



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

MEMORANDUM

TO: Chair and Members of the Design Advisory Committee

FROM: Sean Audas, Principal Planner & Development Officer, Current Planning

DATE: August 4, 2021

SUBJECT: Case # 23337: Level II Site Plan Approval Application for 5512 Bilby St. & 2828, 2830, 2832 Gottingen St., Halifax, N.S.

Background:

The applicant has submitted a Level II Site Plan Approval under the [Regional Centre Land Use Bylaw](#) (LUB) for property located at 5512 Bilby St., and 2828, 2830, and 2832 Gottingen St., Halifax, N.S. (PID # 00161299, 00161281, and 00161448). A pre-application has been completed and the proposal has been deemed compliant with the requirements of the LUB.

The applicant is seeking a recommendation from the Design Advisory Committee on the design requirements and any request for variations from the design requirements, as required by the LUB.

Existing Use: The area proposed for this development is made up of 3 separate lots, which will need to be consolidated into one lot prior to a construction permit being issued. All three lots currently contain single family homes that were converted into apartments. All structures on the lot will need to be removed as a part of the consolidation of lands. The lots directly adjacent to this lot contain a gas station, a vacant lot, and a multi-unit building, currently under construction.

Zoning: COR (Corridor) under the Regional Centre Land Use Bylaw (Package A).

Proposal:

The proposal before the Committee is for a 7-storey, 40-unit residential building with three levels of underground parking. The proposed building is classified as a mid-rise building under the LUB (11-20 metres in height). A penthouse, clocktower, and mechanical equipment (stairs, elevators) are proposed to exceed the 20m height, which is permitted under the LUB. A variance has been requested for these items, with respect to the setback from the roof edge. The development proposes work-live units at the ground floor abutting both streetlines. Soft and hard landscaping is proposed on the rooftop, with a portion of the roof also dedicated to solar panels. Artwork has been proposed as a portion of the Public Benefit component of the LUB, in the form of a cantilevered clock.

Input Requested from Design Advisory Committee:

In accordance with the requirements of the LUB and the Terms of Reference for the Design Advisory Committee, the Committee is being asked to provide a recommendation to the Development Officer regarding the design requirements of Part VI. No variations to the design requirements have been requested. The following chapters of Part VI are relevant to this proposal:

Current Planning – Planning & Development

Tel: 902-476-9553
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Chapter 1: General Site Plan Approval Design Requirements	Chapter 1 sets out the requirement for site plan approval. There are no criteria to be satisfied.
Chapter 2: At-Grade Private Open Space Design Requirements	<ul style="list-style-type: none"> - The site will contain work-live units at the front and side of the building, along both Bilby St. and Gottingen St. - No at-grade private open spaces have been proposed
Chapter 3: Building Design Requirements	<p>The Elevation Drawings and Building Renderings illustrate the design requirements of this Chapter.</p> <ul style="list-style-type: none"> - Streetwall articulation has been provided on both sides of the building abutting a streetline using a change in colours and materials and projections and recesses. The building wall articulation is not required along the sides of the building. - Pedestrian entrances are distinguished using changes in colour and recessing. - The ground floor contains work-live units, no commercial space is proposed within the ground floor of the building. - One unit along Bilby Street will require a direct connection to the street, this request has been made to the developer and the change will be made. This change to the plans could not be completed prior to the deadline to submit the report to the Design Advisory Committee. This item will be satisfied before any construction permit is issued. - Weather protection has been provided for the public entrance through a recess of the entrance and a canopy provided by a balcony above. - Building top distinction is accomplished with a change in materials/colours and recesses from the bottom 2/3 of the building. - The penthouse has been integrated into the design of the building using similar materials to the rest of the building. Additionally, the penthouse is set back to the rear of the roof, in relation to Bilby Street, and set back from the edge of the roof in relation to Gottingen street (the clocktower is the first building component along the roof's edge on Gottingen Street). - The rooftop mechanical features have been integrated into the penthouse of the building, using setbacks from the Bilby Street roof edge.

Chapter 4: Parking, Access, and Utilities Design Requirements	<ul style="list-style-type: none"> - No pedestrian connections have been proposed for this site. - The motor vehicle access in the streetwall is integrated into the building design by using the same materials as the rest of the building. The vehicle entrance has been set back from the property line, as required in a different section of the LUB by a minimum of 4.5m. This setback of the entry door helps to maintain a screening of the entrance from the public right-of-way, for internal parking within the building.
Chapter 5: Heritage Conservation Design Requirements	<ul style="list-style-type: none"> - Not applicable - No heritage designation on this site, or any adjacent site to the project.
Chapter 6: Other Design Requirements	<ul style="list-style-type: none"> - All exterior lighting requirements have been confirmed to meet section 154 of the Land Use Bylaw. - The subject site is not a View Terminus Site.
Chapter 7: Variation Criteria	<p>The applicant has requested a variation to Roof Edge Setbacks of Height Exempted Rooftop Features, under section 157 of the LUB. The variation criteria is deemed to meet based on the two requirements below, however the Planning & Development team seeks feedback from the DAC regarding the eligibility criteria.</p> <ul style="list-style-type: none"> - The variation request is to an interior lot line only (along the shared lot line with civic 2856 Gottingen St.) - The rooftop features (Penthouse, Elevator & stairs enclosures) have been designed with the same materials as the rest clocktower and portions of the buildings walls to integrate into the design.

Any recommendations made by the Committee will be considered by the Development Officer prior to approval or refusal of the Site Plan Approval application. Any changes to the building informed by the recommendation of the Committee must meet the requirements of the Land Use Bylaw.

Attachments:

Please refer to digital building plans package for all renderings, floor plans, landscaping, and design rationale.

5512 Bilby Street

Halifax, Nova Scotia

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Note: DRAWING SET PLOTS TO SCALE ON 11"x17" PAPER



SITE LOCATION



PERSPECTIVE - VIEW FROM THE NORTH EAST - NIGHTTIME

JHAL Ltd.
(est. 1983)
rda.work
902.802.3480

THREE	REVISE ALL DWGS	Jan 17 2020
TWO	REISSUED FOR SPA	Nov 19 2019
ONE	DIMENSIONS ADDED	Nov 27 2019
ISSUED		Jan 17 2020

PROJECT
5512 BILBY STREET
HALIFAX, NOVA SCOTIA

DRAWING
COVER PAGE

DESIGNED BY
R DOUCETTE - ARCHITECT
DATE
DECEMBER 2020

DRAWN BY
R DOUCETTE - ARCHITECT
DATE
DECEMBER 2020

SCALE
DRAWING NO.
A-00

5512 Bilby St., Halifax, NS				Required	Provided	Regulation	Variance				
Zoning				Corridor	Corridor						
	Number of Units.			N/A	40						
	Percentage 2 bedroom			25%	27.5%						
Areas											
	Lot Area				498.52 sm	Def. 83					
	Ground Floor Area				426.05 sm	Def. 83					
	Gross Floor Area										
		Ground floor and above			2582.70 sm	Def. 83					
		Below grade parkade. 3 sublevels propos			1331.11 sm	N/A					
Setbacks											
	Rear Yard Set Back			0.00	0.0						
	Interior Side Yard Set Back			0.00	0.0						
	Flanking Side Yard Set Back Gottigen St.			1.5m	1.5m						
	Front Yard Set Back Bibly Street			1.5m	1.5m						
	Above Roof Penthouse at interior rear and side			3.00	0.0m	157 (a)(b)	yes**				
Step Back - street wall (3 stories) +				11 m	11m	93(5)					
	bay over parking entry			1.5m	1.5m						
	clock tower bay			1.5m	1.5m						
Parking - Underground - 3 levels				0.00	27 spaces						
Parking - Surface				0.00	0.0						
Bicycles - Class A. 80%				16.00	16.0						
Bicycles - Class B. 20%				4.00	4.0						
Balconies Ground Floor permitted extension into set back				1.5m	1.5						
Balconies Upper floors permitted extension into set back				2m	2m						
Projecting Bays all floors permitted extension into setback.				1m	1m						
Amenity space at 5 m per unit.				200 sm	298.86 sm	58(1)					
	Interior Amenity Space			50.00%	171.13 sm						
	Common Rooms			100 sm	111.86 sm	58(1)					
	Tenant Storage			n/a	79.04 sm						
	Class A bicycle Storage			n/a	28.43 sm						
	Outdoor Amenity Space - roof top patio.			50.00%	187 sm	58(1)					
Building Height											
	Street level to top of main roof			20m	20 m						
	Clock tower			unlimited	3.66 m	Table 4					
	Penthouse, and stairwell above roof			4.5m	3.66m	Table 4					
	Parapet above roof			2.0m	1.1m	Table 4					
	Glass railing above roof			2.0m	1.1m	Table 4					
	Solar Panels			4.5 m	2.4m	Table 4					
	Street level to second floor			3.50	3.5 m	90(2)					
	Elevator enclosure			5.5 m	3.66 m	Table 4					
Affordable housing incentive bonus: To be determined						Sect 237					
Public Benefit : Public Clock and Art Work.						Sect 239					
* 20% of facades are permitted to extend above street wall without setback.						Sect 93.5					
** Set back for roof top items are permitted to be reduced on interior side lot lines under						Sect 157					
Apartment Units.	# Units	Area sf	1st floor	2nd floor	3rd floor	4th floor	5th floor	6th floor	7th floor	Sum sf	Sum sm
Studio	4	405				1	1	1	1	1620	150.5
Studio	6	300		1		1	1	1	1	1800	167.23
Studio	1	468	1							468	43.48
Studio	2	509		1	1					1018	94.58
1 bedroom	4	490				1	1	1	1	1920	178.37
1 bedroom	12	470				3	3	3	3	5640	523.97
2 bedroom *	8	620	2	3	3					4960	460.8
2 bedroom *	1	862	1							862	80.08
2 bedroom *	2	910		1	1					1820	169.08
Sum	40		4	6	6	6	6	6	6	20108	1868.09
Total Floor Area			4586	4513	4513	3547	3547	3547	3547	27800	2582.7
* 11 two bedroom units provided = 27.5% of total units.											
ROOF TOTAL AREA	4123 SF / 383.04 SM	MAX PERMITTED HT ABOVE ROOF	PROVIDED HEIGHT ABOVE ROOF	AREA IN SM	PERCENTAGE	REQUIRED MIN SET BACK	SET BACK PROVIDED				
GLASS RAILING		2m	1.2m	N/A	N/A	N/A	N/A				
CLOCK TOWER		UNLIMITED	3.66m	N/A	N/A	N/A	N/A				
ELEVATOR ENCL.		5.5m	3.66m	8.2	2.13%	3 M	0*				
SOLAR PANEL ARRAY.		4.5m	2.4m	8.2	2.13%	3 M	0*				
PENTHOUSE		4.5m	3.66m	27.9	7.28%	3 M	0*				
PARAPET		2m	1.2m	N/A	N/A	N/A	0				
STAIR ENCLOSURE		4.5m	3.66m	54.0	14.09%	2.5 M	0*				
LANDSCAPED		4.5m	3.66m	N/A	N/A						
TOTAL COVERAGE OF ITEMS ABOVE THE MAIN ROOF.				98.3	25.63%						
*APPLY FOR VARIANCE UNDER SITE PLAN. CP Sect.157											

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THREE	REVISE ALL DWGS	11.27
TWO	REISSUED FOR SPA	10.19
ONE	DIMENSIONS ADDED	10.01
ISSUES		10.01

5512 BILBY STREET
HALIFAX, NOVA SCOTIA

DATA CHARTS

Prepared	R. DOUGETTE - ARCHITECT
Date	DECEMBER 2020
Drawn	R. DOUGETTE - ARCHITECT
Date	DECEMBER 2020
Scale	
Sheet No.	

A-01

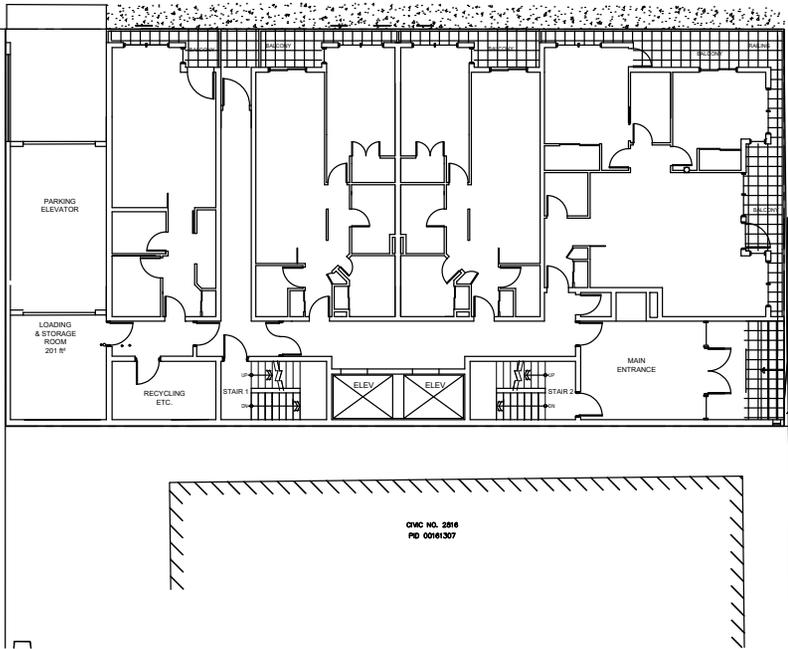


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BILBY STREET

GOTTINGEN STREET

LOT 85-1
 PD 00161422



CVIC NO. 2816
 PD 00161307

1 SITE PLAN
 A-03 1/16" = 1'-0"



THREE	REVISE ALL DWGS	12.17
TWO	REISSUED FOR SPA	12.09
ONE	DIMENSIONS ADDED	11.29
ISSUED		11.29

5512 BILBY STREET
 HALIFAX, NOVA SCOTIA

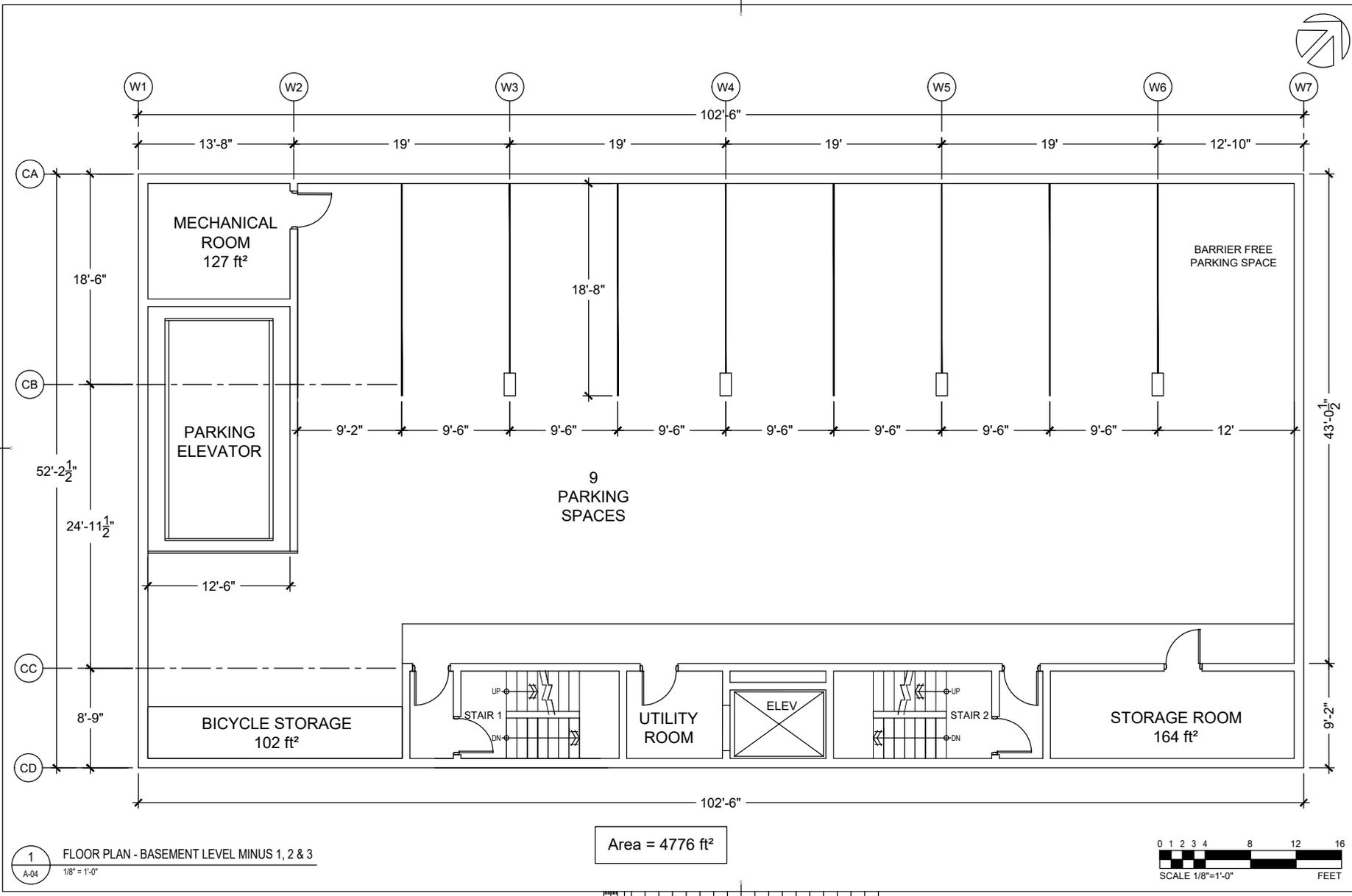
SITE PLAN

Prepared: R. DOUGETTE - ARCHITECT
 Date: DECEMBER 2020
 Drawn: R. DOUGETTE - ARCHITECT
 Date: DECEMBER 2020
 Checked:
 Date:
 Working on:

A-03



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1 FLOOR PLAN - BASEMENT LEVEL MINUS 1, 2 & 3
 A-04 1/8" = 1'-0"



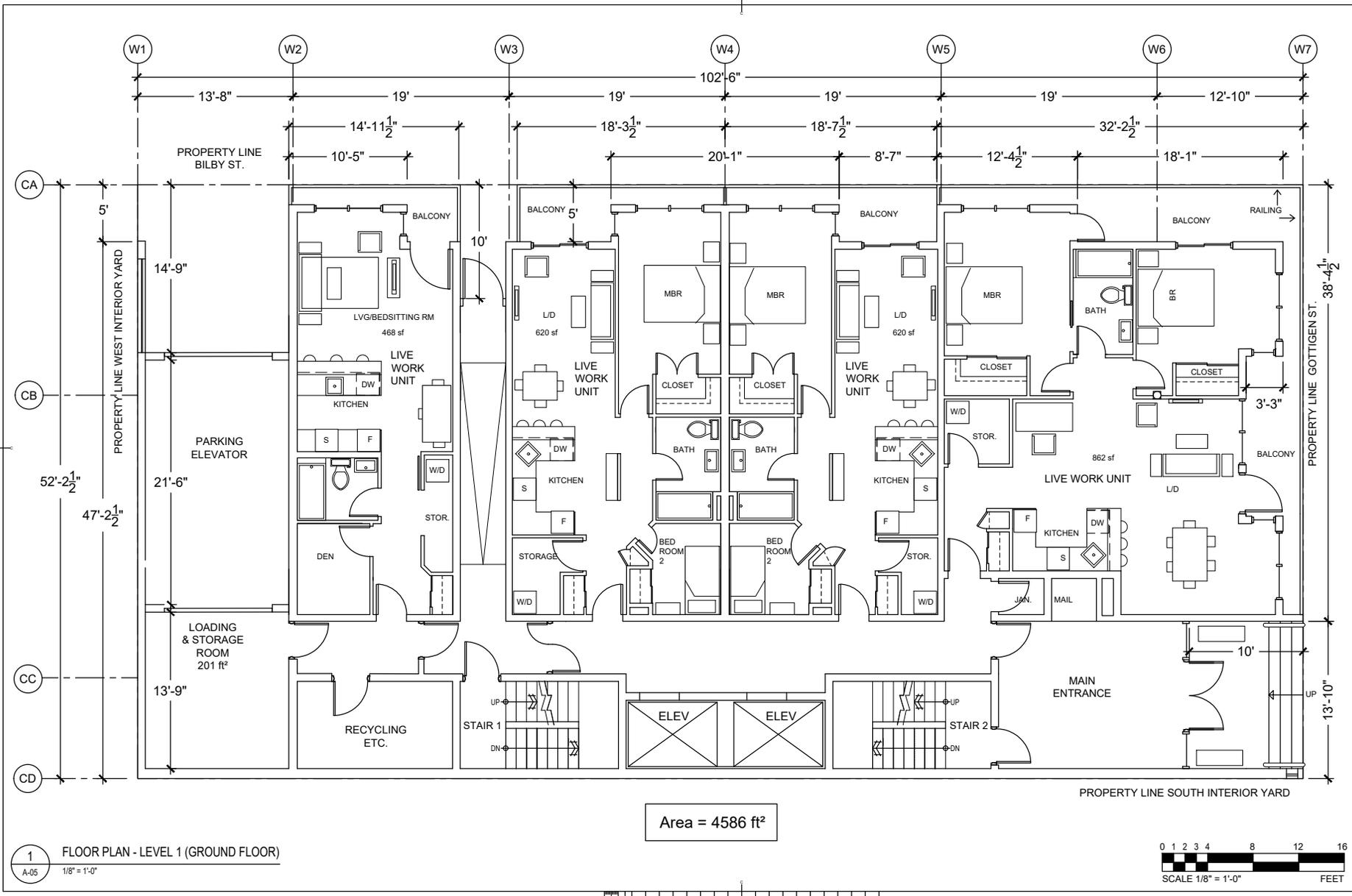
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TWO	REISSUED FOR SPA	12.17
ONE	DIMENSIONS ADDED	12.17
ISSUED		12.17

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 HALIFAX, NOVA SCOTIA

FLOOR PLAN
 BASEMENT PARKADE
 (LEVELS MINUS 1, 2 & 3)

Project	R. DOUGETTE - ARCHITECT
Date	DECEMBER 2020
Drawn	R. DOUGETTE - ARCHITECT
Date	DECEMBER 2020
Approved	
Date	
Working on	

A-04



THREE	REVISE ALL DWGS	12/17
TWO	REISSUED FOR SPA	12/17
ONE	DIMENSIONS ADDED	12/17
DATE		DATE

5512 BILBY STREET
 HALIFAX, NOVA SCOTIA

FLOOR PLAN
 GROUND FLOOR

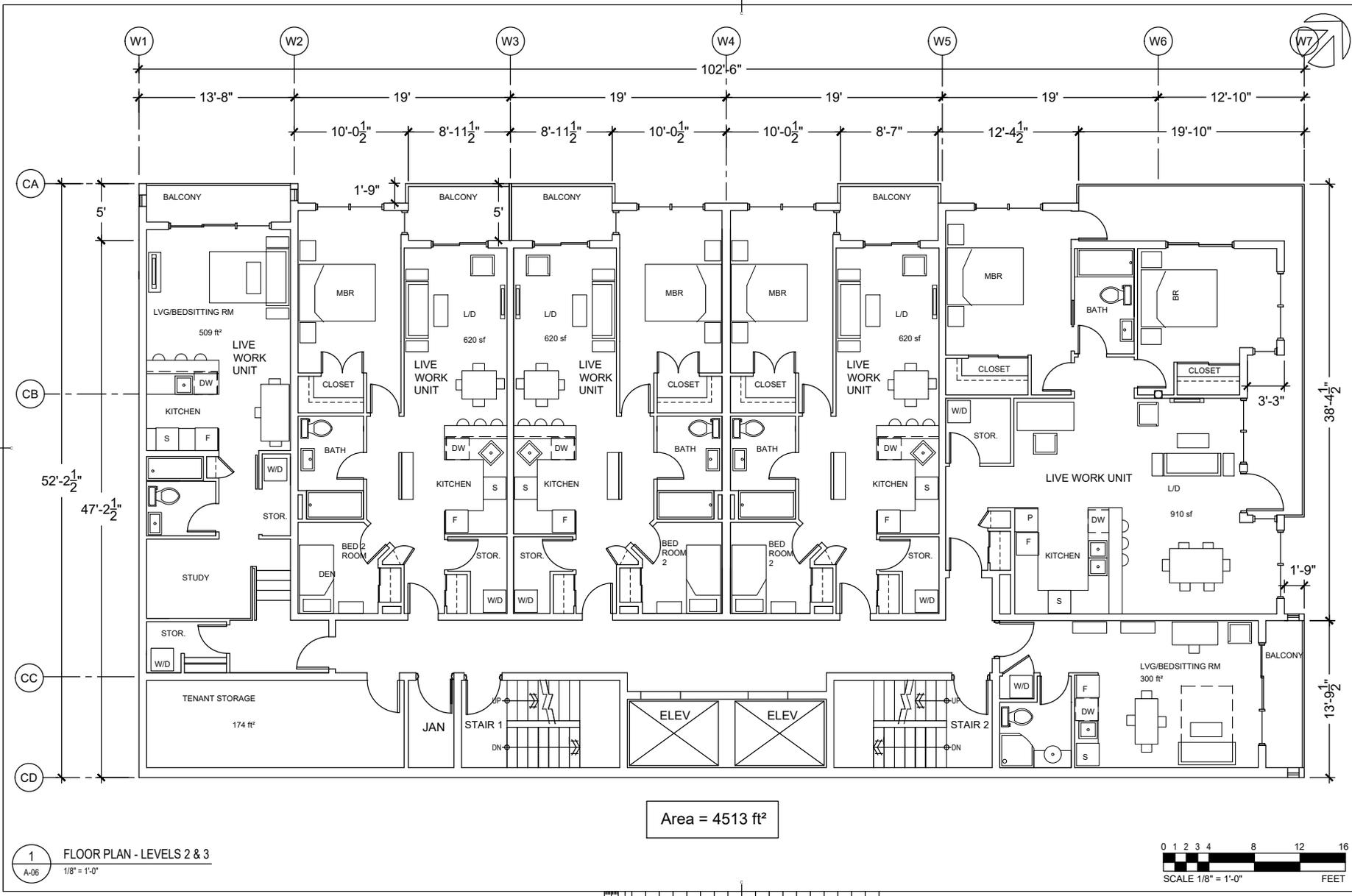
Project	R. DOUGETTE - ARCHITECT
Date	DECEMBER 2020
Client	R. DOUGETTE - ARCHITECT
Date	DECEMBER 2020
Project	
Date	

A-05

1 FLOOR PLAN - LEVEL 1 (GROUND FLOOR)
 A-05 1/8" = 1'-0"

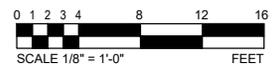


Area = 4586 ft²



Area = 4513 ft²

1 FLOOR PLAN - LEVELS 2 & 3
 A-06 1/8" = 1'-0"



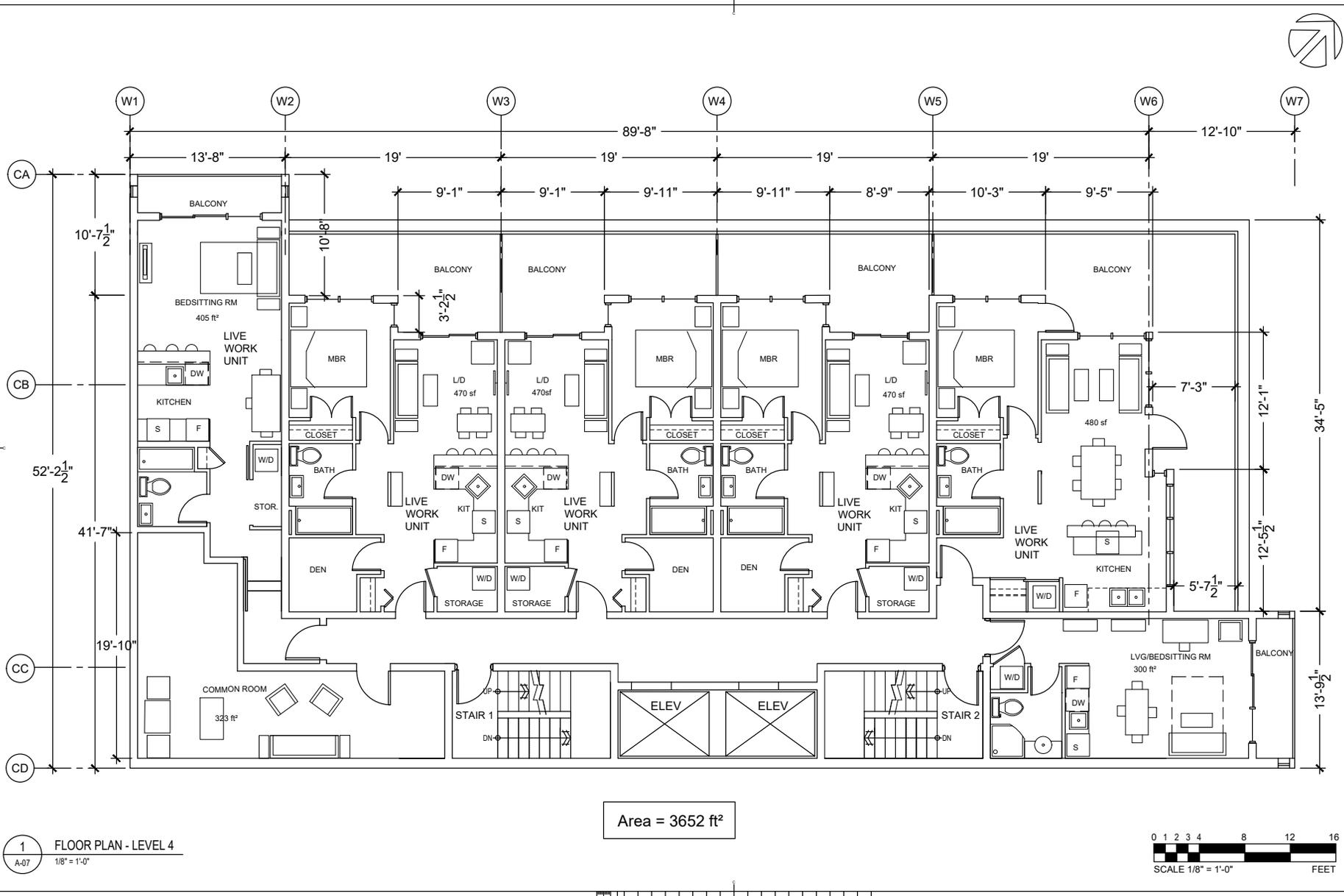
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TWO	REISSUED FOR SPA	12/17
ONE	DIMENSIONS ADDED	12/17
DATE		12/17
PROJECT	5512 BILBY STREET HALIFAX, NOVA SCOTIA	

**FLOOR PLAN
 LEVELS 2 & 3**

PROJECT	R. DOUGETTE - ARCHITECT
DATE	DECEMBER 2020
PROJECT	R. DOUGETTE - ARCHITECT
DATE	DECEMBER 2020
PROJECT	
DATE	
PROJECT	
DATE	



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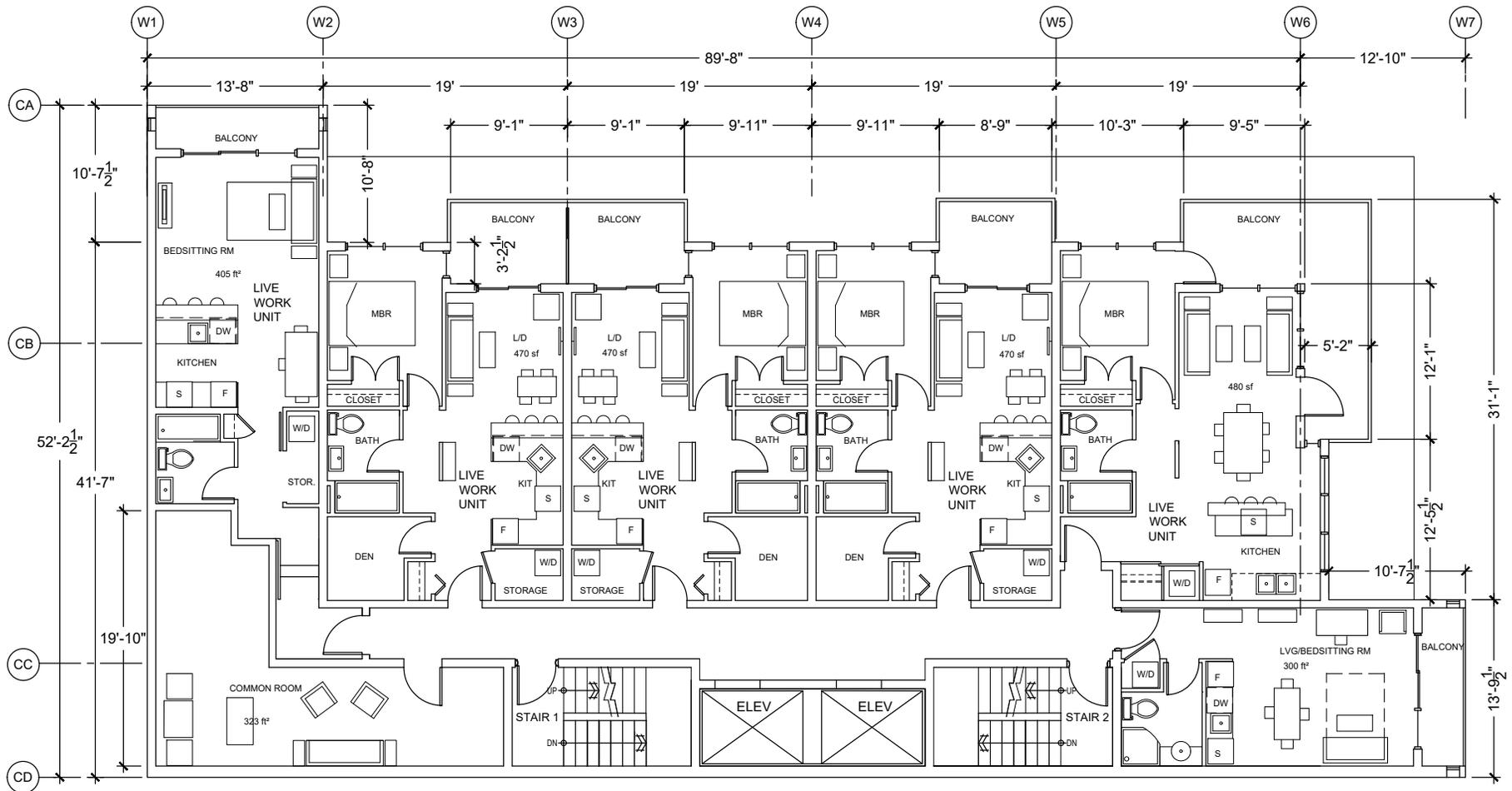


THREE	REVISE ALL DWGS	12/7
TWO	REISSUED FOR SPA	12/8
ONE	DIMENSIONS ADDED	12/9
ISSUED		12/9
PROJECT	5512 BILBY STREET HALIFAX, NOVA SCOTIA	

FLOOR PLAN LEVEL 4		
DESIGNED BY	R. DOUGETTE - ARCHITECT	
DATE	DECEMBER 2020	
CHECKED BY	R. DOUGETTE - ARCHITECT	
DATE	DECEMBER 2020	
PROJECT NO.	A-07	

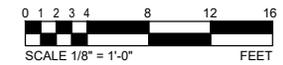


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Area = 3652 ft²

1 FLOOR PLAN - LEVELS 5, 6 & 7
A-08 1/8" = 1'-0"

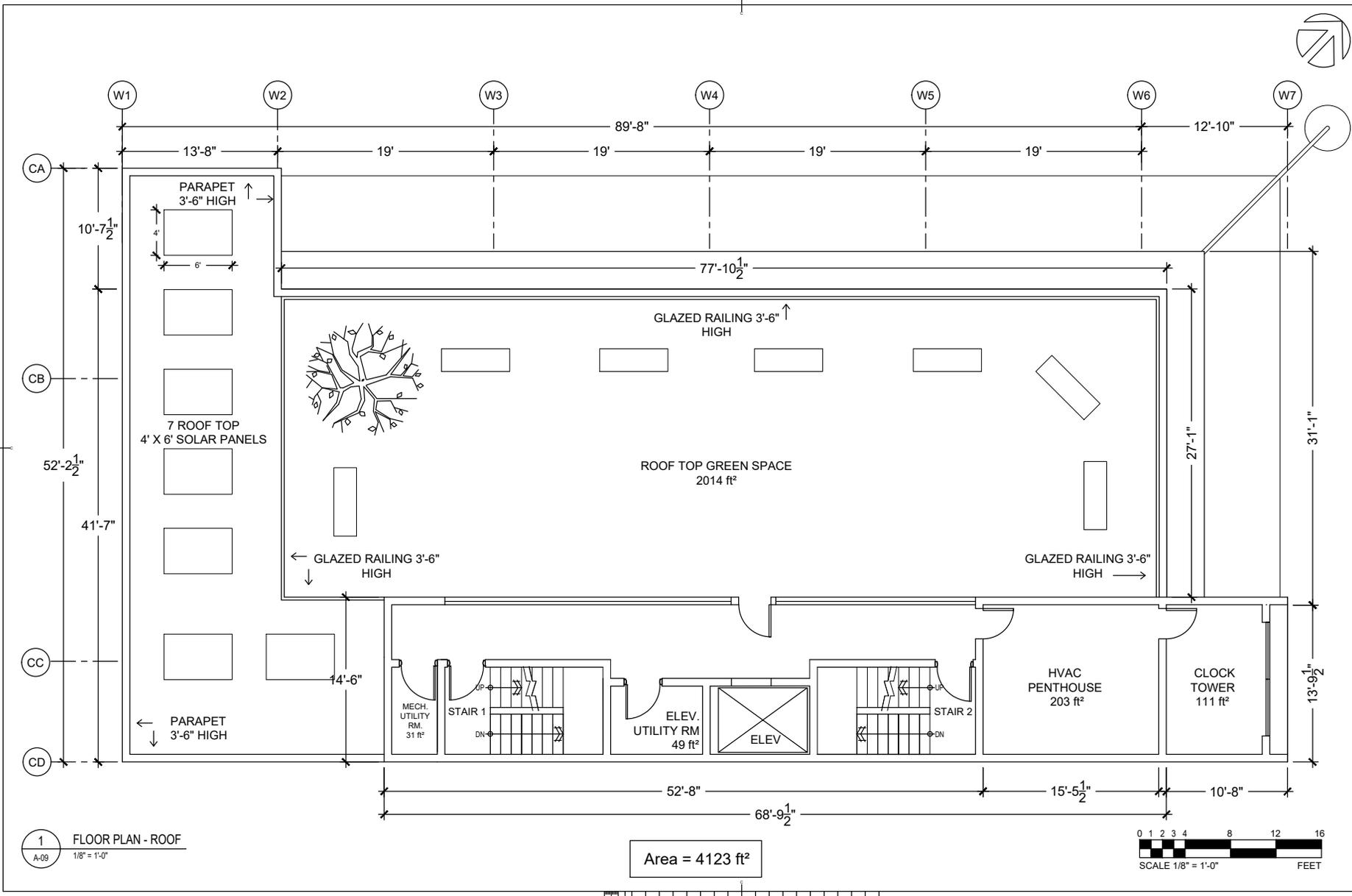


THREE	REVISE ALL DWGS	12/27
TWO	REISSUED FOR SPA	12/27
ONE	DIMENSIONS ADDED	12/27
DATE		
PROJECT	5512 BILBY STREET HALIFAX, NOVA SCOTIA	
DATE		
DESCRIPTION	FLOOR PLAN LEVELS 5, 6 & 7	
DESIGNED BY	R. DOUGETTE - ARCHITECT	
CHECKED BY	DECEMBER 2020	
DATE	R. DOUGETTE - ARCHITECT	
DATE	DECEMBER 2020	
DATE		
DATE		
DATE		

A-08

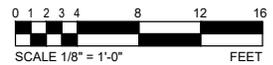


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1 FLOOR PLAN - ROOF
A-09 1/8" = 1'-0"

Area = 4123 ft²



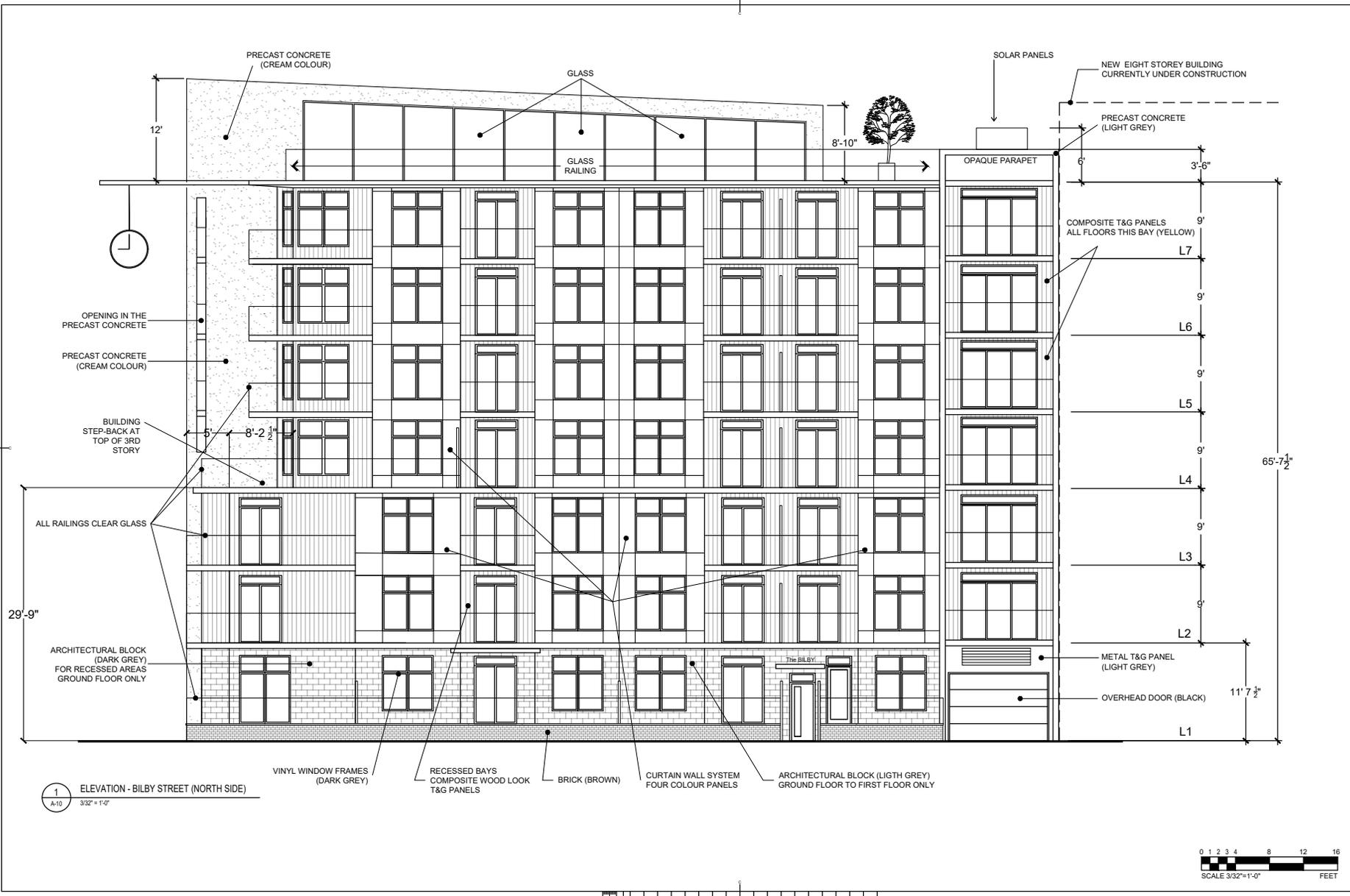
THREE	REVISE ALL DWGS	DATE
TWO	ISSUED FOR SPA	12/21/20
ONE	DIMENSIONS ADDED	12/21/20
DATE		DATE

PROJECT
5512 BILBY STREET
HALIFAX, NOVA SCOTIA

DATE
FLOOR PLAN
ROOF LEVEL

PROJECT
R. DOUGETTE - ARCHITECT
DATE
DECEMBER 2020

DATE
A-09



1
A-10
ELEVATION - BILBY STREET (NORTH SIDE)
3/32" = 1'-0"



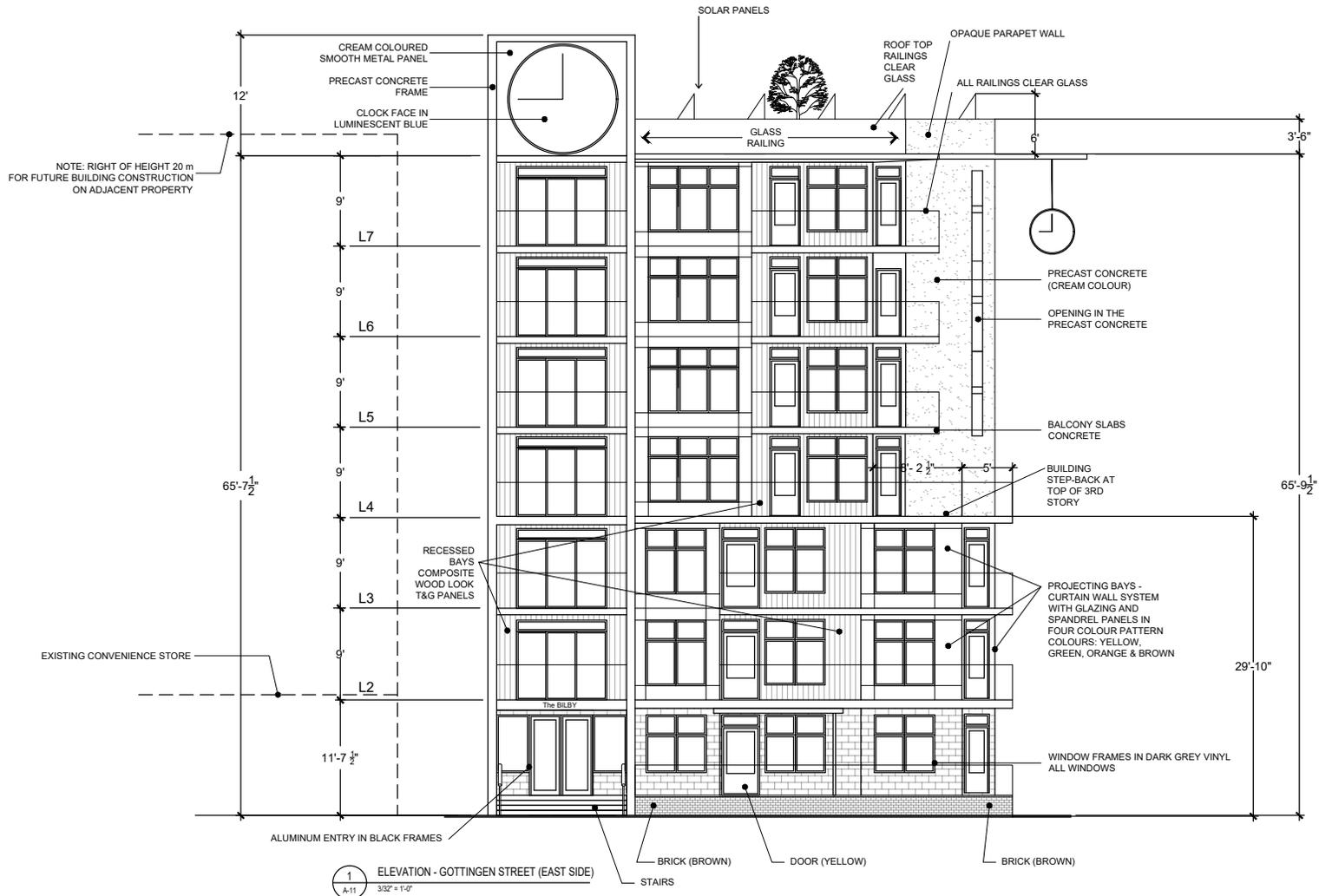
THREE	REVISE ALL DWGS	12.17
TWO	ISSUED FOR SPA	12.16
ONE	DIMENSIONS ADDED	12.15
DATE		

5512 BILBY STREET
HALIFAX, NOVA SCOTIA

NORTH ELEVATION
BILBY STREET

Prepared	R. DOUGETTE - ARCHITECT
Date	DECEMBER 2020
Drawn	R. DOUGETTE - ARCHITECT
Date	DECEMBER 2020
Approved	
Date	
Working on	

A-10

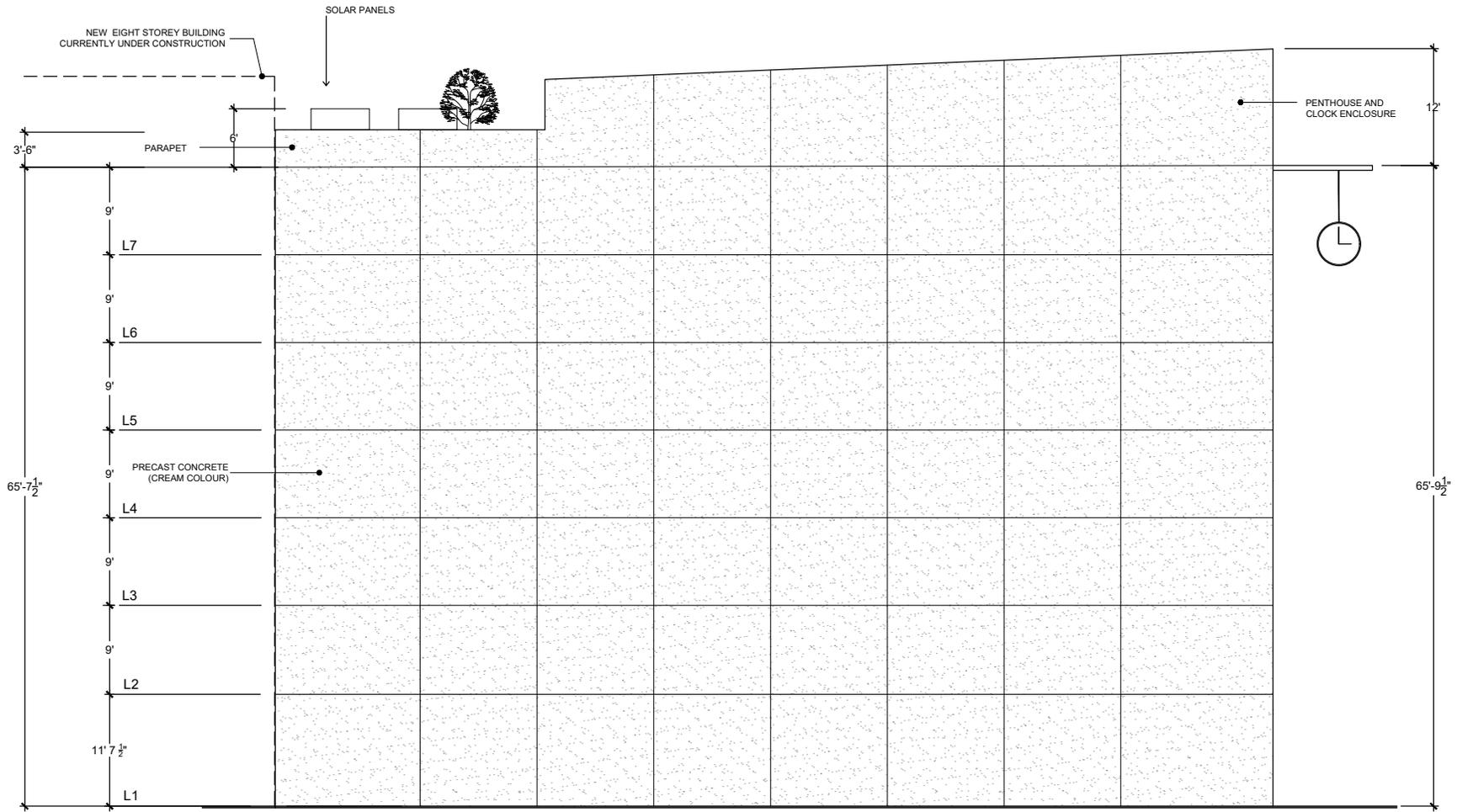


THREE	REVISE ALL DWGS	12.7
TWO	REISSUED FOR SPA	12.6
ONE	DIMENSIONS ADDED	12.5
DATE		DATE

5512 BILBY STREET
 HALIFAX, NOVA SCOTIA

EAST ELEVATION
 GÖTTINGEN STREET

Prepared: R. DOUGGETTE - ARCHITECT
 Date: DECEMBER 2020
 Drawn: R. DOUGGETTE - ARCHITECT
 Date: DECEMBER 2020



1
 A-12 ELEVATION - REAR YARD (SOUTH SIDE)
 3/32" = 1'-0"

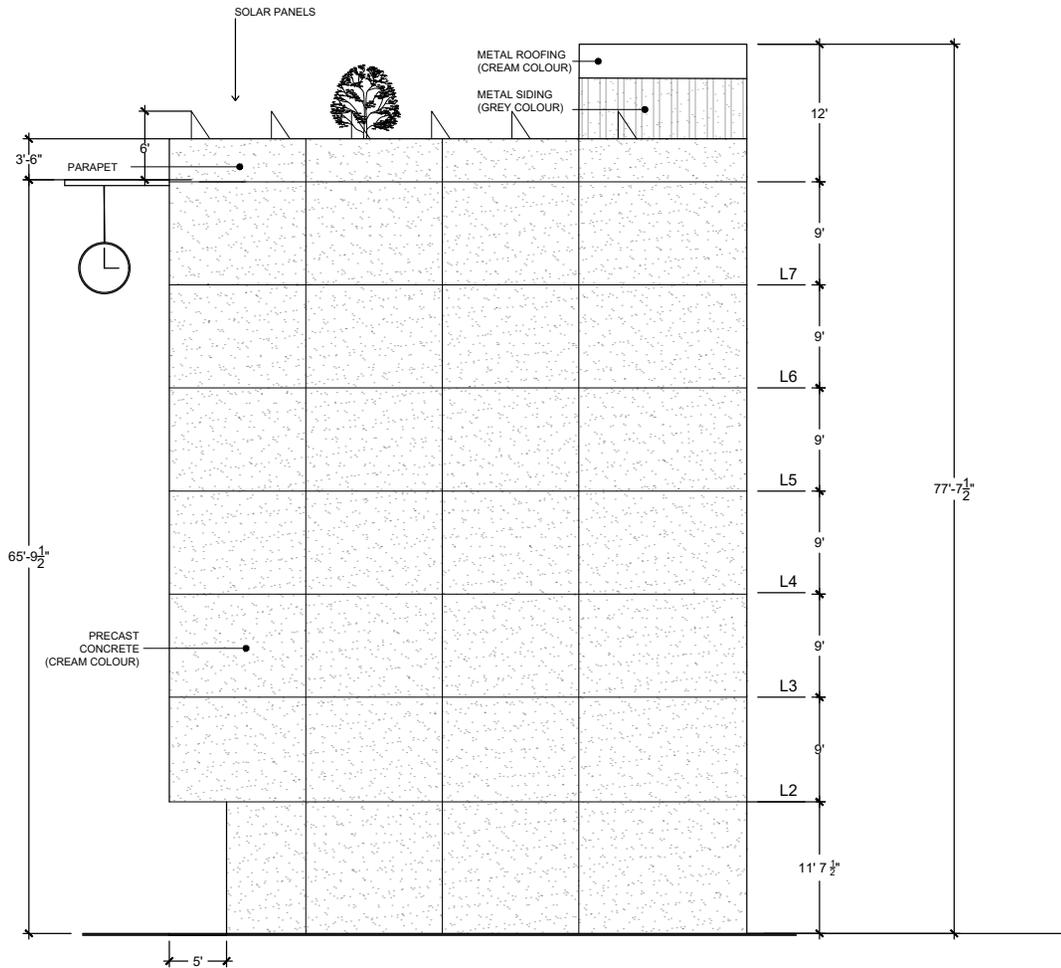


THREE	REVISE ALL DWGS	JA 17 2017
TWO	REISSUED FOR SPA	MA 17 2017
ONE	DIMENSIONS ADDED	PA 17 2017
ISSUED		DA 17 2017

5512 BILBY STREET
 HALIFAX, NOVA SCOTIA

SOUTH ELEVATION
 REAR YARD

Designed	R. DOUCETTE - ARCHITECT
Date	DECEMBER 2020
Drawn	R. DOUCETTE - ARCHITECT
Date	DECEMBER 2020
Approved	
Date	
Checked	



1
 A-13
 ELEVATION - INTERIOR SIDE YARD (WEST SIDE)
 3/32" = 1'-0"

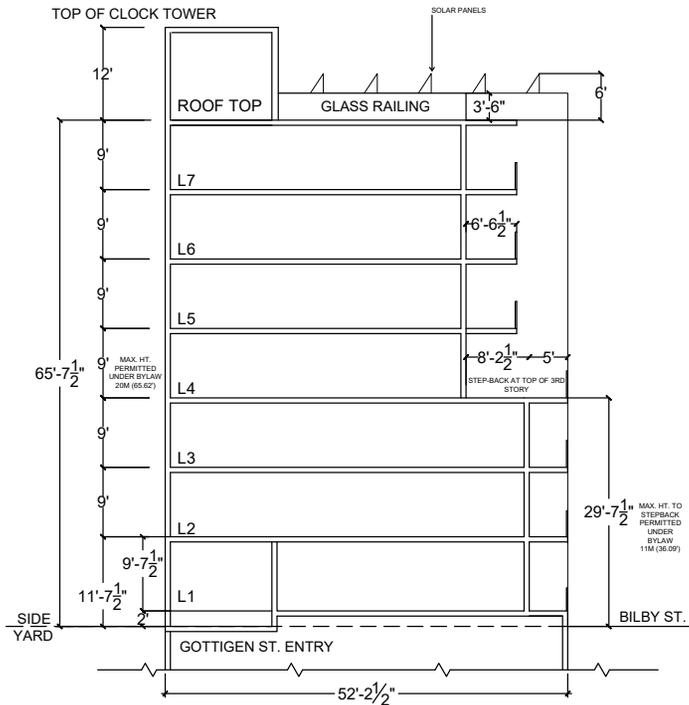


THREE	REVISE ALL DWGS	JAL 11 2011
TWO	REISSUED FOR SPA	RAJ 11 2011
ONE	DIMENSIONS ADDED	RAJ 11 2011
DESIGN		JAL

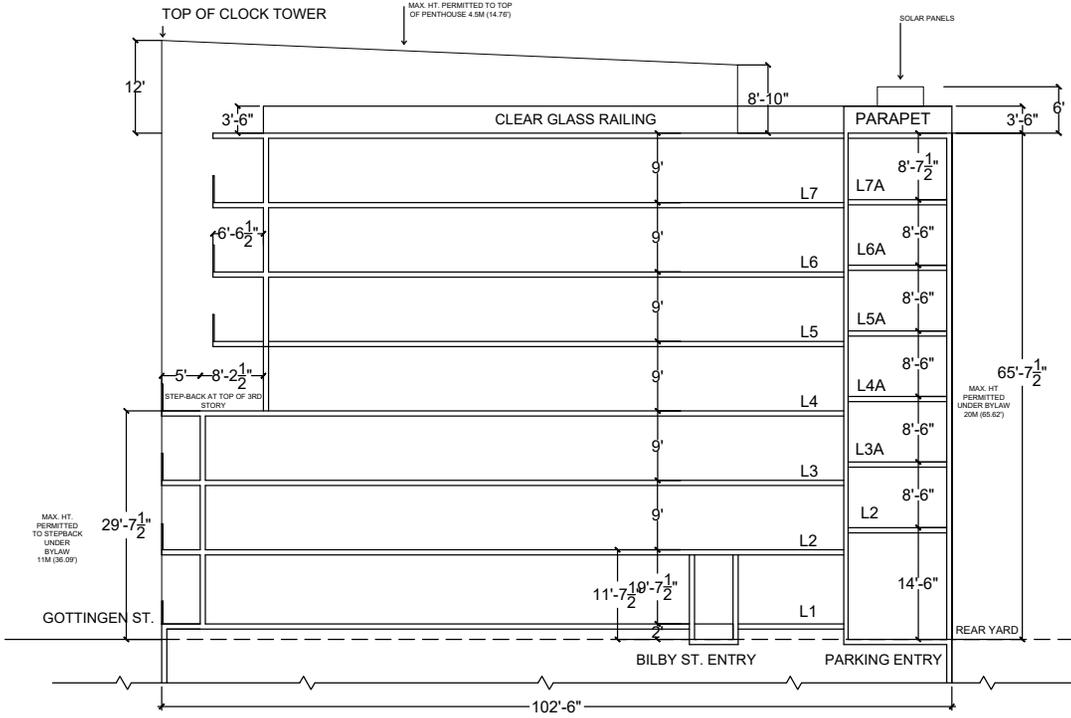
5512 BILBY STREET
 HALIFAX, NOVA SCOTIA

WEST ELEVATION
 INTERIOR SIDE YARD

Designed	R. DOUCETTE - ARCHITECT
Date	DECEMBER 2020
Drawn	R. DOUCETTE - ARCHITECT
Date	DECEMBER 2020
Approved	
Date	
Checked	



1 SECTION
 A-14 1/16" = 1'-0"



2 SECTION
 A-14 1/16" = 1'-0"

THREE	REVISE ALL DWGS	12.7
TWO	REISSUED FOR SPA	12.6
ONE	DIMENSIONS ADDED	12.5
ISSUED		12.4

5512 BILBY STREET
 HALIFAX, NOVA SCOTIA

SECTIONS

Prepared	R. DOUGETTE - ARCHITECT
Date	DECEMBER 2020
Drawn	R. DOUGETTE - ARCHITECT
Date	DECEMBER 2020
Checked	
Date	
Working on	





PERSPECTIVE - VIEW FROM THE NORTH WEST - DAYTIME

JHAL Ltd.
 (est. 1983)
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THREE	REVISE ALL DWGS	Jul 17 2020
TWO	REISSUED FOR SPA	May 19 2020
ONE	DIMENSIONS ADDED	Feb 27 2020
ISSUED		Jan 28 2020

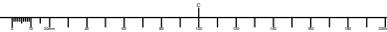
PROJECT
**5512 BILBY STREET
 HALIFAX, NOVA SCOTIA**

DRAWING
**PERSPECTIVE
 VIEW FROM
 NORTHWEST - DAYTIME**

DESIGNED BY
 R DOUCETTE - ARCHITECT
 DATE
 DECEMBER 2020

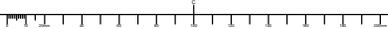
DRAWN BY
 R DOUCETTE - ARCHITECT
 DATE
 DECEMBER 2020

APPROVED BY
 DATE
 DRAWING NO.
A-15





PERSPECTIVE - VIEW FROM THE NORTH WEST - NIGHTTIME



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 (est. 1983)
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THREE	REVISE ALL DWGS	Jul 17 2020
TWO	REISSUED FOR SPA	May 19 2020
ONE	DIMENSIONS ADDED	Feb 27 2020
ISSUED		Jan 28 2020

PROJECT
 5512 BILBY STREET
 HALIFAX, NOVA SCOTIA

DRAWING
 PERSPECTIVE
 VIEW FROM
 NORTHWEST - NIGHTTIME

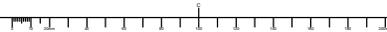
DESIGNED BY
 R DOUCETTE - ARCHITECT
 DATE
 DECEMBER 2020

APPROVED BY
 R DOUCETTE - ARCHITECT
 DATE
 DECEMBER 2020

SCALE
 1/8" = 1'-0"



PERSPECTIVE - VIEW FROM THE NORTH EAST - DAYTIME



JHAL Ltd.
 (est. 1983)
 rda.work
 902.802.3480

THREE	REVISE ALL DWGS	JUL 17 2020
TWO	REISSUED FOR SPA	MAY 19 2020
ONE	DIMENSIONS ADDED	MAR 27 2020
ISSUED		2020

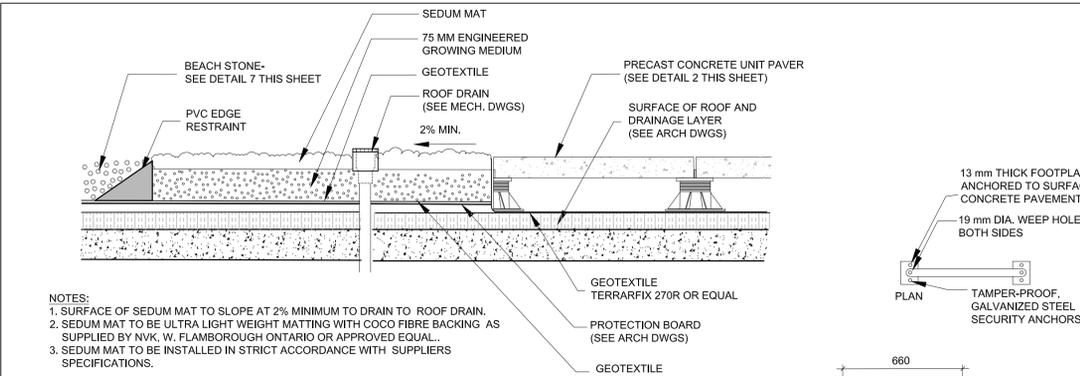
PROJECT
 5512 BILBY STREET
 HALIFAX, NOVA SCOTIA

DRAWING
 PERSPECTIVE
 VIEW FROM
 NORTH EAST - DAYTIME

DESIGNED BY
 R DOUCETTE - ARCHITECT
 DATE
 DECEMBER 2020

DATE
 DECEMBER 2020

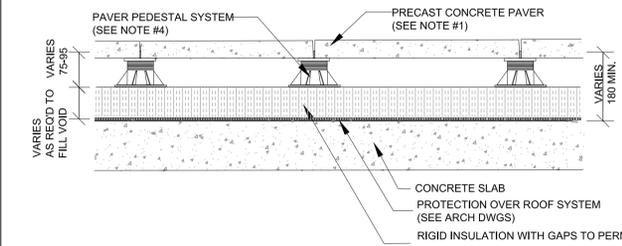
SCALE
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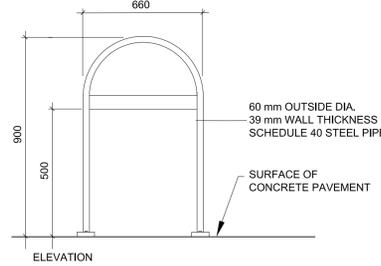
- NOTES:**
1. SURFACE OF SEDUM MAT TO SLOPE AT 2% MINIMUM TO DRAIN TO ROOF DRAIN.
 2. SEDUM MAT TO BE ULTRA LIGHT WEIGHT MATTING WITH COCO FIBRE BACKING AS SUPPLIED BY NVK, W. FLAMBOROUGH ONTARIO OR APPROVED EQUAL.
 3. SEDUM MAT TO BE INSTALLED IN STRICT ACCORDANCE WITH SUPPLIERS SPECIFICATIONS.

1 SEDUM MAT ON ROOF
L-101 N.T.S.

- NOTES:**
1. PRECAST CONCRETE PAVER TO BE 50 MM THICK X 600 W X 600 L, SMOOTH FINISH, COLOUR GRANITE GREY.
 2. ACCEPTABLE PRODUCTS: CLASSIC PAVER AS MANUFACTURED BY BOLDUC, OR APPROVED EQUAL.
 3. INSTALL PAVERS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. PAVER PEDESTAL TO BE VIEWGRES, OR APPROVED EQUAL.

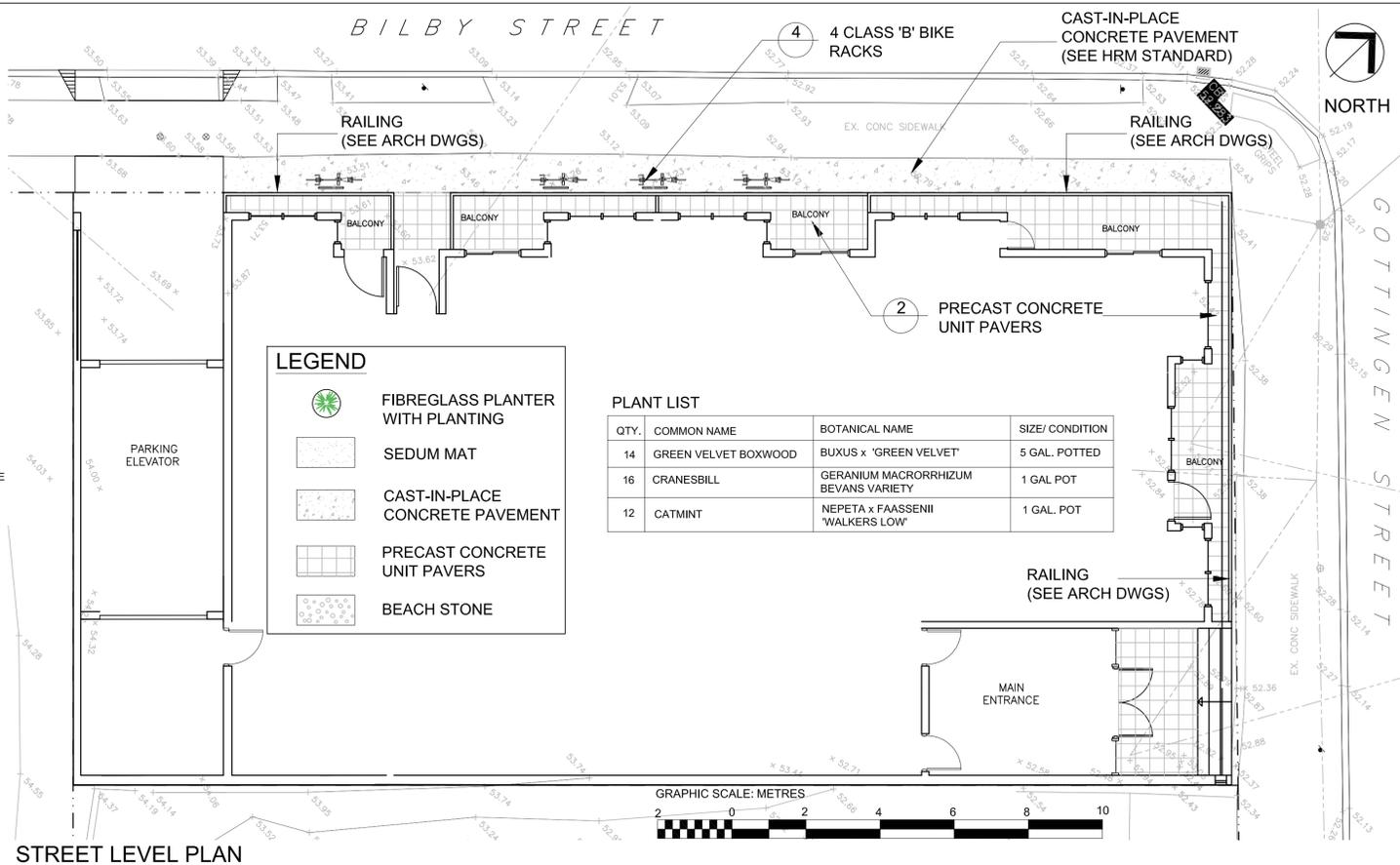


2 PRECAST CONCRETE PAVERS ON ROOF or PODIUM
L-101 N.T.S.

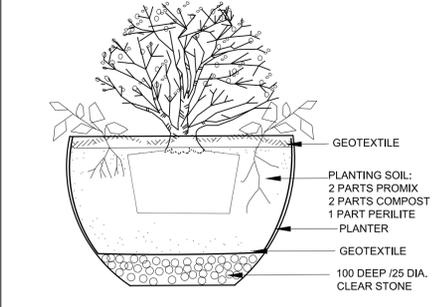


- NOTES:**
1. BIKE RACK TO HAVE HOT-DIPPED GALVANIZED FINISH.
 2. ACCEPTABLE PRODUCT: URBAN STAPLE, AS MANUFACTURED BY URBAN RACKS, OR APPROVED EQUAL.

4 BIKE RACK
L-101 N.T.S.

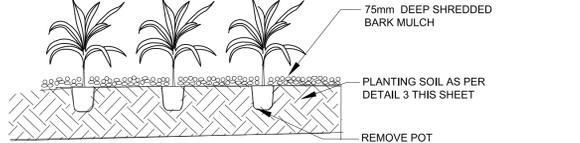


STREET LEVEL PLAN

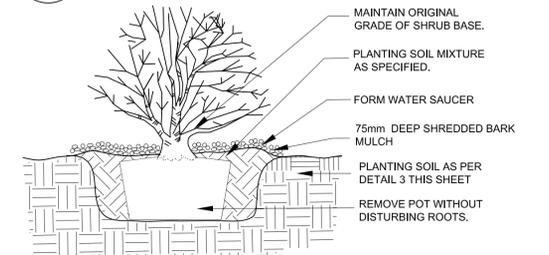


- NOTE:**
- PLANTERS TO BE TERRAGONA 750 x 750 x 500 COLOUR: BLACK, WITH DRAINAGE HOLES, AS SUPPLIED BY GREENVILLE OR APPROVED EQUAL.

3 FIBREGLASS PLANTER
L-101 N.T.S.



5 ORNAMENTAL GRASS and PERENNIAL PLANTING
L-101 N.T.S.



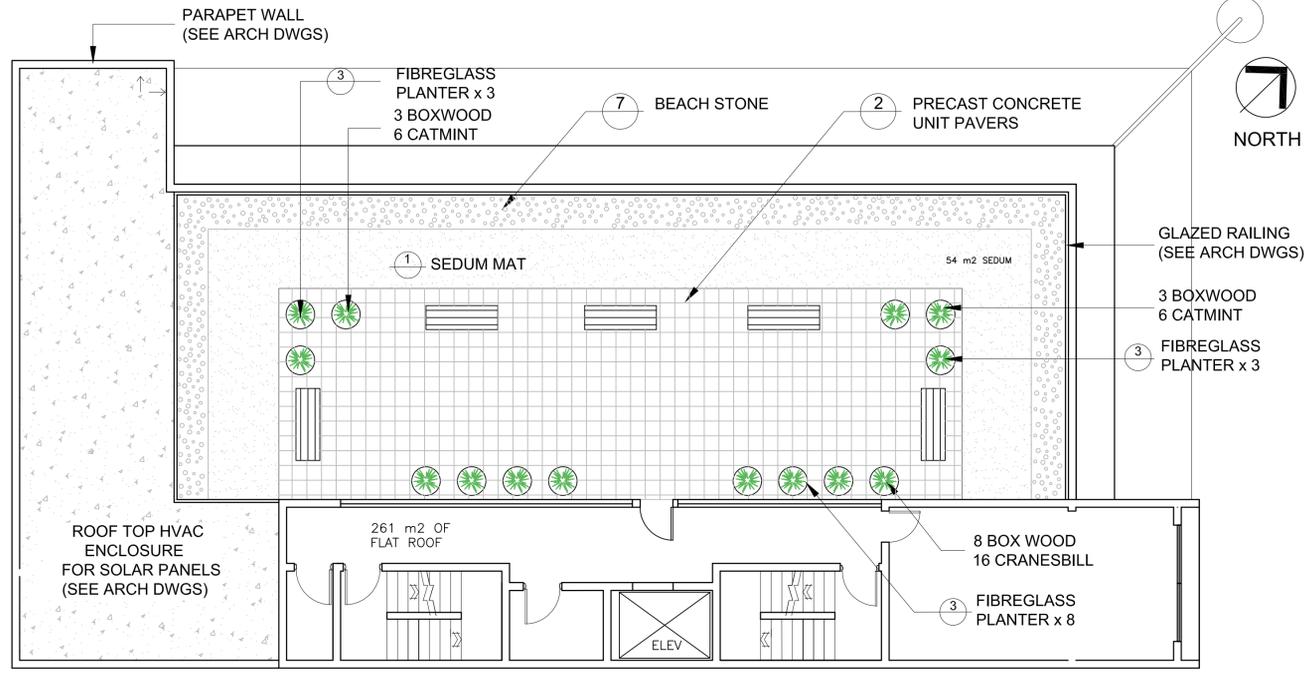
6 SHRUB PLANTING
L-101 N.T.S.

LANDSCAPE SPECIFICATIONS

- 1. QUALIFICATION OF BIDDERS**
1. THE CONTRACTOR SHALL BE A MEMBER IN GOOD STANDING OF A MEMBER ORGANIZATION OF THE CANADIAN NURSERY TRADES ASSOCIATION.
 2. THE CONTRACTOR'S SITE SUPERVISOR SHALL BE A CERTIFIED LANDSCAPE TECHNICIAN.
- 2. GENERAL**
1. SITE LAYOUT HAS BEEN TAKEN FROM SURVEY PROVIDED BY JHAL LTD., JAN. 22, 2021.
 2. THIS PLAN IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO READ ALL DRAWINGS, SPECIFICATIONS AND NOTES RELATED TO THIS PROJECT AND CONFIRM ALL TERMS AND CONDITIONS RELATED TO THIS CONTRACT AND TO QUESTION ANY UNCERTAINTIES PRIOR TO SUBMISSION OF QUOTATION.
 4. THE CONTRACTOR SHALL VISIT THE SITE TO CONFIRM CONDITIONS. THE CONTRACTOR SHALL CONTACT THE CONSULTANT WITH QUESTIONS CONCERNING ANY UNCERTAINTY IN THE TERMS OF THE CONTRACT PRIOR TO SUBMISSION OF QUOTATION.
 5. ALL LOCATIONS ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE STAKED ON SITE BY CONTRACTOR AND APPROVED BY CONSULTANT PRIOR TO COMMENCEMENT OF LANDSCAPING.
 6. ALL WORK TO BE CONDUCTED IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS AND BYLAWS.
 7. THE CONTRACTOR SHALL NOT DISTURB EXISTING STRUCTURES, PLANT MATERIAL, LAWNS AND PAVEMENT. THE CONTRACTOR SHALL REINSTATE ANY DISTURBANCE TO THE APPROVAL OF THE CONSULTANT AT OWN COST.
 8. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION - DO NOT DISTURB UNDERGROUND UTILITIES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES AT OWN EXPENSE.
 9. THE CONTRACTOR SHALL EMPLOY ANY MEASURES NECESSARY TO PREVENT SOIL FROM ENTERING THE STORM DRAINAGE SYSTEM. SCHEDULE WORK TO AVOID EXPOSURE OF SOIL TO RAINFALL.
 10. ALL WORK SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING COMPLETION OF PROJECT AND ACCEPTANCE BY CONSULTANT.

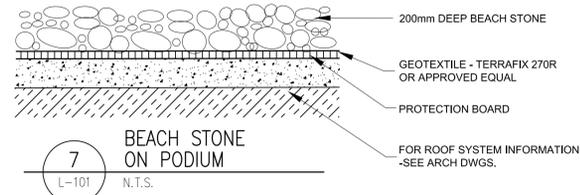
- 3. SOILS FOR LANDSCAPING**
1. TOPSOIL SHALL BE FRIABLE SANDY LOAM WITH A SUITABLE CONTENT OF MINERAL PARTICULATE, MICRO ORGANISMS, ORGANIC MATTER AND SOIL NUTRIENTS (NITROGEN, PHOSPHORUS, POTASSIUM), FREE OF DEBRIS AND STONES OVER 1 INCH IN DIAMETER. SAND CONTENT SHALL BE 40-70%, ORGANIC CONTENT SHALL BE 20%. THE CLAY CONTENT SHALL BE 20% MAX. A SAMPLE OF THE TOPSOIL SHALL BE SUBMITTED TO THE PROVINCIAL DEPARTMENT OF AGRICULTURE FOR ANALYSIS. THE CONTRACTOR SHALL SUPPLEMENT THE TOPSOIL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL ANALYSIS. THE CONTRACTOR SHALL SUBMIT A COPY OF THE SOILS ANALYSIS REPORT TO THE CONSULTANT AND PROVIDE A SAMPLE OF THE TOPSOIL FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
 2. PLANTING SOIL TO BE A MIXTURE OF 60% TOPSOIL AND 40% ORGANIC MATTER (COMPOST OR WELL AGED MANURE, FREE OF WEED SEED).
- 4. PLANTING**
1. ALL PLANTING SHALL CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION METRIC GUIDE SPECIFICATIONS AND STANDARDS FOR NURSERY STOCK, LATEST EDITION. ALL PLANT MATERIAL SHALL BE TOP QUALITY AND APPROVED BY THE CONSULTANT PRIOR TO PLANTING. POOR QUALITY PLANT MATERIAL WILL BE REJECTED. UNDERSIZED PLANT MATERIAL OR SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS APPROVED BY THE CONSULTANT.
 2. ENSURE ALL PLANTS ARE DELIVERED TO THE SITE IN GOOD CONDITION.
 3. DELIVER PLANTS TO THE SITE ON THE DAY THEY ARE TO BE PLANTED. DO NOT STORE PLANTS ON SITE.
 4. PLANTING TO BE IN ACCORDANCE WITH PLANTING DETAILS ON THIS DRAWING.
 5. WATER PLANTS IMMEDIATELY AFTER PLANTING AND WATER THOROUGHLY ONCE EVERY THREE DAYS FOR A PERIOD OF ONE MONTH AFTER PLANTING. CONTINUE TO WATER ONCE A WEEK FOR 3 MONTHS TO MAINTAIN OPTIMAL GROWING CONDITIONS DURING THE MAINTENANCE PERIOD.

- 5. PLANTING AREAS SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF ACCEPTANCE, TO INCLUDE:**
1. WATER WHENEVER NECESSARY TO MAINTAIN OPTIMUM SOIL MOISTURE
 2. REMOVE WEEDS MONTHLY.
 3. REPLACE OR RESPRAY ANY DAMAGED, MISSING OR DISTURBED MULCH.
 4. APPLY PESTICIDES AS REQUIRED TO CONTROL INSECTS, FUNGUS AND DISEASE. OBTAIN PRODUCT APPROVAL FROM CONSULTANT BEFORE APPLICATION.
 5. REMOVE DEAD AND BROKEN BRANCHES FROM PLANT MATERIAL.
 6. KEEP TREE SUPPORTS IN PROPER REPAIR AND ADJUSTMENT. REMOVE TREE SUPPORTS AT END OF MAINTENANCE PERIOD.
 7. REMOVE AND REPLACE DEAD PLANTS AND PLANTS NOT IN HEALTHY GROWING CONDITIONS. MAKE REPLACEMENTS AS SPECIFIED FOR ORIGINAL PLANTINGS.



ROOF TOP PLAN

- 7. BEACH STONE ON PODIUM**
L-101 N.T.S.
- 5. MULCH**
1. MULCH SHALL BE SHREDDED BARK AT LEAST TWO YEARS OLD AND FROM THE BARK OF SOFTWOOD TREES.
 2. ALL PLANTING AREAS, AND DISTURBED AREAS NOT DESIGNATED TO BE SODDED TO BE COVERED WITH 75mm OF MULCH.
- 7. BENCH**
1. BENCHES TO BE MAGLIN MODEL MLB1200-PCS, WITH CAST ENDS AND PAPER COMPOSITE SEAT AND BACK, COLOUR SANDSTONE, OR APPROVED EQUAL.
 2. BENCHES TO BE FASTENED SECURELY TO PRECAST CONCRETE UNIT PAVERS.
- 7. CLEAN UP**
1. THE CONTRACTOR SHALL CONDUCT A THOROUGH CLEAN UP FOLLOWING THE COMPLETION OF THE WORK.
 2. REMOVE ALL LITTER AND UNUSED MATERIALS FROM THE SITE.
 3. ALL PAVED SURFACES USED TO ACCESS THE WORK SHALL BE CLEANED TO THE APPROVAL OF THE CONSULTANT.



CLIENT

REVISIONS		
NO.	DESCRIPTION	DATE
1.	ISSUED FOR SITE PLAN APPROVAL	MAY 2021

CONSULTANT:
Gordon Ratcliffe LANDscape ARCHITECTS
2055 Route 329 HUBBERS NOVA SCOTIA CANADA. B0J 1T0
TEL: (902) 478-3663 FAX: (902) 667-1168 gfa@eastlink.ca

STAMP

TITLE:
5512 BILBY ST. APARTMENT
BILBY ST/ GOTTIGEN ST
LANDSCAPE PLAN

DRAWING NUMBER:
L-101

DRAWN: MDP
DATE: JAN. 22/21
SCALE: AS NOTED

JHAL Ltd. (est. 1984)

902 802 3480

Offices

92 Crichton Ave., Dartmouth, NS, B3A 3R3

37912 Cabot Trail, Ingonish Beach, NS, B0C 1L0 (Seasonal)

Bilby Place

5512 Bilby Street, Halifax, Nova Scotia

Development Agreement Submission

Architectural Description

2020-12-30

2021 -01-18 Revised.

2021-03-10 Second Revision

2021-05-19 Third Revision

5512 Bilby Street Architectural Concept



Figure 1 Aerial view of the site. Site highlighted in Green

Commentary

This site combines 3 properties at the corner of Bilby and Gottigen Street; The original structures are single family homes that were converted to apartment buildings some time ago. All three buildings are in poor repair.

Adjacent properties include a gas station and convenience store on Gottigen Street, Zoned Corridor and a vacant lot on Bilby Street approved for an 8-story multifamily building which is currently under construction. Directly across Gottigen Street is the Naval Base. At the corner of Bilby and Gottigen is a vacant lot zoned Corridor.

There are no heritage properties on the site or adjacent to the proposed development.

JHAL Ltd. (est. 1983)

902 802 3480

Offices

92 Crichton Ave., Dartmouth, NS, B3A 3R3

37912 Cabot Trail, Ingonish Beach, NS, B0C 1L0 (Seasonal)

Bilby Place

5512 Bilby Street, Halifax, Nova Scotia

Site Plan Agreement Submission

Architectural Description

All the properties described, with the exception of the Naval Base, are designated Corridor under Center Plan A. Potentially these sites could be developed to a height of 20 meters or more with zero set back from interior and rear property lines and 1.5-meter setbacks from the street(s).



Figure 2 South West Corner of Bilby and Gottigen



Figure 3 View along Gottigen Street



Figure 4 View along Bilby Street

The property was purchased in 2020 by Michael Lawen’s Corner Stone Developments Ltd. The intention is to combine the 3 properties into one lot in order to develop a multifamily residential project.

Permitted:

- Building Height: 20 meters.
- Zero rear yard setback.
- Zero interior side yard setback.
- 1.5-meter set back on both Gottigen and Bilby Streets.
- Maximum Street Wall of 11 meters.
- Building set back above street wall of 2.5 meters on Gottigen and Bilby Streets.
- Balconies permitted to project 2 meters (second floor and up) into the Gottigen and Bilby Street setbacks.
- Balconies permitted to project 1.5 meters at the first floor into the Gottigen and Bilby Street setbacks.
- Projecting bays permitted to extend 1 meter into the Gottigen and Bilby Street setbacks.
- Onsite parking not required.

Building Profile

JHAL Ltd. (est. 1983)

902 802 3480

Offices

92 Crichton Ave., Dartmouth, NS, B3A 3R3

37912 Cabot Trail, Ingonish Beach, NS, B0C 1L0 (Seasonal)

Bilby Place

5512 Bilby Street, Halifax, Nova Scotia

Site Plan Agreement Submission

Architectural Description



Figure 5 Perspective view from the corner of Bilby and Gottigen Streets. Nighttime view.

The Center Plan Zone permits considerable higher density and height than previous zoning. This has the prospect of fundamentally changing the building stock of the area to a ceiling of 20 meters (plus) and of creating a new neighbourhood context. This will mitigate some of the loss of housing due to gentrification in the north end and will allow more residents to live within walking distance of work or school and amenities.

This project proposes to provide up to 40 housing units in the form of studio, studio with a den, one bedroom, one bedroom with a den and two-bedroom units. All units will have balconies and in-unit washer and dryers.

The building will be 7 stories plus a roof top green space for tenants. There will be common rooms on several floor. Three levels of underground parking will provide 27 parking spaces plus tenant storage and class A bicycle storage.

The roof top patio will provide space for tenants to enjoy daylight, green space and views across the City. It will also contribute to a reduction in the heat island effect through the greening of the roof.

On several floors will be a common room for tenant use. It is anticipated that with the “*work from home*” movement, these spaces will be valuable multipurpose opportunities for both work and social gatherings.

Each unit will have generous windows facing Gottigen and or Bilby street. Balconies for each unit will permit tenants to enjoy the out of doors and expand the both the size and quality of the living space.

We have employed extensive use of bay windows; reminiscent of the formal facades of many of the vintage town homes in Halifax’s north end. This expands the aesthetics of the apartment units and allows for more daylight and space within the units.

The project’s 3 levels of underground parking will alleviate parking pressures on public streets and provide a secure parking space for vehicle owners. A vehicle parking elevator will provide access to the street.

The facades will be constructed of durable and aesthetically pleasing materials. The façades are also broken into elements that reduce the massing and scale of the building in accordance with the guidelines in the Center Plan.

The building will be highly energy efficient and green compliant - in accordance with HRM energy efficiency standards. Carbon will be sequestered within the building’s structural

elements. Deep over hanging cornices will shade windows providing protection from the summer sun and aid in cooling the buildings. A solar array, located on the roof will provide a significant source of energy and will reduce the need for fossil fuels to condition and power the building.

Covered balconies will provide protection from sun, rain and snow. Tenants will enjoy year-round use of the balconies and connectivity with the life of the street.

Several of the apartments will be dedicated as affordable housing units.

The building will include barrier free, fully accessible common areas. 5% of the units will be barrier free units.

Iconic artwork will be incorporated into the design of the building and site providing space for the placement of art and sculpture. A colour scheme will be melded into the façade to reflect and acknowledge the diverse communities that call the North End home.

As a community gesture, an iconic clock will cantilever over the corner and be viewable from both Bilby and Gottigen Streets. A second clock tower will face towards Gottigen Street and should be visible from Dartmouth.

Variations requested.

One variation is requested in order to meet the design intent and site constraints for the project. This is for the setback for the roof top penthouse that necessarily must be located along the interior side yard. It is not possible to both maximize the potential for the site and have the penthouse in the middle of the building as is typical.

The site is a corner lot that is a mere 50 feet wide. Two of the boundaries are interior side yards where the neighbours are permitted to build up to 7 and 8 stories right to the lot line. To provide apartments that are facing the streets and have access to daylight, views and balconies; the corridor, stairs, elevator and building services need to be located adjacent to the interior side yard.

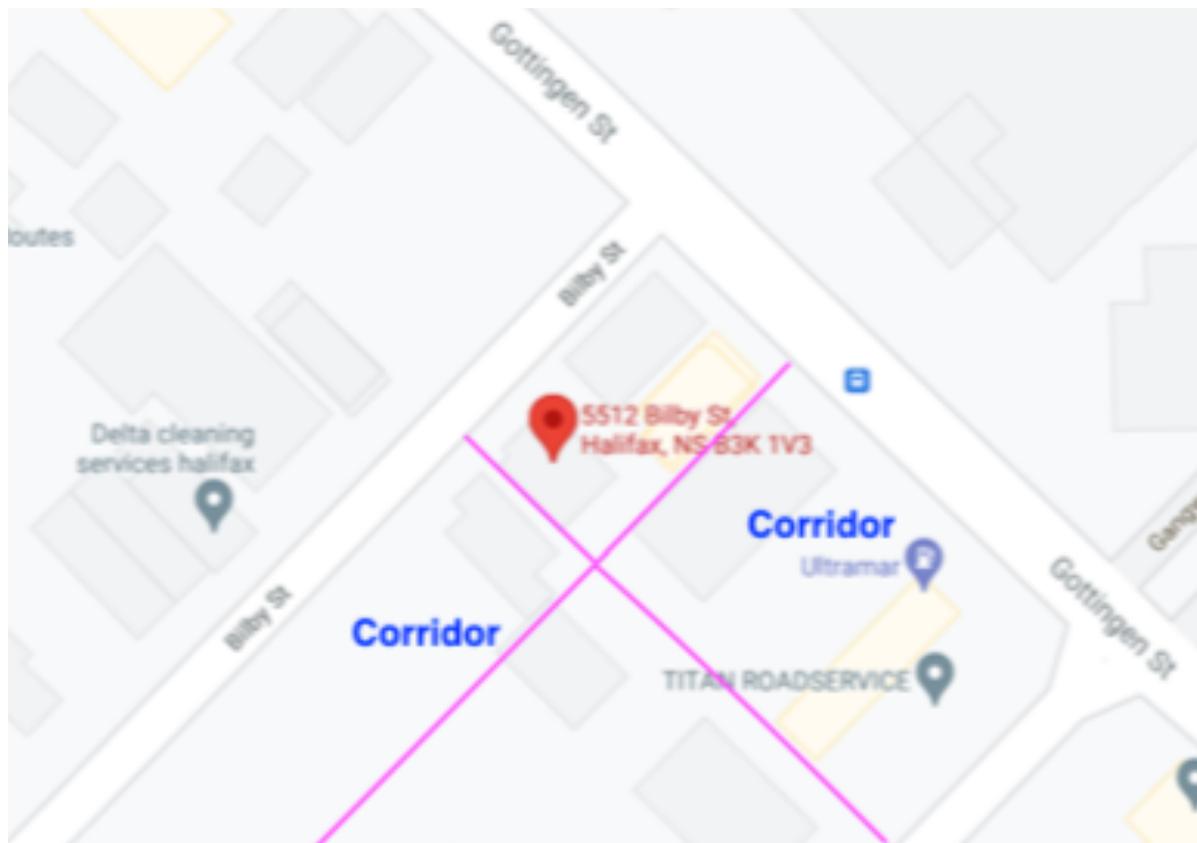


Figure 6 Map showing Zoning on adjacent lots.

Center Plan, Clause 157 states: *“For height exempt roof top features the minimum set back from the outer most edge of the roof may be varied by site plan approvals where:*

- 1. Variation is to an interior lot line only and*
- 2. The roof top feature is designed or buffered in such a way to minimize its potential visual impact.”*

We have mitigated the often “industrial” look of a roof top penthouse by melding the façade of the penthouse into the clock tower facing Gottigen Street. The roof over the penthouse slopes gently away from the street disappearing from street view.



Figure 7 Penthouse melded into iconic clock tower.

The owner respectfully requests a variation on the Center Plan to permit the penthouse zero set back from the interior side yard.

Summary

In summary, it is anticipated that this building will benefit and enhance the neighbourhood through the design and program for the building.

- Deep overhangs, projecting bays and generous balconies will create distinctive facades and strengthen the interface between tenant units and the street.
- The modest size of many of the units will make the units more affordable. At the same time the inclusion of Dens, balconies, in-unit washer and dryers, common rooms, and

the roof top patio will extend the living space and comfort for tenants – providing amenities only available in buildings out of the reach of many.

- Underground parking will alleviate the pressure on tenants to park on streets and public parking lots.
- Energy efficiency, solar panels and sustainable building practices will reduce the building impact on the environment, reduce energy cost and save tenants money on utility cost.
- Generous overhangs will provide protection from the elements and reduce heat gain. The green roof will alleviate the heat island effect.
- The tenants will enjoy secure accommodations through safe and inviting street level entries.



Figure 8 View from Gottigen looking up Bilby

End of comments.

[REDACTED]

Richard Doucette, NSAA, RAIC
Senior Architect and Principal
JHAL Ltd. Architecture

5512 Bilby Street Traffic Impact Statement

January 2021

Prepared for

Servant Dunbrack McKenzie & MacDonald Ltd





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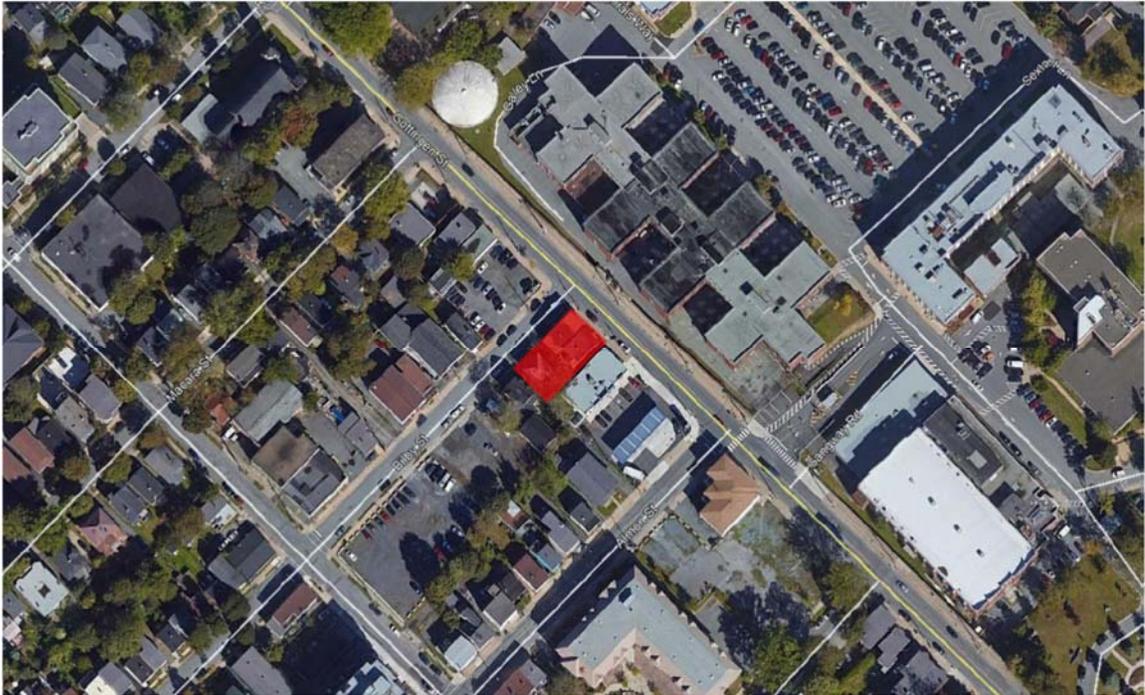
Prepared by
Jeff R. LeBlanc, P.Eng., PMP

1 Introduction

1.1 Background

Servant Dunbrack McKenzie & MacDonald Ltd. (SDMM), on behalf of the owner, is working on a proposal to redevelop a number of properties on the southern corner of Bilby Street and Gottingen Street. Exhibit 1.1 shows the site in red in the context of the surrounding area in Halifax.

Exhibit 1.1 – 5512 Bilby Street in Halifax, Nova Scotia



Source: Google Earth

The existing properties have three buildings that currently contain a number of different land uses as summarized below:

- Apartments (4 units)
- Barber Shop (200 sqft)

The proposed development will have 40 apartments with a mixture of studio, 1 bedroom and 2 bedroom units. A total of 27 parking spaces will be provided underground that will be accessed from Bilby Street through a parking elevator. See rendering to right provided by JHAL Ltd.

Refer to Exhibit 1.2 for the ground floor plan for the proposed development in Halifax, Nova Scotia as provided by JHAL Ltd and Exhibit 1.3 for a photo of the existing properties on Bilby Street and Gottingen Street.



Exhibit 1.2 – 5512 Bilby Street Proposed Ground Floor Plan

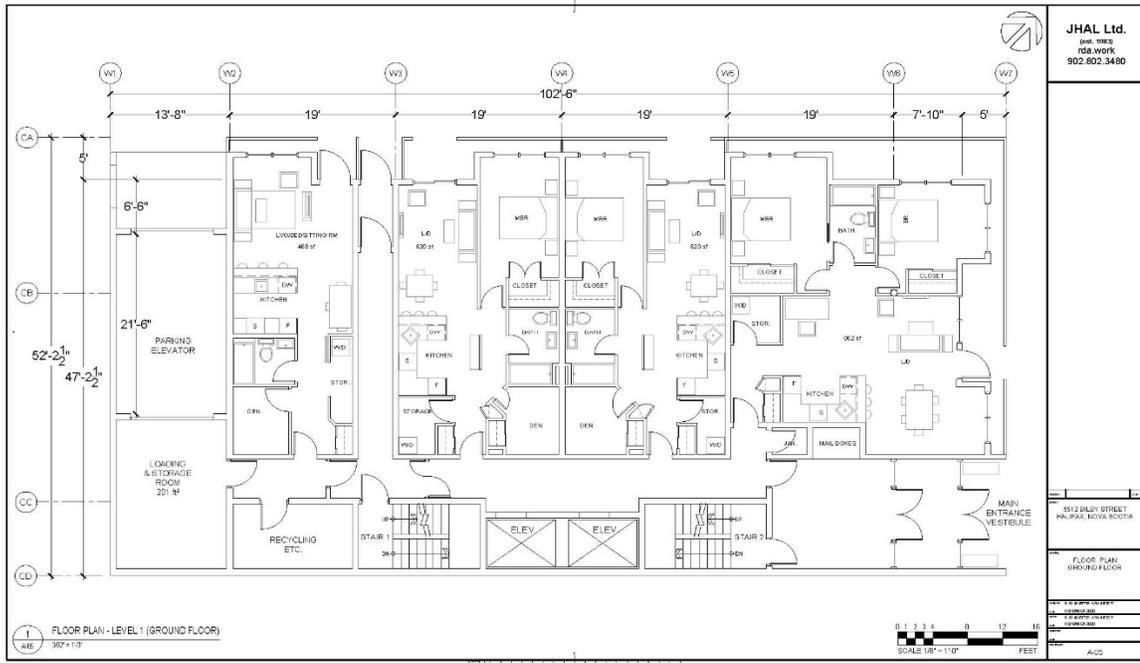


Exhibit 1.3 – Bilby Street at Gottingen Street



JRL consulting inc. was retained by SDMM to prepare a Traffic Impact Statement (TIS) to assess the potential traffic impacts of the proposed development at 5512 Bilby Street in Halifax Nova Scotia.

The purpose of a Traffic Impact Statement is to provide a high level overview of a proposed development including estimates of site-generated traffic along with an initial review of existing traffic counts in the general area of the proposed development. This information will form part of the initial application to HRM which will be reviewed by staff and council. We are pleased to submit this report which summarizes our findings and provides the information required by HRM for review.

2 Existing Traffic Conditions

2.1 Description

The principal routes affected by this proposed development are Bilby Street and Gottingen Street. Exhibit 2.1 summarizes HRM's Characteristics of Street Classes.

Exhibit 2.1 - HRM Characteristics of Street Classes

Characteristic	Arterial Street	Major Collector	Minor Collector	Local Industrial	Local Street
1. Traffic Service Function	First Consideration	Traffic movement primary consideration, land access secondary consideration, some parking	Traffic movement of equal importance with land access, parking permitted	Traffic movement secondary consideration with land access primary consideration, parking permitted	Traffic movement secondary consideration with land access primary consideration, parking permitted
2. Land Access Function	Limited Access with no parking				
3. Range of design traffic average daily volume	More than 20,000	12,000 to 20,000 or more	Up to 12,000	Less than 3,000	Less than 3,000
4. Characteristics of traffic flow	Uninterrupted flow except at signals; w/ pedestrian overpass	Uninterrupted flow except at signals and crosswalks	Interrupted flow	Interrupted flow	Interrupted flow
5. Average running speed in off-peak conditions	50-70 km/hr	40-60 km/hr	30-50 km/hr	15-30 km/hr	15-30 km/hr
6. Vehicle types	All types	All types but trucks may be limited	All types with truck limitation	All types	Passenger and service vehicles, transit buses; large vehicles restricted
7. Connects to	Expressways, arterials, major collectors, minor collectors	Expressways, arterials, major collectors, minor collectors, some locals	Arterials, major collectors, minor collectors, locals	Some major collectors, minor collectors, locals	Some major collectors, minor collectors, locals

Bilby Street is a local street that runs from Gottingen Street to Robie Street. It provides access to a number of commercial businesses, single family homes and apartment buildings. It has one lane in each direction near the proposed development and its stop controlled where it intersects Gottingen Street. On street parking is permitted through most of its length. There are concrete sidewalks built to HRM specifications throughout its length and the posted speed limit is 50km/hr.

Gottingen Street is a major collector that follows a general north-south direction from downtown Halifax to the North End. CFB Stadacona is located across from the proposed development. It has one lane in each direction through most of its length. A signalized intersection with Almon Street is located just south of the proposed development. There are concrete sidewalks built to HRM specifications and the posted speed limit is 50km/hr.

Refer to Exhibit 2.2 for photos of the Study Area around the proposed development.

Exhibit 2.2 – Study Area Photos



Proposed Development on Bilby Street



Bilby Street looking northeast with proposed development on left



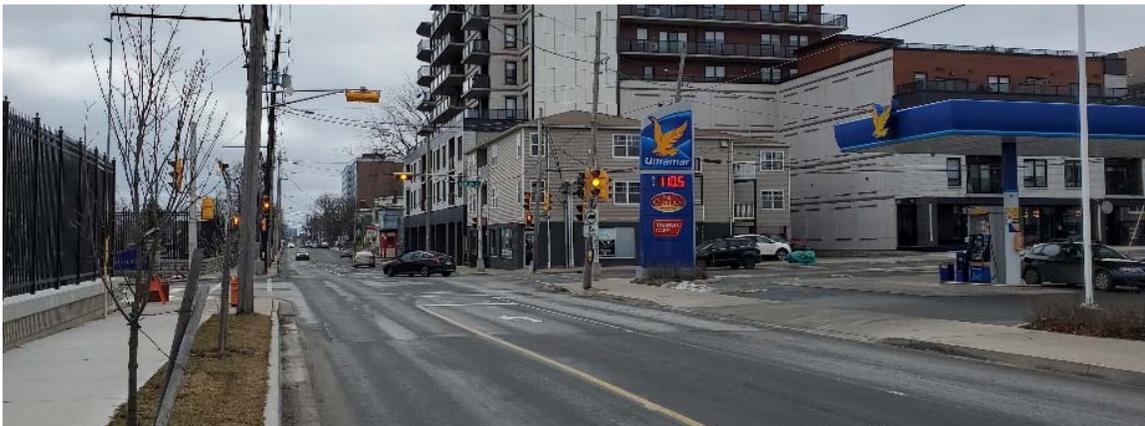
Bilby Street looking southwest with proposed development on right



Gottingen Street looking northwest with proposed development on left



Gottingen Street looking southeast with proposed development on right

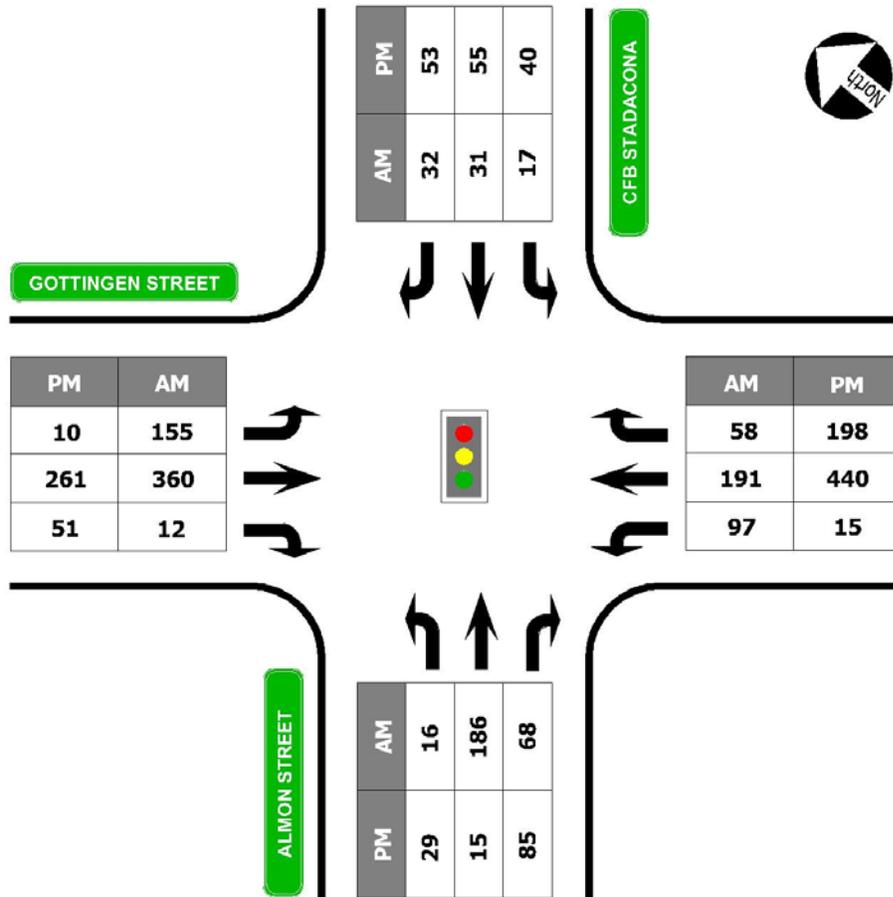


Gottingen Street at Almon Street

2.2 Existing Traffic Volumes

We completed a site review of the proposed redevelopment and analyzed the existing transportation network in the general area. HRM completed AM and PM peak hour manual turning movement counts at the nearby Gottingen Street/Almon Street intersection in October 2018. We added an annual background growth rate of 2% to estimate the current traffic in 2021 as summarized in Exhibit 2.3.

Exhibit 2.4 – Gottingen Street at Almon Street Estimated Existing Traffic 2021



2.3 Existing Trip Distribution

HRM counts at the Gottingen Street at Almon Street intersection provide an accurate picture of current trip distribution in the study area and we expect that traffic generated by the proposed apartment building to follow similar patterns.

2.4 Transit and Pedestrians

The study area is well serviced by Halifax Transit on key route 7 Robie that provides regular weekday and weekend service and access to Downtown Halifax and other routes. Refer to Exhibit 2.5. There are concrete sidewalks on both sides of Gottingen Street and Bilby Street within the area of the proposed development.

Exhibit 2.5 – Halifax Transit Route 7 Robie



Effective Date: August 1, 2015

3 Site Generated Traffic

3.1 Trip Generation

The proposed new seven-story building will have 40 residential apartments.

The existing properties contain 4 buildings with a mixture of land uses:

- Apartments (4 units)
- Barber Shop (200 sqft)

We reviewed the ITE Trip Generation Manual and there is no land use code for a Barbour Shop so we used the ITE land use code for a Hair Salon to estimate traffic as that is a similar land use.

We assessed the theoretical net increase in traffic that will be generated by the proposed redevelopment by estimating trips generated today by the current land uses summarized above.

We completed trip generation estimates using equations provided in Institute for Transportation Engineer’s Trip Generation Manual Tenth Edition.

- ITE Land Use 221 Multifamily Housing (Mid-Rise)

"Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors)." The unit of measurement for average vehicle trip ends is dwelling units.

- ITE Land Use 918 Hair Salon

"A hair salon is a facility that specializes in cosmetic and beauty services including hair cutting and styling, skin and nail care, and massage therapy. A hair salon may also contain spa facilities." The unit of measurement for average vehicle trip ends is 1,000 Square Feet Gross Floor Area.

Exhibit 3.1 – Existing Estimated Site Generated Traffic Volumes for Current Land Uses

LAND USE	QUANTITY	AM PEAK			PM PEAK		
		TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Barber Shop	200 sqft	1	83%	17%	1	17%	83%
			1	0		0	1
Apartments	4	1	26%	74%	2	61%	39%
			0	1		1	1
TOTAL		2	1	1	3	1	2

Exhibit 3.2 – Future Estimated Site Generated Traffic Volumes at 5512 Bilby Street

LAND USE	QUANTITY	AM PEAK			PM PEAK		
		TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Apartments	40	14	26%	74%	18	61%	39%
			4	10		11	7
TOTAL		14	4	10	18	11	7

The addition of 40 residential units at this location has the potential to reduce traffic entering the Halifax Peninsula in this urban infill scenario as the location is close to downtown Halifax which will promote use of transit and walking for its residents who work in the downtown core. The location is well served by transit and we expect that actual trips generated may be less than those estimated by the ITE rates for an apartment building.

The potential estimated net increase in traffic by the proposed apartment building at 5512 Bilby Street is summarized in Exhibit 3.3.

Exhibit 3.3 – Estimated Net New Future Traffic Volumes for 5512 Bilby Street

LAND USE	QUANTITY	AM PEAK			PM PEAK		
		TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
TOTAL		12	3	9	16	10	6

4 Conclusions and Recommendations

- This Traffic Impact Statement has provided a high level overview of the proposed redevelopment of three existing properties located on Gottingen Street and Bilby Street. The proposed development will have 40 apartments with 27 underground parking spaces.
- It includes an estimate of existing site generated trips; total new site generated trips as well as an analysis of existing traffic volumes in the surrounding area.
- The proposed redevelopment has potential to reduce traffic entering the peninsula if it attracts residents who currently live off the peninsula and work downtown. The close proximity to downtown as well as a key transit route may reduce the estimated traffic generated by the apartments as provided in this report.
- The proposed access to the underground parking in new building will be from Bilby Street with no vehicle access from Gottingen Street.
- Based on ITE Trip Generation Rates, we estimate that the proposed redevelopment will generate additional net new traffic volumes of **12** vehicles in the AM peak hour and **16** vehicles in the PM peak hour after our analysis of the estimated trips generated by the existing dwellings in comparison to the estimated future site generated traffic.
- New site generated traffic will most likely follow existing trip distribution patterns along Gottingen Street and Bilby Street in the AM and PM peak hours.