



16 December 2019

Dear Ms MacIntyre

This letter is in support for an application to amend the Development Agreement for Lynnett Road property PID 40096133. The details of the proposed amendment are listed in the appropriate sections of the required Planning Application Form Notes 1 to 8 copied below. Our responses are inserted in **green text** and in the attached architectural and civil engineering drawings.

**In Summary** the proposed amendment will result in more practical positions of the apartment building and the town houses on the contours so that:

1. site works are minimized (excavation for and construction of services, pedestrian paths, roadways and parking areas) The associated disruption to the neighbourhood (blasting, noise, dust, etc.) will be significantly reduced. NB: the precise position of the apartment building is to be confirmed by detailed civil engineering.
2. the proposed apartment building compares with the approved D.A. as follows:
  - same orientation
  - an apartment building moved approximately 60ft south-east, with
    - maximum 4 storeys (per approved D.A.)
    - maximum 40 units (per approved D.A.)
    - required common areas (per approved D.A.)
    - exceeds the required proportion of two-bedroom units
3. six town houses would be located between the single-family dwellings and the apartment building providing an improved transition of urban scale. Three town houses will be located each side of a proposed new cul-de-sac bulb
4. the new cul-de-sac bulb will provide appropriate turn around areas for emergency vehicles (not provided in the existing D.A.). Additionally, the existing single-family dwellings will be able to use the perimeter of the cul-de-sac bulb for visitor parking, except for any restrictions required by HRM.
5. The amendment would relocate the apartment building parking area shown in the approved D.A. A parking area in this approved location would be detrimental to the existing adjacent single-family dwellings as it would require a 3m (10ft) retaining wall next to the neighbours.

This amendment seeks flexibility for the mix of on-grade and under-building parking for the apartment building:

- In Option A all of the parking is located on grade on the east side of the apartment building which screens the parking area from neighbouring single-family dwellings. The parking area may be terraced and will be landscaped.
  - In Option B as many as possible car parking spaces (likely between 12 and 20 are located under the apartment building. Screened from view. The remainder of the required parking bays (between 26 and 34 bays) are located on the East side of the apartment building as in Option A.
6. significantly exceeds the area for protected green space.
  7. improves the transitions between single family and multifamily building forms.
  8. requires an adjustment to the phasing boundary.



**NOTE 1 Detailed Site/Floor Plans** The site plan must be at an appropriate scale and print format, and must include:

- Dimensions and area of all subject lands based on the most recent surveys and legal descriptions
- Location and names of all existing and proposed streets, registered easements, and rights-of-way
- A key plan, compass rose, scale, property identification (PID #, lot number, and/or civic number), and name of property owner, in addition to the date and version number of the plans
- For developments involving new street construction, the same information required in the *Regional Subdivision By-law* (section 94) for Concept Plans
- The location of any municipal service boundary on the site (if applicable)
- Locations of surrounding curbs, sidewalks, and property lines
- The footprint and area of proposed buildings, setbacks from all property boundaries, and the location of any existing buildings or structures to be retained or demolished
- Existing and proposed grades and spot elevations at all building corners; (or a separate grading plan)
- Driveway locations, landscaping, bike parking, and surface parking areas **to be confirmed**
- Surface type (e.g. asphalt, gravel, sod, woodland etc.) and areas of existing vegetation to be retained
- Proposed ground sign locations **to be confirmed**

With the exception of 'to be confirmed' responses above, the required information is illustrated in the attached civil engineering and architectural drawings.

**NOTE 2 Preliminary Landscape Plan** The preliminary landscape plan must be prepared by a Landscape Architect and provide details on:

- General description of type and location of hard and soft surface materials **in general shown on attached drawings**
- Location, size and species of existing trees (for sites in Urban Service boundary) **NA**
- Delineation of areas of existing trees to be retained **increase in area of environmentally protected area shown on architectural drawings**
- Description or details of proposed method(s) of tree protection **to be confirmed**
- General description of proposed plant material (e.g. deciduous trees, coniferous shrubs, sod) graphically shown on the plan **to be confirmed**
- General location and type of fencing, retaining walls and site furnishings **retaining walls are shown on civil engineering drawings, other required information to be confirmed**

**NOTE 3 Design Rationale** A submission prepared by the project architect showing the consideration given to existing site conditions, topography, adjacent uses/buildings, creating a sense of place, unique natural features, heritage, etc. which resulted in the proposed site design choices.

**NOTE 4 Building Drawings** Building drawings must be prepared by a qualified professional and include the following details:

- Height and number of storeys **maximum 4 storeys maximum 15 metres**
- Location and measurements of all setbacks at grade and all stepbacks of upper floors **NA**
- Building materials and colours **fibre cement panels (colours to be confirmed), vinyl windows, metal balcony railings**



- Pattern and size of windows illustrated in general on the attached indicative elevations
- Roof lines illustrated in general on the attached indicative elevations
- Angle controls (if applicable) NA
- View plane locations, where applicable NA
- Signage (if applicable) to be confirmed
- Elevation drawing of each building face South West elevation facing Lynnett Road windows illustrated in general on the attached indicative elevations
- Floor Plans with uses labelled, location, type & number of units with uses labelled, dimensioned, and areas calculated The attached site plans show the apartment building footprint at 180ft x 60 ft using external wall grid line dimensions. The town house dimensions are to be confirmed. The total maximum number of units is 46 (six town houses and 40 apartments); the number of two or more bedroom units will exceed the required 33%. The areas per unit type are to be confirmed. The area of the community amenity space will be according to the approved Development Agreement.

**NOTE 6 Context Map** A plan which shows the immediate context of the development site inclusive of development on adjacent lots labeled with the use and height (in storeys) of the buildings, names/addresses of existing or approved surrounding buildings, surrounding streets, registered easements, and rights-of-way, and any natural features such as lakes, rivers, ocean, ravines, etc.

Please see the attached architectural drawings.

**NOTE 8 Micro Climate Conditions**

Shadow Study which evaluates the shadow impact for various times during the day on each of the following dates: March 21, June 21, September 21 & December 21

Wind Assessment Study/Model and a Mitigation Strategy which predicts wind impacts and advises of methods to reduce such impacts.

It is our understanding that these studies are not required.

**NOTE 9 Schematics** The Preliminary Servicing Plans must be prepared by a Professional Engineer in accordance with the *Regional Subdivision By-law, Municipal Design Guidelines, and Streets By-law* and must contain at a minimum:

*For Development requiring street construction:*

- Proposed street and lot layout
- Proposed central services size and location & direction of flow (water, sanitary and storm)
- Proposed force main and pumping station locations (if required)
- Existing trunk services that will service the project ☐ \_Existing street network abutting the project
- Preliminary lot grading showing grading/drainage directions (general intent)
- Preliminary sanitary flow calculations ☐ \_Preliminary storm flow calculations (pre and post development)

Please see the attached civil engineering drawings.

The level of detail shown on servicing schematics must be relative to the scale of the development. The above represents minimum standards acceptable for typical planning applications. Any requested variances from the requirements of the Municipal Design Guidelines or Streets By-law must be identified and explained.



**NOTE 10 Preliminary Stormwater Management Plan/Drainage Plan** These plans must be prepared and stamped by a Professional Engineer in accordance with the *Municipal Service Systems Design Guidelines*, any applicable provincial requirements, and HRM's *Regional Subdivision By-law*.

Please see the attached civil engineering drawings.

**NOTE 11 Material Board** A board 11x17 in size including samples (or, where impractical, pictures of materials) of all proposed building materials as well as glazing inclusive of colour and tint.

All architectural materials will be consistent with the existing Development Agreement. Further details will be provided as required.

Per the discussion on Friday 13 December 2019 we appreciate your understanding and support for a most efficient approval process to enable FP Developments to start construction as early as possible in 2020. TEAL and its team are available to collaborate with HRM to achieve the most streamlined process of approval.

Sincerely

Original signed