

## Case 20148

Municipal Planning Strategy Amendment to permit a 14-storey (plus penthouse) mixed-use development at Robie, Shirley and Pepperell Streets, Halifax

Public Hearing at Regional Council  
July 31, 2018

# Origin

- Site specific application by Dixel Developments for Municipal Planning Strategy (MPS) amendments
- Regional Council initiation and direction given on August 1, 2017



# Subject Site



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Informational sign on a wooden post.



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# Existing Land Use Policy



## Peninsula Centre Area Designations

- MDR Medium Density Residential
- HDR High Density Residential
- CF Community Facility
- INS Institutional

## Quinpool Road Commercial Designations

- C Commercial
- CF Community Facilities

## Halifax Plan Area Designations

- OS Major Community Open Spaces

# Regional Council Direction

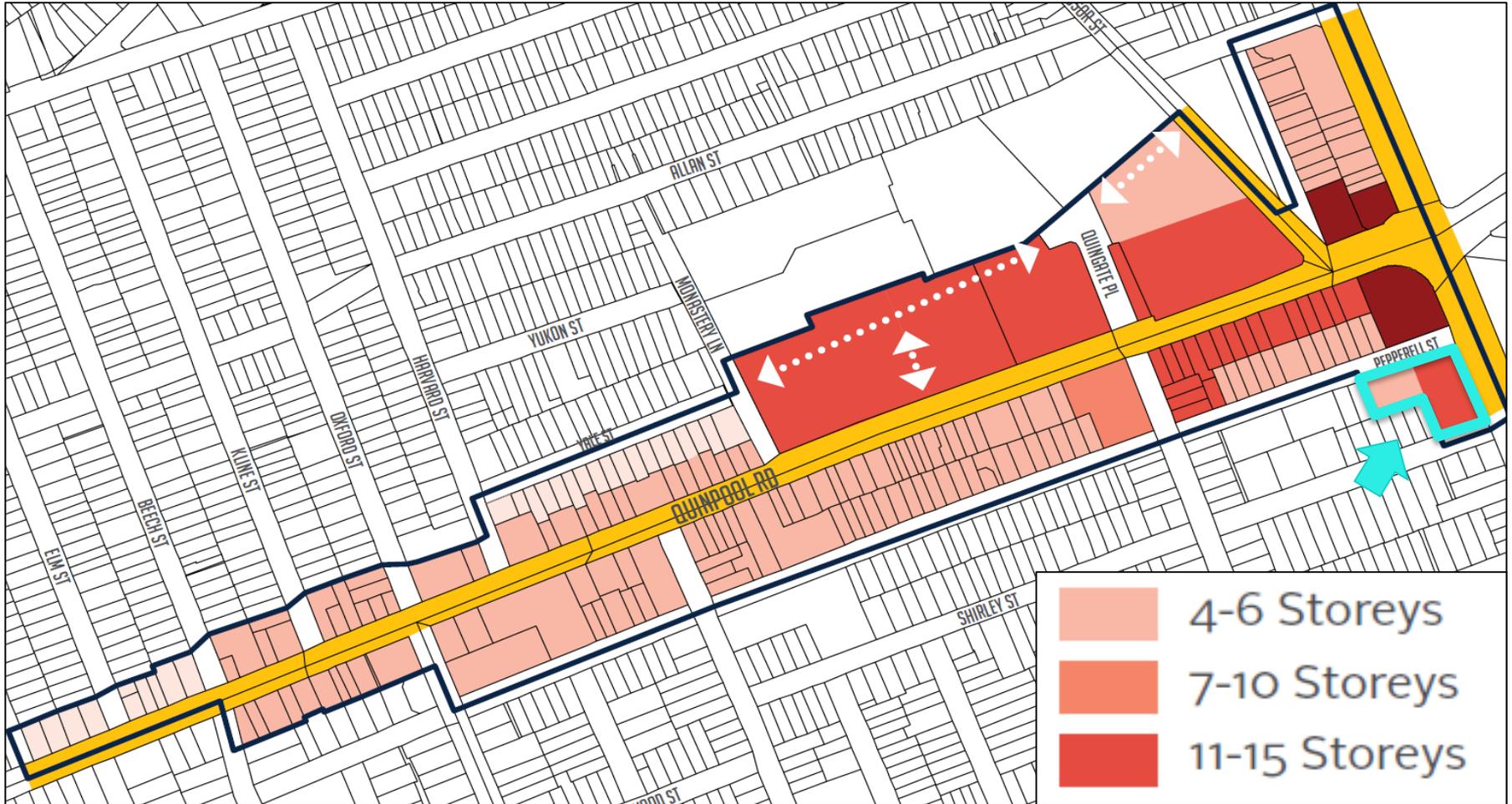
Process this request subject to the proposal generally aligning with the June 2017 Centre Plan document relative to Urban Structure, Height and Floor Area Ratio

# Regional Council Direction

Process this request, subject to the proposal addressing the planning principles of:

- transition
- pedestrian-orientation
- human-scale
- building design
- context-sensitive

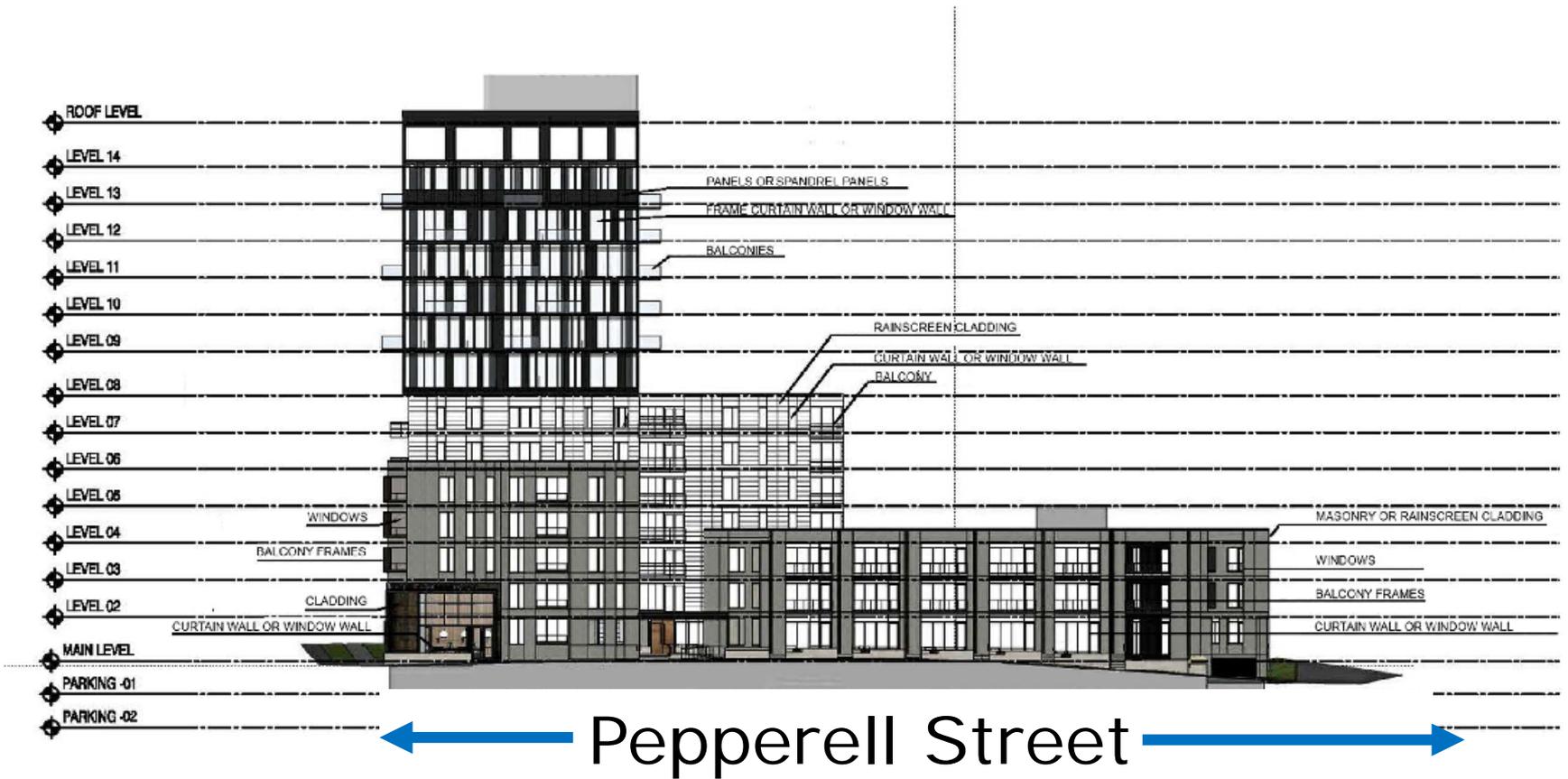
# Centre Plan (June 2017)



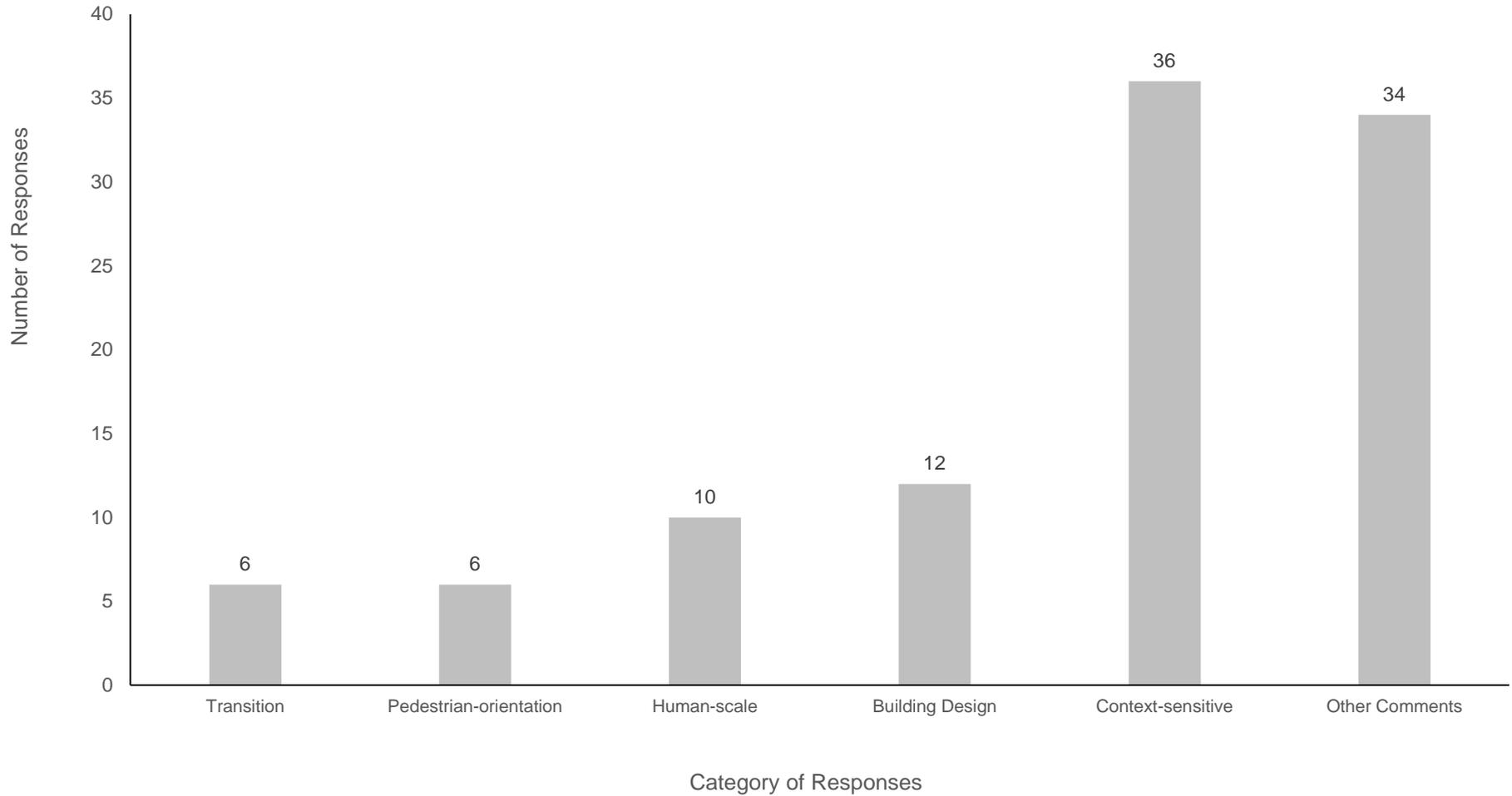
# Planning Principles







# Public Feedback



# Proposed Approach - Height Framework



3 = number of storeys

# Recommendation

That Regional Council:

Approve the proposed amendments to Halifax MPS and Halifax Peninsula LUB, to allow for a 14-storey (plus penthouse) mixed-use building by development agreement at 6030 Pepperell Street, Halifax.

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Thank you