



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No.
Halifax and West Community Council
April 17, 2018

TO: Chair and Members of Halifax and West Community Council

SUBMITTED BY: Original Signed

Kelly Denty, Acting Director, Planning and Development
Original Signed

Bruce Zvaniga, Acting Chief Administrative Officer

DATE: March 28, 2018

SUBJECT: **Case 21618: Substantive Amendments to an Existing Development Agreement for 5511 Bloomfield Street, Halifax**

ORIGIN

Application by WSP Canada Inc.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development.

RECOMMENDATION

It is recommended that Halifax and West Community Council:

1. Give notice of motion to consider the proposed amending development agreement, as set out in Attachment A of this report, to allow substantive amendments to a mixed-use development at 5511 Bloomfield Street, Halifax and schedule a public hearing;
2. Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A of this report; and
3. Require the amending development agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

BACKGROUND

WSP Canada Inc. applied for substantive amendments to an existing development agreement (Municipal Case No. 18254) that enables an eight-storey mixed-use development located at 5511 Bloomfield Street, Halifax.

Subject Site	5511 Bloomfield Street, Halifax
Location	Northwest corner of Bloomfield Street and Gottingen Street, Halifax
Regional Plan Designation	Urban Settlement
Community Plan Designation (Map 1)	Major Commercial – Peninsula North, Halifax
Zoning (Map 2)	C-2 (General Business) Zone – Halifax Peninsula
Size of Site	22,205 square feet
Street Frontage	Approximately 324 feet
Current Land Use(s)	70 unit mixed-use building (under construction)
Surrounding Use(s)	Residential, commercial, and institutional uses

The major aspects of the proposal are as follows:

- Increase the maximum number of residential units permitted from 70 to 90;
- Increase the minimum number of units having two or more bedrooms from 22 to 39;
- Remove the surface parking lot and locate all parking underground;
- Increase the minimum number of required parking spaces from 70 to 72;
- Construct a four-storey addition fronting Almon Street;
- Relocate landscaped open space from the second level podium to the fifth floor of the proposed addition;
- Expand the penthouse to allow indoor amenity space; and
- Extend the streetwall on Bloomfield Street.

Enabling Policy and LUB Context

The subject property is designated Major Commercial under the Halifax Municipal Planning Strategy (MPS), Peninsula North Secondary Planning Strategy, Sub Area 5 and zoned C-2 (General Business) under the Halifax Peninsula Land Use By-law (LUB). Halifax and West Community Council (HWCC) applied Schedule Q to the subject property on July 22, 2013.

Council may consider mixed-use commercial and residential developments through the Schedule Q policies 2.3, 2.3.1, 2.3.2, and 2.3.3 of Section XI under the MPS. Developments with more than four units may be considered through comprehensive site planning and by development agreement. Comprehensive site planning allows Council to evaluate the proposal's compatibility with adjacent developments, in terms of massing, density, open space, materials and overall design. HWCC approved a development agreement on September 23, 2013 for an 8-storey mixed-use development at the subject property (Municipal Case 18254). The proposed amendments can be considered under the same Schedule Q policies.

Existing Development Agreement – Case 18254

The existing development agreement permits an 8-storey mixed use building with 70 residential units, minor commercial uses, a lounge at ground level, a rooftop deck, a second level landscaped podium and a surface parking lot along Almon Street. Architectural, parking and lighting requirements are also included in the existing agreement.

The building that was approved under the existing development agreement is currently under construction. The proposed amendments cannot be incorporated in the ongoing construction unless an amended development agreement is approved.

Previous Proposal – Case 20894

On January 23, 2018, HWCC refused an application for substantive amendments to the existing development agreement for the subject property. Those proposed amendments included infilling the surface parking lot with a four-storey addition, relocating landscaped open space to the fifth level of the proposed addition, increasing the overall density, relocating all parking underground and extending the streetwall along Bloomfield Street. At the public hearing for this case, the community expressed concern that not enough consideration was given to mitigate impacts on the surrounding low density residential neighbourhood and that the proposed amendments did not satisfy the intent of the Schedule Q policies. The applicant subsequently submitted a new application with changes to the design to address some of the concerns raised by the community and Council at the January 23, 2018 meeting.

Compliance Case

A few days before the public hearing for the previous application (Case 20894), staff became aware that specific portions of the building were not in accordance with the approved permit drawings. A stop work order was issued and construction ceased on the portions of the building that were not in compliance with the existing development permit. Construction cannot continue on these portions of the building until the proposed amendments are in effect.

COMMUNITY ENGAGEMENT

The community engagement process for the current proposal has been consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was consultation, achieved through providing information and seeking comments through the HRM website, signage posted on the subject site, postcards mailed to all property owners and tenants within the notification area and a public information meeting held on March 5, 2018. Concerns raised by the public through the consultation process included the following topics:

- Height of the proposed four-storey addition relative to surrounding low density residences;
- Inadequate separation distance between the proposed addition and abutting Northwood building;
- Insufficient privacy for abutting residents as several windows are proposed along the western wall of the proposed addition facing the abutting Northwood Almon Place building;
- Blank façade facing the abutting Northwood Almon Place building;
- Potential noise on fifth level landscaped podium;
- Increased traffic along Bloomfield Street;
- Pedestrian safety especially for school children and seniors;
- Height of the Bloomfield streetwall in relation to adjacent two storey residences; and
- Lack of parking provided on the site.

In response to the feedback received from the community, the applicant submitted the following revisions to the design for Council's consideration:

- the commercial frontage along Almon Street was recessed to improve the public realm and provide a better pedestrian experience along Almon Street;
- windows were added to greater articulate the western building wall facing the abutting Northwood Almon Place building;
- indoor amenity space was added on the penthouse level;
- lighting directed to the abutting walkway was added as a requirement in the amending agreement; and,
- the height of the Bloomfield streetwall was stepped with a portion being three storeys at the corner of Gottingen and Bloomfield stepping down to two storeys and then one storey at the western property boundary. This offers a better transition to the adjacent two-storey residential neighbourhood along Bloomfield street.

A public hearing must be held by Halifax and West Community Council before they can consider approval of the proposed development agreement. Should Community Council decide to proceed with a public hearing on this application, in addition to the published newspaper advertisements, property owners within the notification area shown on Map 2 will be notified of the hearing by regular mail.

The proposal will potentially impact local residents.

HPPAC

On March 26, 2018, the Halifax Peninsula Planning Advisory Committee (PAC) recommended that the application be approved. PAC supported the proposed additional density, infill of the surface parking lot along Almon Street and additional amenity space. Concern was raised about the interface between the proposed building and the abutting Northwood Almon Place development. The PAC recommended consideration of lighting along the western property boundary directed to the walkway on the abutting property to improve pedestrian safety. Additional articulation of the building wall facing the Northwood Almon Place was also recommended.

In response to PAC's recommendation for additional consideration, the proposed amending development agreement includes lighting provisions and stipulations that require greater articulation of the western building face. A report from the PAC to Community Council will be provided under a separate cover.

DISCUSSION

Staff have reviewed the proposal in consideration of all relevant policies and advise that it is reasonably consistent with the intent of the MPS. Attachment B provides an evaluation of the proposed development agreement in relation to the relevant MPS policies.

Proposed Development Agreement

Attachment A contains the proposed amending development agreement for the subject site. The proposed agreement addresses the following matters:

- a four-storey addition, changes to the streetwall along Bloomfield Street, the addition of indoor amenity space at the penthouse level and a small increase in parking requirements;
- indoor amenity space on the penthouse level and relocation of landscaped areas to the fifth level of the proposed addition;
- an increase in the total number of units and the number of two or more bedroom units; and
- the removal of the lighting plan previously required to accommodate the surface parking that has now been eliminated.

Of the matters addressed by the proposed amending development agreement to satisfy the MPS criteria as shown in Attachment B, the following have been identified for detailed discussion.

Neighbourhood Compatibility

A mix of residential, commercial and institutional land uses surround the subject site. Buildings adjacent to the subject property are predominantly two and three storeys high with a four-storey residential complex abutting the property fronting Almon Street. Two other seven-storey Schedule Q developments were approved in proximity to the site and, to date, one of those two buildings has been constructed on the corner of Isleville Street and Almon Street. Staff advise that the scale and massing of the proposed changes to the penthouse, four storey addition, and Bloomfield streetwall are compatible with the surrounding buildings.

A mechanical penthouse and rooftop deck were approved under the existing agreement. The previous application (Case 20894) proposed three penthouse residential units in that space. Additional residential units in the penthouse were not supported by the community. The current proposal is to eliminate the dwelling units in the penthouse and expand the floor area to provide additional amenity space for the

residents of the building. The overall number of storeys of the building is not changing but the proposed floor area of the penthouse level has increased. The penthouse amenity space is stepped back from the eight-storey tower which makes it less visible from the street and adjacent residential buildings.

The current proposal includes infilling the previously approved surface parking lot along Almon Street. Staff advise that four storeys is appropriate along Almon Street close to the Gottingen Street corridor. This infill creates a continuous streetwall along Almon Street and offers a better transition between the existing residential buildings and the eight-storey portion of the building. Since the previous application, the applicant recessed the ground level commercial frontages along Almon Street to provide additional landscaping and improve the pedestrian experience.

The previous application presented to Council in January 2018 included a three-storey streetwall across the width of the building fronting Bloomfield Street. At the public hearing, residents expressed that the three-storey streetwall was not compatible with the established two-storey residential neighbourhood. The applicant has revised the proposal to include a stepped one, two and three-storey streetwall along Bloomfield Street which offers a better transition from the adjacent two-storey buildings along Bloomfield Street.

Building Materials and Articulation

The design and materials used for the four-storey addition along Almon Street and the extension of the Bloomfield streetwall are similar to those approved for the three-storey portion of the building along Gottingen and Bloomfield Streets. The materials used for the expansion of the penthouse level are compatible with and complement materials already approved for the building and include aluminum glazing systems, fiber cement panels and aluminum/glass railings. Streetwalls along Bloomfield and Almon Streets are articulated with a variety of materials in addition to balconies and commercial entrances at the ground level.

Concern was raised by the community and PAC about the interface between the western wall of the proposed addition facing the Northwood Almon Place building. Additional windows and varying materials along the western wall have been provided to improve this interface. Community Council should note that a portion of the building facing Almon Street appears as a relatively blank wall due to Building Code requirements. The draft development agreement includes requirements for architectural provisions to mitigate the visual impact of blank or unadorned walls.

Amenity and Landscaped Open Space

The existing development agreement requires a combined area of 3,043 square feet of landscaped open space on the rooftop and second level podium. The current revised application proposes to relocate the landscaped open space from the podium to the fifth level of the proposed addition which has an area of 3,370 square feet. An additional 1,600 square feet of outdoor amenity space is also provided at the penthouse level resulting a total of 1,927 square feet of additional outdoor amenity space in the amended proposal. Furthermore, the current proposal includes 2,175 square feet of indoor amenity space on the penthouse level. Balconies are also provided which offer private amenity space for all the units.

Parking

Under the existing agreement, a combination of underground parking and surface parking is required to a minimum of 70 spaces. The proposed amendments include relocating the parking entirely underground and increasing the minimum number of spaces to 72. While the proposed number of residential units is increasing and the increase in parking capacity is relatively small, alternative transportation options are available in proximity to the site. Transit service runs every thirty minutes along the Gottingen Street frontage and bicycle parking is provided on the subject property in accordance with the land use by-law.

Lighting

The existing agreement has general provisions for lighting and a lighting plan. The intent of the lighting plan was to ensure the surface parking lot was well illuminated. However, the surface lot is no longer part of the current proposal and those lighting provisions are no longer needed.

A walkway running parallel to the western property boundary of the subject property provides a pedestrian connection between Almon and Bloomfield Streets. This walkway was temporarily disrupted by construction on the subject property. The developer intends to reinstate the walkway and provide additional landscaping in the area. Community Council should note that the walkway itself is not located on the subject property and therefore its reinstatement cannot be regulated through the development agreement. However, staff understand an agreement exists between the landowners that outlines the reinstatement provisions. Both the PAC and some area residents have expressed concerns about lighting in the area and the implications on pedestrian safety. The proposed amending agreement includes a provision to illuminate the walkway and address safety concerns.

Conclusion

Staff have reviewed the proposal in terms of all relevant policy criteria and advise that the proposal is reasonably consistent with the intent of the MPS. The proposed addition, changes to the streetwall and landscaped open space provide better quality design and improve the public realm along Bloomfield Street and Almon Street. Therefore, staff recommends that the Halifax and West Community Council approve the proposed development agreement.

FINANCIAL IMPLICATIONS

There are no budget implications. The applicant will be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this proposed development agreement. The administration of the proposed development agreement can be carried out within the proposed 2018/2019 C310 Planning Applications budget and with existing resources.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application may be considered under existing MPS policies. Community Council has the discretion to make decisions that are consistent with the MPS, and such decisions may be appealed to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting the proposed amending development agreement are contained within the Discussion section of this report.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified.

ALTERNATIVES

1. Halifax and West Community Council may choose to approve the proposed amending development agreement subject to modifications. Such modifications may require further negotiation with the applicant and may require a supplementary report or another public hearing. A decision of Council to approve this development agreement is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. Halifax and West Community Council may choose to refuse the proposed amending development agreement, and in doing so, must provide reasons why the proposed agreement does not reasonably carry out the intent of the MPS. A decision of Council to refuse the proposed development agreement is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

ATTACHMENTS

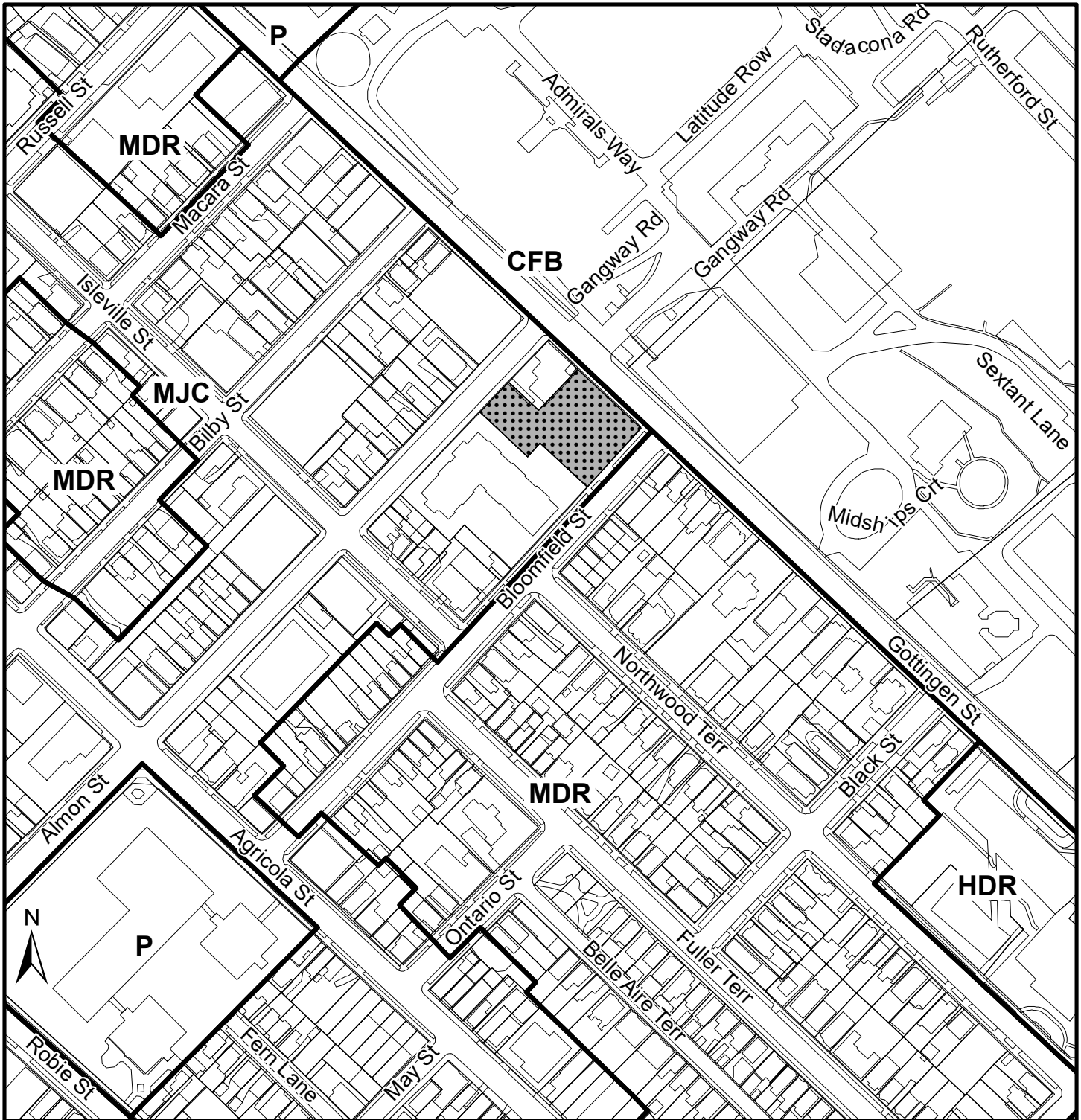
Map 1: Generalized Future Land Use
Map 2: Zoning and Notification Area

Attachment A: Proposed Development Agreement
Attachment B: Review of Relevant MPS Policies

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Stephanie Salloum, Planner II, Current Planning, 902.490.4223

Report Approved by: Steve Higgins, Manager of Current Planning, 902.490.4382



Map 1 - Generalized Future Land Use

HALIFAX

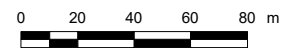
5511 Bloomfield Street
Halifax

 Subject Property

Designation

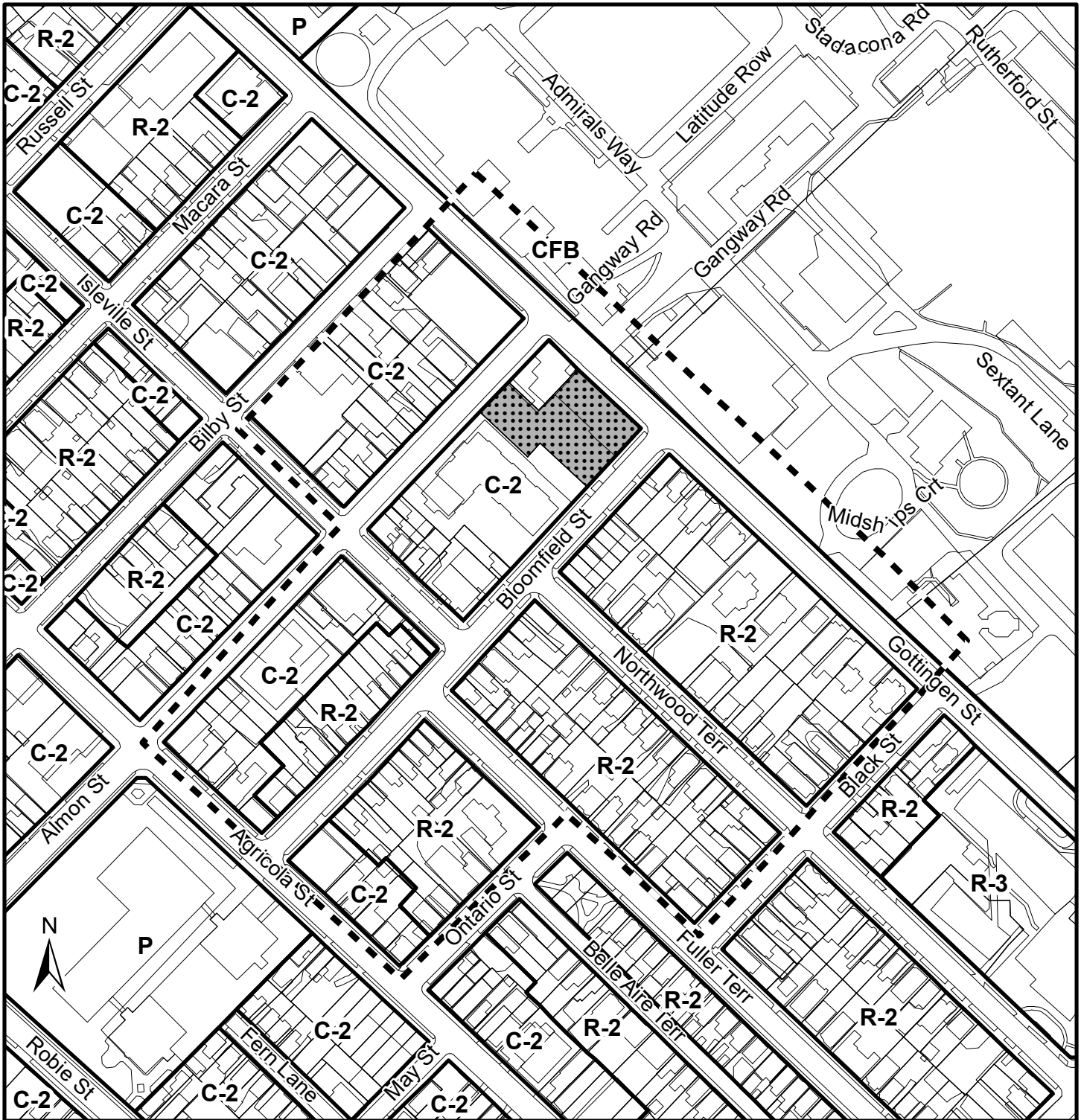
- MDR Medium Density Residential
- HDR High Density Residential
- MJC Major Commercial
- P Park and Institutional
- CFB Canadian Forces Base

Halifax Plan Area
Peninsula North Secondary Plan Area



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.



HRM does not guarantee the accuracy of any representation on this plan.



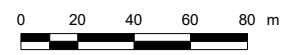
Map 2 - Zoning and Notification

HALIFAX

5511 Bloomfield Street
Halifax

-  Subject Property
-  Area of notification

- Zone
- R-2 General Residential
 - R-3 Multiple Dwelling
 - C-2 General Business
 - P Park and Institutional
 - CFB Canadian Forces Base



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

HRM does not guarantee the accuracy of any representation on this plan.

Halifax Peninsula
Land Use By-Law Area

ATTACHMENT A: PROPOSED AMENDING DEVELOPMENT AGREEMENT

THIS FIRST AMENDING AGREEMENT made this day of , 20 ,

BETWEEN:

[Insert Name of Corporation/Business LTD.]
a body corporate, in the Province of Nova Scotia
(hereinafter called the "Developer")

OF THE FIRST PART

- and -

HALIFAX REGIONAL MUNICIPALITY
a municipal body corporate, in the Province of Nova Scotia
(hereinafter called the "Municipality")

OF THE SECOND PART

WHEREAS the Developer is the registered owner of certain lands located at 5511 Bloomfield Street, Halifax and which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

AND WHEREAS the Halifax and West Community Council for the Municipality approved an application to enter into a development agreement to allow an 8 storey mixed use development on the Lands on September 23, 2013 (municipal case number 18254), which said Development Agreement was registered at the Halifax County Land Registration Office as Document Number 104785226 (hereinafter called the "Original Agreement");

AND WHEREAS the Developer has requested substantive amendments to the Original Agreement to allow for an addition to the approved building and an increase in the number of residential units on the Lands pursuant to the provisions of the *Halifax Regional Municipality Charter* and pursuant to Polices 2.3.1, 2.3.2 & 2.3.3 of the Halifax Municipal Planning Strategy and Section 92 of the Halifax Peninsula Land Use By-law;

AND WHEREAS the Halifax and West Community Council for the Municipality approved this request at a meeting held on **[Insert - Date]**, referenced as Municipal Case Number **21618** (hereinafter called the "First Amending Agreement");

THEREFORE, in consideration of the benefits accrued to each party from the covenants herein contained, the Parties agree as follows:

1. Except where specifically varied by this First Amending Agreement, all other terms, conditions and provisions of the Original Agreement shall remain in effect.

2. Section 2.2.1 (a) of the Original Agreement shall be amended by deleting the text shown in ~~strikeout~~ and inserting the text shown in **bold**, as follows:

2.2.1 (a) ~~'streetwall' means the three storey portions the building facing and abutting a street, which does not include minor recesses for elements such as doorways or intrusions such as bay windows.~~
'streetwall' means the portions of the building facing and abutting a street, which do not include minor recesses for elements such as doorways or intrusions such as bay windows.

3. Section 3.1 of the Original Agreement shall be amended by deleting the text shown in ~~strikeout~~ and inserting the text shown in **bold**, as follows:

3.1 The Developer shall develop the lands in a manner, which in the opinion of the Development Officer, conforms with the following Schedules attached to the First Amending Agreement and filed in the Halifax Regional Municipality as Case Number ~~18254~~ **21618**:

Schedule A	Legal Description of the Lands
Schedule B	Site Plan
Schedule C	Landscape Plan
Schedule D	Parking Garage Plan
Schedule E	First Floor Plan
Schedule F	Roof Deck
Schedule G	East Elevation
Schedule H	South Elevation
Schedule I	West Elevation
Schedule J	North Elevation
Schedule K	Exterior Building and Parking Lot Lighting
Schedule B.1	Site Plan
Schedule C.1	First and Fifth Level Landscape Plan
Schedule D.1	Parking Garage Plan
Schedule E.1	First Floor Plan
Schedule F.1	Penthouse Plan
Schedule G.1	East Elevation
Schedule H.1	South Elevation
Schedule I.1	West Elevation
Schedule J.1	North Elevation

4. The schedules of the Original Agreement shall be amended by deleting Schedule B, Schedule C, Schedule D, Schedule E, Schedule F, Schedule G, Schedule H, Schedule I, Schedule J, and Schedule K and inserting Schedule B.1 (attached), Schedule C.1 (attached), Schedule D.1 (attached), Schedule E.1 (attached), Schedule F.1 (attached), Schedule G.1 (attached), Schedule H.1 (attached), Schedule I.1 (attached), and Schedule J.1 (attached).

5. The Original Agreement shall further be amended by:

- a) deleting all references to "Schedule B" and replacing each with a reference to "Schedule B.1"
- b) deleting all references to "Schedule C" and replacing each with a reference to "Schedule C.1"
- c) deleting all references to "Schedule D" and replacing each with a reference to "Schedule D.1"

- d) deleting all references to "Schedule E" and replacing each with a reference to "Schedule E.1"
 - e) deleting all references to "Schedule F" and replacing each with a reference to "Schedule F.1"
 - f) deleting all references to "Schedule G" and replacing each with a reference to "Schedule G.1"
 - g) deleting all references to "Schedule H" and replacing each with a reference to "Schedule H.1"
 - h) deleting all references to "Schedule I" and replacing each with a reference to "Schedule I.1"
 - i) deleting all references to "Schedule J" and replacing each with a reference to "Schedule J.1"
 - j) deleting all references to "Schedule K"
6. Section 3.4.2 of the Original Agreement shall be amended by deleting the text shown in ~~strikeout~~ and inserting the text shown in bold, as follows:
- 3.4.2 A maximum of ~~70~~ **90** residential dwelling units shall be permitted within the multiple-unit residential portion of the building.
7. Section 3.4.3 of the Original Agreement shall be amended by deleting the text shown in ~~strikeout~~ and inserting the text shown in bold, as follows:
- 3.4.3 A minimum of ~~22~~ **39** of the residential units shall consist of 2 or more bedrooms.
8. Section 3.5.6 of the Original Agreement shall be amended by deleting the text shown in ~~strikeout~~, as follows:
- 3.5.6 Notwithstanding Section 3.5.5, the ~~second and third storey balcony guardrails shown on the Gottingen Street and Bloomfield Street~~ associated with the streetwall shall be constructed as shown on the Schedules.
9. Section 3.5.8 of the Original Agreement shall be amended by deleting the text shown in ~~strikeout~~ and inserting the text shown in bold, as follows:
- 3.5.8 Large blank or unadorned walls shall not be permitted. The scale of large walls shall be tempered by the introduction of artwork (murals), textural plantings and trellises, ~~and~~ **or** architectural detail to create shadow lines (implied windows, cornice lines, offsets in the vertical plane, **horizontal vertical strip patterns, varying masonry materials** etc.).
10. Section 3.5.11 of the Original Agreement shall be deleted.
11. Section 3.6.1 of the Original Agreement shall be amended by deleting the text shown in ~~strikeout~~ and inserting the text shown in bold, as follows:
- 3.6.1 The multiple-unit residential portion of the building shall include **indoor amenity space and outdoor landscaped open space** for the residents of the building. **Indoor amenity space shall be provided in the penthouse as shown on Schedule F.1.** Outdoor landscaped open space shall be provided on the ~~second~~ **fifth** floor podium and ~~the building rooftop~~ **penthouse outdoor amenity space** as shown on ~~the~~ Schedules **C.1 and F.1**.
12. Section 3.6.6 of the Original Agreement shall be deleted.
13. Section 3.6.7 of the Original Agreement shall be amended by deleting the text shown in ~~strikeout~~ and inserting the text shown in bold, as follows:

- 3.6.7 Planting on ~~rooftops~~ and podiums above structures shall be carefully selected for their ability to survive in rooftop environments. ~~Roof~~ **Podium** trees shall be located in planting beds or containers. Approximately 50 percent of the plant material shall be evergreen or material with winter colour and form. Deciduous trees shall have a minimum size of 45 mm caliper (1.8 inch diameter). Coniferous trees shall be a minimum of 1.5 m (5 ft.) high and upright shrubs shall have a minimum height of 60 cm. (2 ft.). It is the responsibility of the Developer to ensure that the underground parking structures or other structures are capable of supporting loads from all landscaping as well as the anticipated mature weight of the plant material on any rooftop and podium.
14. Section 3.8.1 of the Original Agreement shall be deleted.
15. Section 3.8.2 of the Original Agreement shall be amended by deleting the text shown in ~~strikeout~~, as follows:
- 3.8.2 Lighting ~~required pursuant to Section 3.8.1~~ shall be directed away from adjacent lots and buildings and shall use a full cut-off design. Lighting shall be shown on the site plan and building drawings prior to the issuance of a Development Permit. Lighting required for each multiple unit dwelling shall be installed prior to the issuance of an Occupancy Permit.
16. Section 3.8.6 shall be added immediately after Section 3.8.5 and immediately before Section 3.9 of the Original Agreement as shown in bold below:
- 3.8.6 Notwithstanding Sections 3.8.2, 3.8.3, 3.8.4 and 3.8.5, additional outdoor lighting shall be provided along the western building face. This additional outdoor lighting shall be arranged in a manner to direct lighting to the walkway on the abutting property and away from the adjacent building.**
17. Section 3.14.1 of the Original Agreement shall be amended by deleting the text shown in ~~strikeout~~ and inserting the text shown in bold, as follows:
- 3.14.1 Vehicular parking shall include ~~a combination of underground parking and exterior surface parking~~ to accommodate a minimum of ~~70~~ **72** vehicular parking spaces. Up to 25 percent of the parking spaces may be reduced in size to 8 feet by 17 feet.
18. Section 6.2(c) of the Original Agreement shall be deleted.

IN WITNESS WHEREAS the said parties to these presents have hereunto set their hands and affixed their seals the day and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of:

(Insert Registered Owner Name)

Witness

Per: _____

SIGNED, DELIVERED AND ATTESTED to by the proper signing officers of Halifax Regional Municipality, duly authorized in that behalf, in the presence of:

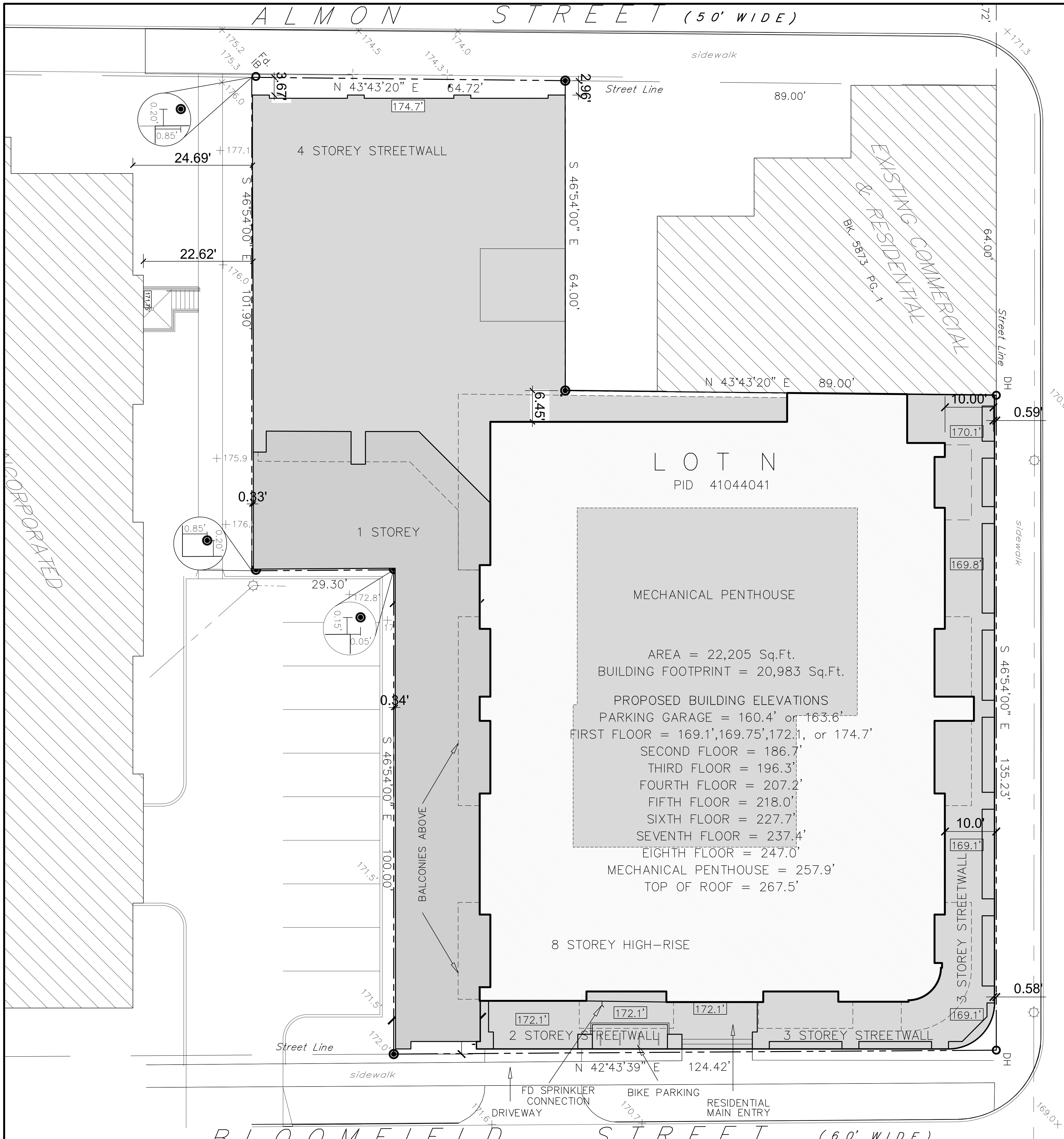
HALIFAX REGIONAL MUNICIPALITY

Witness

Per: _____
MAYOR

Witness

Per: _____
MUNICIPAL CLERK

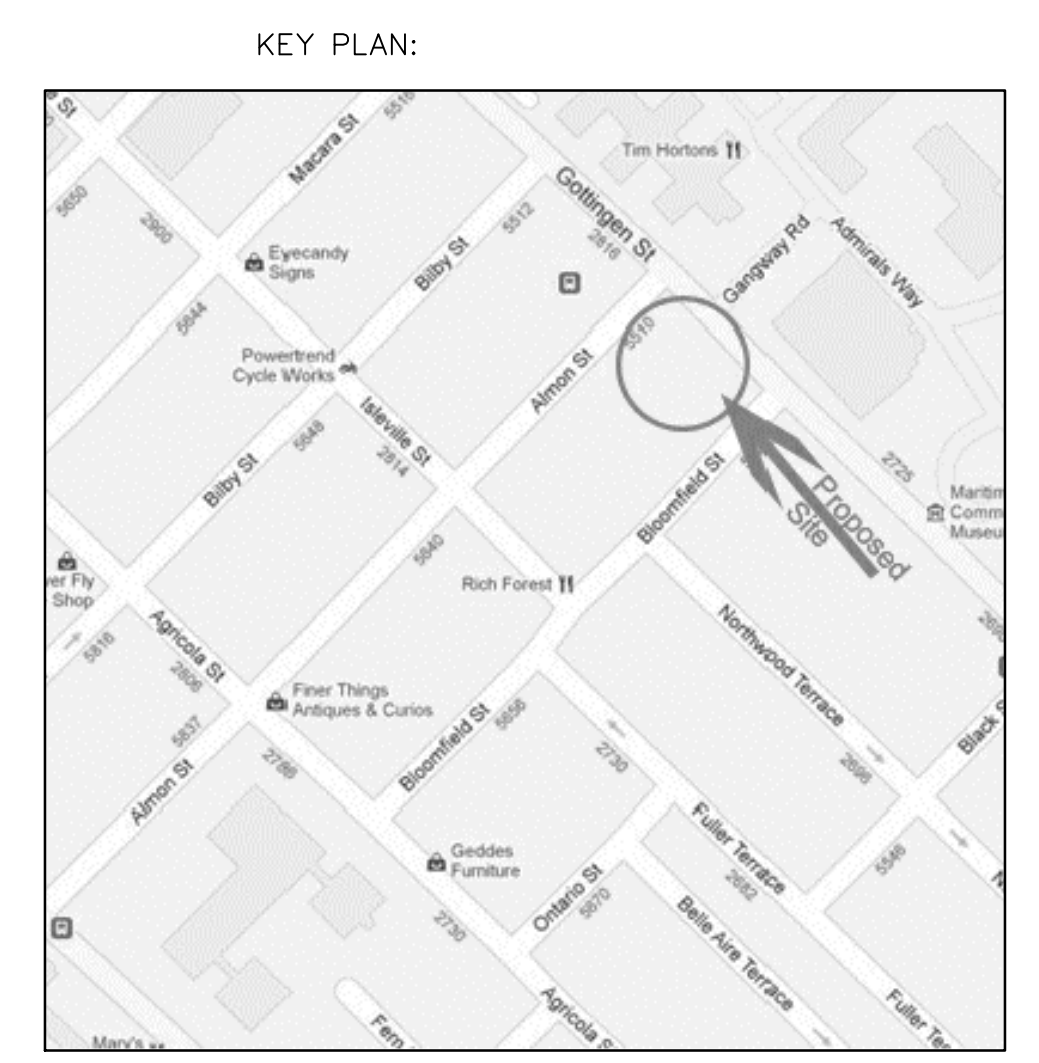


LOT N
PID 41044041

MECHANICAL PENTHOUSE

AREA = 22,205 Sq.Ft.
BUILDING FOOTPRINT = 20,983 Sq.Ft.

PROPOSED BUILDING ELEVATIONS
PARKING GARAGE = 160.4' or 163.6'
FIRST FLOOR = 169.1', 169.75', 172.1, or 174.7'
SECOND FLOOR = 186.7'
THIRD FLOOR = 196.3'
FOURTH FLOOR = 207.2'
FIFTH FLOOR = 218.0'
SIXTH FLOOR = 227.7'
SEVENTH FLOOR = 237.4'
EIGHTH FLOOR = 247.0'
MECHANICAL PENTHOUSE = 257.9'
TOP OF ROOF = 267.5'



LEGEND:
+175.9 EXISTING ELEVATION
170.5' PROPOSED ELEVATION

GOTTINGEN STREET
(55' WIDE)

- NOTES:
- 1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE & REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
 - 2) DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS.
 - 3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES, IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.
 - 4) CHANGES FROM THESE PLANS & SPECS. MUST BE AGED TO IN WRITING, & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.
 - 5) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION, SIGNED & DATED BY THE ARCHITECT ARE TO BE USED FOR CONSTRUCTION.
 - 6) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION W/ THE SPECS.

Paul Skerry Associates Ltd.
ARCHITECTS
5514 LIVINGSTONE PLACE
HALIFAX N.S. B3K 2B9
PHONE: 902-455-4361
FAX: 902-455-7778
EMAIL: pskerry@pskerry.ca



No.	DESCRIPTION	Date
	Change in DA	9/27/16
1	Revised FD Connection	3/10/17
2	Spot Elevations Corrected	5/23/17
6	Revised PIM	6/6/17
7	Revised 8th Floor Level	6/9/17
	Amended DA Proposal	3/9/18

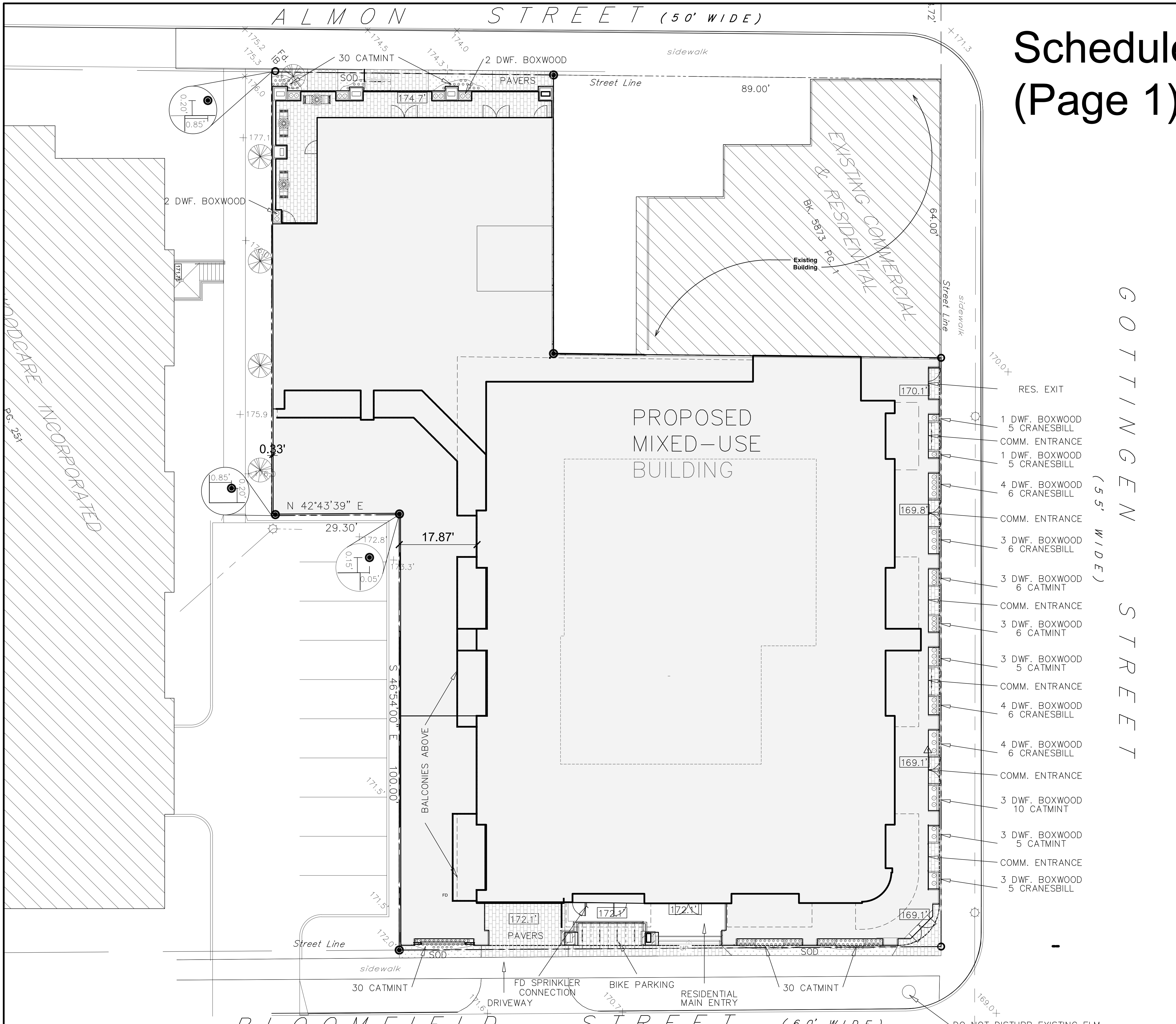
No.	DESCRIPTION	Date
REVISIONS		

PROJECT
PROPOSED
COMMERCIAL/APARTMENT
LOT N GOTTINGEN ST.
ALMON & BLOOMFIELD
HALIFAX, N.S.

TITLE:	
	SITE PLAN
drawn by: GJ	checked: PS
date: SEPT. 27, 2016	approved: PS
scale: 1"=10'	dwg #: A1
project #: 3022	

SCHEDULE B.1

Schedule C.1 (Page 1)



- NOTES:
- 1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE & REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
 - 2) DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS.
 - 3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES, IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.
 - 4) CHANGES FROM THESE PLANS & SPECS. MUST BE AGED TO IN WRITING, & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.
 - 5) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION, SIGNED & DATED BY THE ARCHITECT ARE TO BE USED FOR CONSTRUCTION.
 - 6) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION W/ THE SPECS.

Paul Skerry Associates Ltd.
ARCHITECTS
 5514 LIVINGSTONE PLACE
 HALIFAX N.S. B3K 2B9
 PHONE: 902-455-4361
 FAX: 902-455-7778
 EMAIL: pskerry@pskerry.ca

LEGEND:
 +175.9 EXISTING ELEVATION
 170.5' PROPOSED ELEVATION



1	Sheet Added to DA	3/10/17
	Amended DA Proposal	3/9/18
No.	DESCRIPTION	Date

REVISIONS

PROJECT

PROPOSED COMMERCIAL/APARTMENT LOT N GOTTINGEN ST. ALMON & BLOOMFIELD HALIFAX, N.S.

TITLE: **LANDSCAPE PLAN**

drawn by: GJ checked: PS

date: SEPT. 27, 2016 approved: PS

scale: 1"=10' dwg #: **L1**

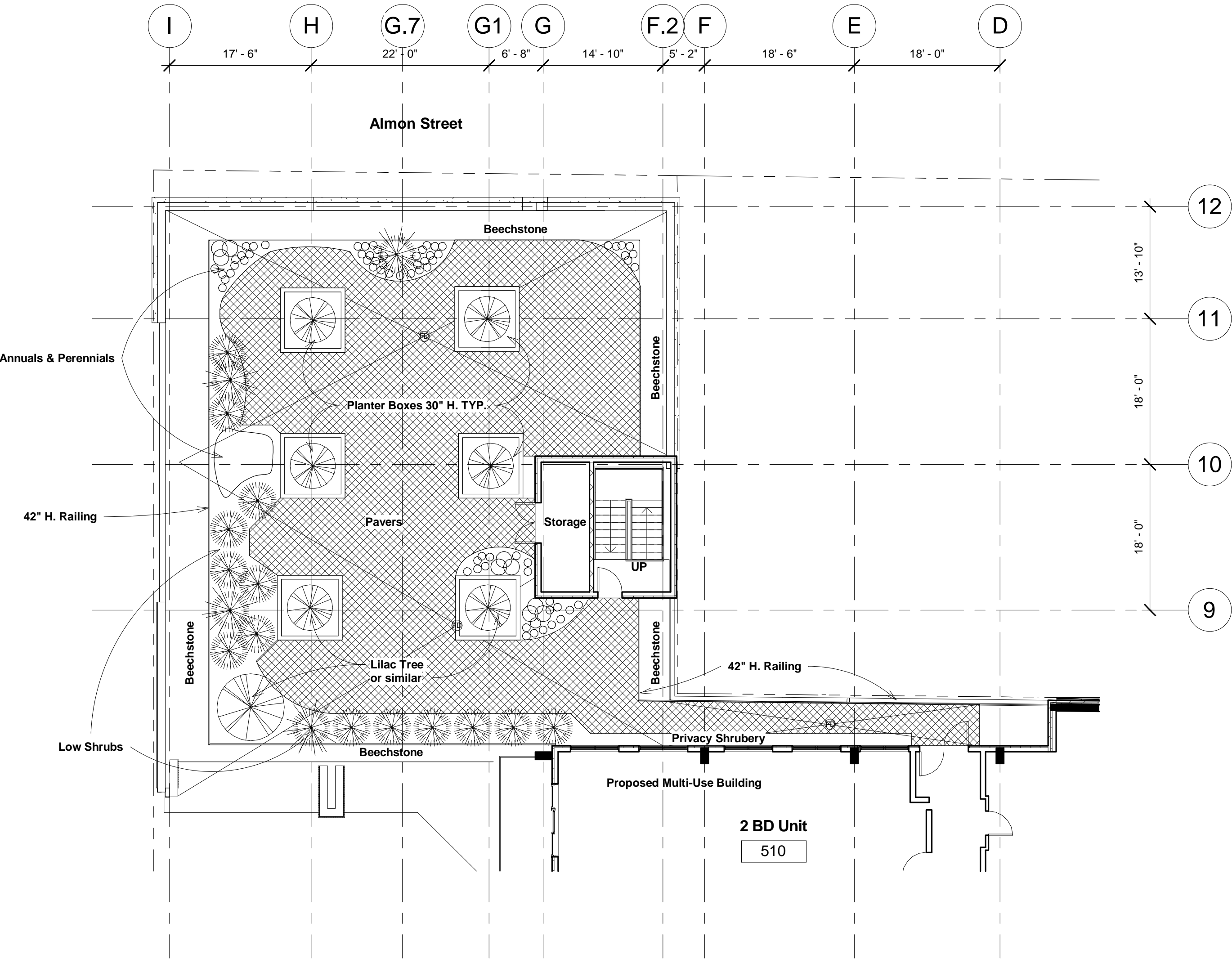
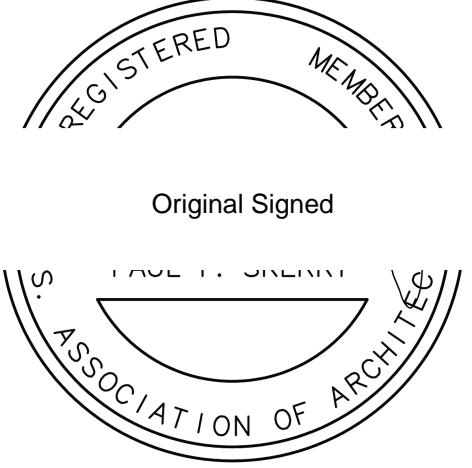
project #: 3022

Schedule C.1

(Page 2)

NOTES:

- 1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL ALL DIMENSIONS ON SITE & REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
- 2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.
- 3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES. IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.
- 4) CHANGES FROM THESE PLANS & SPECS. MUST BE AGREED TO IN WRITING, & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.
- 5) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION. ARE TO BE USED FOR CONSTRUCTION.
- 6) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION W/ THE SPECS.



1 Level 5 DA Landscape Plan
 3/32" = 1'-0"

No.	Description	Date
1	Change in DA Revised per HRM Comments	9/27/2016 3/9/2017

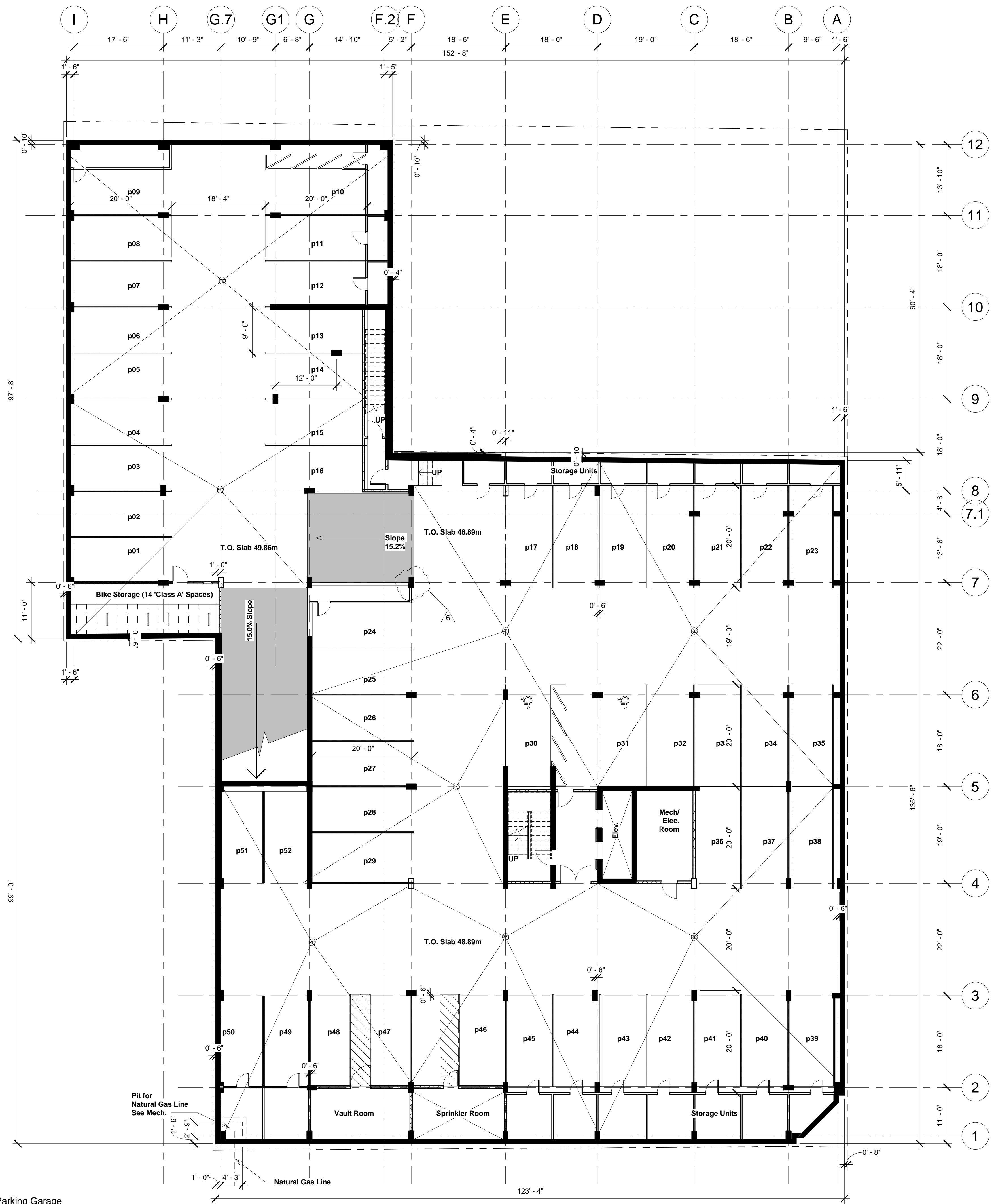
Proposed
 Commercial/Apartment
 Lot N
 Almon & Bloomfield
 Halifax, N.S.

**5th Floor Landscape
 Plan**

Scale 3/32" = 1'-0"
 Date September 27, 2016
 Drawn by GJ
 Checked by PS

L2

Project number 3022

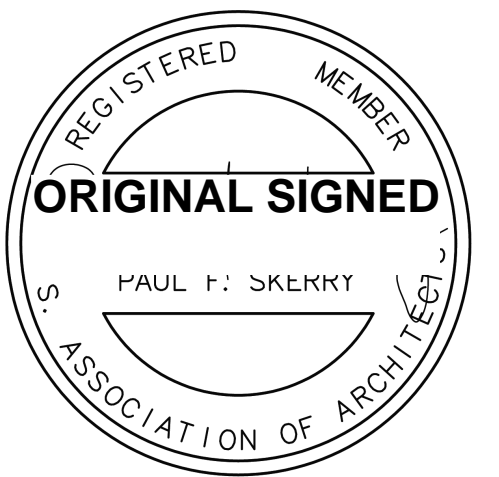


1 Parking Garage
3/32" = 1'-0"

Schedule D.1

NOTES:

- 1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL ALL DIMENSIONS ON SITE & REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
- 2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.
- 3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES. IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.
- 4) CHANGES FROM THESE PLANS & SPECS. MUST BE AGREED TO IN WRITING, & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.
- 5) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION. ARE TO BE USED FOR CONSTRUCTION.
- 6) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION W/ THE SPECS.



No.	Description	Date
	Change in DA	9/27/2016
	Issued for Building Permit	11/4/2016
1	Revised per HRM Comments	3/9/2017
	Issued for Construction	5/9/2017
2	Natural Gas Connection	5/23/2017
5	Rotate Column 7 F&E	6/5/2017
6	Revised per HRM Comments	6/6/2017

Proposed
Commercial/Apartment
Lot N
Almon & Bloomfield
Halifax, N.S.

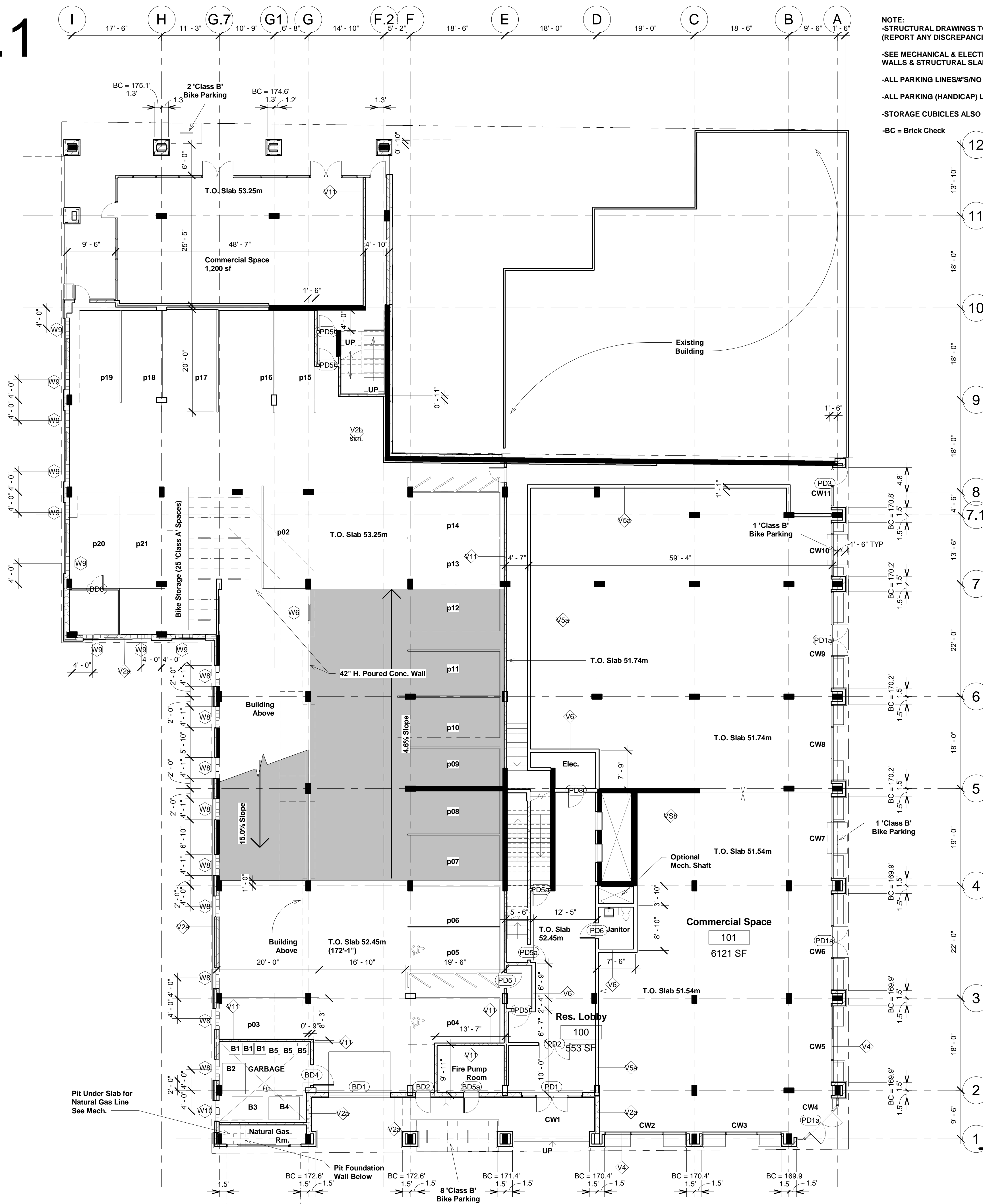
Parking Garage

Scale	3/32" = 1'-0"
Date	September 27, 2016
Drawn by	GJ
Checked by	PS

A2.0

Project number	3022
----------------	------

Schedule E.1



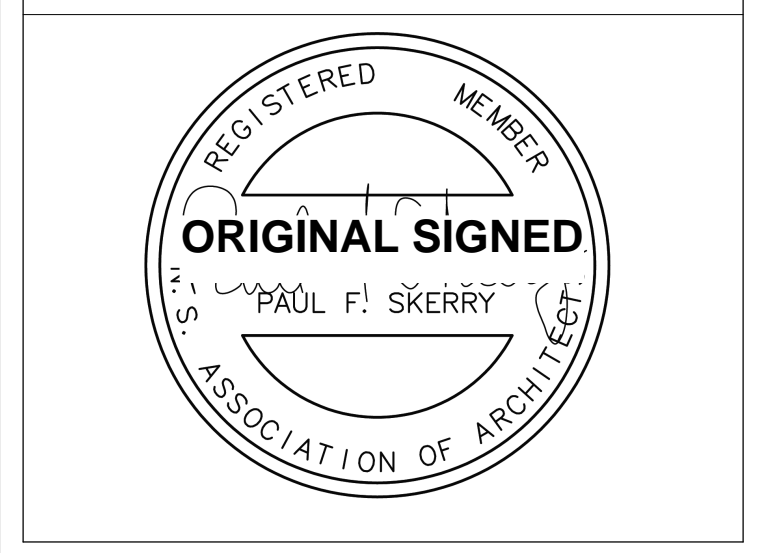
NOTE:
 -STRUCTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS. (REPORT ANY DISCREPANCIES IMMEDIATELY)
 -SEE MECHANICAL & ELECTRICAL DRAWINGS FOR LOCATION & SIZE OF ALL HOLES IN FOUNDATION WALLS & STRUCTURAL SLABS. (SOME HOLES ARE INDICATED ON ARCHITECTURAL, FOR FINAL LOCATIONS/SIZE SEE MECH/ELECT. DWGS.)
 -ALL PARKING LINES/S/NO PARKING LINES TO BE PAINTED ON SLAB (YELLOW)
 -ALL PARKING (HANDICAP) LINES/S/DESIGNATION TO BE PAINTED ON SLAB (BLUE)
 -STORAGE CUBICLES ALSO USED FOR BICYCLE STORAGE
 -BC = Brick Check

Paul Skerry Associates Ltd. ARCHITECTS
 5514 LIVINGSTONE PLACE
 HALIFAX N.S. B3K 2B9

pskerry@pskerry.ca

PAUL SKERRY ASSOCIATES
 5514 Livingstone Place
 Halifax, Nova Scotia B3K 2B9
 ph: 902-455-4361
 fax: 902-455-7778
 email: drawing@pskerry.ca

- NOTES:**
- 1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL ALL DIMENSIONS ON SITE & REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
 - 2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.
 - 3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES. IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.
 - 4) CHANGES FROM THESE PLANS & SPECS. MUST BE AGREED TO IN WRITING, & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.
 - 5) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION. ARE TO BE USED FOR CONSTRUCTION.
 - 6) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION W/ THE SPECS.



No.	Description	Date
	Change in DA	9/27/2016
1	Revised per HRM Comments	3/9/2017
2	Natural Gas Connection	5/23/2017
4	Brick Check Heights	5/31/2017
5	Rotate Column 7 F&E	6/5/2017
6	Revised per HRM Comments & F7 Column Rotation	6/6/2017
7	Column B-5, Janitor Rm.	6/9/2017
8	bike parking added	7/7/2017
16	Door/Window Tags	12/5/2017
17	Updated Envelope & Annotations	12/22/2017
19	Storefront Elevation Call-outs	1/12/2018
	Amended DA proposal	3/9/2018

5 Stream Garbage Room
 (To Service 95 Unit Building)

B1 PAPER 42"X27"WX26"D
 B2 CARDBRD 49"X71"WX54"D
 B3 GARBAGE 49"X71"WX54"D
 B4 RECYCLE 49"X71"WX54"D
 B5 ORGANICS 42"X27"WX26"D
 (NO SINK IN GARBAGE ROOM)
 (ROOM TO BE VENTILATED)

1 Level 1
 3/32" = 1'-0"

Proposed
 Commercial/Apartment
 Lot N
 Almon & Bloomfield
 Halifax, N.S.

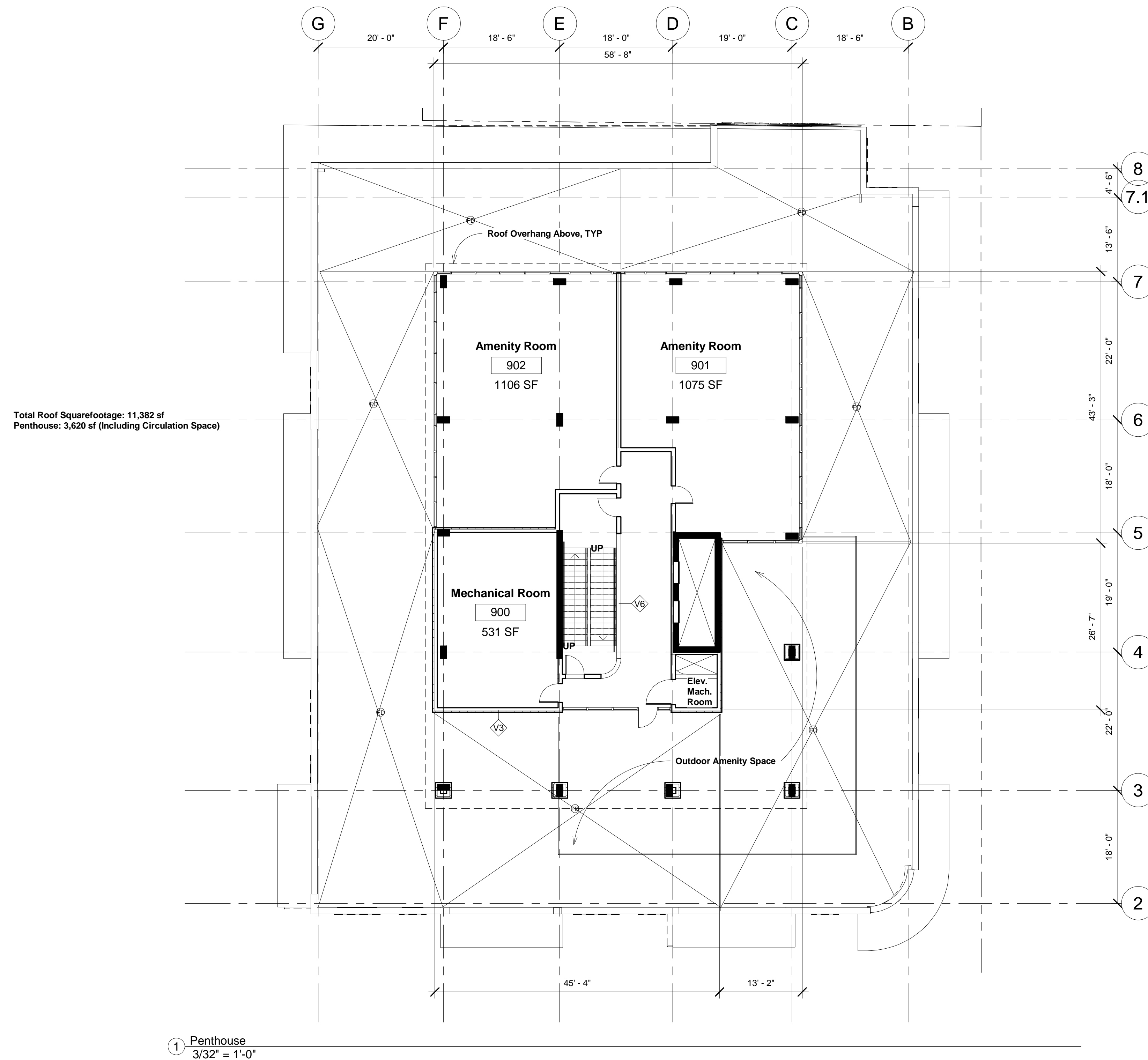
First Floor Plan

Scale 3/32" = 1'-0"
 Date September 27, 2016
 Drawn by GJ
 Checked by PS

A3.0

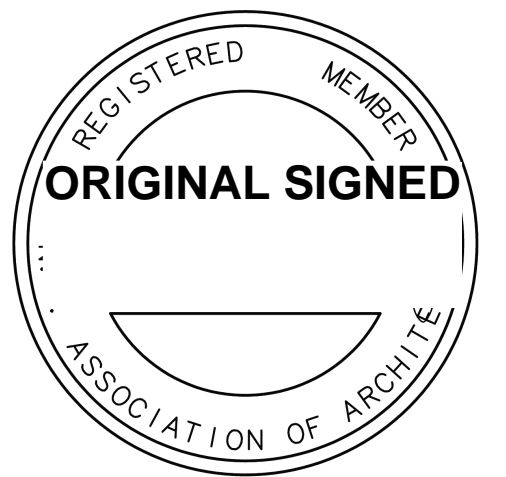
Project number 3022

Schedule F.1



NOTES:

- 1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL ALL DIMENSIONS ON SITE & REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
- 2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.
- 3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES, IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.
- 4) CHANGES FROM THESE PLANS & SPECS. MUST BE AGREED TO IN WRITING, & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.
- 5) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION, ARE TO BE USED FOR CONSTRUCTION.
- 6) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION W/ THE SPECS.



No.	Description	Date
	Issued for Building Permit	11/4/2016
1	Revised per HRM Comments	3/9/2017
	Issued for Review	6/9/2017
16	Door/Window Tags	12/5/2017
17	Updated Envelope & Annotations	12/22/2017
	Amended DA proposal	3/9/2018

Proposed
Commercial/Apartment
Lot N
Almon & Bloomfield
Halifax, N.S.

Penthouse

Scale	3/32" = 1'-0"
Date	September 27, 2016
Drawn by	GJ
Checked by	PS

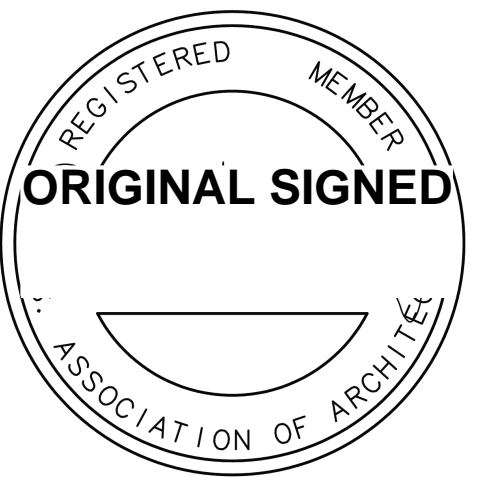
A3.6

Project number	3022
----------------	------

Schedule G.1

NOTES:

- 1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL ALL DIMENSIONS ON SITE & REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
- 2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.
- 3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES, IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.
- 4) CHANGES FROM THESE PLANS & SPECS. MUST BE AGREED TO IN WRITING, & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.
- 5) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION, ARE TO BE USED FOR CONSTRUCTION.
- 6) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION W/ THE SPECS.



No.	Description	Date
	Change in DA	9/27/2016
1	Revised per HRM Comments	3/9/2017
6	Revised per HRM Comments & F7 Column Rotation	6/6/2017
7	Column B-5, Janitor Rm.	6/9/2017
	Precast Panel Design - for review	12/8/2017
17	Updated Envelope & Annotations	12/22/2017
	Options	2/15/2018
	Amended DA proposal	3/9/2018



LEGEND:

- 1 - PRECAST PANELS OR MASONRY BRICK - TYPE 1
- 2 - STONE BASE
- 3 - 42" H. ALUMINUM/GLASS RAILING
- 4 - VINYL WINDOW/DOOR
- 5 - ALUMINUM GLAZING SYSTEM
- 6 - EXTERIOR LIGHTING FIXTURE
- 7 - STUCCO BAND
- 8 - MASONRY BRICK - TYPE 2
- 9 - FIBER CEMENT SIDING
- 10 - 42" H. METAL RAILING
- 11 - FIBER CEMENT PANELS
- 12 - PLANTER
- 13 - PRECAST PANELS OR MASONRY BRICK - TYPE 3
- 14 - NON-COMBUSTIBLE SCREEN
- 16 - GLASS BLOCK (90 Min. Fire Rated)

1 East Elevation
 3/32" = 1'-0"

Proposed
 Commercial/Apartment
 Lot N
 Almon & Bloomfield
 Halifax, N.S.

East Elevation

Scale	3/32" = 1'-0"
Date	September 27, 2016
Drawn by	GJ
Checked by	PS

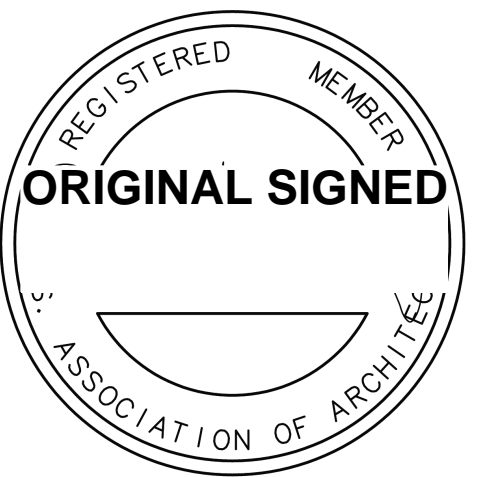
A4.0

Project number	3022
----------------	------

Schedule H.1

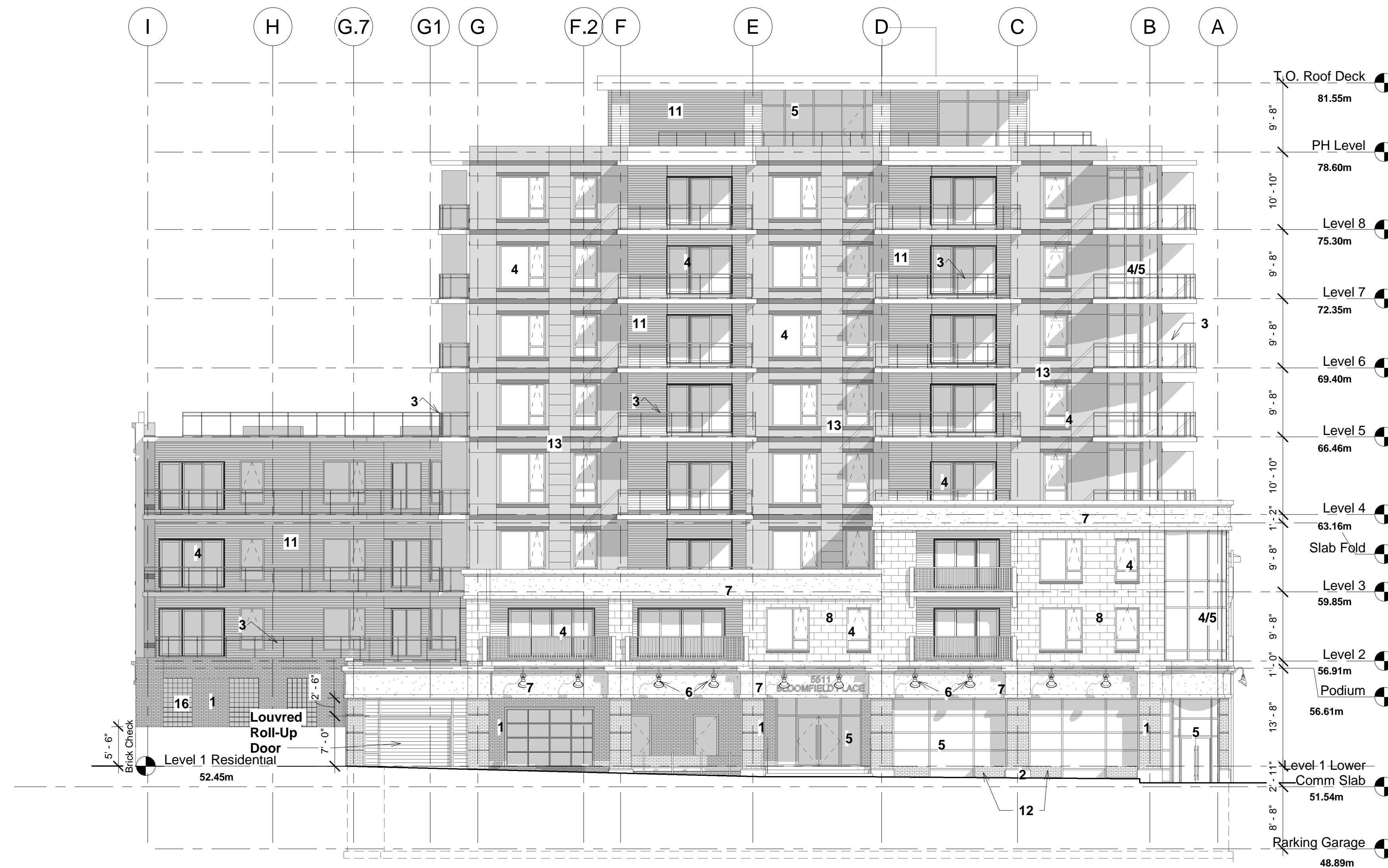
NOTES:

- 1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL ALL DIMENSIONS ON SITE & REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
- 2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.
- 3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES, IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.
- 4) CHANGES FROM THESE PLANS & SPECS. MUST BE AGREED TO IN WRITING, & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.
- 5) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION, ARE TO BE USED FOR CONSTRUCTION.
- 6) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION W/ THE SPECS.



LEGEND:

- 1 - PRECAST PANELS OR MASONRY BRICK - TYPE 1
- 2 - STONE BASE
- 3 - 42" H. ALUMINUM/GLASS RAILING
- 4 - VINYL WINDOW/DOOR
- 5 - ALUMINUM GLAZING SYSTEM
- 6 - EXTERIOR LIGHTING FIXTURE
- 7 - STUCCO BAND
- 8 - MASONRY BRICK - TYPE 2
- 9 - FIBER CEMENT SIDING
- 10- 42" H. METAL RAILING
- 11- FIBER CEMENT PANELS
- 12- PLANTER
- 13- PRECAST PANELS OR MASONRY BRICK - TYPE 3
- 14- NON-COMBUSTIBLE SCREEN
- 16- GLASS BLOCK (90 Min. Fire Rated)



① South Elevation
 3/32" = 1'-0"

No.	Description	Date
	Change in DA	9/27/2016
1	Revised per HRM Comments	3/9/2017
3	Brick Checks	5/26/2017
7	Column B-5, Janitor Rm.	6/9/2017
	Precast Panel Design - for review	12/8/2017
17	Updated Envelope & Annotations	12/22/2018
	Options	2/15/2018
	Amended DA proposal	3/9/2018

Proposed
 Commercial/Apartment
 Lot N
 Almon & Bloomfield
 Halifax, N.S.

South Elevation

Scale	3/32" = 1'-0"
Date	September 27, 2016
Drawn by	GJ
Checked by	PS

A4.1

Project number	3022
----------------	------

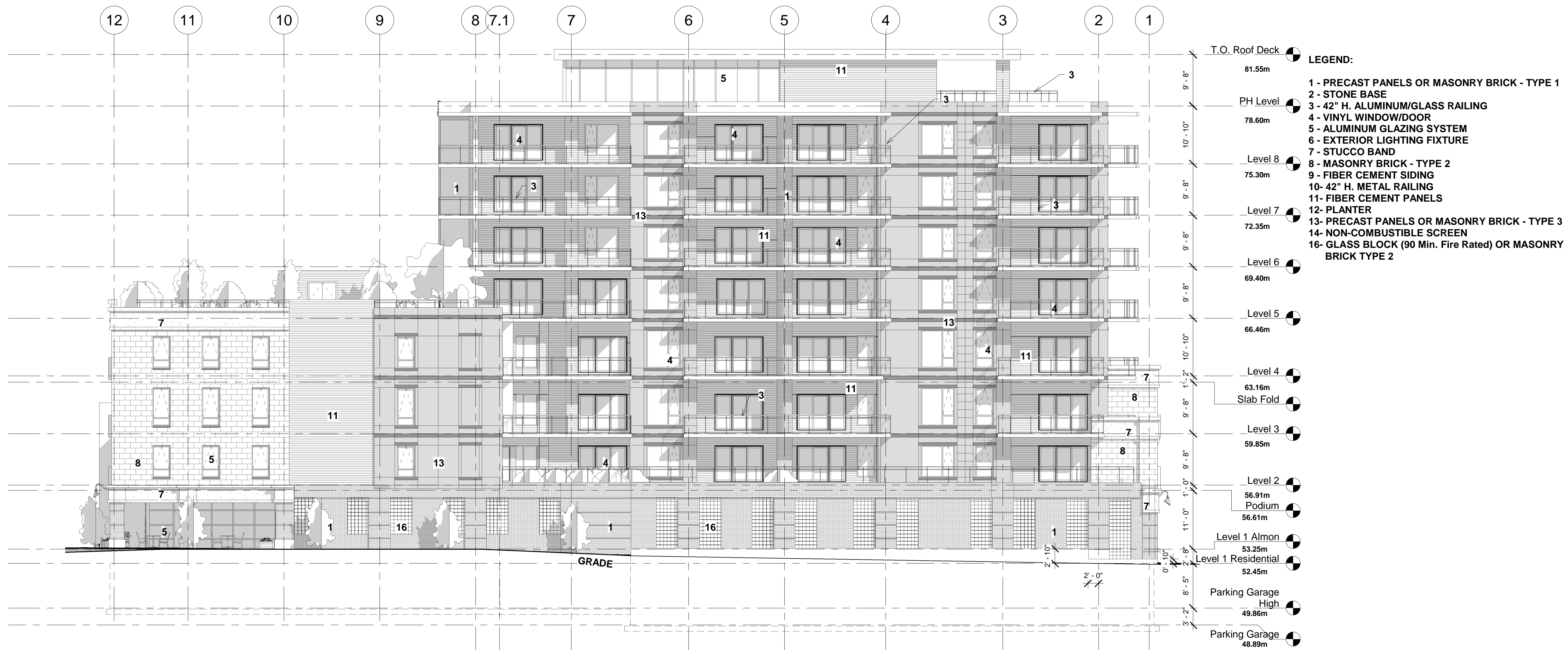
Schedule I.1

NOTES:

- 1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL ALL DIMENSIONS ON SITE & REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
- 2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.
- 3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES, IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.
- 4) CHANGES FROM THESE PLANS & SPECS. MUST BE AGREED TO IN WRITING, & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.
- 5) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION, ARE TO BE USED FOR CONSTRUCTION.
- 6) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION W/ THE SPECS.



No.	Description	Date
	Change in DA	9/27/2016
1	Revised per HRM Comments	3/9/2017
3	Brick Checks	5/26/2017
7	Column B-5, Janitor Rm.	6/9/2017
	Precast Panel Design - for review	12/8/2017
17	Updated Envelope & Annotations	12/22/2017
	Options	2/15/2018
	Amended DA proposal	3/9/2018



① West Elevation
 3/32" = 1'-0"

Proposed
 Commercial/Apartment
 Lot N
 Almon & Bloomfield
 Halifax, N.S.

West Elevation

Scale	3/32" = 1'-0"
Date	September 27, 2016
Drawn by	GJ
Checked by	PS

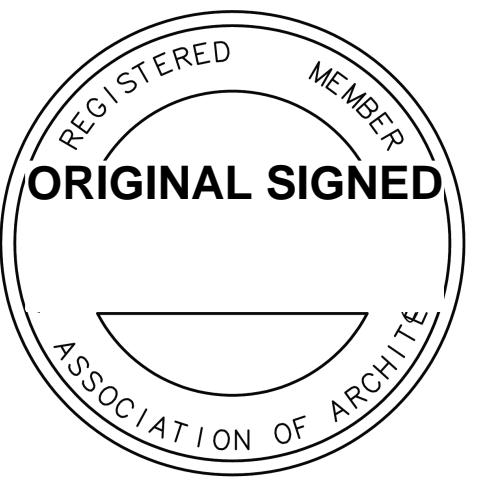
A4.2

Project number	3022
----------------	------

Schedule J.1

NOTES:

- 1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL ALL DIMENSIONS ON SITE & REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
- 2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.
- 3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES, IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.
- 4) CHANGES FROM THESE PLANS & SPECS. MUST BE AGREED TO IN WRITING, & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.
- 5) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION. ARE TO BE USED FOR CONSTRUCTION.
- 6) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION W/ THE SPECS.



No.	Description	Date
	Change in DA	9/27/2016
1	Revised per HRM Comments	3/9/2017
7	Column B-5, Janitor Rm.	6/9/2017
	Precast Panel Design - for review	12/8/2017
17	Updated Envelope & Annotations	12/22/2017
	Options	2/15/2018
	Amended DA proposal	3/9/2018



LEGEND:

- 1 - PRECAST PANELS OR MASONRY BRICK - TYPE 1
- 2 - STONE BASE
- 3 - 42" H. ALUMINUM/GLASS RAILING
- 4 - VINYL WINDOW/DOOR
- 5 - ALUMINUM GLAZING SYSTEM
- 6 - EXTERIOR LIGHTING FIXTURE
- 7 - STUCCO BAND
- 8 - MASONRY BRICK - TYPE 2
- 9 - FIBER CEMENT SIDING
- 10- 42" H. METAL RAILING
- 11- FIBER CEMENT PANELS
- 12- PLANTER
- 13- PRECAST PANELS OR MASONRY BRICK - TYPE 3
- 14- NON-COMBUSTIBLE SCREEN
- 16- GLASS BLOCK (90 Min. Fire Rated)

Proposed
 Commercial/Apartment
 Lot N
 Almon & Bloomfield
 Halifax, N.S.

North Elevation

Scale	3/32" = 1'-0"
Date	September 27, 2016
Drawn by	GJ
Checked by	PS

A4.3

Project number	3022
----------------	------

Attachment B

Review of Relevant Sections of the Halifax Municipal Planning Strategy

Halifax MPS – Section XI (Peninsula North Secondary Planning Strategy) Commercial Facilities – Policies 2.3.1, 2.3.2 & 2.3.3	
<i>Objective: A variety of appropriately located commercial facilities to serve the needs of both the resident and working populations of Peninsula North and the City as a whole.</i>	
Policy Criteria:	Staff Comment:
<p>2.3 <i>In areas designated major commercial, uses consistent with Section II, Policy 3.1.3 shall be permitted.</i> <i>[Section II, 3.1.3: Major commercial centres should service a market area comprising most or all of the City. These centres may include major offices and hotels, in addition to uses suggested for minor commercial centres. The City should encourage parking facilities in these centres to serve several businesses in order to limit nuisance impact. The City's policy for major commercial centres in all other respects should be identical to Policy 3.1.2.]</i></p>	<p>Schedule 'Q' was established to address the challenge of introducing new residential uses into existing commercial and industrial areas. It should be noted that applying Schedule 'Q' to a property replaces the requirements of the C-2 Zone by requiring that projects of greater than 4 dwelling units be considered by Development Agreement.</p> <p>This policy driven approach to development allows modification of the standards of the land use by-law requirements and enables Council to consider impacts of any development proposal on a case-by-case basis through the planning process. The proposed amendments to the Existing Development Agreement can be administered by the Development Officer if approved by Council.</p> <p>The original agreement permits a surface parking lot; however, the current proposal is to infill the surface lot with a four-storey addition and locate all parking underground. Alternative transportation options are available at this location. Transit buses run every thirty minutes along Gottingen Street. Bicycle parking is also provided for the development as per the requirements of the land use by-law.</p>
<p>2.3.1 <i>In order to promote investment in commercial and residential redevelopment and to prevent conflict between new and existing uses the city may, through the land use by-law, identify areas that provide an opportunity for and will benefit from comprehensive site planning.;</i></p>	<p>Comprehensive site planning was required as part of the planning application process under the existing development agreement (DA).</p>
<p>2.3.2 <i>In those areas identified in the land use by-law pursuant to Policy 2.3.1 all residential and mixed residential-commercial development over four units shall be by agreement.</i></p>	<p>The request is for substantive amendments to the Existing Development Agreement enabling a mixed use residential-commercial development which is subject to the same process as a Development Agreement.</p>
<p>2.3.3 <i>In considering agreements pursuant to Policy 2.3.2, Council shall consider the following:</i></p>	
<p>(i) <i>the relationship of new development to adjacent properties and uses; and, the mitigation of impacts on the amenity, convenience and development potential of adjacent properties through effective</i></p>	<p>The subject site is located on the block bounded by Gottingen St., Bloomfield St., Isleville St., and Almon St. This block and the block to the north are designated and zoned for major commercial uses. The block to the west is partially designated and zoned for major commercial uses and is partially designated and zoned for medium density uses. The block to the south is designated medium density residential and zoned</p>

<p><i>urban design and landscape treatment;</i></p>	<p>R-2, which includes a local commercial use located immediately south of the site (southwest corner of Gottingen Street and Bloomfield Street). The block to the east is designated and zoned Canadian Forces Base.</p> <p>A mix of commercial, residential, and military uses surround the subject site. The proposed changes to the development do not impact adjacent developments any more than the approved development. Overall, the proposed amendments offer better urban design, more landscaped open space, an improved transition from surrounding lower density residential buildings, and are more pedestrian friendly. The proposed changes to the development do not impact the development potential of adjacent properties.</p> <p>The proposed amendments seek to alter the site plan by removing the approved surface parking lot and infilling this area with a four-storey addition. Continuity is felt important on street frontage and the visual void or gap of the parking lot will be replaced by a façade that transitions between the two existing building heights along Almon St. The effect will create a street presence defined by the new frontage that provides a better pedestrian experience while avoiding a monolithic edge between two existing buildings. A distance of 24.5 feet is maintained between the Northwood building and the addition.</p> <p>The proposed expanded footprint will also re-locate the outdoor amenity space, identified as the second level landscaped podium on Schedule C of the existing DA, to the fifth floor of the proposed addition. An additional 1,927 square feet of landscaped open space will be provided with the proposed amendment and 1,600 square feet of indoor amenity space is provided at the penthouse level.</p> <p>Extending the streetwall along Bloomfield St. allows for a better transition from the lower density residential building across the street to the eight-storey building. The stepped streetwall extension is more appropriate in relating to the fine grain nature and scale of the buildings on the other side of Bloomfield Street.</p> <p>The commercial frontage of the proposed addition along Almon Street is recessed allowing space for outdoor patio space for potential restaurant or café tenants and additional landscaping along the sidewalk. A variety of materials are proposed for this façade including masonry brick, aluminum glazed systems, and stucco. Infilling this area with the landscaping treatments provides a better pedestrian experience along Almon Street.</p>
<p><i>(ii) the appropriate integration of the development into the traditional grid street system of the Peninsula;</i></p>	<p>The proposed four storey addition, with ground floor commercial use, fronting on Almon Street provides a stepped transition from the existing structure at the corner of Almon and Gottingen Streets to the taller portion of the proposed building. This extended footprint brings the building to the</p>

	<p>edge of the public realm rather than the parking lot approved under the existing Development Agreement. Most of the commercial, residential and mixed-use buildings located on the subject block and surrounding blocks within the grid street system have building edges parallel and close to the streetline. Infilling the previously approved parking lot with building is more compatible with the traditional grid system.</p> <p>The proposed changes to the streetwalls along Almon Street and Bloomfield Street are reasonably consistent with the existing grain. They provide greater articulation along the street than the approved development, through the introduction of more balconies, window openings and materials along the street.</p>
<p><i>(iii) the design and layout of the development should encourage vehicular traffic to use Principal Streets and discourage traffic from infiltrating through existing neighbourhoods;</i></p>	<p>Gottingen Street is identified in the MPS as a principal street. The Existing Development Agreement authorized driveways on both Almon and Bloomfield Streets. One underground parking entrance off Bloomfield Street and a driveway entrance off Almon Street for the surface parking was approved by the Development Officer. The current proposal to remove the driveway entrance from Almon Street minimizes infiltration through neighbourhoods. An amendment or addendum to the original Traffic Impact Study (TIS), prepared by the developer's consultant, was reviewed by HRM and deemed acceptable.</p>
<p><i>(iv) the creation of high quality design detail at street level through attention to such matters as landscaping, signs, building entrances, and vehicle layby areas;</i></p>	<p>The approved agreement requires adherence to landscaping requirements, which includes the provision of landscape planters at street level along Gottingen Street and part of Bloomfield Street. The proposed landscape plan includes additional landscaping along Almon Street and Bloomfield Street that the existing agreement does not require.</p> <p>Signs are limited fascia and are not back-lit, with the exception of channel letter signs on the north side of the building near the roofline.</p> <p>Recessed building entrances are proposed for aesthetic purposes. There will be no on-street vehicle lay-bys. Instead, internal drop-off and loading areas will be utilized.</p>
<p><i>(v) the provision of high quality open space and leisure areas of a size and type adequate for the resident population;</i></p>	<p>3,043 square feet of landscaped open space is provided on a 2nd floor podium under the existing Development Agreement. The current proposal is for 3,370 square feet of landscaped open space on the 5th floor of the proposed addition. 3,775 square feet of amenity space is also provided on the penthouse level and additional balconies are proposed along Bloomfield St. and Almon St. The additional open space is adequate for the proposed increase in units.</p>
<p><i>(vi) residential and commercial densities consistent with municipal services;</i></p>	<p>A sewer capacity analysis prepared by the developer is required at the time of permitting that will address the proposed increased residential and commercial densities.</p>
<p><i>(vii) encouraging high quality exterior construction materials such as masonry; and</i></p>	<p>Proposed exterior materials for the addition and extension of the streetwall along Bloomfield St. are of high quality and</p>

	include masonry brick, stone, fibre cement panels, and glass with metal rails.
<i>(viii) other relevant land use considerations which are based on the policy guidance of this Section.</i>	None identified.

**HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case 21618**

The following does not represent a verbatim record of the proceedings of this meeting.

Monday, March 5, 2018

7:00 p.m.

Halifax Forum (Maritime Hall), 2109 Windsor Street, Halifax

STAFF IN

ATTENDANCE:

Stephanie Salloum, Planner, HRM Planning
Alden Thurston, Planning Technician, HRM Planning
Tara Couvrette, Planning Controller, HRM Planning
Steve Higgins, Manager of Current Planning

ALSO IN

ATTENDANCE:

Councillor, Lindell Smith, District 8;
Councillor Matt Whitman, District 13
Connor Wallace, WSP Canada Inc.

PUBLIC IN

ATTENDANCE:

Approximately 36

The meeting commenced at approximately 7:04 p.m.

Call to order, purpose of meeting – Ms. Salloum

Ms. Salloum stated they were the Planner and Facilitator for this application. Ms. Salloum also introduced, Steve Higgins, Manager of Current Planning, Tara Couvrette – Planning Controller, Alden Thurston - Planning Technician, Connor Wallace - WSP Inc.– applicant, and Councillor, Lindell Smith.

Case 21618 - Application by WSP Canada Inc. for substantive amendments to an existing development agreement that enables an eight-storey mixed use development at 5511 Bloomfield Street, Halifax to allow additional residential units, changes to the parking, landscaping and design of the approved building.

Ms. Salloum explained; the purpose of the Public Information Meeting (PIM) is: a) to identify that HRM has received a proposal for the site; b) to provide information on the project; c) to explain the Planning Policies and the stages of the Planning Process; d) an opportunity for Staff to receive public feedback regarding the proposal. No decisions are made at this PIM.

1.a) Presentation of Proposal – Stephanie Salloum

Ms. Salloum provided a brief introduction to the application and then made a presentation to the public outlining the purpose of the meeting, status of the application and the developer's request. Ms. Salloum outlined the context of the subject lands and the relevant planning policies. Ms. Salloum explained what has already been approved and what is being proposed.

b) Applicants Presentation – Connor Wallace

Mr. Wallace explained what they were looking to do on the site and gave a brief history of the site.

2. Questions and Comments

Katherine Kitching – Bloomfield St., would like clarification regarding the status of the parking garage entrance which was originally shown off of Almond St. **Ms. Salloum** explained that under the original development agreement there were two parking garage entrances, one on Bloomfield St. and one on Almond St. the Development Officer has the ability to approve minor differences to the design. When the permit application was submitted the Development Office only approved one parking garage entrance along Bloomfield St.

Cliff White – Black St., Is surprised that nobody mentioned in their presentation that there is a stop work order at this site because the developer went ahead and violated the existing agreement. Finds it concerning that there are no consequences just a stop work order. This sends a message to not, just this developer but other developers, go ahead and break the agreement and there will not be any consequences. The neighbourhood is an active neighbourhood and is safe for children and people to get out and know each other and organize events. The neighbourhood is not happy with the existing proposal and the advisory council advised against it but then it is approved by the Planning department. The new agreement adds 22 more units and only 2 more parking places. Parking is already an issue, there will be increased traffic on this very narrow street. Why the decision was made to move the parking garage from Almond St. to Bloomfield St. which is much narrower doesn't make sense. This is a detriment not an improvement. **Stephanie Salloum** advised that a Traffic Impact Study (TIS) was completed under the previous case and was reviewed by the engineers and deemed acceptable to the municipality. **Connor Wallace** advised that around parking and the overall design. The parking garage entrance is setback from the property line which gives accurate sight distance for pedestrians as they are walking past the building. There is also space for vehicles when leaving the building to see if there are any pedestrians. **Steve Higgins, Manager of Current Planning** spoke to the stop work order and what being out of compliance/in compliance means.

Pete Lavell – Belle Aire Terrace, is mystified by this process because it seems like that is somebody has a complaint somebody from the staff is going to get up and then give some sort of rebuttal which may deter people from getting up and speaking. Feels this is a ratcheted process because the developer already has an agreement and instead of the whole thing going back to ground zero and then building it again, he already has what he has and then we are struggling to figure out what more he wants but there is no going back. Mr. Lavell doesn't feel there should be any commercial on Bloomfield St. because it is a residential street and a residential zone. They don't understand why there is a car entrance on Bloomfield St. The TIS only considers car traffic not pedestrian traffic. Policy demands that traffic be directed to the busier street so Almond Street seems to be the place for that to go. There should be as much parking as possible, no four storey addition on Almond St., leave it as parking.

Patrick – stated this area of Bloomfield, Belle Aire, Fuller Terrace, Almond St, Black St. is an area where some of these buildings are buildings that survived the Halifax explosion. It has a very active neighbourhood. Doesn't feel there is a need for commercial at the bottom it should be residential. Stated there is no setbacks for this building. Doesn't feel it should have been the public who pointed out there was a stop work order on this site, that is what makes people suspect. Doesn't like that one Development Officer can make the decision to change the parking garage entrance to Bloomfield St. **Stephanie Salloum** commented on the streetscape on Bloomfield St. and Gottingen St. Ms. Salloum also clarified about the entrances and that there are no commercial uses proposed for the Bloomfield side of the development and on Gottingen the full width is commercial.

Katherine Kitching – Bloomfield St. stated the esthetics seem better on the new proposal. Is supportive of larger units because they like the idea of encouraging families to live in the neighbourhood. They would like to see more feature in the building that would attract families.

They don't like the look of the surface parking however feels the four storey addition they are proposing is not as existing or welcoming as they would want. There was a flex space originally where trucks could park and maybe a potential for other things to happen on that space in the future and now it is a big four storey block. More greenspace is great, so sure bring back the rooftop deck. Concerns, the building is already too big when you look at it against the Centre Plan. If the developer wanted us to support a bigger building we would want to see it as a win win thing. You want more mass what are we going to get that is going to make us excited when this giant building appears at the end of our street. The exit going onto Bloomfield doesn't make sense to them or in terms of policy. Some cool ideas to get the mass they want and have the community embrace it are; reduce the Hight from 7 to 6 storeys, public right-of-way formalized, narrow the building and widen the right-of-way with added greenspace, maybe try something like Bishops Landing where there are all kinds of cool things.

Phil Cornish – Wanted to know where you going to get the people to fill this building. They don't feel they are going to be able to fill it. Stated there is a building on Almond St. now that they don't think has reached 30% occupancy yet. There was a study done looking at the over building of office buildings in downtown Halifax with something like 70% vacancy. A low occupancy rate will cause more issues/problems. **Connor Wallace** stated for this project stated they believe there is demand for this area. There is an encouragement for growth in this area where services are available.

Steve Heart - Fuller Terrance doubts very much that moving people into the city where services are would work without a few other things to attract people. Doesn't know who they are walking to, who is WSP? **Connor Wallace** explained his role and who WSP are. **Steve Heart** there was a lot of people and work put into making this neighbourhood what it is today and they doesn't feel this is going to contribute to the current neighbourhood. You are getting the neighbourhoods gift because you wouldn't be building here with that kind of building without those communities and people having transformed this area into what it is today.

Helen Whyman – Almond Place stated with all these high rise buildings there isn't much thought given to wind tunnels. This makes it hard for people to get around.

Donna Hennigar – Almond Place – doesn't think the building is going to be as bad as many think it is. Ms. Hennigar loves the building and the people that move into the building are going to be educated with good jobs and don't need cars. A lot be walk downtown and use transit. Thinks it will be a positive thing.

Norman Moulton – Almond Place has concerns about the people who face Gottingen St. and all the noise pollution with the construction and it goes all day long from 8am – 8pm.

Mark – Bloomfield St. is excited about the commercial. Likes that there is development happening. They feel like option 2 is exceeding more attractive to the streetscape than a giant white brick wall. Wish's it was the same on Bloomfield St. as it was in the initial. Excited about the potential for commercial along Almond St. and hopes the right-of-way will remain and become more inviting rather than the scary space it is now. Also, has concerns about parking.

Ron Skibbins- Black St., thinks what was approved is great and isn't in favor of option 1 or 2. Would like to keep it as what was approved because it is a reasonable amount of use of the space. The Almond St. addition that is in both option 1 and 2 takes away the possibility that the access to parking in and out was originally split between two streets and now is only focused on the smaller of the two streets which is not really in mind with city policy. Stick with what was approved. Would like more information about why the stop work order was given. **Connor Wallace** explained why the stop work order was issued.

Mik Owen – Black St., asked that Steve Higgins answer what was looked at that feel out of compliance and the stop work order. **Mr. Steve Higgins** answered why they stop work order was given. The building inspectors and Development Officers reviewed the drawings that were part of the development permit and they have assessed the construction on site and there were pieces of the building there they currently don't comply with the permit that was issued. **Mik Owens** asked about the slabs and drainage. **Paul Skerry** answered questions regarding drainage and surface parking stating it was always an elevated slab. **Mik Owens** said Mr. Wallace summarized January's hearing as having general approval for this four storey addition but they said they were there and didn't hear that at all. What is bring proposed here today is what was refused in January for the most part with a few changes here and there. The former developer negotiated a deal, sold the property to somebody else who then wanted to change it to add another four storeys. 8 metres (24 feet) is how far away that wall is going to be from the closest neighbour and that is a four storey wall that they will be looking at. Zero setback and four storeys right on the property line, that is ridiculous. Not in favour of any four storey addition at all. They wanted to know if there are any loading areas for all the commercial uses because the loading zones should be on their own property not on city streets. The bike lane they are proposing will be used.

Jim Williams – Fuller Terrance stated with what is on the horizon for the neighbourhood over the next 5-10-15 years to add an additional 22 or 25 units to the project of 70 units with the same amount of parking spots, they are not in favor of any additions. The development as it was originally proposed is fine and should continue to be fine for this developer.

Public – Centre Plan – puzzled why the planning dept. would help facilitate what goes against the Centre Plan. **Stephanie Salloum** explained that decision can only be made by the policies that are currently in place and the Centre Plan is not approved yet. This isn't to say that they don't look to see what the direction of the Centre Plan is but it isn't something they can base their recommendations on.

Mik Owens – Wanted to know why there are options given. **Ms. Salloum** explained this is unusual as they typically aren't given options but given the history and the application that went forward to council in January the applicant wanted to get feedback on the two options. All the comments that have been received tonight will be considered as they negotiate changes to the design. The applicant will have to finalize the design that they wish to move forward with before going to the Planning Advisory Committee (PAC) as they have to make a recommendation on the development as it is presented to Community Council. **Mik Owens** – how will the public know what was approved. **Ms. Salloum** explained how the public could find out – there will be updates on HRM's website, there will be a Public Hearing as well. **Steve Higgins** – explained the process.

Public – wanted to know the timeframe for this process. **Mr. Higgins** – The very quickest would be that it would go to PAC the end of March, initial consideration at Community Council in April, and the Public Hearing in May. That is the fastest possible route, it can't get any shorter it can only get longer. **Stephanie Salloum** advised that everyone who got a postcard for the meeting tonight will also get notification when the public hearing is scheduled.

Councillor Lindell Smith thanked everyone for coming out.

3. Closing Comments

Ms. Salloum thanked everyone for coming and expressing their comments.

4. Adjournment

The meeting adjourned at approximately 8:43 p.m.