

HALIFAX

Public Hearing Case 21115

MPS & LUB Amendments
Quinpool Road and Pepperell Street, Halifax

July 16, 2019

Applicant Proposal

Applicant: WSP, on behalf of Façade Investments Ltd.

Location: Quinpool Road and Pepperell Street, near Preston Street

Proposal: 9 storey, mixed-use development at 6290 and 6302 Quinpool Road with a 3.5 storey section at 6325 and 6331 Pepperell Street

Council Direction: January 16, 2018, Regional Council initiated the MPS amendment process

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Clarification

Staff originally intended that tonight's hearing would be a joint public hearing with Regional Council and Halifax and West Community Council, however there was an error in the advertisement and as a result there will be an additional public hearing to deal with the development agreement at a future Halifax and West Community Council. Tonight's hearing will only deal with the proposed MPS policy and LUB implementation.

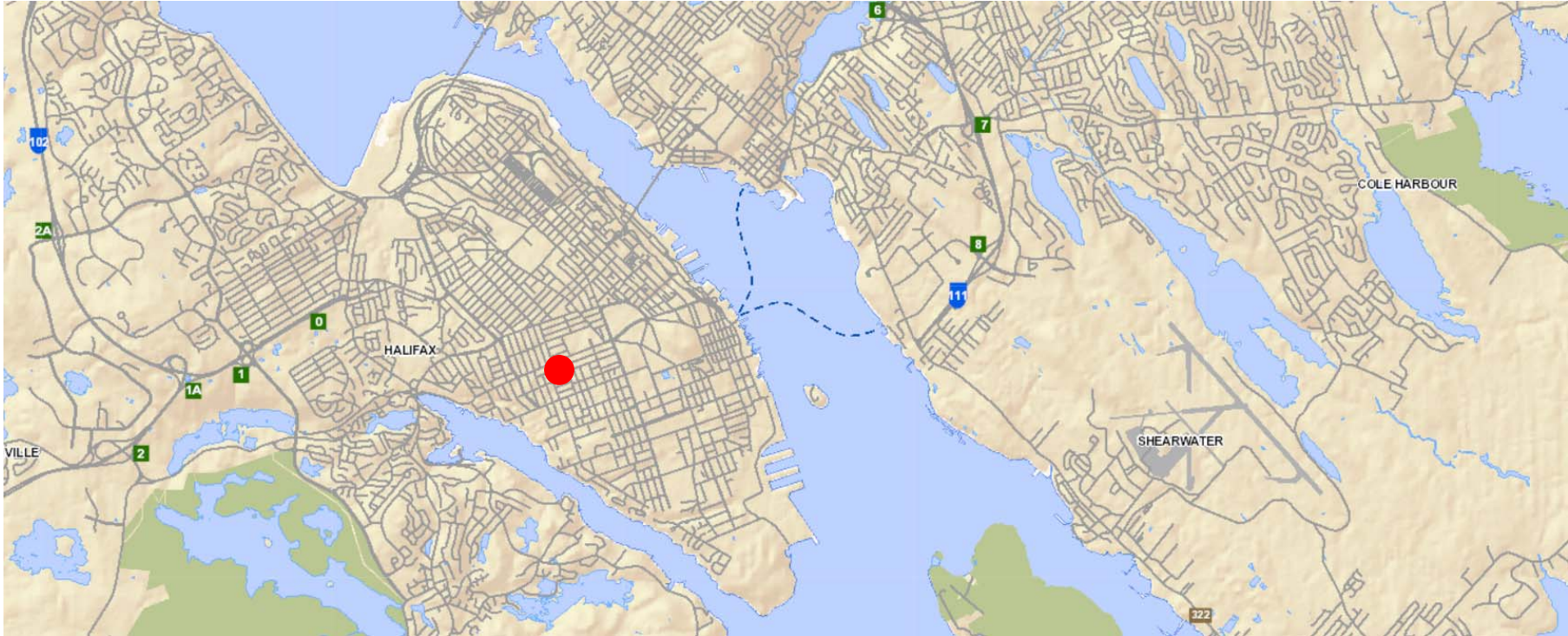
It is not anticipated that timelines will be affected by this change.

For members of the public and Halifax West Community Council, there have been a couple updates (corrections) made to the proposed development agreement (HWCC - June 11, 2019) which will be considered at the public hearing for the development agreement. These changes are not reflected in tonight's report.

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Site Context

Quinpool Road and Pepperell Street, Halifax



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Site Context

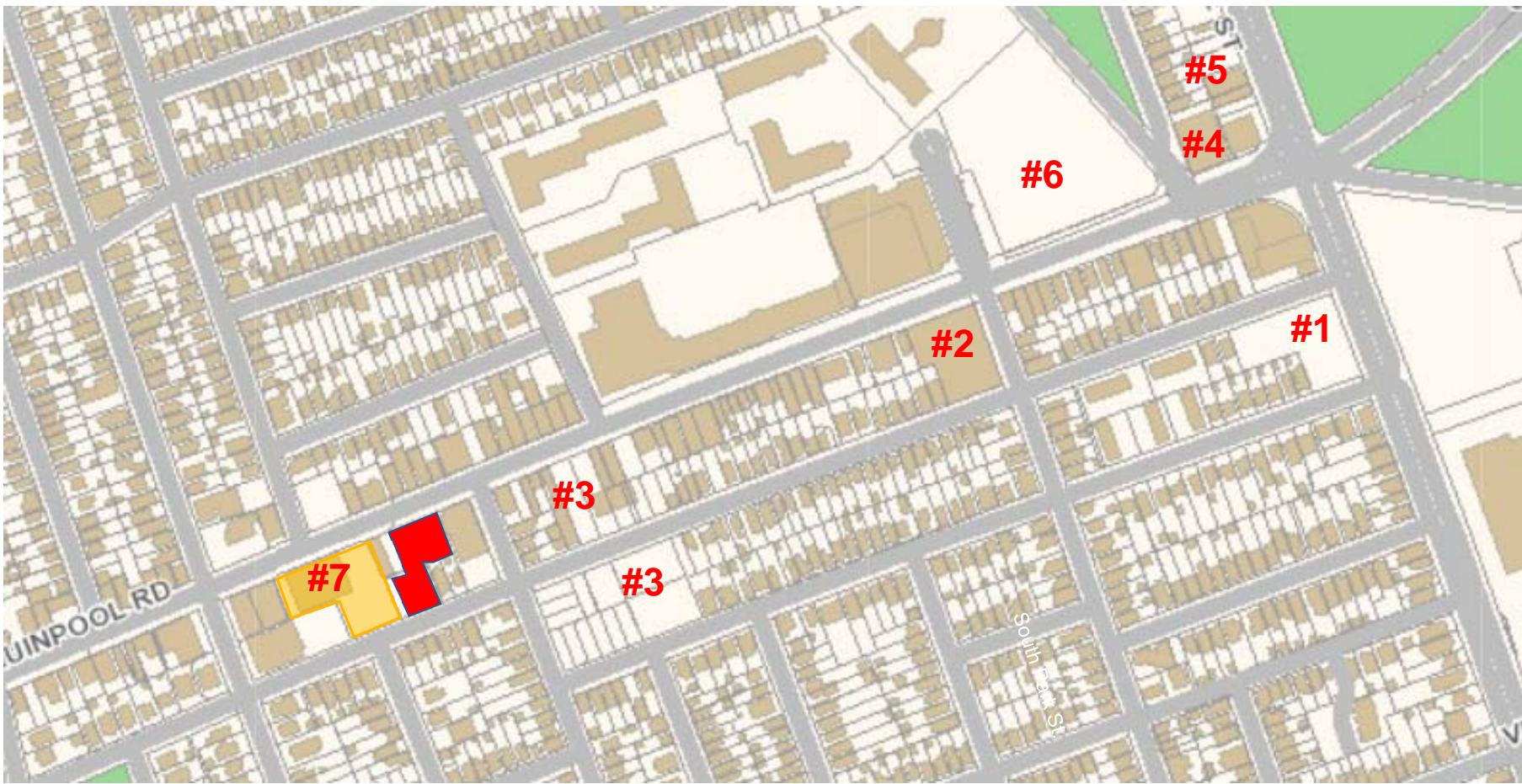
Quinpool Road and Pepperell Street, Halifax



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Site Context

Quinpool Road and Pepperell Street, Halifax



Site Context

Quinpool Road, Halifax



Subject Site (Seen from the West)

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Site Context

Pepperell Street, Halifax



Subject Site (Seen from the South)

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Site Context

Pepperell Street, Halifax

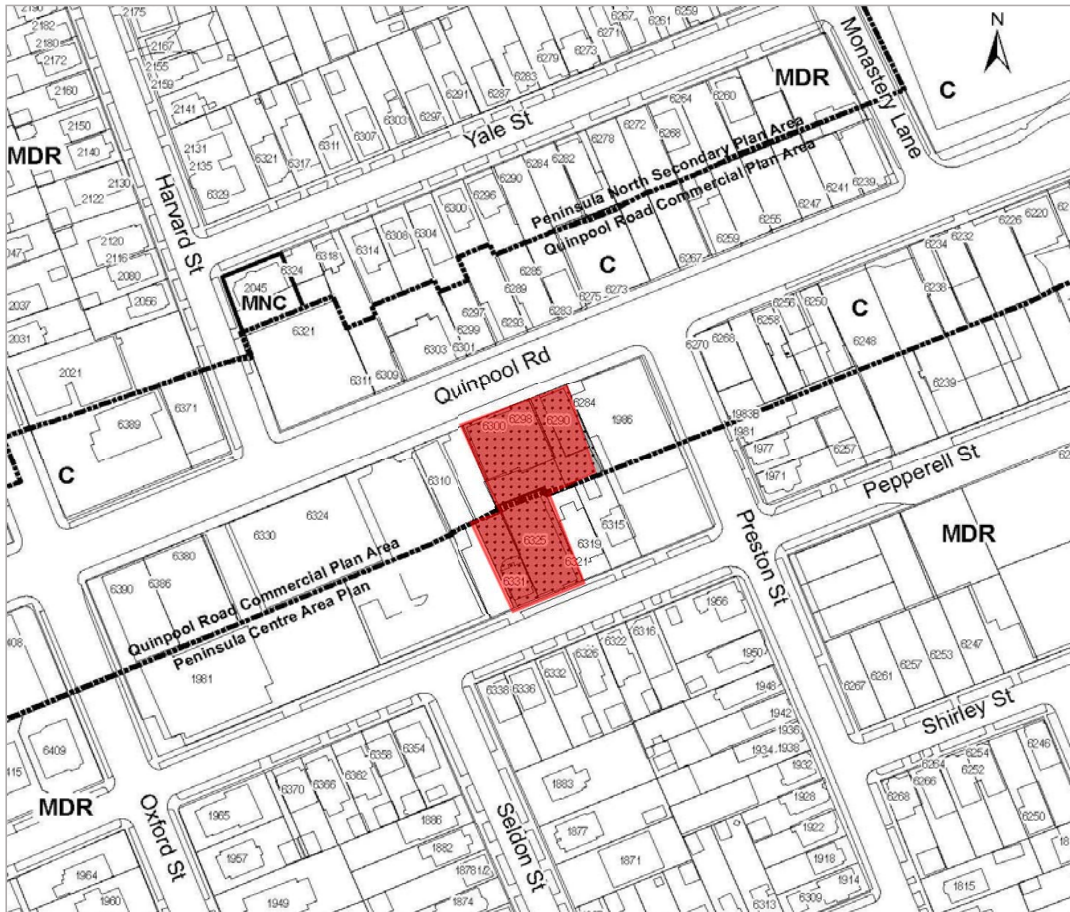


Pepperell Street Built Form

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Planning Policy

Halifax Municipal Planning Strategy

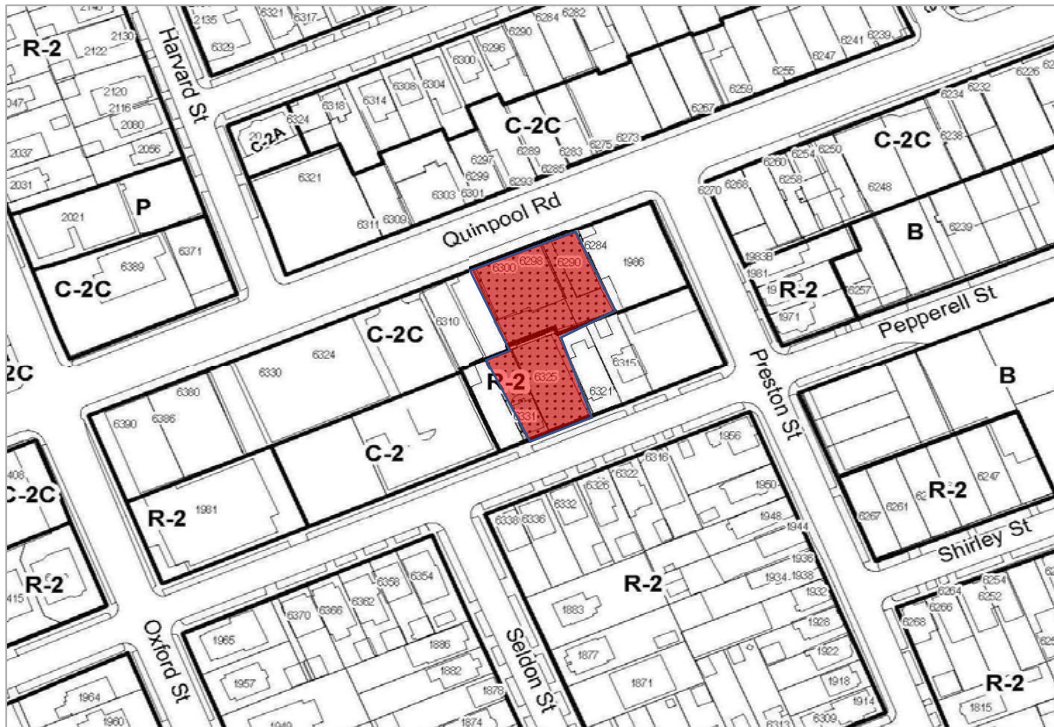


- Commercial Designation
 - Quinpool Road Commercial Area Plan
 - Encourage a wide range of commercial uses
 - Serve a large portion of Halifax
- Medium Density Residential Designation
 - Peninsula Centre Area Plan
 - Maintain low-rise residential uses

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Land Use By-law

Halifax Peninsula LUB



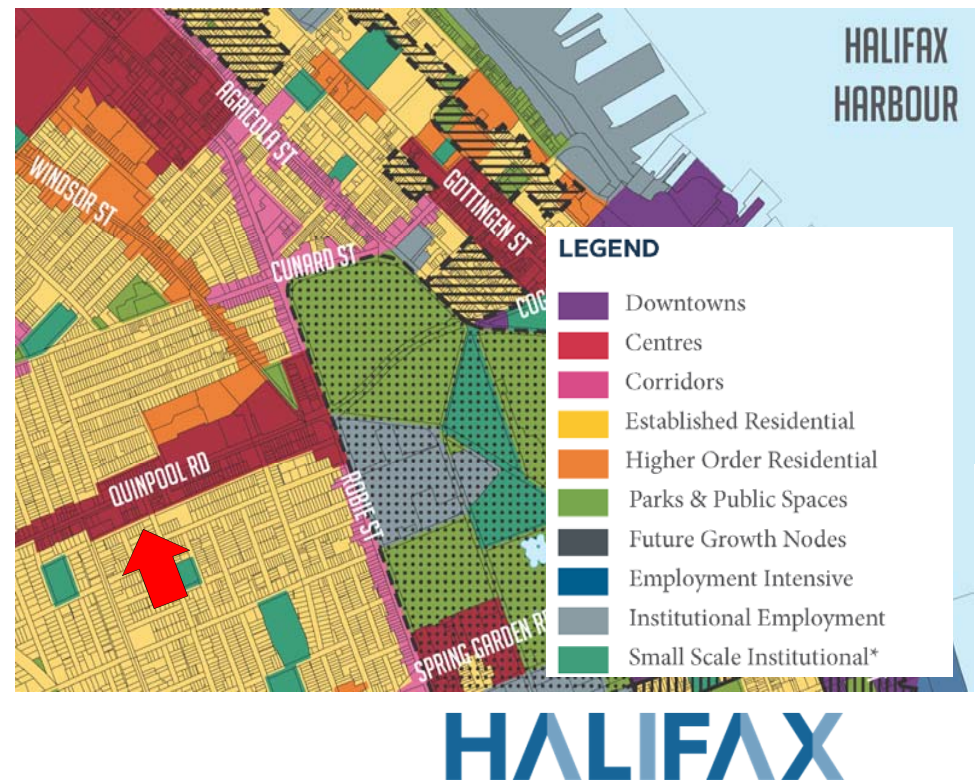
- C-2 (General Business) Zone
 - Commercial and residential uses
 - Max height precinct: 10.7 metres (35 feet)
- R-2 (General Residential) Zone
 - Residential uses up to 4 units
 - Max height precinct: 10.7 metres (35 feet)
 - 35% lot coverage

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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



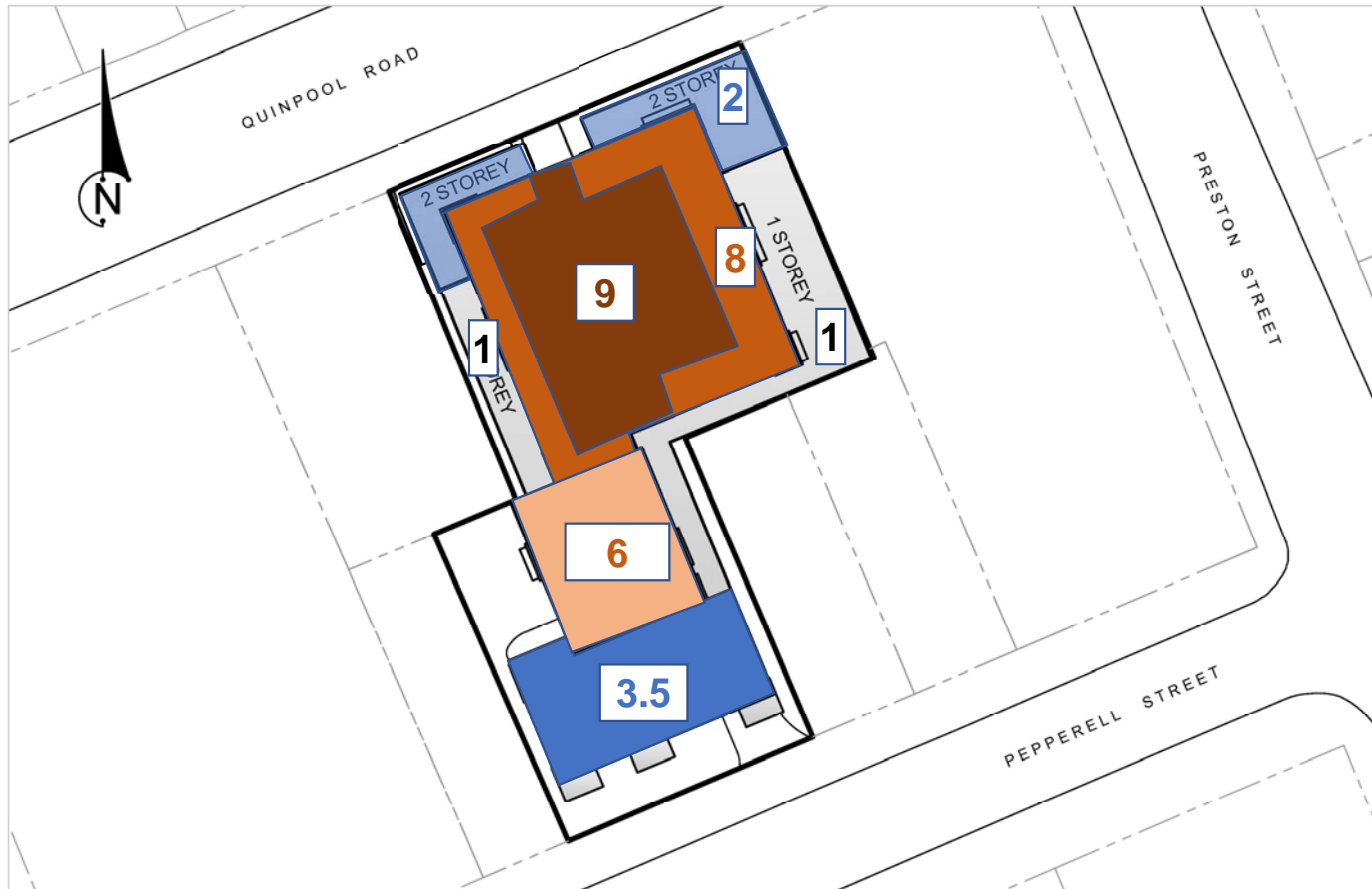
Proposal

Policy for Subject Site

MPS POLICY

Building Height	9 storeys / 6 storeys / 3.5 storeys
Streetwall Height	2 storeys facing Quinpool Road
Stepbacks	Step backs required on mid-rise portions
Amenity Space	Indoor and outdoor required
Unit Mix	Mix of residential units
Parking	Commercial/residential enabled, surface lots prohibited
Permitted Uses	Residential, Commercial, Institutional, Entertainment (limited commercial facing Pepperell Street)
Consideration of:	Planning principles of transition, pedestrian orientated, human scale, building design and context sensitive; and Appropriate changes in building size and massing to create appropriate transitions to surrounding built forms.

Proposed Building - Heights



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Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public meeting (May 7, 2018) and public hearings.
- Feedback from the community generally included the following:
 - Some local business owners would like to see redevelopment and more density on Quinpool Road;
 - Some speakers stated traffic was a concern, especially on side streets;
 - Some speakers noted that the development fits the character of Quinpool, although some disagreed; and
 - Some speakers noted the need for trees and wider sidewalks to improve Quinpool Road.

Halifax Peninsula Planning Advisory Committee

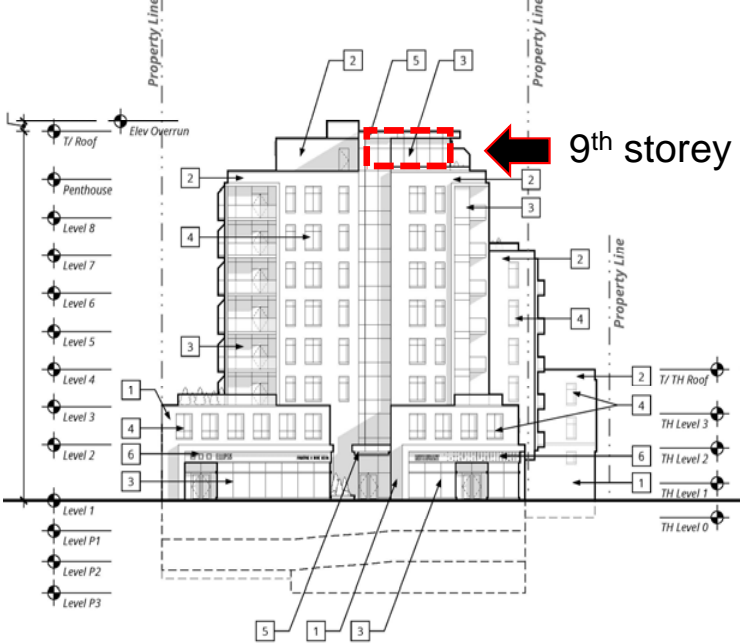
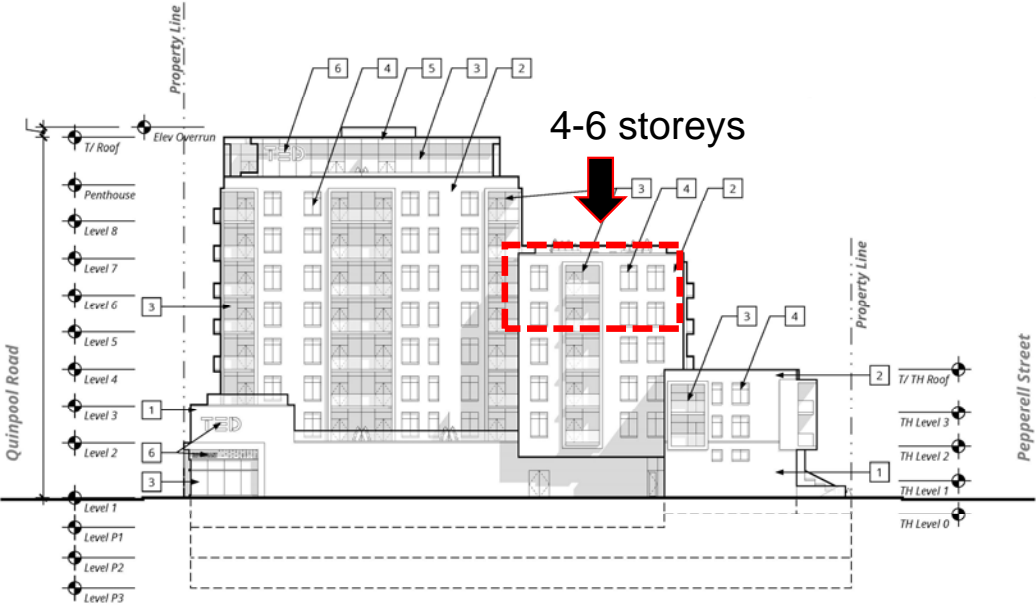
June 25, 2018

PAC recommended that the application be approved but recommended a height more in line with the June 2017 Centre Plan (6 storeys). Other PAC feedback on the proposal included:

- PAC values the proposed streetwall height for pedestrian experience
- PAC believes that the proposal adequately considers transition and context-sensitivity in its design
- PAC appreciated the proposed amenity space
- PAC valued additional density on the Quinpool corridor

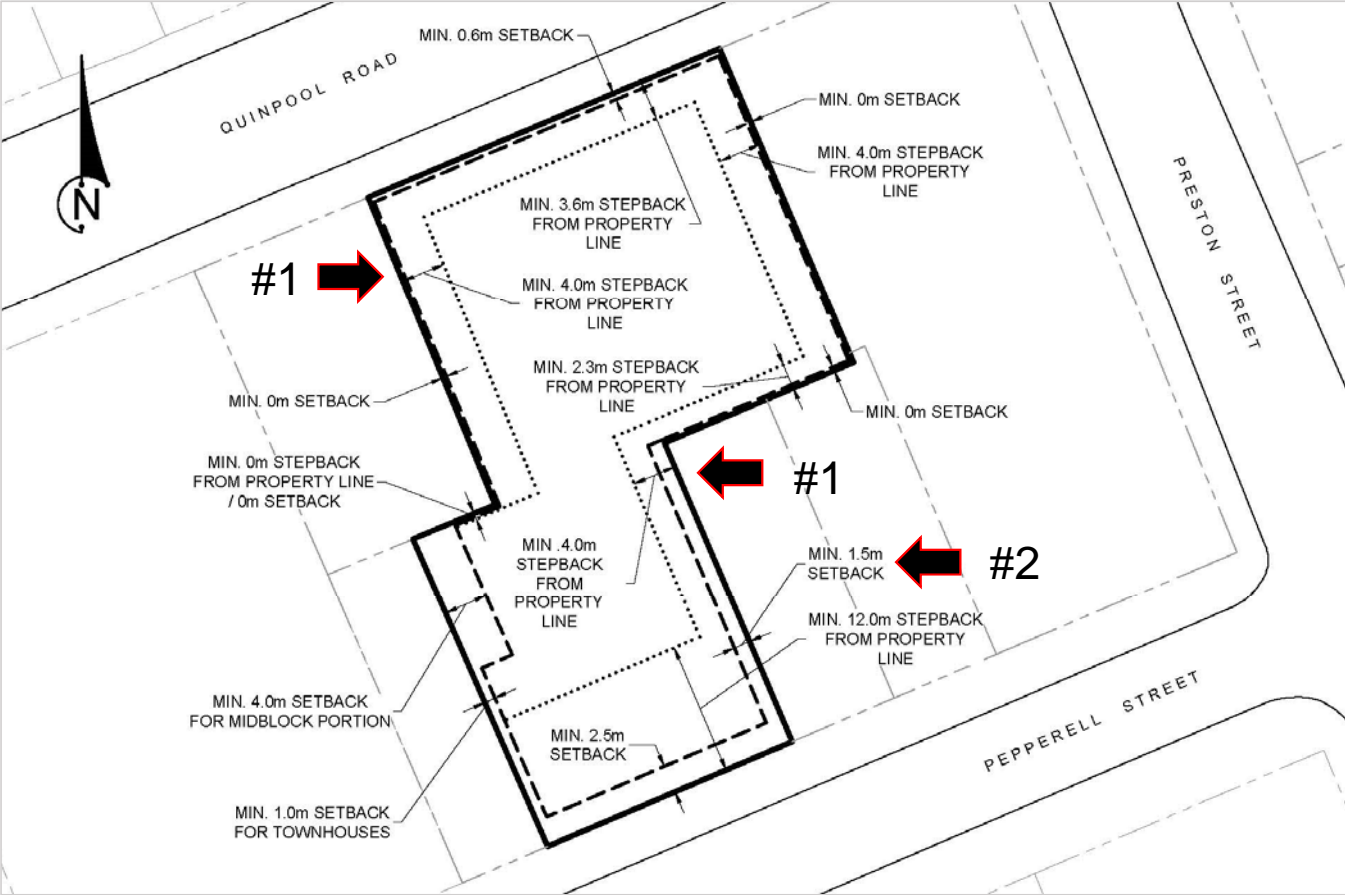
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Revisions – Massing



Current Proposal

Revisions – Increased Setbacks



Corrections to the Amendments

Staff recommend the Regional Council motion should direct staff to correct typos in the amendments. The typos are:

- Referencing 6332 Quinpool Road, instead of the correct address 6302 Quinpool Road, in proposed MPS amendments
- Referencing 6298 Quinpool Road twice, instead of 6302 Quinpool Road in the proposed LUB amendments

Staff Recommendation

Staff recommend that Regional Council:

Approve the proposed amendments to the Municipal Planning Strategy for Halifax and the Land Use By-law, as set out in Attachments A and B of the staff dates April 11, 2019 **with corrections to Section 5.2.1 of Attachment A by changing 6332 to 6302 and to Section 95(9) of Attachment B by changing one instance of 6298 to 6302.**

The background features a large, stylized graphic of the Halifax logo, which is a white 'X' shape on a blue background. The 'X' is formed by two overlapping triangles. The top-right and bottom-right quadrants are a dark blue, while the bottom-left quadrant is a lighter blue. The top-left quadrant is white. The word 'HALIFAX' is written in white, bold, uppercase letters in the dark blue top-right quadrant.

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Thank You