

28 December, 2017

Planning & Development – Current Planning  
PO Box 1749  
Halifax, NS  
B3J 3A5

Attention: Urban & Rural Planning Applications

**Re: Substantive Amendment to Approved Development Agreement # 19500 – 169 Wyse Road, Dartmouth, Mixed-Use Commercial and Residential.**

Since being granted a Development Agreement in September of 2016, the owner has analyzed the project with construction consultants and concluded that in order to maintain the inclusion of Affordable Housing the project would have to be revised. One of the major revision items would be to incorporate changes to the National Building Code allowing combustible construction in a structure up to 6 stories. This would mean a reduction of 4 stories from the approved 10 stories.

Through consultation with HRM Planning Staff, we have confirmed that this reduction in height would not be able to be considered under the terms of the existing Development Agreement and would require a Substantive Amendment process to include this change. Because of this, we are initiating a new application seeking a Substantive Amendment to Development Agreement # 19500.

The following table provides a comparison between the approved project and the proposed project:

- <b>Site Area:</b>	Previous: 17,065 sqft	Current: same
- <b>Residential units:</b>	Previous: 80	Current: 79
- <b>Parking:</b>	Previous: 67	Current: 48
- <b>Bicycle Parking Spaces:</b>	Previous: 40	Current: same
- <b>Commercial Space:</b>	Previous: 2,000 sqft	Current: 2,700 sqft

The basic building layout with the exception of height remains as before. Fronting on Wyse the ground floor commercial now occupies the entire width of the site and wraps the corner of Pelzant Street. This commercial space of +/- 2700 square feet has been designed to be contiguous as one space or to be sub-dividable as market conditions dictate. Previously the main entrance to the residential lobby was from Wyse Road. To enhance the commercial leasing possibilities and to improve drop off/ pick up to the residential the lobby entrance to the units has been relocated around the corner to Pelzant Street. Four 'Townhouse' units will continue to front George Street. Entrances to the parkades remain in the same locations as previous with one off of George and the other off of Pelzant. The parkade has been reduced to 2 levels from 3 to both reduce the depth of excavation and the length of construction time. This does reduce on-site parking but with the project's central location and proximity to bus routes and bus depot the need for all residents

to rely on private automobiles will be reduced. This philosophy is in keeping with HRM planning strategy for a transit friendly and walkable city.

In general we feel that the revisions to this previously approved project continue to meet the overall aims of the existing Municipal Planning Strategy. Generally most of the negative comments heard from area residents during the previous public engagement centered on height, some feeling it was too tall for their neighbourhood. By reducing the height of the building from 10 to 6 stories the mass of the building will have a lesser impact on these residents. Most speakers were in support of a building on this site to strengthen the Wyse Road corridor and with its inclusion of Affordable Housing. We feel that all of the positive aspects of the previous project have been retained and strengthened through the items mentioned above. Since the approved DA is recent we feel that all required technical information and reports are still relevant.

We would be pleased to meet again with Planning Staff to help facilitate the processing of this application. Let us know when would be a convenient time to get together.

Regards,  
Originally Signed

Michael Napier NSAA AANB MRAIC