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February 13, 2024

To the attention of:  
Dean MacDougall, Planner III  
HRM Development Services, Planning and Development

**RE: Design Rational for a Substantive Amendment to the Development Agreement for case 20520: 6324 & 6330 Quinpool Road, Halifax.**

As architect of record, I submit the following request for a substantive amendment to the approved Development Agreement.

Background

Development proposals for this site date back to 2015, when planning regulations dating back to the 1970s. After several proposals and years of HRM Planning working through a major plan change to the core of HRM (Centre Plan), the current DA was finally obtained in August 2021. Since approving the DA, HRM and the Province has witnessed an increasing housing crisis and homelessness which are pressing issues nationwide. To address the housing crisis, the Province with Bill 329 of November 2023, has directed an increased residential density in urban areas by facilitating amendments to development agreements and streamlining the approval process. The Federal Accelerator Fund has also been established to provide incentives for Municipal governments to increase housing supply.

Premiss

Dexel Developments has been in discussions with HRM since November 2023 regarding the Quinpool project with the common goal to amend the DA allowing an increased density in the most coherent and time-sensitive manor. The amended DA proposal submitted adds 2 stories to the tower portion yielding 38 additional units to the currently planned 155-unit building. The following is a comparison of the primary building statistics:

	<i>current DA</i>	<i>proposed DA amendment</i>	<i>change</i>
<i>residential units</i>	<i>155</i>	<i>193</i>	<i>24.5%</i>
<i>building height (m) (excluding penthouse)</i>	<i>26.752</i>	<i>32.752</i>	<i>+6m</i>
<i>FAR</i>	<i>4.95</i>	<i>5.97</i>	<i>20.5%</i>

<b>Case 20520 Application For Substatives Changes</b>	<b>Design Rational</b>
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The current DA limits the building height to 27m while the Center Plan allows a maximum height of 90m or 30 stories as compared to the proposed 32.752m and 10 storeys. The proposed FAR of 5.97 is 20.5% greater than the current project but would be within the anticipated changes to the Centre Plan.

Current DA setbacks, setbacks and streetwall heights and characterizing cladding materials are all maintained assuring that there are no substantive changes to the podium and pedestrian experience. The proposed DA will provide ample amenity space, bicycle storage and vehicle parking. The option for 12 at-grade parking stalls within the building footprint with a driveway cut from Quinpool has been deleted in this amendment proposal.

Because the proposed form and plan layout is a coherent extension of the current DA, the already completed 12 months architectural, structural, mechanical, and electrical consultant design and drawings can be efficiently adapted for the proposed DA. Accordingly, the proposed additional 38 needed housing unit can be provided without any delays to construction.

We are confident that the proposed DA amendments are consistent with current legislative directives to increase urban residential density and request that they be approved as expeditiously possible.

Best regards,

Nick LOPRESTI, NSAA

Original Signed

<b>Case 20520 Application For Substantives Changes</b>	<b>Design Rational</b>	
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