

Attachment D: Public Benefit Information

Dennis Bonus Height Proposal

Case 23050
29 September 2020

Properties eligible for bonus height are identified on Land Use By-law Map 5; part of the subject site located within Precinct 4 (the Granville Street side of the site) is eligible for bonus height to increase the maximum height from 22 metres (pre-bonus), to 28 metres (post-bonus).

Downtown Halifax Land Use By-law Section 12 outlines the requirements for the public benefit calculation. It requires \$4 per 0.1 square metre of gross floor area for all or part of any storey above the Pre-Bonus Heights; section 12(3) requires that the \$4 base amount be increased in accordance with the CPI every year. In accordance with this requirement, the public benefit amount for this project is \$4.85 per 0.1 square metre of gross floor area for all or part of any storey above the Pre-Bonus Heights. As a minimum this should include:

- 1. A calculation using the above formula and showing the final amount required;
- 2. A selection of one or more Public Benefit categories from section 12(7) of the LUB; and
- 3. An explanation of how your proposal meets the requirements.

1. Calculation of Public Benefit Amount

Bonus height increases maximum height from 22m to 28m. For all or part of any storey above the Pre-Bonus Height (22m) a Public Benefit Amount is required. In this case there are 2 building floors that exceed the Pre-Bonus Height, with calculations shown below.

Floor	Gross Floor Area	Public Benefit Amount
8th Floor	1514 m ²	\$73,429
9th Floor	1426 m ²	\$69,161
Total Area	2940 m²	\$142,590

* \$4.85 per 0.1 square metre of GFA for all or part of any storey above the Pre-Bonus Heights

2. Public Benefit Amount Categories

To meet applicable requirements of Land Use By-law, the developer provides will provide a combination of the following Public Benefits from Section 12(7):

- (a) Development includes a registered heritage property which is to be maintained, the preservation or enhancement of the heritage resource; COST: \$2.8 Million
- (f) Provision of public art
- (j) Under-grounding of services \$ 100,000

3. Proposal

A- Heritage Restoration

Dexel will be completing a heritage restoration on two registered Heritage Properties. This includes the Acadian Recorder Building at 1724 Granville st and the Dennis-Kenny building at 1740 Granville street. The action or process of making possible a continuing or comparable contemporary use of a historic place comes with great challenges. Dexel will install extensive structural support system to support and protect both heritage structures during this adaptive reuse. Windows and doors will be replaced, and we will be reinstating heritage entrances locations on the Dennis. The Acadian recorder will have a new street level storefront based on archival records of the building. Exterior masonry will be repointed as necessary and cleaning to existing masonry will occur. The cost figures to date represent \$2.8 million dollars of additional investment directly connected to the proposed project.

J-Undergrounding of services

Overhead transmission lines will be undergrounded during this project and a budget of \$100,000 has been allocated for this work.