

Halifax and West Community Council
July 22, 2013

TO: Chair and Members of Halifax and West Community Council

Original Signed

SUBMITTED BY: _____
Brad Anguish, Director of Community and Recreation Services

DATE: June 26, 2013

SUBJECT: **Case 17456 – LUB Amendment and Development Agreement – 3065
Robie Street, Halifax**

ORIGIN

Application by Banc Properties Limited.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, Part VIII, Planning & Development

RECOMMENDATION

It is recommended that Halifax and West Community Council:

1. Give First Reading to consider approval of the proposed amendment to Map ZM-2 of the Halifax Peninsula Land Use By-law to include 3065 Robie Street, Halifax in Schedule Q, as presented on Attachment A and Maps 1 and 2 of this report, and schedule a public hearing;
2. Move Notice of Motion to consider the proposed development agreement as contained in Attachment B to allow for a mixed-use development and schedule a public hearing. The public hearing for the development agreement shall be held concurrently with that indicated in Recommendation 1; and
3. Adopt the amendment to Map ZM-2 of the Halifax Peninsula Land Use By-law as presented on Attachment A and Maps 1 and 2 of this report.

Contingent upon the amendments to the Halifax Peninsula Land Use By-law being approved by Community Council and becoming effective pursuant to the requirements of the *Halifax Regional Municipality Charter*, it is further recommended that Halifax and West Community Council:

1. Approve the proposed development agreement as contained in Attachment B; and
2. Require that the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

BACKGROUND

An application has been submitted by Genivar, on behalf of the property owner, Banc Properties Limited, to enable the development of an 18-storey mixed-use building (including mechanical penthouse) containing multi-unit residential uses in conjunction with a ground-level and second floor commercial space on the corner of Robie Street and Demone Street, Halifax. The subject site totals approximately 0.9 acres and contains an existing two-storey commercial building and surface parking (Maps 1 and 2). As the proposal cannot be enabled through the property's existing zoning, the applicant has requested that the subject site be included within Schedule "Q" of the Halifax Peninsula Land Use By-law (LUB), which would then allow the proposed mixed use building to proceed by development agreement. This process will allow the site to be developed comprehensively and to be designed to minimize land use conflicts with the surrounding neighbourhood.

Location, Subject Property and Surrounding Area:

The subject site:

- is located at the intersection of Robie Street and Demone Street in Halifax, opposite the Esso service station and Lion's Head Tavern;
- totals approximately 0.9 acres (0.35 ha) and has approximately 118 feet of street frontage on Robie Street and 330 feet on Demone Street;
- contains an existing two-storey commercial building and surface parking area;
- was assembled via a consolidation of four smaller properties on September 30, 2011;

The surrounding area is predominantly comprised of major commercial uses. Surrounding land uses include:

- Lion's Head Tavern and National Radiators Ltd. across Demone Street to the north;
- Esso service station across Robie Street to the west;
- A one storey commercial plaza to the south; and
- Commercial parking and low-density residential uses to the east.

Designation and Zoning:

The subject site:

- lies within Area 5 of the Peninsula North Secondary Planning Strategy (Section XI of the Halifax Municipal Planning Strategy [MPS]), is designated for Major Commercial development and falls within the Regional Centre designation of the Regional MPS; and
- is zoned C-2 (General Business) by the Halifax Peninsula Land Use By-law.

Enabling Policy and Zoning Context

The subject application is made pursuant to Policy 2.3.1 of Section XI of the MPS which allows Council to identify areas designated Major Commercial for comprehensive site planning through a development agreement process. This process is achieved through the application of Schedule “Q” of the Halifax Peninsula Land Use By-law. Schedule “Q” was established to address the challenge of introducing new residential uses into existing commercial and industrial areas by negotiating, on a site by site basis, the conditions of a development agreement including:

- the creation of an adequate environment for residential living on sites which may be surrounded by commercial and industrial uses; and
- providing for the continued operation of adjacent commercial and industrial uses without being encumbered by new residential uses.

Schedule "Q" is currently applied to those lands on the west side of Robie Street between Young and North Streets (Map 3).

The C-2 Zone permits commercial buildings with no restriction on front, side or rear yards but limits height to eighty feet, with an allowance for additional height if the building is set back from the property line. Residential uses are also permitted within the C-2 Zone subject to the requirements of the R-3 (Multiple Dwelling) Zone. The application of Schedule “Q” to a property supersedes the requirements of the C-2 Zone by requiring projects of greater than four dwelling units be considered through the development agreement process. This provides flexibility by enabling the modification of the standard land use by-law requirements for development on a site-by-site basis through the negotiations of the development agreement.

Proposal:

An application has been submitted by Genivar on behalf of Banc Properties Limited to remove the existing commercial building at 3065 Robie Street, Halifax and construct an 18-storey mixed-use development consisting of a 14-storey residential tower (including mechanical penthouse) atop a 4-storey, mixed-use podium. The applicant has requested that the subject site be included within Schedule “Q” of the Halifax Peninsula Land Use By-law to allow for the proposed development to proceed by development agreement. This process will allow the site to be developed comprehensively with care taken to minimize land use conflicts.

Details of the proposal are as follows:

- Approximately 135 residential units within the tower and portions of the podium;
- Ground level and second floor commercial uses, with option to substitute second floor commercial with residential uses;
- Surface parking for commercial uses and interior parking for residential uses; and
- Landscaped areas including publicly accessible ground level walkway and patio areas in front of retail storefronts and private rooftop landscaped areas and amenity space for the building tenants.

Approval Process

The approval process for this application involves two steps:

- i) First, Community Council must consider and, if deemed appropriate, approve the proposed amendment to the Land Use By-law (Map ZM-2) to include the subject land within “Schedule Q”; and
- ii) Secondly, Community Council shall consider and, if deemed appropriate, approve the proposed development agreement.

A single public hearing can be held by Community Council to consider both the LUB amendment and the development agreement. However, Community Council can only render a decision on the development agreement following the approval of the LUB amendment. Community Council will be provided with a supplementary report once the LUB amendment is in effect, at which time it can consider approval of the development agreement. An appeal mechanism to the Nova Scotia Utility and Review Board exists for both decisions of Community Council.

DISCUSSION

Staff has reviewed the proposal relative to all relevant policies and determined that the proposed development is consistent with the MPS. Attachment C provides an evaluation of the proposed LUB amendment and development agreement in relation to the relevant MPS policies. The following issues have been identified for more detailed discussion.

LUB Amendment (Schedule “Q”)

The inclusion of the subject site in Schedule “Q” will allow the development to benefit from comprehensive site planning which is achieved through the development agreement process. “Schedule Q” is currently applied to a large area of Peninsula North which is designated Major Commercial, on the west side of Robie Street. Due to the site’s size and its location within a major commercial area, in which a limited amount of residential uses currently exist, the proposal will benefit from the controls and flexibility that the development agreement process provides to reduce future land use conflicts.

Development Agreement

Attachment B contains the proposed development agreement for the subject site and the conditions under which the applicant must comply. The proposed agreement addresses the following matters:

- Architectural, signage, lighting and maximum building height requirements;
- Parking (bicycle and vehicular), circulation and site access;
- Detailed landscaping requirements and plan for ground level and rooftop landscaped areas;
- Building services, maintenance and waste facilities;
- Wind impact assessment and mitigation measures; and
- Options for various non-substantive amendments by resolution of Council, including minor changes to land use provisions: building architecture, landscaping details, signage, and changes to timeframes for development.

In staff's opinion, the attached development agreement will permit a mixed use development that is compatible and appropriate with the neighbourhood. Of the matters addressed by the proposed development agreement, the following have been identified for more detailed discussion.

Building Height, Design and Neighbourhood Compatibility:

In order to achieve investment in commercial and residential redevelopment, the MPS requires that Council consider "*the relationship of new development to adjacent properties and uses*" and "*the mitigation of impacts on the amenity, convenience and development potential of adjacent properties through effective urban design and landscape treatment*". The subject block and those immediately abutting it are designated Major Commercial and are zoned C-2 (General Business), with the exception of the Oland's Brewery, which is designated and zoned Industrial. Substantial building heights and massing are achievable through the as-of-right permitting process in this area. However, through the development agreement process, staff negotiated with the applicant to achieve a reduction in the building height by one floor and a reduction in the massing of the lower half of the building's east and south elevations, resulting in greater setbacks of the tower from the interior property lines over that which was initially proposed. Furthermore, the proposed building's mass is much less than that which could be achieved if the property was to be developed as per the requirements of the C-2 Zone. Under the current zoning, the applicant could potentially construct a commercial building up to 16 storeys as-of-right on the property.

The MPS encourages the use of high quality exterior building materials and street level design elements. The proposed building design incorporates high quality materials such as glass, stone, pre-cast concrete or ceramic/ composite architectural panels and trim, and metal rails. The proposed design also incorporates canopies over building entrances and recessed entrances for aesthetic and wind reduction purposes.

To minimize land use conflicts, there will be no residential uses on the ground floor of the building and the residential tower will be set back from streets and side/ rear lot lines to provide separation between differing land uses. The nature of the building's non-combustible construction materials will also assist with noise attenuation. Signs are limited to awnings, fascia and projecting signs that are not back-lit, with the exception of back-lit channel letter signs.

Population Density:

The MPS encourages reinvestment and redevelopment within major commercial areas by allowing for flexibility with regard to the residential population density requirements of the Halifax Peninsula Land Use By-law, provided that proposed densities are "consistent with municipal services". In this case, a sewer capacity analysis was conducted by the developer's consultant and reviewed by Halifax Water, who has indicated that they have no issues or concerns with the proposal relative to municipal central sewage and water systems.

Traffic/Site Access:

MPS policy encourages vehicular traffic to use principal streets and discourages traffic from infiltrating through existing neighbourhoods. A traffic impact statement, prepared by the applicant's consultant, was reviewed by HRM and was deemed acceptable. The Study concludes that there are no resultant issues or concerns with the proposal. While the driveways are

proposed to be located on Demone Street, vehicles accessing and egressing from the site will also utilize Robie and Young Streets, which are identified in the MPS as principal streets.

Landscaping and Open Space:

MPS policy calls for the provision of on-site open space and leisure areas which are adequate for the building residents. The proposed development agreement includes open space and leisure areas consisting of rooftop landscaped areas, indoor amenity space for building tenants and individual private balconies. The proposed Agreement requires these areas be built with high quality materials. There may also be an opportunity for ground level patio areas in front of some retail storefronts, which will be determined at the detailed design stage. The Agreement requires adherence to detailed landscaping requirements and the submission of a detailed landscape plan prepared by a landscape architect. The proposed landscaped areas and amenity spaces meet the intent of this policy and the needs of the tenants of the proposed building.

Wind / Shadow:

HRM's practice has been to examine wind and shadow effects of development proposals which involve tall buildings on a site-by-site basis by requiring the proponent to submit wind and/ or shadow studies. The assessment of wind and shadow impacts of a development take into account the effect of the development on both public open spaces (parks, boardwalks, plazas) and sidewalks.

A preliminary wind assessment was carried out by the applicant's wind consultant. This assessment involved a qualitative, desktop analysis which was based on a review of meteorological data, design drawings, wind engineering expertise and the use of software for estimating wind comfort conditions. The assessment indicates that the building design, with the residential tower set above and back from the building base, results in a minimal amount of wind impact at the main entrance, sidewalks and parking areas. However, some concern was raised with regard to potential high wind activity near building corners and on roof deck areas. The study recommends that wind tunnel testing (quantitative analysis) be undertaken in order to determine possible mitigation measures. As a result, the proposed agreement requires that a quantitative wind analysis be carried out and a report be submitted to HRM at the detailed design stage which a) confirms / quantifies the expected wind comfort and safety conditions, and b) where necessary, outlines proposed wind mitigation measures to achieve accepted industry standards for pedestrian wind comfort and safety. If a substantive change to the building is required for wind mitigation purposes, then such a change would be considered by Council through an amendment to the agreement.

In regard to shadow impacts, the developer conducted a preliminary shadow analysis. However, as there are no public open spaces immediately adjacent to the site, shadow impacts of the proposal on public open spaces will be minimal.

Environmental Issues/ Concerns:

The subject area is known to contain sulphide (acid) bearing slates. Any disturbance to these slates during construction must be undertaken in accordance with the requirements of the Nova Scotia Department of Environment and Labour.

Conclusion:

In the opinion of staff, the proposed LUB amendment and development agreement are in keeping with the objectives and policies of the Halifax MPS to develop the lands in a comprehensive manner and to address compatibility issues with the surrounding uses. Therefore, staff recommends approval of the proposed LUB amendment (Attachment A) and development agreement (Attachment B).

FINANCIAL IMPLICATIONS

There are no financial implications. The Developer will be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement. The administration of the Agreement can be carried out within the approved budget with existing resources.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was consultation, achieved through a public information meeting (PIM) held on February 9, 2012. Attachment D contains a copy of the minutes from the meeting. Notices of the Public Information Meeting were posted on the HRM website, in the newspaper and mailed to property owners within the notification area shown on Map 2. Since the PIM was held, staff conducted negotiations with the applicant to achieve modest reductions in the building's height and massing. As such, staff determined that holding a second PIM was not necessary.

A public hearing must be held by Community Council before they can consider approval of any amendments to the LUB or the approval of a development agreement. Should Community Council decide to proceed with a public hearing on this application, in addition to the published newspaper advertisements, property owners within the notification area shown on Map 2 will be advised of the public hearing by regular mail. The HRM website will also be updated to indicate notice of the public hearing.

The proposed development agreement will potentially impact the following stakeholders: local residents and property owners, community or neighbourhood organizations, and business and professional associations.

ENVIRONMENTAL IMPLICATIONS

No additional concerns have been identified beyond those raised in this report.

ALTERNATIVES

1. Council may choose to approve the proposed LUB amendment and development agreement as set out in Attachments A and B of this report. This is the recommended course of action. A decision of Council to approve the proposed LUB amendment and/or development agreement is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

2. Council may choose to approve the proposed LUB amendment and development agreement subject to modifications. This may necessitate further negotiation with the applicant and the need to hold a second public hearing.
3. Council may choose to refuse the proposed LUB amendment and development agreement, and in doing so, must provide reasons based on a conflict with MPS policies. This alternative is not recommended, as the proposal is consistent with the MPS. A decision of Council to refuse the proposed LUB amendment and/or development agreement is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

ATTACHMENTS

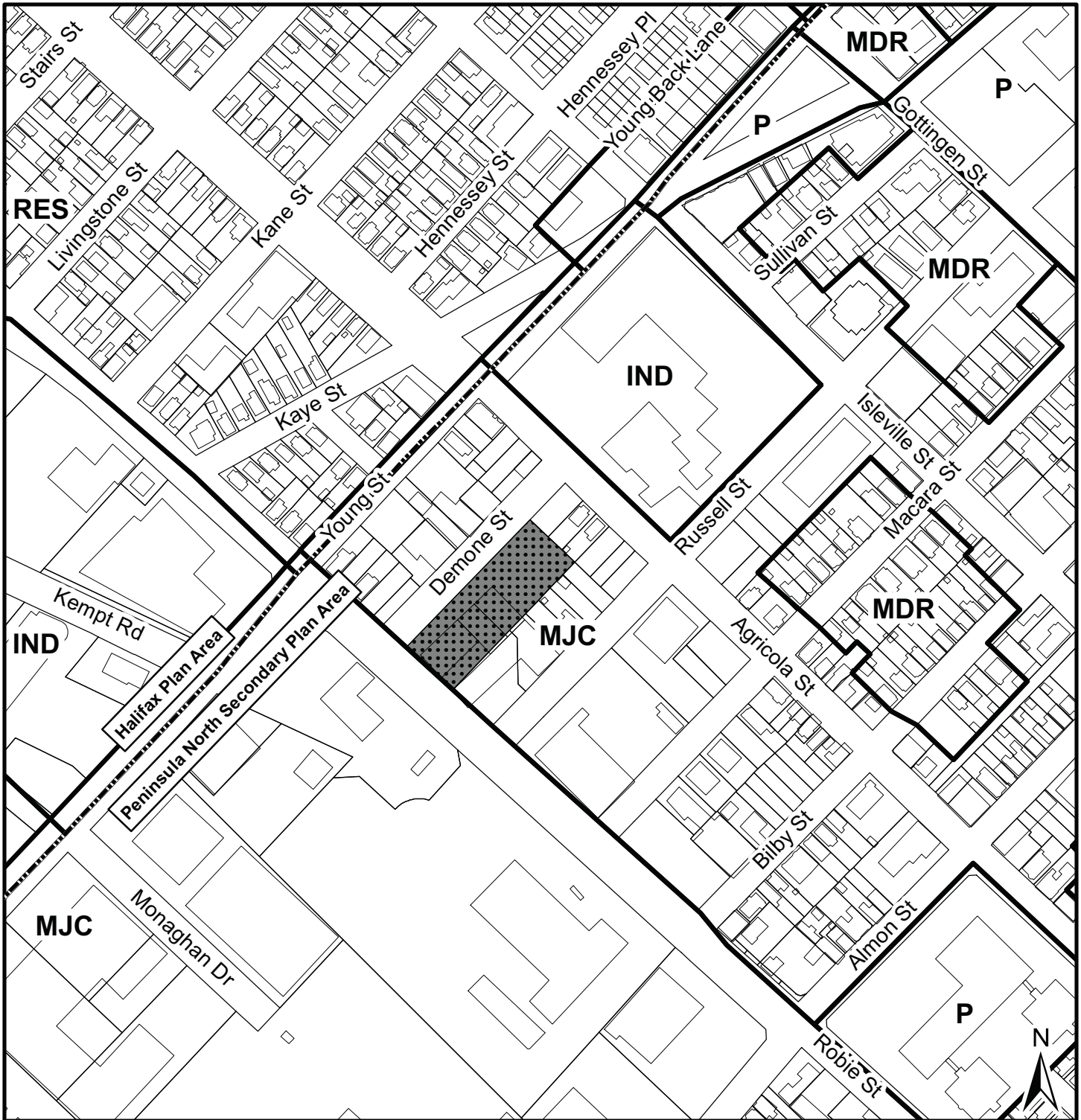
Map 1	Generalized Future Land Use
Map 2	Zoning and Notification Area
Map 3	Schedule Q
Attachment A	Proposed Amendment to the Halifax Peninsula LUB
Attachment B	Proposed Development Agreement
Attachment C	Review of Relevant Sections of the Halifax MPS
Attachment D	Minutes of Public Information Meeting

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Paul Sampson, LPP, Planner, 490-6259


Original Signed


Report Approved by:  Kelly Denry, Manager of Development Approvals, 490-4800



Map 1 - Generalized Future Land Use

3065 Robie Street
Halifax

 Area proposed to be added to Schedule Q

 Secondary plan area boundary

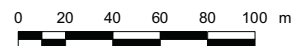
Halifax Plan Area
Peninsula North Secondary Plan Area

Designation - Halifax

- RES Residential Environments
- COM Commercial
- IND Industrial

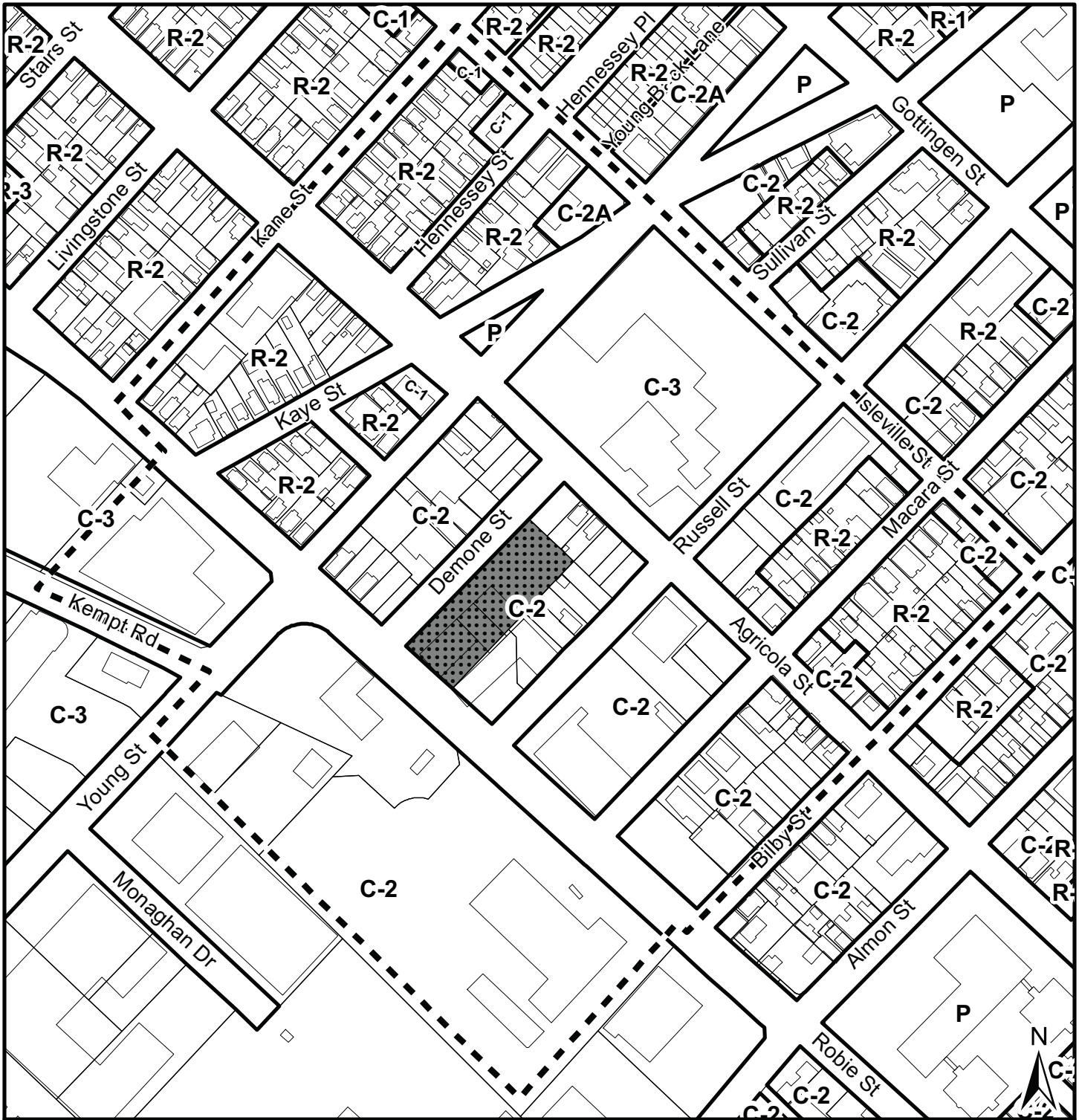
Designation - Peninsula North

- LDR Low Density Residential
- MDR Medium Density Residential
- MJC Major Commercial
- IND Industrial
- P Park and Institutional




This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.


HRM does not guarantee the accuracy of any representation on this plan.



Map 2 - Zoning and Notification

3065 Robie Street
Halifax

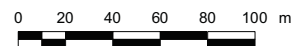
 Area proposed to be added to Schedule Q

 Area of notification

Halifax Peninsula
Land Use By-Law Area

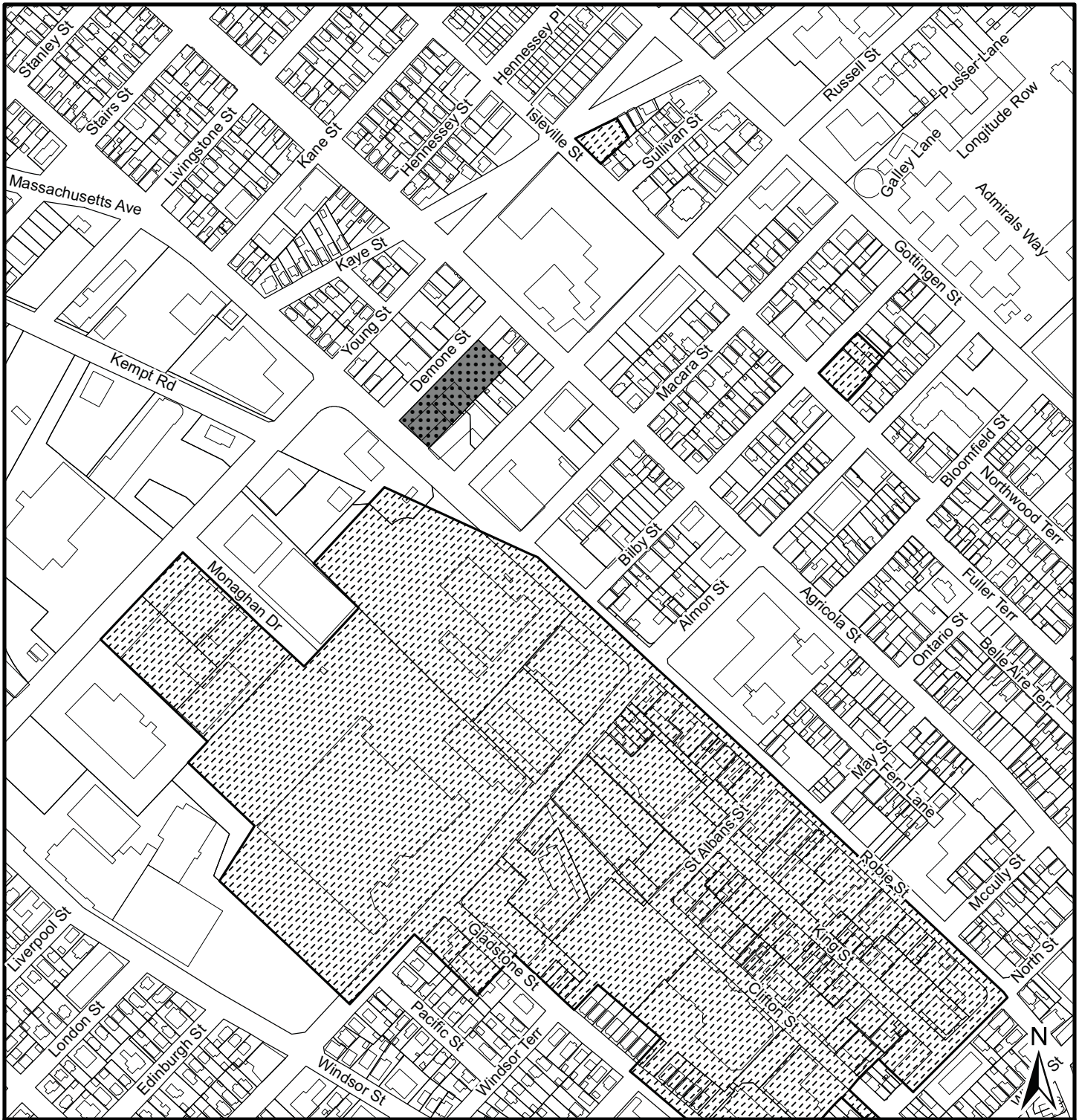
Zone

- R-1 Single Family Dwelling
- R-2 General Residential
- R-3 Multiple Dwelling
- C-1 Local Business
- C-2 General Business
- C-2A Minor Commercial
- C-3 Industrial
- P Park and Institutional
- CFB Canadian Forces Base




This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.


HRM does not guarantee the accuracy of any representation on this plan.



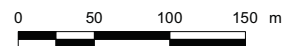
Map 3 - Schedule Q

3065 Robie Street
Halifax

 Area proposed to be added to Schedule Q

 Schedule Q

Halifax Peninsula
Land Use By-Law Area



This map is an unofficial reproduction of a portion of the Schedules and Secondary Plan Areas Map for the plan area indicated.

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ATTACHMENT A

Proposed Amendments to the Halifax Peninsula Land Use By-law

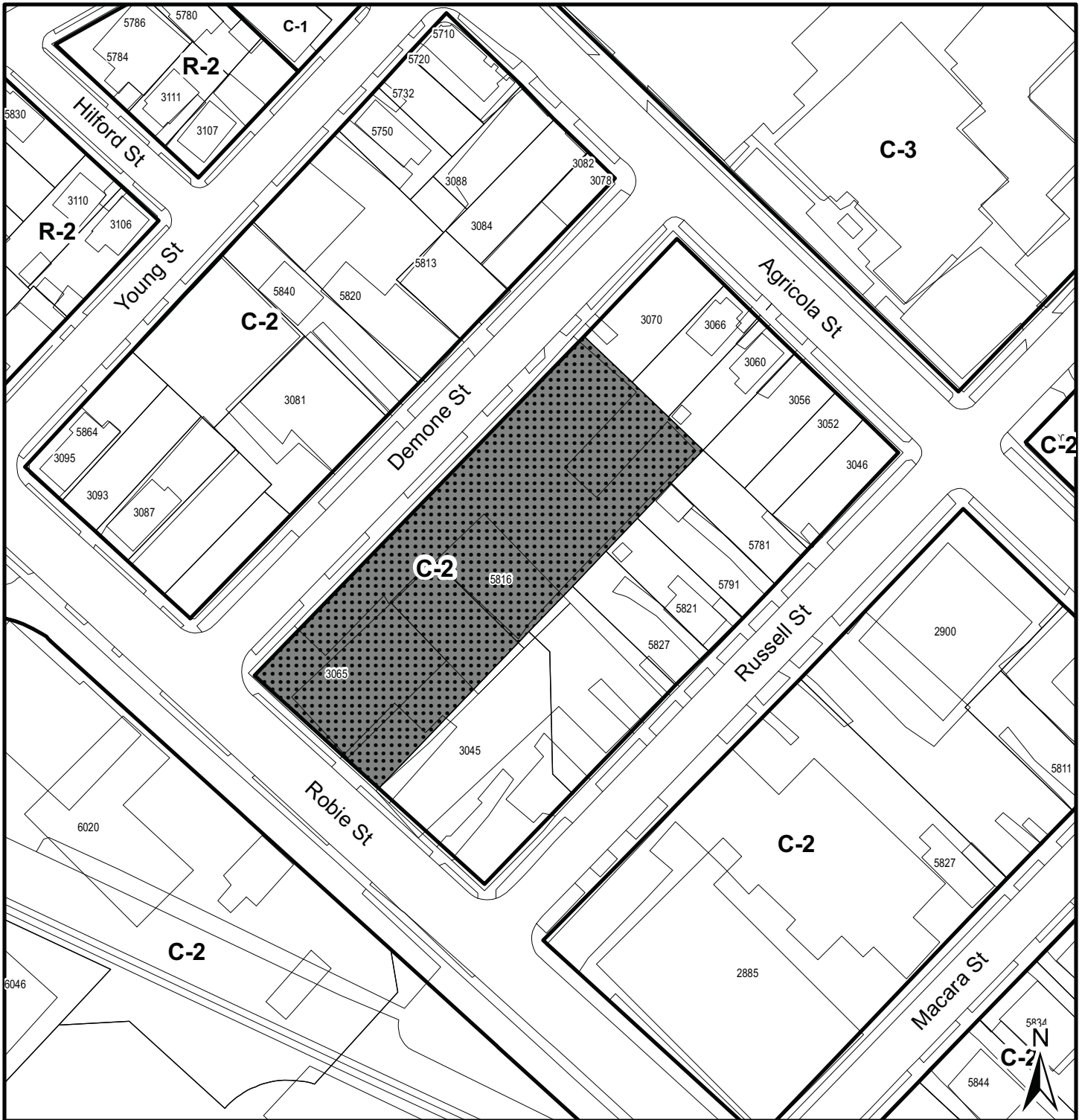
BE IT ENACTED by the Halifax and West Community Council of the Halifax Regional Municipality that the Land Use By-law for Halifax Peninsula as adopted by the former City of Halifax on the 30th day of March, 1978, and approved by the Minister of Municipal Affairs on the 11th day of August, 1978, which includes all amendments thereto which have been adopted by the Halifax Regional Municipality and are in effect as of the [insert date of hearing] is hereby amended as follows:

1. Amend Zoning Map ZM-2 by including 3065 Robie Street, Halifax in Schedule Q, as presented on Schedule A.

I HEREBY CERTIFY that the amendments to the Halifax Peninsula Land Use By-law, as set out above, were duly passed by a majority vote of the Halifax and West Community Council at a meeting held on the day of , 2013.


GIVEN under the hand of the Clerk and the Corporate Seal of the Halifax Regional Municipality this day of , 2013.

Municipal Clerk



Schedule A

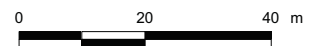
3065 Robie Street
Halifax

 Area to be added to Schedule Q

Zone

- R-2 General Residential
- C-1 Local Business
- C-2 General Business
- C-3 Industrial

Halifax Peninsula
Land Use By-Law Area



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

HRM does not guarantee the accuracy of any representation on this plan.

PART 1: GENERAL REQUIREMENTS AND ADMINISTRATION

1.1 Applicability of Agreement

The Developer agrees that the Lands shall be developed and used only in accordance with and subject to the terms and conditions of this Agreement.

1.2 Applicability of Land Use By-law and Subdivision By-law

Except as otherwise provided for herein, the development, subdivision and use of the Lands shall comply with the requirements of the Halifax Peninsula Land Use By-law and the Halifax Regional Subdivision By-law, as may be amended from time to time.

1.3 Applicability of Other By-laws, Statutes and Regulations

1.3.1 Further to Section 1.2, nothing in this Agreement shall exempt or be taken to exempt the Developer, lot owner or any other person from complying with the requirements of any by-law of the Municipality applicable to the Lands (other than the Land Use By-law to the extent varied by this Agreement), or any statute or regulation of the Provincial/Federal Government and the Developer and/or Lot Owner agree(s) to observe and comply with all such laws, by-laws and regulations, as may be amended from time to time, in connection with the development and use of the Lands.

1.3.2 The Developer shall be responsible for securing all applicable approvals associated with the on-site and off-site servicing systems required to accommodate the development, including but not limited to sanitary sewer system, water supply system, stormwater sewer and drainage system, and utilities. Such approvals shall be obtained in accordance with all applicable by-laws, standards, policies, and regulations of the Municipality and other approval agencies. All costs associated with the supply and installation of all servicing systems and utilities shall be the responsibility of the Developer. All design drawings and information shall be certified by a Professional Engineer or appropriate professional as required by this Agreement or other approval agencies.

1.4 Conflict

1.4.1 Where the provisions of this Agreement conflict with those of any by-law of the Municipality applicable to the Lands (other than the Land Use By-law to the extent varied by this Agreement) or any provincial or federal statute or regulation, the higher or more stringent requirements shall prevail.

1.4.2 Where the written text of this Agreement conflicts with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.

1.5 Costs, Expenses, Liabilities and Obligations

The Developer shall be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement and all Federal, Provincial and Municipal laws, by-laws, regulations and codes applicable to the Lands.

1.6 Provisions Severable

The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

PART 2: DEFINITIONS

2.1 Words Not Defined under this Agreement

All words unless otherwise specifically defined herein shall be as defined in the applicable Land Use By-law and Subdivision By-law, if not defined in these documents their customary meaning shall apply.

PART 3: USE OF LANDS, SUBDIVISION AND DEVELOPMENT PROVISIONS

3.1 Schedules

The Developer shall develop the Lands in a manner, which, in the opinion of the Development Officer, conforms with the following Schedules attached to this Agreement and filed in the Halifax Regional Municipality as Case Number 17456:

Schedule A	Legal Description of the Lands	
Schedule B	Site and Landscape Plan	Plan # 17456-001
Schedule C	Ground Floor & Parking Podium Plan	Plan # 17456-002
Schedule D	Roof Terrace Plan (Level 3)	Plan # 17456-003
Schedule E	Podium Roof Plan (Level 5)	Plan # 17456-004
Schedule F	Penthouse/ Rooftop Level	Plan # 17456-005
Schedule G	Demone Street Elevation	Plan # 17456-006
Schedule H	Robie Street & East Side Elevations	Plan # 17456-007
Schedule I	Rear/ South Elevation	Plan # 17456-008
Schedule J	Exterior Building Materials	Plan # 17456-009

3.2 Requirements Prior to Approval

3.2.1 Prior to the issuance of a Construction Permit, the Developer shall provide the following to the Development Officer:

- (a) Landscape Plan in accordance with Section 3.6 of this Agreement; and

- (b) Pedestrian wind study identifying any mitigation measures / solution concepts in accordance with Section 3.13 of this Agreement.

3.2.2 Upon issuance of the first Municipal Occupancy Permit, the Developer shall provide the Development Officer with certification from a qualified professional indicating that the Developer has complied with the Landscape Plan, or the posting of security in accordance with Section 3.6.9.

3.2.3 Notwithstanding any other provision of this Agreement, the Developer shall not occupy or use the Lands for any use permitted by this Agreement unless an Occupancy Permit has been issued by the Municipality. No Occupancy Permit shall be issued by the Municipality unless and until the Developer has complied with all provisions of this Agreement and the Land Use By-law (except to the extent that the provisions of the Land Use By-law are varied by this Agreement) and with the terms and conditions of all permits, licenses, and approvals required to be obtained by the Developer pursuant to this Agreement.

3.3 General Description of Land Use

The use(s) of the Lands permitted by this Agreement are the following:

- (a) Any commercial enterprise permitted in the C-2 (General Business) Zone;
- (b) Apartment house (multiple-unit residential uses); and
- (c) Uses accessory to any of the foregoing uses.

3.4 Detailed Provisions for Land Use

3.4.1 The development shall be exempted from the detailed requirements of the R-3 (Multiple Dwelling) zone of the Land Use By-law related to angular planes, population density, unit mix, parking and open space. Instead, the Schedules and written provisions of this agreement shall apply.

3.4.2 A minimum of 33% of the residential dwelling units shall consist of 2 or more bedrooms.

3.4.3 Ground-floor and second-floor land uses shall be limited to non-residential uses permitted in the C-2 Zone. The remaining floors shall include multiple-unit residential, open space and accessory uses only. Notwithstanding this, residential uses (instead of commercial) may be permitted on the second floor level and the overall building height may be reduced slightly to accommodate such residential uses, provided the exterior appearance is generally in conformance with Schedules G through J, excepting that the Development Officer may approve minor exterior changes such as patio doors and French balconies for the residential uses.

3.4.4 Notwithstanding Schedules B and C, there shall be a minimum of four pedestrian entrances/ exits to the building abutting Robie and Demone Streets. These shall include

the central residential entrance off Demone Street, the corner entrance at the street intersection and at least one additional entrance facing each street.

3.5 Architectural Requirements

- 3.5.1 The building's exterior design and materials shall be as shown on Schedules G through J. The building shall not exceed 18 storeys, including the mechanical penthouse level, above the mean grade of the finished ground adjoining the building.
- 3.5.2 Multiple storefronts shall be visually unified through the use of complementary architectural forms, similar materials and colours. Covered walkways, arcades, awnings, open colonnades and similar devices shall be required along long facades to provide shelter, and encourage pedestrian movement.
- 3.5.3 Large blank or unadorned walls shall not be permitted. The scale of large walls shall be tempered by the introduction of artwork (murals), textural plantings and trellises, and architectural detail to create shadow lines (implied windows, cornice lines, offsets in the vertical plane, etc.).
- 3.5.4 Any exposed foundation in excess of four feet in height shall be architecturally detailed, veneered with stone or brick or treated in an equivalent manner acceptable to the Development Officer or as shown on the Schedules.

3.6 Landscaping

- 3.6.1 Prior to the issuance of a Development Permit, the Developer shall provide the Municipality with a detailed Landscape Plan, prepared by a Landscape Architect, which shall provide details of all landscaped areas shown on the Schedules.
- 3.6.2 Landscaped areas shown on the Schedules shall be either active areas generally accessible to building occupants and shall contain a combination of concrete pavers, walkways, sod, ground cover, shrubs, deciduous and coniferous trees, site furnishings and landscaping features, or may be extensive (passive) landscaped roof areas designed to be generally self-sustaining, requiring minimal maintenance and accessibility.
- 3.6.3 The podium rooftop (Schedule E, Level 5) shall be landscaped and used as open space, the details of which shall be provided on the Landscape Plan pursuant to Subsection 3.6.1. If the penthouse/ rooftop level (Schedule F) is used for residential purposes, it shall also include landscaping, the details of which shall be provided on the Landscape Plan.
- 3.6.4 Planting on rooftops and podiums above structures shall be carefully selected for their ability to survive in rooftop environments. Rooftop trees shall be located in planting beds or containers. Approximately 50 percent of the plant material shall be evergreen or material with winter colour and form. Deciduous trees shall have a minimum size of 45 mm caliper (1.8 inch diameter). Coniferous trees shall be a minimum of 1.5 m (5 ft.) high

and upright shrubs shall have a minimum height of 60 cm. (2 ft.). It is the responsibility of the Developer to ensure that the underground parking structures or other structures are capable of supporting loads from all landscaping as well as the anticipated mature weight of the plant material on any rooftop or podium.

- 3.6.5 All plant material shall conform to the Canadian Nursery Trades Association Metric Guide Specifications and Standards and sodded areas to the Canadian Nursery Sod Growers' Specifications.
- 3.6.6 Planting details for each type of plant material proposed on the Landscape Plan shall be provided, including species list with quantities, size of material, and common and botanical names (species and variety). Mass shrub plantings or mixed shrub and ground cover plantings are preferred instead of perennial beds.
- 3.6.7 Construction Details or Manufacturer's Specifications for all constructed landscaping features such as pergolas, benches, etc. shall be provided to the Development Officer or shall be noted on the Landscape Plan required by Subsection 3.6.1.
- 3.6.8 Upon the issuance of an Occupancy Permit, the Developer shall submit to the Development Officer a letter prepared by a member in good standing of the Canadian Society of Landscape Architects certifying that all landscaping has been completed according to the terms of this Development Agreement.
- 3.6.9 Notwithstanding the above, an Occupancy Permit may be issued provided that the weather and time of year does not allow the completion of the outstanding landscape work and the Developer supplies a security deposit in the amount of 110 percent of the estimated cost to complete the landscaping as shown on the Landscape Plan. The security shall be in favour of the Municipality and shall be in the form of a certified cheque or automatically renewing, irrevocable letter of credit issued by a chartered bank. The security shall be returned to the Developer only upon completion of the landscaping as described herein and as approved by the Development Officer. Should the Developer not complete the landscaping within twelve months of issuance of the Occupancy Permit, the Municipality may use the deposit to complete the landscaping. The Developer shall be responsible for all costs in this regard exceeding the deposit. The security deposit or unused portion of the security deposit shall be returned to the Developer upon completion of the work and its certification.

3.7 Signs

- 3.7.1 Exterior signs shall meet the requirements of the C-2 Zone of the Land Use By-law and shall be limited to:
 - (a) awning signs made of fabric material above ground level windows and doors;
 - (b) fascia and projecting signs between the ground floor and 4th floor levels; and
 - (c) signs identifying the brand name, civic address or corporate logo of the building,

provided they are located on the base of the building, constituting floors 1 through 4 or on the mechanical penthouse.

- 3.7.2 Awning, fascia and projecting signs shall be either non-illuminated, illuminated from the front or contain front or back-lit channel letters. Back-lit sign boxes shall be prohibited.

3.8 Building and Site Lighting

- 3.8.1 Outdoor lighting shall be directed to driveways, parking areas, loading areas and building entrances and shall be arranged so as to direct the light away from streets, adjacent lots and buildings.
- 3.8.2 The building may be illuminated for visual effect provided such illumination is directed away from streets, adjacent lots and buildings and does not flash, move or vary in intensity such that it creates a hazard to public safety.

3.9 Functional Elements

- 3.9.1 All vents, down spouts, electrical conduits, meters, service connections, and other functional elements shall be treated as integral parts of the design. Where appropriate these elements shall be painted to match the colour of the adjacent surface, except where used expressly as an accent.
- 3.9.2 All mechanical equipment, including any rooftop mechanical equipment, exhausts, propane tanks, electrical transformers, and other utilitarian features shall be visually concealed from abutting properties, including municipal rights-of-way, and shall include noise reduction measures.

3.10 Maintenance

The Developer shall maintain and keep in good repair all portions of the development on the Lands, including but not limited to, the exterior of the building, fencing, walkways, recreational amenities, parking areas and driveways, and the maintenance of all landscaping including the replacement of damaged or dead plant stock, trimming and litter control, garbage removal and snow removal/salting of walkways and driveways.

3.11 Solid Waste Facilities

All refuse and recycling materials shall be contained within a building, or within suitable containers which are fully screened from view from any street or sidewalk. Further, consideration shall be given to locating of all refuse and recycling material to ensure minimal effect on abutting property owners by means of opaque fencing or masonry walls with suitable landscaping.

3.12 Parking and Bicycle Facilities

Vehicular parking shall include a combination of underground parking and exterior, single-level surface parking to accommodate a minimum of 150 vehicular parking spaces. Notwithstanding this, the underground parking levels shall include, and the number of parking spaces may be reduced to accommodate, bicycle parking required by the Land Use By-law and solid waste facilities required by Section 3.11. Up to 75 percent of the parking spaces may be reduced in size to 8 feet by 17 feet.

3.13 Wind Mitigation Measures

3.13.1 Prior to the issuance of a Development Permit, the Developer shall provide a quantitative wind impact assessment of the development by a qualified professional experienced in wind engineering and submit a report to the Development Officer that:

- (a) Confirms/ quantifies the expected wind comfort and safety conditions; and
- (b) Where necessary, outlines proposed wind mitigation measures to achieve accepted industry standards for pedestrian wind comfort and safety.

3.13.2 Appropriate mitigation measures shall be approved by the Development Officer prior to the issuance of a Development Permit, except those which, in the opinion of the Development Officer, involve a substantive change to the building. In these instances, such measures shall require a substantive amendment pursuant to Section 6.1.

3.13.3 Mitigation measures shall be shown on the building plans submitted for the Building Permit and be completed prior to the issuance of an Occupancy Permit.

PART 4: STREETS AND MUNICIPAL SERVICES

4.1 General Provisions

4.1.1 All construction shall conform to the most current edition of the HRM Municipal Design Guidelines and Halifax Water's Design and Construction Specifications unless otherwise varied by this Agreement and shall receive written approval from the Development Engineer prior to undertaking any work.

4.1.2 Any disturbance to existing off-site infrastructure resulting from the development, including streets, sidewalks, curbs and gutters, street trees, landscaped areas and utilities, shall be the responsibility of the Developer and shall be reinstated, removed, replaced, or relocated by the Developer as directed by the Development Engineer. Furthermore, the Developer shall be responsible for all costs and work associated with the relocation of on-site/ off-site underground services, overhead wires and traffic signals to accommodate the needs of the development.

PART 5: ENVIRONMENTAL PROTECTION MEASURES

5.1 Archaeological Monitoring and Protection

The Developer shall contact the Coordinator of Special Places, of Nova Scotia Department of Communities, Culture and Heritage prior to any disturbance of the Lands and the Developer shall comply with the requirements set forth by the Province of Nova Scotia in this regard.

5.2 Sulphide Bearing Materials

The Developer agrees to comply with the legislation and regulations of the Province of Nova Scotia with regards to the handling, removal, and disposal of sulphide bearing materials, which may be found on the Lands.

PART 6: AMENDMENTS

6.1 Substantive Amendments

Amendments to any matters not identified under Section 6.2 shall be deemed substantive and may only be amended in accordance with the approval requirements of the *Halifax Regional Municipality Charter*.

6.2 Non-Substantive Amendments

The following items are considered by both parties to be not substantive and may be amended by resolution of Council (for greater certainty, these items do not include changes which, in the opinion of the Development Officer, are in conformance with the plans attached as Schedules B-N):

- a) minor changes to the land use provisions of Section 3.4 and any changes to corresponding Schedules;
- b) minor changes to the architectural requirements and exterior architectural appearance or materials as detailed in section 3.5 and corresponding Schedules;
- c) changes to the landscaping requirements as detailed in Section 3.6 which are beyond the authority of the Development Officer under Section 3.1;
- d) changes to the sign requirements of Section 3.7;
- e) changes to the functional elements as detailed in Section 3.9;
- f) changes to the parking required pursuant to Section 3.12, provided that a revised traffic impact analysis is submitted by the Developer and reviewed and deemed acceptable by the Municipality;
- g) changes to the date of commencement of development specified in Section 7.3; and
- h) changes to the date of completion of development specified in Section 7.5.

PART 7: REGISTRATION, EFFECT OF CONVEYANCES AND DISCHARGE

7.1 Registration

A copy of this Agreement and every amendment or discharge of this Agreement shall be recorded at the Registry of Deeds or Land Registry Office at Halifax, Nova Scotia and the Developer shall incur all costs in recording such documents.

7.2 Subsequent Owners

7.2.1 This Agreement shall be binding upon the parties hereto, their heirs, successors, assigns, mortgagees, lessees and all subsequent owners, and shall run with the Lands which are the subject of this Agreement until this Agreement is discharged by Council.

7.2.2 Upon the transfer of title to any lot(s), the subsequent owner(s) thereof shall observe and perform the terms and conditions of this Agreement to the extent applicable to the lot(s).

7.3 Commencement of Development

7.3.1 In the event that development on the Lands has not commenced within four years from the date of registration of this Agreement at the Registry of Deeds or Land Registry Office, as indicated herein, the Agreement shall have no further force or effect and henceforth the development of the Lands shall conform with the provisions of the Land Use By-law.

7.3.2 For the purpose of this section, commencement of development shall mean installation of the footings and foundation for the proposed building.

7.3.3 For the purpose of this section, Council may consider granting an extension of the commencement of development time period through a resolution under Section 6.2, if the Municipality receives a written request from the Developer at least sixty (60) calendar days prior to the expiry of the commencement of development time period.

7.4. Completion of Development

Upon the completion of the whole development or complete phases of the development, Council may review this Agreement, in whole or in part, and may:

- (a) retain the Agreement in its present form;
- (b) negotiate a new Agreement;
- (c) discharge this Agreement; or
- (d) for those portions of the development which are completed, discharge this Agreement and apply appropriate zoning pursuant to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law, as may be amended from time to time.

7.5 Discharge of Agreement

If the Developer fails to complete the development after six years from the date of registration of this Agreement at the Registry of Deeds or Land Registration Office Council may review this Agreement, in whole or in part, and may:

- (a) retain the Agreement in its present form;
- (b) negotiate a new Agreement; or
- (c) discharge this Agreement.

PART 8: ENFORCEMENT AND RIGHTS AND REMEDIES ON DEFAULT

8.1 Enforcement

The Developer agrees that any officer appointed by the Municipality to enforce this Agreement shall be granted access onto the Lands during all reasonable hours without obtaining consent of the Developer. The Developer further agrees that, upon receiving written notification from an officer of the Municipality to inspect the interior of any building located on the Lands, the Developer agrees to allow for such an inspection during any reasonable hour within twenty four hours of receiving such a request.

8.2 Failure to Comply

If the Developer fails to observe or perform any condition of this Agreement after the Municipality has given the Developer thirty (30) days written notice of the failure or default, then in each such case:

- (a) The Municipality shall be entitled to apply to any court of competent jurisdiction for injunctive relief including an order prohibiting the Developer from continuing such default and the Developer hereby submits to the jurisdiction of such Court and waives any defense based upon the allegation that damages would be an adequate remedy;
- (b) The Municipality may enter onto the Lands and perform any of the covenants contained in this Agreement or take such remedial action as is considered necessary to correct a breach of the Agreement, whereupon all reasonable expenses whether arising out of the entry onto the Lands or from the performance of the covenants or remedial action, shall be a first lien on the Lands and be shown on any tax certificate issued under the *Assessment Act*;
- (c) The Municipality may by resolution discharge this Agreement whereupon this Agreement shall have no further force or effect and henceforth the development of the Lands shall conform with the provisions of the Land Use By-law; or

- (d) In addition to the above remedies, the Municipality reserves the right to pursue any other remedy under the *Halifax Regional Municipality Charter* or Common Law in order to ensure compliance with this Agreement.

IN WITNESS WHEREAS the said parties to these presents have hereunto set their hands and affixed their seals the day and year first above written.

SIGNED, SEALED AND DELIVERED in
the presence of:

(Insert Registered Owner Name)

Witness

Per: _____

HALIFAX REGIONAL MUNICIPALITY

SIGNED, DELIVERED AND ATTESTED
to by the proper signing officers of Halifax
Regional Municipality, duly authorized in that
behalf, in the presence of:

Witness

Per: _____

MAYOR

Witness

Per: _____

MUNICIPAL CLERK

Schedule - B

Site and Landscape Plan

Plan #17456-001



LEGEND

- Site Boundary
- Adjacent Site Boundary
- Existing Tree
- Proposed Tree
- Proposed Shrubs

SITE SUMMARY:

- Land Area - 3,556 m²

SOURCES:

- Plan based on GENIVAR survey DN1116726.dwg - dated APRIL 26, 2011

Designer: KWALTERS
Planner: SZMICKER

VERSION 1.4

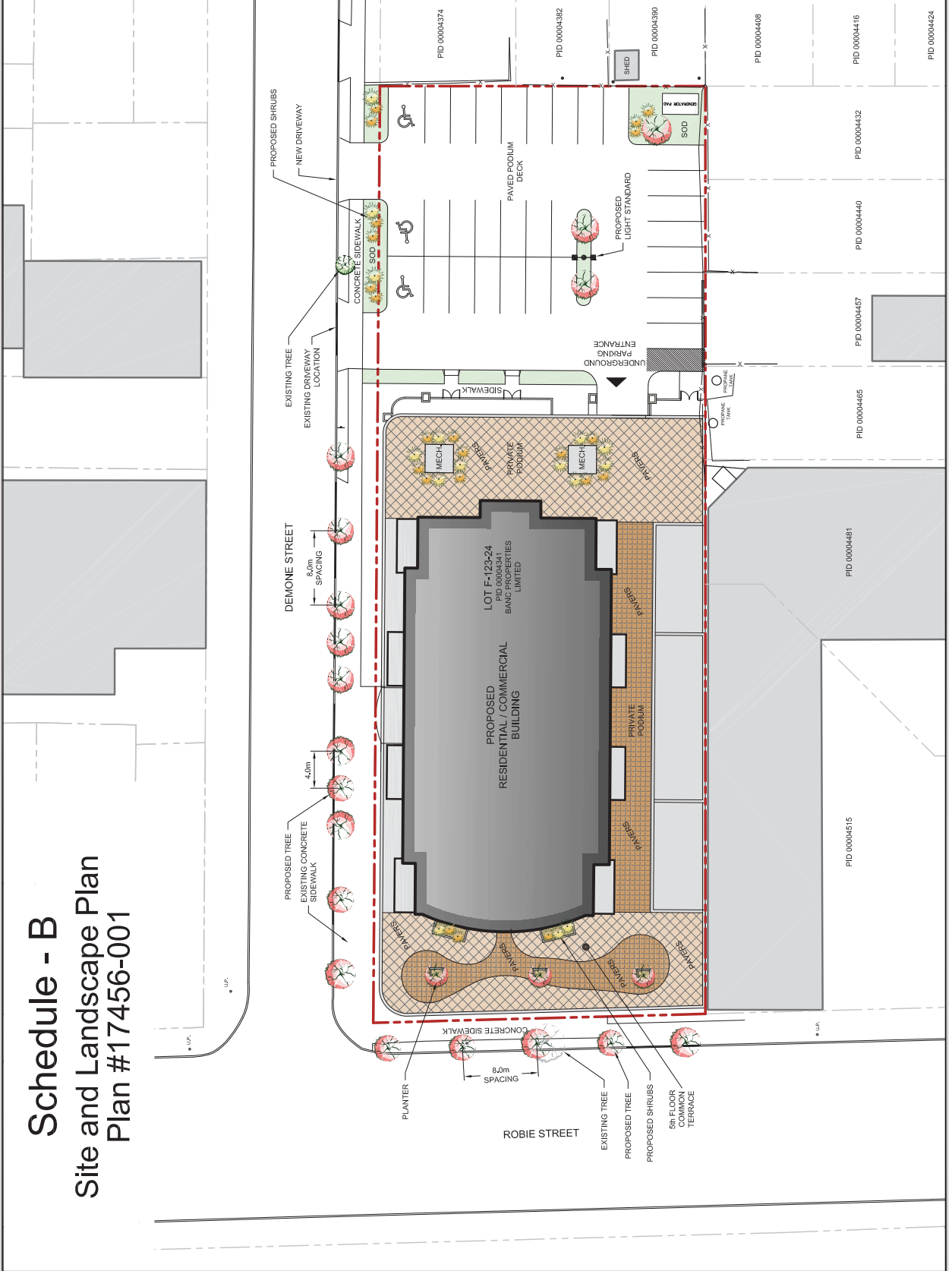
SITE AND LANDSCAPE PLAN
3065 ROBIE STREET
HALIFAX, NOVA SCOTIA

BANC PROPERTIES LIMITED
JUNE 04, 2013
DA11081100_V14

SCALE
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NORTH

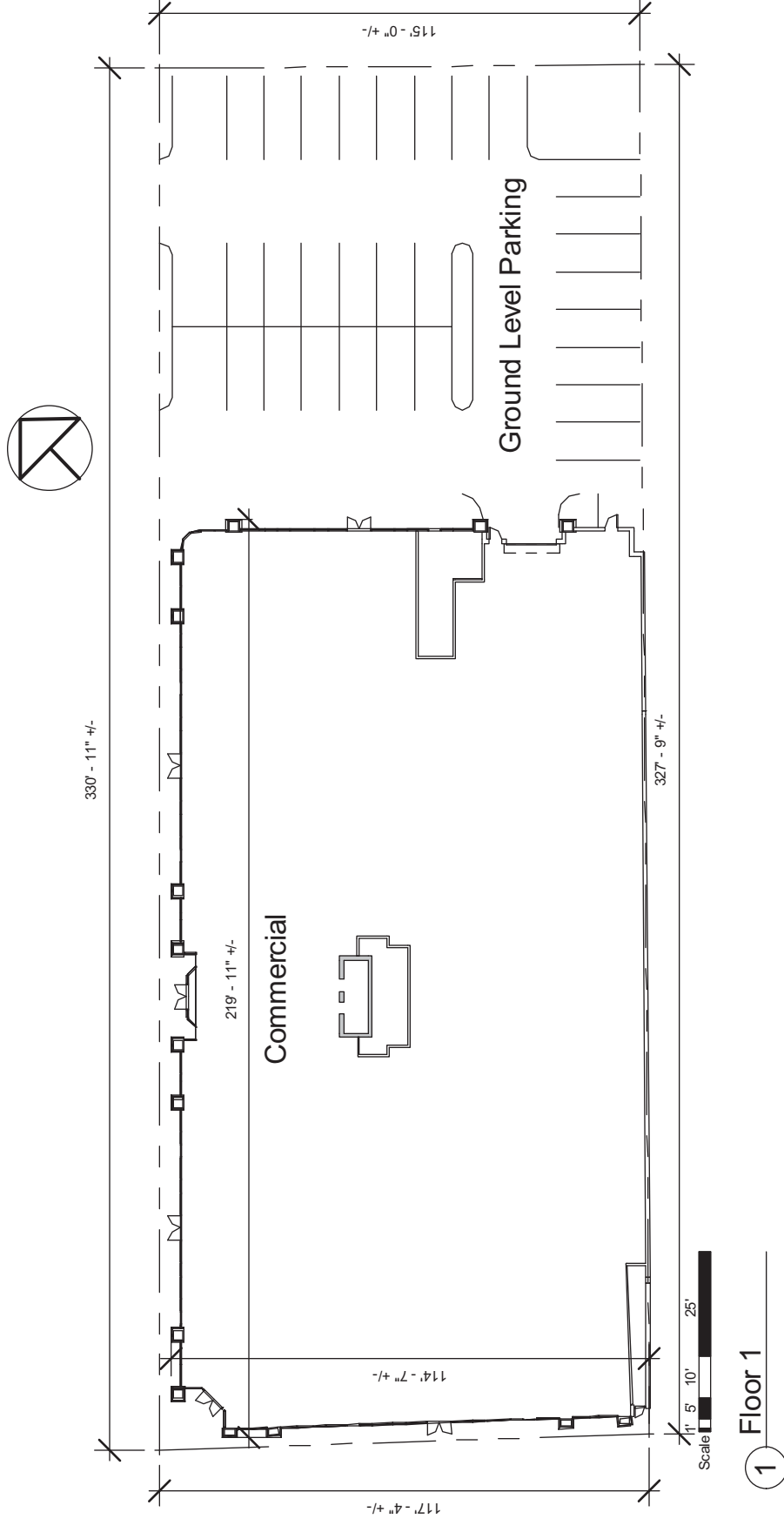
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DARTMOUTH, NS B2Y 1K7
CANADA
PHONE: 902-855-5555
WWW.GENIVAR.CA



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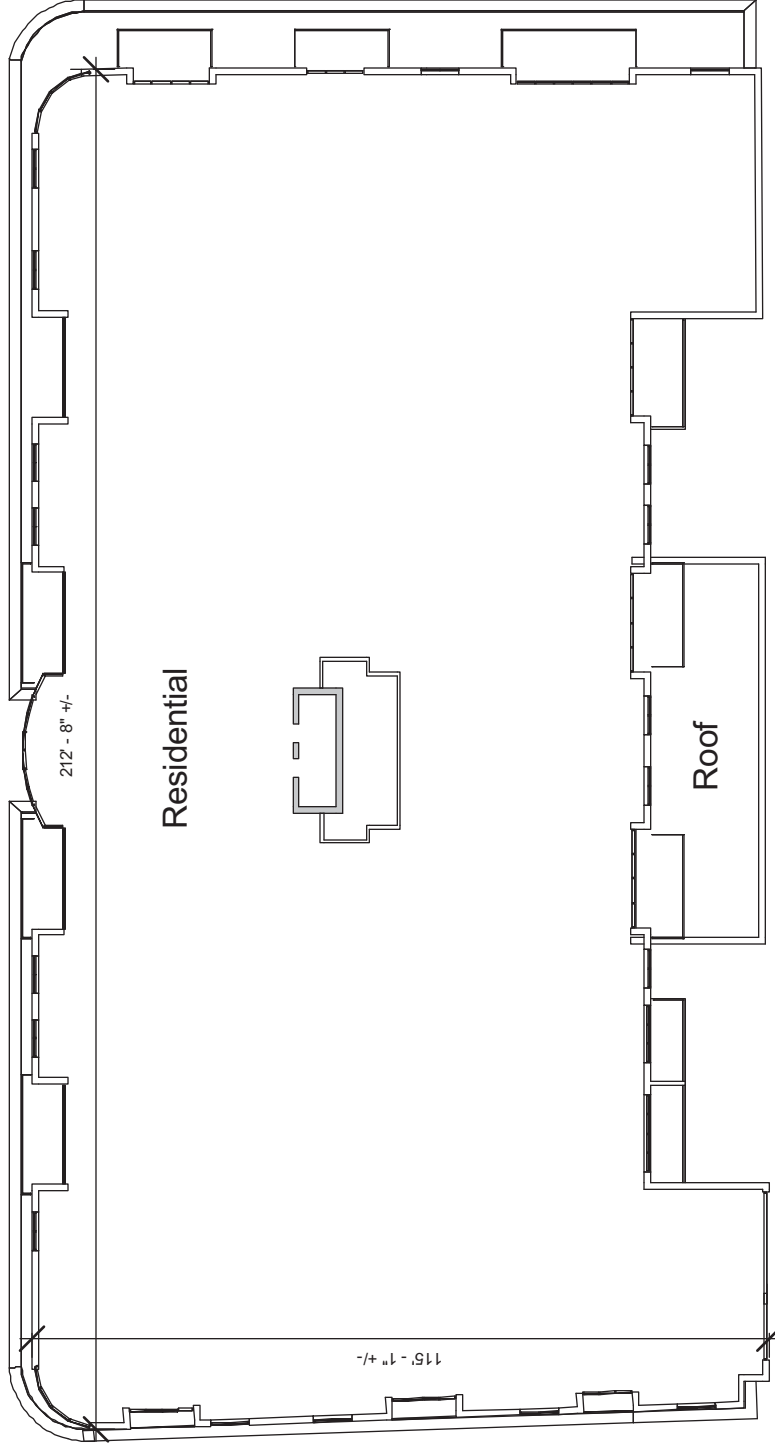
Schedule - C

Ground Floor & Parking Podium Plan
Plan#17456-002



Schedule - D

Roof Terrace Plan (Level 3)
Plan#17456-003

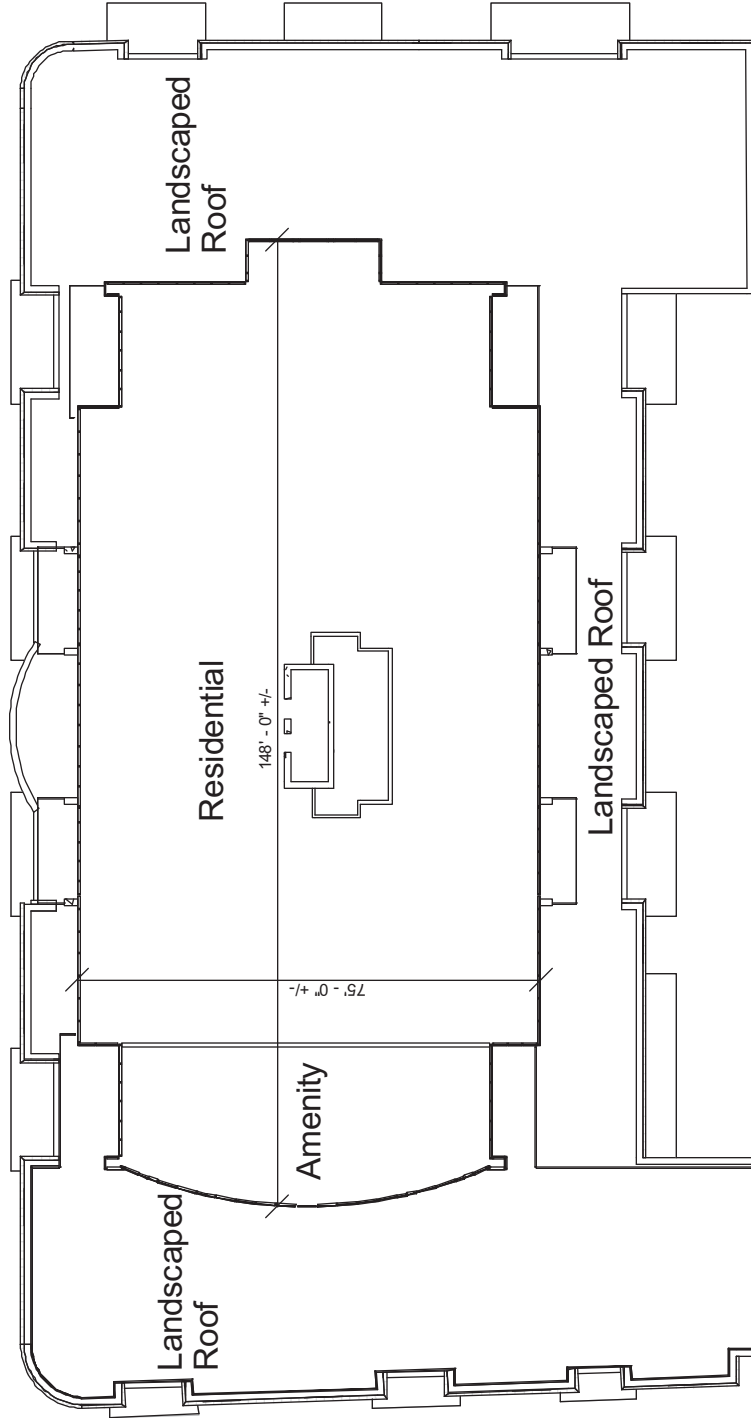


Scale 1' 5' 10' 25'

1 Floor 3

Schedule - E

Podium Roof Plan (Level 5)
Plan#17456-004

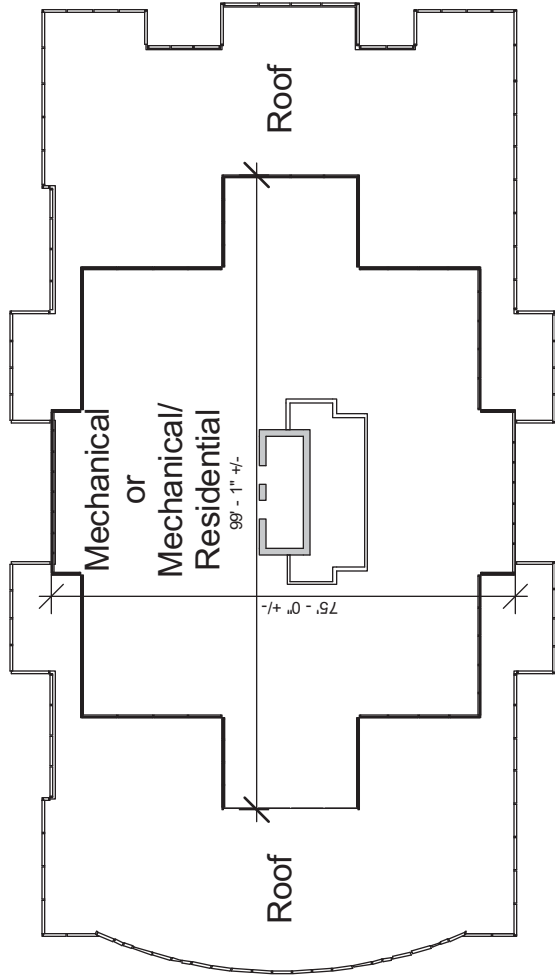


Scale 1" = 5' 10' = 25'

1 Floor 5

Schedule - F

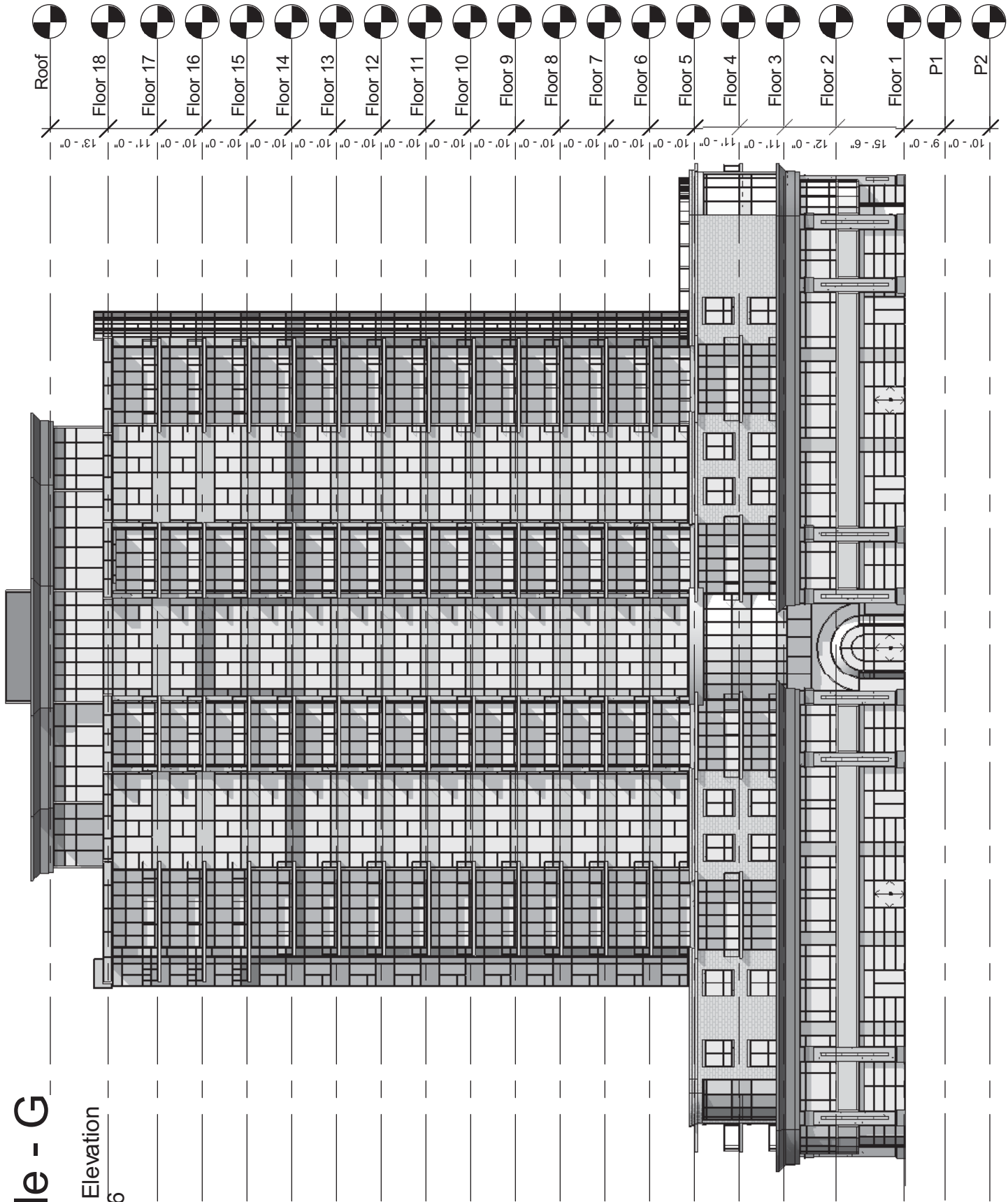
Penthouse/Rooftop Level
Plan#17456-005



1 Floor 18

Schedule - G

Demone Street Elevation
Plan#17456-006

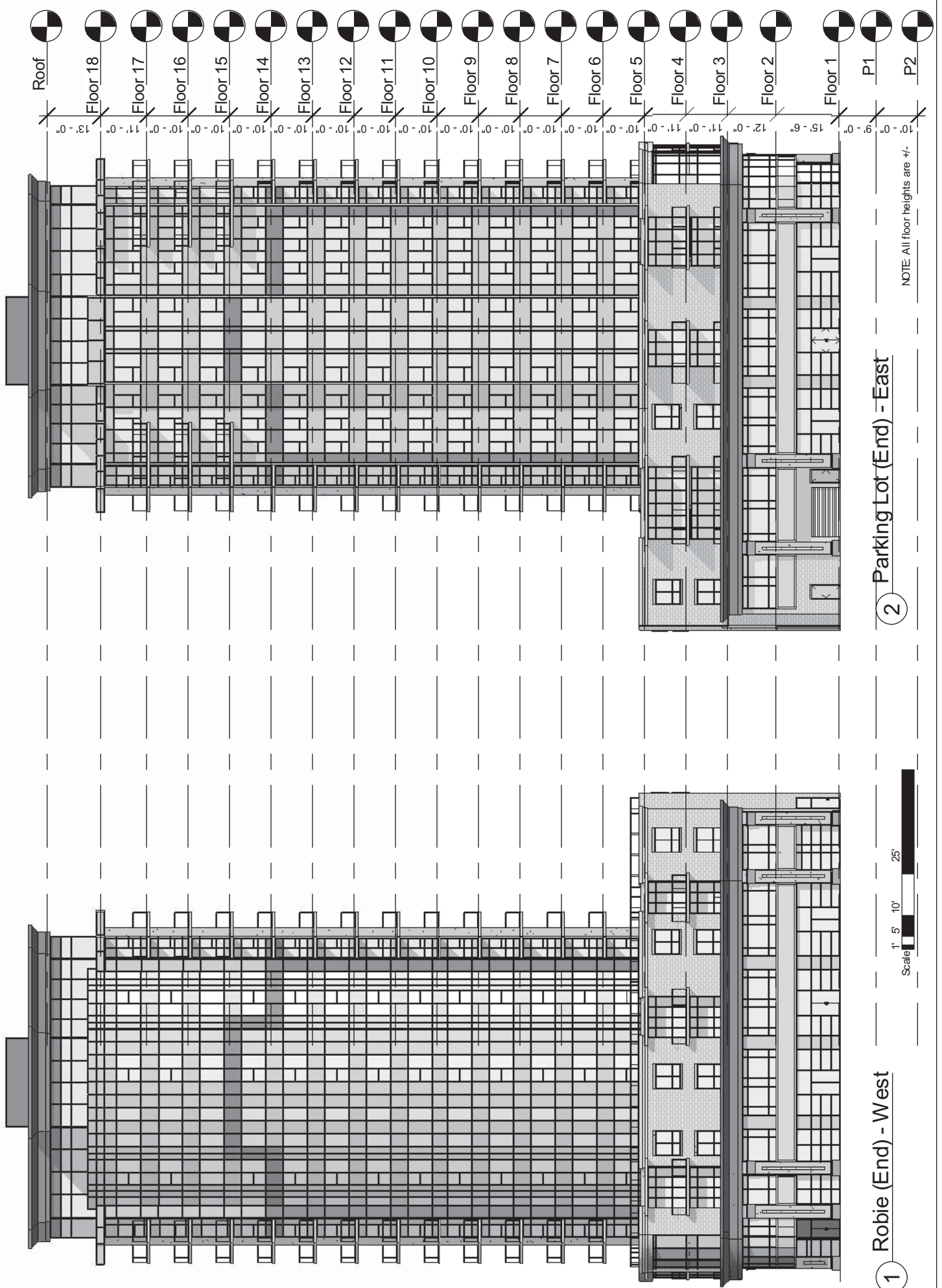


1 Demone (Front) - North

Scale 1" = 5' 10" 25'

NOTE: All floor heights are +/-

Schedule - H Robie Street & East Side Elevations Plan#17456-007



② Parking Lot (End) - East

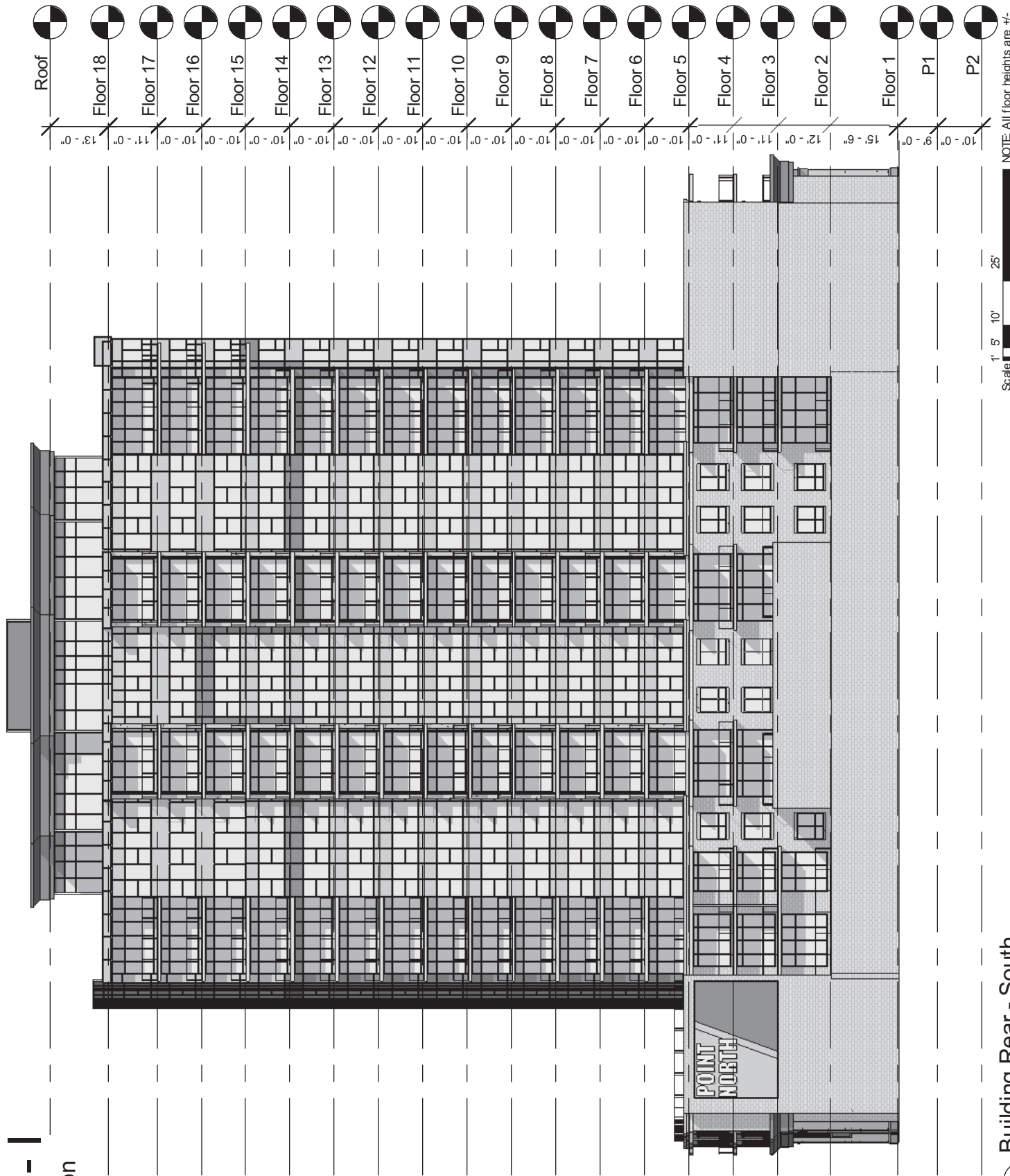
① Robie (End) - West



NOTE: All floor heights are +/-

Schedule - I

Rear/South Elevation
Plan#17456-008



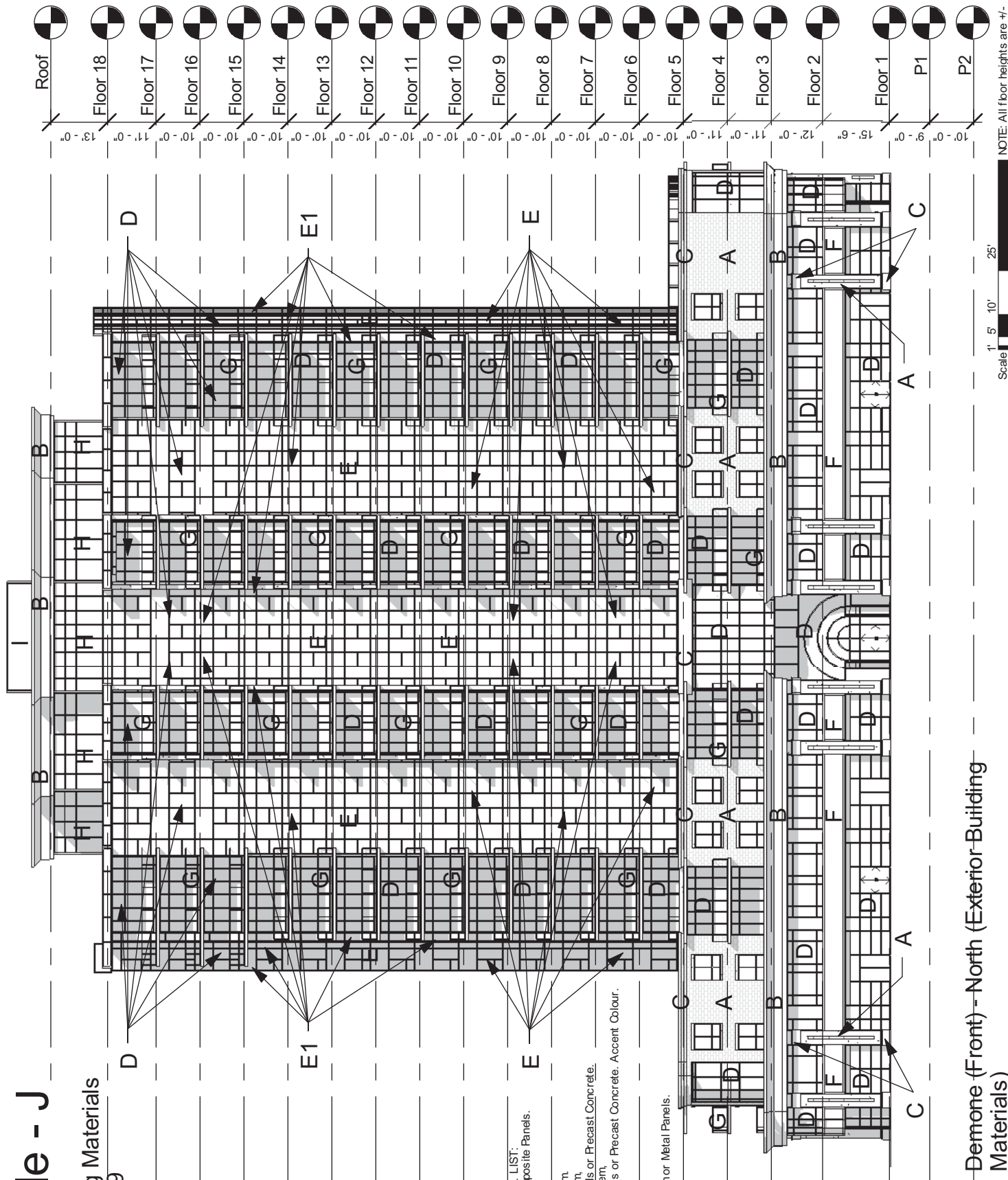
NOTE: All floor heights are +/-

Scale 1' 5' 10' 25'

1 Building Rear - South

Schedule - J

Exterior Building Materials
Plan#17456-009



- TYPICAL BUILDING MATERIAL LIST:**
- A - Masonry or Ceramic or Composite Panels.
 - B - EIFS or Precast.
 - C - Shoultice or Granite.
 - D - Aluminum/Glass Wall System.
 - E - Composite or Ceramic Panels or Precast Concrete.
 - E1 - Aluminum/Glass Wall System.
 - F - Composite or Ceramic Panels or Precast Concrete. Accent Colour.
 - G - Opaque Sign Panel.
 - H - Aluminum/Glass Rail.
 - I - Aluminum/Glass Wall System or Metal Panels.

Scale 1" = 5' 10" = 25'

NOTE: All floor heights are +/-

Demone (Front) - North (Exterior Building Materials)

Case 17456 Attachment C
Review of Relevant Sections of the Halifax Municipal Planning Strategy

Halifax MPS – Section XI (Peninsula North Secondary Planning Strategy) <u>Commercial Facilities – Policies 2.3.1, 2.3.2 & 2.3.3</u>	
<i>Objective: A variety of appropriately located commercial facilities to serve the needs of both the resident and working populations of Peninsula North and the City as a whole.</i>	
Policy Criteria:	Staff Comment:
<p>2.3 <i>In areas designated major commercial, uses consistent with Section II, Policy 3.1.3 shall be permitted.</i> <i>[Section II, 3.1.3: Major commercial centres should service a market area comprising most or all of the City. These centres may include major offices and hotels, in addition to uses suggested for minor commercial centres. The City should encourage parking facilities in these centres to serve several businesses in order to limit nuisance impact. The City's policy for major commercial centres in all other respects should be identical to Policy 3.1.2.]</i></p>	<p>In the Peninsula North Secondary Planning Strategy (Section XI of the Halifax MPS), the site is designated for Major Commercial land uses. The site is zoned C-2 (General Business), which permits major and minor commercial land uses as well as residential uses. Parking will be provided for and utilized by residential and commercial tenants and the general public. The majority of parking spaces will be underground.</p>
<p>2.3.1 <i>In order to promote investment in commercial and residential redevelopment and to prevent conflict between new and existing uses the city may, through the land use by-law, identify areas that provide an opportunity for and will benefit from comprehensive site planning.;</i></p>	<p>The site is appropriate for and will benefit from comprehensive site planning. The site is located within a major commercial area and has prominent street frontage on Robie Street at its intersection with Demone Street. "Schedule Q" is currently applied to a large area of Peninsula North which is designated Major Commercial and lies on the west side of Robie Street (Map 3). The development agreement process can help alleviate and minimize potential land use conflicts.</p>
<p>2.3.2 <i>In those areas identified in the land use by-law pursuant to Policy 2.3.1 all residential and mixed residential-commercial development over four units shall be by agreement.</i></p>	<p>The proposal is for a mixed residential-commercial development. The proposed agreement is included as Attachment B.</p>

<p>2.3.3 <i>In considering agreements pursuant to Policy 2.3.2, Council shall consider the following:</i></p> <p><i>(i) the relationship of new development to adjacent properties and uses; and, the mitigation of impacts on the amenity, convenience and development potential of adjacent properties through effective urban design and landscape treatment;</i></p>	<p>The subject and surrounding blocks are designated and zoned for major commercial and industrial uses. Substantial building heights and massing are achievable through the as-of-right permitting process in this area. However, the proposed building's mass is much less than that which could be achieved in an as-of-right situation. Through the development agreement process, staff negotiated with the applicant to achieve a reduction in the building's height and massing. This resulted in greater setbacks of the tower from the interior property lines over that which was initially proposed, thereby providing separation between differing land uses. There will be no residential uses on the ground floor of the building. Noise mitigation will be enhanced through the use of non-combustible construction materials.</p>
<p><i>(ii) the appropriate integration of the development into the traditional grid street system of the Peninsula;</i></p>	<p>The site abuts both Robie and Demone Streets. The proposed development integrates with the existing street grid.</p>
<p><i>(iii) the design and layout of the development should encourage vehicular traffic to use Principal Streets and discourage traffic from infiltrating through existing neighbourhoods;</i></p>	<p>Robie and Young Streets are identified in the MPS as principal streets. While driveways are proposed on Demone Street, vehicles will utilize both Robie and Young Streets, which minimizes infiltration through neighbourhoods. A traffic impact study, prepared by the developer's consultant, was reviewed by HRM and deemed acceptable. Refer to staff report for more information.</p>
<p><i>(iv) the creation of high quality design detail at street level through attention to such matters as landscaping, signs, building entrances, and vehicle layby areas;</i></p>	<p>The proposed agreement requires adherence to detailed landscaping requirements and the submission of a detailed landscape plan prepared by a landscape architect. Signs are limited to awnings, fascia and projecting signs which are not back-lit, with the exception of channel letter signs. Canopies and recessed building entrances are proposed for aesthetic and wind reduction purposes. There will be no on-street vehicle lay-bys. Instead, internal drop-off and loading areas will be utilized.</p>
<p><i>(v) the provision of high quality open space and leisure areas of a size and type adequate for the resident population;</i></p>	<p>Open space and leisure areas will consist primarily of private rooftop landscaped areas, indoor amenity space for building tenants and individual private balconies. These spaces/ areas will be adequate for the resident population. Additionally, there may be some opportunity for ground level patio areas in front of some retail storefronts. The specifications in the agreement ensure the use of high quality materials and landscape design.</p>

<i>(vi) residential and commercial densities consistent with municipal services;</i>	A sewer capacity analysis, prepared by the developer's consultant, was reviewed by Halifax Water and deemed sufficient.
<i>(vii) encouraging high quality exterior construction materials such as masonry; and</i>	Proposed exterior materials are of high quality and include glass, stone, pre-cast concrete or ceramic/ composite architectural panels and trim, and metal rails.
<i>(viii) other relevant land use considerations which are based on the policy guidance of this Section.</i>	None identified.
<u>Section II - City-Wide Objectives and Policies</u>	
<p>8. Environment: <i>The preservation and enhancement, where possible, of the natural and man-made environment, and especially of those social and cultural qualities of particular concern to the citizens of Halifax.</i></p>	
<i>Policy Criteria:</i>	<i>Staff Comment:</i>
<p><i>8.6 The City should make every effort to ensure that developments do not create adverse wind and shadow effects. The means by which this policy shall be implemented shall be considered as part of the study called for in Part III.</i></p>	<p>A preliminary wind assessment was carried out by the developer's wind consultant. The study recommends, and the proposed agreement requires, that a quantitative wind analysis be undertaken in order to determine possible mitigation measures. Refer to staff report for more information. The developer also conducted a preliminary shadow analysis. However, as there are no public open spaces immediately adjacent to the site, shadow impacts on public open spaces will be minimal.</p>

Attachment D – Minutes of Public Information Meeting

**HALIFAX REGIONAL MUNICIPALITY
PUBLIC INFORMATION MEETING
CASE # 17456**

**7:00 p.m.
Thursday, February 9, 2012
Bloomfield Center, Halifax**

IN ATTENDANCE: Richard Harvey, Senior Planner, HRM Planning Services
Dali Salih, Planner, HRM Planning Services
Hilary Campbell, Planning Technician, HRM Planning
Councillor Jerry Blumenthal
Councillor Jennifer Watts

**ALSO IN
ATTENDANCE** Nathan Rogers, Applicant

**PUBLIC IN
ATTENDANCE:** Approximately 67

The meeting commenced at approximately 7:05 p.m.

1. Opening remarks/Introductions/Purpose of meeting – Richard Harvey

Richard Harvey opened the meeting by introducing himself as a planner for the Western Region with Halifax Regional Municipality (HRM). He introduced HRM staff and the Councillors present. He welcomed everyone and thanked them for coming.

He stated that the purpose of the meeting was to get feedback from the public concerning an application by Genivar Incorporated to amend the Halifax Peninsula Land Use By-law to include 3065 Robie Street within Schedule Q, and to permit a 19 storey mixed-use building by development agreement.

2. Overview of planning process – Richard Harvey

Mr. Harvey talked about the planning process. He stated that a development agreement is a contract between a property owner and HRM concerning characteristics of a development. He gave background on the property, showing the location on Robie and Demone. He noted that in terms of the existing planning policies, the site is located in a commercial designation within a C-2 zone. There are some residential and industrial zones in the area. The C-2 zone allows for a variety of commercial and residential land uses. Generally, in building size is dependent on lot size and proposed use. On a small lot, building size has the allowance to be 80 feet in height and

can occupy 100 percent of the lot. Beyond 80 feet in height, there are requirements that it must be stepped in from the property lines. This is for commercial land use solely. If this was going to be a high density residential use, it would have to follow the R-3 zone standards. Those are largely dictated by the angular planes that extend on the property lines on the centre of street lines. There isn't an absolute height. The buildings have to lie within those angular planes. There are also other requirements for landscaped open space and open space but as of right, you can achieve a certain type of building. There are other types of requirements that dictate the envelope of the building. If there are narrower portions, a taller building can be achieved.

He noted that in the C-2 zone, in a major commercial designation, there is an option for a development agreement. The policy states that the city can consider, in order to promote residential and commercial redevelopment and prevent conflict with adjacent uses, areas where they may be an opportunity for a comprehensive site plan. This works through the establishment of a schedule. There are many areas that have been included within that schedule, which is known as schedule Q. He noted other areas within. This application is to include the subject site within that schedule. If it is included, there is an option for a development agreement. This states that any development greater than four dwelling units, the applicant would have to go through the development agreement process. He referenced the assessment through a hand out provided.

Mr. Harvey passed the floor over to Nathan Rogers to present the proposal.

3. Presentation of Proposal – Nathan Rogers

Nathan Rogers introduced himself as a professional planner with Genivar. He noted that he had been working on this project for about a year and he feels that this is an extremely important project for the Halifax area. He lives, walks, shops and participates in activities in the area. He stated that over the last 40 or 50 years there has been a flight from the Regional Centre, Peninsula Halifax and Downtown Dartmouth, inside the Circumferential Highway. The Regional Plan, adopted in 2006, recognizes that. It states that HRM needs direct growth back for the Regional Centre. One of the terms used in describing that is re-urbanization. For this project, re-urbanization is introducing a critical mass people back to the Peninsula of Halifax. This project makes sense at a very high level because HRM wants vibrant communities. Another part of re-urbanization is using existing infrastructure. This is an existing site with streets and pipes that exist today. The project does not require the development of new streets, pumping stations, water booster stations, etc.

Mr. Rogers showed slides, put together by the Community Planning and Economic Development Standing Committee of HRM, regarding the Regional Plan review and the HRM by Design Centre Plan. This is a review of the Regional Plan. HRM is preparing a sector plan for the Peninsula of Halifax and inside the Circumferential Highway. They are doing this because the 2006 growth project states that they are 36 percent below the urban target for residential. It is 12 percent over suburban targets. He feels that the flight to the suburbs continues. He noted that the municipal serving costs are approximately 14,000 dollars per year for high density residential and 5,200 per year for low density residential. He noted that services and infrastructure for development in the Regional Centre already exists. This will bring the lowest costs to the environment and to the tax payer. The redevelopment of these types of sites is essential.

Mr. Rogers stated that Robie Street is a major bus route with 11 routes in total. There are also designated bike paths. He feels that this is an extremely well connected site. It is within a 5 minute walk from the Bloomfield centre, Shopper's Drug Mart, Mayflower curling club, Halifax Forum, Atlantic Superstore, etc. It is integrated into the community. He noted that new landscaping is proposed along Demone Street, including street trees in the HRM right of way. There is surface parking proposed at the rear of the building, including landscaping.

He stated that there are 150, maximum, residential apartments proposed. The first floor is commercial. The second floor is office space. There are two floors of underground parking. This may address any parking issues. There is sufficient parking to handle the entire development underground as well as providing patrons an opportunity to park on surface parking. Some of the key design elements of the building are the step backs and setbacks for the pedestrian experience level. If the building steps back, almost like a layer cake, it gives the pedestrian a more comfortable feel from street level. They do not feel over powered. The setback allows the building to be set back from the sidewalks. This gives opportunity for multiple retail uses.

He noted that as per the process, Genivar had to undertake a traffic impact statement. The review by traffic engineers found that the site generated trips but did not impact on the current traffic. He noted that during the equinox days there are approximately 12 ¼ hours of sunlight on the street. The idea is to have some sunlight on the sidewalk, when pedestrians are walking. During the summer solstice there would be 12 out of 16 ½ with sunlight and of the 9 ¼ for winter there would be 8 hours of sunlight on Robie Street. He gave the shadow effects for the other streets.

He showed photos of the building from different view planes. He feels that this development represents an excellent opportunity for Halifax and for the community to embrace re-urbanization and repopulation of the downtown. He feels that this is a great opportunity as the demand for rental properties is there. This property can be a perfect example of how they can reorganize the Peninsula of Halifax with excellent designing.

Mr. Harvey did an overview of the planning process. This applicant is looking to have Council approve a change to include this site within schedule Q and if so it can be considered pursuant to a development agreement and would be evaluated on planning policies. He noted that this is the beginning of the process. At this point there is public consultation. There will be a more detailed review of the project with a staff report and a development agreement drafted to go forth to the community council. Council would then schedule a public hearing, if they decide to proceed with the project. Notification would be sent to the public and this would be a second opportunity to for the public to give input before a decision was made.

4. Questions/Comments

Mr. Harvey advised of the ground rules and opened the floor for questions and comments.

Bridget Quigley, Halifax, noted that the nine storey St. Joseph's Square building is located in front of a newly erected playground. She is saddened that there is a proposal for an even taller building as the St. Joseph's square building was a debate because of the height. She felt that seven stories would be the absolute highest that would fit in the community, esthetically. She made reference to other provinces, noting that the buildings were maybe 3-5 stories high. She feels that 5, 7 or 9 stories may be ambitious. 19 stories are a bit shocking for her. She noted that

people would like to look down towards the water and the hydrostone and think it is a beautiful view. She feels that there is a utility highway feel on Young at Robie and Windsor. She hopes that HRM would be leading a way to dismantle that feeling of an unfriendly strip mall. She understands the step backs but does not see a setback. She loves the big windows but feels that the height sticks out like a sore thumb. She feels that the people in the area don't want this height. She encourages more people and more great rentals but not in a building of this height. It doesn't fit into the neighborhood.

Jonathan Norwood, Halifax, grew up in the North end. He is interested in the North end and prudent urban planning. He feels that it is a big building but if this company is investing a significant amount of money, they have to plan for what the area will look and what the needs of the area people will be like ten years from now. He has no invested interested in this development or the developer. He noted that retiree's that are looking to move don't have many options for new residential housing in the area.

He noted that the condos are expensive in the area and the older residential houses are not in the best condition. There are not many rentals in the area as the waiting list is long and the rent is expensive. Condo fees are expensive and the reality is that this project will serve the purpose of the people in the North end. He feels that there are 5,000 baby boomers in the North end of Halifax and not many can afford a 350,000 condo, with fees and taxes. Most retiree's from the area would like to retire there. They would also like to keep the view of the water and the city. There will 11,500 jobs within a mile from the North end due to the Irving shipyard contract. He wonders where all these people where go and he doesn't want there to be a lost opportunity to build up the density in the area.

David Harrison, Halifax, lives behind the proposed development. He is not against development in the North end but the building does seem massive. He feels that the congestion on Robie Street is already terrible. He is concerned about the noise of construction and feels that he personally has a little bit to lose, with the prospect of a massive building going up behind his property. He asked if there was any concern put forth for the wind.

Nathan Rogers advised that a wind study would be undertaken. This is required by HRM. Wind medication techniques will be used on the building if there are any impacts noted.

Alex Halef, Banc Properties Ltd, advised that it may take anywhere from 18 to 24 months to complete the building. It terms of disruptions that are exterior to the building, it will likely be a 12 month process.

Irene Clark, Halifax, is concerned about the height of the building and feels that the renderings to show the effects of the shadows have been digitally enhanced and are not really that reliable. She is concerned about the increase in traffic on Demone Street and the main corridor for Oland's. She noted that on her way to the meeting there were two eighteen wheelers parked exactly where the entrance to the site would be. There were sixteen tractor trailers in the bay site at Oland's as well. She is concerned that traffic turning right out of the parkade, onto Agricola Street would cause a congestion problem, given that there are more applications for development nearby. She quoted the 2010 overall results for a recent HRM citizen's survey, stating that the quality in life within HRM is high with approximately eighty percent of the citizens rating HRM as a good or a very good place to live. About ninety percent liked the neighbourhood they live in.

Brian Gifford, Halifax, shops and travels in the area. He supports densification, believing that it is important for the Peninsula. He likes the pedestrian uses on the ground floor of the project. He notes that the height is striking. He quoted a study from the seventies stating that if you took the mass of the building and put it on its side and covered more of the site, you could get the same kind of density but at a much lower height. He asked if that had been considered and is it feasible.

Nathan Rogers noted that they have looked at numerous options for the site but utilizing the entire site doesn't yield the same number of units. In addition, there are commercial and office use proposed. The surface parking is primarily there to satisfy commercial requirements for parking. Although now mandatory, the parking will be needed for people to want to go to the site.

Mr. Gifford asked what density could be achieved if they placed the building on its side.

Mr. Rogers stated that they did not look into that but they did look at 140 units and it wasn't nearly seven stories.

Alex Halef stated that they did not have an answer as it was never considered.

Janet Dempsey, Halifax, is a business owner in the area. She asked if they were rentals or condominiums. If so, are they high end, lower end or the middle of the road apartments?

Mr. Halef stated that it will be rentals and he chose to keep his comments until the end.

Ms. Dempsey stated that the building could be sexier, if it is going to be that big. She would like to see more of a wow factor visually.

Lloyd Haws, Halifax, stated that his family lived in this area for many generations. He feels that this building is being built for the benefit of aging people who might want to sell their house and live in one of the apartments. He feels that the building will cost the tax payers money. They will pay extra for sewage, water, garbage, etc. He is not against development but does not think this building is just a money maker and has nothing to do with the neighbourhood. He feels that the traffic study is bogus as it does not take in the 24-7 traffic that flows through the area. He noted that the applicant came on a little strong and tried to make life uncomfortable for the residents to get what they wanted. He feels it to be wise to make this an historic site. This would protect the neighbourhood. He would like to see passion from people

Tyson Wachter, Halifax, supports the project as he lives and walks in the neighbourhood. He feels that the site would encourage walkability in the neighbourhood. He feels that it would also service local business. He is in support of the project as it is in a non-offensive, no-obstructive area. He noted that back in the sixties it was a very industrial area and has changed to be more pedestrian friendly. He feels that the project is a step in the right direction.

John Murphy, Halifax, noted that the scale of the building is unsettling as it is possible for other buildings to follow suit. He stated that there are fewer people living on the Peninsula than there were a few years ago.

Mr. Harvey confirmed that it has evened out a little but there was a trend.

Mr. Murphy noted that with all of the recent developments in the area, the densification has not increased. Meanwhile, it is up twelve percent in the suburbs. He feels that building homes would make more sense as there is a return to be made. He is happy that someone is investing to build the project but feels that the height is a little too much to take. He feels that the neighbourhood will express their concerns but it may fall on deaf ears. He feels that town houses will be better suited for the area as it will add a positive aspect. He asked if there was any commitment for a green space.

Eli Hage, Halifax, is a business owner in the area and he plans to be a permanent resident for the rest of his life. He believes in the area and the North end's future. He feels that the North end people need a place to live. The building will make it affordable for the right people to live. He has over 60 employees in the area and most live far away. These people can use this building. He believes it is important to have this project as the area will blossom with the more people that live there.

Blair Beed, Halifax, believes that by the time a project reaches the Public Hearing stage, it is too late to give a negative comment as the developer has put a lot of money into the project and staff has put much effort into their recommendation. He knows a lot of history for the area. It was packed full of homes in the 1920's on. When Dartmouth came out with the idea of an industrial park, Halifax tried to compete using the area around Piercy's. This knocked down some single family homes which were converted into garages. It is good to get people back on the Peninsula but you would need a hundred of these buildings to get densification back. He does not find that attractive at all. He feels the young people should have more densification within their homes, as he did as a child. He feels that the building itself is not very attractive and not appropriate for the area. He asked if schedule Q is just piece meal for this property or will it be extended down the whole block for commercial garage properties.

Mr. Harvey stated that these are individual applications. It is inclusive within the schedule. This type of planning is completely under review through the Regional centre project. This plan will look at an overall area so planning will not be looking at applying a schedule there.

Mr. Beed, noted that the shadow study did not consider Summit Street because a two storey building across the street puts a shadow on his front lawn at ten o'clock in the morning and then it disappears. He wonders what the shadow of a nineteen storey building will do to Demone, Young and Hilford streets, in the morning when the sun will be moving around the building. He feels that it would have to cause some sort of shadow. He asked if this will be looked at prior to any submission to the city.

Mr. Rogers assured that there had been a shadow study done for the project.

Lois Randall, Halifax, is opposed to the project. She has been a resident in the area since 1987 and a property owner since 1994. In 2009, she undertook a major renovation to her home so she could remain in the area. She enjoys the community, the neighbors and the benefit of being so close to amenities. She was concerned about the St. Joseph's Church site being redeveloped and now seems laughable in the face of all the development activity planned for the area bounded by

Young, Gottingen, Almon and Robie Streets. She is not against development but is against development that does not reflect the character of the neighbourhood. A nineteen story building in an area with low to mid-rise buildings is not compatible with the character of the surrounding neighbourhood. It looms large over the landscape and is more suited to the Downtown core.

She noted that the TD Bank building downtown is nineteen stories and is a smaller mass than the proposed building. She is against development that results in a strain to the neighbourhood. She asked if the building provides a recreational space for the occupants. To her knowledge, no new recreational facilities are planned for the North end, to keep pace with the additional population density that is planned by the developers. She is against development that will diminish the peaceful enjoyment of her home and increases traffic in the neighbourhood. The additional density proposed by the project will add to the traffic congestion. She is against development that is built to the boundary of the property, with no green space to provide a transition between the concrete sidewalk and the hard scape of the building.

She stated that she wants there to be vibrant shops and interesting restaurants, with services to support residents of the area. She would like to have housing options for many types of people but does not believe that a massive nineteen story building is what is needed to accomplish that. A building less than half the height of the proposed building would be more suitable for the site and still address that changing nature of the neighbourhood.

Ben MacLeod, Halifax, is concerned about congestion in the area. He understands that population growth is inevitable but living on Oxford Street for the past fifteen years, he has noticed an increase in traffic because the bulk of the development and population growth has taken place in areas where people have to drive to get downtown. There is a proposed \$500,000,000 expansion of Highway 102 and Bayer's Road to carry more people down oxford, Robie, etc. In contrast, he feels that it is realistic to say that a good percentage of residents of buildings such as the proposed would not own a car as they are in walking distance to the downtown. It is very realistic to bike or walk if you live in the area. He feels that it would be better to direct growth towards the city core rather than in locations where people would require a car and driving would be the only option.

Ashley Morton, Halifax, is not directly affected by the proposal but he feels that he would like to reiterate a few of the opinions so they get recorded. He stated that following the St. Joseph's proposal, he wanted to know the details internally of the building. Such as the location of the air conditioning units and whose home that noise goes directly into. He would like to see specific shadow affects and wind effects on specific buildings. This could be a massive quality of life effect for one or more people. He asked where in the process people can get enough information about more details, at an early stage, so the developer hasn't spent lots of money, which at the end Council may oppose. If everyone can have the facts at an early stage, this may be avoided.

He noted that he is in favor of this development, in principle, but not in the height. This has the effect of being a transit focused development and the residents may not require a car for transportation. He feels that this is a wonderful thing. Though he is a big proponent of urbanization and densification, he realized that there is a big plight to the suburbs because not everyone can afford a detached dwelling in the city. He wanted to know who makes density work. This proposal targets itself towards the type of people who make that densification work. He thinks that buying a \$400,000 condominium is not a massive step forward in making

densification work. Having an affordable two bedroom apartment is something that does make densification work. He questions the height but states that these types of development that can help make densification work.

Mr. Harvey stated that when looking at a nineteen storey building, they are not only talking about where the parking should be located. He thinks it is reasonable to ask whether or not this is the right overall scale. It is a very large proposal and he would like to hear if the building fits or does not fit in the area. He noted that no matter what is drafted in the development agreement, if Council approves or Staff gives a positive recommendation, there is a lot of time involved at looking at the details. The process does take a long time. He encourages the public to look on the website for updated plans. Whether they are in support of the project or not, it would be a good idea to look at the details as they get posted. He also encourages them to give their opinion as the details are added, through email or written submissions. He feels that this would be a very important part of the process. He reminded the public that this is not the only opportunity for public consultation.

Mr. Rogers offered to be available to meet with the public to discuss any questions they might have.

Thomas Francis, Halifax, owns some properties in the area and feels that this is a great development for the area. He is a business owner and is thinking about keeping business in the area. This would require people walking around in the community. The more people there are in the community, the more businesses will be there also. Smaller businesses can be the heart of the community. When people spend money in the area, it is invested back into the community. When he purchased a house, there were no housing options on the Peninsula. He had to locate his family outside of the city. He feels that a development such as the proposed may have given him an opportunity to live in this community and possibly move into a house, in the area, from there. He noted that if you stand on the corner of Robie and Almon and look down, it is not a very nice looking area. This building could add to the community.

Patrick Murphy, Halifax, feels that developers could do themselves a favor by looking at the mix of the neighbourhood. There are housing co-ops, social housing and lots of seniors housing. He feels that they should look at options for people that already live here. He feels that people in the North end like living in the neighbourhood. People can walk to amenities. When it comes to a higher density rental that is affordable to people on supplemented incomes and seniors, the community would probably embrace it a little better. He noted that some of the brick housing in the area is very unique. He talked about other buildings and their characters. If the developer wants to do business in the area, they should reach out to the existing community as well. He asked if HRM by design was focused on the downtown core.

Mr. Harvey stated that the Regional Center Plan is in the beginning stages. It is looking at the entire Halifax Peninsula and Dartmouth, inside the circumferential highway. This will look at engaging the public in reviewing the planning policies and regulations. HRM is not included in the area currently.

Mr. Murphy asked if the Bloomfield center is under development consideration.

Mr. Harvey stated that it could be.

He noted that it cost the taxpayers close to sixty thousand dollars to look at different models of the site. This was about three years ago. He feels that if you start off the proposed development at nineteen floors, the Bloomfield center could potentially go higher.

Mr. Harvey stated that it would have to go through a planning process. Each project is individual.

Mr. Murphy asked if they could possibly develop this site to go higher, if there is already a building in the area that is nineteen stories.

Mr. Harvey stated that each project is looked at individually. There is an opportunity to apply to have this schedule and have development considered by development agreement.

Sean Murray, Halifax, is speaking on behalf of the demographic that HRM by design is trying to get into the city center. He wants to be a part of this vibrant, young, growing community. It has great character. He is looking for a place to rent in the area as he has student debt and is concerned about affordable housing. There isn't any availability currently. In terms of the height restriction, he understands that a smaller scale might be better but there is a waiting list for renters. There isn't enough affordable housing in the area.

Wanda Boutilier, Dartmouth, has a vested interest as her parents lived in the area. They are getting ready to retire and want to move back to the area. They are looking for a new space, not an old house. They are looking for a development such as this. They will be able to walk to the amenities. She feels that there is limited space so the development should go up, if it can't go out.

Warren Jefferies, Halifax, noted that the lines of schedule Q were drawn somewhere for a reason. The application is for an inclusion of schedule Q. He feels that the developers and these types of developments are pushing and/or forcing the hand of the planning department. He hopes that there would be no more hearings for these types of amendments like this. There is a comprehensive planning strategy for the area in place. He feels that a nineteen storey building is obscene and is way beyond the scope and the size for anything that could be deemed acceptable for the area. He feels that there should be a coherent plan for the North end before any development of this scale should be considered.

Gary Foren, Halifax, has lived in the North end for his entire life. He sees everything that was taken away from him as a young boy. There used to be playgrounds and ball fields in the area. Now there are none. He is not against development but wants to note that Robie is one of the busiest streets in Atlantic Canada. Adding density will compound the traffic issue. He believes that this will cause problems for the streets in the area. He is not against the building itself but he would like to see some low income rentals and some opportunity for children to play within. He stated that the building will meet or exceed the lead standards. He noted that the St. Joseph's site was projected to have nine stories. There are other projects proposed in the area. He feels that they fill the density in the area. The area does not need a nineteen story building that is not in conformity with the community. He would like these facts considered. The big picture is very clear. Nineteen stories are too high. He would like to see recreational playgrounds in the area.

Perry Schlay, Halifax, stated that the people in the top floor of this proposed nineteen storey building will be able to look directly into his back yard. He is not opposed to the building of an apartment building but feels that seven or eight stories are enough. He understands that it is an income for the building owner and asked how the building owner would feel if it were in his backyard.

Mr. Rogers stated that he choose his neighbourhood based on the existing condition. He understands that property owners have a right to make application for whatever form of development. Currently, his neighbor has sold his home to a developer and he is unsure as to what might happen. He noted that he also has an opportunity to voice his opinion.

Mr. Schlay asked what his opinion was.

Mr. Harvey stated that there was no reason for a debate. He is looking for comments and opinions. He noted that Mr. Schlay had a valid point.

Mr. Schlay stated that the community has always been strong and united. He feels that the building size is ridicules and it breaks his heart to see that something like this might come into his neighbourhood.

Patrick Lawlor, Halifax, stated that he has been in the area for about fifteen years. He noted the comments concerning the current rental situation. He feels that it would make sense to have some new rental accommodations and would like to hear more about the current market for that. He feels that a nineteen story building has a tendency to very transient. He thinks that five or ten years from now there will be a turnover in the tenants. He feels that this is not a solution for senior's housing. He noted that nineteen stories might be a bit absurd.

Mr. Harvey asked the applicant to speak with regards to the target market.

Alex Halef spoke regarding the target market. The plans show that the units are a little larger than typical units within the Peninsula. He noted that all comments concerning height will be taken into consideration. He stated that there are no other buildings in the area to measure this current proposal to. They tried to show a massing sketch of the new 217 buildings that are going to be built because that application had been put forth to HRM currently. He understands that it may or may not be approved but this new project is the only measure other than the tower itself in the general vicinity. Everything else is a low-rise and some are simply parking lots. The brewery would be the tallest building.

Mr. Harvey asked what the target market would be.

Mr. Halef stated that there is no target market. Ultimately they are building the building for themselves as they are a development company and they intend to maintain ownership of the building. A lot of developers like to retain a good quality building and keep their tenants happy for a long term. They are looking for quality tenants that have a good synergy and complement each other well. There will be granite countertops and stainless steel appliances. Ten percent of the building is affordable housing. The one bedroom's, between 900 and 1,100 square feet, are going to rent for \$1100 to \$1200 per month. This includes heat and hot water. The two bedroom's would be anywhere from \$1300 to \$1500 per month.

Bernard Smith, Halifax, is the manager of the north end business association. He feels concern for the North end. They have been pressing the city for a planning process because the ship contract is going to change the North end. They are concerned about housing and things such as parking. It may be more positive if vacant space is used to house people. It is regrettable if every developer has to go through a process like this as it will slow things up. He feels that the city should be responding to the current need. He feels that more density is need for the area. He noted that business is a part of the community too. He would like to see the best outcome for everyone. He would like to see some decent planning implemented.

David Jackson, Halifax, lives in the area but is not a long-term resident. His goal before moving here was to ensure that he could get to all amenities and so far, he can. He is glad to hear that there will be affordable units and is happy that it may add to the community. He asked if the sidewalks would be wider on Robie.

Mr. Rogers stated that the building isn't built to the property line so there will be a bigger sidewalk, a larger travel way for people.

Mr. Jackson noted that he does not have a car and currently walks or bikes. He asked if there is bike parking included for the public.

Mr. Rogers stated that there is as it is required by HRM for all new buildings.

Blair Beed asked if the assessment on his house would go up if there was another rezoning in the area.

Pete Lavelle, Halifax, echoed the complete astonishment of the buildings height. He feels that it is ridiculous. He feels that the boundary for schedule Q is at Robie Street and it should stay that way. He noted that HRM by Design, as he sees as an exercising the manufacturing of consent, created a feeding frenzy for development. He noted that the Regional Plan predicts more than one thousand people per year for over twenty five years. HRM is not meeting that population growth. We are seeing more development than we have ever seen before. "Build it and they will come" is just a line from a movie. It is not real. If the developer goes belly up they will take all the small contracts with them. He feels that there is a reason for caution.

Jack Bryant, Halifax, is a resident of Halifax for a long time and was the chair of the planning advisory committee in the 1980's. At that time they had quite a struggle coming up with a policy that would allow for things to flow in the Peninsula North end. Interestingly enough, it has become, on its own, a very interesting place to live. He noted that he is not for or against increasing the density but there isn't a lot of land to deal with as it is a Peninsula. Most of the people are not going to redevelop. When sites like this become available, people want to try and maximize the potential of it. He thinks that staff has to deal with the lack of availability in the North end to develop. It has been discussed. He thinks that the objectivity going forward will be to figure out where density can be placed to maintain the neighbourhood. He noted that the community has some special things, such as the Hydrostone market, Gladstone Street, the Forum and the potential of what might occur as the result of the ship yards contract. Barrington Street is more of a pleasure to drive on. He recognizes that it is a challenge and some compromise has to be made for the future.

5. Closing comments

Mr. Harvey thanked advised everyone that this is not the only opportunity to give input. He noted that there are more studies that will be provided and encouraged the public to continue to check the website for updates. He provided more detailed time lines and his contact information. He thanked everyone for coming.

6. Adjournment

The meeting adjourned at approximately 9:05 p.m.