

# HALIFAX

## **Public Meeting Case 21115**

Municipal Planning Strategy and  
Land Use By-law Amendment

6290, 6298 and 6302 Quinpool Rd.  
6325 and 6331 Pepperell St.

May 7, 2018

# Agenda for Tonight's Meeting

- |                                            |                       |
|--------------------------------------------|-----------------------|
| 1. Viewing of Display Boards               | 7:00 p.m. - 7:15 p.m. |
| 2. Welcome and Introductions               | 7:15 p.m. - 7:20 p.m. |
| 3. HRM Staff Presentation                  | 7:20 p.m. - 7:30 p.m. |
| 4. Applicant Presentation                  | 7:30 p.m. - 7:40 p.m. |
| 5. Public Feedback (Questions and Comment) | 7:40 p.m. - 9:00 p.m. |
| 6. Wrap-Up, Next Steps, Feedback Form      | 9:00 p.m.             |

# Introductions

**Sarah MacDonald** – Chair, Halifax Peninsula PAC

## **Members of Halifax Peninsula PAC**

**Waye Mason** – Deputy Mayor, Councillor for District 7

**Sean Gillis** – HRM Planner

**Hannah Forsyth** – HRM Legislative Assistant

**Iain Grant** – HRM Planning Technician

**Cara MacFarlane** – HRM Planning Controller

**Christina Lovitt** – Applicant (WSP Canada)

# HRM Staff Presentation

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# Tonight's Meeting

Feedback provided tonight will inform the process

No decisions will be made tonight

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# Planning Application Process



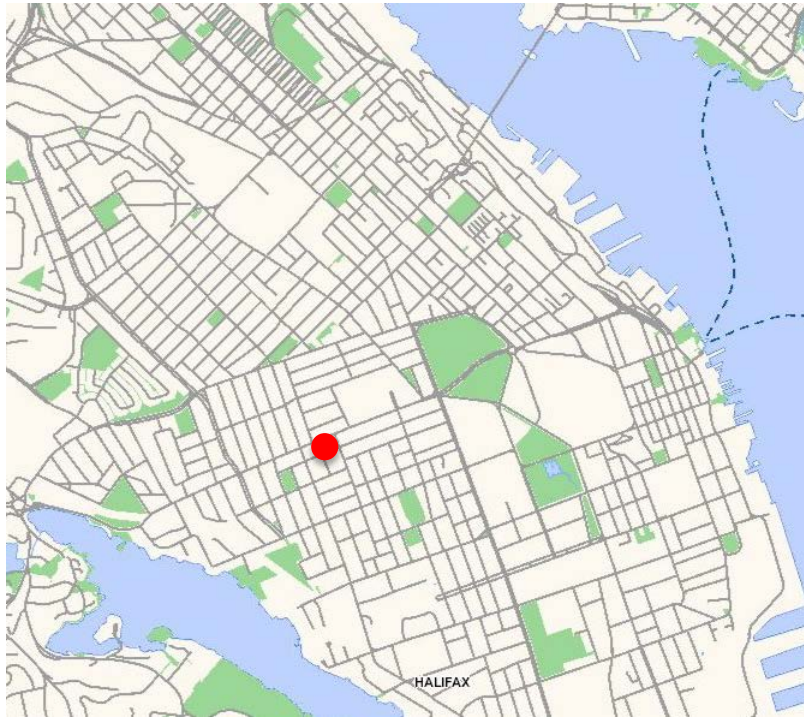
We Are Here →

# Proposal



# Site Context

Quinpool Road and Pepperell Street, Halifax



General Site Location



Site Boundaries in Red



# Site Context



# Site Context



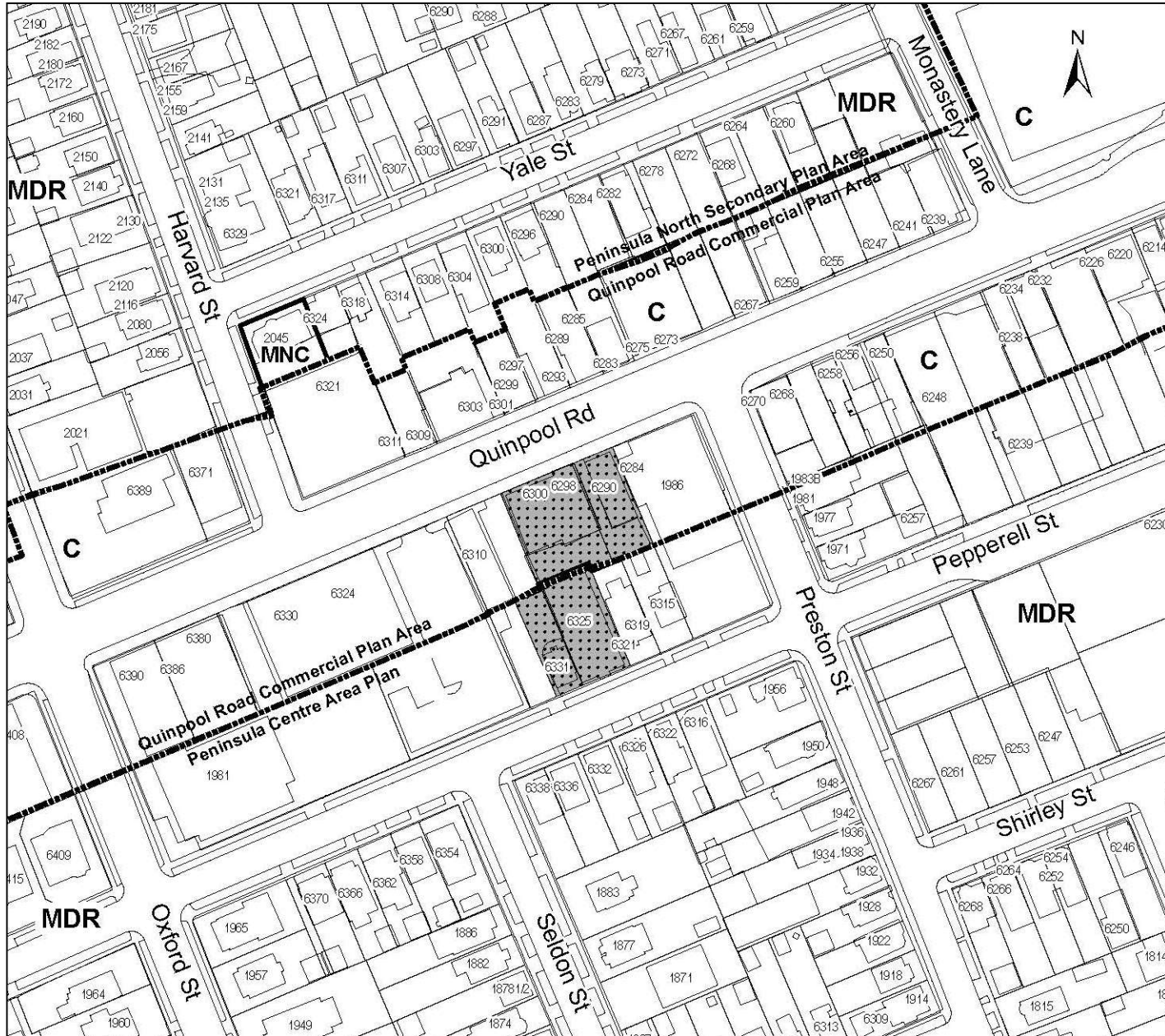
# Site Context



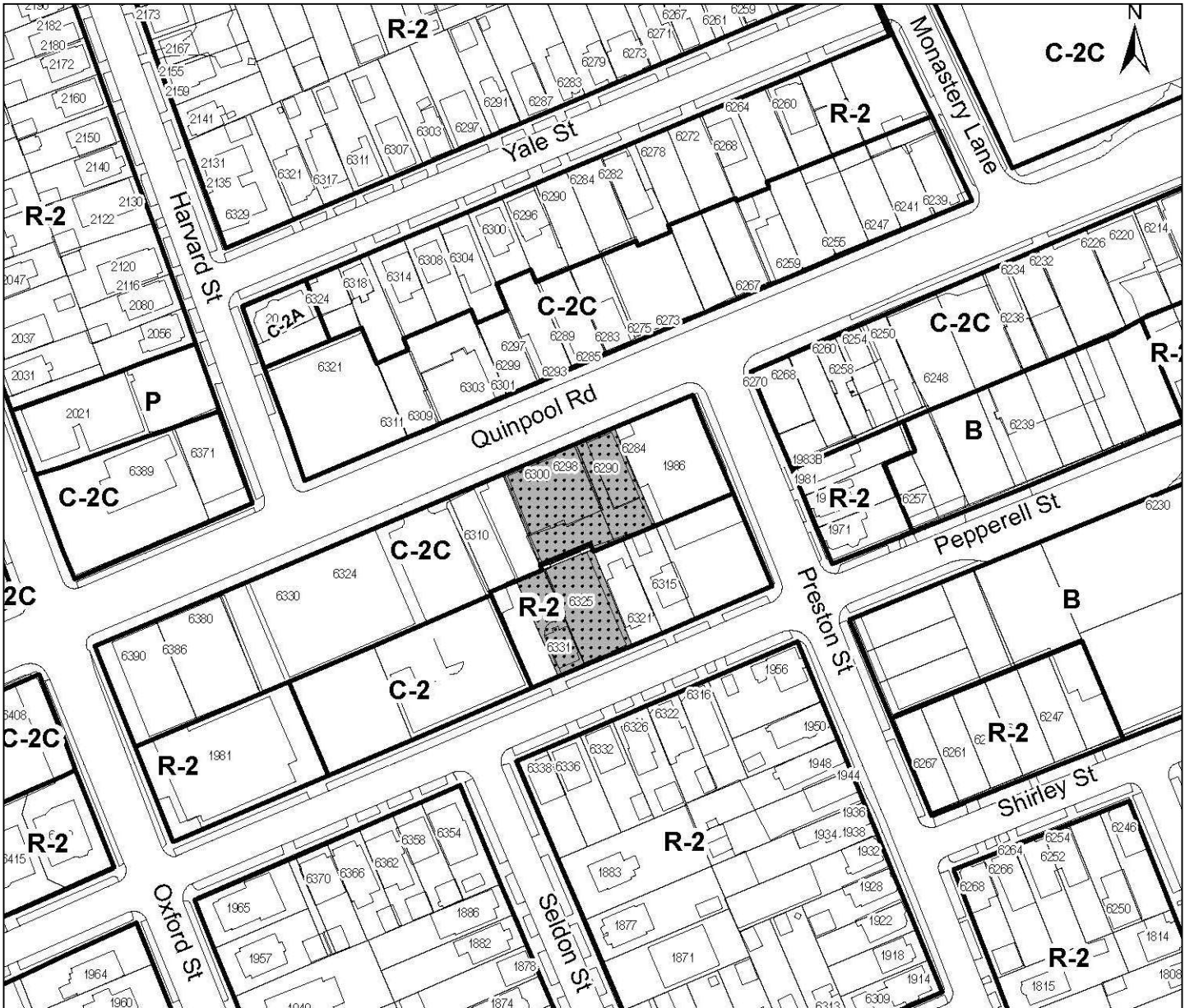
# Site Context



# Existing Halifax Municipal Planning Strategy (MPS)



# Existing Halifax Land Use By-law (LUB)



# Direction by Regional Council

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

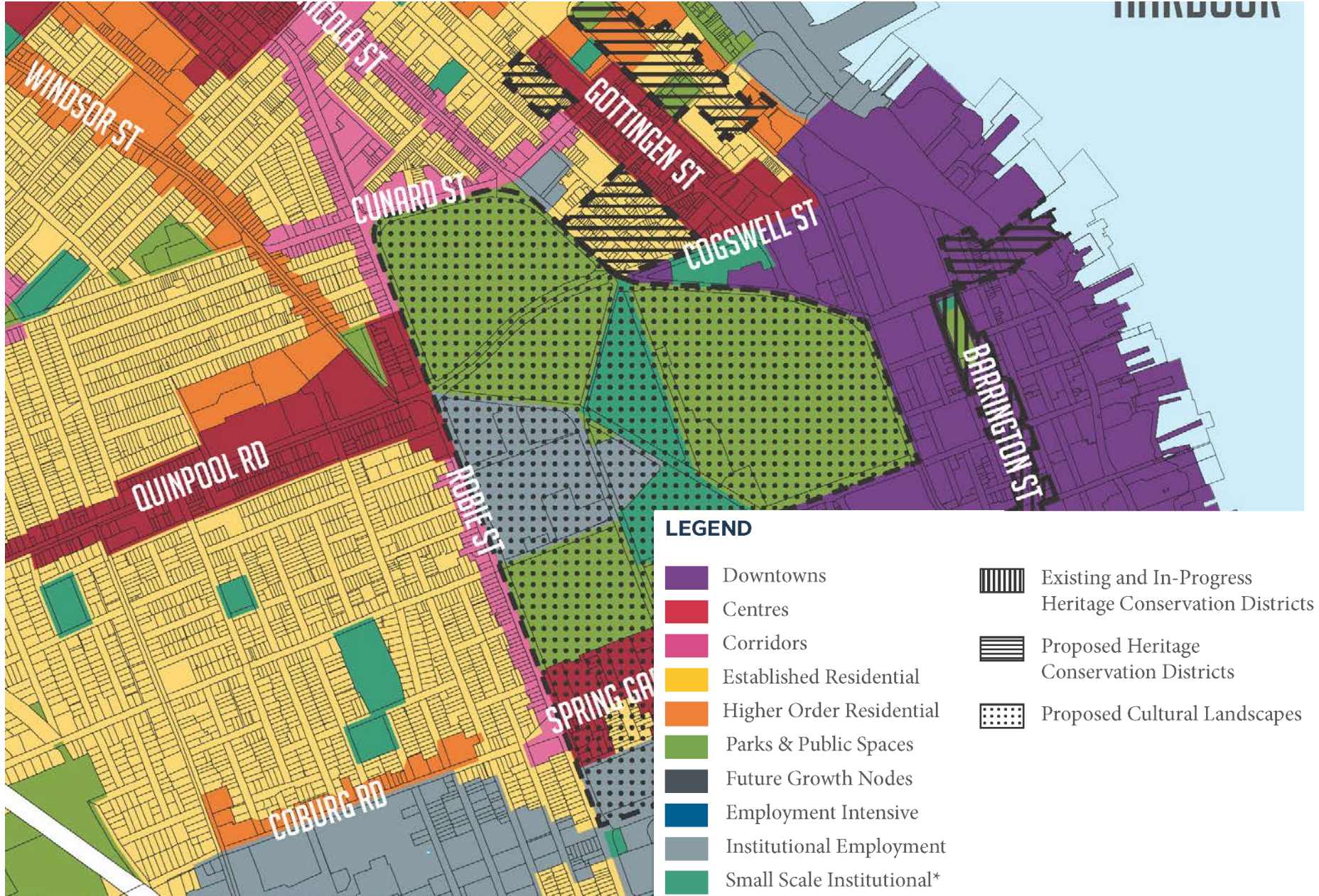
Generally align with the June 2017 Centre Plan Document:

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

Address the planning principles of:

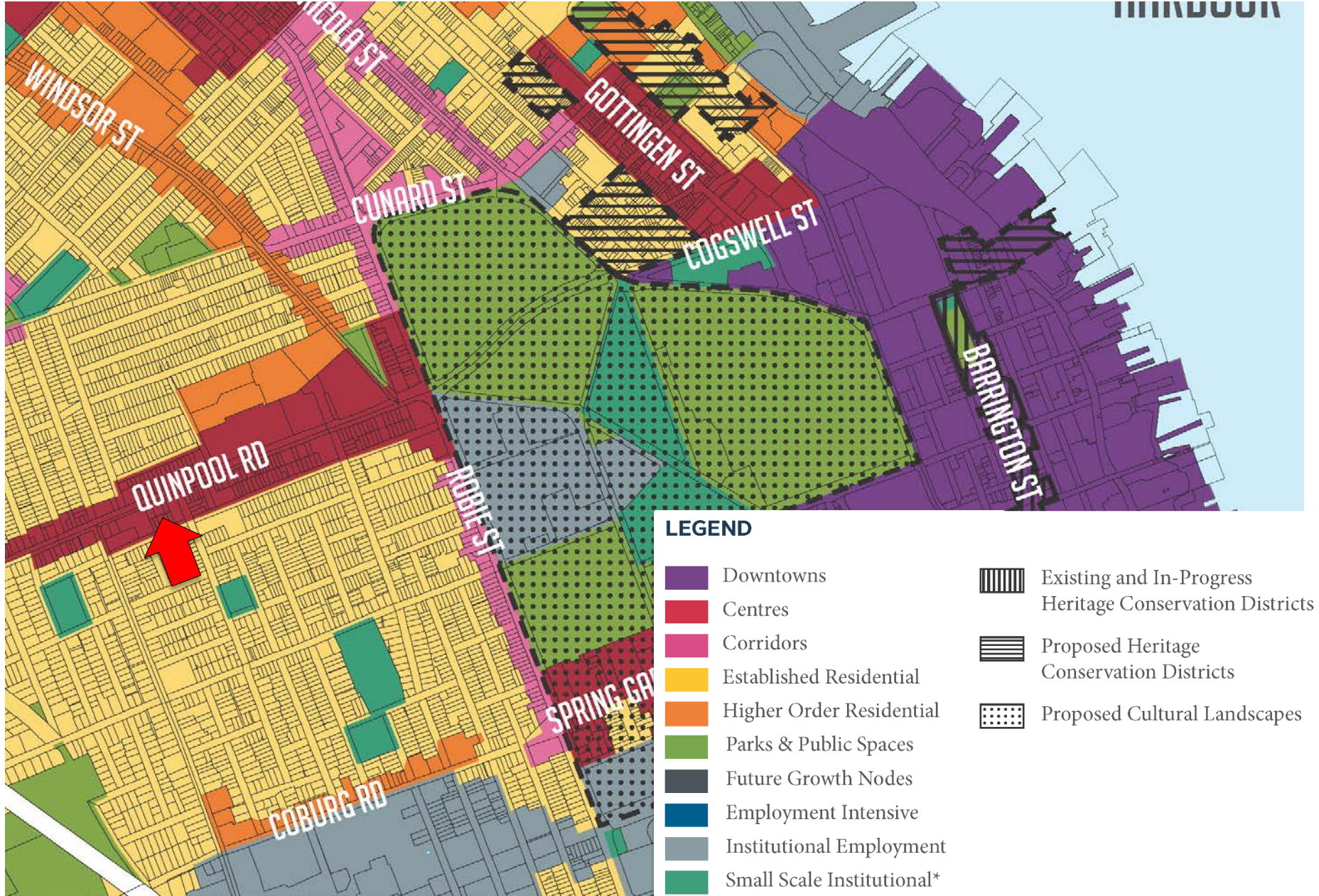
- a) Transition
- b) Pedestrian-orientation
- c) Human-scale
- d) Building design
- e) Context-sensitivity

# Centre Plan – Urban Structure

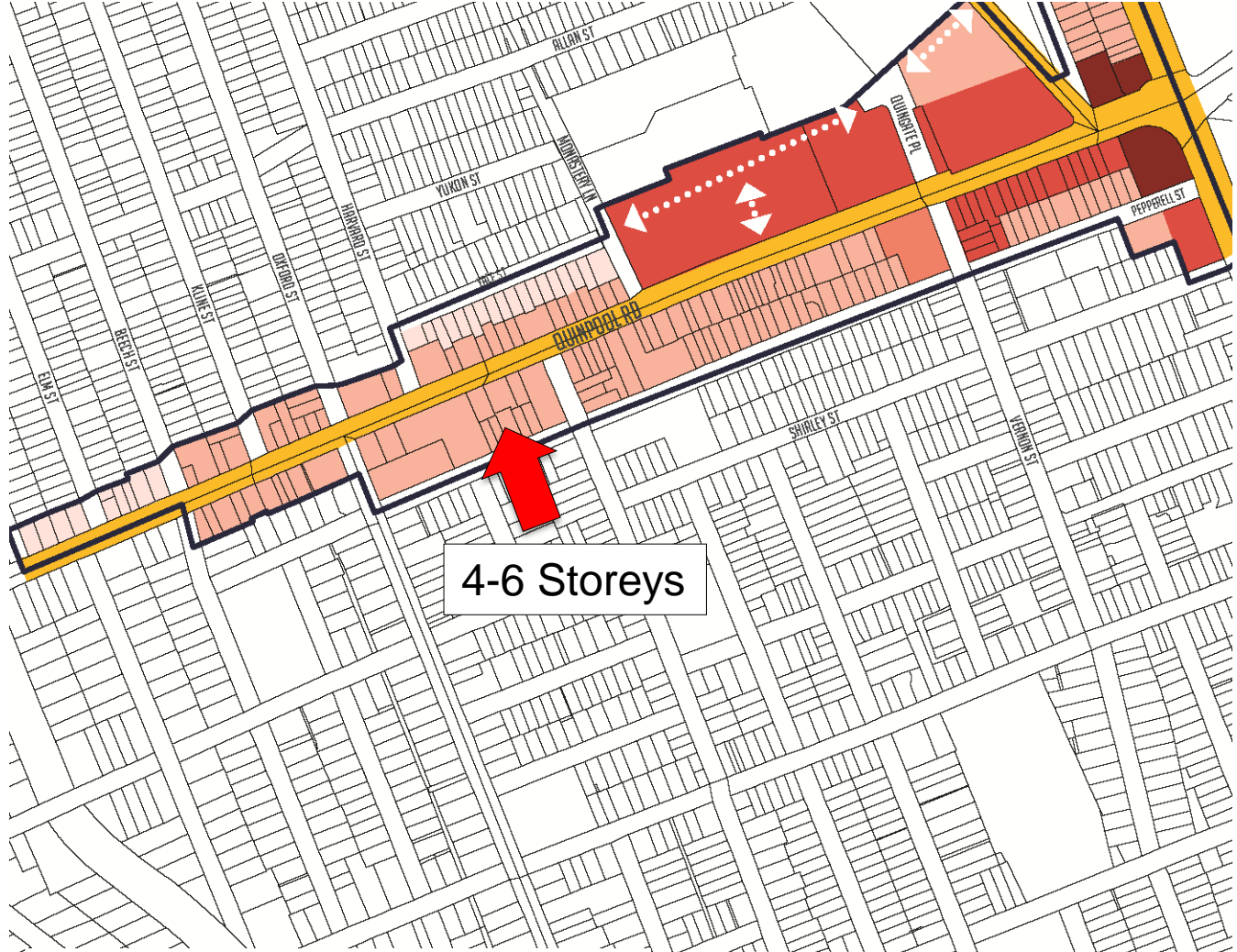




# Centre Plan – Urban Structure



# Centre Plan – Height



**LEGEND**

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

SCALE 1 : 6000

# Planning Principles

- **Transition**
- **Pedestrian-orientation**
- **Human-scale**
- **Building design**
- **Context-sensitivity**

# **Applicant Presentation**

# Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Please respect the applicant, staff and your neighbours
- Comments are recorded and provided in a summary format

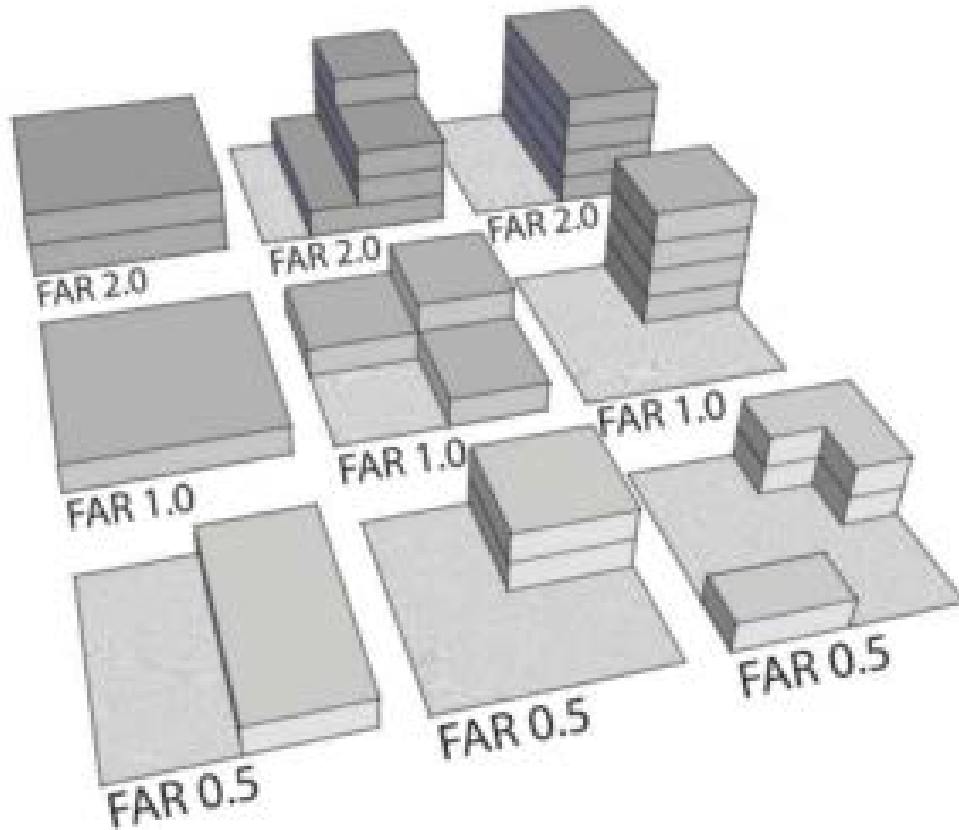
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## Thank You

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# Floor Area Ratio



$$FAR = \frac{\text{Floor Area}}{\text{Land Area}}$$