

July 4, 2017

Paul Sampson, Kelly Denty,

Re: Long Lake Village amendments (Case #20936)

Please review this letter as part of our application for the modification to the existing Development Agreement for Long Lake Village. It is in direct response to Paul Sampson's request to provide more detailed parking information.

As part of the original Development Agreement, N1 and N2 were approved for multi-unit development and N3 was approved for commercial. We are looking to add residential units to lot N3 and some commercial space to lots N1 and N2. On all 3 lots we have provided parking spaces dedicated to those patronizing the commercial spaces.

N1: +/- 3,000 sqft commercial; 8 commercial parking spaces
N2: +/- 3,000 sqft commercial: 11 commercial parking spaces
N3: +/- 8,300 sqft commercial: 18 commercial parking spaces
Total: +/- 14,300 sqft commercial: 37 commercial parking spaces

Long Lake Village (Lots N1, N2, N3) is proposing 37 exterior commercial parking spaces. There are enough parking spaces in each project to provide those designated commercial parking spaces while maintaining an interior residential parking ratio greater than 1:1.

The number of parking spaces being considered includes some spaces designated for small cars (8'x16'). These are the prescribed dimensions for a small car space in some areas in HRM.

Over the 3 lots (597 parking spaces), the percentage of small car spaces (165) is 28% (varying from 19% to 55%). This is a reasonable percentage considering the growing awareness amongst HRM Planners that the traditional requirement to have all parking spaces at the full size of 9' x 20' is not necessary given the sizes of modern vehicles.

Given that the average car these days is +/- 14' long, most residents will not require the extra length that a typical HRM specified parking space provides. It's also important to consider that residents will be paired with a parking space and the size of their car will be taken into consideration. All of the designated commercial spaces are the standard 9' x 20'.

N1 (204 residential units):

275 parking spaces total; 78 are 'small car' parking spaces (28%)
29 exterior parking spaces; 8 are designated commercial parking spaces
246 interior parking spaces designated residential commercial parking spaces (1.20 parking spaces per unit)

N2 (191 residential units):

248 parking spaces total; 47 are 'small car' parking spaces (19%)

11 exterior parking spaces; all are designated commercial parking spaces

237 interior parking spaces designated residential commercial parking spaces (1.24 parking spaces per unit)

N3 (55 residential units):

73 parking spaces total; 40 are 'small car' parking spaces (55%)

18 exterior parking spaces; all are designated commercial parking spaces

55 interior parking spaces designated residential commercial parking spaces (1.00 parking spaces per unit)

*Please note that 11 of the interior parking spaces are 'tandem spaces'. In other projects we have found that spaces such as these have successfully accommodated 2 cars owned by one resident.

Please refer to the attached table providing a quick breakdown of the parking spaces for Long Lake Village's Lots N1, N2 and N3. The term 'existing' refers to the number of standard sized parking spaces only. The term 'proposed' refers to the number of parking spaces that includes 'small car' spaces.

If you have any questions, please give me call.

Thanks,

Catherine MacQuarrie

LONG LAKE VILLAGE PARKING BREAKDOWN

| | | LEVEL | 9' x 20' | 8' x 16' | TOTAL | SMALL CAR % |
|------------------------|--------------|-------|------------|-----------|------------|-------------|
| ARIA (Lot N1) | | | | | | |
| EXISTING | LEVEL 0 | | 108 | 2 | 110 | |
| | LEVEL 1 | | 71 | 2 | 73 | |
| | LEVEL 2 | | 40 | | 40 | |
| | EXTERIOR | | 29 | | 29 | |
| | TOTAL | | 248 | 4 | 252 | 2% |
| PROPOSED | LEVEL 0 | | 90 | 30 | 120 | |
| | LEVEL 1 | | 50 | 30 | 80 | |
| | LEVEL 2 | | 28 | 18 | 46 | |
| | EXTERIOR | | 29 | | 29 | |
| | TOTAL | | 197 | 78 | 275 | 28% |
| ADAGIO (Lot N2) | | | | | | |
| EXISTING | LEVEL 0 | | 63 | | 63 | |
| | LEVEL 1 | | 107 | | 107 | |
| | LEVEL 2 | | 48 | | 48 | |
| | EXTERIOR | | 11 | | 11 | |
| | TOTAL | | 229 | 0 | 229 | 0% |
| PROPOSED | LEVEL 0 | | 51 | 18 | 69 | |
| | LEVEL 1 | | 99 | 17 | 116 | |
| | LEVEL 2 | | 40 | 12 | 52 | |
| | EXTERIOR | | 11 | | 11 | |
| | TOTAL | | 201 | 47 | 248 | 19% |
| Lot N3 | | | | | | |
| PROPOSED | LEVEL 1 | | 8 | 20 | 28 | |
| | LEVEL 2 | | 7 | 20 | 27 | |
| | EXTERIOR | | 18 | | 18 | |
| | TOTAL | | 33 | 40 | 73 | 55% |
| TOTAL | | | | | | |
| EXISTING | TOTAL | | 477 | 4 | 481 | 1% |
| PROPOSED | TOTAL | | 431 | 165 | 596 | 28% |