



July 4, 2019

**Mr. Farhang Fotovat**  
**Development Manager**  
**Cresco**  
7 Peruz Court, PO Box 48089  
Bedford, NS B4A 3Z2

By email: [ffotovat@cresco.ca](mailto:ffotovat@cresco.ca)

Dear Mr. Fotovat,

**Re: Density Transfer**  
**Sub Area 9 - Hogan Court**

---

Further to your earlier correspondence with HRM, we understand Cresco currently has the following allowable populations on Lot 2R-1 (GC-A and CMR-1):

Residential – 450 People  
Commercial – 463 People  
Total – 913

These densities are consistent with the applicable development agreement and are inclusive of all previous "density allocations and transfers" that have occurred on and around this block of land.

Cresco has requested that HRM consider the transfer of up to 162 people from their commercial allowance into their residential allowance, which would yield the following allowable populations for Lot 2R-1:

Residential – 612 People  
Commercial – 301 People  
Total – 913 People

HRM is seeking confirmation that the remaining allowable commercial population of 300 people is sufficient for the anticipated commercial uses on this property from a sanitary generation standpoint.

Engineering • Surveying • Environmental

Head Office  
Railside, 1355 Bedford Hwy.  
Bedford, NS B4A 1C5  
t. 902.835.5560 (24/7)  
f. 902.835.5574

Antigonish Office  
3-A Vincent's Way  
Antigonish, NS B2G 2X3  
t. 902.863.1465 (24/7)  
f. 902.863.1389

Moncton Office  
45 Price Street  
Moncton, NB E1A 3R1  
t. 1.855.770.5560 (24/7)  
f. 902.835.5574

Deer Lake Office  
101 Nicholasville Road  
Deer Lake, NL A8A 1V5  
t. 1.855.770.5560 (24/7)  
f. 902.835.5574

As per the most recent conceptual planning for this site, the anticipated commercial buildings and occupancies include approximately 68,000sf of mixed use commercial floor space, including several "high-sewer-production" uses (restaurants, grocery store, etc). We would consider the mix of building uses proposed on this site to be typical for most highway commercial designs.

The allowable average daily sewer flow based on an allowable population of 301 people is 90,300 L/day. Based on a review of the Atlantic Canada Wastewater Guideline, the anticipated flow from the proposed layout is approximately 89,950 L/day.

As the anticipated flow from the proposed commercial uses is less than the allowable flow after the proposed density transfer, we see no issues with this transfer, and do not anticipate any negative impact to the downstream sanitary system.

If you have any questions regarding the foregoing, feel free to contact the undersigned.

Thank you,

## Original Signed

Chris Boudreau, P.Eng.  
Manager, Engineering  
[cboudreau@strum.com](mailto:cboudreau@strum.com)