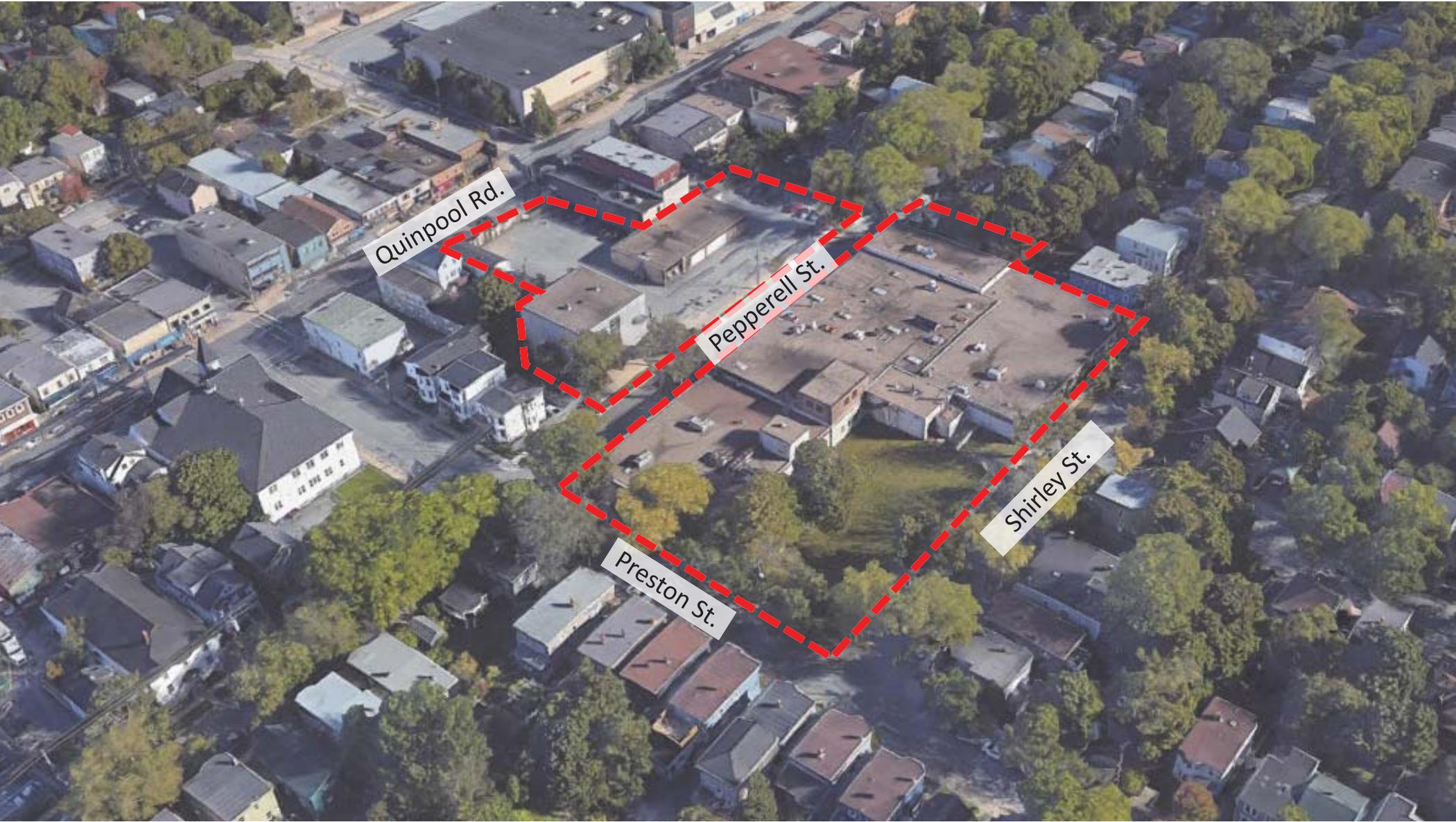Re: Item No. 11.2.2

Case 20323
Bens Bakery Redevelopment

Quinpool Road, Pepperell Street,
Preston Street and Shirley Street, Halifax
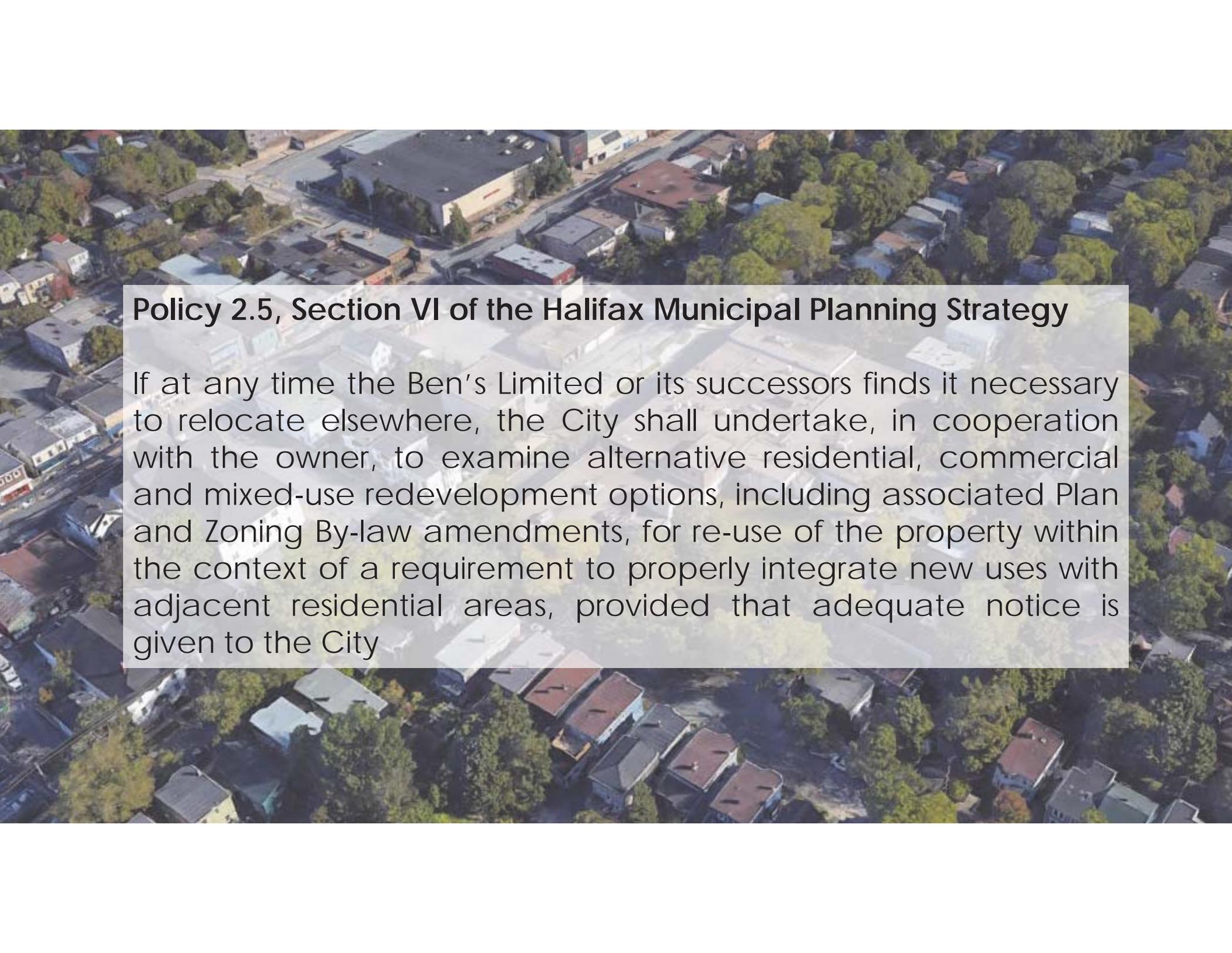
Quinpool Rd.

Pepperell St.

Shirley St.

Preston St.

Policy 2.5, Section VI of the Halifax Municipal Planning Strategy

If at any time the Ben's Limited or its successors finds it necessary to relocate elsewhere, the City shall undertake, in cooperation with the owner, to examine alternative residential, commercial and mixed-use redevelopment options, including associated Plan and Zoning By-law amendments, for re-use of the property within the context of a requirement to properly integrate new uses with adjacent residential areas, provided that adequate notice is given to the City
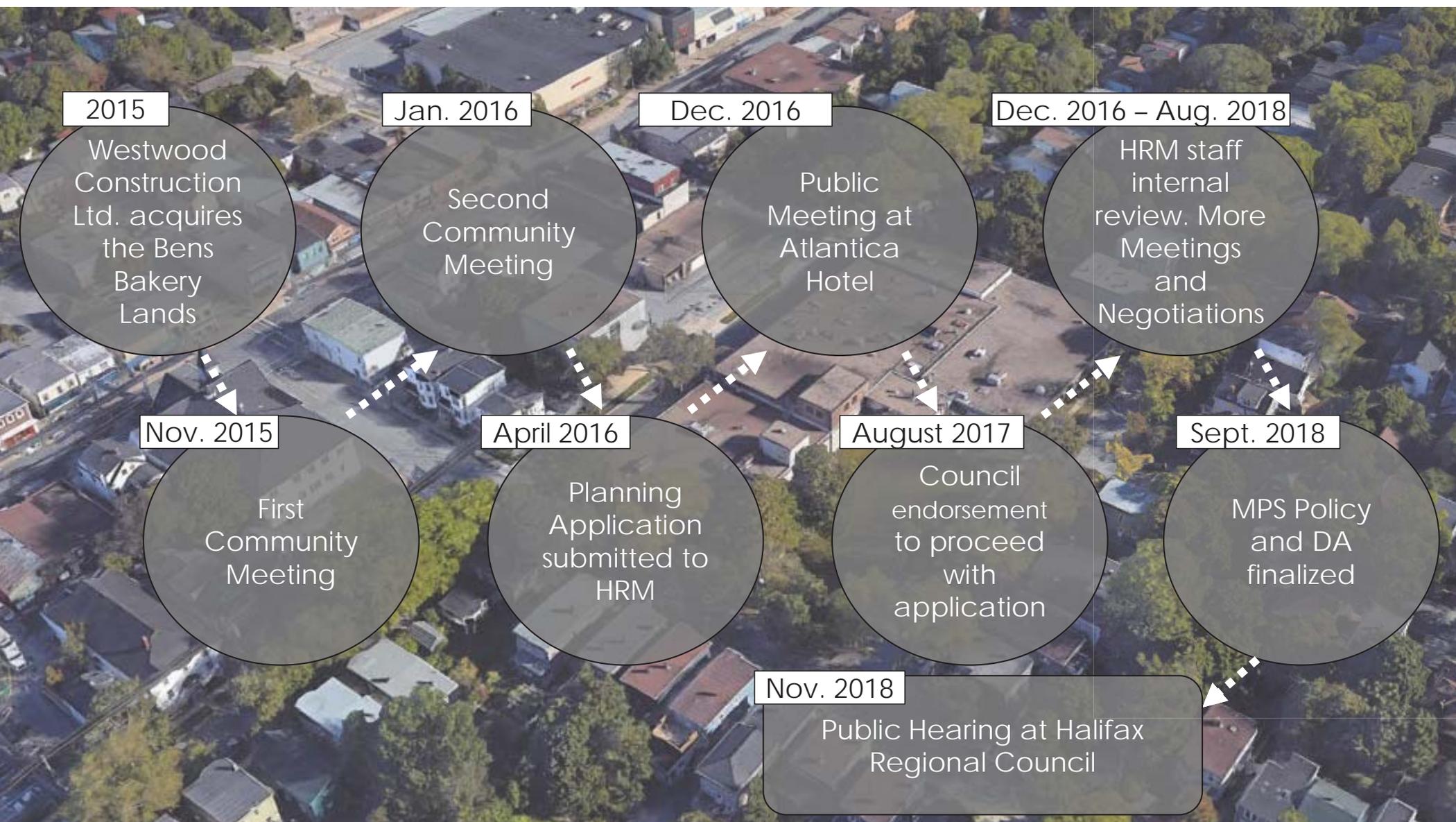
2015 — Westwood Construction Ltd. acquires the Bens Bakery Lands

Nov. 2015 — First Community Meeting

Jan. 2016 — Second Community Meeting

April 2016 — Planning Application submitted to HRM

Dec. 2016 — Public Meeting at Atlantica Hotel

August 2017 — Council endorsement to proceed with application

Dec. 2016 – Aug. 2018 — HRM staff internal review. More Meetings and Negotiations

Sept. 2018 — MPS Policy and DA finalized

Nov. 2018 — Public Hearing at Halifax Regional Council

Community Engagement Event #1 – November, 2015

- Site Tour
- Presentation
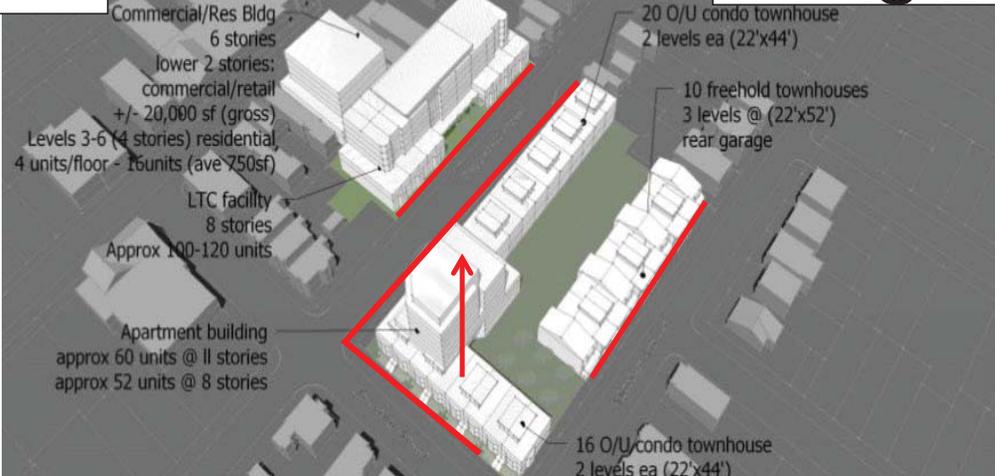- Information Boards
- 2D Sketching station
- 3D Massing station

Major Emerging Themes:
- Walkability
- Family-oriented
- Height and Open Space Distribution
- Respect Neighbourhood Character

Design Evolution

v1

Commercial/Res Bldg
6 stories
lower 2 stories:
commercial/retail
+/- 20,000 sf (gross)
Levels 3-6 (4 stories) residential,
4 units/floor - 16units (ave 750sf)

LTC facility
8 stories
Approx 100-120 units

Apartment building
approx 60 units @ 11 stories
approx 52 units @ 8 stories

20 O/U condo townhouse
2 levels ea (22'x44')

10 freehold townhouses
3 levels @ (22'x52')
rear garage

16 O/U condo townhouse
2 levels ea (22'x44')

v2

Shirley Street

v3

v4

Quinpool R

Shirley Street

Community Engagement Event #2 – January, 2016

- Presentation
- Summary of work completed to date
- Reveal of Preliminary Design
- Open House following presentation
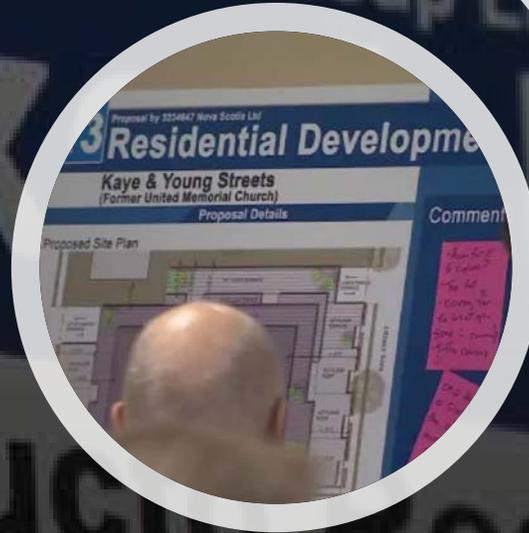- Community feedback on preliminary design

Major Emerging Themes:
- Keep small scale on Shirley Street
- Height oriented towards Quinpool
- Increase connectivity between Quinpool, Pepperell and Shirley streets
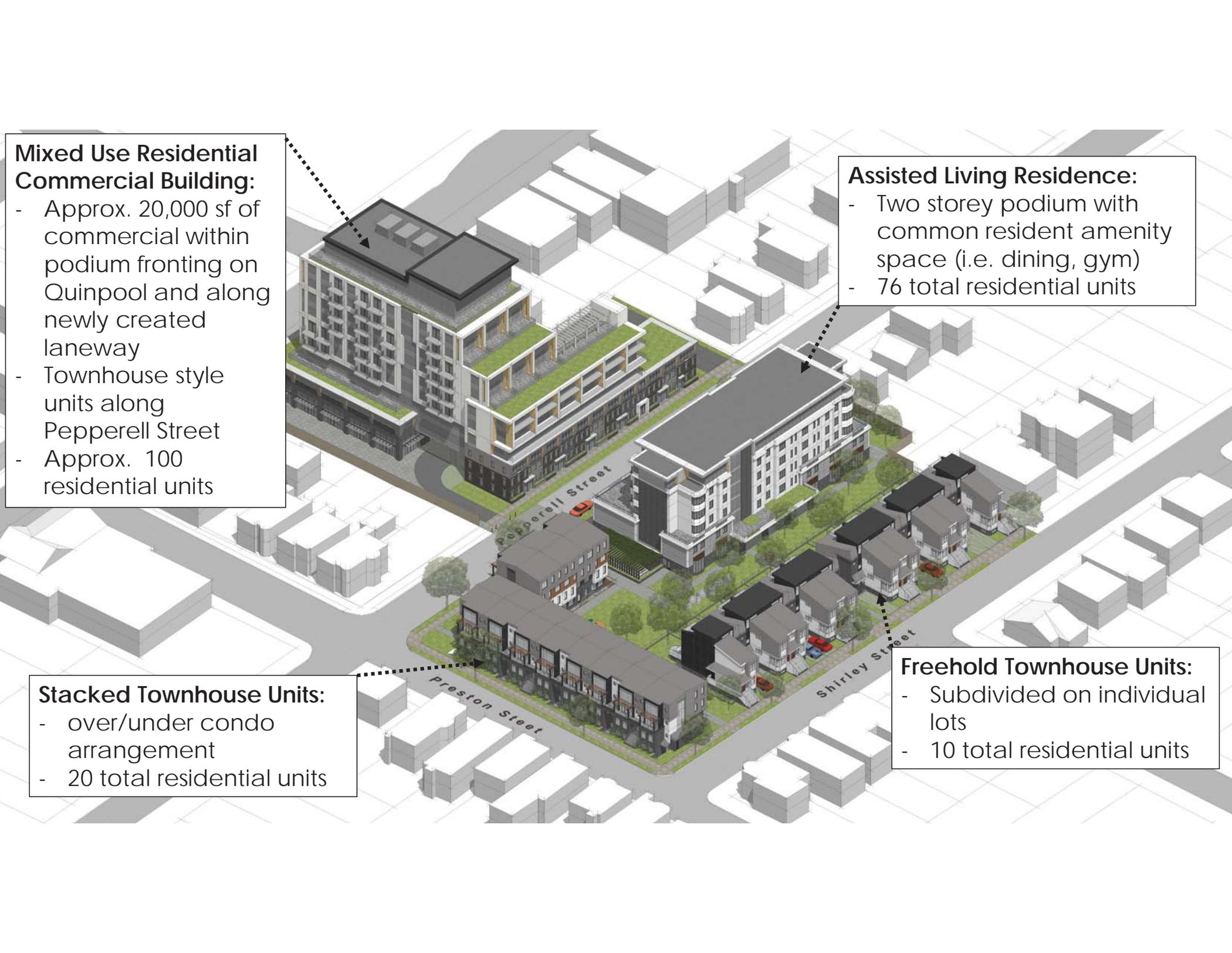- Increase sunlight exposure through building orientation and stepbacks

**Community Engagement Event #3
December 2016, Atlantica Hotel**

Held by HRM Planning & Development in conjunction with 17 other applications

What we heard:

• Several comments in general support of the overall proposal

• General support for the overall distribution of massing and height

• Feedback regarding certain setbacks and stepbacks and that they should be revised to allow for more appropriate transition. The current development proposal has responded to this feedback

Mixed Use Residential Commercial Building:
- Approx. 20,000 sf of commercial within podium fronting on Quinpool and along newly created laneway
- Townhouse style units along Pepperell Street
- Approx. 100 residential units

Assisted Living Residence:
- Two storey podium with common resident amenity space (i.e. dining, gym)
- 76 total residential units

Stacked Townhouse Units:
- over/under condo arrangement
- 20 total residential units

Freehold Townhouse Units:
- Subdivided on individual lots
- 10 total residential units

Pepperell Street

Preston Steet

Shirley Street

TRANSITION

PEDESTRIAN ORIENTED

HUMAN SCALE

COMPLETE NEIGHBOURHOODS

KEY PLANNING PRINCIPALS

BUILDING DESIGN

STRATEGIC GROWTH

CONTEXT SENSITIVE

Quinpool Road

Pepperell Street

Preston Steet

Shirley Stree

Thank you