

# Case 20541: Harbour Isle

*Mixed Use Development Agreement Application*



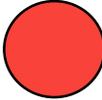
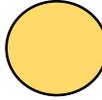
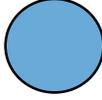
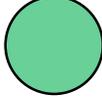
# Subject Site (1 of 2)



Subject Site  
(2 of 2)

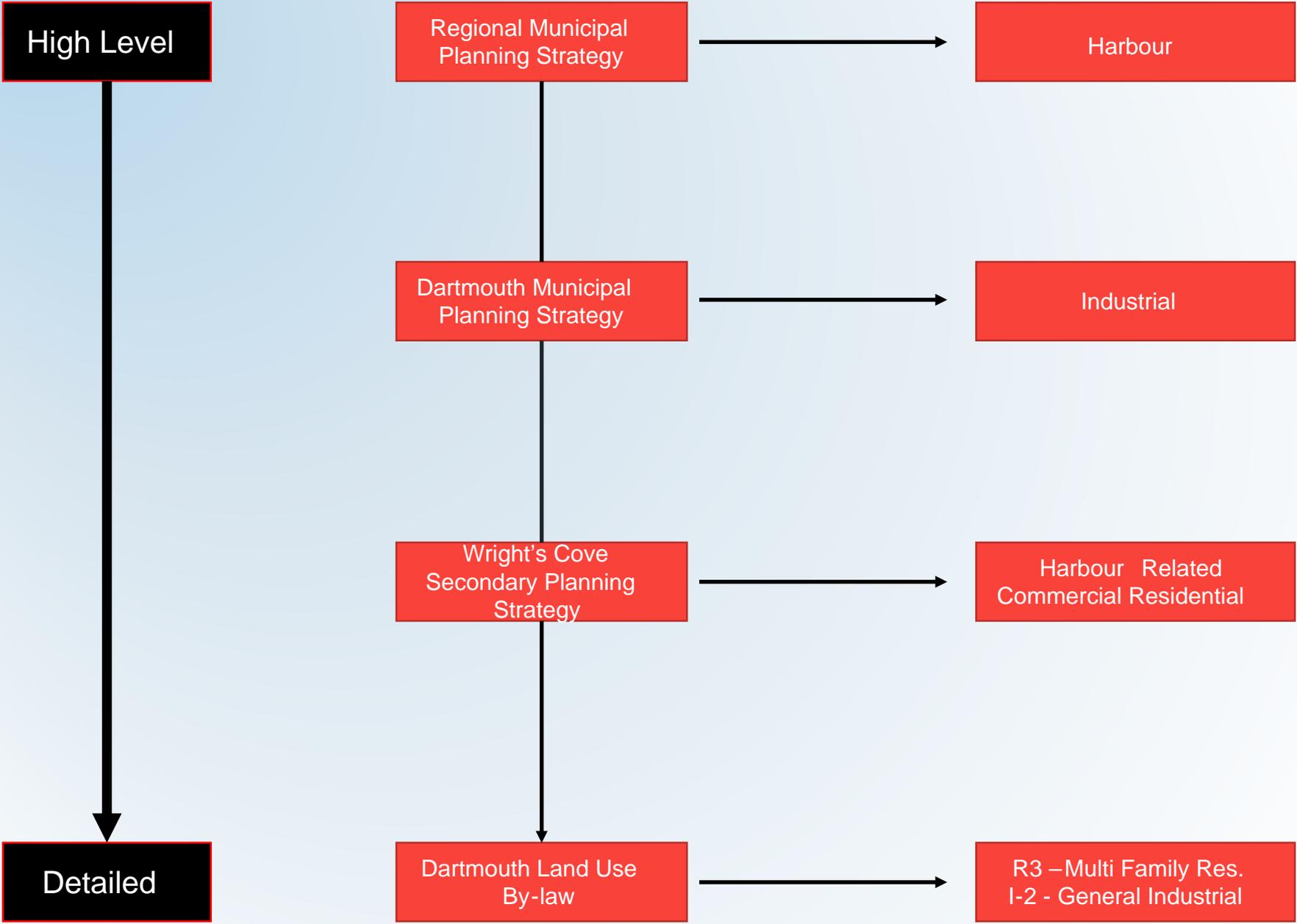


# Context

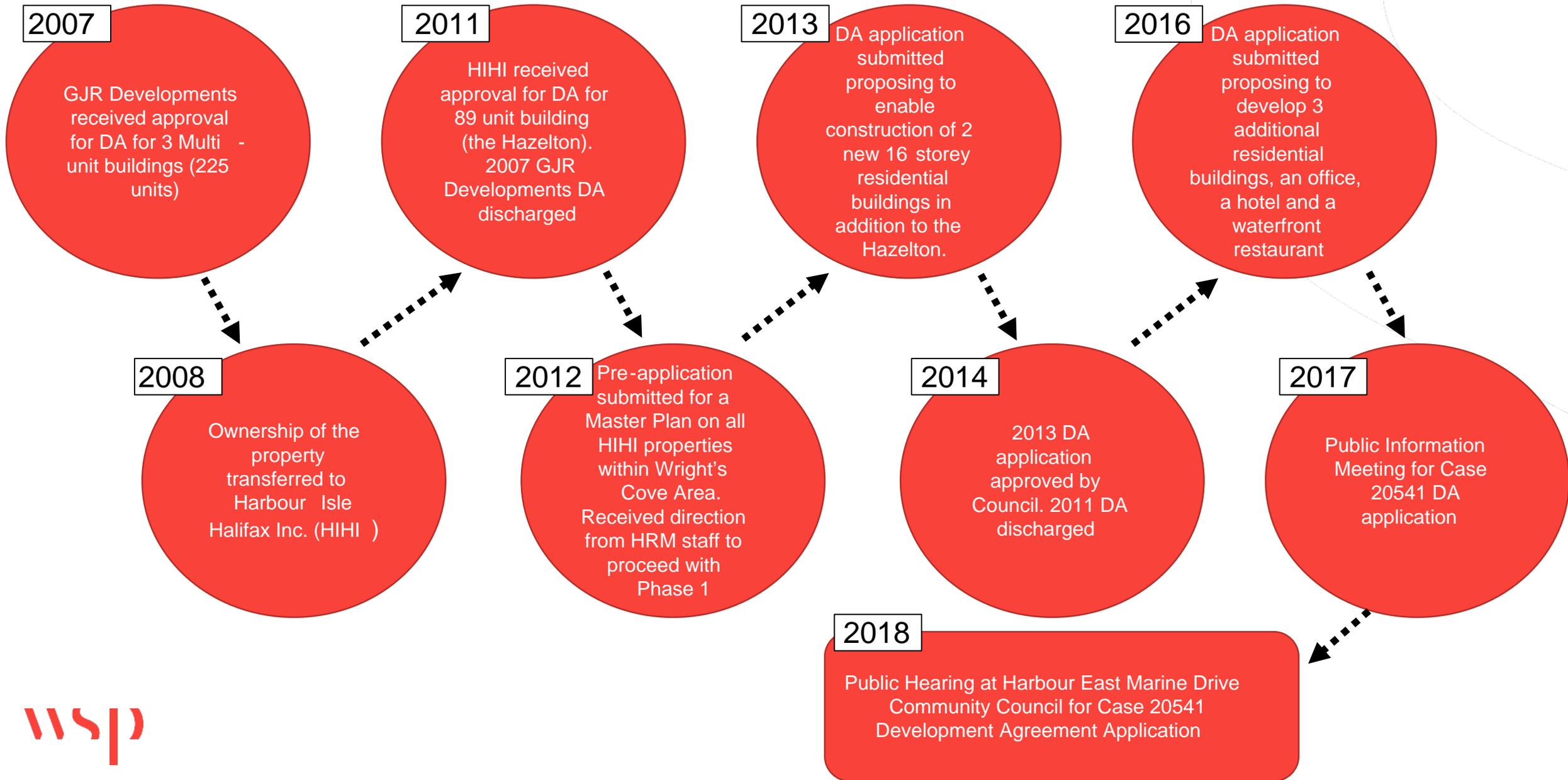
-  - Subject Site
-  - Downtowns
-  - Employment Nodes
-  - Shopping Nodes
-  - Schools
-  - Parks & Recreation
-  - Transit Hubs (existing and future)



# Planning Regulation Overview



# History





# Constructed and Approved Buildings

## The Hazelton



- 14 storeys
- 89 residential units
- Ground floor commercial
- Townhouse-style units at grade

## The Seapoint Condo



- Maximum 16 storeys
- 106 residential units
- Ground floor commercial uses permitted
- Townhouse-style units at grade

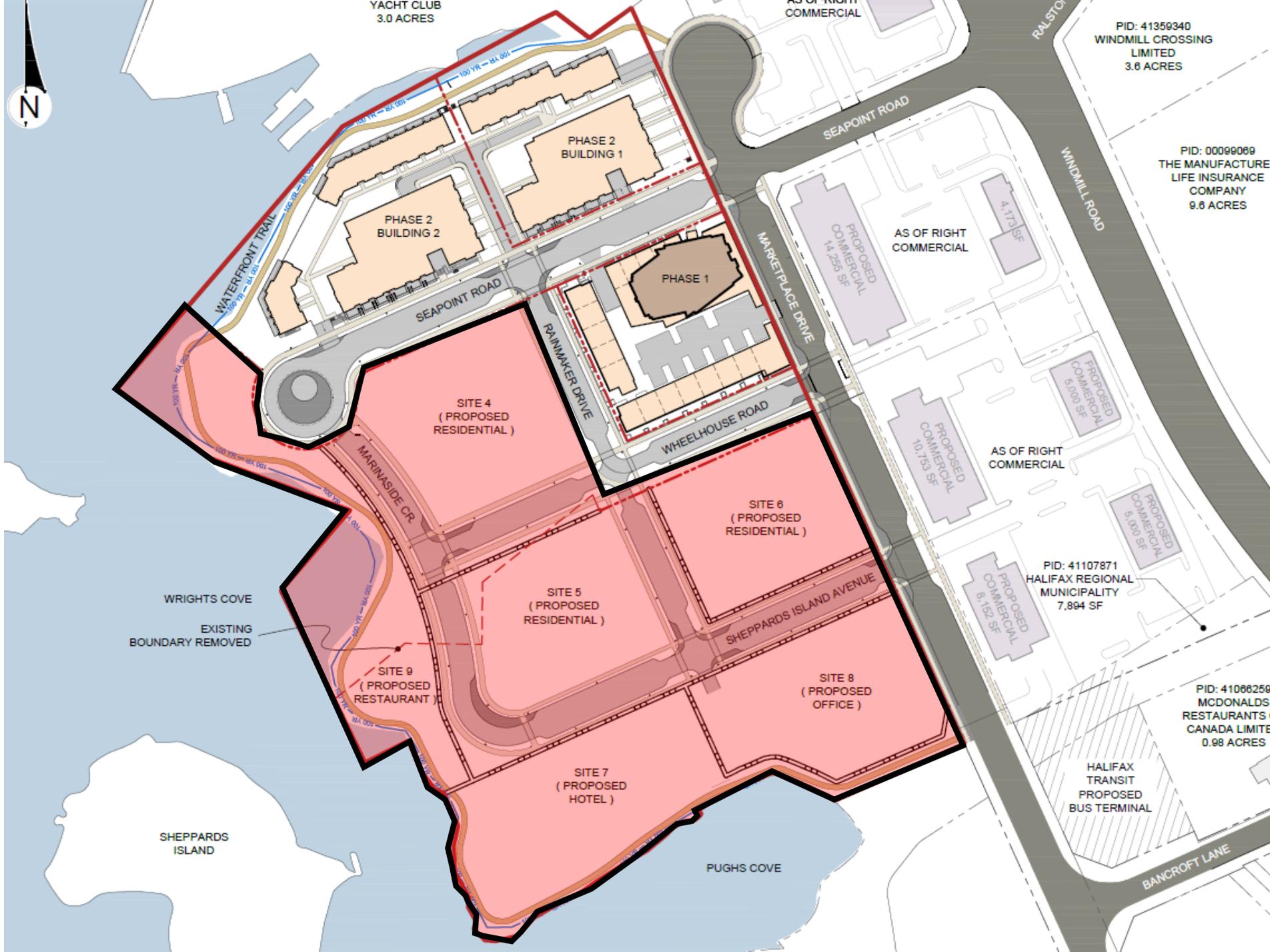
## The Seapoint Rental



- Maximum 16 storeys
- 106 residential units
- Ground floor commercial uses permitted
- Townhouse-style units at grade

# Site Plan

## Future Building Sites



**REQUIREMENTS  
FOR FUTURE  
BUILDINGS**

MAXIMUM  
HEIGHT OF 16  
STOREYS

HIGH QUALITY  
BUILDING  
MATERIALS

MINIMUM  
10 sq.m  
OF AMENITY  
SPACE PER  
DWELLING UNIT

25% OF TOTAL  
DWELLING  
UNITS MUST BE  
TWO OR MORE  
BEDROOMS

COMMUNITY  
ROOM FOR  
EACH BUILDING  
THAT IS A  
MINIMUM  
40 sq.m

TOWNHOUSE  
UNITS AT  
GRADE WITH  
DIRECT ACCESS  
TO THE STREET

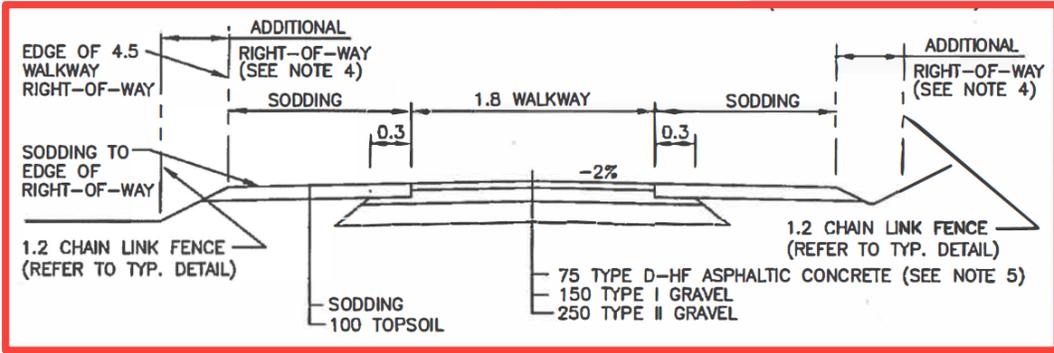
# Built Form Requirements for Future Building

Minimum Ground Floor Height for non residential uses	-	4.5 m
Streetwall	Setback	Minimum 1.5 metres Maximum 4 meters
Streetwall	Height	Maximum 11 metres (3 storeys)
Streetwall	Width	Entire street frontage of the building excluding accesses to internal courtyards
Streetwall	Stepbacks	Minimum 3 metres (excluding 20% of the building's street frontage)
Floor Plate Above the	Streetwall	Maximum Depth of 37 metres Maximum Area of 880 square metres
Building Separation		Minimum 25 metres

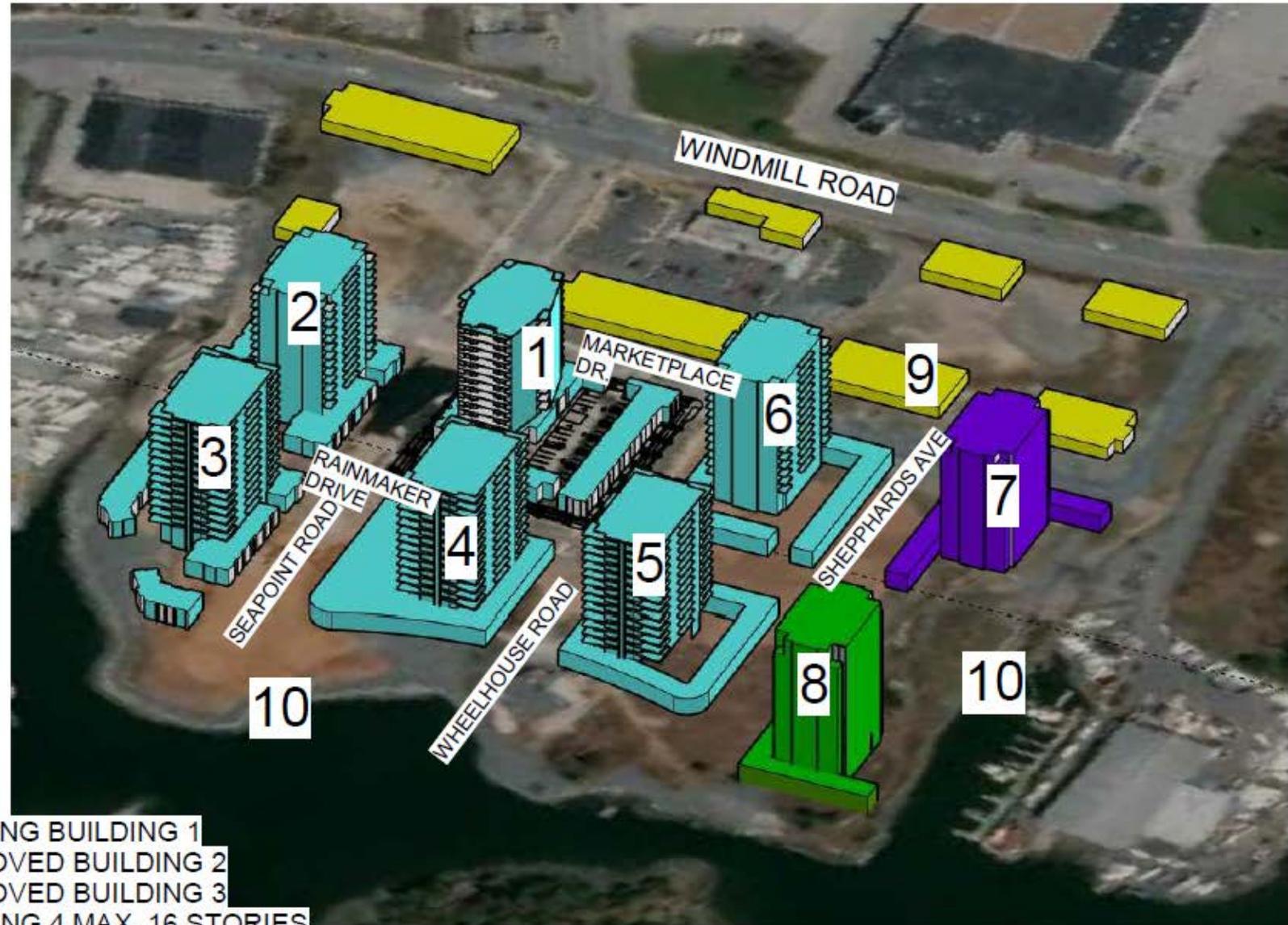
# Streetscape Design (Private Roads)



# Waterfront Trail (Public)



# Overall Massing



## LEGEND:

- 1 EXISTING BUILDING 1
- 2 APPROVED BUILDING 2
- 3 APPROVED BUILDING 3
- 4 BUILDING 4 MAX. 16 STORIES
- 5 BUILDING 5 MAX. 16 STORIES
- 6 BUILDING 6 MAX. 16 STORIES
- 7 OFFICE BUILDING APPROX. 100,000 SF
- 8 HOTEL APPROX. 175 ROOMS
- 9 RESTAURANT / COMMERCIAL BLDG. APPROX. 4,800 SF
- 10 HRM TRAIL

- RESIDENTIAL
- OFFICE (Approx. 100,000 sf)
- HOTEL (Approx. 175 Rooms)
- RESTAURANT/COMMERCIAL (Approx. 4,800 sf)



Thank You

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