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**Case 20323**

**Redevelopment of the  
Former Ben's Bakery Lands,  
Quinpool Road, Pepperell Street,  
Preston Street and Shirley Street**

Regional Council  
Public Hearing  
November 27, 2018

# Origin

- Application by WSP on behalf of Westwood Group
- August 1, 2017 Regional Council direction to continue to process this application as a site-specific secondary municipal planning strategy amendment

# Applicant's Proposal

## **Quinpool Road and north side of Pepperell Street**

- 10-storey building (9-storeys + habitable penthouse)
- Ground-level commercial on Quinpool Road, residential units on Pepperell Street and upper floors
- Publicly-accessible pedestrian walkway connecting Quinpool Road and Pepperell Street

## **South side of Pepperell Street and Preston Street**

- Stacked townhouses and 6-storey Berkeley seniors' residence
- Shared underground parking, accessed from Pepperell Street

## **Shirley Street**

- Townhouses

# Site Context



# Site Context



# Quinpool Road



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# Pepperell Street (North Side)



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# Pepperell Street (South Side)



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# Preston Street

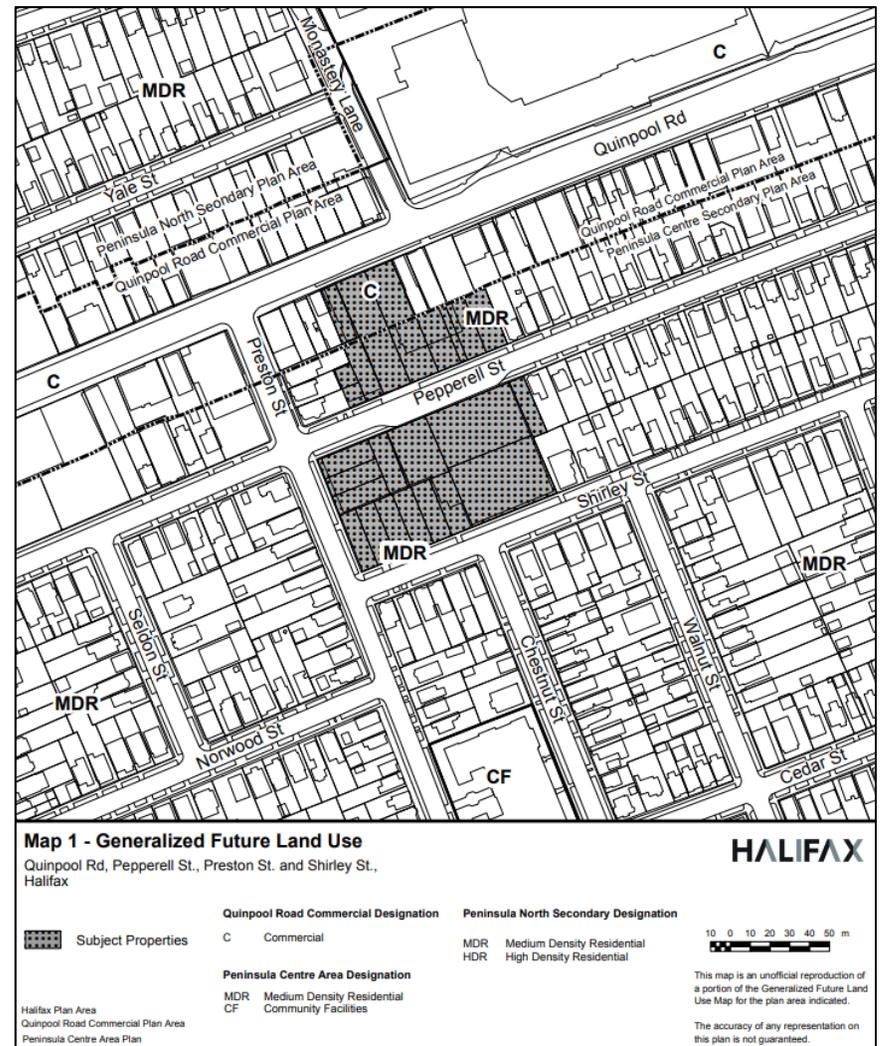


# Shirley Street



# Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law

- Quinpool Road Commercial Area Plan
  - Commercial designation
  - Zoned C-2C (Minor Commercial -Quinpool Road)
  - Mixed-use buildings, max. height 45 feet
- Peninsula Centre Area Plan
  - Medium Density Residential designation
  - Zoned B (Bakery) and R-2 (General Residential)



# Halifax Municipal Planning Strategy

- 2.5 If at any time 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 identified in Policy 2.4 above **within the context of a requirement to properly integrate new uses with adjacent residential areas**, provided that adequate notice is given to the City.

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# Public Engagement

- December 2016: Open House (49 comments)
- August 2017: Mail-out notification (22 comments)
- Dedicated webpage and signs on the property
- Comments included:
  - Some general support for the overall project
  - Some concern about the relationship to the Centre Plan process
  - Concern for the design and scale of the proposal in relation to the neighbourhood's character and context
  - Concern about taller buildings and greater massing than surrounding development

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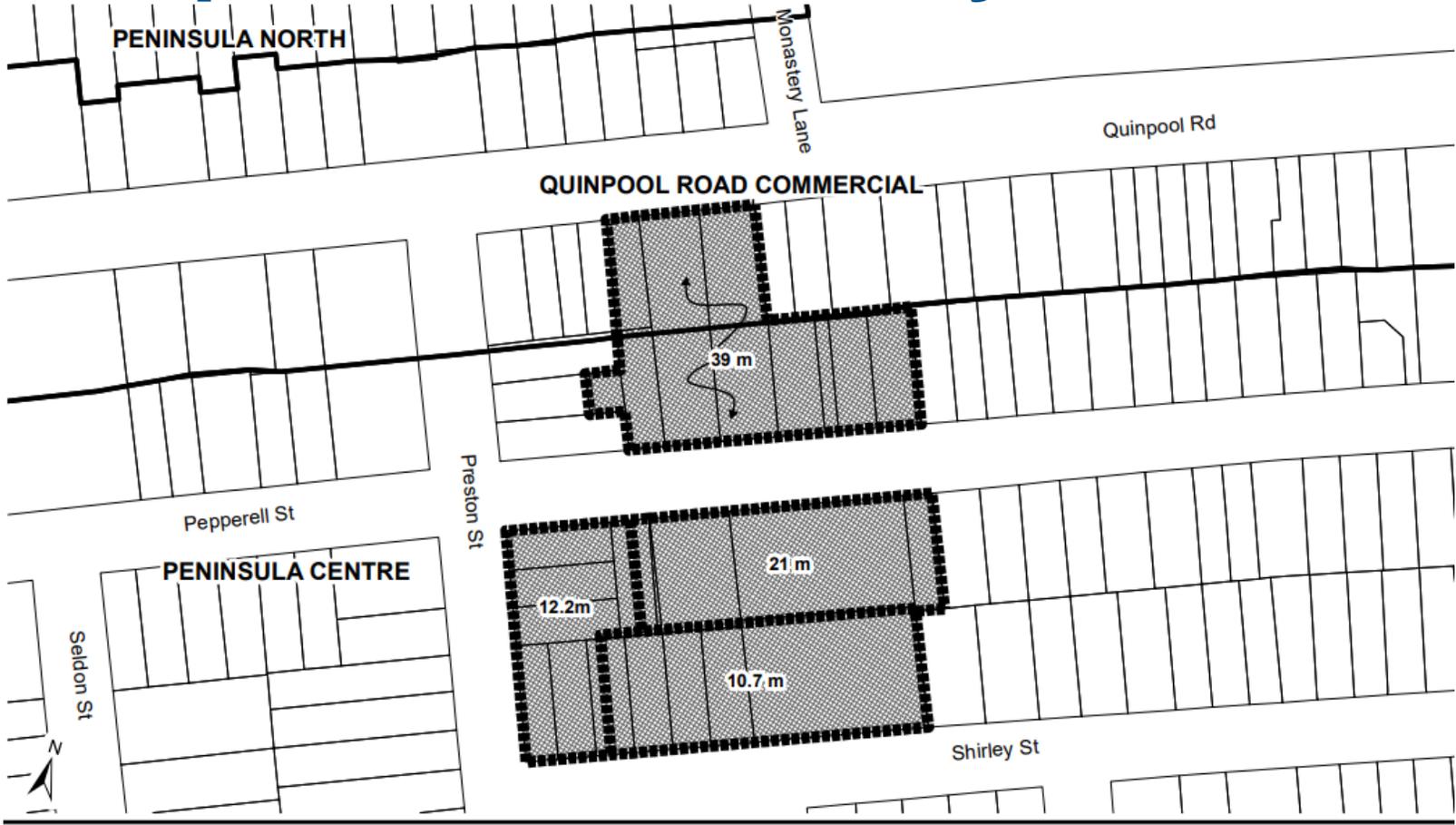
# Rationale for Policy Changes

- Staff considered the existing policy, Regional Plan objectives and policies, surrounding neighbourhood context, and feedback from public and PAC
  - Existing policy directs appropriate changes to the MPS when the bakery ceases operation
  - Proposal aligns with Regional Plan's strategic growth objectives
  - Area is well-connected to services and employment; more residential can contribute to a complete community

# Proposed MPS Policy Intent

- Repeal policies and regulations related to Ben's Bakery
- Enables a comprehensive mixed use redevelopment provided it respects the residential area and directs commercial uses to Quinpool Road
- Establishes maximum heights
  - highest on Quinpool Road, lowest on Shirley Street
- Requires any development agreement to consider:
  - the surrounding residential neighbourhood through appropriate building siting, use and design;
  - a range of housing types and sizes; and
  - human-scale and pedestrian-oriented design.

# Proposed MPS Policy

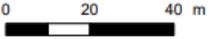


Peninsula Centre Area Plan - Map 3

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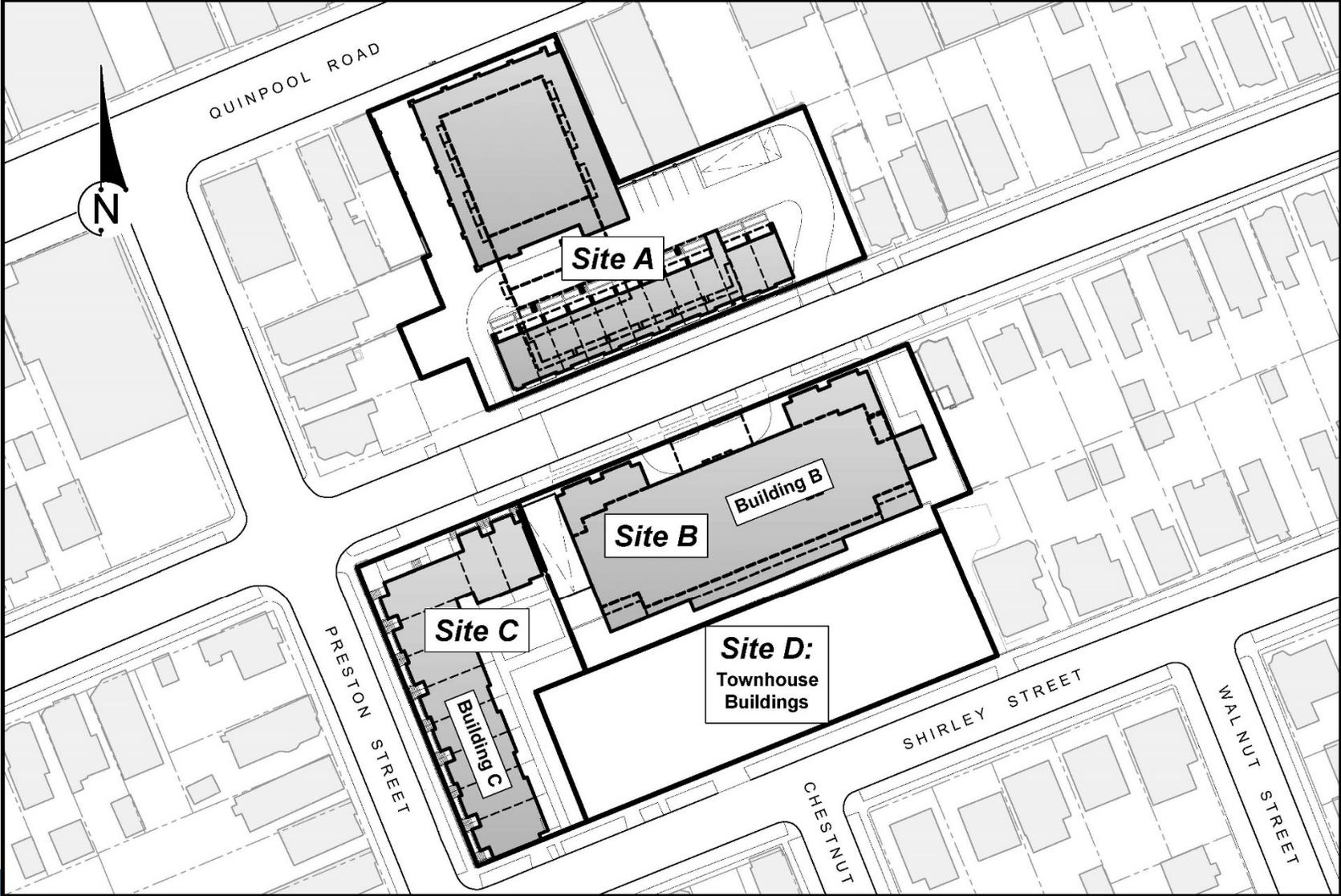
 Area Subject to Commercial Facilities Policy 1.17

 Maximum Height Area (in metres)

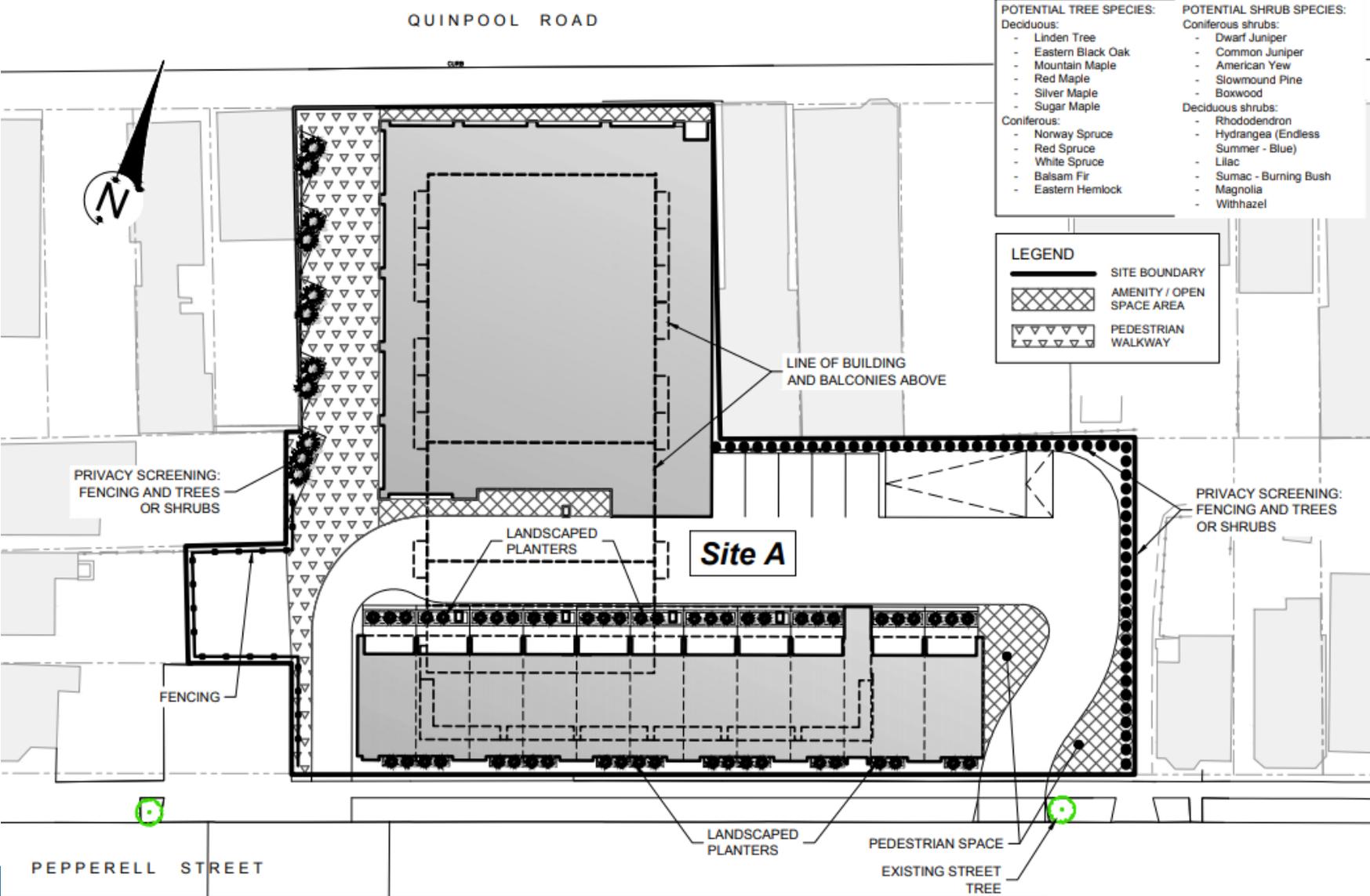


Approved:

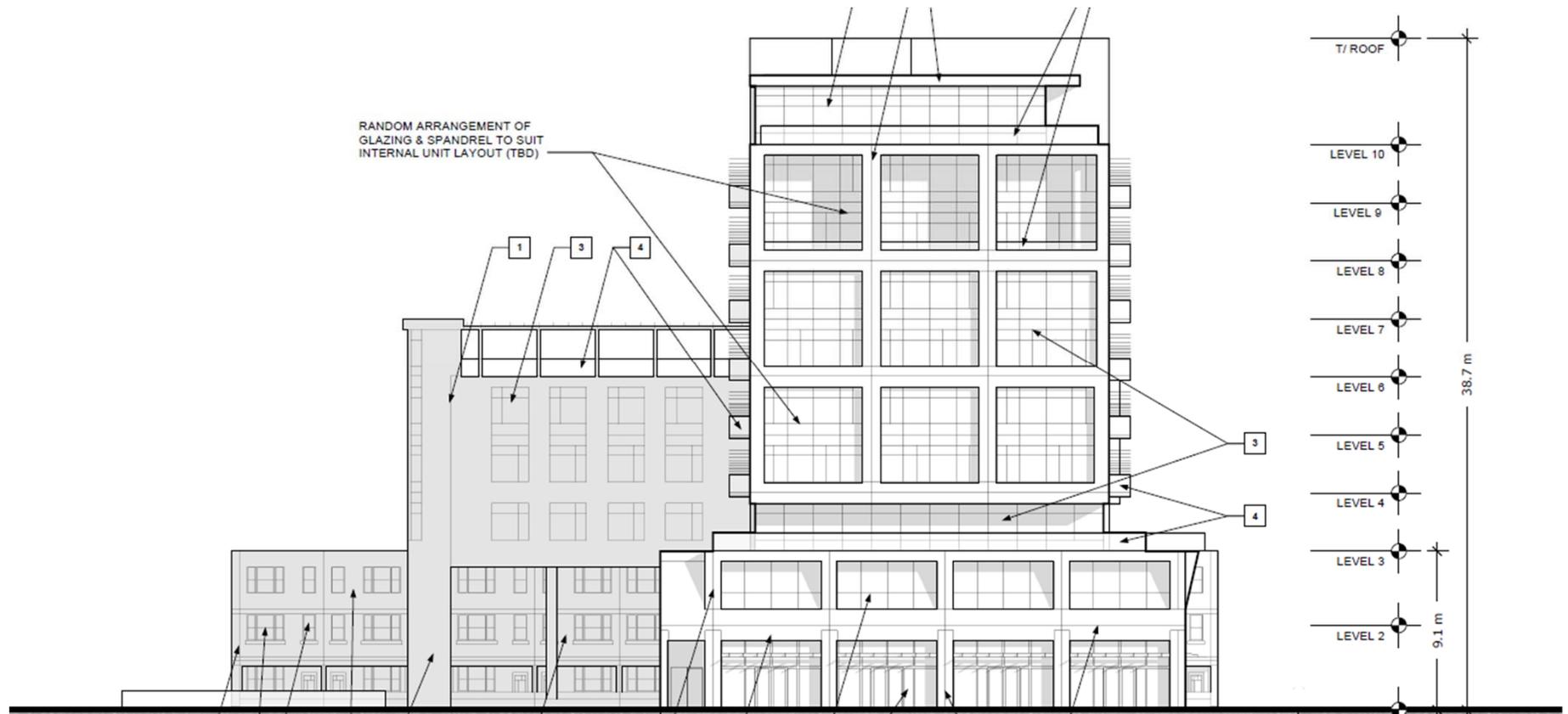
# Proposed Development Agreement



# Site A

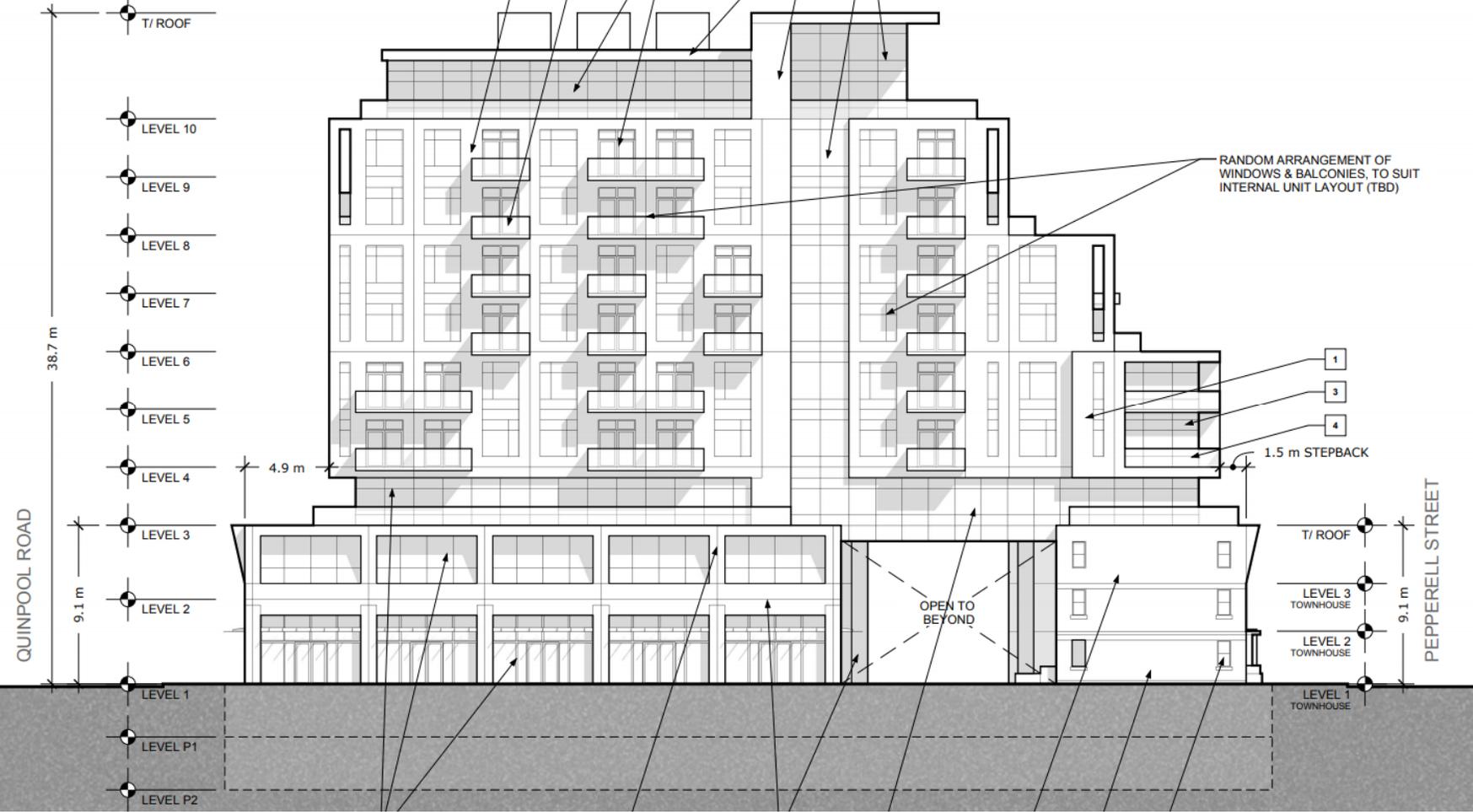


# Site A: Quinpool Road



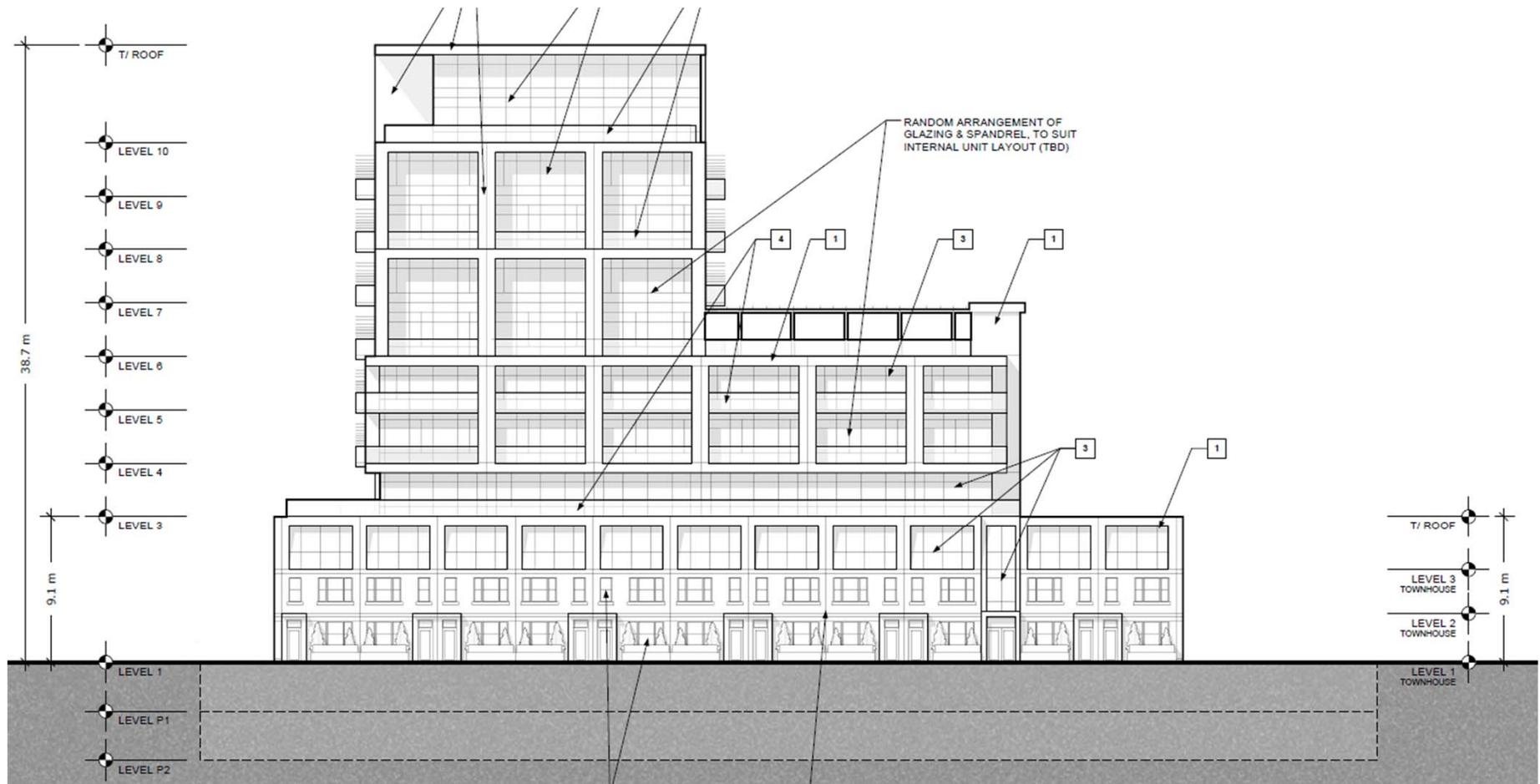
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# Site A: West Elevation



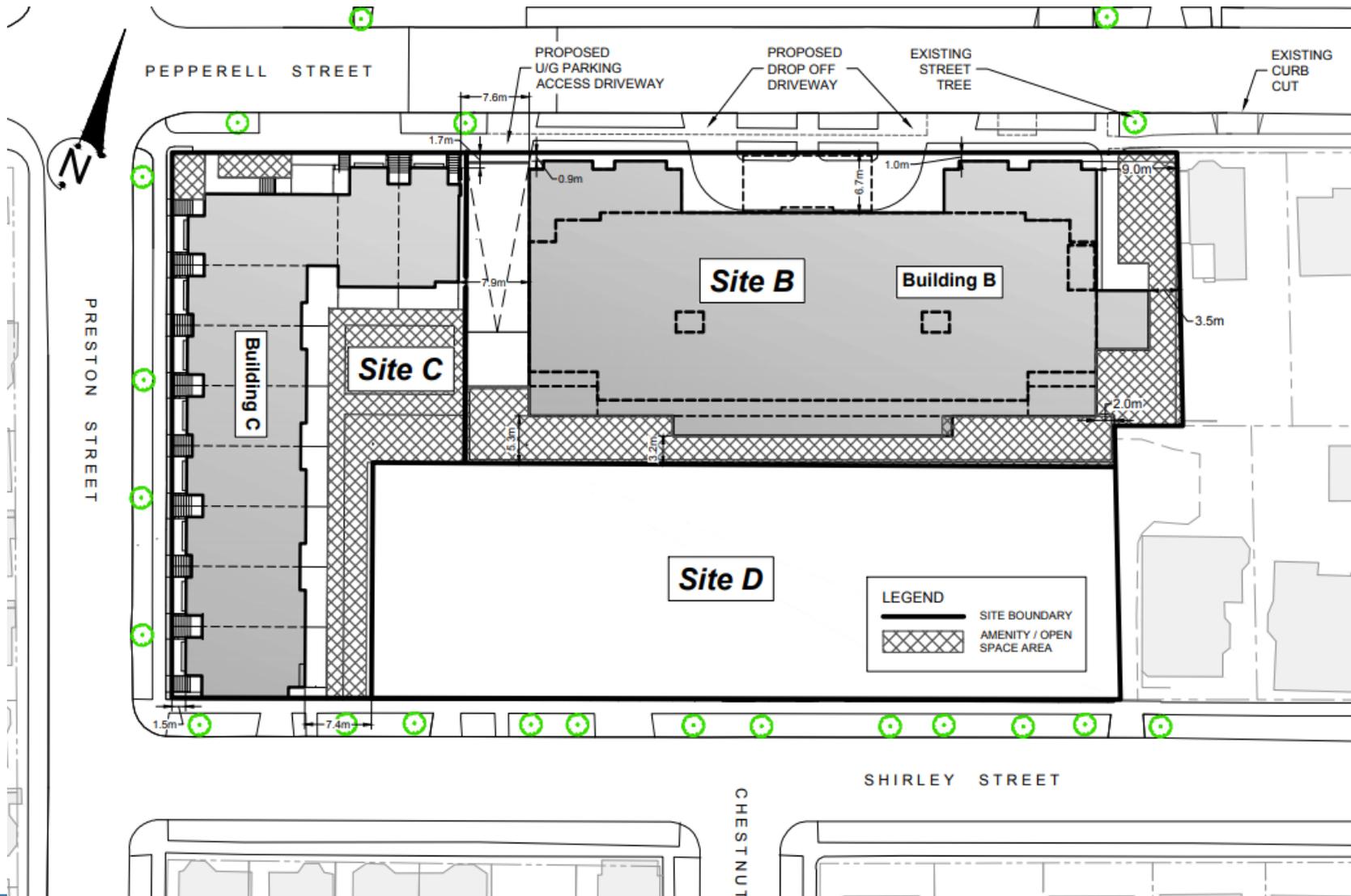
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# Site A: North Side of Pepperell Street



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# Sites B, C, and D



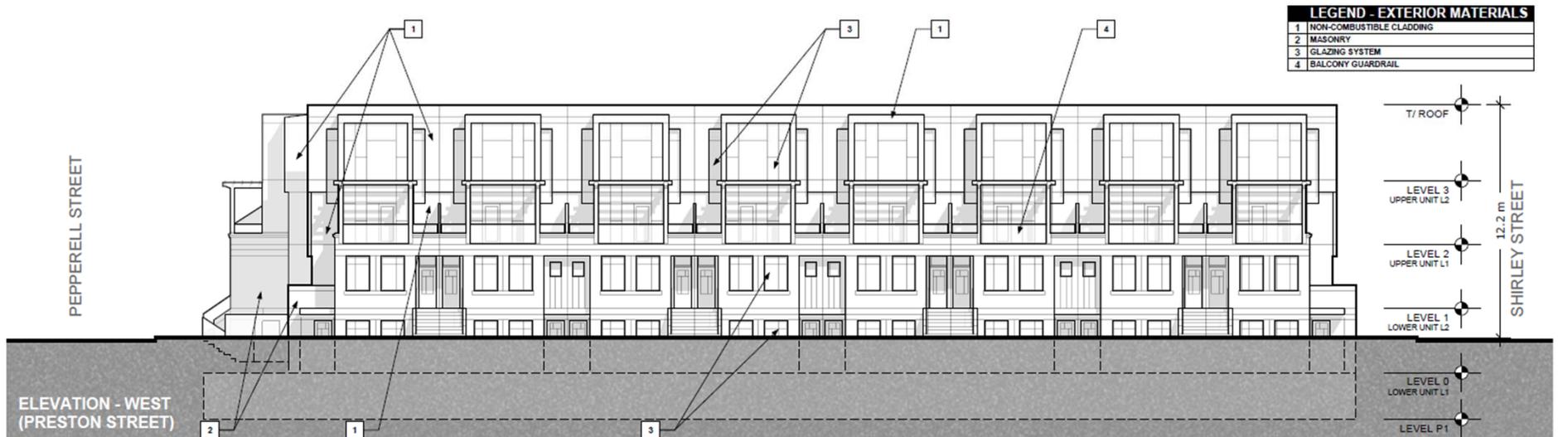
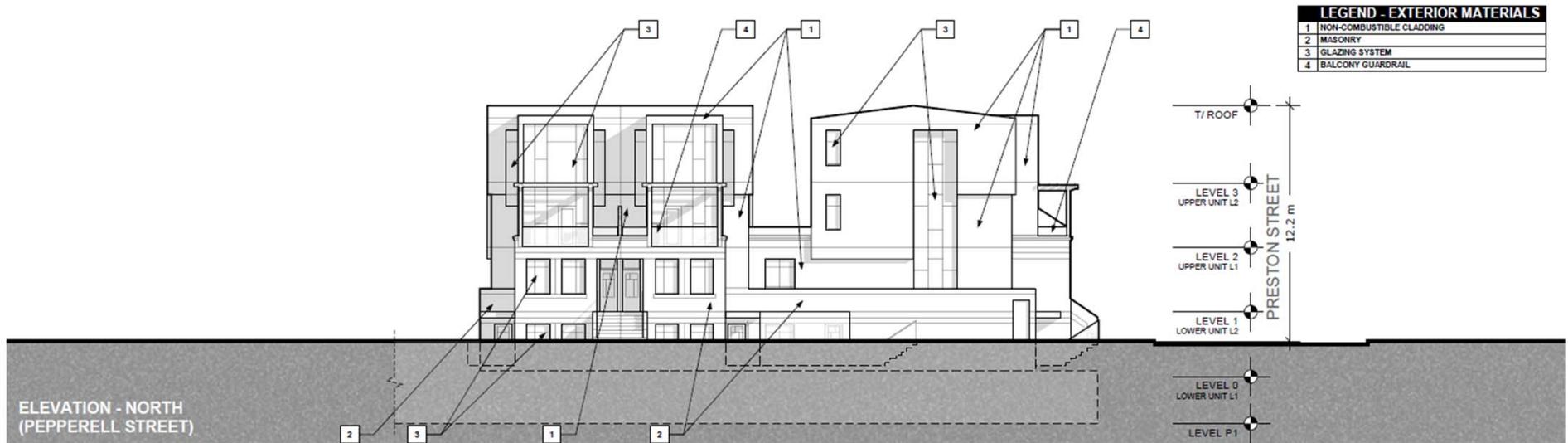
# Site B: South Side of Pepperell Street



Proposed assisted living residence (The Berkeley)

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# Site C: South Side of Pepperell Street and Preston Street



# Recommendation

It is recommended that Halifax Regional Council adopt the proposed amendments to the Municipal Planning Strategy for Halifax (MPS) and Land Use By-law (LUB) for Halifax Peninsula, as set out in Attachments A and B of the staff report dated August 23, 2018, to permit the redevelopment of the former Ben's Bakery Lands into a mixed-use development by development agreement.