

HALIFAX

Public Hearing for Case 20520

MPS & LUB Amendments
Quinpool Road and Pepperell Street, Halifax

Regional Council
July 16, 2019

Applicant Proposal

Applicant: Dixel Developments Ltd.

Location: Quinpool Road and Pepperell Street, near Oxford Street

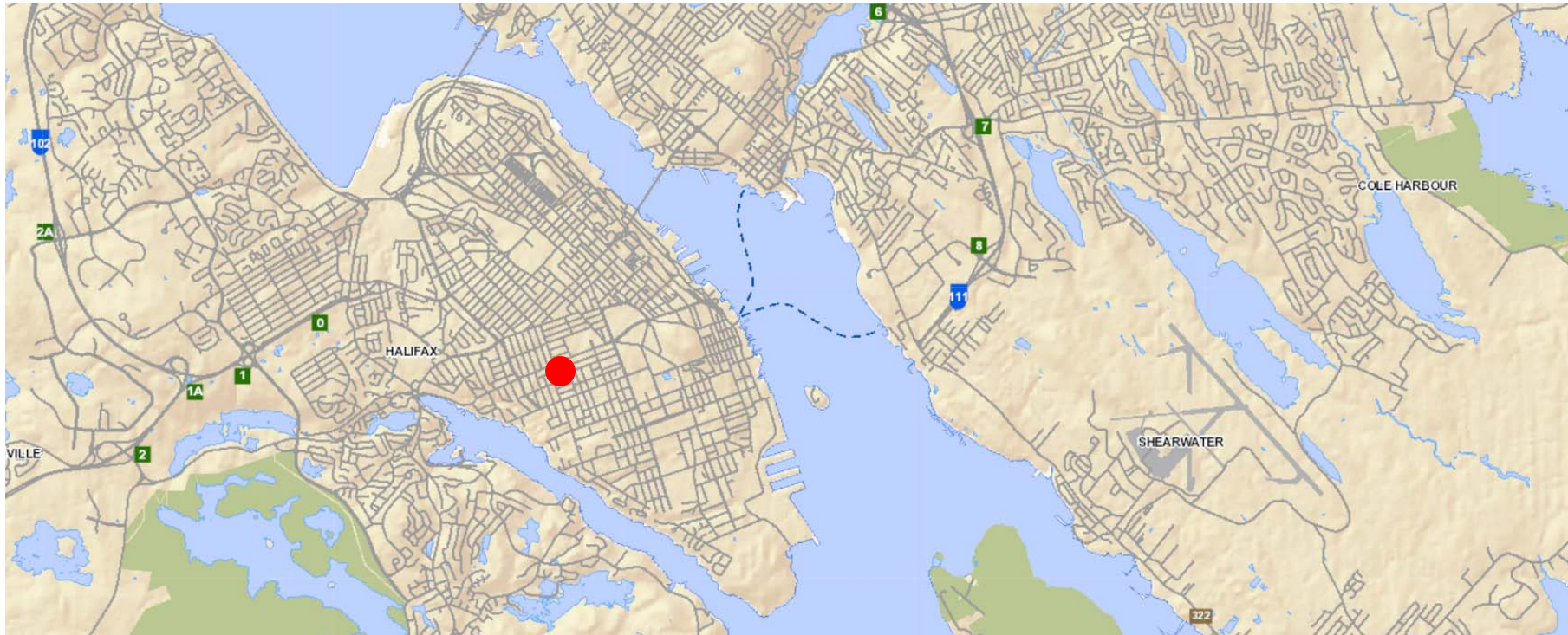
Proposal: 8 storey (plus penthouse) mixed-use development at 6330 and 6324 Quinpool Road with a 3 storey section at 6325 facing Pepperell Street

If approved, the proposed amendments would allow future consideration of development through a development agreement process

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Site Context

Quinpool Road and Pepperell Street, Halifax



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Site Context

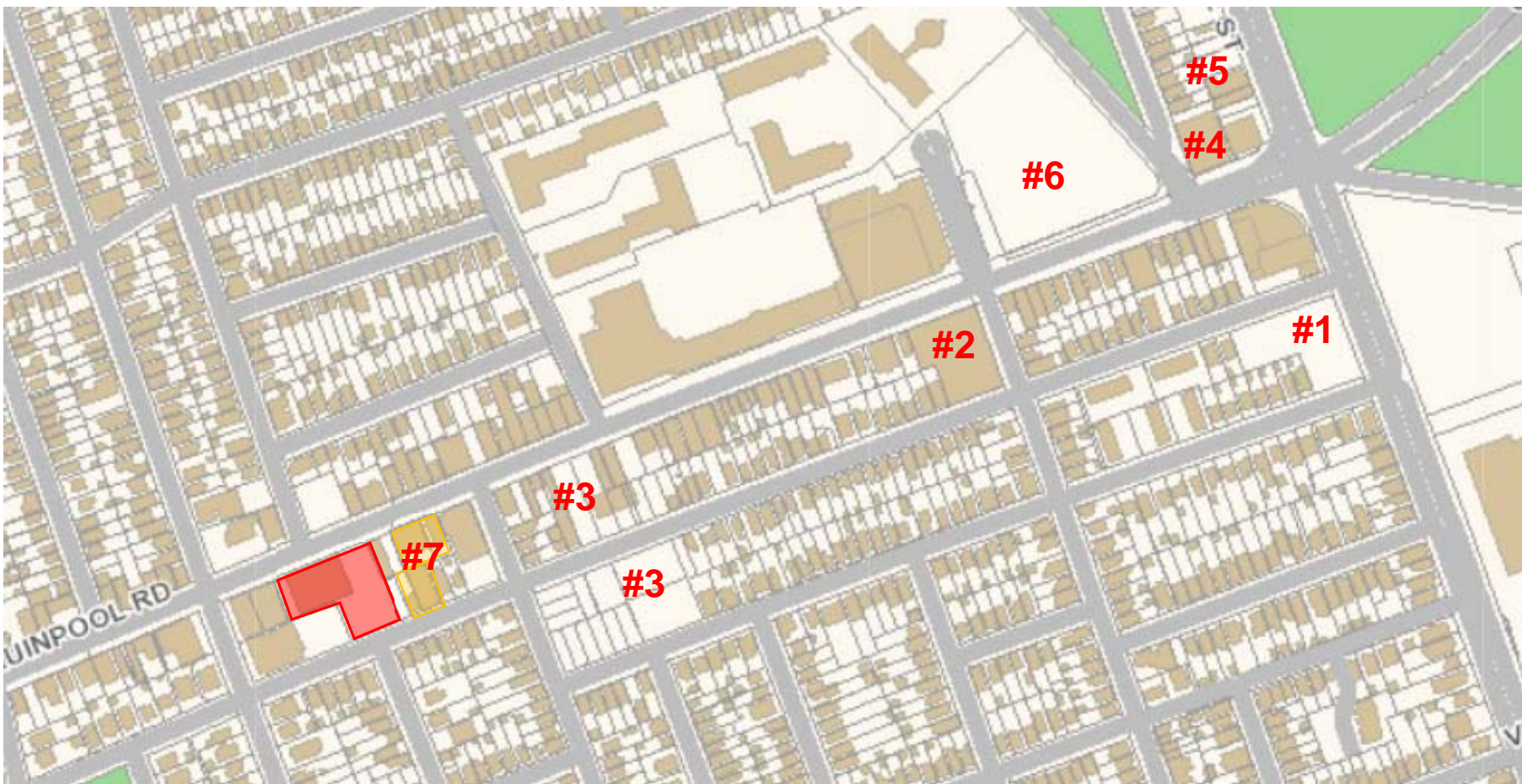
Quinpool Road and Pepperell Street, Halifax



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Site Context

Quinpool Road and Pepperell Street, Halifax



Site Context

Quinpool Road, Halifax



Subject Site (Seen from the North)

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Site Context

Quinpool Road, Halifax



Subject Site (Seen from the North)

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Site Context

Pepperell Street, Halifax



Subject Site (Seen from the South)

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Site Context

Pepperell Street, Halifax

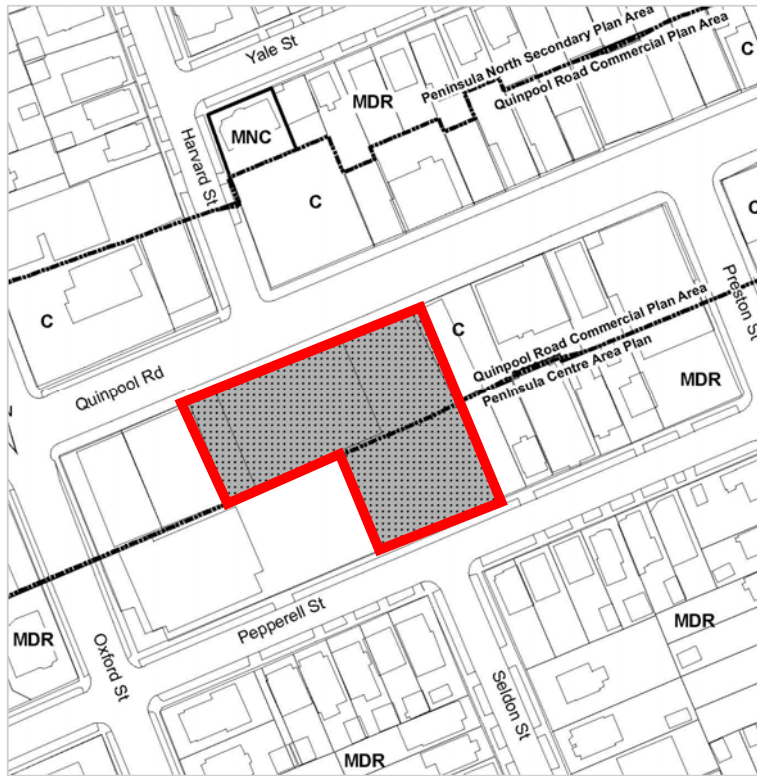


Pepperell Built Form

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Planning Policy

Halifax Municipal Planning Strategy



- Commercial Designation
 - Quinpool Road Commercial Area Plan
 - Encourage a wide range of commercial uses
 - Serve a large portion of Halifax
- Medium Density Residential Designation
 - Peninsula Centre Area Plan
 - Maintain low-rise residential uses

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Land Use By-law

Halifax Peninsula LUB



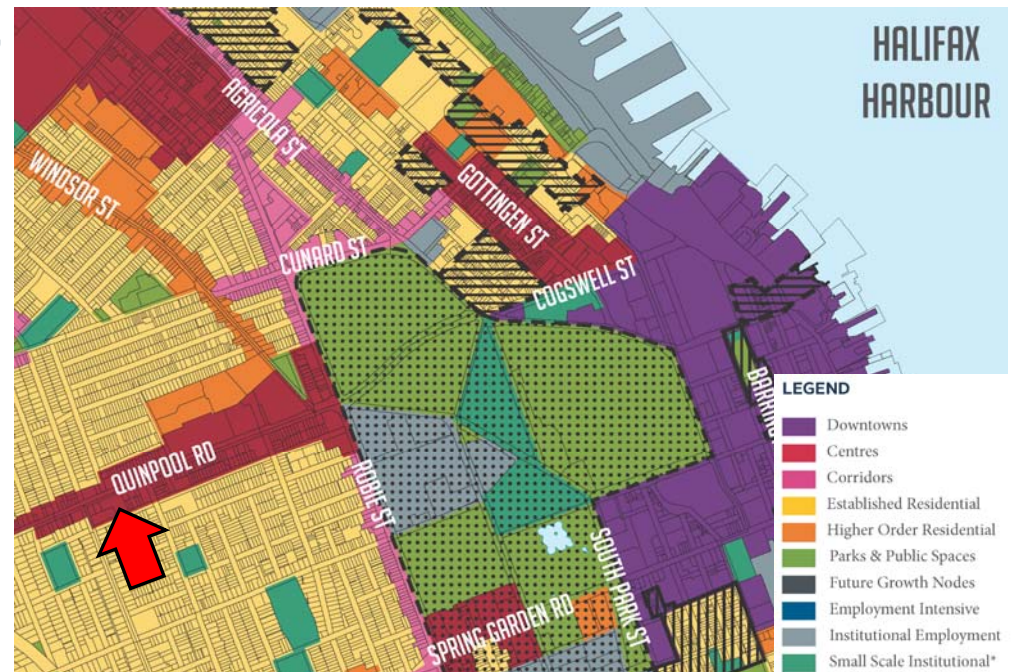
- C-2 (General Business) Zone
 - Commercial and residential uses
 - Max height precinct: 10.7 metres (35 feet)
- C-2C (Minor Commercial - Quinpool Road) Zone
 - Commercial and residential uses
 - Max height precinct: 13.7 metres (45 feet)
- Development permit issued for 5-storey building

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Regional Council Direction

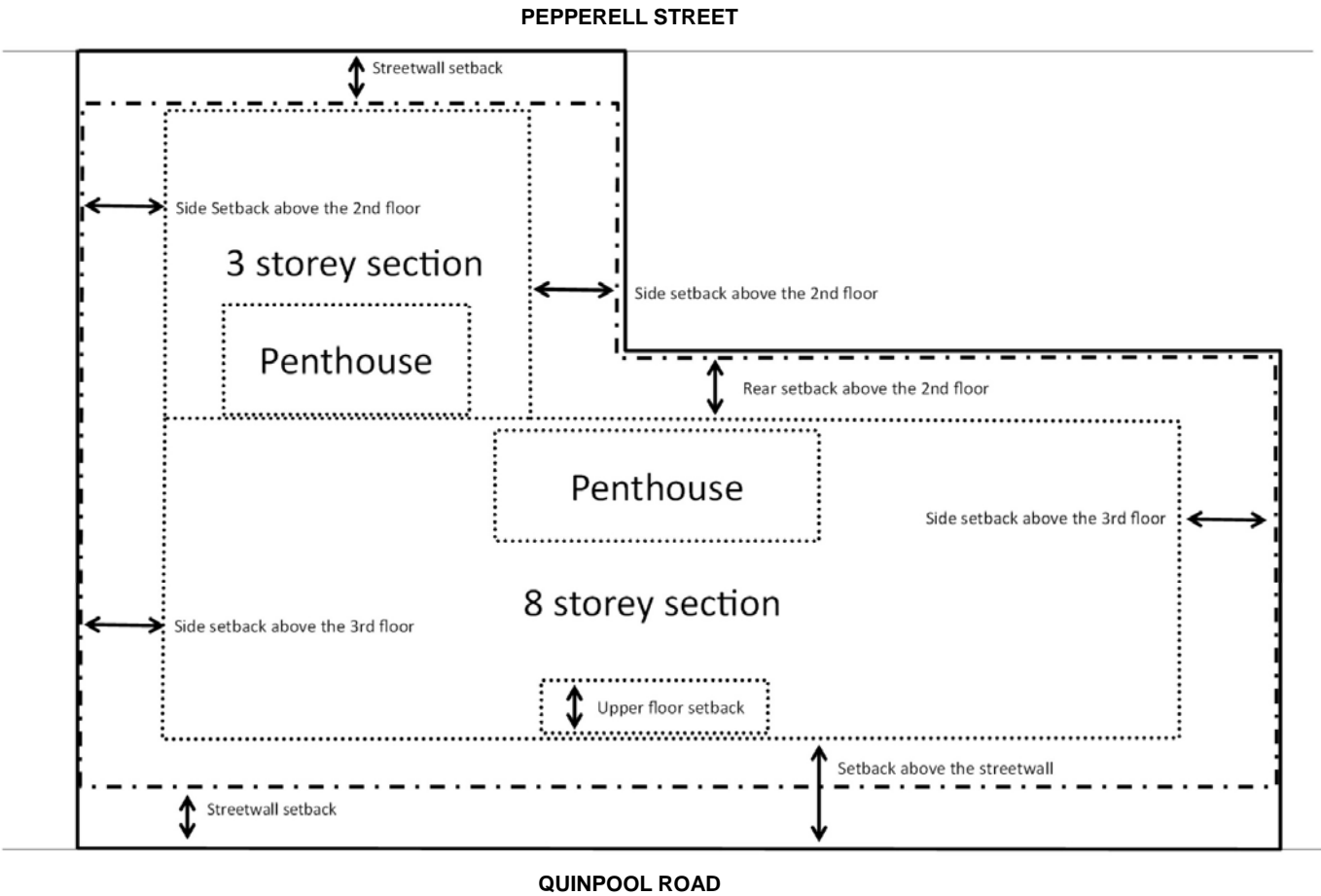
In January 2018, Regional Council directed staff to process this site-specific amendment request, subject to the proposal:

- Generally aligning with the **June 2017 Centre Plan document** relative to Urban Structure, Height and Floor Area Ratio; and
- Addressing the **planning principles** of:
 - Transition;
 - Pedestrian-orientation;
 - Human-scale;
 - Building design, and
 - Context-sensitive



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Proposal



Proposal

Additional Policy Features	
Unit Mix	Mix of residential unit types required
Permitted Uses	Residential, Commercial, Institutional, Entertainment (limited commercial facing Pepperell Street)
Quinpool Design	Emphasis on commercial streetscape with ample glazing and at-grade entrances connected to the sidewalk
Pepperell Design	Units with ground level entrances connected to sidewalk
Parking	No minimum parking standards in policy Surface lots prohibited, commercial parking permitted

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a webpage, signage, public open house (December 7, 2016), and a public information meeting (October 11, 2018)
- Feedback from the community generally included the following:
 - Business owners want more density and redevelopment on Quinpool Road
 - Some concerns about traffic and parking on side streets
 - Some concerns that increased development would overwhelm nearby lots

Halifax Peninsula Planning Advisory Committee

December 2018

The PAC recommended that Halifax & West Community Council **approve** this application.

Other PAC feedback included:

- Reduce the streetwall facing Quinpool Road to 2 storeys
- The proposal adequately considers transition and context-sensitivity
- An appreciation of the additional density on Quinpool Road
- Consider additional landscaping along Quinpool Road

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Halifax and West Community Council

June 2019

Community Council considered the staff report dated May 11, 2019. Following a discussion, they approved an amended motion adding that the Pepperell portion of the building be up to 3 storeys in height (plus penthouse), and streetwalls be up to 3 storeys in height

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Staff Recommendation

Staff recommend that Regional Council:

Adopt the proposed amendments to the Halifax Municipal Planning Strategy and the Land Use By-law for Halifax Peninsula, as set out in revised Attachment A, included as Attachment 2 of the committee report dated June 12, 2019 and Attachment B of the staff report dated May 11, 2019, to permit by development agreement an 8-storey (plus penthouse), mixed-use building at 6330 and 6324 Quinpool Road, with a 3-storey portion (plus penthouse) facing Pepperell Street, with up to a 3-storey street wall.

The background features a large, stylized graphic of a chevron or arrow pointing to the right. The graphic is composed of several overlapping geometric shapes in various shades of blue, ranging from a deep navy blue to a light sky blue. The word "HALIFAX" is positioned in the upper right quadrant of the image, within the dark blue area of the graphic.

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Thank You