

Re: Item No. 12.1

Quinpool Rd. Development

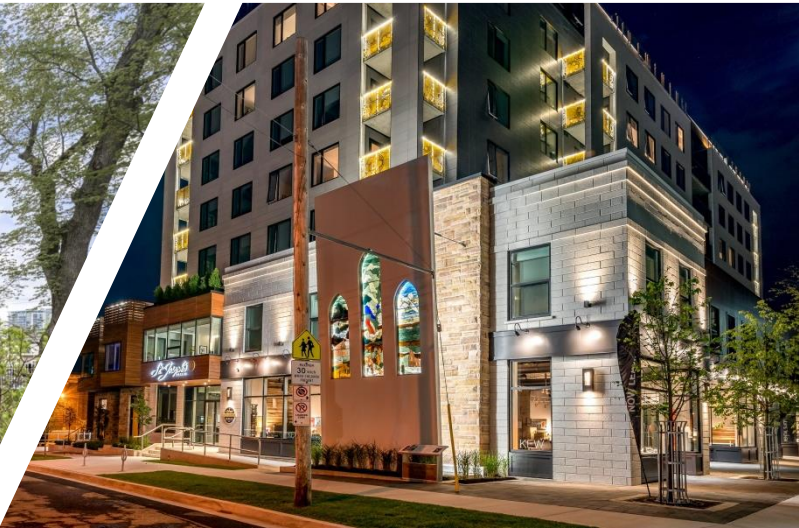
Public Hearing Meeting
July 16th, 2019
6:00 pm

DEXEL 



LAWEN GROUP PARAMOUNT DEXEL

- Locally owned and operated for over 25 years
- Focus on urban development in the HRM
- **DEXEL**  develops, designs & constructs award winning mix-use residential buildings
- **PARAMOUNT**  MANAGEMENT manages and maintains properties for the Lawen Group



Current Context on Quinpool Looking East



Current Context on Quinpool Looking South



Current Context on Quinpool Looking South West



Current Context on Pepperell St Looking West



Current Context on Pepperell St Looking North



Current Context on Pepperell St Looking East



Current Context on Pepperell St Looking South West- Across from the site



Current Context on Pepperell St Looking South East - Across from the site



Building Overview

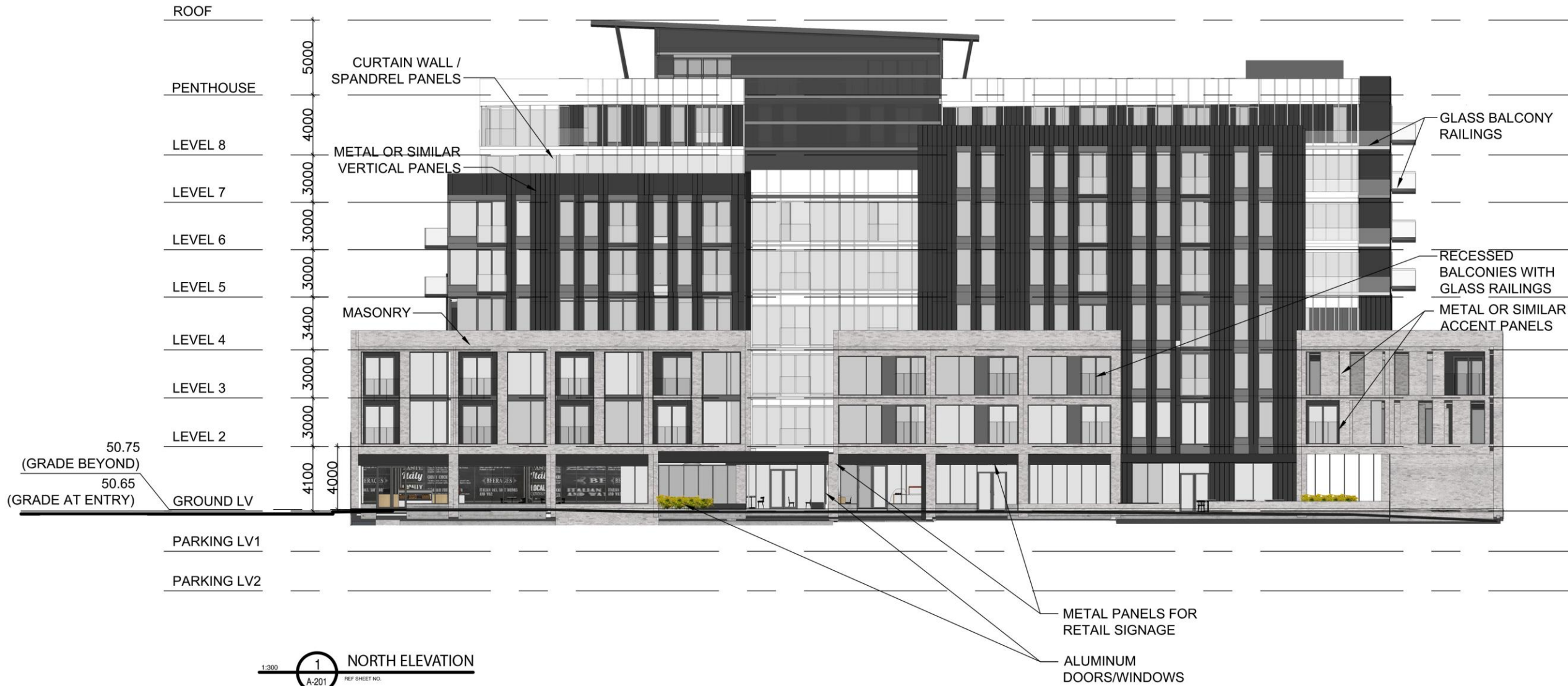
- Mix-Use Residential Building
- 8 Storeys + Penthouse
- ~ 120 units
- Mix of 1, 2 & 3 Bedroom units
- ~ 11 000 sq. ft of ground floor commercial space
- Landscaped podiums
- Underground parking spaces available to the public
- Underground parking spaces for building tenants
- Underground Bike Storage
- Amenity space with landscaped terrace

Building Features

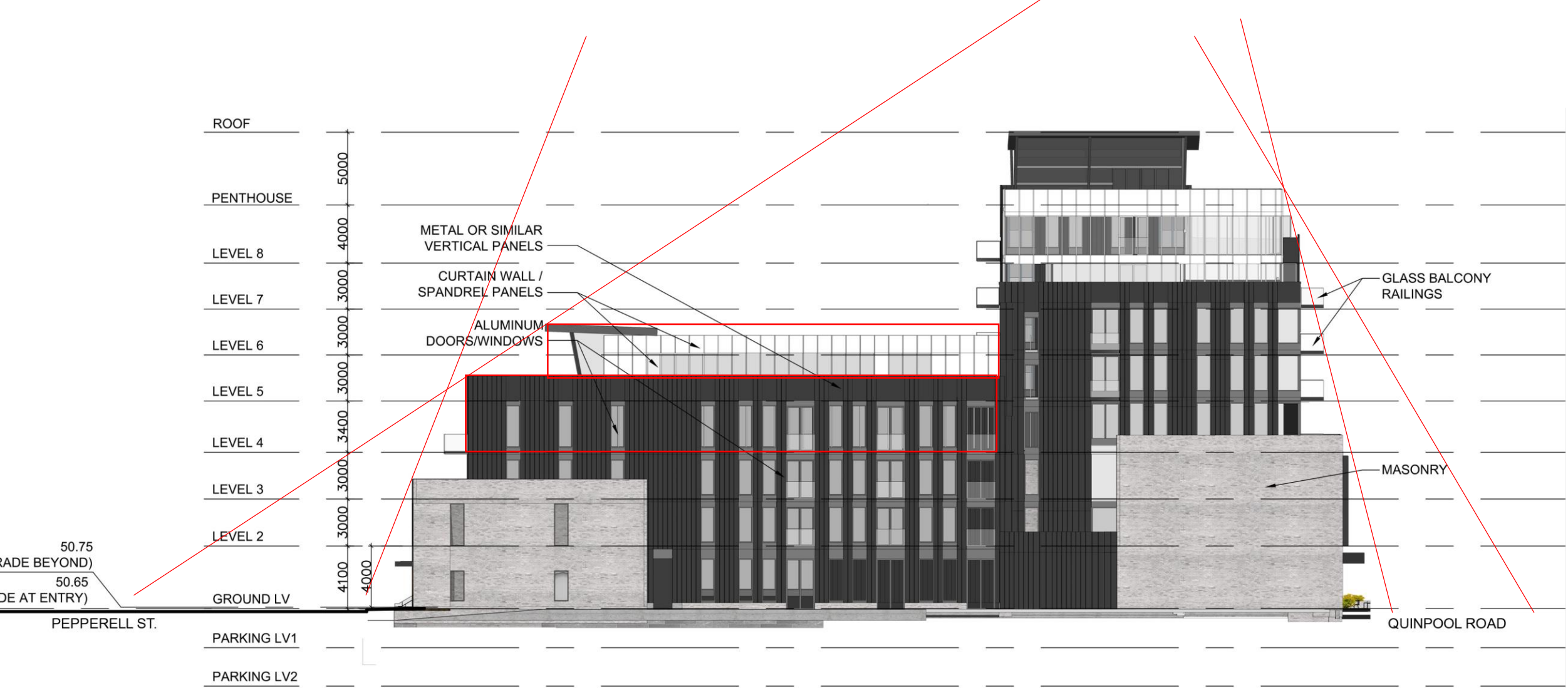
- 2 metre setback from current sidewalk on Quinpool for better pedestrian experience
- Fine grained street retail
- Canopied entrances
- Parking access off Pepperell Street
- Service/ loading access off Pepperell Street
- Well-lit exterior for pedestrian safety
- Two residential entrances (Pepperell Street & Quinpool Road)
- Recognizes surrounding neighborhood; 2 and 3 storey streetwall
- Townhouses on Pepperell Street



Looking South from Quinpool Road

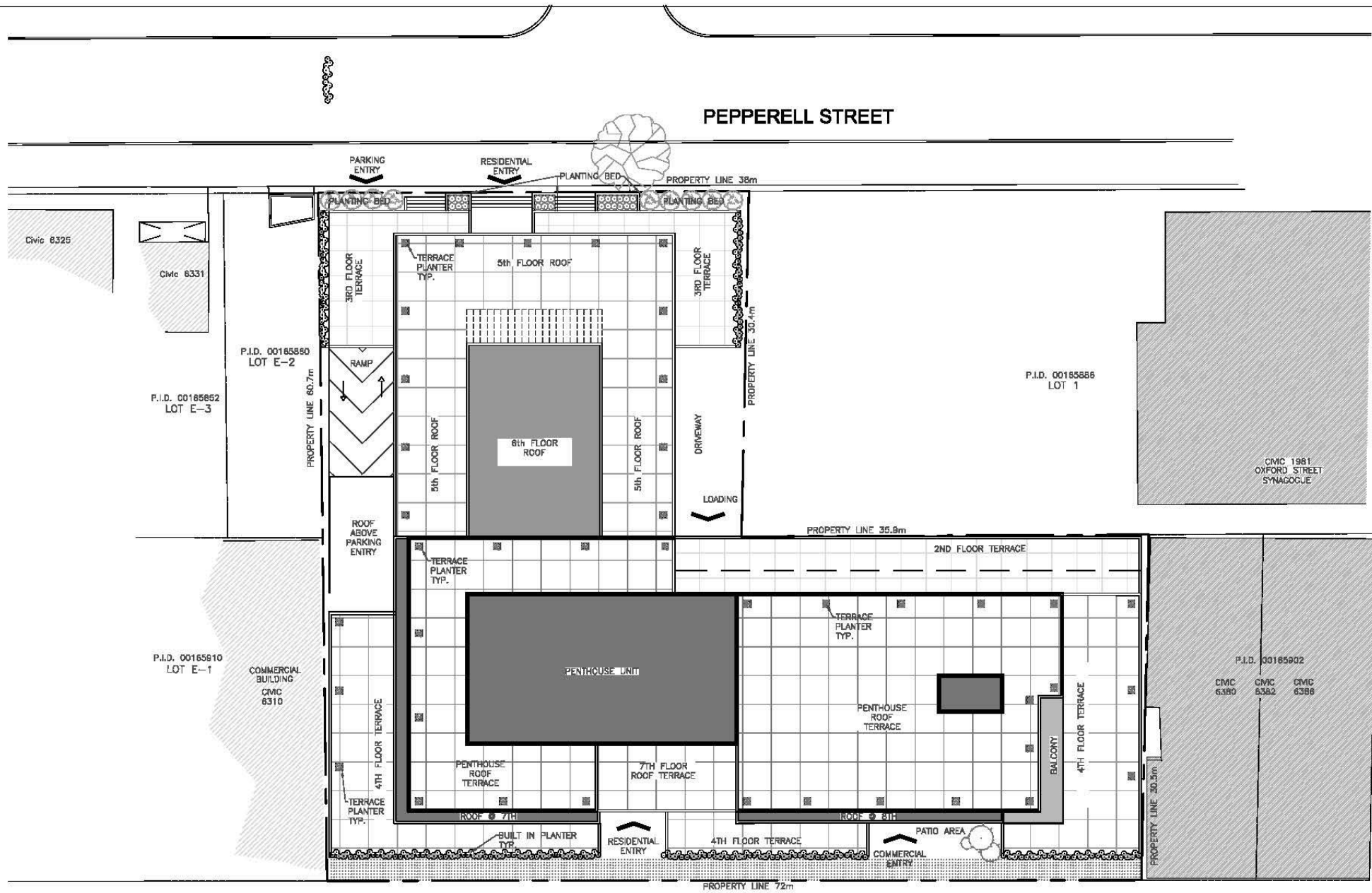


North Elevation

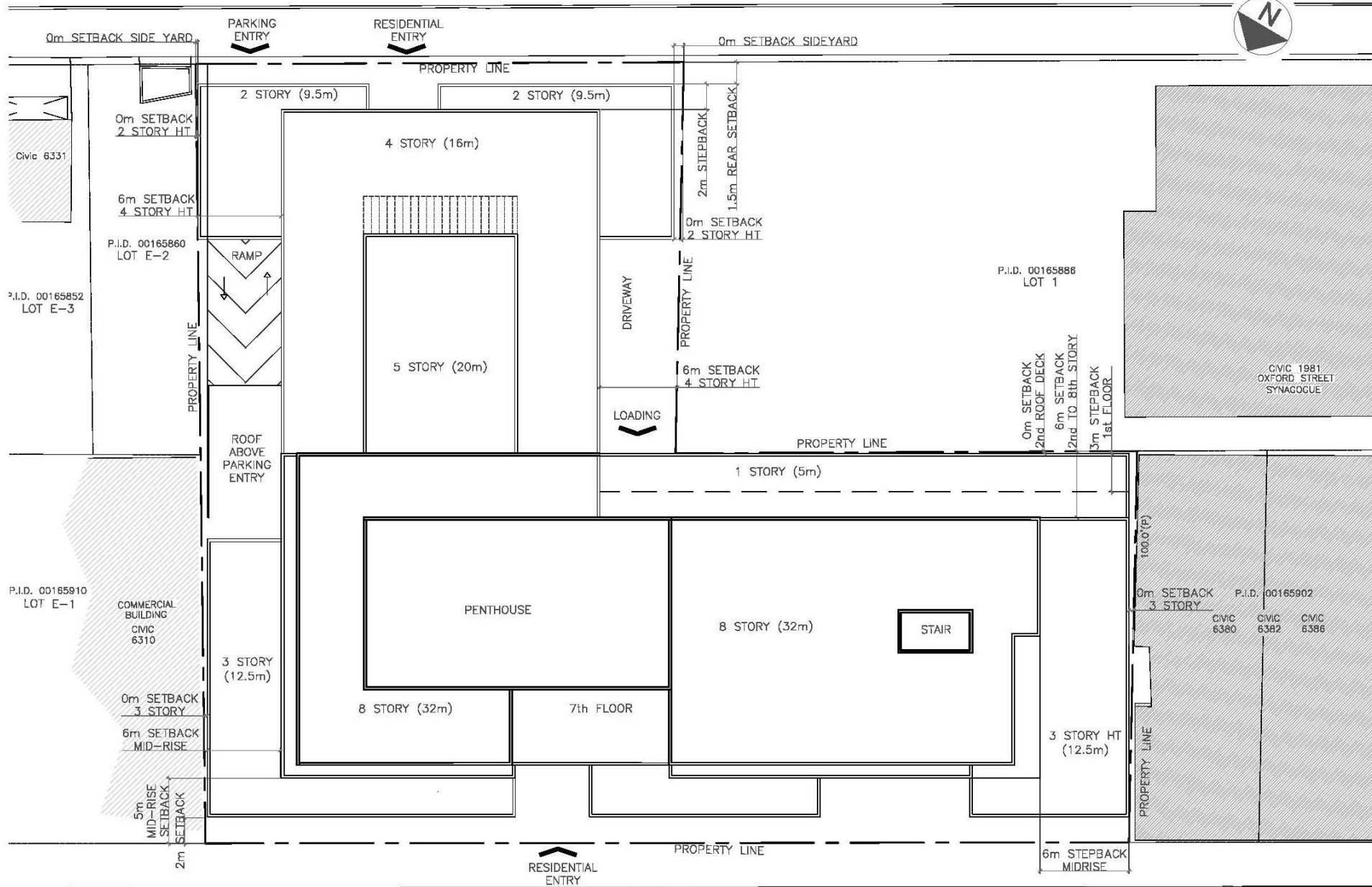


1 EAST ELEVATION
 1:300 REF SHEET NO. A-202

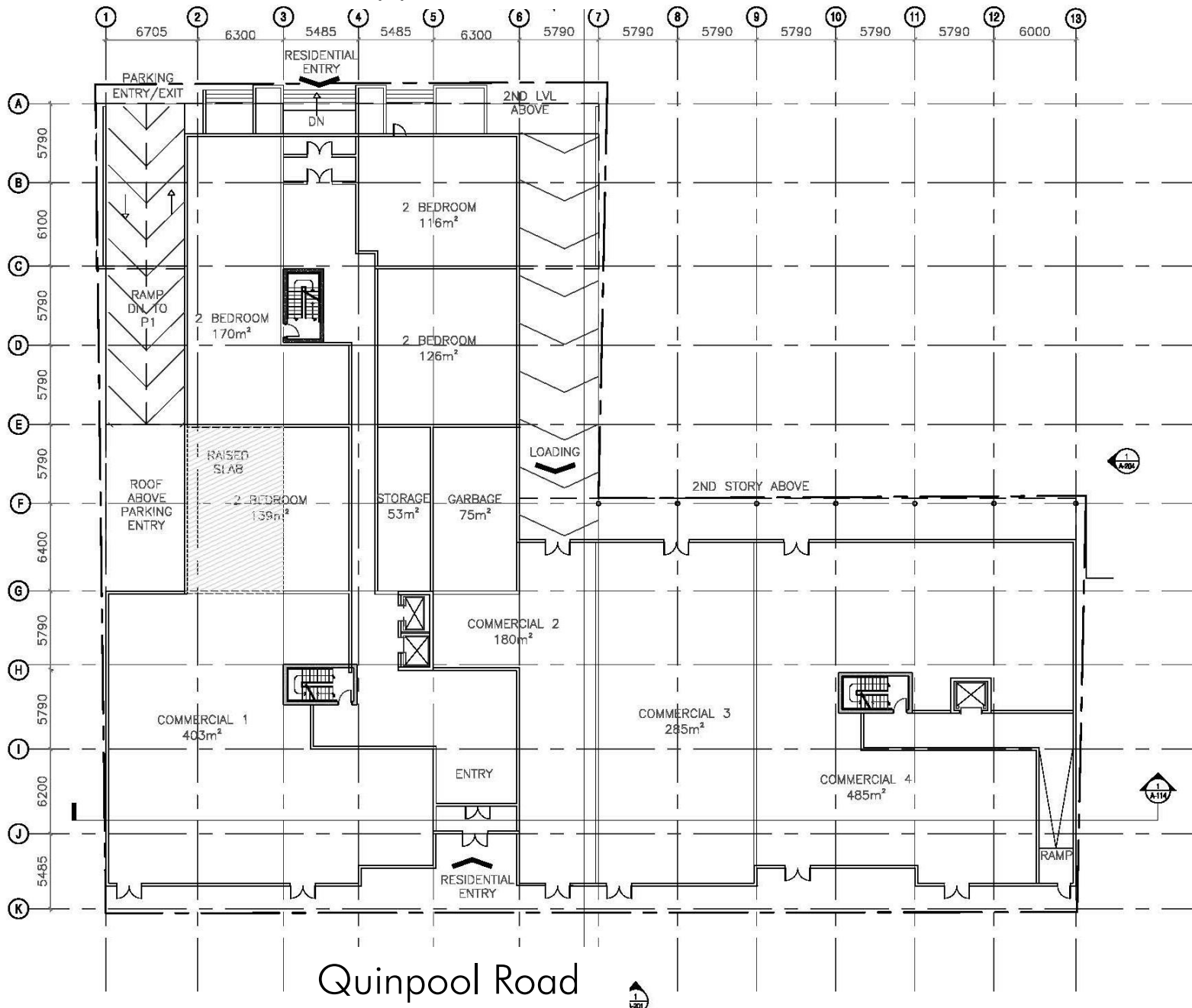
East Elevation



PEPPERELL STREET



Pepperell Street



Quinpool Road

Commercial Space

- Four commercial spaces varying from 1253-4354 sq. ft
- Barrier Free
- Off site loading area
- Frequent & recessed protected entries, with transparent windows



DEXEL 

INFO@DEXEL.CA
TEL: 902.423.9916

