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MEMORANDUM

TO: Chair and Members of the Halifax and West Community Council
CC: Sean Gillis, Planner II Planning and Development
FROM: Sarah MacDonald, Chair, Halifax Peninsula Planning Advisory Committee
DATE: June 25, 2018

SUBJECT:

Case 21115: Quinpool and Pepperell Street, Halifax- WSP, on behalf of Façade Investments, has applied to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit an 8-storey mixed-use residential/commercial development at 6290, 6298 and 6302 Quinpool Road, and stacked townhouses at 6325 and 6331 Pepperell Street.

The Halifax Peninsula Planning Advisory Committee considered Case 21115 at their June 25, 2018 meeting. The following motion was approved by the Committee:

That the Halifax Peninsula Planning Advisory Committee recommends that the Halifax & West Community Council **proceed** with the approval of Case 21115.

The committee also:

- Values additional density along the Quinpool corridor;
- Is concerned with the overall height of the proposed building, and recommends a height more in line with Centre Plan parameters;
- Values that the applicant has engaged community members in the development of this proposal;
- Believes that the proposal adequately considers transition and context-sensitivity in its design;
- Values the proposed street-wall height for pedestrian experience;
- Recommends that bicycle parking be located on the upper floor of parking to ease access from street level;
- Recommends that a designated service entrance be incorporated into the design, with consideration for traffic impacts and pedestrian experience;
- Appreciates proposed amenity space, and would value additional and/or higher-value amenity space where possible; and
- Would value the commercial space be designed to be flexible to allow small business use.

This motion has been provided to HRM planning staff and will be addressed in their report to the Halifax & West Community Council.

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