

December 15th, 2023

Attn: Stephanie Norman & Dean MacDougall, Land Development & Subdivision, HRM

Richmond Yards Non-substantive DA Amendments to allow for landscaping changes related to the proposed addition to 2719 and 2717 Gladstone Street on PID 41215385 between Gladstone Street and Clifton Street

Dear Stephanie and Dean,

Fowler Bauld and Mitchell Ltd. ("FBM") is working with Westwood Development Group ("Westwood") on a design for an addition to the Gladstone Ridge development (PID 41215385) for commercial office use. The proposed design includes elements that impact the adjacent Richmond Yards site (PID 41503343) which shares a boundary with the Gladstone Ridge development. It is understood that this will require non-substantive amendments to the Richmond Yards DA for changes to the landscaping plan as outlined in this application.

We understand the Gladstone addition process will require the following applications:

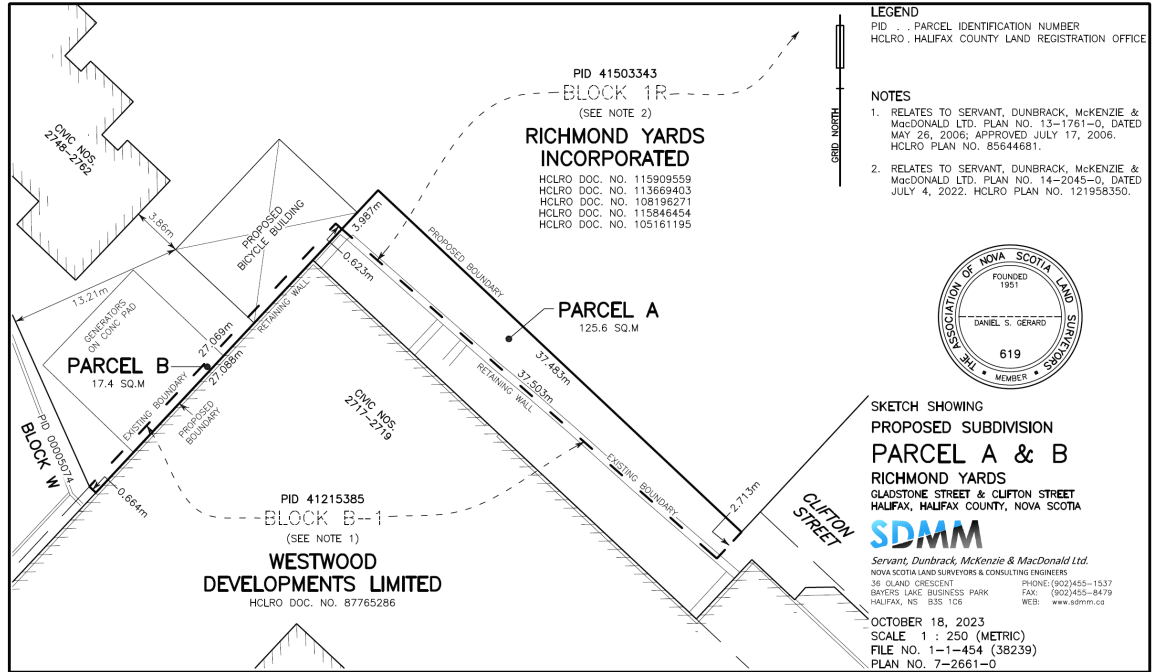
1. Development Only permit – *submitted (DEVONLY-2023-11619)*
2. Gladstone Ridge DA (Partial) Discharge - *concurrent application*
3. Amended Plan of Subdivision (Boundary Realignment) – *forthcoming application*
4. Richmond Yards DA Non-substantive Amendment – **current application**
5. Richmond Yards DA (Partial) Discharge for sliver parcel arising from boundary realignment
6. Construction Permit

Context: Lot Line Realignment

A subsequent Subdivision Application will be submitted to realign the existing property lines in the northeast corner of PID 41215385 between the Richmond Yards DA and the Gladstone Ridge DA. This will result in a small exchange of lands and facilitate building the Gladstone addition. Parcel A noted in the diagram below will move from the Richmond Yards property (PID 41503343) to the Gladstone Ridge site (PID 41215385). Parcel B, the vertical sliver of land noted in the diagram below, will be removed from Gladstone Ridge and added to the Richmond Yards property. We understand that this adjustment will require a partial discharge under the Richmond Yards DA for parcel A. This is noted as step 5 in the process outlined above.

This application is consistent with option 1 proposed in Lot Line Memo dated Oct 23rd 2023 and reflects subsequent staff feedback. The information contained herein is provided for reference. Where differences exist between the information provided in this submission and the subsequent subdivision application, the subdivision application will prevail.

Proposed property line adjustments for reference



Non-substantive DA Amendment Planning and Design Rationale

Non-substantive amendments to the Richmond Yards DA include under section 6.1.1.a:

Changes to the landscaping plan as detailed in Section 3.12 or which, in the opinion of the Development Officer, do not conform with Schedule C.

Under this enabling policy, we propose the following changes to Schedule C: Landscaping Plan to (a) reflect the necessary lot line realignment and (b) to integrate the Gladstone addition with the Richmond Yards development. These changes are not anticipated to affect the Landscaping policies outlined in section 3.12. For schedule consistency, we have also provided an updated Schedule B which reflects the landscaping changes presented in Schedule C.

Recognizing that construction of the area surrounding the proposed Gladstone addition are substantially complete under the Richmond Yards DA at the time of this application, the revised Schedule B and Schedule C show the as-built landscape plan. Changes between the approved DA schedules and the new schedules include:

- Gladstone addition is shown as-if-built. The revised hard and soft landscaping plan is intended to support pedestrian movement between Richmond Yards and the Gladstone addition. Notably the development of the addition is not under the Richmond Yards DA and is only shown for context. Similarly, the existing and future property lines are also shown for context and will be updated once the Subdivision Application is approved.



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- A screened generator is now shown behind the bike storage building which remains in its original designated location. This change reflects the original intended location of both structures as shown in the 'Schedule K- Floor Plate Plans' under 'Floor Plan - Level 1 Ground'.
 - Clifton Green landscaping adjustments have been made to improve pedestrian access, provide seating, and screen the mechanical intake.
 - King Square Event Plaza landscaping adjustments have been made to improve pedestrian and vehicular flow. Notably the number of parking spaces has reduced by one (to 26) which remains below the 30 space maximum outlined in DA policy 3.9.3

Once the Gladstone addition is approved and built, the addition and the Richmond Yards bike storage building will share a wall in common. We understand each building will require a separate building permit.

Conclusion

We are excited to see the continued development of this important and valuable site in support of the strategic growth goals of the Centre Plan. We look forward to your favourable review of this package. If there are any questions or need for clarification, please do not hesitate to contact the undersigned.

Sincerely,

Fowler Bauld & Mitchell Ltd.

Original Signed

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Original Signed

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