

## PLANNING APPLICATION FORM

- Part 1: Applicant Information
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### PART 1: APPLICANT INFORMATION

<b>Registered Property Owner(s):</b> Lookout Investments Ltd		
<b>Mailing Address:</b> [REDACTED]		
<b>E-mail Address:</b> [REDACTED]		
<b>Phone:</b>	<b>Cell:</b>	<b>Fax:</b>
Applicant?*	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

<b>Consultant:</b>		
<b>Mailing Address:</b>		
<b>E-mail Address:</b>		
<b>Phone:</b>	<b>Cell:</b>	<b>Fax:</b>
Applicant?*	<input type="checkbox"/> Yes	<input type="checkbox"/> No

\*indicates who the applicant of record is and who the contact is for the municipality

I certify that I am submitting this application, including all of the required supporting information, for approval with the consent of the owner(s) of the subject property(s). The owner(s) has/have seen the proposal and have authorized me to act as the applicant for this planning application. \* My identification as the applicant means that I am the primary contact with HRM in all matters pertaining to this application.

I understand that all studies or reports submitted in support of this application are public. Once it has been determined that these documents are complete in both the comprehensiveness of the data used and that the analysis methodology is in keeping with HRM standards, they will be available for release to the public for inspection. Upon request by HRM, I agree to provide additional copies of such reports or studies or additional information as may be necessary.

I understand that my planning application will be processed in an expeditious manner by the Municipality, and that the process will require my timely response to feedback provided. It is understood that my failure to respond in a timely manner to requests for additional information, studies, revisions, or questions of clarification provided by the Municipality may result in the closure of the planning application, and the refunding of any unused portion of submitted fees.

Applicant: [REDACTED]

Mar. 13, 2020

Application Date

All applications must include the written consent of all registered owners of the subject lands, contain complete and accurate information, and include the appropriate fees. Incomplete applications will not be processed - applications cannot be processed unless all required information has been provided.

### PART 2: APPLICATION DETAILS

Type of planning application: (please check all that apply)

- ☐ Land Use By-law Map Amendment (Rezoning): \_\_\_\_\_ Zone to \_\_\_\_\_ Zone
- ☐ Land Use By-law Text Amendment
- ☐ Development Agreement
- ☒ Substantive Development Agreement Amendment
- ☒ Non-Substantive Development Agreement Amendment
- ☐ Development Agreement Discharge

#### PROJECT INFORMATION

Attach detailed written description/letter of proposed use/development			
Existing Land Use(s)	Empty with Development Agreement		
Existing Residential Units		Existing Commercial Floor Area	
Proposed Land Use(s)	2 apartment buildings, as per DA		
Proposed Number of Residential Units	120 (as per DA)	Proposed Gross Commercial Floor Area	N/A
Gross Floor Area of Other Land Uses (ie. industrial, institutional)			
Number of Proposed Residential Units by Type	Studio: 0	1-bedroom: As per DA	2+ bedrooms: As per DA
Proposed Maximum Height (in floors and metres)	4 floors, 40 ft / 12.2m	Number of Buildings Proposed	2, as per DA
Sanitary Service Type	City Service	Water Service Type	City Service
Total # of Proposed Parking Spaces:	Vehicle Spaces Indoor: 108	Vehicle Spaces Outdoor: 96	

#### PROPERTY INFORMATION & ENCUMBRANCES

PID	Civic Address	Owner(s) Name
00374652	1490 Main Rd, Lot BX1	Lookout Investments Ltd
41466160	1490 Main Rd, Lot BX2	Lookout Investments Ltd

Are there any easements, restrictive covenants or other encumbrances affecting the subject land(s)?

☐ Yes ☒ No

If Yes, attach details (ie deeds, instruments etc)

#### HERITAGE

<b>Is this a registered Heritage Property?</b> <input type="checkbox"/> Municipal <input type="checkbox"/> Provincial <input type="checkbox"/> Federal <input checked="" type="checkbox"/> No	<b>Does this property abut a registered Heritage Property?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Are you aware if the site contains any of the following cultural/heritage resources?</b> <input type="checkbox"/> archaeological sites or resources <input type="checkbox"/> buildings, structures, and landscape features of historical significance or value <input type="checkbox"/> cemeteries or known burials	
If yes to any of the above, please provide details of any cultural or heritage resources in the written project description as required under 'Project Information' above	

## Part 3: SUPPORTING INFORMATION REQUIREMENTS

### Applicants are required to meet with staff before submitting an application.

1. Please contact Planning & Development to arrange of meeting with a planner.
2. Staff will review your request, confirm whether or not planning policies enable you to submit an application, and identify all supporting information requirements.
3. After receiving your application, staff will review it for completeness and advise if any further information is required.

### Information Required for ALL APPLICATIONS.

- ☐ 1 copy - a written Project/Design rationale (explain the proposal and how it satisfies applicable Municipal Planning Strategy policy & relates to adjacent lands)
- ☐ 1 copy - Detailed Site and Floor Plans (*see note 1*)
- ☐ electronic versions of all information consolidated in PDF, MS Word or other specified file format

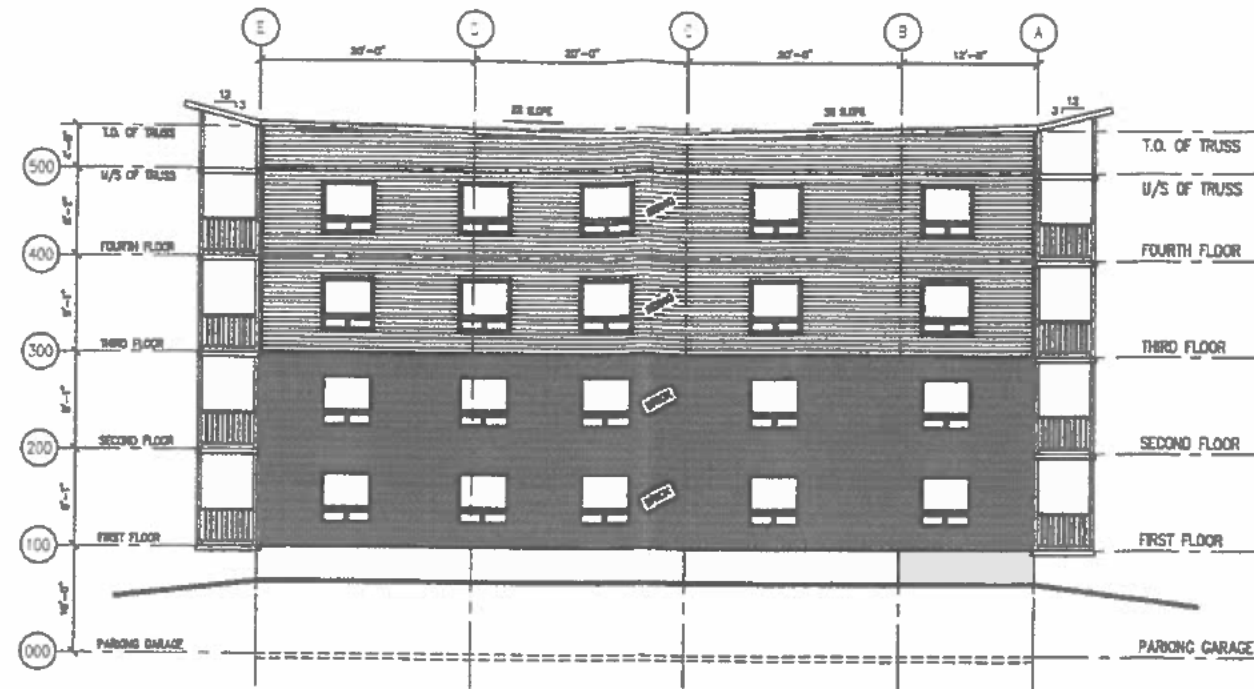
### Other Required Information

Planning staff will advise which items from the following list are required as part of the application, depending on the application nature and scale. Please consult with staff before submitting your application. The need for additional information or printed copies beyond the material listed here may be identified as the application progresses through the review process.

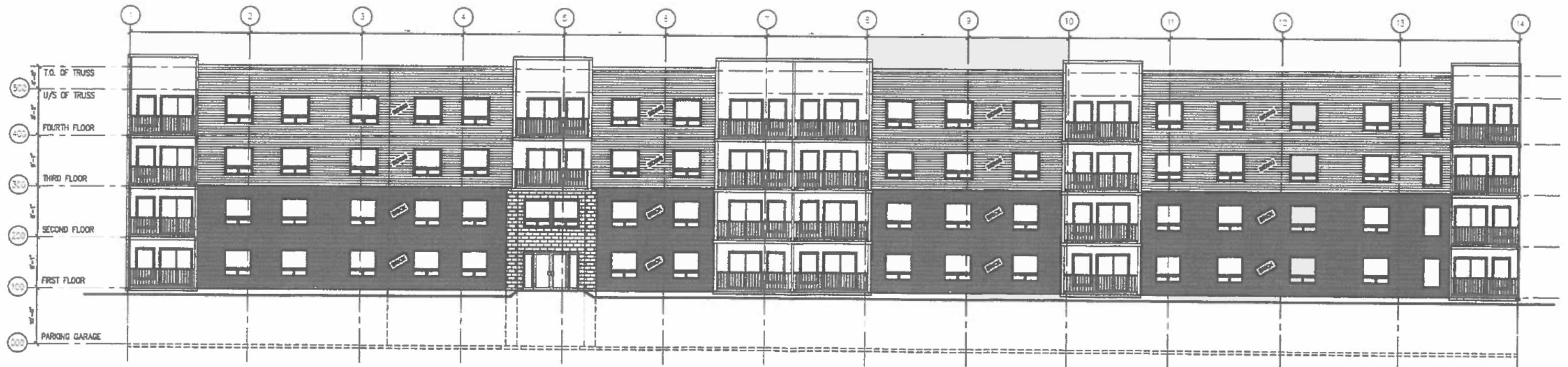
- ☐ Latest survey plan (where available)
- ☐ Preliminary landscape plan (*note 2*)
- ☐ Design rationale (*note 3*)
- ☐ Building drawings (*note 4*)
- ☐ Application summary table (*note 5*)
- ☐ Context map (*note 6*)
- ☐ Traffic Impact Statement or Study (*note 7*)
- ☐ Shadow study (*note 8*)
- ☐ Wind impact assessment or analysis with mitigation strategy (*note 8*)
- ☐ Servicing schematic, if serviced by central sanitary, storm sewer or water systems (*note 9*)
- ☐ Legal description of property (development agreements only)
- ☐ Aerial photograph(s)
- ☐ Preliminary stormwater management plan (*note 10*)
- ☐ Building / site signage plan
- ☐ Building / site lighting plan
- ☐ Material board (*note 11*)
- ☐ Projected population density (must include calculations in accordance with applicable land use by-law)
- ☐ On-site sewage disposal system details
- ☐ Colour perspective drawings, showing proposed development and existing development from pedestrian perspectives
- ☐ Electronic Sketchup model of the proposal
- ☐ Groundwater assessment (Level 1 or 2 as required)

## Information Required – Project/Design Rationale

1. [3.4.2] Phasing; eliminate phasing. In order to clear and excavate both lots and have autonomy of scheduling and less disturbance of traffic, construction, and dust.
2. [7.5.1] – Extend completion date to reflect the first amending agreement's start-date change.
3. Configuration and exterior design treatment of the building, modifying: (1) building exterior design; (2) eliminate the 5<sup>th</sup> floor penthouse and move all amenities to first floor; (3) parking space re-arranging and slightly increase parking to 204 total parking spaces (108 indoor, 96 outdoor); (4) modified landscape plan [3.12.1], installing a community garden (which is an active amenity space) and moving bench locations to achieve a greater green-space buffer from Silver's Lane.



RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



FRONT ELEVATION  
SCALE: 1/8"=1'-0"

DESIGN NOTES:	PROJECT: BUILDING A 60 UNIT BUILDING EASTERN PASSAGE, NOVA SCOTIA	CONSULTANT:	CONSULTANT:	STAMP:	NO.	REVISION	DATE	SHEET TITLE:  BUILDING ELEVATIONS	SCALE: AS NOTED	DATE: JAN. 2, 2020
	CLIENT: LOOKOUT INVESTMENTS LTD.								DRAWN: MS	ISSUE FOR: PERMIT
									CHECKED: SC	SHEET NO.
									PROJECT NO.	A7