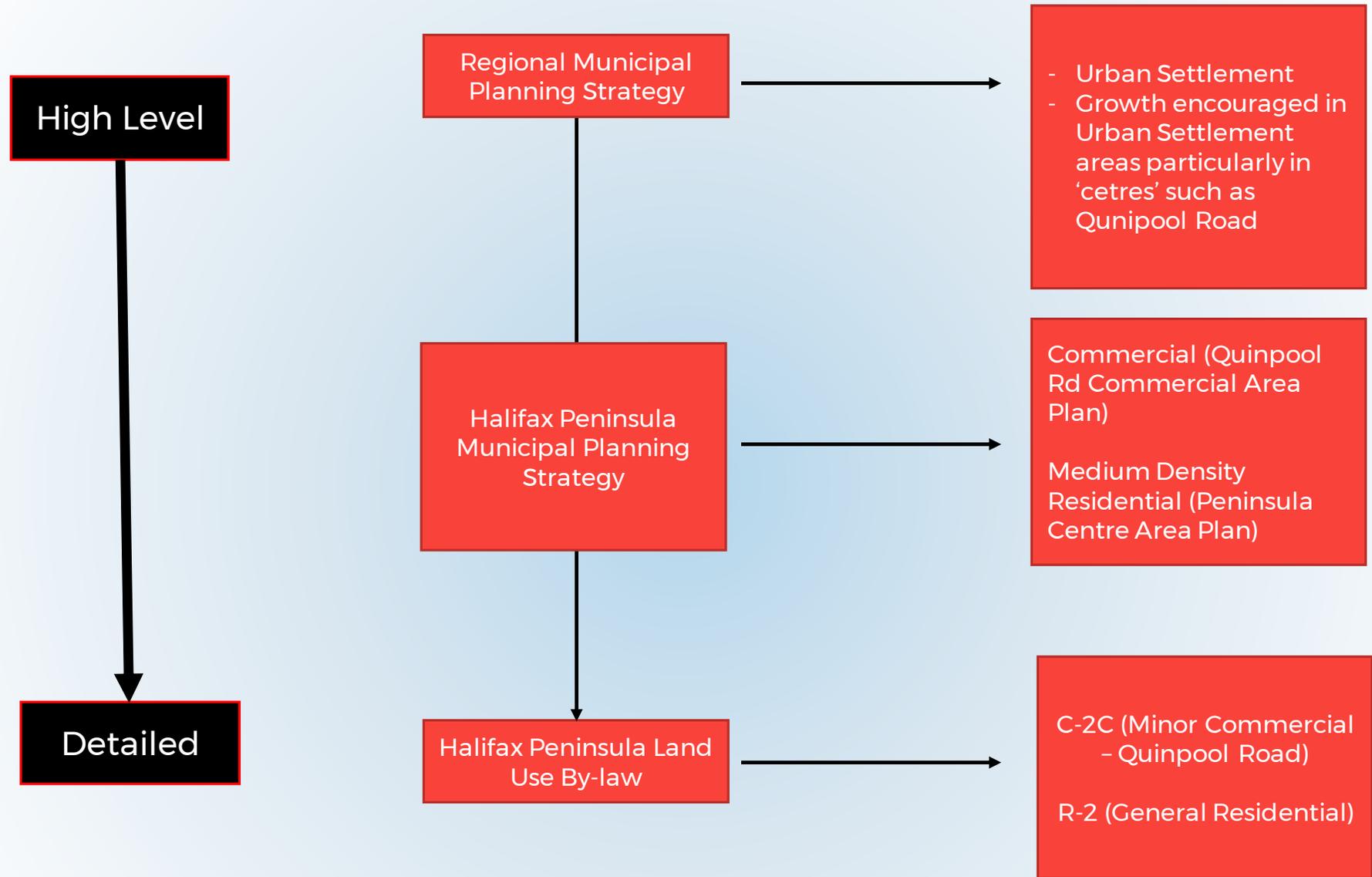


Case 21115: Quinpool Road and Pepperell Street Re: Item No. 12.2

Plan Amendment and Development Agreement Application: Mixed-Use Building Proposal



Existing policy and Regulation



Current Use



Proposal Details:

- 2 storey podium Quinpool
6 storey above + Penthouse
- 6 storey midblock
- Townhouses Pepperell
- 69 multi-units + 5 townhouses
- Approx. 6,900 s.f. Ground Floor Commercial
- 73 vehicle spaces underground
- 40 bike spaces required (more provided)



Proposal Details:

Indoor amenity space = 2,090 sq. ft.

Outdoor amenity 1,410 sq. ft.

Green roof = 1,500 sq. ft.



Proposal Details:

Patio spaces and balconies

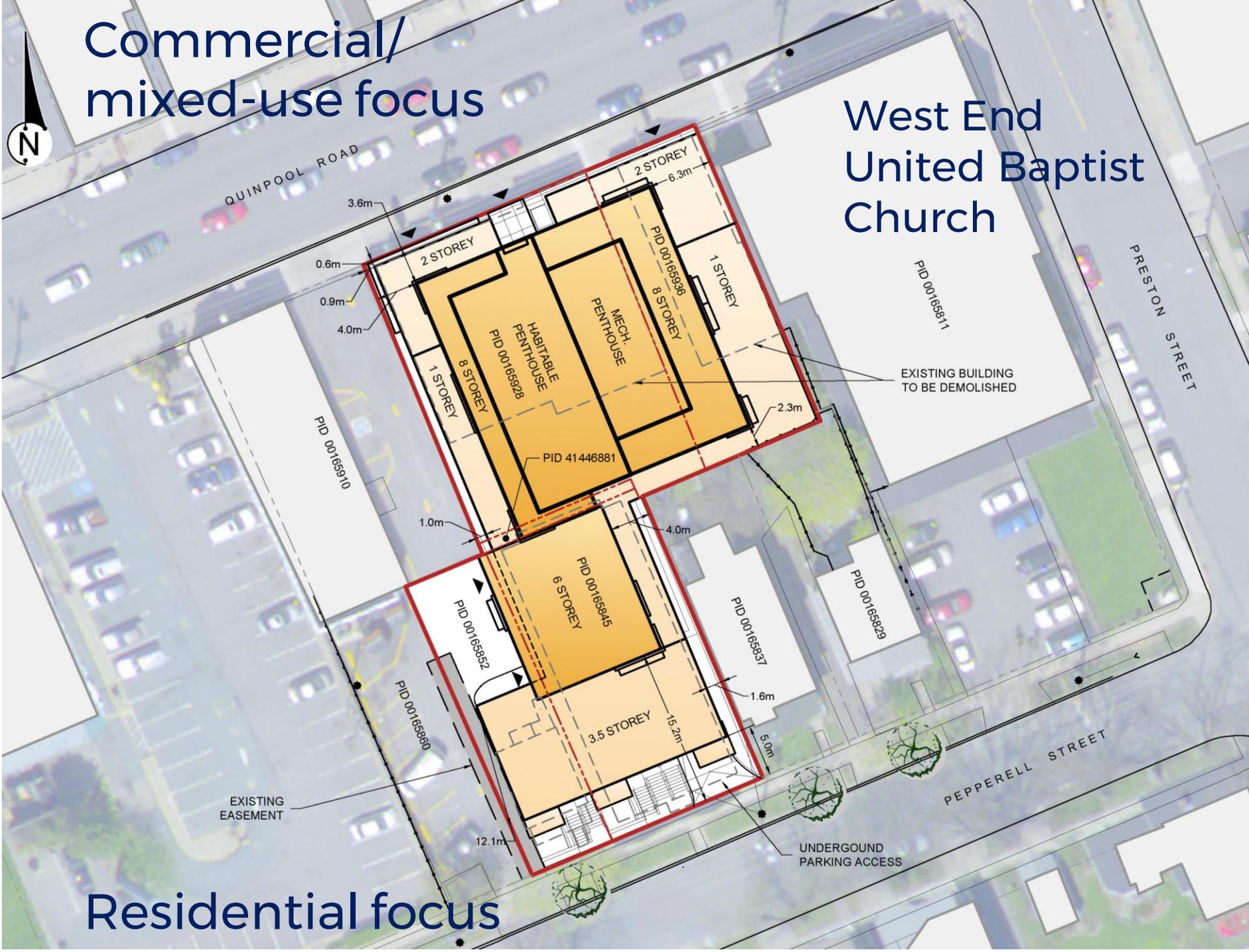
*(combined space of
5,955 sq. ft.)*



Site Plan



Site Plan



Site Plan



Commercial access



Site Plan



Commercial access



Residential multi-unit access

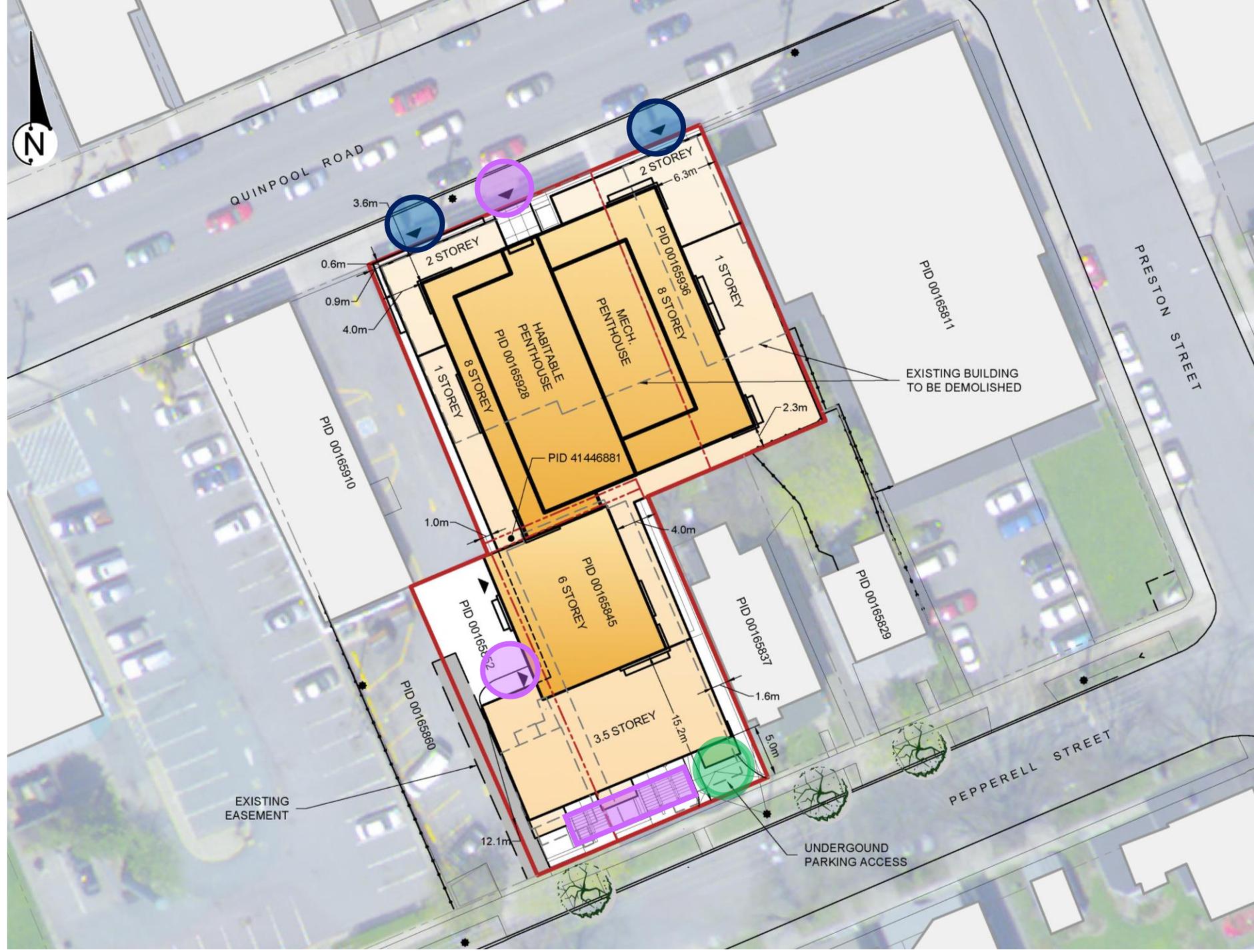


Townhouse access



Site Plan

-  Commercial access
-  Residential multi-unit access
-  Townhouse access
-  Parking garage access



JANUARY 16 2018

**Council's
Motion**

“Continue to process the requests for site-specific SMPS amendments
... subject to the proposals:

A. Generally aligning with the June 13, 2017 Centre Plan document relative to:

- Urban Structure;
- Height; and
- Floor Area Ratio

B. Addressing the planning principles of:

- Transition;
- Pedestrian-orientation;
- Human-scale;
- Building Design; and
- Context-sensitive.”

TED

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wsp

Urban Structure

- Quinpool is classified as a 'Centre' in Centre Plan Framework.
- 'Centre' classification supports mixed-use developments should accommodate significant growth.
- Existing C-2C zone on Quinpool encourages mixed use development.
- Existing R-2 zone on Pepperell encourages lower scale residential forms.
- Transitions appropriately to surrounding residential areas with a mid-block reduction in height and stepping down to townhome forms on Pepperell.
- Quinpool is a major commercial street with high capacity municipal services, transit and proximity to downtown.

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FAR

3.47 : 1

*(exterior walls, stairwells,
elevator shaft, mechanical
penthouse excluded)*



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Height & Transition

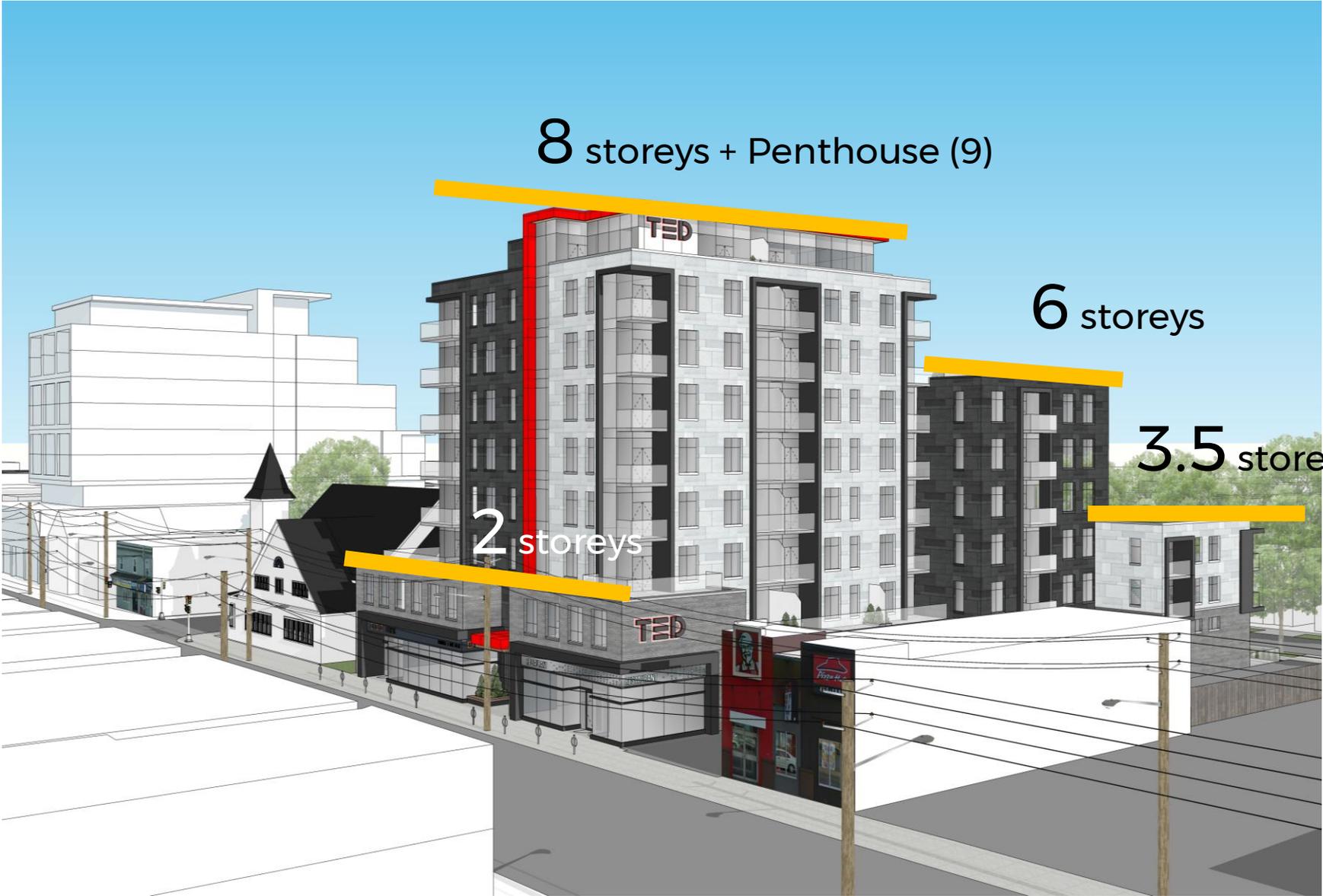


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Transition



Transition

Setbacks (m)

Stepbacks from property line (m)



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Pedestrian-orientation + Human Scale

Shadow Review

- Short spring/autumn
- Short summer, no impact on north side of Quinpool
- Longer winter (as typical), building design to move shadow quickly

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Pedestrian-orientation + Human Scale

Wind Review

- Podium design significantly improves comfort
- Existing street trees on Pepperrell mitigate effects
- New street trees on Quinpool encouraged

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Pedestrian-orientation + Human Scale

Continuous Streetwall



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Active Frontages

Pedestrian-orientation + Human Scale



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Pedestrian-orientation + Human Scale

Sidewalk & Pedestrian Experience

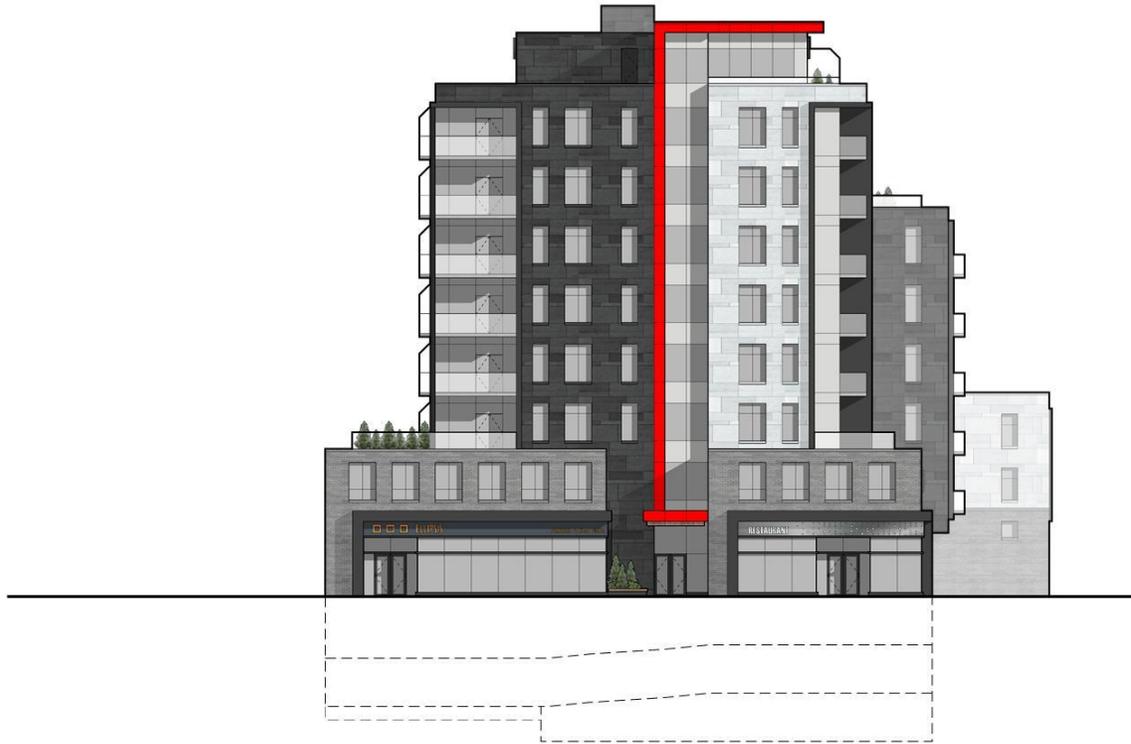


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Building Design



North Elevation (Quinpool)



South Elevation (Pepperell)

A story of a Community

Context-sensitive



A story of a Community

Current



Possible



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Current



Possible



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Current



Possible



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Thank You

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