

# WM FARES

ARCHITECTS

September 5, 2019

Cara McFarlane, Planning Controller  
HRM Planning & Development | BUSINESS SERVICES  
HALIFAX  
PO BOX 1749  
HALIFAX NS B3J 3A5

Re: PID 41437567- Ruth Goldbloom Drive  
Rockingham South Subdivision, Halifax

Dear Ms. McFarlane,

WM Fares Architects is applying for an amendment to Case 17002 Stage I and Case 19554 Stage II – Phase 3 Development Agreements to allow for a hotel on the subject site.

The following is relevant information for your reference:

- Location: Northeast corner of Dunbrack Street and Ruth Goldbloom Drive
- Regional Plan Designation: Urban Settlement;
- Community Plan Designation: Residential Environments under the Halifax Municipal Planning Strategy;
- Zoning: Schedule K under the Halifax Mainland Land Use By-Law;
- Subject to an approved Stage I and Stage II Development Agreement approvals
- 25,800.00 sq.ft of C2A uses is permitted
- Size of Site: 76,785 sq.ft.
- Street Frontage: 285 feet on Dunbrack Street, and 460 feet on Ruth Goldbloom Drive
- Current Land Use: Vacant

- Surrounding Uses: multi-unit residential and commercial

We wish to introduce the following 2 text amendments to the existing Stage I Development Agreement:

1. add "hotel use" under section 3.2.1;
2. increase the permitted height under section 3.7.11 (a) from 4 to 5

subsequent to section 3.7.11 and 3.7.12 of the Stage 1 development agreement, we need to amend sections 3.1 and 3.3.1 (a) to reflect the attached concept plans.

In support of our application, we have enclosed a completed application form and fee in addition to concept building plans.

Thank you for your consideration and we look forward to working with you.

Yours truly

Cesar Saleh, P.Eng.

W M Fares Architects