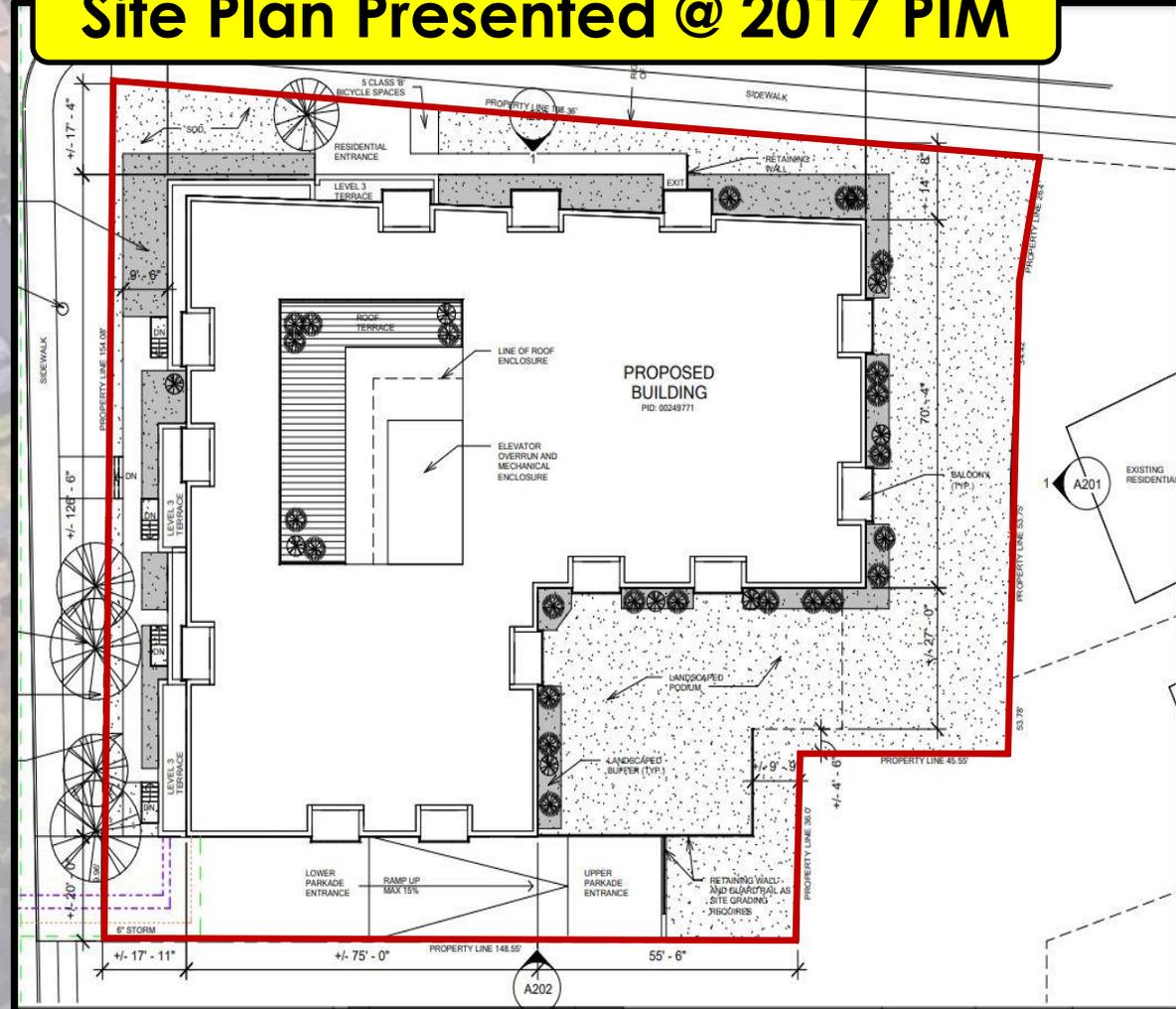
# Community Feedback @ Public Information Meeting



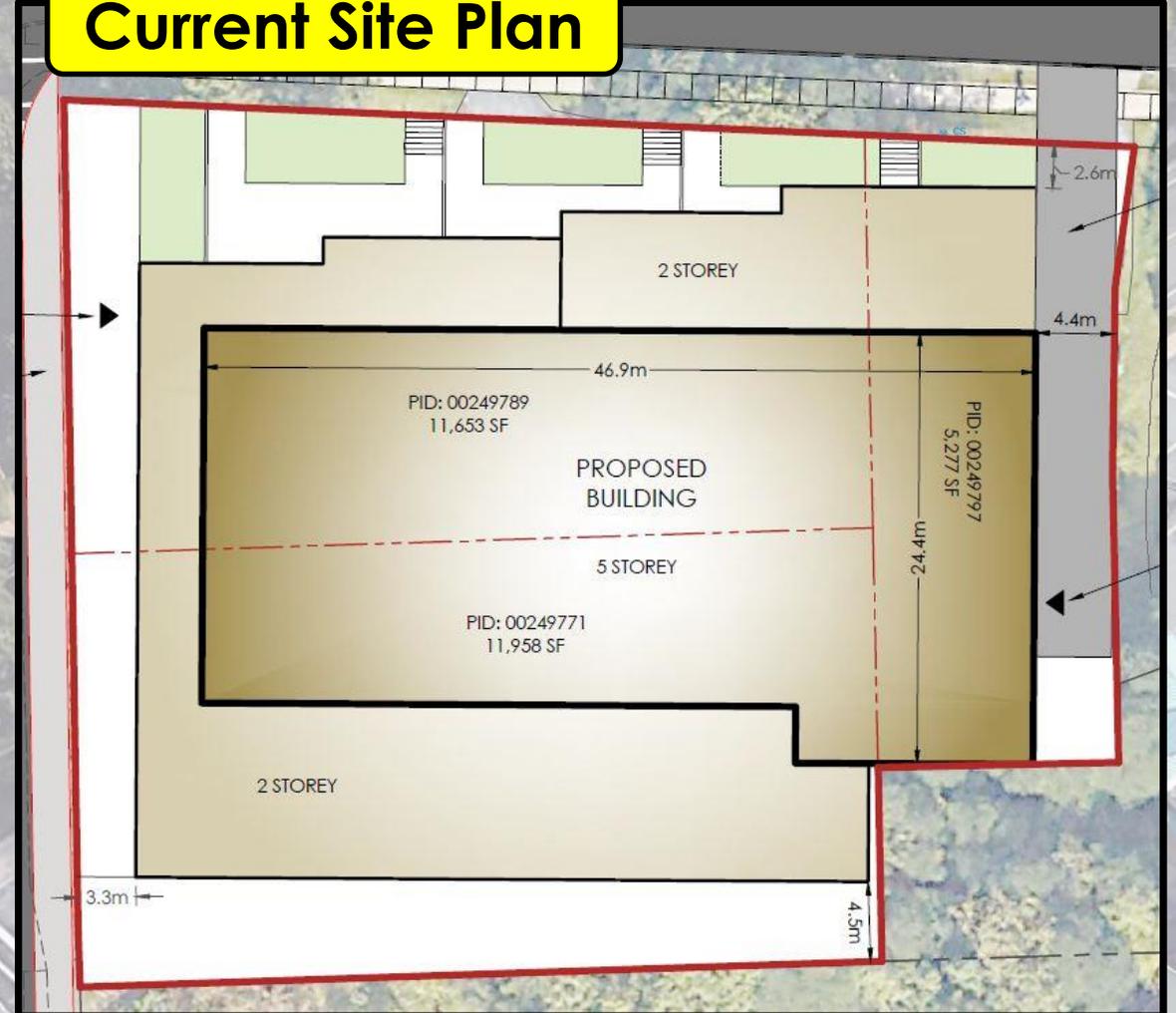
- Concern about traffic congestion
  - Waverley/Montebello intersection
- Concern with size and density of the development and that it didn't fit with the community
- Construction Impact
- No designated loading and drop off area

# Design Changes to Address Community and Staff Feedback

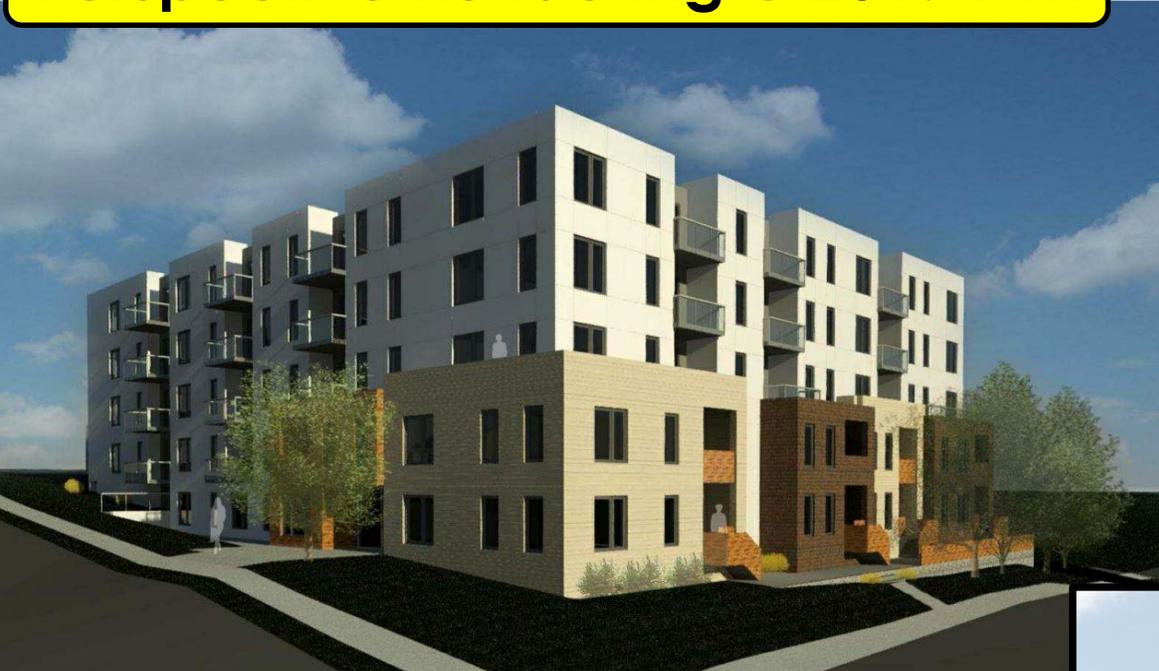
## Site Plan Presented @ 2017 PIM



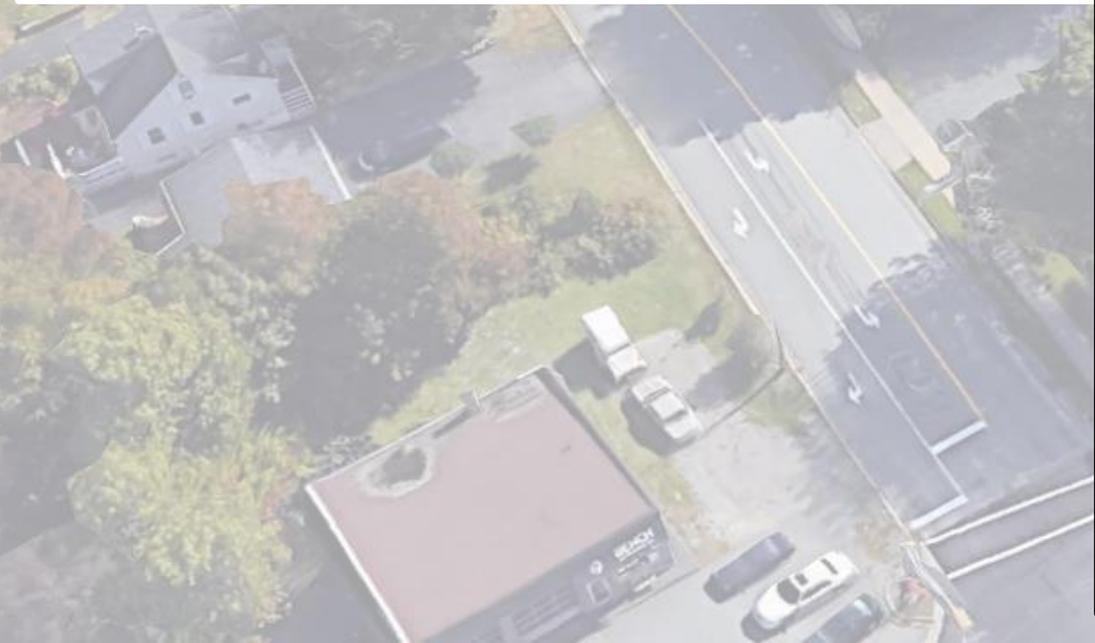
## Current Site Plan



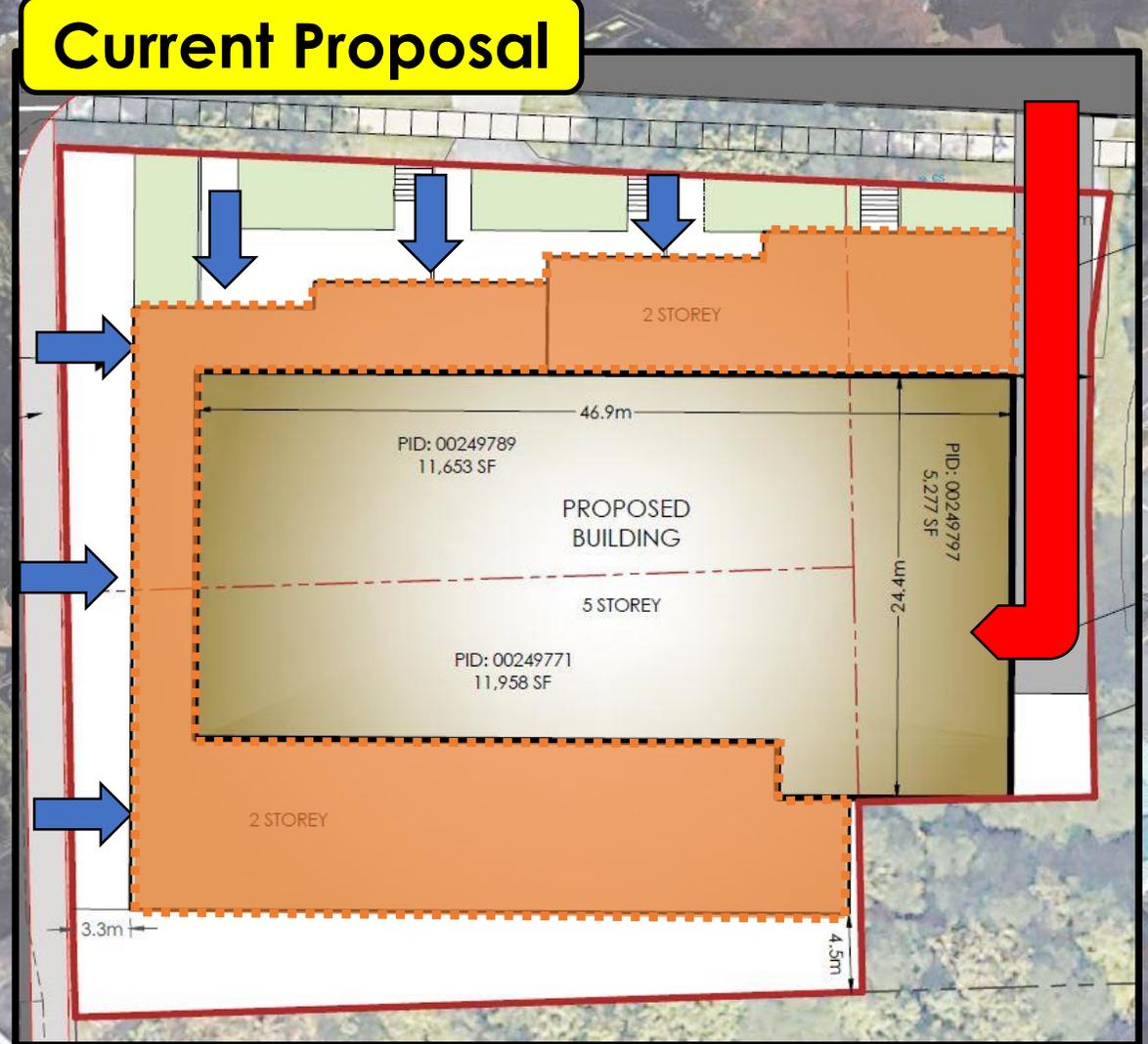
**Perspective Rendering @ 2017 PIM**



**Current Perspective Renderings**



- Reduced overall lot coverage by setting back the building further from Waverley Road and Montebello Drive.
  - This enables future upgrades to the road network and intersection such as adding a northbound right turn lane on Waverley Road.
- Two-storey podium facing Waverley Rd, Montebello Drive and the Tim Horton's property to reduce the overall mass and appearance of the building.
- Relocate the underground parking access to Montebello Drive, furthest from the intersection.
- Reduced unit count from 56 to 40.



# How does the current Design Proposal meet applicable Policy?



- Density standards
- Compatibility
- Buffering and Landscaping
- Access and Traffic Impact

The conversation does not stop here





**Thank you**