

To: Kate Greene, Director of Regional and Community Planning, HRM

From: Alex Halef, President and CEO, BANC Group and BANC Investments Ltd.

Re: Lands at Civic Address 1 Craigmere Dr. and 2760 Joseph Howe Dr., Halifax NS, PID 41067836

Please accept this request on behalf of my company. BANC, as you know is a large developer of housing in HRM and continues to look towards the future of housing in the city and particularly in the core closest to services and transit. The following letter is a request to rezone the lands at 1 Craigmere as part of the Regional Plan review to allow a more urban scale of development on these lands.

There are a number of, what I believe to be, compelling reasons for doing so:

- 1) Currently, the property noted above is considered part of the suburban plan even though they are on the opposite side of Joseph Howe, which divides the Regional Centre from the Suburban lands.
- 2) The property is across the street from a major Future Growth Node that spans PID 40723843, currently owned by Manulife. That property is 7.64 acres in size and is conceivably earmarked to allow for much higher buildable square footage densities, in similar fashion to another adjacent property, the Halifax Shopping Centre Lands, also nearby. The current Manulife Office Tower building across from these lands is already a 15 story high-rise building.
- 3) The property is along Joseph Howe Drive and has two bus stops, one directly in front of it and the other across the street in front of Manulife that are serviced by the #14/24 bus route that is 2 minutes from the major Mumford Bus Terminal that has all of the services at the Halifax Shopping Centre and is the hub for transport to the Central Business District, Hospitals, etc.
- 4) The property is only a 10 minute walk to the Mumford Terminal for any resident of a new development
- 5) The property is fairly large in size at 7609.76 square metres (81,872 square feet) and already houses a high rise building of 16 stories and any potential expansion project contemplated would front Joseph Howe Dr. across from the Manulife lands noted above.
- 6) The property is only 2 minute bike ride to the entry to the Chain of Lakes Trail at the Ashburn Golf Course
- 7) The property is also located 2 minutes from the 102 highway, or alternatively to the Mackay Bridge to Dartmouth, as well as immediate adjacent access to the rotary which then branches off into various routes into the Central Business District.
- 8) The site has ample capacity for water, stormwater and wastewater based on discussions with Halifax Water and already has underground services existing the existing building.
- 9) There is a captive market of renters who are very interested in being part of this development
- 10) There is amenity space already built to the rear of the project for residents of the property and acts much the same way as common open space parkland.

Currently, the zoning is from the 1970's and 1980's and is a C1 zone allowing for R4 uses. The request is to simply have an FAR based approach that allows for uses of all types (Office, Residential, Amenity), rather than restricting to one specific use.

In terms of the density requested, the property measures 81,872.84 square feet. At an FAR of 5, that yields 409,364 square feet. At an FAR of 4, the yield is 327,491.

The site is currently improved with the 16 story building noted above, measuring approximately 165,000sf of above grade buildable square footage. That yields an FAR of approximately 2. I would propose that a more appropriate FAR for the site to allow a building of additional amenities and 150 residential units would be approximately an FAR of 5 and a height of 70 metres. This would transition to the higher height buildings potentially proposed on the F.G.N. lands at Manulife and the subsequent F.G.N. lands at the Halifax Shopping Centre Lands.

If there are any questions regarding the above, feel free to contact me at your convenience.

Sincerely,

Alex Halef

President and CEO

BANC Investments Ltd.