

24 October 2018

Carl Purvis
Planning Applications Program Manager
Planning & Development
Halifax Regional Municipality
40 Alderney Drive, 2nd floor, Alderney Gate
PO BOX 1749, Halifax, NS B3J 3A5

Re: Development Agreement application for The Willow Tree Tower

Dear Mr. Purvis:

Armco Capital is very pleased to submit this application for a Development Agreement, for the proposed Willow Tree Tower. Our architects have created a high-quality landmark building that adheres to the MPS/LUB policy approved by Regional Council. This design combines attractive residential units for the urban resident, with neighbourhood retail spaces to serve the local community, and an inviting pedestrian scaled streetscape.

This building will be located at the northwest corner of Quinpool and Robie, across from the Halifax Commons. This intersection is known as *the willow tree intersection*, after the tree that formerly grew in the median of Quinpool Road. We will pay homage to this history, in a modern manner, reconnecting and re-establishing the area with its past, through modern architectural design.

Building massing and height

The design complies with all height and setback requirements as set out in policy. The dimensions of the building do not exceed those set out under policy 2.10.4 and complies with the podium massing requirements. As this development exceeds 62 metres, we are providing a contribution in the form of option (i): ten affordable housing units and undergrounded electric and utility wires.

The tower portion of the podium is oriented and dimensioned to minimize shadows on the Commons (see appendix A) and reduce wind impacts on the surrounding areas. The wind study is being updated and will be delivered shortly.

Building use and unit mix

The Willow Tree Tower is a mixed commercial and residential building. The building is 25 storeys aboveground, with two lower levels of parking (94 spaces). The ground floor of the building is commercial, with the remainder residential.

The residential unit breakdown in the attached drawings is as follows:

Unit Type	Number of Units
1 bedroom	138
2 bedroom	156
3 bedroom	1
Total	295

The unit mix and sizes meet all policy requirements. A full breakdown of the uses on each floor can be found in the attached document (Appendix A). The affordable housing units shall comply with all requirements set out in policy.

We would like to have some flexibility to alter the mix of the units in the podium (floors 2-7) and penthouse (floor 25) to respond to market demand. The attached drawings show 295 units, but we would like the flexibility to create up to 313 units. Any change in units would abide by the policies around unit mix and size. The traffic statement and servicing schematic (see Appendices D and C) were completed for 313 units to accommodate any increase in the total number of units.

Residents of the building will enjoy landscaped public terraces, a gym, a party room, and private terraces or balconies. 115 type A and 35 type B bicycle racks will be available on the property split between the ground floor, exterior and parking levels for a total of 150 bicycle parking spaces. This will serve the needs of residents who will enjoy easy access to the Hospitals, Universities and the downtown business district. 94 underground parking spaces are provided. Due to the building's central location, excellent transit service, and the strong student rental market, we anticipate minimal demand for parking spaces. Providing fewer parking spaces in a centrally located building is in keeping with best planning practices and HRM's general policy direction.

Street level experience

The ground floor commercial space with its glass walls and deeper setback creates an inviting and engaging pedestrian space. The warm wood detailing grounds the design while the transparent façade facilitates pedestrian permeability across the site (see Appendix A). The canopies, building envelope details, and multiple entrances, activate the streetscape and maximize pedestrian engagement. Commercial tenants can use the outdoor ground-floor space to create vibrant seating areas, drawing people to the area to eat, shop, and play.

The design along Parker Street mimics the lower density and residential scale of properties to the north. The podium façade continues the same materials as used on the Quinpool and Robie sides of the podium, rendered in a way that better reflects the adjacent residential streetscape. The Robie Street façade ends in an integrated bus shelter, providing a dedicated waiting place for transit users.

Willow tree artistic element

As per the requirements laid out by Regional Council, a decorative element reflecting the historical significance of the Quinpool and Robie intersection will be installed on a portion of the Quinpool and

Robie faces of the podium, around the southeast corner. The attached design shows a custom perforated metal screen (see Appendix A). Depending on logistical considerations, two other alternatives will be considered: curtain wall with etched glass, or ceramic print. Any of these options will provide a similar feel, level of impact, and historic representation. The decorative element will be between levels 2 and 6 on the building. It will cover a minimum of 210 square metres of the Robie face of the building, and 102 square metres of the Quinpool face of the building.

Conclusion

We trust that this letter summarizes the key features of our building. Further details can be found in the attached appendices, particularly Appendix A which focuses on the details of the design.

Should you have any questions or comments with regard to the building design, please do not hesitate to contact the undersigned.

Yours sincerely,

ARMCO CAPITAL INC.

Adam McLean
VP Development

Attachments

Appendix A: design package	<p>site overview the project</p> <ul style="list-style-type: none"> • design rationale • land area, height, levels and occupancies • evaluation of the architectural form • 3D perspectives • the willow tree and exterior envelope • materials <p>elevations the project</p> <ul style="list-style-type: none"> • data table <p>site plan shadow study floor plans elevations with materials 3D views</p>
Appendix B:	landscape plan
Appendix C:	servicing schematic
Appendix D:	traffic impact statement
Appendix E:	wind study (pending)