











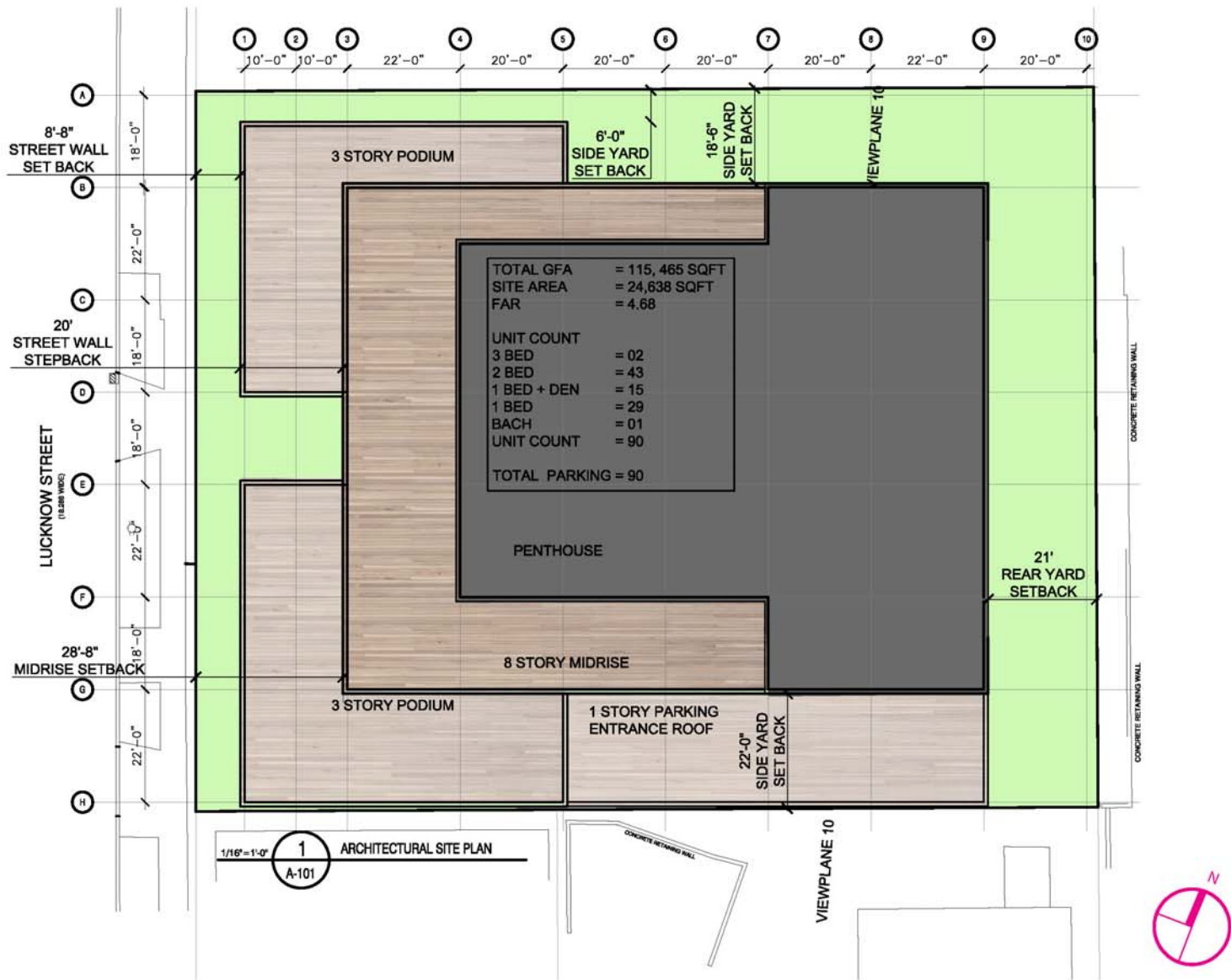


VIEW PLANE 10



VIEW PLANE 10





1 MARCH / SEPTEMBER 21ST 9AM



1 **MARCH / SEPTEMBER 21ST** 12PM



1 MARCH / SEPTEMBER 21ST 3PM



2 JUNE 21ST 9AM



2 **JUNE 21ST** 12PM



2 JUNE 21ST 3PM



3 **DECEMBER 21ST** 9AM



3 **DECEMBER 21ST** 12PM



3 **DECEMBER 21ST** 3PM



Nov 2, 2016

HRM Planning Services
Planning Applications
Alderney Gate
40 Alderney Drive, 2nd Floor
Dartmouth

To Whom it May Concern

RE: 1027-1037 LUCKNOW STREET PLANNING APPLICATION

Ekistics, on behalf of Southwest Properties, is submitting a Planning Application for Development Agreement to permit a non-conforming multi-unit residential development at 1027-1037 LUCKNOW STREET (PID 00065763 @ 1,143.1 sq.m and 00065755 @ 1,145.9 sq.m.). The project site fronts onto Lucknow Street (west) and is surrounded by other residential and mixed use properties which range from multi-unit residential developments to detached single family units. The development is proposed to replace 2, 3-storey 1960's vintage multi unit apartment buildings.

The site is located within District 6 of the Halifax MPS which currently has a 35' height limit as per map 2-6 of the Halifax MPS. Development Agreements (DA) for additional height are permitted as per policy 7.0.5 of the the MPS which requires an amendment to the Municipal Planning Strategy (plan amendment) as well as a DA. The developer hopes to concurrently navigate the plan amendment and DA process together. The property does not lie in a heritage conservation district and there are no registered heritage properties fronting on the properties.

RMPS Designation: Regional Centre
Plan Area: Halifax Peninsula
Plan Sub-Area: South End Area Plan
Planning District: 6
Plan Area Designation: High-Density Residential (HDR)
Zoning: Multiple Dwelling (R-3)

To the north of the site, the property is bounded by a 8-storey multi-unit apartment building and a range of 2-4 storey residential buildings on the rest of the block. The site has about 2.5m of grade change across it ranging from 21.5m to the north to 19m to the south. There are some existing large trees (>30 years old) to the south of the site but the rear yard has only some small to medium sized trees (10-15 years old) on the property line.

The building will include 90 units total; 2 of which are 3-bedroom, 43 are 2-bedroom, 15 are one bedroom with a den, 29 are 1 bedroom, and 1 is a bachelor unit. The building includes 90 parking spaces for a 1:1 ratio on 2 levels of below grade parking. The site property areas are shown on the accompanying site survey along with the identification of Viewplane 10 which cuts across the back of the property. The top of the viewplane on the north side of the property (as shown on the survey) is 51.49m and where it crosses the the south property boundary the elevation is 50.97m. The proposed building has been designed below the viewplane.

The parking garage entrance has been located on the lowest elevation of the property to the south of the property line. This location minimizes the access driveway length into the garage.

The building front has been set back 8'8" from the front property line, 8'-6" on the north property line, 21' on the rear yard, and is zero lot line on the southern property boundary for the first 3-storeys and then the midrise (8-storeys) is setback from the property line by 22'.

The building includes 3 landscaped roof terraces plus an at-grade open space as follows:

At Grade open space = 6,559 sq.ft.
Level 02 roof terrace = 2,100 sqft
Level 04 roof terrace = 3,690 sqft
Level 08 roof terrace = 2,640 sqft

The open space total is 14,989 sq.ft. or 60.8% of the total site area (24,638 sq.ft), or 13% of the building area (total building area is 115,465 sq.ft) excluding parking.

The existing R-3 zoning is somewhat dated in HRM's approach to new developments in close proximity to the downtown. The new downtown zone follows a Form Based coding approach which dictates the form and massing of the building rather than more simple Euclidean zoning concepts. The DA provides an opportunity for a more modern approach to zoning following the City's existing Form Based Coding approach. Much of the downtown standards have been applied to the design of this new development including no more than a 2.6 m street setback, a 3-storey low-rise with street related units (each with doors on the street rather than only accessible through a central hallway), a 6m stepback for the midrise tower (to 8-storeys), and a 70% pent-house coverage on the 8th storey roof. The City is currently looking at Floor Area Ratios (FAR) in their new Centre Plan due in 2017. Under that scheme, the FAR would be:

TOTAL GFA = 115, 465 Sq.Ft.
SITE AREA = 24,638 Sq.Ft.
FAR = 4.68

Summary:

The existing 1960's 'barrack style' vintage 3-storey apartment buildings that exist today do not do justice to this important urban neighbourhood within a few minutes walking distance of the downtown and waterfront. In order to remove these buildings and replace them with a much higher quality development, the developer needs the economics has proposed a development that provides the yield they need to make the numbers work, while creating a new development that will improve the character of the entire neighbourhood consistent with the aims of the municipal planning strategy and following the approach of the downtown bylaw. We have also followed the general intent and principles of the draft Centre Plan to formulate the development plan for this site. We believe this development will go a long way towards achieving the goals of the regional plan growth target of 25% within the Regional Centre and will improve the walkability and neighbourhood character of this High Density Residential (HDR) area.

Please see the attached graphic planning summary for additional information concerning the context of this development to its surroundings. If you have any questions about this submission, please feel to drop me a line at your convenience. Thank you for your consideration.

Sincerely

Original Signed

Robert LeBlanc, MCIP, LPPNS
Ekistics Planning & Design