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May 20 2019

Re: 272 Auburn Drive, Application for 6 unit apartment Building

Dear Mr Lowe

The following is provide to you as the Applicants rationale for the above noted Amendment Application:

- *The variety or corner store business model is no longer viable in the current location if constrained to pantry goods sales alone.*
- *Expanding commercial use to include a take-out food service counter was explored most thoroughly as this is what many corner stores chasing new revenues have attempted.*
- *Expanded commercial use for office or clinic space was explored as well, but the site's isolation from an agglomerated commercial area made viability problematic.*
- *Community resistance to a ready-to-eat food outlet, across from a high school, was unfavourable due to potential for increased nuisance activity.*
- *It is challenging for a suburban standalone retail store serving take-out food or pantry goods to succeed when competition is located along major commercial corridors within reasonable commuting distance, such as Portland Street.*
- *The business case for this site remaining commercial is risky.*
- *The 2-unit upper level apartments would have continued under all proposed scenarios.*
- *An all-residential, small apartment solution, including rezoning to R-4, is a preferable option that maintains business revenues while increasing neighbourhood compatibility.*
- *The landowner is willing to forego future commercial retail use and requests a site-specific Land Use By-law amendment to allow for a 6-unit building on the existing site.*
- *We request an amendment to remove references to 272 Auburn Drive in Policy UR-18 in the Cole Harbour/Westphal Plan MPS.*
- *We request an amendment to the Cole Harbour/Westphal LUB to allow for a 6-unit apartment dwelling on the subject site.*

Sincerely Yours
Original Signed

Lloyd Robbins