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We present the outline of our planned Substantial Amendment to the January 16, 2019, Fourth Amending Development Agreement (#20541).

The revisions primarily address **Streetwall Height, Streetwall Setback, Maximum Floor Plate Area** and **Amenity Space at the roof**. An Architectural analysis of the built-form requirements also revealed room for **Additional Density** both at the scale of future proposed buildings and overall site capacity.

This document is organized into Part 1: Proposed Amendments; Part 2 Rationale; Part 3 Dartmouth MPS Policy review; and Part 4: Schedule F - Comprehensive Phasing Plan from the current Development Agreement.

Also attached are a revised Traffic Impact Statement, Civil Capacity Report and Civil Support Letter all evaluating the proposed revision to overall project density.

DOCUMENT OVERVIEW

PART 1: PROPOSED AMENDMENTS

PART 2: RATIONALE

PART 3: DARTMOUTH MPS POLICY REVIEW

PART 4: SCHEDULE F - COMPREHENSIVE PHASING PLAN

APPENDIX: TRAFFIC IMPACT STATEMENT, CIVIL CAPACITY REPORT AND CIVIL SUPPORT LETTER

PART 1: PROPOSED AMENDMENTS

OVERVIEW

- I: An increase in allowable density across Phases 3-5; allowance for amenity space at roof
- II: Phase 6 office building to be replaced by a residential building
- III: Phase 7 hotel to be replaced by a residential building
- IV: Building Area and Programme in Phase 8
- V; Increased Streetwall Setback
- VI: Streetwall Height requirements to include a range rather than a firm height
- VII: Allowance for 20% exemption of Maximum Floor Plate Area
- VIII: Building Depth definition

AMENDMENT I

General Description of Land Use 3.3.1.(c). Phases 3 to 5: Each phase shall contain one building, as generally shown on Schedule D (Comprehensive Site Plan) each containing a maximum of **105 dwelling units** and shall:

- i) not exceed a height of 16 storeys, **excluding mechanical penthouses**.

Proposed Revisions

An increase in density allowing for an additional 195 units across Phases 3 to 5, resulting in an allowable total of **170 dwelling units** per Phase.

To allow for a footprint of up to 30% of the roof area above the 16 storeys to be used for **amenity space** for the building's residents and/or mechanical space.

AMENDMENT II

General Description of Land Use 3.3.1.(d). Phase 6: An **office building** containing a maximum of 9,290 square meters, as generally shown on Schedule D (Comprehensive Site Plan) and which the building and site design shall only be permitted through a future non-substantive amendment to this agreement.

Proposed Revision Phase 6 to be a **residential building** of up to 172 residential units. Massing to be based on the Built Form Requirements of the Development Agreement (3.4).

AMENDMENT III

General Description of Land Use 3.3.1.(e). Phase 7: A **hotel building** containing a maximum of 175 rooms, as generally shown on Schedule D (Comprehensive Site Plan) and which the building and site design shall only be permitted through a future non-substantive amendment to this agreement.

Proposed Revision Phase 7 to be a **residential building** of up to 175 residential units. Massing to be based on the Built Form Requirements of the Development Agreement (3.4).

AMENDMENT IV

General Description of Land Use 3.3.1.(f). Phase 8: A 2-storey restaurant not to exceed **465 square meters** as generally shown on Schedule D (Comprehensive Site Plan), as which the building and site design shall only be permitted through a future non-substantive amendment to this Agreement.

Proposed Revisions

Clarification that the 465 square meters refers to the footprint rather than overall building area.

Revise the wording such that the use of the building is more inclusive of potential amenity programmes which may, or may not, be a restaurant.

AMENDMENT V

3.4.6. Streetwall Setback The streetwall shall have a minimum streetline yard of 1.5 meters and a maximum streetline yard of 4 meters, however up to 35% of any streetwall may exceed the maximum streetline yard.

Proposed Revision Increase the maximum streetline yard to 4.5m so that a building which has a 1.5 meter setback and a 3m streetwall stepback above (3.4.10) can align properly with a portion of the same building that may have the maximum streetline setback with no stepback above.

AMENDMENT VI

3.4.8. Streetwall Height The streetwall height shall be 11 meters, however up to 20% of the streetwall may exceed the required streetwall

Proposed Revision Allowance for a *range* in allowable streetwall height between 8.0m and 11.0m with an option to exceed streetwall height by 1.5m to permit a clear glass guard and railing system or a parapet. Up to 20% of the streetwall may be reduced in height, providing the height is not reduced below 3.5m

AMENDMENT VII

3.4.11. Maximum Floor Plate Area Above the streetwall height, building depth shall not exceed 37 meters

Proposed Revision Allowance to exclude the portion of floor plate (up to 20%) that is exempt from streetwall stepbacks in 3.4.10.

AMENDMENT VIII

Definition: Building Depth means the distance between the required **setback** and the portion of the building's rear **main wall** furthest from the required streetline setback, measured along a line that is perpendicular to the front yard setback line.

Proposed Revision

Clarification that the building depth is measured from the building **stepback**, as opposed to the building **setback**