



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

**Item No. 15.1.5**

**Harbour East-Marine Drive Community Council  
February 4, 2016**

**TO:** Chair and Members of the Harbour East-Marine Drive Community Council

**SUBMITTED BY:** Original Signed

---

Bob Bjerke, Chief Planner and Director, Planning and Development

**DATE:** January 27, 2016

**SUBJECT:** **Case 18255: Extension of time signing requirement for development agreement for 530 Portland Street and 104 Green Village Lane, Dartmouth**

---

**ORIGIN**

- Application by Connor, Architects, and Planners (CAP);
- On March 10, 2015 Regional Council approved site specific amendments to the Dartmouth Municipal Planning Strategy (MPS) and Land use By-law (LUB); and
- On June 10, 2015 Harbour East-Marine Drive Community Council approved a development agreement for 530 Portland Street and 104 Green Village Lane in Dartmouth.

**LEGISLATIVE AUTHORITY**

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

**RECOMMENDATION**

It is recommended that the **Harbour East-Marine Drive Community Council:**

1. Require that the development agreement for Case 18255 be signed by the property owner within 330 days (an extension of an additional 90 days from the original 240 days), or any extension thereof granted by Council on request of the property owner, from the date of final approval of said agreement by Council and any other bodies as necessary, including applicable appeal periods whichever is later; otherwise this approval shall be void and any obligations arising hereunder shall be at an end.

## **BACKGROUND**

On March 10, 2015, Regional Council held a joint public hearing with Harbour East-Marine Drive Community Council (HEMDCC) to consider amendments to the Dartmouth Municipal Planning Strategy (MPS) and Land Use By-law (LUB) as well as a proposed development agreement for lands at 530 Portland Street and 104 Green Village Lane, Dartmouth. At the public hearing, Regional Council approved site specific amendments to the Dartmouth MPS and LUB that enabled an increase in residential density in the form of three multiple unit buildings by development agreement within the Comprehensive Development District (CDD) Zone. On May 9, 2015, the proposed MPS and LUB amendments became effective.

On June 10, 2015, Harbour East-Marine Drive Community Council approved the development agreement as contained within the staff report for Case 18255 dated December 15, 2014 (Attachment A). The Agreement includes lands which are subject to a land sale with HRM and the Province. The development agreement requires the land to be transferred to the developer before the agreement can be signed. To achieve this goal, a longer time frame for signing of the agreement was approved by Community Council. Typically, 120 days is allotted for signing a development agreement but this agreement allotted 240 days to enable the land sales.

To date, the HRM street conveyance and street closure processes as well as the purchase of the land between the Province and the developer has not been completed. The developer has concerns the land transaction may not be complete in time to sign the agreement as the 240 day signing period expires on February 29, 2016. Therefore, the developer has submitted an application to extend the signing period by 90 days for a total of 330 days.

## **DISCUSSION**

Staff has reviewed the proposed request for the extension to the signing period and offers the following comments:

- applicant has been working to finalize the required land transactions which must be completed prior to the signature of the agreement;
- transfer of land has taken longer than anticipated by the applicant;
- transfer of land to the applicant is anticipated to be completed within the extended period;
- the requested extension to the signing time has no effect on the intent of the development agreement; and
- no new issues have arisen which would lead staff to recommend refusal of this request.

## **Conclusion**

Staff has reviewed the request to extend the timeline for the signing of the development agreement (Case 18255) and recommends that Council approve this request as indicated in the recommendation section of this report.

## **FINANCIAL IMPLICATIONS**

There are no financial implications. The Developer will be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement. The administration of the Agreement can be carried out within the approved 2015/16 budget with existing resources.

### **COMMUNITY ENGAGEMENT**

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy and is described in the December 15, 2014 staff report.

### **ENVIRONMENTAL IMPLICATIONS**

No additional concerns have been identified.

### **ALTERNATIVES**

1. Harbour East-Marine Drive Community Council may choose to approve the proposed time extension for signing the development agreement subject to a different time period.
2. Harbour East-Marine Drive Community Council may choose to refuse the proposed time extension for signing the development agreement, and in doing so, if the land transaction has not been completed by February 29, 2016 and the development agreement signed, the development agreement approved by Community Council on December 15, 2014 becomes void.

### **ATTACHMENTS**

Attachment A: Development Agreement Approved for Case 18255

---

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Darrell Joudrey, Planner 1, Development Approvals, 902.490.4181

Report Approved by: Original Signed  
Kelly Denty, Manager of Development Approvals, 902.490.4800

---

**Attachment A:**  
**Third Amending Development Agreement**

THIS THIRD AMENDING DEVELOPMENT AGREEMENT made this        day of [Insert Month], 20XX,

BETWEEN:

**(INSERT DEVELOPER NAME)**

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 530 Portland Street and 104 Evergreen Village Lane, Dartmouth, and which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

AND WHEREAS the Harbour East Community Council approved an application by the Developer to enter into a Development Agreement to allow for single unit dwellings, semi-detached dwellings, townhouse dwellings, a multiple unit dwelling, commercial use, a fire station and associated office space, park and open space use development on the Lands on October 3<sup>rd</sup>, 2000, referenced as Municipal Case Number 00163, said Agreement was registered at the Land Registration Office in Halifax as Document Number 35871 (hereinafter called the "Existing Agreement");

AND WHEREAS the Municipality entered into an amendment to the Existing Development Agreement with Pinnacle Homes Limited to revise the concept plan to identify three commercial sites for a commercial plaza, commercial buildings and self-storage, define restaurant use and adopt Schedule C-1 which was registered at the Land Registry Office in Halifax as Document Number 44510 (hereinafter called the "First Amending Development Agreement");

AND WHEREAS the Municipality entered into an amendment to the Existing Development Agreement with Pinnacle Homes Limited to allow temporary signs in accordance with By-law Number S-800 which was registered at the Land Registry Office in Halifax as Document Number 94915759 (hereinafter called the "Second Amending Development Agreement");

AND WHEREAS the Developer has requested that the Municipality enter into a third amending Development Agreement to allow 263 dwelling units in 3 multiple unit residential buildings and associated amenity space on the Lands pursuant to the provisions of the *Halifax Regional Municipality Charter* and pursuant to Policies H-3G and H-3H of the Dartmouth Municipal Planning Strategy (herein after called the "Third Amending Development Agreement");

AND WHEREAS the Harbour East-Marine Drive Community Council approved said request at a meeting held on XXXXX XX, 20XX, referenced as Municipal Case 18255;

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

The Existing Agreement is amended as follows:

1. The Existing Agreement shall be amended by adding the following section after clause 2.10.1



## **2A MULTIPLE UNIT DEVELOPMENT: BUILDINGS A, B and C**

### **2A.1 Schedules**

2A.1.1 The Developer shall develop and use the Lands in a manner which in the opinion of the Development Officer is substantially in conformance with plans filed in the Halifax Regional Municipal Development Approvals Department as Case 18255 and attached as the following Schedules to this Agreement:

Schedule 2A1	Legal Description of the Lands
Schedule 2B1	Concept Site Plan
Schedule 2C1	Building A West Elevation
Schedule 2C2	Building A South Elevation
Schedule 2C3	Building A East Elevation
Schedule 2C4	Building A North Elevation
Schedule 2C5	Building A Northwest Elevation
Schedule 2C6	Building A Northeast Elevation
Schedule 2D1	Building B South Elevation
Schedule 2D2	Building B West Elevation
Schedule 2D3	Building B North Elevation
Schedule 2D4	Building B East Elevation
Schedule 2E1	Building C South Elevation
Schedule 2E2	Building C West Elevation
Schedule 2E3	Building C North Elevation
Schedule 2E4	Building C East Elevation
Schedule 2F1	View of Amenity Space and Gateway Elements
Schedule 2G	Proposed Subdivision Plan

2A.1.2 The uses permitted by this agreement, subject to its terms and as generally illustrated on the Schedules, attached hereto, are the following:

- a) 10 storey Multiple Unit Building A with a maximum of 148 units;
- b) 9 storey Multiple Unit Building B with a maximum of 90 units;
- c) 4 storey Multiple Unit Building C with a maximum of 25 units;
- d) Commercial Uses (as per Schedule H); and
- e) Amenity Space located as shown on Schedules 2B1 and 2F1 of this Agreement.

2A.1.3 The mix of residential unit types shall be as follows:

- a) Building A shall contain a maximum of 31 one bedroom units;
- b) Building B shall contain no one bedroom units;
- c) Building C shall contain a maximum of 6 one bedroom units; and
- d) Notwithstanding the above clauses the Development Officer may vary the overall unit type by up to 10% of the number of units required.

2A.1.4 Commercial uses shall be permitted in Building B as follows:

- a) Commercial uses shall be in accordance with Schedule F;
- b) Commercial uses shall, if possible, be located fronting onto the sidewalk or public space and provide interactive elements such as doors and windows; and
- c) Commercial uses shall be limited to 40% of the gross ground floor area but may be permitted in combination with ground floor residential uses.

2A.1.5 The Developer shall be permitted to develop a maximum of 263 residential units on the property as generally illustrated on Schedule 2B1.

2A.1.6 Sections 2.3.1, 2.3.8, 2.3.9, 2.3.12, 2.3.23, 2.3.24 and 2.4.1 of the Existing Agreement do not apply to this Third Amending Agreement.

### **2A.2 Architectural Requirements for Multiple Unit Buildings**

- 2A.2.1 All facades of the multiple unit buildings shall be designed and detailed as primary facades, with detailing and finishes as shown on the Schedules to fully extend around the buildings. The exterior cladding, architectural detailing, and window proportions, shall, in the opinion of the Development Officer, conform to that shown on the Schedules. All public entrances fronting onto a sidewalk or a public space shall be clearly identified and highlighted through architectural details, landscaping or ground treatment.
- 2A.2.2 Roof mounted mechanical and/or telecommunication equipment shall be visually integrated into the roof design or screened and shall not be visible from any abutting public street or adjacent residential development. All vents, down spouts, flashing, electrical conduits, meters, service connections and other functional elements shall be treated as integral parts of the design. Where appropriate these elements shall be painted to match the colour of the adjacent surface, except where used as an accent.
- 2A.2.3 The Developer agrees to provide a landscaped-at-grade roof Amenity Space adjacent Building A as located on Schedule 2B1 that features the following:
- a) the amenity space shall have a minimum area of 7200 square feet;
  - b) the amenity space shall feature design elements to integrate it into the surrounding landscaped area and sidewalk system of Building A;
  - c) the stairs and railing shall be treated as design elements and integrated into the rooftop amenity space; and
  - d) detailed design shall be provided in the Landscape Plan required under this Agreement.
- 2A.2.4 The Developer agrees to provide an Amenity Space adjacent to Building B as located on Schedule 2B1 of this Agreement that features the following:
- a) the amenity space shall have a minimum area of 6500 square feet; and
  - b) detailed design shall be provided in the Landscape Plan required under this Agreement.
- 2A.2.5 The Developer agrees to provide an Amenity Space adjacent to Building C and Gateway Elements as located on Schedules 2B1 and 2F1 of this Agreement that feature the following:
- a) the amenity space shall have a minimum area of 17,200 square feet;
  - b) stairs connecting the amenity space to Green Village Lane shall feature design elements integrated into the stairs;
  - c) the existing slope graded towards Green Village Lane immediately adjacent the amenity space shall be considered part of the design response for the amenity space;
  - d) the existing slope from the amenity space northeast edge to Building C and from the amenity space northwest edge to the existing parking spaces shall be landscaped areas;
  - e) Gateway elements shall be located at both sides of the street as shown on Schedule 2F1; and
  - f) detailed design shall be provided in the Landscape Plan required under this Agreement.
- 2A.2.6 A covered feature shall be located at Building B generally where the building fronts on to the sidewalk and shall be given architectural and landscape architectural design treatment that shows consideration of the pedestrian realm interaction in the Landscape Plan. All pedestrian entrances and landscaped areas adjacent to pedestrian entrances of Buildings A, B and C shall be acknowledged with landscape architectural design treatment in the Landscape Plan.

### **2A.3 Parking**

- 2A.3.1 Parking shall be provided as follows:
- a) Underground resident parking for each Building shall be provided at a minimum rate of 1 space per unit for Building A, at a rate of 0.75 spaces per unit for Building B and 22 spaces for Building C;

- b) A minimum of 5 surface parking spaces to serve as visitor parking only and 60 Class A and 14 Class B bicycle parking spaces shall be provided for Building A;
- c) A minimum of 5 surface parking spaces to serve as visitor parking only and 36 Class A and 9 Class B bicycle parking spaces shall be provided for Building B; and
- d) A minimum of 6 surface parking spaces to serve as visitor parking only and 10 Class A and 3 Class B bicycle parking spaces shall be provided for Building C.

2A.3.2 The surface parking areas as well as internal driveways shall be hard surfaced and defined by concrete curb.

#### **2A.4 Outdoor Lighting**

2A.4.1 Lighting shall be directed to driveways, parking areas, loading area, building entrances and walkways and shall be arranged so as to divert the light away from streets, adjacent lots and buildings.

##### *2A.4.2 Lighting Plan*

Further to subsection 2A.4.1 prior to the issuance of a Development Permit, the Developer shall prepare a Lighting Plan and submit it to the Development Officer for review to determine compliance with Subsection 2.3.24 of this Agreement. The Lighting Plan shall contain, but shall not be limited to, the following:

- a) The location, on the Buildings and on the premises, of each lighting device;
- b) The location and type, on the amenity space, of each individual lighting device: and
- c) A description of the type of proposed illuminating devices, fixtures, lamps, supports, and other devices.

2A.4.3 The Lighting Plan and description shall be sufficient to enable the Development Officer to ensure compliance with the requirements of Subsection 2A.4.2 of this Agreement.

#### **2A.5 Landscaping**

##### *Landscape Plan*

2A.5.1 Prior to the issuance of a Development Permit, the Developer agrees to provide a Landscape Plan which complies with the provisions of this Agreement and generally conforms with the overall intentions of Schedule 2B1. The Landscape Plan shall be prepared by a Landscape Architect (a full member, in good standing with Canadian Society of Landscape Architects) and comply with all provisions of this Agreement.

2A.5.2 All plant material shall conform to the Canadian Nursery Trades Association Metric Guide Specifications and Standards and sodded areas to the Canadian Nursery Sod Growers' Specifications.

2A.5.3 The Landscape Plan shall include the following:

- a) a sidewalk to provide a pedestrian connection from Portland Street to Building A as generally shown on Schedule 2B1. This sidewalk shall be constructed of concrete;
- b) a sidewalk on the northeast side of Green Village Lane to provide a pedestrian connection from Portland Street to the south side of the existing driveway access as generally shown as Schedule 2B1. This sidewalk shall be constructed of concrete;
- c) a detailed design for each individual Building site (including Landscaped Areas);
- d) a detailed design for the Amenity Space (including furniture) and Gateway elements as shown on Schedules 2B1 and 2F1as required in the Agreement; and
- e) a detailed design for the landscape-at-grade roof Amenity Space of Building A and the Amenity Space of Building B.

2A.5.4 All walkways shall be hard surfaced.

##### *Compliance with Landscaping Plan*

2A.5.5 Prior to issuance of the first Occupancy Permit for Building A, Building B and Building C the Developer shall submit to the Development Officer a letter prepared by a member in good standing of the Canadian Society of Landscape Architects certifying that all landscaping including hard surfacing of all walkway, parking and driving areas has been completed according to the terms of this Development Agreement.

2A.5.6 Notwithstanding Section 2A.5.5, where the weather and time of year does not allow the completion of the outstanding landscape and onsite paving works prior to the issuance of the Occupancy Permit, the Developer may supply a security deposit in the amount of 110 percent of the estimated cost to complete the landscaping. The cost estimate is to be prepared by a member in good standing of the Canadian Society of Landscape Architects. The security shall be in favour of the Municipality and shall be in the form of a certified cheque or automatically renewing, irrevocable letter of credit issued by a chartered bank. The security shall be returned to the Developer only upon completion of the work as described herein and illustrated on the Schedules, and as approved by the Development Officer. Should the Developer not complete the landscaping within six months of issuance of the Occupancy Permit, the Municipality may use the deposit to complete the landscaping as set out in this section of the Agreement. The Developer shall be responsible for all costs in this regard exceeding the deposit. The security deposit or unused portion of the security deposit shall be returned to the Developer upon completion of the work and its certification.

#### 2A.6 Subdivision of the Lands

The lands may be subdivided in accordance with Schedule 2G of this Agreement subject to the requirements of the Regional Subdivision By-law.

The Municipality agrees that the park dedication requirements have been fulfilled as per the terms of the Existing Development Agreement.

#### 2A.7 Solid Waste Facilities

The buildings shall include designated space for five stream (refuse, recycling and composting) source separation services in accordance with By-law S-600 as amended from time to time. This designated space for source separation services shall be shown on the building plans.

#### 2A.8 Non Substantive Amendments

2A.8.1 The following items are considered by both parties to be not substantive and may be amended by resolution of Council:

- a) Changes to the requirements of Subsection 2A.2.1 regarding exterior design for matters such as window design and proportion, variations to cladding materials and colours which, in the opinion of the Development Officer, do not conform with Schedules 2C1 to 2C6, 2D1 to 2D4 and 2E1 to 2E4;
- b) Alterations to the residential unit types established by Subsection 2A.1.3 provided that at least 60 percent of units are two bedroom or larger;
- c) A reduction in the parking requirement below the threshold set out in Subsection 2A.3.1, provided that a minimum ratio of 0.8 spaces per unit is provided;
- d) Changes to the Landscaping Plan as detailed in Section 2A.5 which, in the opinion of the Development Officer, do not conform with Schedule 2B1 or 2F1;
- e) The granting of an extension to the date of commencement of construction as identified in Section 3.3 of this Agreement;
- f) The length of time for the completion of the development as identified in Section 3.4 of this Agreement.

#### 2A.9 Substantive Amendments

Amendments to any matters not identified under Section 2A.8 shall be deemed substantive and may only be amended in accordance with the approval requirements of the *Halifax Regional Municipality Charter*.

2. The Existing Agreement shall be amended by deleting Section 3.3 and replacing it with the following Section 3.3

3.3 In the event that construction of Buildings A, B or C has not commenced within three years from the date of registration of this Agreement at the Land Registration office, the Municipality may, by resolution of Council, either discharge this Agreement whereupon this Agreement shall have no further force or effect, or upon the written request of the Developer, grant an extension to the date of commencement of construction. For the purpose of this section, commencement shall mean upon the issuance of the first development permit.

3. The Existing Agreement shall be amended by deleting Section 3.4 and replacing it with the following Section 3.4

3.4 In the event the Developer fails to complete the development or portions thereof, or after five years from the date of registry of this Agreement with the Land Registration office, whichever time period is less, Council may review this Agreement, in whole or in part, and may:

- (a) retain the Agreement in its present form;
- (b) negotiate a new Agreement;
- (c) discharge this Agreement on the condition that for those portions of the development that are deemed complete by Council, the Developer's rights hereunder are preserved and the Council shall apply appropriate zoning pursuant to the Municipal Planning Strategy and Land Use By-law, as may be amended.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals on the day and year first above written:

**SIGNED, SEALED AND DELIVERED** in the presence of:

**(Insert Registered Owner Name)**

\_\_\_\_\_  
Witness

Per: \_\_\_\_\_

**SEALED, 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



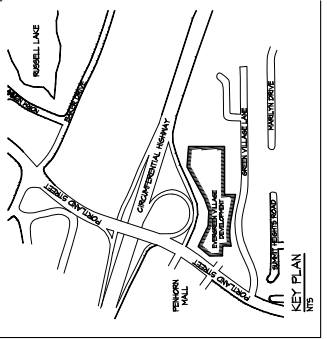
# Schedule 2B1 - Concept Site Plan

PROJECT:  
**EVERGREEN  
 VILLAGE**  
 DARTMOUTH  
 NORTH GASTON

DATE: 11/20/2018  
 DRAWN BY: JACOB  
 CHECKED BY: JACOB  
 SCALE: AS SHOWN  
 SHEET NO: 1 OF 1  
 PROJECT NO: 18-0000000000

DATE: 11/20/2018  
 DRAWN BY: JACOB  
 CHECKED BY: JACOB  
 SCALE: AS SHOWN  
 SHEET NO: 1 OF 1  
 PROJECT NO: 18-0000000000

DATE: 11/20/2018  
 DRAWN BY: JACOB  
 CHECKED BY: JACOB  
 SCALE: AS SHOWN  
 SHEET NO: 1 OF 1  
 PROJECT NO: 18-0000000000



**LEGEND**

[Symbol]	LANDSCAPED AREA
[Symbol]	CROSSWALK
[Symbol]	NEW SIDEWALK
[Symbol]	EXISTING TREELINE
[Symbol]	UTILITY POLE
[Symbol]	RETAINING WALL
[Symbol]	EXISTING FENCE
[Symbol]	DEVELOPMENT PROPERTY
[Symbol]	PROPERTY BOUNDARY
[Symbol]	PROPOSED GATEWAY SIGN

EXTERIOR AMENITY SPACE  
 1/7- 89,900 #

**PARKING REQUIREMENTS**

**RESIDENTIAL:**

**BUILDING A**

- 145 UNITS (31 BACHELOR / 111 BEDROOM UNITS)
- 148 U/G PARKING SPACES
- 9 SURFACE PARKING SPACES
- 60 CLASS A BICYCLE SPACES
- 14 CLASS B BICYCLE SPACES

**BUILDING B RESIDENTIAL**

- 30 UNITS
- 69 U/G PARKING SPACES
- 19 SURFACE PARKING SPACES
- 36 CLASS A BICYCLE SPACES
- 9 CLASS B BICYCLE SPACES

**BUILDING C**

- 25 UNITS (6 BACHELOR / 19 BEDROOM UNITS)
- 22 U/G PARKING SPACES
- 4 SURFACE PARKING SPACES
- 10 CLASS A BICYCLE SPACES
- 3 CLASS B BICYCLE SPACES

**TOTAL RESIDENTIAL PARKING: 263**  
 1 PARKING STALL PER RESIDENTIAL UNIT

**BUILDING STATS**

**MULTI-UNIT RESIDENTIAL BUILDING A**

- 145 LEVELS (PARKED) PLUS 2
- 145 RESIDENTIAL UNITS
- BUILDING FOOTPRINT AREA = 28,762#
- MAXIMUM BUILDING HEIGHT = 125'
- (INCLUDING EXPOSED PARKING LEVELS)

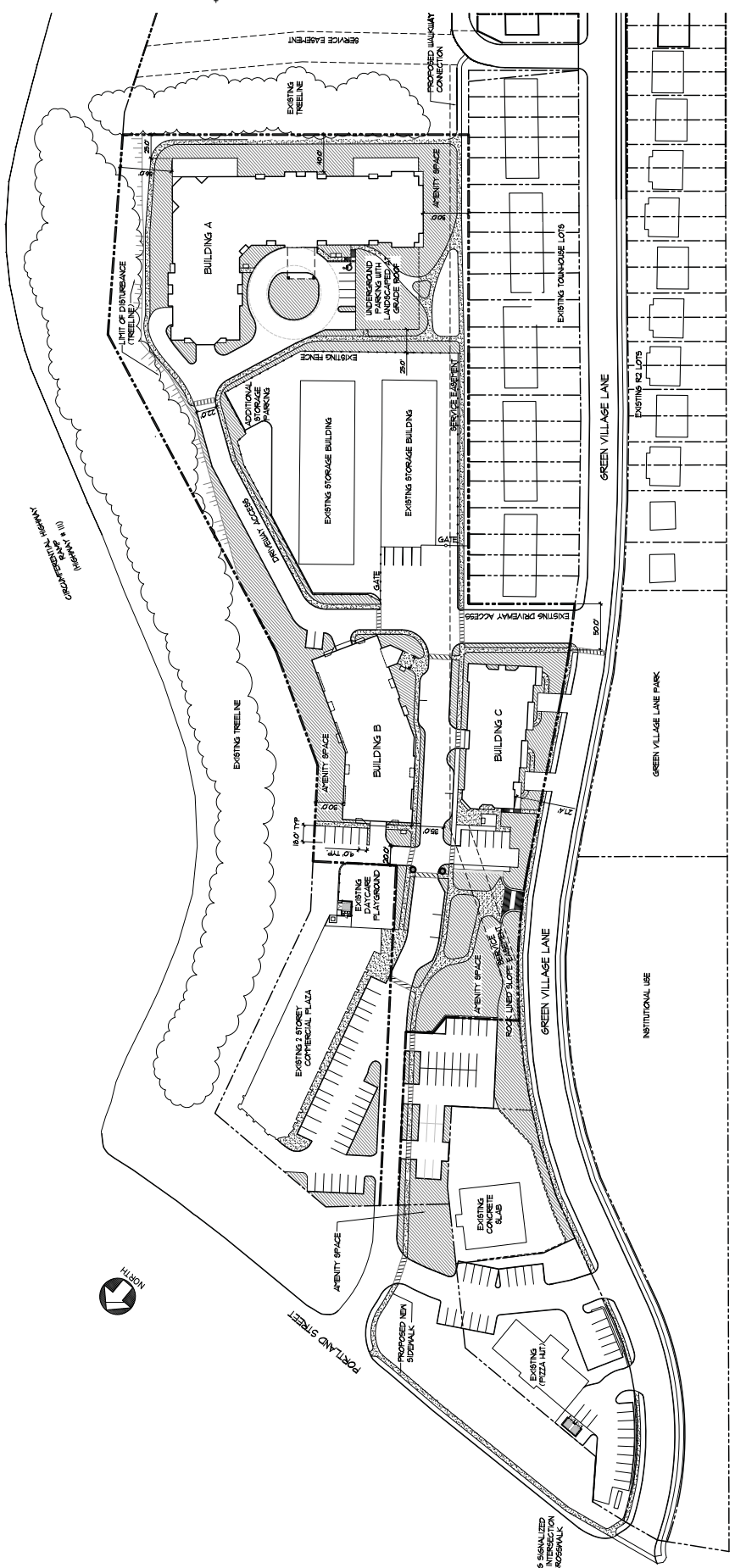
**MULTI-UNIT RESIDENTIAL BUILDING B**

- 9 LEVELS PLUS 2 LEVELS PARKADE
- 30 RESIDENTIAL UNITS
- BUILDING FOOTPRINT AREA = 14,700#
- MAXIMUM BUILDING HEIGHT = 123'
- (INCLUDING EXPOSED PARKING LEVELS)

**MULTI-UNIT RESIDENTIAL BUILDING C**

- 4 LEVELS PLUS 1 LEVEL PARKADE
- 25 RESIDENTIAL UNITS
- BUILDING FOOTPRINT AREA = 9,830#
- MAXIMUM BUILDING HEIGHT = 65'
- (INCLUDING EXPOSED PARKING LEVELS)

**TOTAL RESIDENTIAL UNITS: 263**



Schedule 2C1 - Building A West Elevation



\*NOTE\* RENDERING ONLY. DOES NOT INDICATE ACTUAL COLOUR SCHEME.

		Date 22 MAY 2012		Issued: D.A. AMENDMENT PRE-APPLICATION (REVISION 2)		Project No. 1132		Scale NTS	
Project <b>EVERGREEN VILLAGE DEVELOPMENT AGREEMENT AND M.P.S. AMENDMENT</b> DARTMOUTH, NOVA SCOTIA		Title <b>BUILDING A WEST ELEVATION</b>		Drawing <b>RN-1</b>		© Connor Architects and Planners Limited 2012			



Schedule 2C2 - Building A South Elevation



**\*NOTE\*** RENDERING ONLY. DOES NOT INDICATE ACTUAL COLOUR SCHEME.

© Connor Architects and Planners Limited 2012

	Date 22 MAY 2012	Issued: D.A. AMENDMENT PRE-APPLICATION (REVISION 2)	Project No. 1132	Scale NTS
Project <b>EVERGREEN VILLAGE DEVELOPMENT AGREEMENT AND M.P.S. AMENDMENT DARTMOUTH, NOVA SCOTIA</b>		Title <b>BUILDING A SOUTH ELEVATION</b>	Drawing <b>RN-2</b>	



Schedule 2C3 - Building A East Elevation



**\*NOTE\*** RENDERING ONLY. DOES NOT INDICATE ACTUAL COLOUR SCHEME.

© Connor Architects and Planners Limited 2012

	Date 22 MAY 2012	Issued: D.A. AMENDMENT PRE-APPLICATION (REVISION 2)	Project No. 1132	Scale NTS
Project <b>EVERGREEN VILLAGE DEVELOPMENT AGREEMENT AND M.P.S. AMENDMENT DARTMOUTH, NOVA SCOTIA</b>		Title <b>BUILDING A EAST ELEVATION</b>		Drawing <b>RN-3</b>

Schedule 2C4 - Building A North Elevation



\*NOTE\* RENDERING ONLY. DOES NOT INDICATE ACTUAL COLOUR SCHEME.

© Connor Architects and Planners Limited 2012

	Date 22 MAY 2012	Issued: D.A. AMENDMENT PRE-APPLICATION (REVISION 2)	Project No. 1132	Scale NTS
Project <b>EVERGREEN VILLAGE DEVELOPMENT AGREEMENT AND M.P.S. AMENDMENT</b> DARTMOUTH, NOVA SCOTIA		Title <b>BUILDING A NORTH ELEVATION</b>		Drawing <b>RN-4</b>



Schedule 2C5 - Building A Northwest Elevation



**\*NOTE\*** RENDERING ONLY. DOES NOT INDICATE  
ACTUAL COLOUR SCHEME.

© Connor Architects and Planners Limited 2012

	Date 22 MAY 2012	Issued: D.A. AMENDMENT PRE-APPLICATION (REVISION 2)	Project No. 1132	Scale NTS
Project <b>EVERGREEN VILLAGE DEVELOPMENT AGREEMENT AND M.P.S. AMENDMENT</b> DARTMOUTH, NOVA SCOTIA		Title <b>BUILDING A NORTH WEST ELEVATION</b>		Drawing <b>RN-5</b>

Schedule 2C6 - Building A Northeast Elevation



**\*NOTE\*** RENDERING ONLY. DOES NOT INDICATE ACTUAL COLOUR SCHEME.

© Connor Architects and Planners Limited 2012

	Date 22 MAY 2012	Issued: D.A. AMENDMENT PRE-APPLICATION (REVISION 2)	Project No. 1132	Scale NTS
Project <b>EVERGREEN VILLAGE DEVELOPMENT AGREEMENT AND M.P.S. AMENDMENT DARTMOUTH, NOVA SCOTIA</b>		Title <b>BUILDING A NORTH EAST ELEVATION</b>		Drawing <b>RN-6</b>



Schedule 2D1 - Building B South Elevation



\*NOTE\* RENDERING ONLY. DOES NOT INDICATE ACTUAL COLOUR SCHEME.

© Connor Architects and Planners Limited 2012

	Date 22 MAY 2012	Issued: D.A. AMENDMENT PRE-APPLICATION (REVISION 2)	Project No. 1132	Scale NTS
Project <b>EVERGREEN VILLAGE DEVELOPMENT AGREEMENT AND M.P.S. AMENDMENT</b> DARTMOUTH, NOVA SCOTIA		Title <b>BUILDING B SOUTH ELEVATION</b>		Drawing <b>RN-1</b>

Schedule 2D2 - Building B West Elevation



\*NOTE\* RENDERING ONLY. DOES NOT INDICATE ACTUAL COLOUR SCHEME.

© Connor Architects and Planners Limited 2012

	Date 22 MAY 2012	Issued: D.A. AMENDMENT PRE-APPLICATION (REVISION 2)	Project No. 1132	Scale NTS
Project EVERGREEN VILLAGE DEVELOPMENT AGREEMENT AND M.P.S. AMENDMENT DARTMOUTH, NOVA SCOTIA		Title BUILDING B WEST ELEVATION		Drawing RN-8



Schedule 2D3 - Building B North Elevation



\*NOTE\* RENDERING ONLY. DOES NOT INDICATE  
ACTUAL COLOUR SCHEME.

© Connor Architects and Planners Limited 2012

	Date 22 MAY 2012	Issued: D.A. AMENDMENT PRE-APPLICATION (REVISION 2)	Project No. 1132	Scale NTS
Project <b>EVERGREEN VILLAGE DEVELOPMENT AGREEMENT AND M.P.S. AMENDMENT</b> DARTMOUTH, NOVA SCOTIA		Title <b>BUILDING B NORTH ELEVATION</b>		Drawing <b>RN-9</b>

Schedule 2D4 - Building B East Elevation



**\*NOTE\*** RENDERING ONLY. DOES NOT INDICATE ACTUAL COLOUR SCHEME.

© Connor Architects and Planners Limited 2012

	Date 22 MAY 2012	Issued: D.A. AMENDMENT PRE-APPLICATION (REVISION 2)	Project No. 1132	Scale NTS
Project <b>EVERGREEN VILLAGE DEVELOPMENT AGREEMENT AND M.P.S. AMENDMENT</b> DARTMOUTH, NOVA SCOTIA		Title <b>BUILDING B EAST ELEVATION</b>		Drawing <b>RN-10</b>



Schedule 2E1 - Building C South Elevation



\*NOTE\* RENDERING ONLY. DOES NOT INDICATE ACTUAL COLOUR SCHEME.

© Connor Architects and Planners Limited 2012

	Date 22 MAY 2012	Issued: D.A. AMENDMENT PRE-APPLICATION (REVISION 2)	Project No. 1132	Scale NTS
Project <b>EVERGREEN VILLAGE DEVELOPMENT AGREEMENT AND M.P.S. AMENDMENT</b> DARTMOUTH, NOVA SCOTIA		Title <b>BUILDING C SOUTH ELEVATION</b>		Drawing <b>RN-11</b>

Schedule 2E2 - Building C West Elevation



\*NOTE\* RENDERING ONLY. DOES NOT INDICATE ACTUAL COLOUR SCHEME.

© Connor Architects and Planners Limited 2012

	Date 22 MAY 2012	Issued: D.A. AMENDMENT PRE-APPLICATION (REVISION 2)	Project No. 1132	Scale NTS
Project <b>EVERGREEN VILLAGE DEVELOPMENT AGREEMENT AND M.P.S. AMENDMENT</b> DARTMOUTH, NOVA SCOTIA		Title <b>BUILDING C WEST ELEVATION</b>		Drawing <b>RN-12</b>



Schedule 2E3 - Building C North Elevation



**\*NOTE\*** RENDERING ONLY. DOES NOT INDICATE ACTUAL COLOUR SCHEME.

© Connor Architects and Planners Limited 2012

	Date 22 MAY 2012	Issued: D.A. AMENDMENT PRE-APPLICATION (REVISION 2)	Project No. 1132	Scale NTS
Project <b>EVERGREEN VILLAGE DEVELOPMENT AGREEMENT AND M.P.S. AMENDMENT</b> DARTMOUTH, NOVA SCOTIA		Title <b>BUILDING C NORTH ELEVATION</b>		Drawing <b>RN-13</b>

Schedule 2E4 - Building C East Elevation



\*NOTE\* RENDERING ONLY. DOES NOT INDICATE ACTUAL COLOUR SCHEME.

© Connor Architects and Planners Limited 2012

	Date 22 MAY 2012	Issued: D.A. AMENDMENT PRE-APPLICATION (REVISION 2)	Project No. 1132	Scale NTS
Project <b>EVERGREEN VILLAGE DEVELOPMENT AGREEMENT AND M.P.S. AMENDMENT DARTMOUTH, NOVA SCOTIA</b>		Title <b>BUILDING C EAST ELEVATION</b>		Drawing <b>RN-14</b>