



June 27th, 2024

Ms. Thea Langille, MCIP, LPP
Manger – Planning Applications
Halifax Regional Municipality
langilt@halifax.ca

Dear Thea,

I am writing to you on behalf of Westwood Developments to provide a rationale for a substantive amendment to the Richmond Yards development agreement (Case 20871). This amendment seeks to permit a reallocation of a small number of units from buildings A and B to buildings C and E. Reallocating units between these buildings will allow for a more efficient floor plan and unit design, resulting in a higher quality development overall. The recently adopted Policy IM-33.5 (a) of the Regional Centre Secondary Municipal Planning Strategy was specifically written to provide the flexibility needed to permit this reallocation of dwelling units:

Policy IM-33.5

Applications for substantive amendments to certain existing development agreements may be considered under this Policy IM-33.5 for the following matters:

- (a) if the built form is substantially the same and the minimum required number of 3-bedroom units is maintained in Building A, changes that allow the re-allocation of units from Building Elements A & B to Building Elements C & E on PID 41503343 (Case 20871);**

As required by Policy IM-33.5, no changes to the built form or the minimum number of required two- and three-bedroom units are requested as part of the unit reallocation. The extent of the requested development agreement amendments are limited to that which is needed to support the intended unit reallocation. Suggested text amendments to the development agreement are included as Attachment A of this letter.

Policy G-14 of the Regional Plan requires that amendments to development agreements consider Halifax's priority plans, including the Integrated Mobility Plan, Green Network Plan, and HalifACT. The existing Richmond Yards development agreement and the proposed amendments herein are well aligned with these priority plans.

I hope that this provides you with the information you need to consider this development agreement amendment request. Please let me know if you have any questions.

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Yours very truly,

Fowler Bauld & Mitchell Ltd.

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people driven design.



Attachment A: Suggested Development Agreement Text Amendments

Amend Section 3.5.1 by removing the text in ~~strikeout~~, and adding the text in **bold**:

3.5.1 The development shall be developed in accordance with the following:

- a) Building Element A:
 - i. Maximum of ~~257~~ **252** residential units
 - ii. Maximum of 1397 sq. metres of commercial space
 - iii. 65% of the residential units shall be a minimum of 2 bedrooms
 - iv. 10% of the residential units shall be a minimum of 3 bedrooms
 - v. The minimum unit size of a 2-bedroom unit shall be 102.2 sq. metres
 - vi. The minimum unit size of a 3-bedroom unit shall be 125 sq. metres

- b) Building Element B:
 - i. Maximum of ~~94~~ **91** residential units
 - ii. Maximum of 1,753 sq. metres of commercial space

- c) Building Element C:
 - i. Maximum of 110 residential units
 - ii. Maximum of 1,753 sq. metres of commercial space

- e) Building Element E:
 - i. Maximum of ~~65~~ **73** residential units
 - ii. Maximum of 324 sq. metres of commercial space

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