

HALIFAX

Case 21115

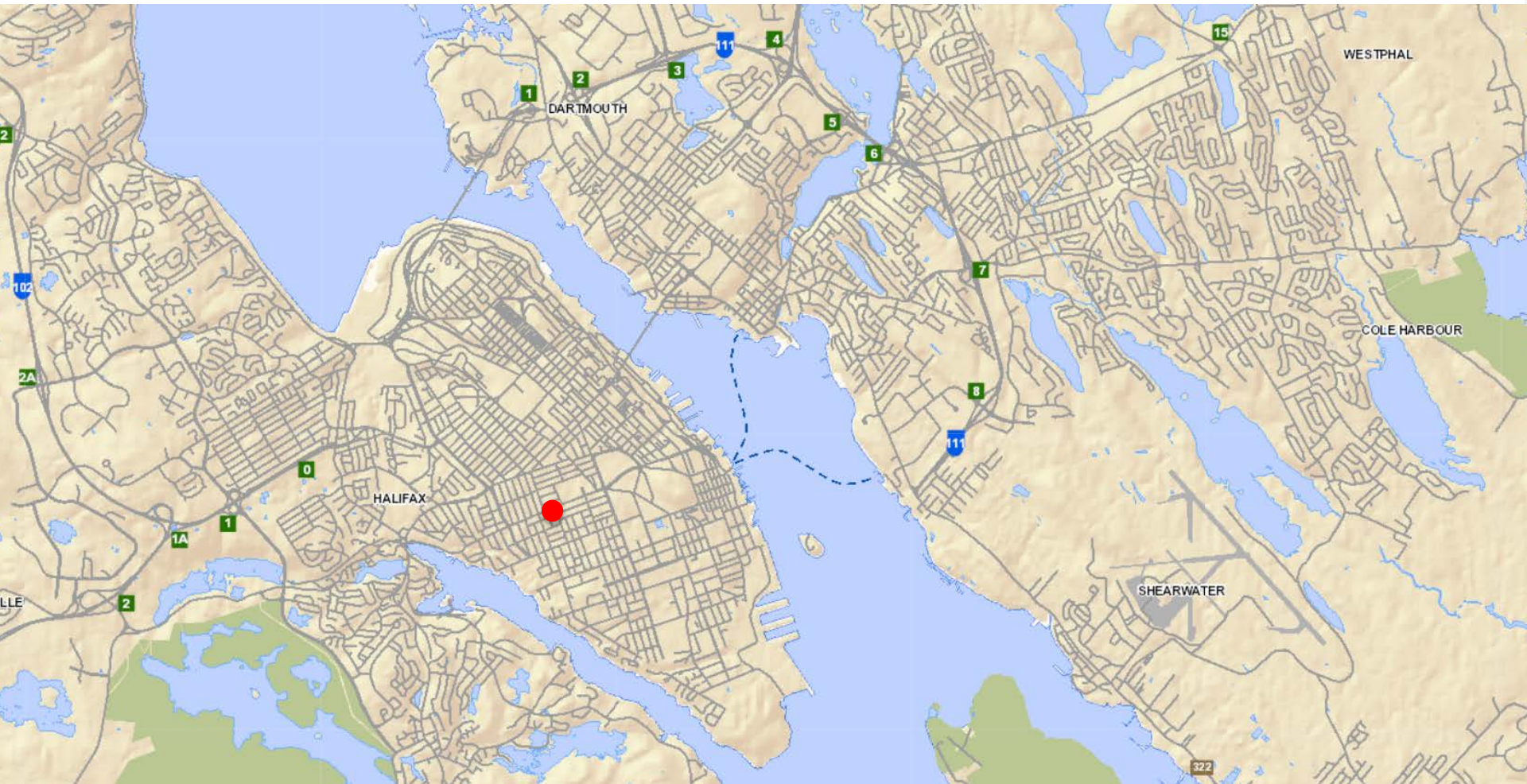
Halifax Peninsula PAC

Municipal Planning Strategy and Land
Use By-law Amendment

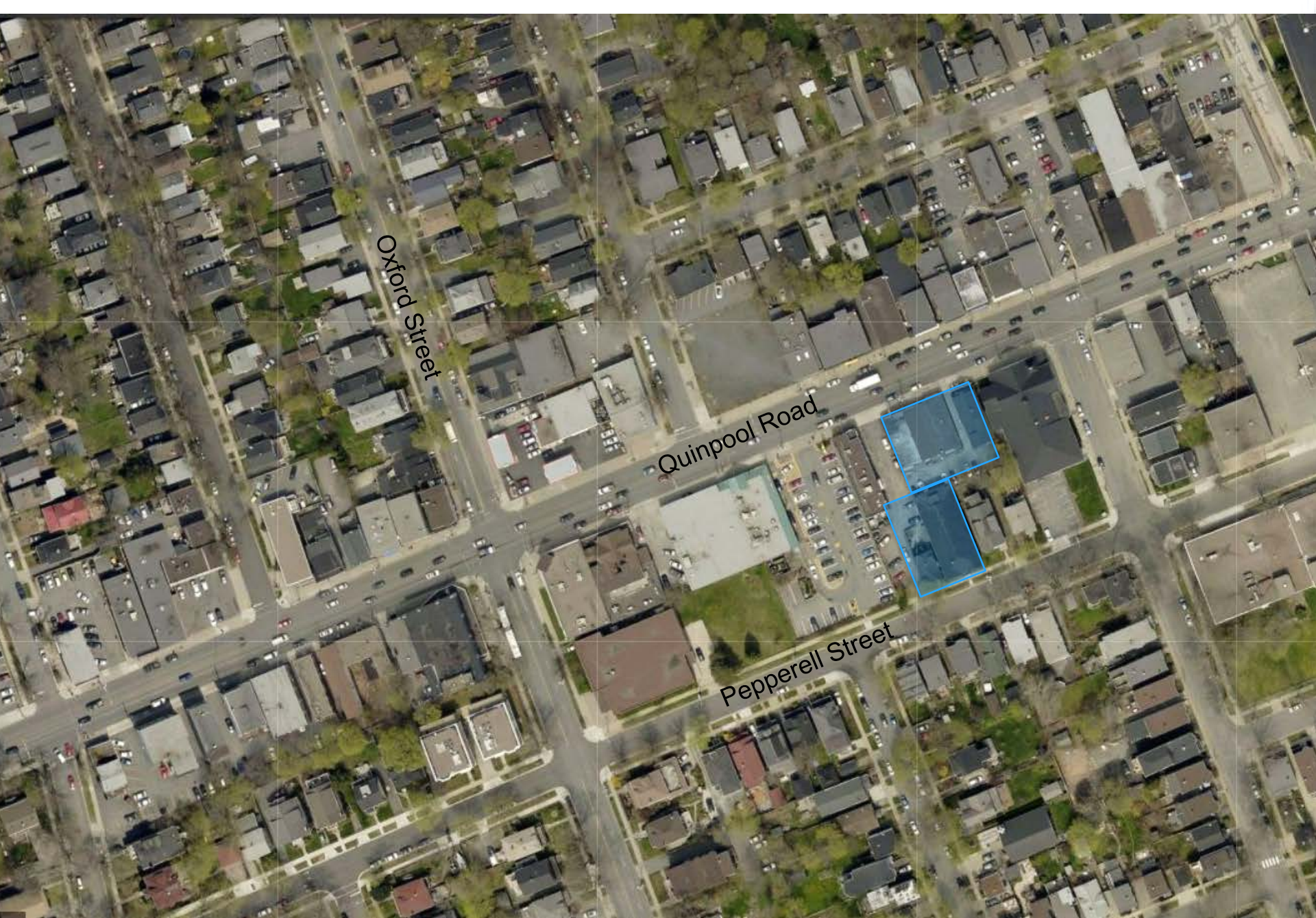
6290 to 6302 Quinpool Rd.
6325 and 6331 Pepperell St.
(The TED)

June 25, 2018





HALIFAX



Oxford Street

Quinpool Road

Pepperell Street



Oxford Street

Quinpool Road

Pepperell Street

Case 20520

Case 21115

Site Context



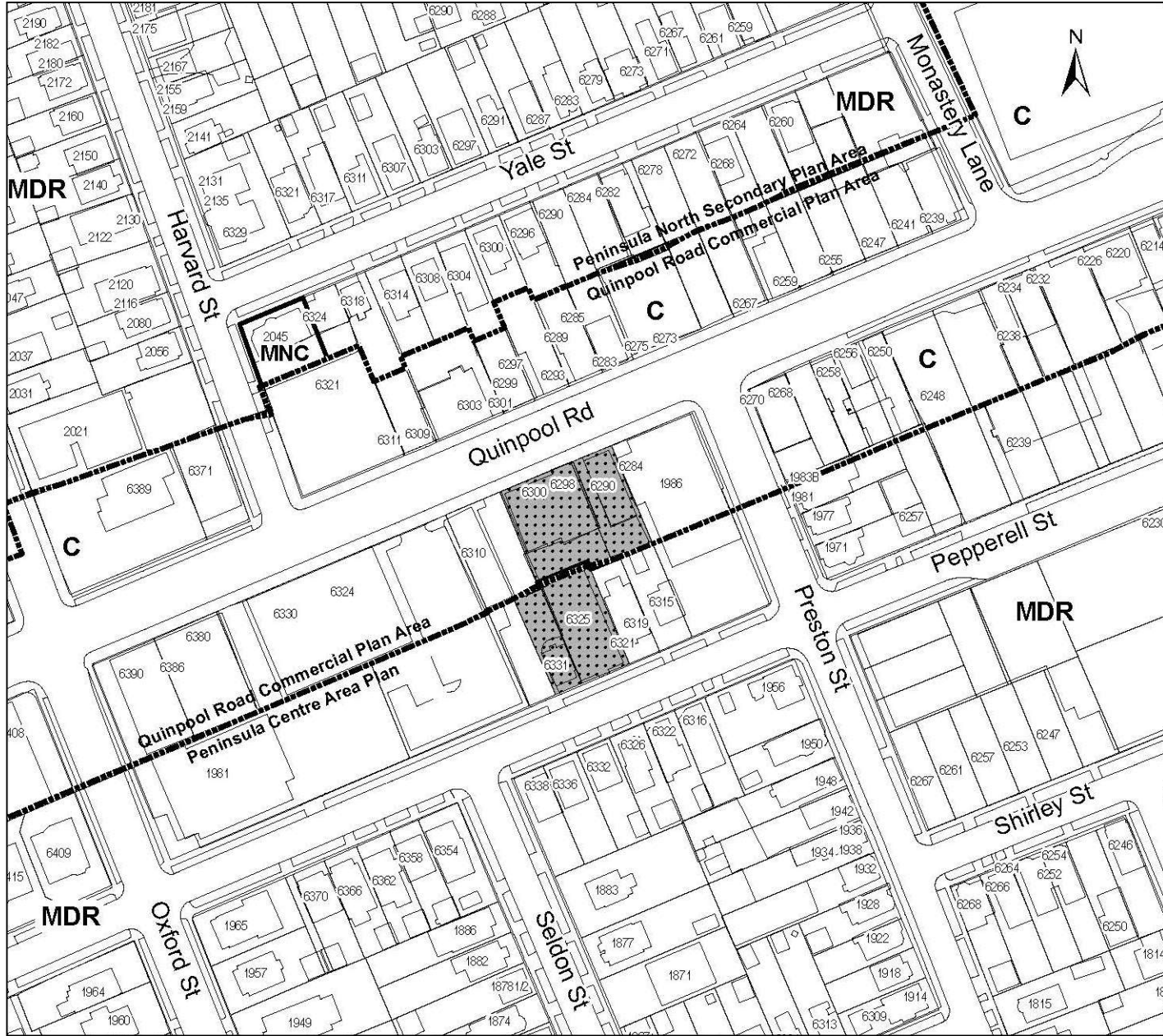
Site Context



Site Context



Existing Halifax Municipal Planning Strategy (MPS)



Direction by Regional Council

January 2018: Continue to process site-specific secondary municipal planning strategy amendments, subject to conditions.

Generally align with the June 2017 Centre Plan Document:

- a) Urban Structure – Quinpool Centre
- b) Height – between 4 to 6 storeys
- c) Floor Area Ratio – not applicable

Address the planning principles of:

- a) Transition
- b) Pedestrian-orientation
- c) Human-scale
- d) Building design
- e) Context-sensitivity

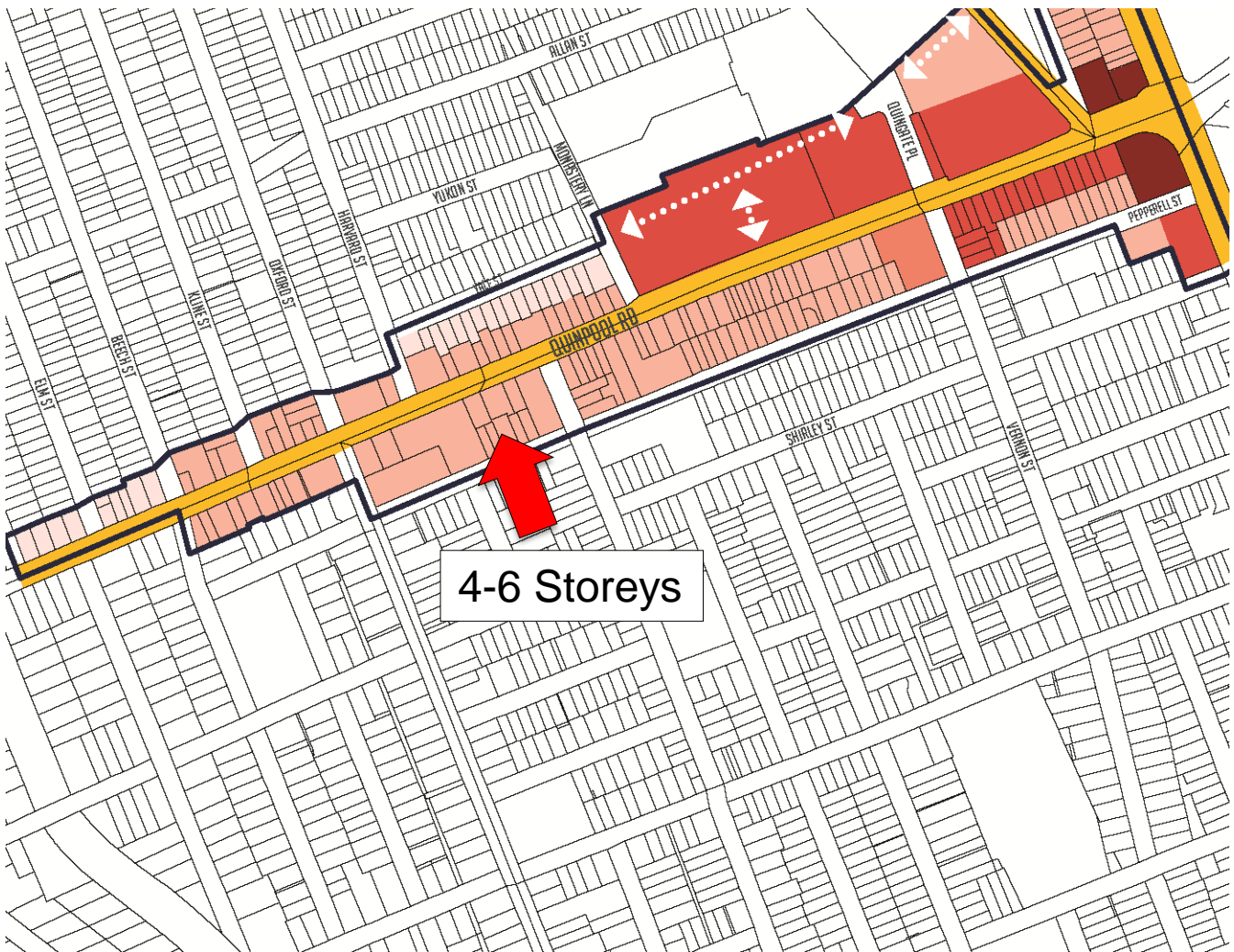
Centre Plan – Urban Structure



LEGEND

 Downtowns	 Existing and In-Progress Heritage Conservation Districts
 Centres	 Proposed Heritage Conservation Districts
 Corridors	 Proposed Cultural Landscapes
 Established Residential	
 Higher Order Residential	
 Parks & Public Spaces	
 Future Growth Nodes	
 Employment Intensive	
 Institutional Employment	
 Small Scale Institutional*	

Centre Plan – Height



LEGEND

- Maximum Building Height
- 1-3 Storeys
- 4-6 Storeys
- 7-10 Storeys
- 11-15 Storeys
- 16-20 Storeys
- Centre Boundary
- Main Street
- Key Connection

4-6 Storeys

SCALE 1 : 6000

Proposal





LEGEND

- Site Boundary
- - - Existing Internal Property Boundary
- - - - - Adjacent Property Boundary
- ▶ Building Access Point

SITE SUMMARY:

- Land Area: 1,805 m²
- Existing Zone: C-2C / R-2

NOTES:

- Property lines approximate only. Site subject to survey.

SOURCES:

- Property lines from and topographic features from SDMM cad file 32279 Topo to Client 04Jan17.dwg
- Adjacent property lines from provincial mapping

Designer: KWATERS	VERSION
Planner: CLOVITT	102

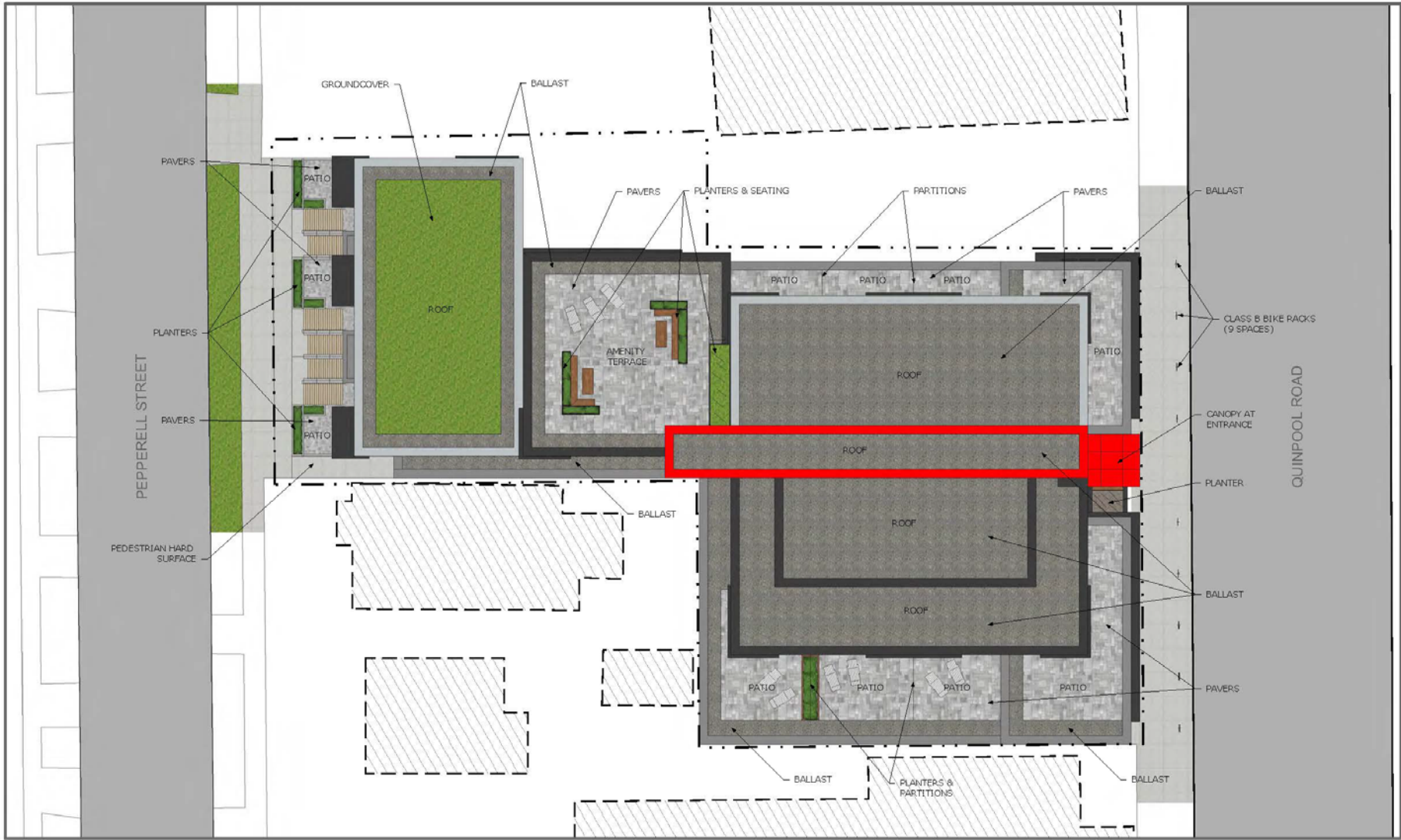
SITE PLAN - TED BUILDING
HALIFAX, NOVA SCOTIA

FAÇADE INVESTMENTS LIMITED
JUNE 12, 2018 161-02034-102

SCALE

7.5 5 2.5 0 12.5 m
1 : 500

1 SPECTACLE LAKE DRIVE, DARTMOUTH NS CANADA B0B 1X7
PHONE: 902-839-6959 WSP.COV



TED Building

161-02034-00
2018-04-04

LANDSCAPE PLAN

Scale 1" = 20'-0"



ARCHITECTURE | 49

L-100

LEGEND - EXTERIOR MATERIALS

1	PANEL SYSTEM
2	MASONRY
3	GLAZING SYSTEM
4	PUNCHED WINDOWS
5	RAILING



TED Building

ELEVATION - SOUTH (PEPPERELL STREET)

161-02034-00
2018-04-04

Scale 1" = 20'-0"



ARCHITECTURE | 49

A-202

HALIFAX

Thank You

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