

PART 2: RATIONALE

Streetwall Height

Revisions based on Streetwall Height requirements in the Centre Plan that permit a range in height would allow for more variety along the length of a streetwall. Given that the buildings in this development will have a footprint the size of an entire street block, some flexibility in streetwall height will facilitate the design of an animated streetwall.

Amenity Space at Roof

Revisions based on requirements in the Centre Plan that permit uses that may exceed the required maximum building height provided they do not occupy more than 30% of the main building rooftop area on which they are located.

Increased Density

An architectural analysis of the Development Agreement suggests that the residential buildings permitted on Phases 3-5 could see an increase in allowable units without a change in overall siting or building mass as governed by the Development Agreement's *Built Form Requirements*.

This is primarily due to the following requirements of the current Development Agreement that will inherently result in buildings on Phases 3-5 whose first couple of storeys will house considerable density:

- *Streetwall Width (3.4.9) requirement stating that 'the streetwall shall extend along the entire length of the lot abutting the streetline, however breaks in the streetwall, no greater than 7m in width, shall be permitted to create access to internal courtyards.*
- *Site condition of being bound on all 4 sides by streets and the accompanying Streetwall Height requirement (3.4.8.)*

At the current maximum allowable units, these requirements would likely result in a residential tower above the streetwall that does not reach the maximum allowable height of 16 storeys, or a 16 storey building that has an impractical number of units per storey.

The Development Agreement has a couple of 'placeholder' uses for Phases 7 (hotel) and 6 (office) that were included at the time of original issuance in 2016 but do not reflect current market demand in 2022. Converting these Phases to residential use is a more desirable plan for both the client and a population with increasing housing needs.

Summary

The overall proposed development addressed by this Development Agreement is well positioned within Dartmouth to handle additional density. Located in Burnside, an industrial park that is continuing to grow, housing options within the park are becoming increasingly sought after. It is located along a corridor with excellent access to public transportation; it does not border on any pre-existing residential neighborhoods and it has the municipal service infrastructure to support additional density. This site appears to be an ideal location within Dartmouth for additional residential units to address the current housing shortage.

Sincerely,

Original Signed

Catherine MacQuarrie NSAA
MNAInc.