

The word "HALIFAX" is written in a bold, white, sans-serif font against a dark blue background. The background of the entire slide features a large, abstract geometric shape composed of several overlapping triangles in various shades of blue, creating a dynamic, modern look.

## Case 19241

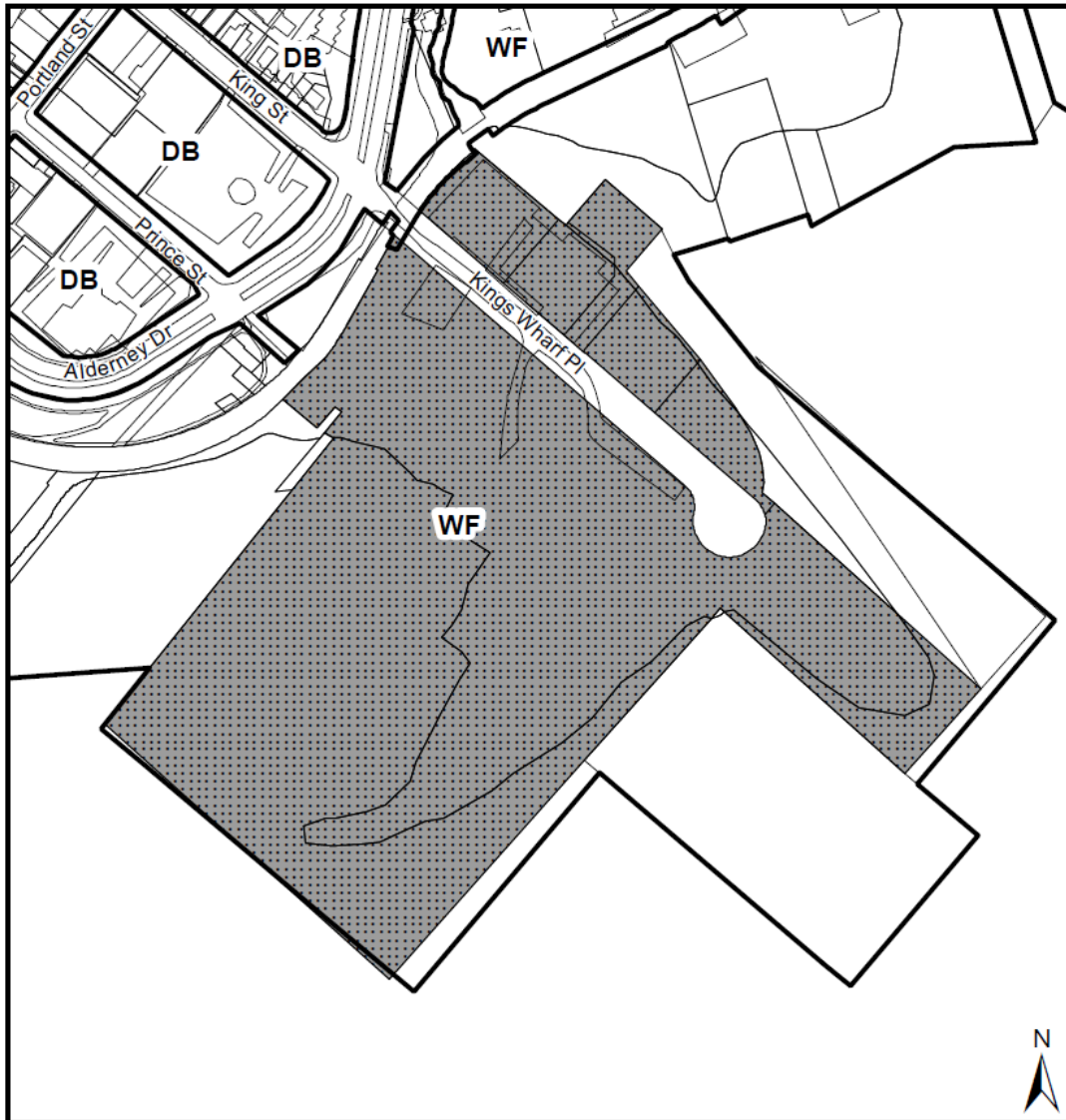
# Non-Substantive Amendments to Development Agreements for Kings Wharf

Harbour East-Marine Drive  
Community Council

Mitch Dickey, Planner  
HRM Development Approvals  
Community & Recreation Services

August 26, 2014

# Planning Framework



- Downtown Dartmouth MPS
- Waterfront designation
- Site specific policies to enable mixed use development
- Stage 1 DA approved 2008 (Concept plan)
- Stage 2 DA approved 2012 (Phase 1)

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# Current Status of Development

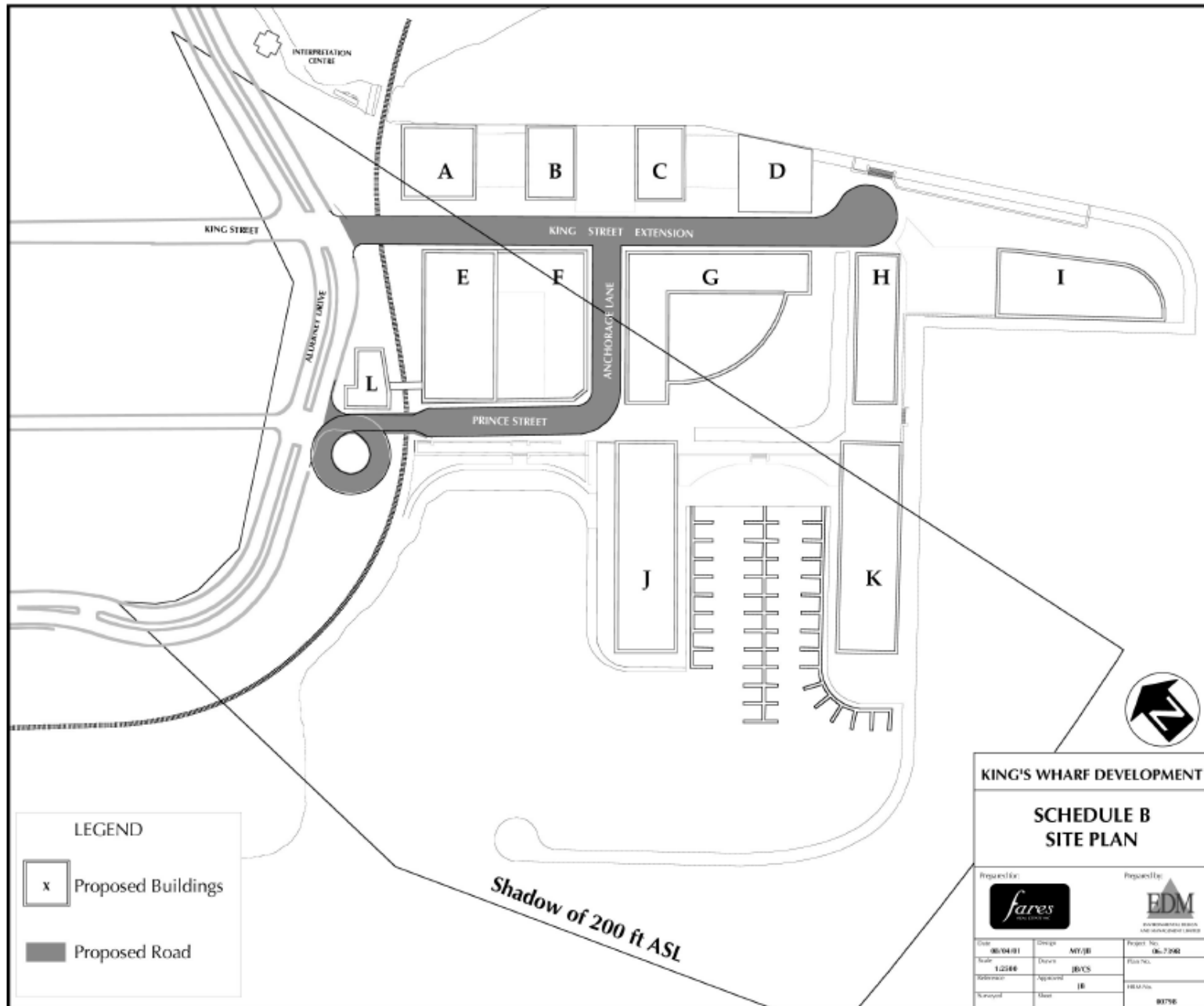
Stage 2 DA (approved in 2009 & updated in 2012) allows Phase 1 consisting of 4 buildings (12-13 floors) and a public street with a maximum of 300 units.

- Buildings A and B now completed and occupied,
- New street partially taken over by HRM,
- Building D under construction & now at maximum height of 150' above sea level,
- Building C parking garage under construction.

Further Stage 2 DA's are required before any other portion of development may proceed.



# Stage 1 DA – Overall Concept Plan



# Current Proposal

The developer is now requesting the following 3 amendments relative to Phase 1 of the project:

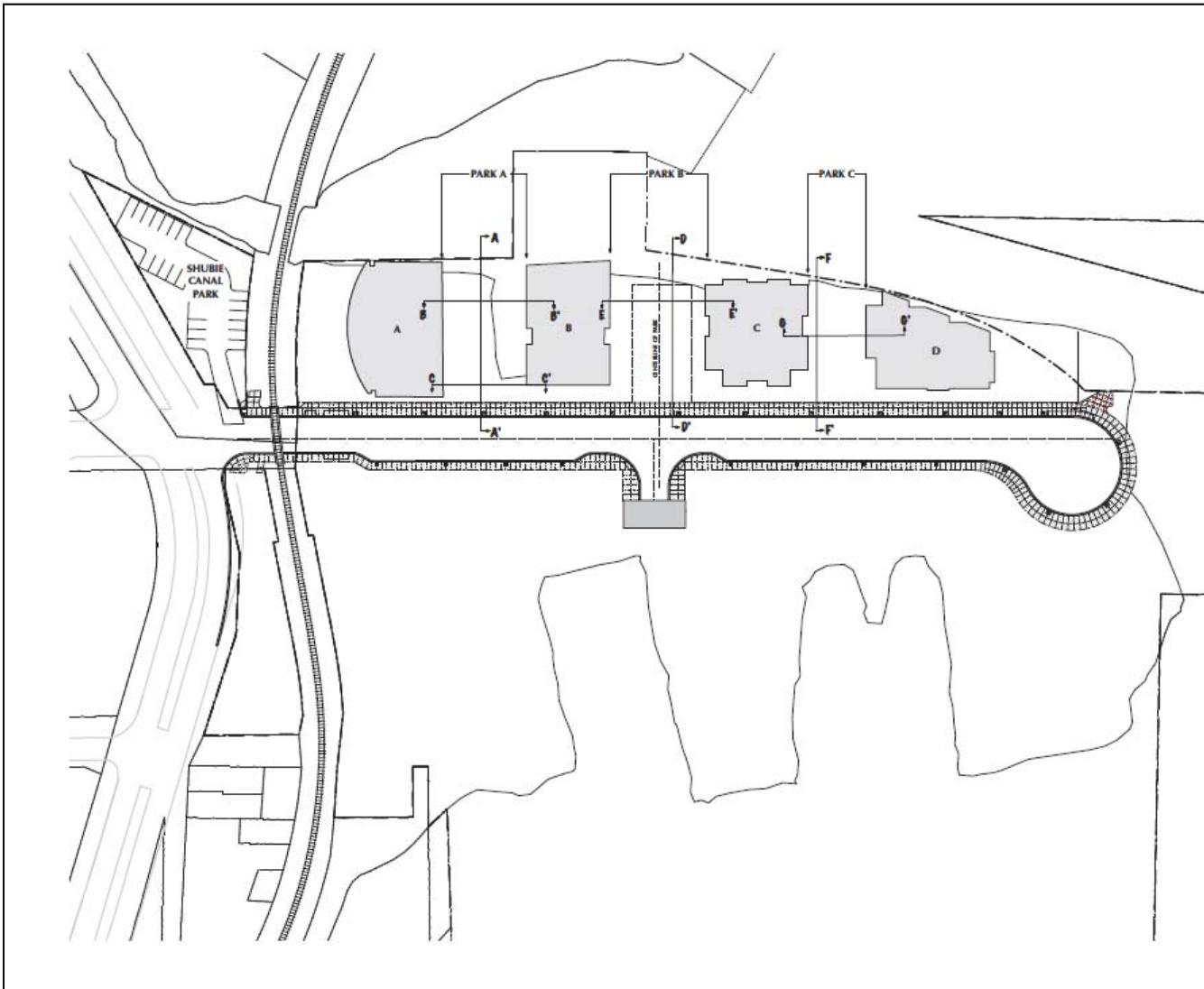
- Redesign to footprint and exterior of Building C,
- Changes to Residential unit mix,
- Conversion of most commercial space in Building C to 54 residential units, for a total of 354 units.

Requests can be considered as non-substantive amendments to the Stage 1 and Stage 2 development agreements.

The logo consists of a dark blue trapezoidal shape on the left that tapers to the right, meeting a vertical dark blue bar. The word "HALIFAX" is written in white, bold, uppercase letters across the center of the dark blue area.

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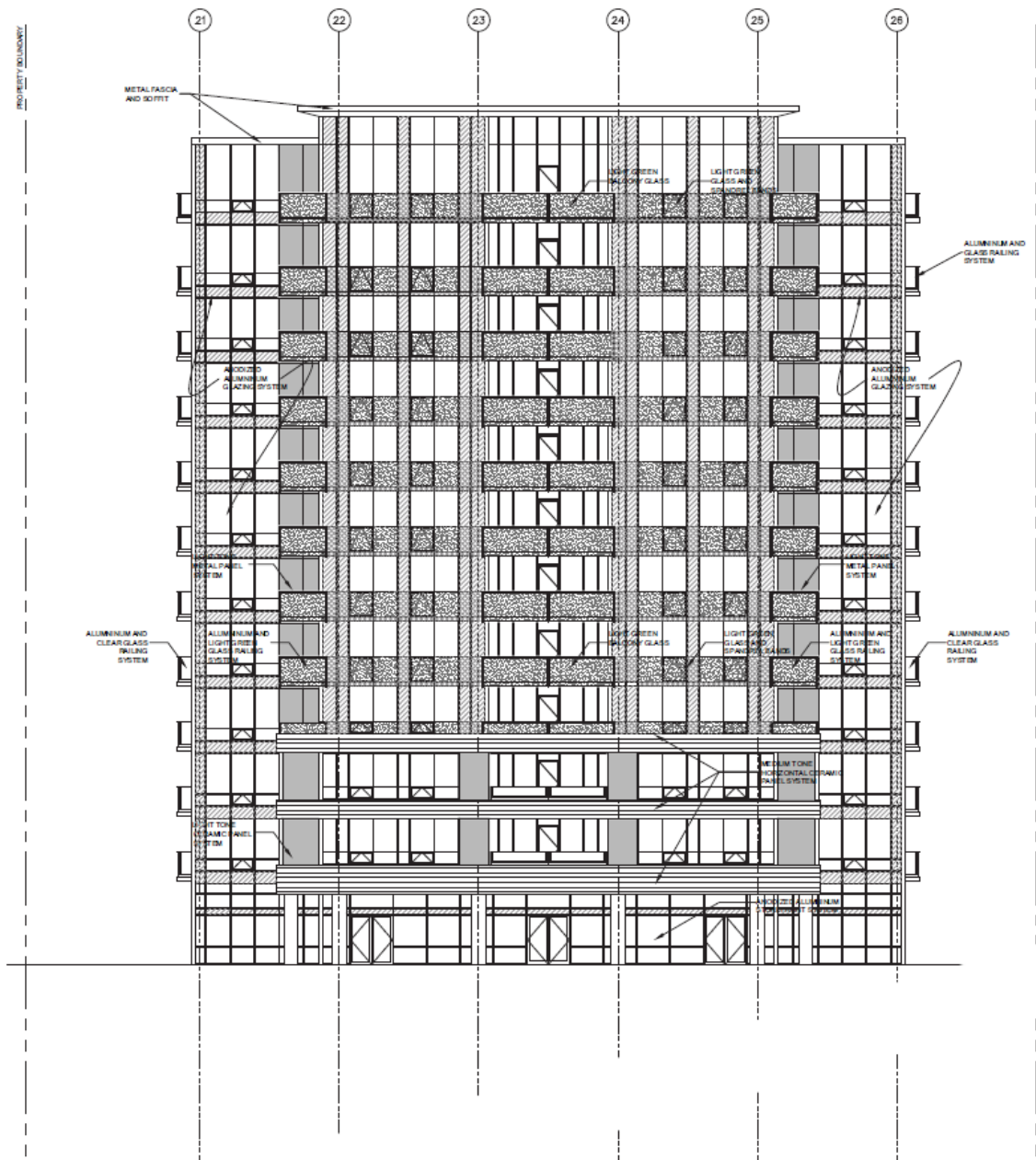
# Request #1 - Proposed New Site Plan



- Slight reduction in footprint of Building C,
- No effect on open space between buildings,
- Request is acceptable – amendment to Stage 2 DA only.

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# Request # 1 - Proposed Building Design



- No additional height is sought,
- Redesign is consistent with Stage 1 DA and with other buildings,
- Request is acceptable.
- Amendment to Stage 2 DA only.

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# Request # 2 - Changes to Unit Mix

Table A: Existing and Proposed Residential Unit Distribution		
Unit Type	Existing Unit Mix Requirements	Proposed Amendments
Studios	8% Maximum	3% Maximum
1 bedroom/1 bedroom + den	38% Maximum	45% Maximum
2 bedroom/2 bedroom + den	42% minimum, and at least 21 Units in Building C	42% Minimum
3 bedroom/3 bedroom + den	12% Minimum, and at least 6 Units in Building C	10% Minimum

- Changes to unit mix still ensure a variety of unit types,
- Request is acceptable,
- Amendment to Stage 2 DA only.

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# Request # 3 - Increase in Number of Units

Table B: Existing and Proposed Land Use Distribution – Buildings A to D

	Permitted # of Units	Proposed # of Units	Permitted Commercial Floor Area	Proposed Commercial Floor Area
Building A	88	88	Floors 1-3 28,800 sq. ft.	Ground Floor Only 5,200 sq. ft.
Building B	79	79	Floors 1-3 35,700 sq. ft.	Ground Floor Only 3,100 sq. ft.
Building C	56	110	Floors 1-5 52,737 sq. ft.	Ground Floor Only 8,000 sq. ft.
Building D	77	77	Floors 1-3 26,400 sq. ft.	Ground Floor Only 7,850 sq. ft.
<b>Total</b>	<b>300</b>	<b>354</b>	<b>143,637 sq. ft.</b>	<b>24,150 sq. ft.</b>

- HRM guidelines do not allow more than 300 units on one access, for reasons of public safety; but
- There is a substantial reduction in proposed commercial space in all 4 buildings, in particular floors 2-5 of Building C,
- Increase in residential population from 54 extra units offset by reduction in potential for more intensive commercial occupancy,
- Request is acceptable, amendments to both the Stage 1 and Stage 2 DA's required,
- No more than 354 units can be considered.



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# Second Access

- Under existing development agreements the 2<sup>nd</sup> access is not required until Phase 2 is constructed;
- Presence of CN Rail line poses increased risks to public safety in the absence of an overpass structure for a second access;
- Construction of 2<sup>nd</sup> access, even if Phase 2 does not occur, is required by today's amendments in both the Stage 1 and Stage 2 DA's to ensure public safety,
- Construction to commence no later than April 1, 2017

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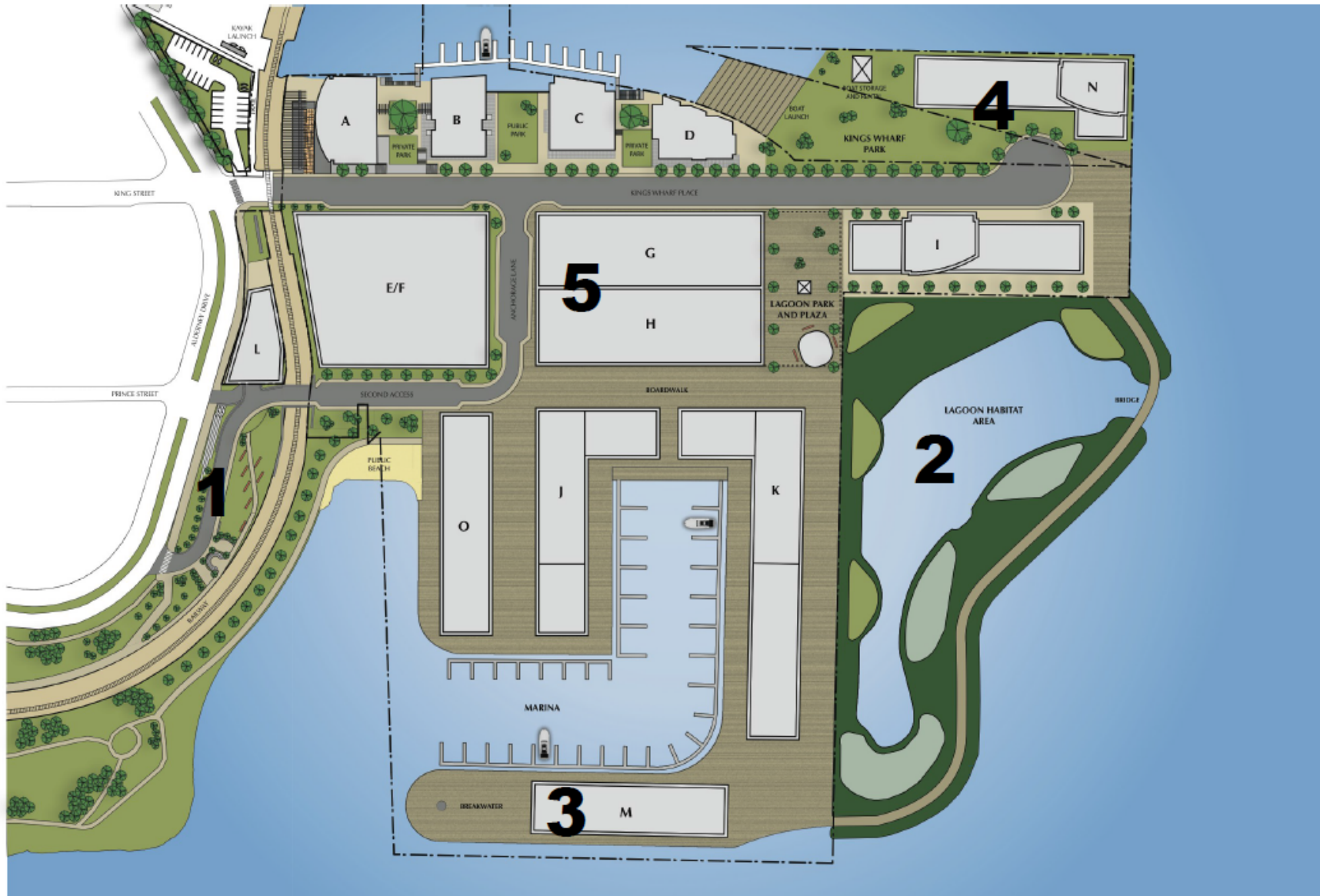
# Recommendation

Staff recommend that Community Council approve the proposed non-substantive amendments to the Stage 1 and Stage 2 development agreements, as set out in the Staff Report dated August 15, 2014, with the exception that the phrase “*or before the approval of a Stage 2 agreement for Phase 2, whichever is earlier*” be excluded from Section 2.6.5 of the Stage 1 agreement and from section 4.6 of the Stage 2 agreement.

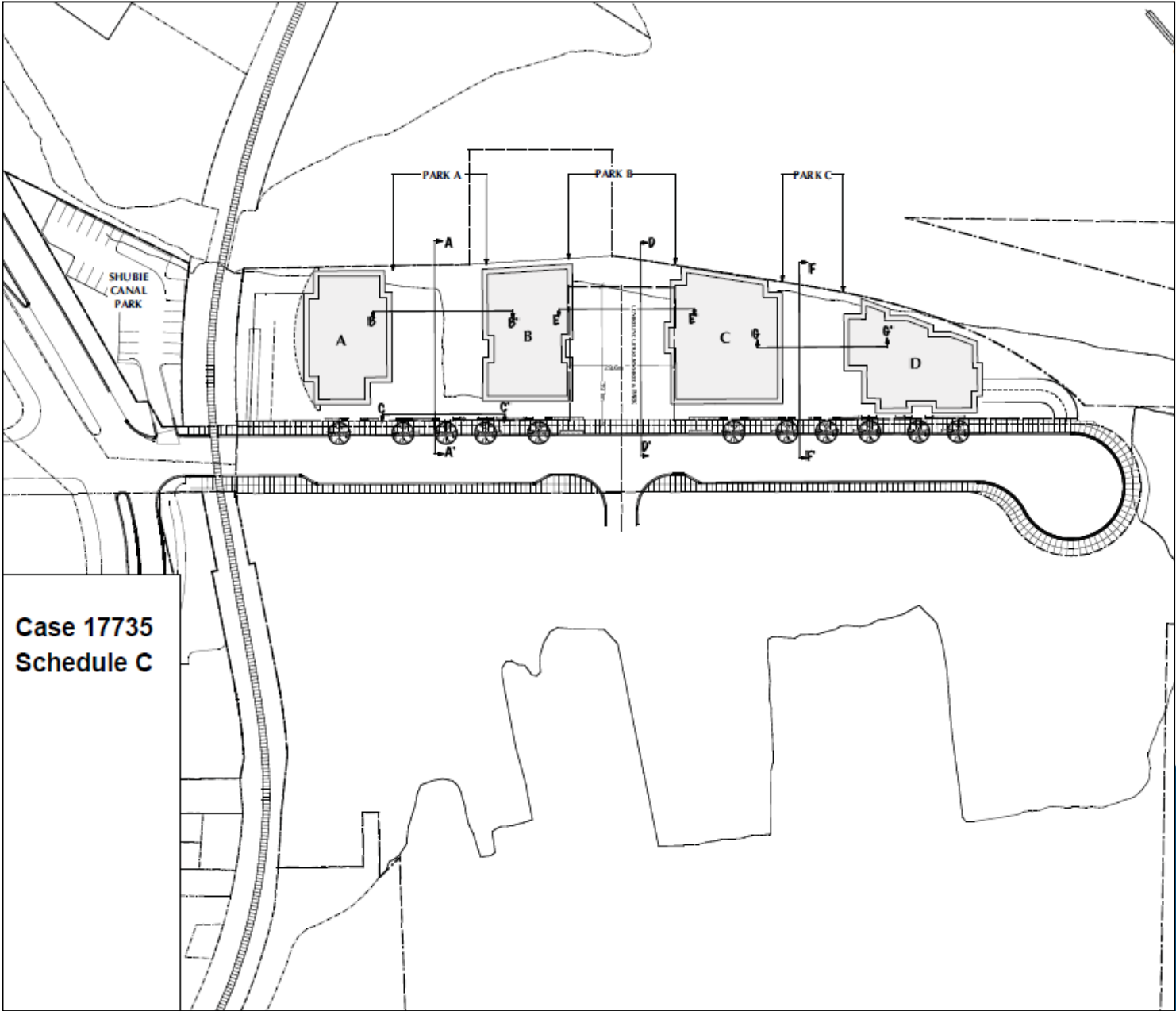
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# Proposed New Site Plan (Case 18312)



# Existing Site Plan



# Existing Building C Design

