

May 18, 2022

Attn: Meaghan Maund

RE: Non-substantive amendment application for Development Agreement Case 22927 – 2032-2050 Robie Street

Dear Meaghan:

In follow up to our previous meetings and email exchanges, we are submitting an application for a non-substantive amendment to the above-noted Development Agreement (DA), for sites 2032-2050 Robie Street, Halifax (PIDs 40448037, 41340613, 00140038, 40448045, 00140061, 00140079), on behalf of the owner, Common Hill Development Ltd..

As noted in our previous communication, lands to the rear of the site fronting Parker Street are under common ownership with the lands encompassed by this DA. Westwood Group is currently pursuing development on both sites, with sites on Parker Street developed pursuant to the Regional Centre Land Use Bylaw Site Plan Approval process. As such, landscape design elements for 2032-2050 Robie Street have been adjusted, notably to provide a connected open space, along with other design improvements as noted below.

Pursuant to Section 6.1.1(c) of the DA, we are submitting changes to the landscape design that are detailed in Section 3.9, constituting a non-substantive amendment. The following notes are supplied by the landscape architect to outline the key changes and supporting rationale:

1. **DA:** The accessible pedestrian route from the Robie Street public sidewalk required a traditional ramp to accommodate the elevation change. The approved DA plan also did not include any soft landscaping along the Robie Street frontage. **Revisions/Improvement:** The proposed revised Robie Street frontage provides equitable access to all doors without the requirement of a traditional ramp. This is achieved using planters to buffer the elevation change and steps between each door. The addition of soft landscaping along the whole frontage is an improvement to the original DA plan.
2. **DA:** Privacy Fence along western property line. **Revision:** Removal of the fence along the western property line. **Improvement Design Rationale:** The updated plan blurs the property line between the Robie Street parcel and the parcels along Parker Street, which will be developed at the same time. The blended 'back yards':
 - a. Offer a greater interior courtyard, benefiting the occupants of both developments.
 - b. Offer a greater visual landscape from upper floors.
3. **DA:** Hedge along western property line. **Revision:** Removal of the hedge along the western property line. **Improvement Design Rationale:** The planting areas along the western side of the building will include a mix of perennial and shrub planting. So even though a hedge is not noted on the proposed revised DA plan, there will be a diverse range of shrubs in the large planting areas.
4. **DA:** Trees are noted along the western side of the building. **Revision:** Trees not shown on the DA parcel, but are being included immediately adjacent, and within the common interior courtyard area.
5. **DA:** General layout of the Roof Deck Area. **Revisions/Improvement:** An outdoor roof deck area is still being provided but is providing an alternative layout/approach. The proposed revision would provide more intimate seating areas, allowing several groups of people to use the space simultaneously. Whereas the DA plan offers a more open layout, which can be uncomfortable for multiple user groups.

FOWLER BAULD & MITCHELL LTD.

Attached Drawings

A revised landscape plan (replacing Schedule G) and Site Plan (replacing Schedule B) are included in this submission, reflecting the changes noted above.

We note that certain Landscape elements were also noted on the Elevations included in the DA (Schedules C, D, E and F). Revised elevations will be forthcoming to reflect these changes, notably the deletion of the traditional ramp at the main entrance, movement of the rooftop trellis, and changes to soft landscaping.

Conclusion

We are excited about the evolution of this project and we look forward to your positive assessment of changes. If you have any questions on the revisions, myself, along with architects at FBM and landscape architects from Vollick McKee Petersmann & Associates, would be happy to discuss and provide additional information.

We sincerely thank you and the staff team for their efforts in reviewing the information submitted and look forward to working with you as we proceed through the project.

Respectfully submitted,
Fowler Bauld & Mitchell Ltd.

Original Signed

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Attachment: Revised Landscape Plan, Revised Site Plan, Application form for Non-substantive amendment.

CC: Matt Davis, Intern Architect, FBM; George Cotaras, Architect, FBM; Melissa Barker, APALA, OALA, CSLA - Landscape Architect, Vollick McKee Petersmann & Associates Ltd.; Danny Chedrawe, President Westwood Group; Jamie Haddad, P.Eng, Westwood Construction.