

# 6030 Pepperell St.

Public Hearing  
July 31, 2018



LAWEN  
GROUP

MANAGED BY

PARAMOUNT  DEXEL

DEVELOPED BY

- Locally owned and operated
- Owns, develops and manages its buildings for life
- Focus on residential rental buildings with commercial spaces
-  **DEXEL** is known for developing exceptional residential & mix-use buildings
- **PARAMOUNT**  has less than 1% annual vacancy rate



## 6030 Pepperell St. Timeline

- 2001 buildings demolished
- 2011 discussed the site with the HRM planning
- 2014 purchased the site
- 2015 Dixel initiated an informal public meeting
- 2015 application for a formal Development Agreement
- 2016 signed agreement with the neighbors
- 2018 Public Hearing



# 6030 Pepperell St. Building Overview

- Mix-Use Residential Building Spaces
- 159 Units
- 1, 2 & 3 Bedrooms
- Street access style townhouse units
- 3 storeys transitioning to 14 storeys + penthouse
- Ground Floor Retail Flex Space
- 200 Underground Parking
- Landscaped Podium
- Landscaped Roof; Garden Plots
- 3000 sq ft of Amenity Space plus Landscaped roof





Looking South from Robie St.



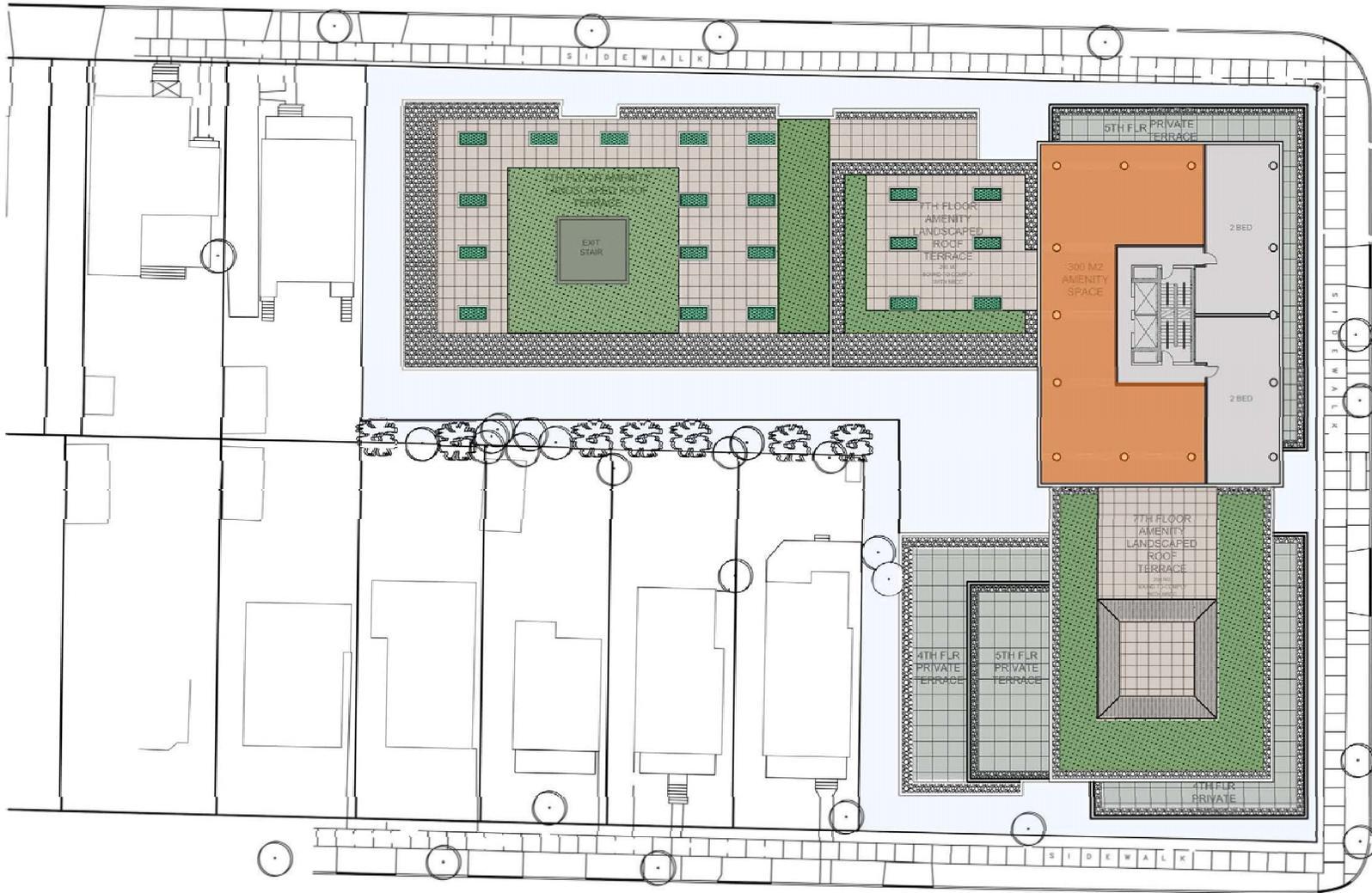
Looking North West from Robie St.

# Pepperell Street Main Entrance



# Shirley Street Entrance





Landscaped Podium

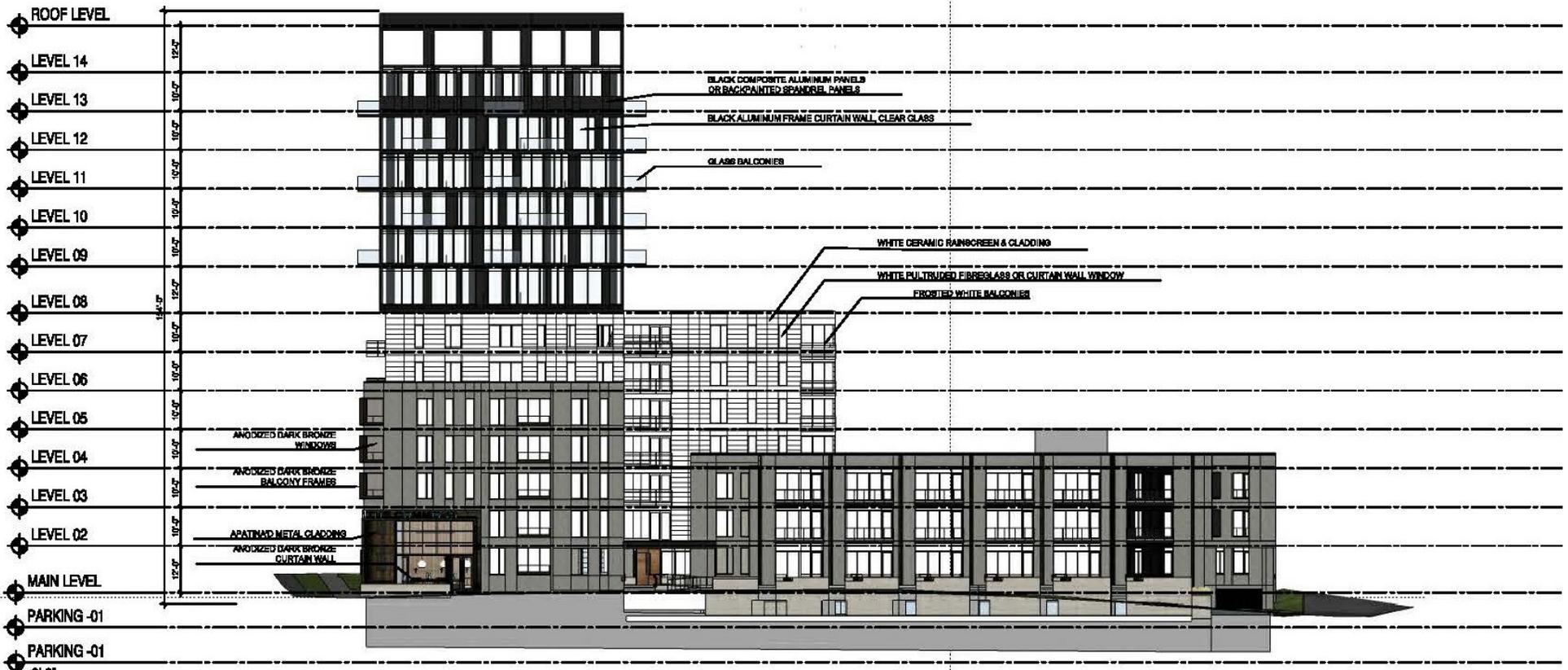


# 6030 Pepperell St Notable Design Features

- Transition of height to reflect the current context of the neighborhood
- Commercial space positioned along Robie Street from Pepperell to Shirley Street
- Sidewalk around the building will be lite for pedestrian safety
- Several streetwall transitions throughout the design
- Several setbacks to create an interesting building form
- Setbacks on street level creating wider sidewalks with a minimum of 5 metres

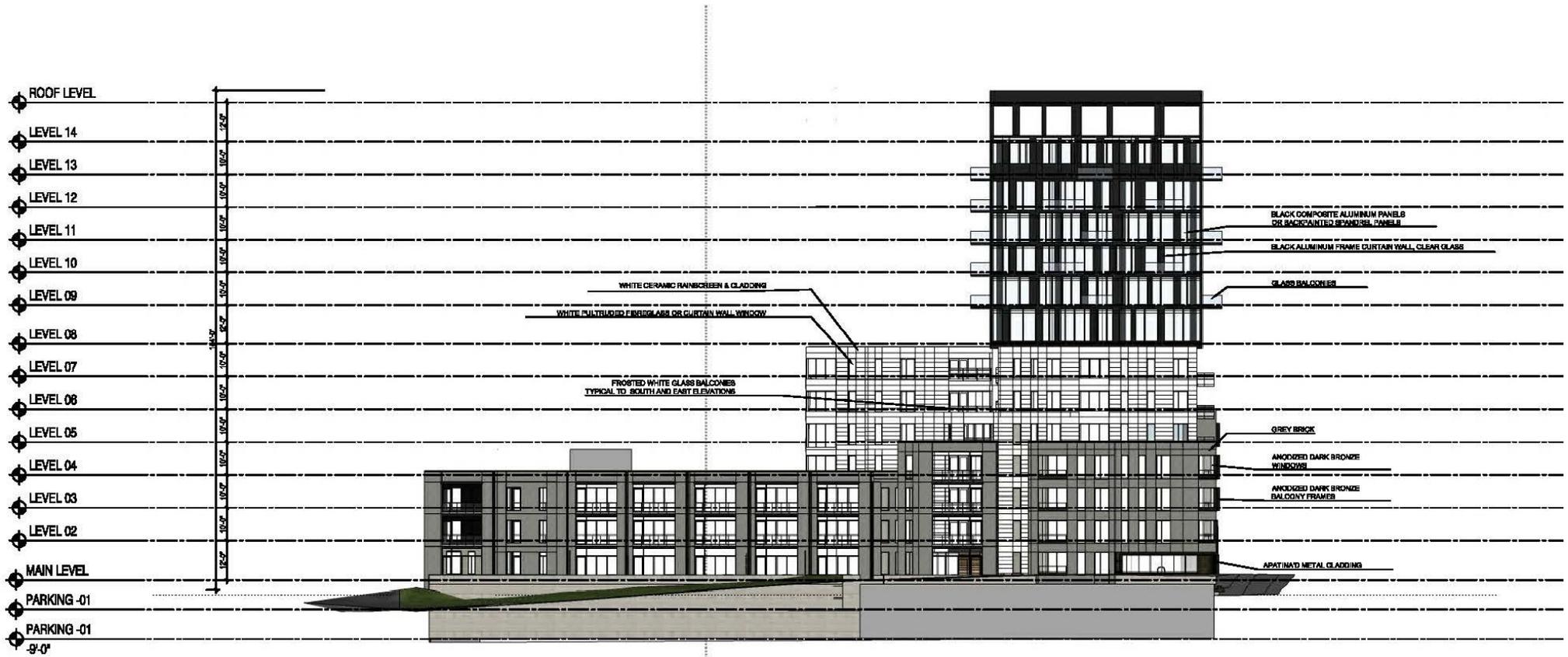




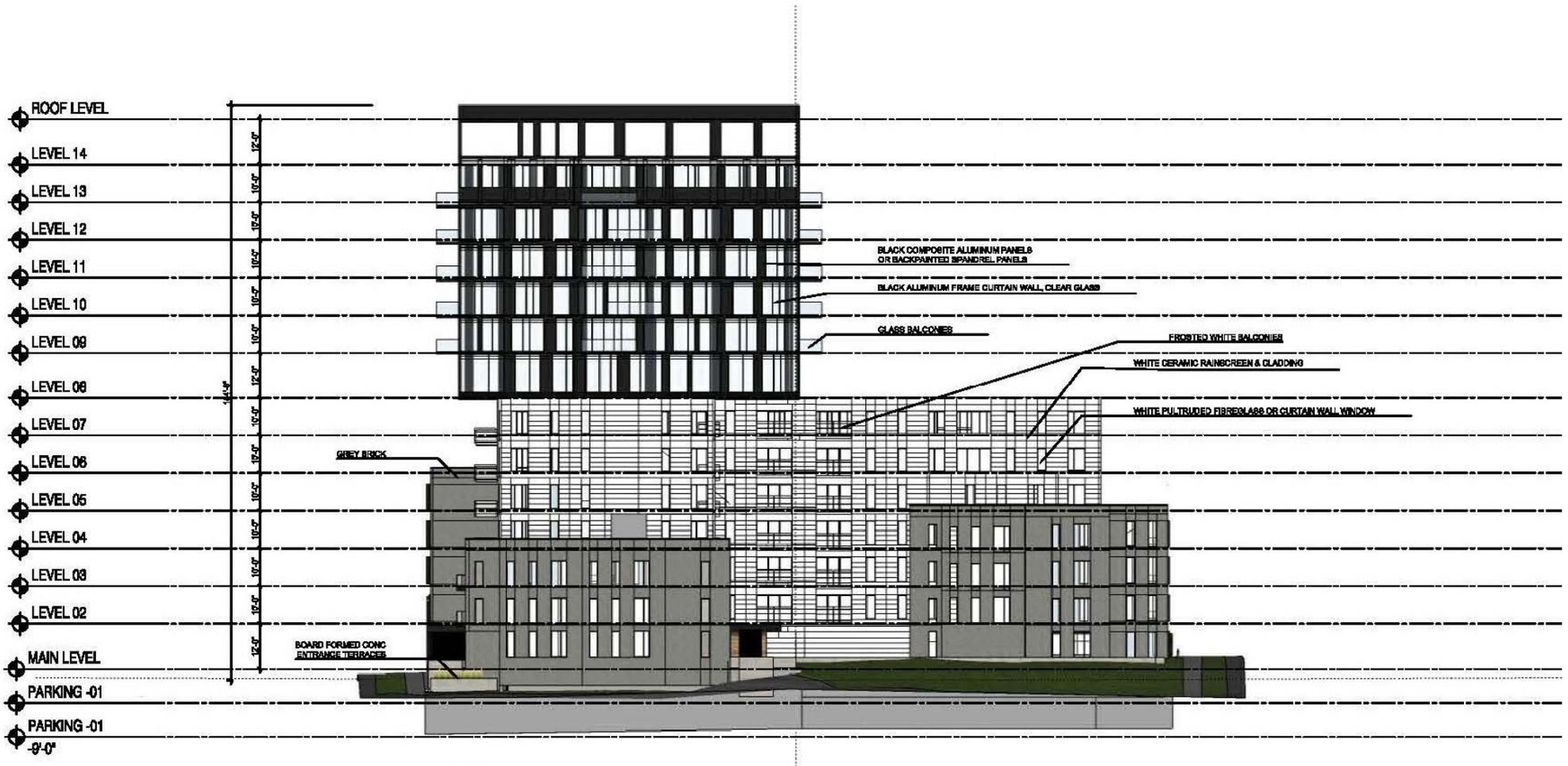


North Elevation



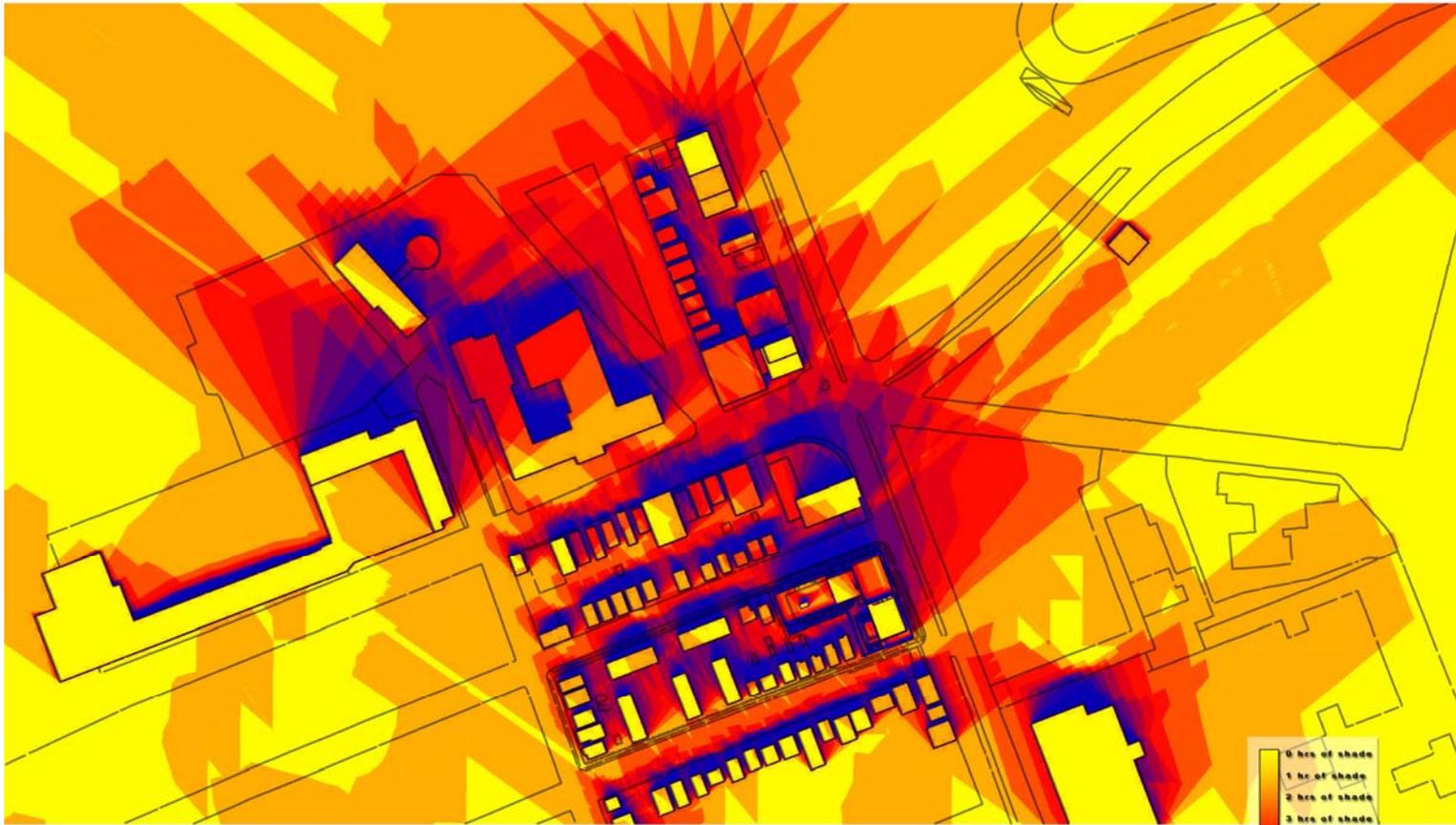


# South Elevation

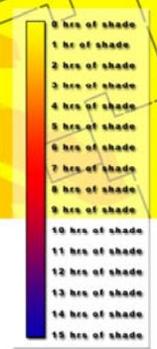
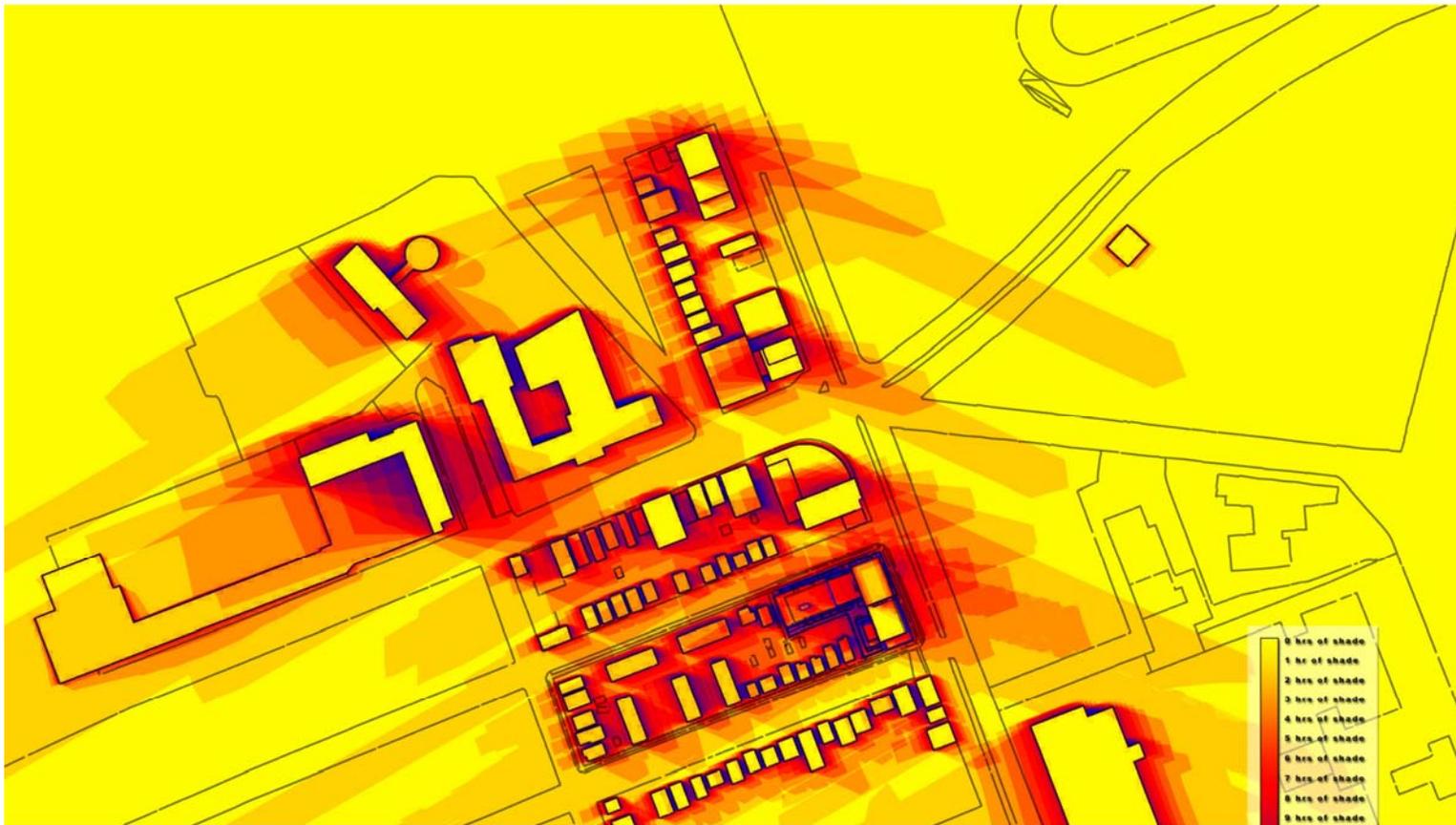


West Elevation

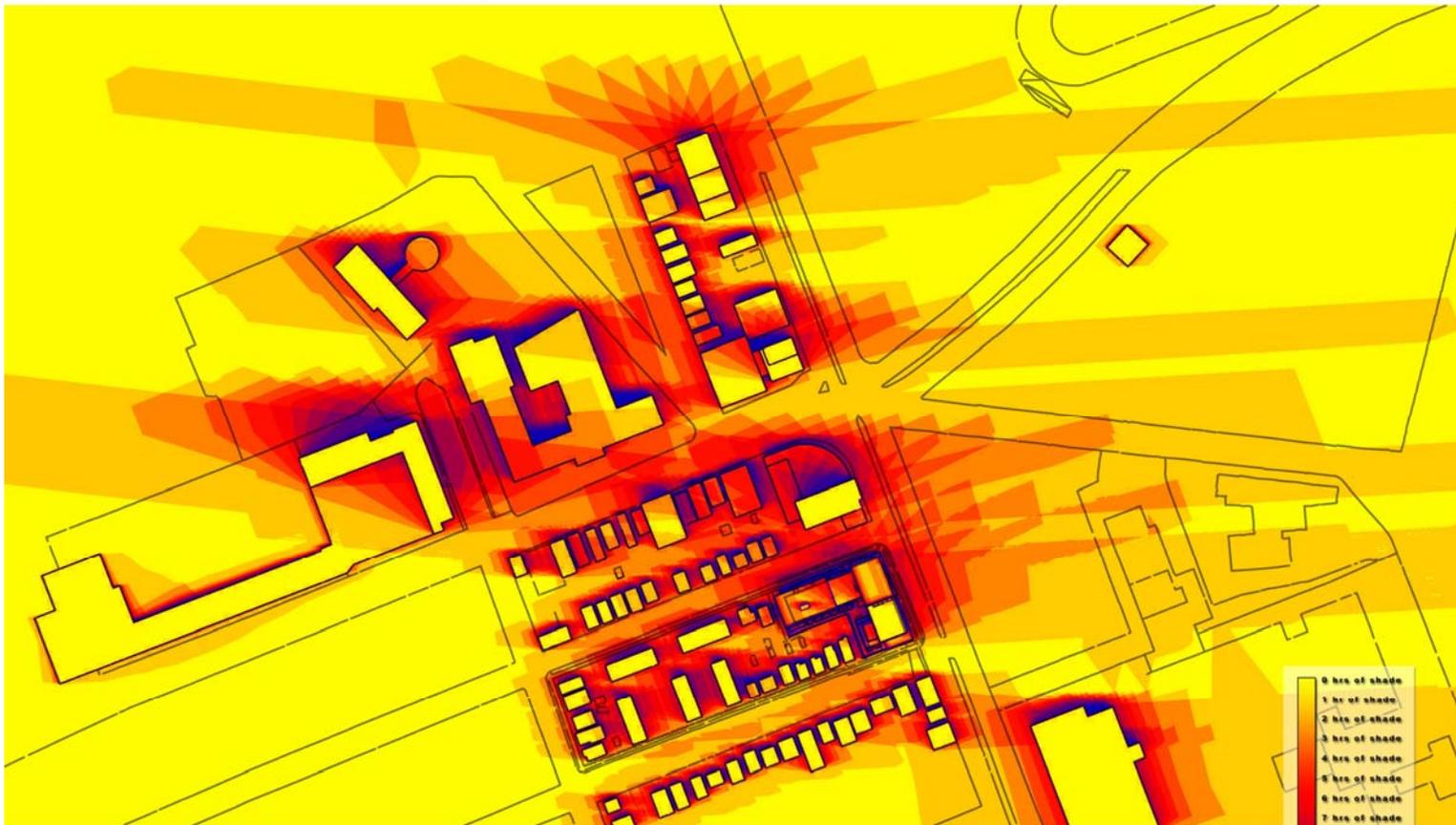
# Shade Study – December 21<sup>st</sup>



# Shade Study – June 21<sup>st</sup>



# Shade Study – March & September



# 6030 Pepperell Construction

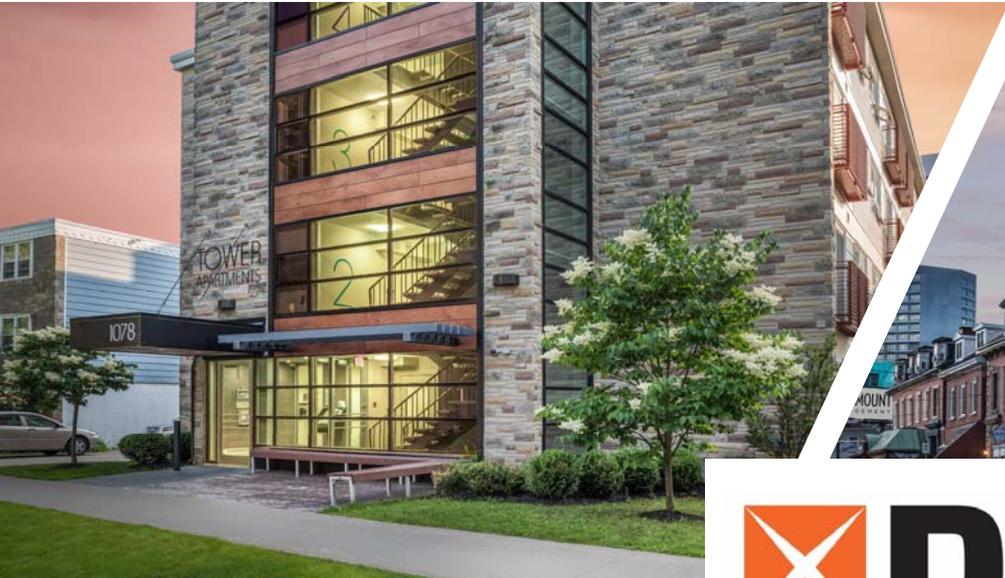
- Submitted a 191 page Construction Mitigation Plan (CMP) to HRM includes the following:
  - Pedestrian Management Plan
  - Met and communicated with stakeholders (neighbors, businesses & institutions)
  - Maintenance of pedestrian walk ways
  - Pedestrian wayfinding maps
- Pedestrian walk ways will be barrier free
- No idling for truck unless necessary (i.e. concrete, boom trucks)
- Solid hoarding marketing information surrounding the site



# 6030 Pepperell St. Green Features

- Central location for biking and walking everywhere
- Green Roof Gardening plots for residents to grow their own garden
- Bike Storage
- LED Lighting (Exterior & Interior)
- Lighting controlled sensors in common areas
- Low flow toilets
- Self metering for utilities





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