



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

Item No. 13.1.1
Harbour East - Marine Drive Community Council
October 14, 2021

TO: Chair and Members of Harbour East – Marine Drive Community Council

-Original Signed-

SUBMITTED BY:

Kelly Denty, Executive Director of Planning and Development

DATE: August 10, 2021

SUBJECT: **Case 23533: Non-substantive amendments to an existing Development Agreement for 1 Horizon Court, Dartmouth**

ORIGIN

Application by Can-Euro Investments Limited

LEGISLATIVE AUTHORITY

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

RECOMMENDATION

It is recommended that Harbour East – Marine Drive Community Council:

1. Approve, by resolution, the proposed Second Amending Development Agreement, as set out in Attachment A, to allow a non-substantive amendment to the existing Development Agreement at 1 Horizon Court, Dartmouth to extend the commencement and completion dates for the development; and
2. Require the Second Amending Development Agreement be signed by the property owner within 240 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

Can-Euro Investments Limited has applied for a non-substantive amendment to an existing development agreement at 1 Horizon Court, Dartmouth, to extend the date of commencement of construction by one year and the date of completion of development by two years (Attachment B).

Subject Site	1 Horizon Court, Dartmouth (Lot P-B, PID 41354796)
Location	At the intersection of Mic Mac Boulevard and Horizon Court
Regional Plan Designation	US (Urban Settlement)
Community Plan Designation (Map 1)	HR (Higher Order Residential) within the Regional Centre Municipal Planning Strategy (RCSMPS)
Zoning (Map 2)	HR-2 within the Regional Centre Plan Package A Land Use Bylaw
Size of Site	1.4 hectares (3.5 acres)
Street Frontage	Approximately 77 metres (253 feet) of street frontage on Mic Mac Boulevard
Current Land Use(s)	Vacant, with partial tree cover
Surrounding Use(s)	The surrounding area includes a mix of commercial and residential uses: <ul style="list-style-type: none">• Abutting the subject property to the west is the 9-storey Avonhurst Gardens apartments;• To the north on Horizon Court are other high-rise and low-rise residential apartment buildings owned by Can-Euro Investments;• To the east are Mic Mac Mall and other retail and office developments;• To the south are Kings Wood apartments and the HRM Maybank sports fields.

Existing Development Agreement

On July 5, 2012, Harbour East - Marine Drive Community Council approved a development agreement for a 27-storey residential and commercial building at 1 Horizon Court, Dartmouth (Maps 1 and 2). Council's approval was appealed to the Nova Scotia Utility and Review Board, but the appeal was eventually withdrawn, and the agreement registered on July 18, 2013. The original agreement required construction to commence within three (3) years from the date of registration of the agreement and to be completed within seven (7) years from the date of registration of the agreement. This resulted in a required commencement date of July 18, 2016 and a completion date of July 18, 2020.

The applicant initially requested an extension to the date of commencement for the project in late February of 2016. However, the applicant was also contemplating building design changes and the request was placed on hold pending submission of an alternate proposal. The applicant later decided against an alternate proposal and, on September 5, 2019, Council approved a commencement date of July 18, 2021 and a completion date of July 18, 2025 (Case 20653). Sections 7.3, 7.4 and 7.5 of the existing agreement identify extensions to commencement and completion dates as non-substantive matters and may be amended by resolution of Council.

Enabling Policy and LUB Context

The existing development agreement was approved under Policies IP-5, H-17 and IP-1(c) of the Dartmouth Municipal Planning Strategy (Attachment C). The Regional Centre Plan 'Package A' was adopted on September 17, 2019, and at that time the subject site was re-designated HR (Higher Order Residential) and zoned HR-2 (Higher Order Residential 2) within the Regional Centre Land Use By-law.

When the RCSMPS was adopted, some of the policies which enabled the original development were repealed. However, the RCMPS does provided specific 'transition' policies enabling non-substantive

amendments to approved development agreements. Policy 10.27 enables applications for non-substantive amendments to existing development agreements to be considered under the policies at the time the agreement was approved. Policy 10.28 enables Council to consider applications to extend construction commencement and completion dates by one year and two years respectively, which is reflected in the applicant's request (Attachment B).

COMMUNITY ENGAGEMENT

The community engagement process is 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 creation of a HRM planning applications website and signage posted on the subject site. A public information meeting and public hearing are not required for a non-substantive amendment to a development agreement. The decision on the amendment is made by resolution of Community Council.

DISCUSSION

Staff has reviewed the proposal relative to all relevant policies and advise that it is reasonably consistent with the intent of the Regional Centre SMPS and the Dartmouth MPS policies. Attachment C provides an evaluation of the proposed amending 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 amending agreement allows for an extension to the commencement and completion dates by one year and two years, respectively. This would allow for a construction commencement date of July 18, 2022 and a completion date of July 18, 2027. The property owner lives outside of Canada and has stated that the ongoing pandemic has resulted in difficulties in attempting to begin and complete the project within the allotted timeframe (Attachment B).

Timeframe for Agreement Execution

The COVID-19 pandemic has resulted in difficulties in having legal agreements signed by multiple parties in short periods of time. To recognize this difficulty these unusual circumstances present, staff are recommending extending the signing period for agreements following a Council approval and completion of the required appeal period. While normally agreements are required to be signed within 120 days, staff recommend doubling this time period to 240 days. This extension would have no impact on the development rights held within the agreement, and the agreement could be executed in a shorter period of time if the situation permits.

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 RCSMPS and with the Dartmouth MPS policies that were in effect at the time of the approval of the existing development agreement. This is the second request to extend the dates for commencement and completion and the proposed structure remains unchanged from the original development agreement which is consistent with the applicable policies. The RCSMPS as written at the time of report writing specifically indicates that only a single time extension application per development agreement shall be considered under the new policy. As such, this would be the final time extension request Council could expect to see on this property under the current iteration of this policy. Therefore, staff recommend that the Harbour East – Marine Drive Community Council approve the proposed amending 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 amending development agreement can be carried out within the approved 2021-2022 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

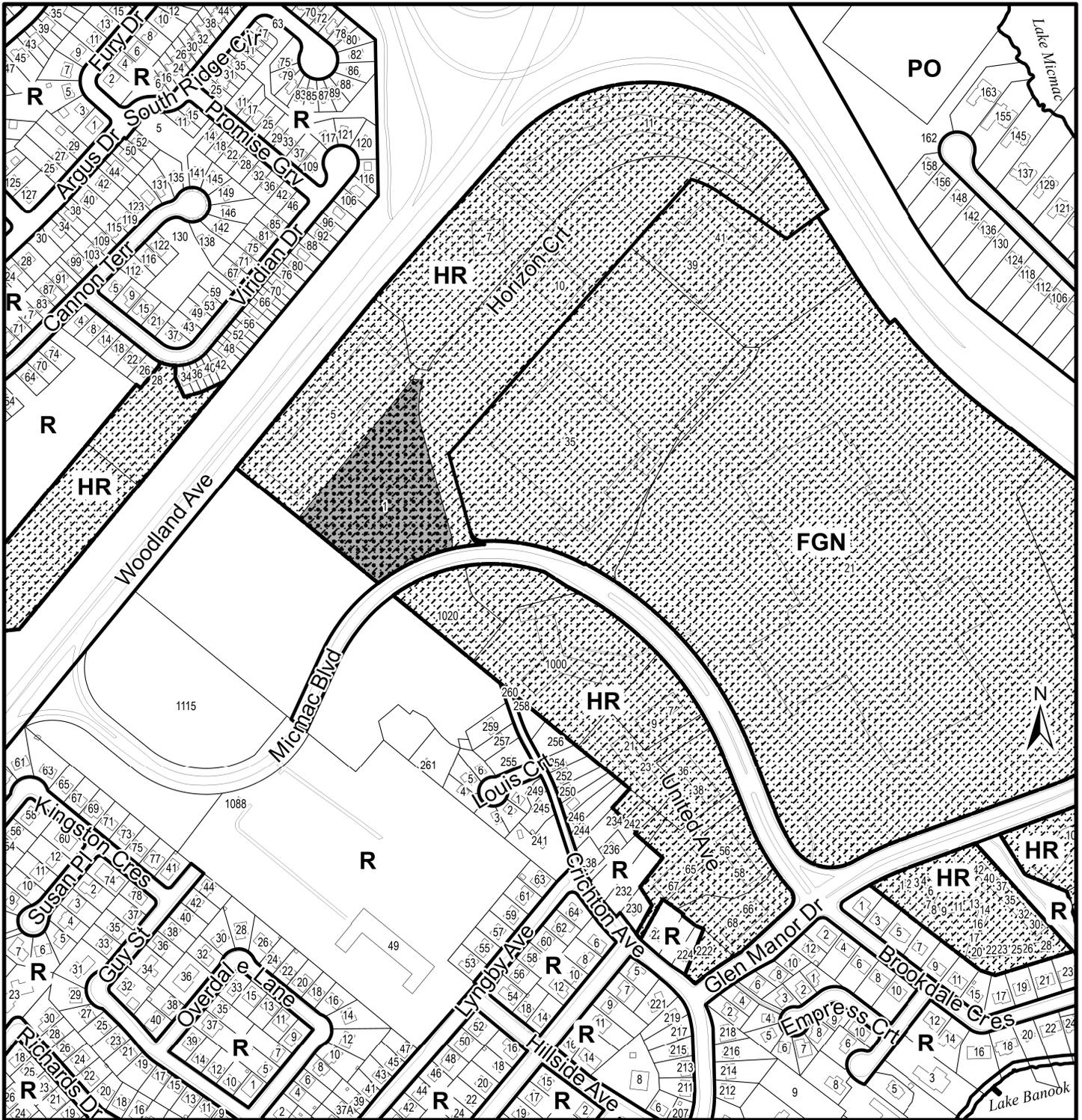
1. Harbour East – Marine Drive Community Council may choose to approve the proposed development agreement subject to modifications. Such modifications may require further negotiation with the applicant and may require a supplementary report or another public hearing. A decision of Council to approve this development agreement is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. Harbour East – Marine Drive Community Council may choose to refuse the proposed 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
Attachment A:	Proposed Amending Development Agreement
Attachment B:	Applicant Request
Attachment C:	Review of Relevant MPS Policies
Attachment D:	Relevant Sections and Schedules of the Existing Development Agreement

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: Paul Sampson, Planner II, 902.717.8125



Map 1 - Generalized Future Land Use

1 Horizon Court,
Dartmouth

 Subject Property

RC Package A

Designation

HR High-Order Residential
FGN Future Growth Node

Dartmouth

R Residential
PO Park & Open Space

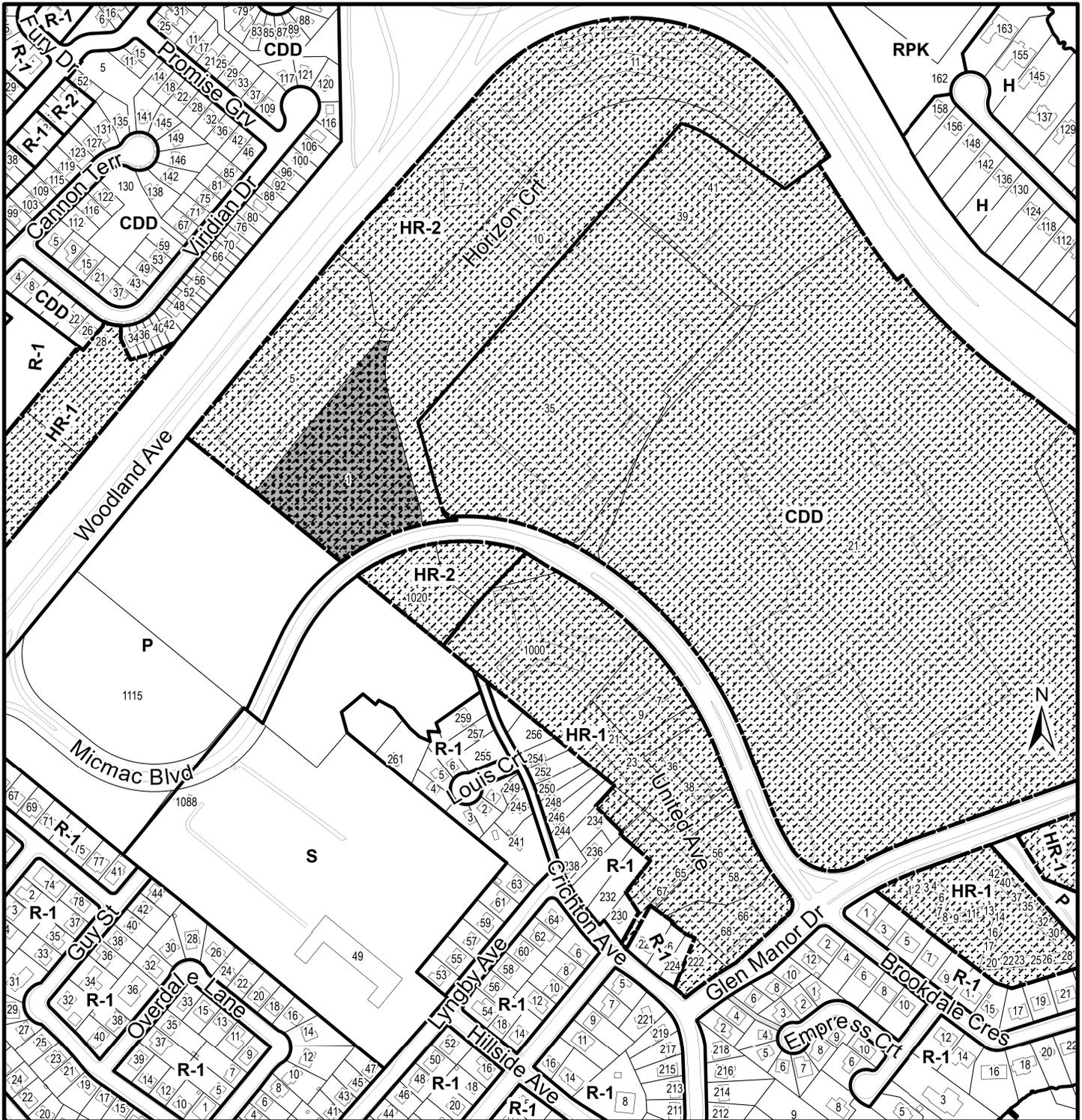
Regional Centre Package A and Dartmouth
Plan Area

HALIFAX



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

The accuracy of any representation on this plan is not guaranteed.



Map 2 - Zoning and Notification Area

1 Horizon Court,
Dartmouth

 Subject Property

 Regional Centre Package A

Regional Centre Package A and Dartmouth
Land Use By-Law Area

Zone

- RC Package A
 - HR-1 Higher-Order Residential 1
 - HR-2 Higher-Order Residential 2
 - CDD Comprehensive Development District
- Dartmouth
 - R-1 Single Family Residential
 - R-2 Two Family Residential
 - P Park
 - S Institutional
 - H Holding
 - CDD Comprehensive Development District

HALIFAX



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

The accuracy of any representation on this plan is not guaranteed.

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 Second Amending Agreement, all other conditions and provisions of the Existing Agreement shall remain in effect.
2. The Developer agrees that the Lands shall be developed and used only in accordance with and subject to the terms and conditions of this Second Amending Agreement, and the Existing Agreement.
3. Section 7.3.1 of the Existing Agreement shall be amended by deleting the text shown in ~~strikeout~~, and inserting the text shown in bold as follows:

7.3.1 In the event that the Development on the Lands has not commenced by July 18, **2022** ~~2024~~, as indicated herein, the Agreement shall have no further force or effect and henceforth the development of the Lands shall conform with the provisions of the Land Use By-law.

4. Section 7.5 of the Existing Agreement shall be amended by deleting the text shown in ~~strikeout~~, and inserting the text shown in bold as follows:

7.5 If the Developer fails to complete the development by July 18, **2027** ~~2025~~ 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; or
- (c) discharge this Agreement.

5. Except where specifically varied by this Amending Development Agreement, all other, conditions and provisions of the Existing Agreement as amended shall remain in effect.
6. The Developer agrees that the Lands shall be developed and used only in accordance with and subject to the terms and conditions of this Amending Development Agreement, and the Existing Agreement.

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:

CAN-EURO INVESTMENTS LIMITED

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

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

On this ____ day of _____, A.D. 20____, before me, personally came and appeared _____, the subscribing witness to the foregoing indenture who having been by me duly sworn, made oath and said **CAN-EURO INVESTMENTS LIMITED** of the parties thereto, signed, sealed and delivered the same in his/her presence.

A Commissioner of the Supreme Court
of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

On this ____ day of _____, A.D. 20____, before me, personally came and appeared _____, the subscribing witness to the foregoing indenture who having been by me duly sworn, made oath and said that Mike Savage, Mayor and Iain MacLean, Clerk of the Halifax Regional Municipality, signed the same and affixed the seal of the said Municipality thereto in his/her presence.

A Commissioner of the Supreme Court
of Nova Scotia

Attachment B: Applicant Request



CAN-EURO INVESTMENTS LIMITED

www.can-euro.com

RE Case 20653 – Development Agreement 1 Horizon Court

Dear City Council, HRM Planning office and others.

March 31, 2021

I'm writing you to respectfully request a time extension for our approved development agreement located at 1 Horizon Court. We are requesting this extension as a result of unforeseen complications and restrictions both locally and internationally as a result of the global pandemic.

Can-Euro Investments has been operating here in Dartmouth for almost 40 years. Founded in the 1980's by my father, the late Dr. Otto Gaspar, who passed away in 2013. The company began slowly developing four properties which for decades have been very well respected and desired places to live in the community. The Founder Otto Gaspar was planning Tower III with enthusiasm and professionalism. Since his passing the ownership responsibilities transferred to his wife, Annelies Gaspar. In the summer of 2018, Annelies, my mother, then in her mid-eighties decided it was best to transfer the company to me. In 2019 we worked very hard to continue the planning of the project, I made several trips to Canada to work on this project. My last visit was in February 2020.

The global pandemic and travel restrictions stopped me in continuing this detail planning phase significantly as I need to be present in Dartmouth to understand in full, the project my father mainly planed and to connect face to face with the people he worked with and to find those needed for the next phases of the project. I live in a small town in Austria and we had very hard lockdowns not being allowed to travel to the next village for months. Travelling intercontinentally was and is likely impossible. Being able to reach the level of comprehension and totally understanding the design plans of my dad without being in Dartmouth made it increasingly more complicated and did throw my plans significantly back.

I'm really excited to get this project underway. It is an exciting project, for us and the community needs it and economically it is in our best interest to begin as soon as possible. We have tremendous demand and desire from the local community for this project. Currently we have approximately 115 people who have registered to be on our waiting list for this new development, with new people inquiring each week. We also have another 120 people on our waiting list for our existing properties. Obviously not every one of these people will become residents of our homes, but it is a very strong indication of the need for this project and the desire to live amongst our community.

Can-Euro has always been a small family owned and operated business with the goal of providing affordable quality homes in a comfortable nature like setting. The nature of our small company is that the ownership is very hands on and the input of the owner is the driving force for new projects and cannot easily be substituted by somebody else. My heart is committed to Can-Euro Investments Ltd and this new project as I've assisted my family in managing, designing and planning the future of the company over the past 30 years. I am excited to further strengthen our connection to Dartmouth and its residents while also growing the company and preparing it for the next generation where its future will be secured through my daughter Alina Nebes, our Vice President.

Our aim is, not only to develop a new building for our company, but a sanctuary for many people who love stunning views, great service, careful planning, awareness to healthy living and a gateway property so that people can interconnect to each other and to feel as a social community at Horizon Court.

The global pandemic has put very significant restrictions on our ability to continue the process of developing this building, perhaps more so than other companies who have teams of people who work on new projects every day. The company requires the owner to be present and able to interact locally with our management team and consulting companies in order to continue our heritage of our hands-on family approach to development.

Although it is very disappointing to us, the city officials and the community that this project has suffered this unfortunate delay, there was nothing anyone could have done to predict or protect against this worldwide lockdown. The need for this project to be completed has never been more important or more needed for the community. We hope that we are able to be given the time necessary to complete this project. We understand that this current extension application is limited to requesting a one year extension. We truly hope we are able to build this building as soon as possible, but we are also worried the pandemic restrictions and complications will continue to impede our ability to properly develop this building over the coming year.

We hope to find your understanding and to receive a positive answer. With very best wishes and respect for your thoughtful decision.

Yours Truly,

Christiane Gaspar
President
Can-Euro Investments Ltd.

Attachment C: Review of Relevant MPS Policies

Regional Centre SMPS Package A	
Policy	Staff Comment
<p>10.27 Applications for non-substantive amendments to existing development agreements shall be considered under the policies in effect at the time the agreement was approved.</p> <p>In addition to those items listed as non-substantive in an existing development agreement, the following amendments to those existing development agreements may be considered under the policies in effect at the time the agreement was approved:</p>	<p>As per Section 6.2 of the existing development agreement, the request to extend the construction commencement and completion dates is not substantive. Therefore, this application is to be considered under the Dartmouth MPS policies that were in effect at the time the agreement was approved, namely IP-5 and IP-1(c)</p>
a) changes to architectural requirements that do not impact the massing of the building;	N/A
b) changes to landscaping requirements;	N/A
c) changes to sign requirements;	N/A
d) reduction in motor vehicle parking requirements; and	N/A
e) changes to building lighting and illumination.	N/A
<p>10.28 Applications for amendments to existing development agreements to extend the project commencement and completion dates shall only consider project commencement dates not exceeding one year and project completion dates not exceeding two years, and only one application per development agreement shall be considered.</p>	<p>The request is to extend the project construction commencement date by one year and the completion date by two years. This is the second time-extension application but the first since this policy has been in effect.</p>

Dartmouth MPS – Implementation Policies	
Policy	Staff Comment
<p>Policy IP-5 It shall be the intention of City Council to require Development Agreements for apartment building development in R-3, R-4,</p>	<p>The approved development remains unchanged. Although policies that enabled the application have been amended, the community and surrounding context remain</p>

<p>C-2, MF-1 and GC Zones. Council shall require a site plan, building elevations and perspective drawings for the apartment development indicating such things as the size of the building(s), access & egress to the site, landscaping, amenity space, parking and location of site features such as refuse containers and fuel storage tanks for the building.</p> <p>In considering the approval of such Agreements, Council shall consider the following criteria:</p>	<p>unchanged. See previous Case 17143 for full analysis against these policies.</p>
<p>(a) adequacy of the exterior design, height, bulk and scale of the new apartment development with respect to its compatibility with the existing neighbourhood;</p>	
<p>(b) adequacy of controls placed on the proposed development to reduce conflict with any adjacent or nearby land uses by reason of:</p> <ul style="list-style-type: none"> (i) the height, size, bulk, density, lot coverage, lot size and lot frontage of any proposed building; (ii) traffic generation, access to and egress from the site; and (iii) parking; 	
<p>(c) adequacy or proximity of schools, recreation areas and other community facilities;</p>	
<p>(d) adequacy of transportation networks in, adjacent to, and leading to the development;</p>	
<p>(e) adequacy of useable amenity space and attractive landscaping such that the needs of a variety of household types are addressed and the development is aesthetically pleasing;</p>	
<p>(f) that mature trees and other natural site features are preserved where possible;</p>	

(g) adequacy of buffering from abutting land uses;	
(h) the impacts of altering land levels as it relates to drainage, aesthetics and soil stability and slope treatment; and	
(i) the Land Use By-law amendment criteria as set out in Policy IP-1(c).	
<p>Policy H-17 The continued development of the Can-Euro land at Horizon Court (PID # 40661589, #40698490, #40661571) for multiple unit residential use shall be subject to the requirements of Policy IP-5. Notwithstanding the Residential Designation and R-3 zoning, office development with associated retail uses, including but not limited to small restaurants, pharmacy and/or convenience store, may also be considered by development agreement pursuant to the provisions of Policy IP-1(c). Council shall have particular regard for applicable provisions in addressing the recovery of park land displaced through the rezoning of "P" zoned lands as a part of the Woodland Ave East Planning Process.</p>	
<p>Policy IP-1(c)</p>	<p>The approved development remains unchanged. Although policies that enabled the application have been amended, the community and surrounding context remain unchanged. See previous Case 17143 for full analysis against these policies.</p>
(1) that the proposal is in conformance with the policies and intent of the Municipal Development Plan	
(2) that the proposal is compatible and consistent with adjacent uses and the existing development form in the area in terms of the use, bulk, and scale of the proposal	
(3) provisions for buffering, landscaping, screening, and access control to reduce potential incompatibilities with adjacent land uses and traffic arteries	

<p>(4) that the proposal is not premature or inappropriate by reason of:</p> <ul style="list-style-type: none"> (i) the financial capability of the City is to absorb any costs relating to the development (ii) the adequacy of sewer and water services and public utilities (iii) the adequacy and proximity of schools, recreation and other public facilities (iv) the adequacy of transportation networks in adjacent to or leading to the development (v) existing or potential dangers for the contamination of water bodies or courses or the creation of erosion or sedimentation of such areas (vi) preventing public access to the shorelines or the waterfront (vii) the presence of natural, historical features, buildings or sites (viii) create a scattered development pattern requiring extensions to truck facilities and public services while other such facilities remain under utilized (ix) the detrimental economic or social effect that it may have on other areas of the City 	
<p>(5) that the proposal is not an obnoxious use</p>	
<p>(6) that controls by way of agreements or other legal devices are placed on proposed developments to ensure compliance with approved plans and coordination between adjacent or nearby land uses and public facilities. Such controls may relate to, but are not limited to, the following:</p> <ul style="list-style-type: none"> (i) type of use, density, and phasing (ii) emissions including air, water, noise (iii) traffic generation, access to and egress from the site, and parking (iv) open storage and landscaping 	

<p>(v) provisions for pedestrian movement and safety (vi) management of open space, parks, walkways (vii) drainage both natural and sub-surface and soil-stability (viii) performance bonds</p>	
<p>(7) suitability of the proposed site in terms of steepness of slope, soil conditions, rock outcroppings, location of watercourses, marshes, swamps, bogs, areas subject to flooding, proximity to major highways, ramps, railroads, or other nuisance factors</p>	
<p>(8) that in addition to the public hearing requirements as set out in the Planning Act and City by-laws, all applications for amendments may be aired to the public via the “voluntary” public hearing process established by City Council for the purposes of information exchange between the applicant and residents. This voluntary meeting allows the residents to clearly understand the proposal previous to the formal public hearing before City Council</p>	
<p>(9) that in addition to the foregoing, all zoning amendments are prepared in sufficient detail to provide:</p> <p>(i) Council with a clear indication of the nature of proposed development, and (ii) permit staff to assess and determine the impact such development would have on the land and the surrounding community</p>	
<p>(10) Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges - Policy IC-6”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the</p>	

"Infrastructure Charges" Policies of this MPS	
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Attachment D: Relevant Sections and Schedules of the Existing Development Agreement

PART 6: AMENDMENTS

6.1 Non-Substantive Amendments

The following items are considered by both parties to be non substantive and may be amended by resolution of Council.

- (a) Minor changes to the exterior materials of the building;
- (b) Minor changes to the location and layout of the private park or parking areas as illustrated on Schedule B;
- (c) An increase in the square footage of office or retail space permitted on the Lands as specified in this Agreement;
- (d) An increase in the number of 1 bedroom units permitted in the multi-unit building provided that the overall number of dwelling units within the building does not exceed 216;
- (e) The granting of an extension to the date of commencement of construction as identified in Subsection 7.3.1 of this Agreement; and
- (f) The length of time for the completion of the development as identified in Section 7.4 of this Agreement.

PART 7: REGISTRATION, EFFECT OF CONVEYANCES AND DISCHARGE

7.3 Commencement of Development

- 7.3.1 In the event that development on the Lands has not commenced by July 18, 2021, as indicated herein, the Agreement shall have no further force or effect and henceforth the development of the Lands shall conform with the provisions of the Land Use By-law.
- 7.3.2 For the purpose of this section, commencement of development shall mean installation of the footings and foundation for the proposed building.
- 7.3.3 For the purpose of this section, Council may consider granting an extension of the commencement of development time period through a resolution under Section 6.1, if the Municipality receives a written request from the Developer at least sixty (60) calendar days prior to the expiry of the commencement of development time period.

7.4. Completion of Development

Upon the completion of the whole development or complete phases of the development, 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; or
- (d) for those portions of the development which are completed, discharge this Agreement and apply appropriate zoning pursuant to the Municipal Planning Strategy and Land Use By law for Dartmouth, as may be amended from time to time.

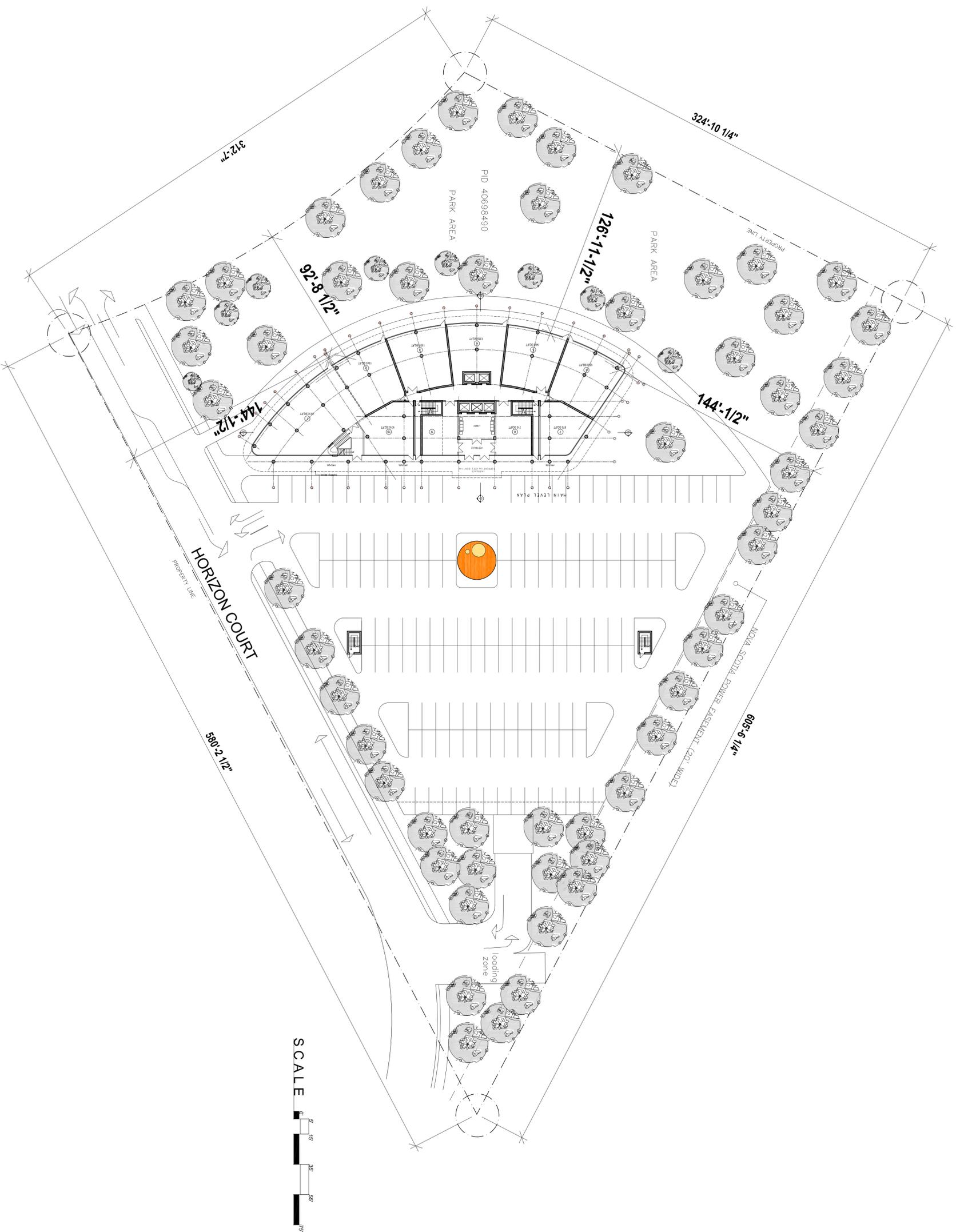
7.5 Discharge of Agreement

If the Developer fails to complete the development by July 18, 2025, 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; or
- (c) discharge this Agreement.

Case 17143 Schedule B: Site Plan

not for construction



SCALE 0 25 50 75'

HORIZON CRT
CAN-EURO INVESTMENTS LTD.
DARTMOUTH, NS

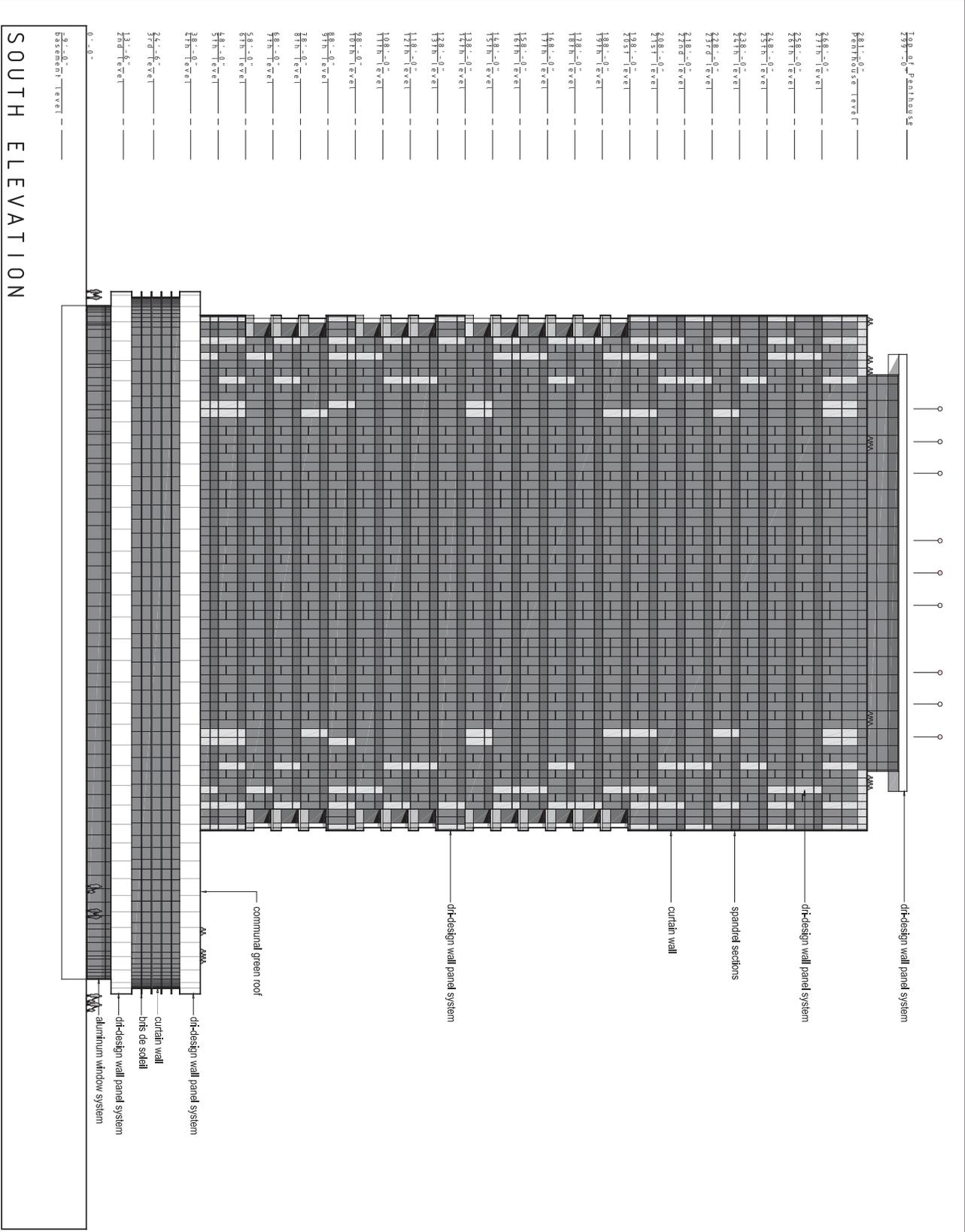
Geoff Keddy Architects and Associates Ltd.
5357 Inglis Street
Halifax, Nova Scotia B3H 1J4
902.420.9400
902.406.6056



SITE PLAN
scale: 1/32" = 1'-0"

date: 09/03/12
drawn by: ml/sa
checked by: GK

A100



SOUTH ELEVATION

- 199'-0" Penthouse
- 181'-0" Penthouse Level
- 168'-0" Level
- 158'-0" Level
- 148'-0" Level
- 138'-0" Level
- 128'-0" Level
- 118'-0" Level
- 108'-0" Level
- 98'-0" Level
- 88'-0" Level
- 78'-0" Level
- 68'-0" Level
- 57'-0" Level
- 47'-0" Level
- 37'-0" Level
- 27'-0" Level
- 17'-0" Level
- 0'-0" Basement Level

- drf-design wall panel system
- spandrel sections
- curtain wall
- drf-design wall panel system
- communal green roof
- drf-design wall panel system
- curtain wall
- bifs de soleil
- drf-design wall panel system
- aluminum window system

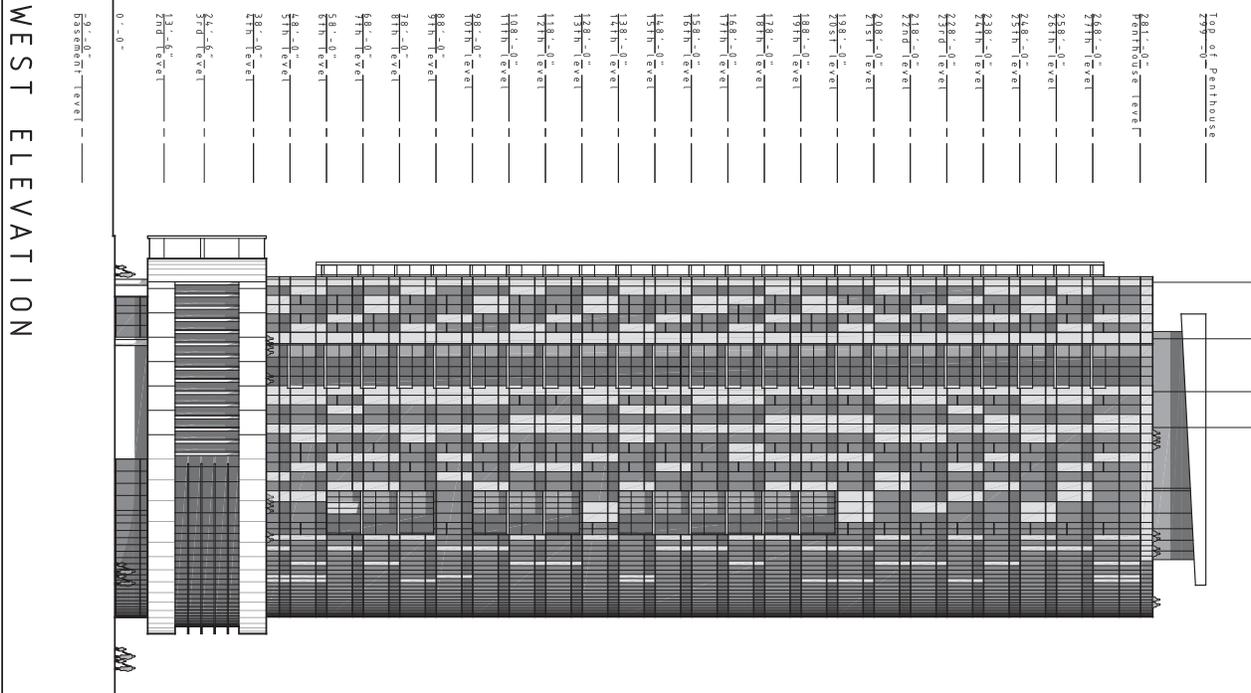
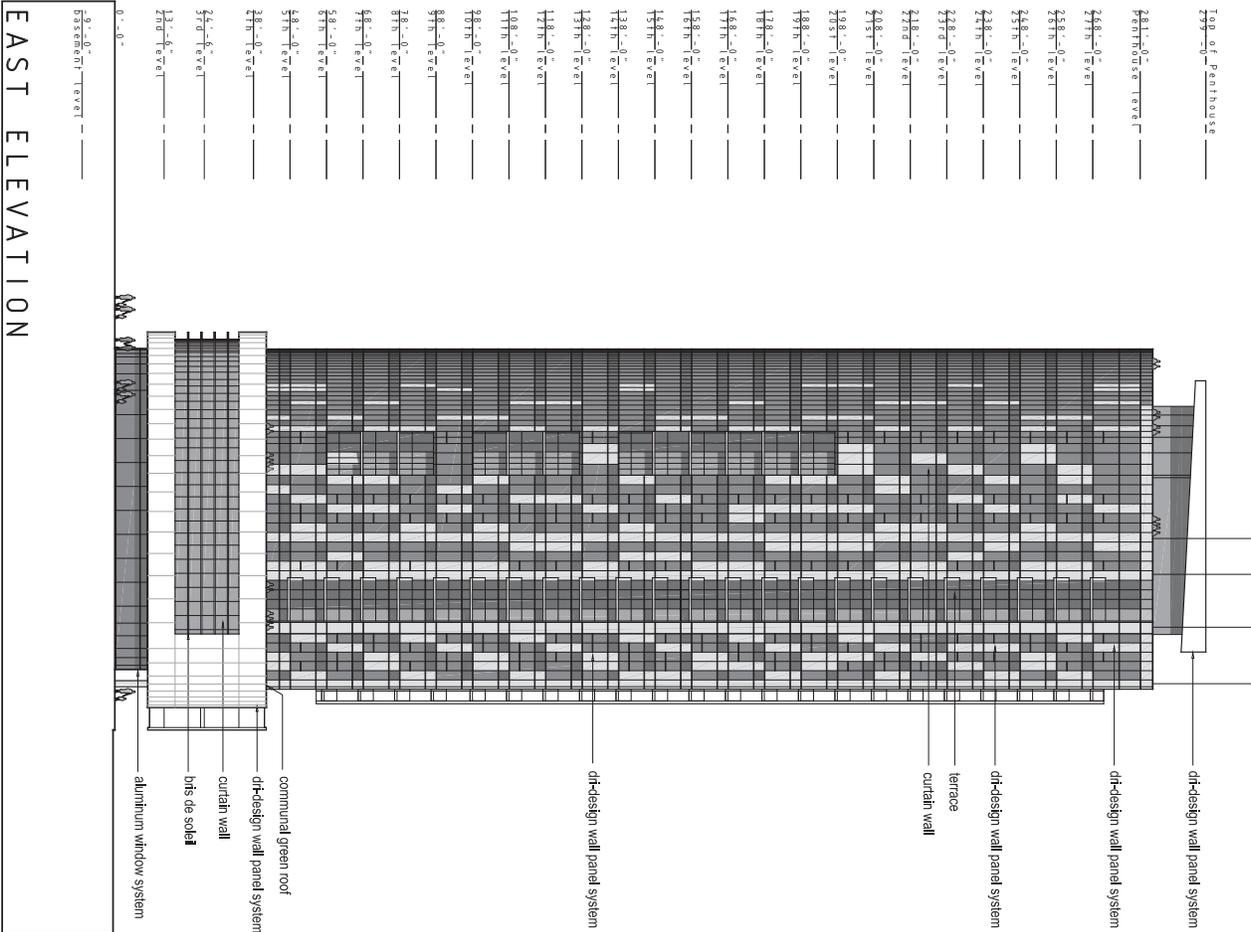
HORIZON CRT
CAN-EURO INVESTMENTS LTD.
DARTMOUTH, NS

Gaof Keady Architect
and Associates Ltd.
5527 HURON STREET
HALIFAX, NS B3H 1J4
902.430.9400
902.408.0058

SOUTH ELEVATION
scale: 1/16"=1'-0"

A301

not for construction



not for construction

I HORIZON CRT
CAN-EURO INVESTMENTS LTD.
DARTMOUTH, NS

Gavin Keady Architect
and Associates Inc.
5527 HURON STREET
HALIFAX, NS B3H 1J4
902 430 9400
902 408 0058

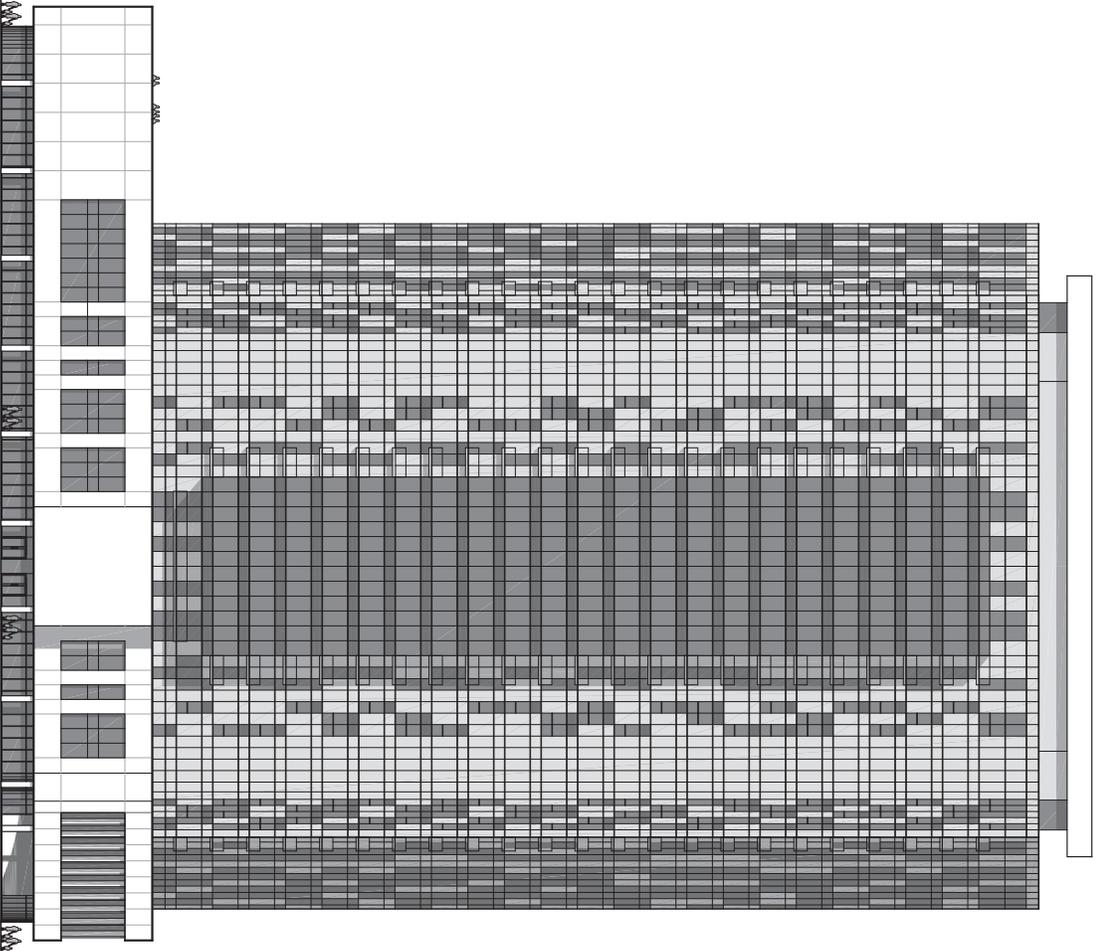
EAST / WEST ELEVATIONS
scale: 1/16"=1'-0"

DATE: 2022
DRAWN BY: [Name]
CHECKED BY: [Name]

A302

Schedule H - North Building Elevation

199'-0" Penthouse
181'-0" Penthouse
161'-0" Penthouse
148'-0" Level
128'-0" Level
108'-0" Level
88'-0" Level
68'-0" Level
48'-0" Level
28'-0" Level
8'-0" Level
0'-0" Level
-9'-0" Basement Level



NORTH ELEVATION

not for construction

HORIZON CRT
CAN-EURO INVESTMENTS LTD.
DARTMOUTH, NS

Geoff Keady Architect
and Associates Ltd.
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NORTH ELEVATION
scale: 1/16"=1'-0"

DATE: 2002
DRAWING NO: 100
SCALE: 1/16"=1'-0"
A303