



October 20, 2023

James Coons, Planner II
Planned Growth Projects, Strategic Projects
Halifax Regional Municipality
Via email: james.coons@halifax.ca

James,

On behalf of our client, Dartmouth Properties Ltd, zzap is pleased to submit this application for consideration within the M District Future Growth Node (FGN) planning process.

This 10.69 Acre site is located on the western portion of the M District FGN plan area. It is bounded by Horizon Court (a privately owned driveway) and Micmac Boulevard. An existing $\pm 174,180$ ft² office building currently occupies the site.

A preliminary concept plan is attached. This plan was developed with the underlying assumption that the existing office building would continue to operate for the foreseeable future as it is a significant asset for our client. To accommodate the large workforce operating from this building the first phase of development would include a parking garage between 5 and 7 levels (inclusive of an open-air top level of parking). This would relocate most of the existing surface parking stalls into a vertical structure, thereby freeing up the remaining site for residential development.

Development Statistics

This preliminary concept plan includes three phases. The approximate residential unit count¹, new floor area and number of storeys for each building is summarized in the below table.

Table 1: Development Statistics

	Phase 1	Phase 2			Phase 3		
	Parking Garage	Tower A	Tower B	Tower C	Tower D	Tower E	Total
Units	-						-
Storeys	7						7
FT ²	248,640						248,640
Units		305	265	255			825
Storeys		31	26	26			-
FT ²		263,465	233,040	220,330			716,835
Units					64	90	154
Storeys					8	8	-
FT ²					65,625	117,380	183,005
Total New (FT ²)							1,148,480

¹ Unit count assumes all building area above the podium level is residential. A combination of uses is possible.

Floor Area Ratio (FAR)

Table 2 summarizes the FAR for Phases 1-3 (total floor area includes the existing office and new floor area added in Phases 1-3).

Table 2: Floor Area Ratio (Existing and New)

Phase	Floor Area (ft ²)	FAR (Based on 465,656 ft ² site area)
Existing	174,180	0.4
1-3	1,322,651	2.8

Commercial Floor Area

According to the adjacent property owner's development concept, their intention is to retain the existing mall structure and retail floor area. In our client's concept plan they are not proposing a large amount of new commercial floor space. The existing office space (174,180 ft²) will be maintained and an additional 30,000 – 90,000 ft² is contemplated, which would be distributed over the podium levels of Towers A, B, & C.

Number of Bedrooms

We anticipate that the number of bedrooms would align with the minimums set out in the Regional Centre Municipal Planning Strategy where 20% are 2-bedroom, and 5% are 3-bedroom. This would translate into the following unit breakdown:

- 1-bedroom/bachelor units: ±780
- 2-bedroom units: ±195
- 3-bedroom units: ±50

Phasing

The phasing of the proposed development is anticipated as follows:

- Phase 1: 0-5 years
- Phase 2: 3-10 years
- Phase 3: 5-15 years

Halifax Regional Centre for Education (HRCE)

The below information is requested by HRCE.

- Number of units greater than 1 bedroom (Phases 1 to 3): ±250 units
- There are no 4 bedroom units contemplated at this time.
- Tenure breakdown (rental vs owned): undetermined.
- Rough number of units by phase:
 - Phases 1-2 (0-10 years): 825
 - Phase 3 (5-15 years): 154 units



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Closing

We trust this submission satisfies HRM's requirements to move forward with the next phase of the M District planning process. Should you have any questions, require clarification, or have comments regarding the information contained in this package, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink that reads "Greg Zwicker". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Greg Zwicker, MCIP, LPP
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