

HALIFAX

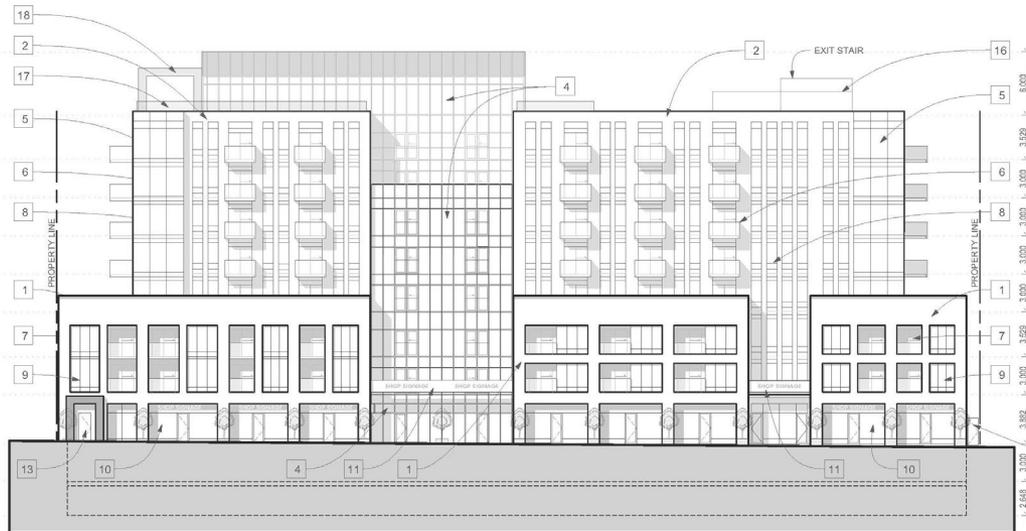
Public Hearing Case 20520

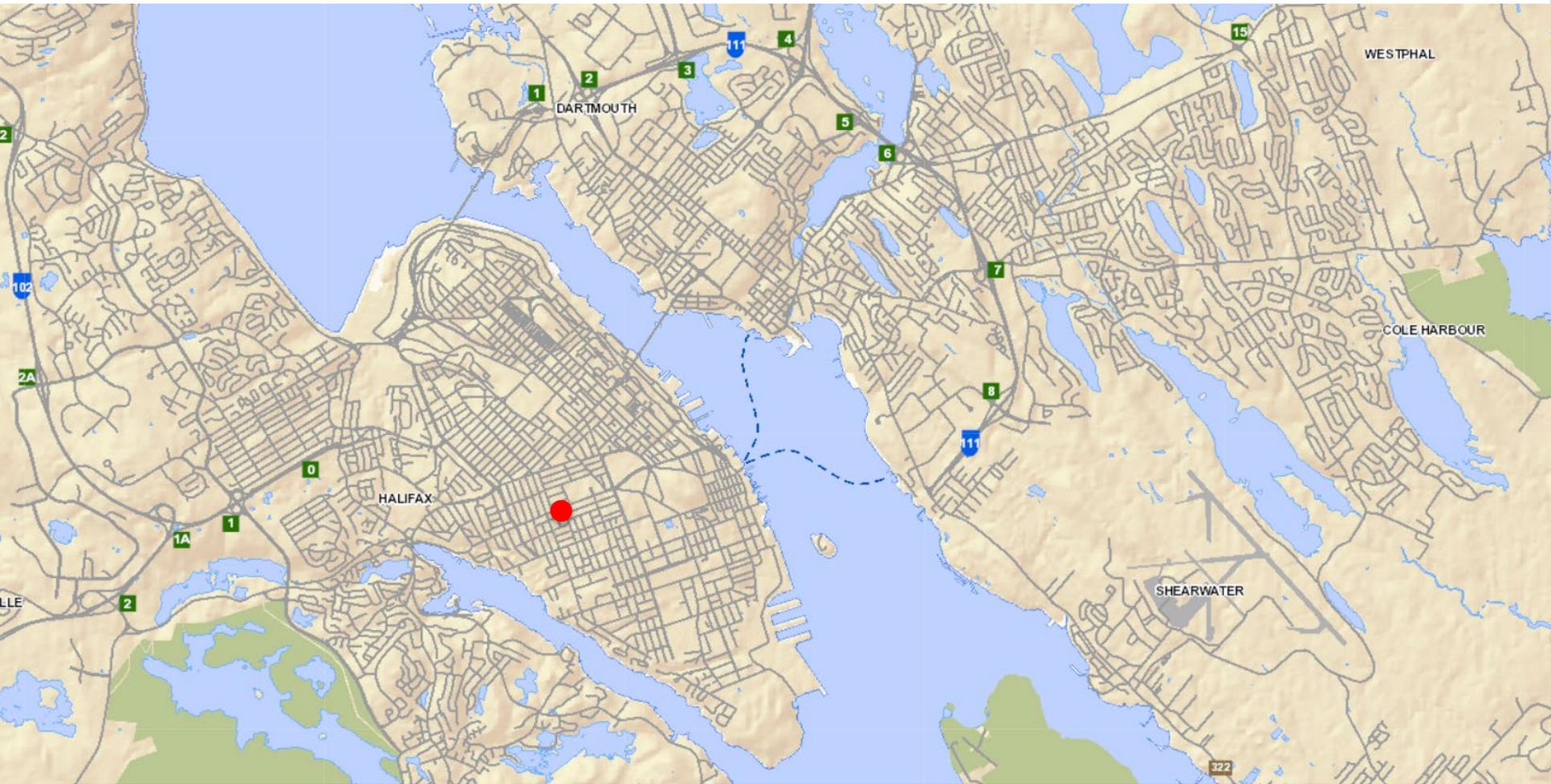
Development Agreement
6324 & 6330 Quinpool Road

Halifax and West Community Council
August 24th, 2021

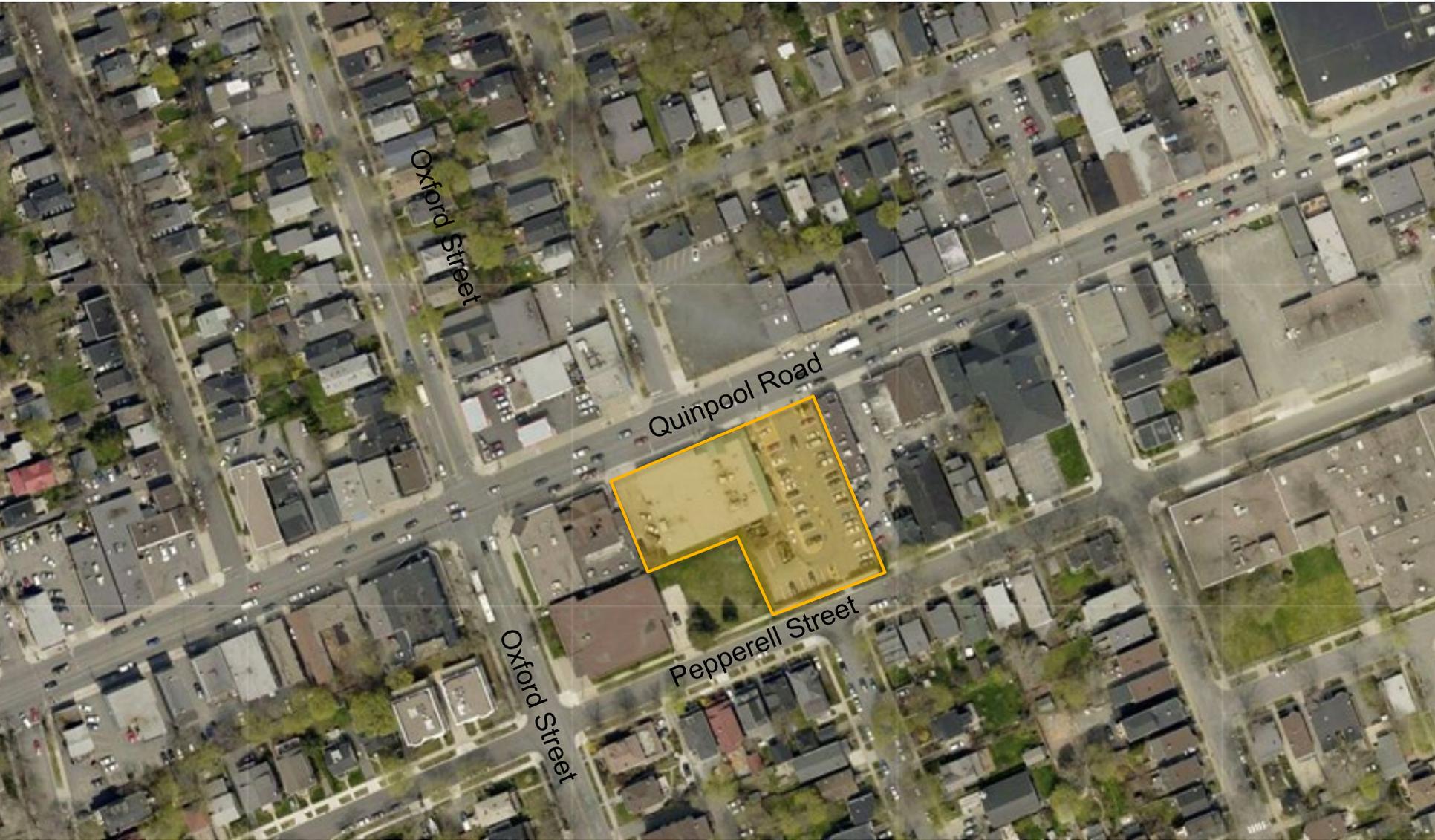
The major aspects of the proposal:

- 8 floors (plus a penthouse) on the part of the lot next to Quinpool Road;
- 3-storey streetwall next to Quinpool Road, with ground floor commercial;
- 3 floors next to Pepperell Street;
- About 160 dwelling units; and
- About 160 parking spaces, in an underground garage accessed from Pepperell Street.





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Oxford Street

Quinpool Road

Pepperell Street

Oxford Street



6324

RED LIGHT
STOP
ON WAY
SIDE STREET

FITNESS FX
HOURS
WEDNESDAY 10 AM - 10 PM
THURSDAY 10 AM - 10 PM
FRIDAY 10 AM - 10 PM
SATURDAY 10 AM - 10 PM
SUNDAY 10 AM - 10 PM

FITNESS FX
MEMBER OF
FITNESSFX.CA 902.622.1621

OPEN





BOYAN



McDonald's



Papa John's



KFC



JACKIE KINLEY
Liberty

JACKIE KINLEY
Liberty

M

M







KFC



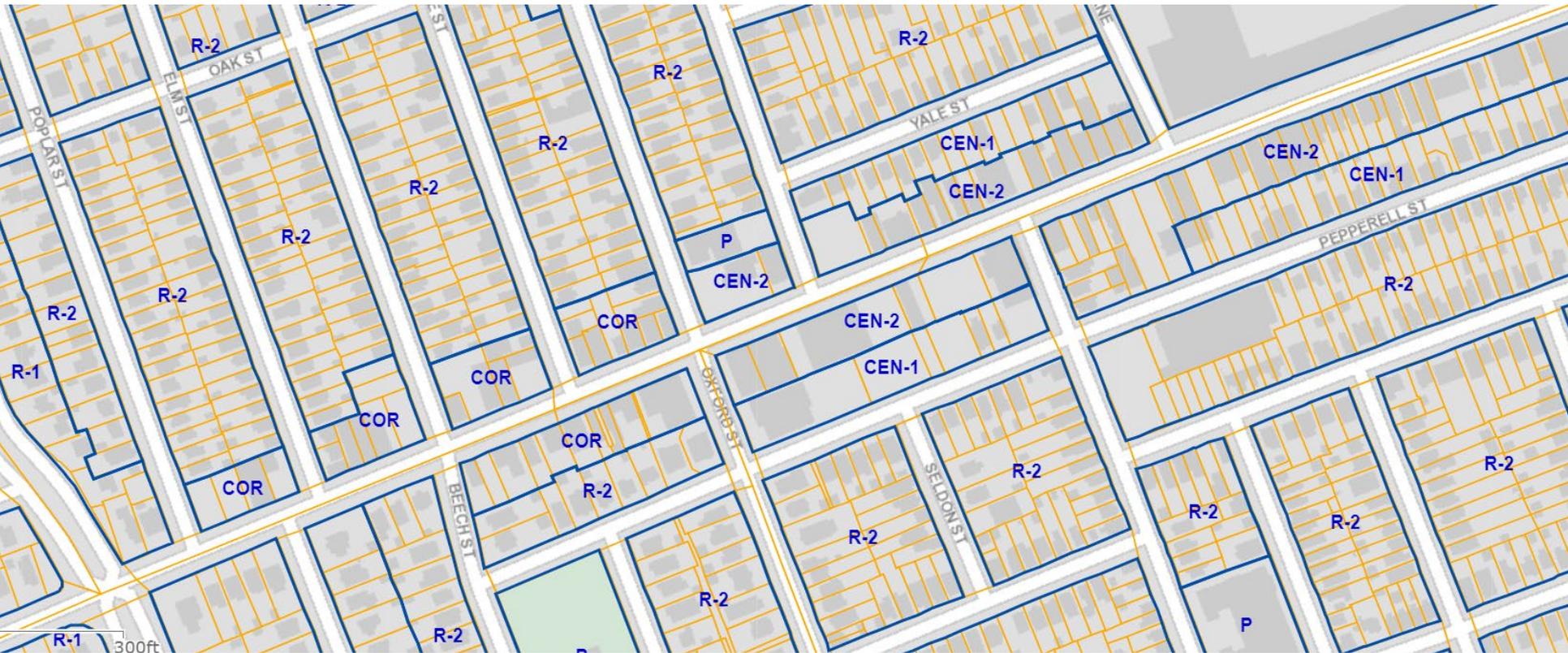
Existing Municipal Planning Strategy (MPS)



Centre Plan: Centre designation (CEN)
Corridor designation (COR)

Halifax MPS: Medium Density Residential (MDR)
Low Density Residential (LDR)

Existing Land Use By-laws (LUB)



Centre Plan LUB: Centre 1 (Cen-1) and Centre 2 (Cen-2) Zones
Cor (Corridor) Zone

Halifax Peninsula LUB: R-1 (Single Family) Zone
R-2 (General Residential) Zone

Site Specific MPS Amendment

Origin: Application by Dixel Developments Ltd. In September 2016

Policies for this development agreement were established in the lead-up to the Regional Centre MPS and LUB adoption (Centre Plan).

Site Specific MPS Amendment

January 2018: continue processing this request for site-specific Municipal Planning Strategy amendments, subject to the proposal:

- a) Generally aligning with the June 2017 Centre Plan document relative to Urban Structure, Height and Floor Area Ratio; and
- b) Addressing the planning principles of transition, pedestrian-orientation, human-scale, building design, and context-sensitive.

July 2019: Regional Council adopted MPS and LUB amendments to enable mixed-use development by development agreement.

Planning Principles

- Transition
- Pedestrian-orientation
- Human-scale
- Building design
- Context-sensitivity

MPS: Enabling Policy

Centre Plan MPS: Under Policy 10.25, Community Council can consider this application under the policy in place when Centre Plan was adopted.

Halifax MPS: Policy in Place at Centre Plan Adoption

Section 16, Policy 10.2.1 provides the requirements for a DA:

- Permit a multi-unit, mixed-use building, up to 8 storeys near Quinpool Rd;
- Restrict the streetwall height facing Quinpool Road to 3 storeys;
- Permit up to 3 storeys in height on the part of the site closer to Pepperell St;
- Permit a range of uses;
- Limit the commercial uses that are permitted to front on Pepperell Street; and
- Require the façade facing Pepperell St to have unit with ground level entrances.

Development Agreement

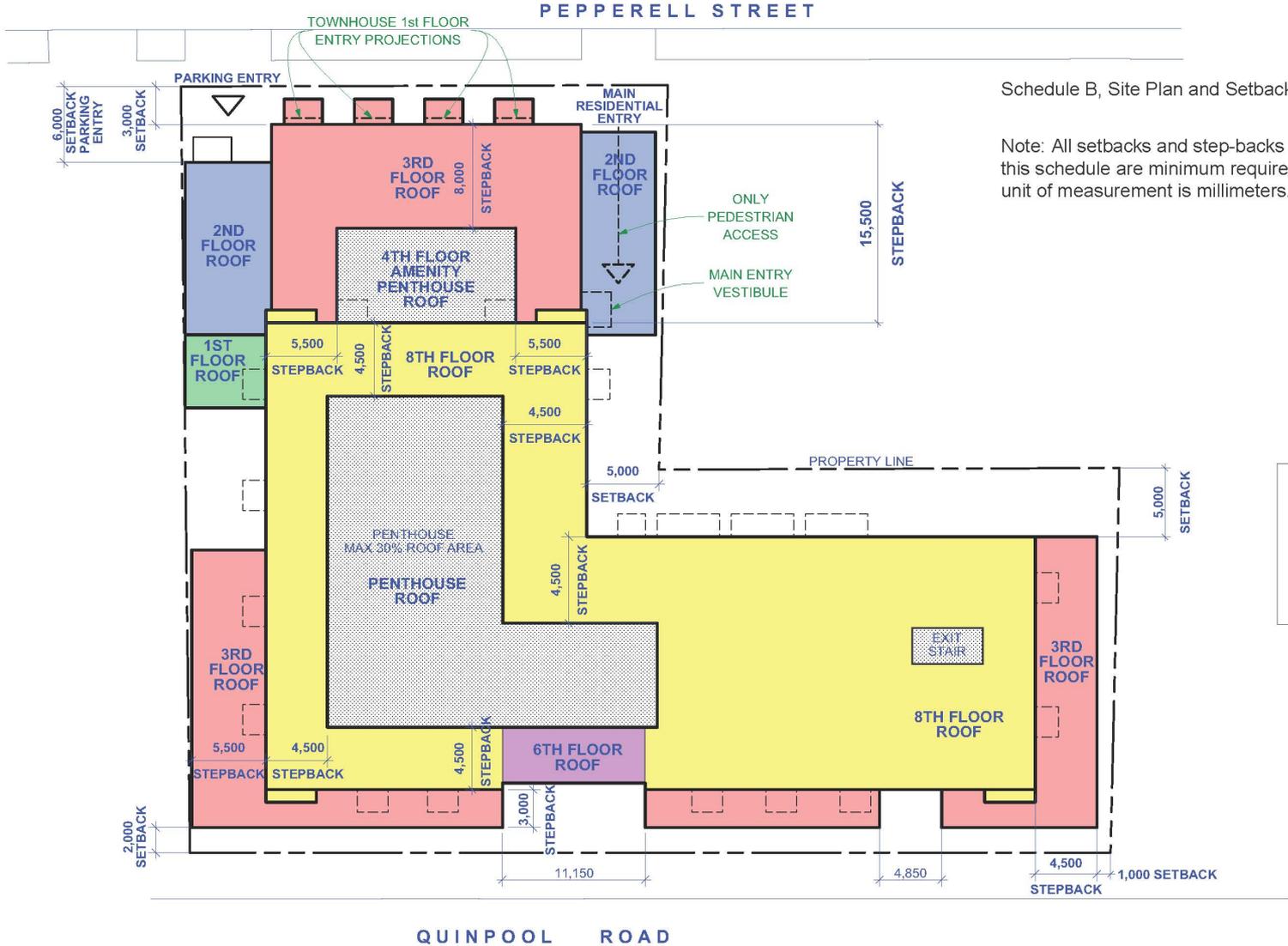
Permitted Uses

- Residential
- Commercial
- Cultural
- Institutional Uses
- Licensed Establishments, Including Micro Brewery or Micro Distillery

Prohibited Uses on Pepperell Street

- Restaurants
- Licensed Establishments,
- Banks and Office Uses
- Retail Uses and Pharmacies
- Commercial Recreation Uses

Setbacks and Massing



Schedule B, Site Plan and Setback Framework

Note: All setbacks and step-backs shown on this schedule are minimum requirements. The unit of measurement is millimeters.

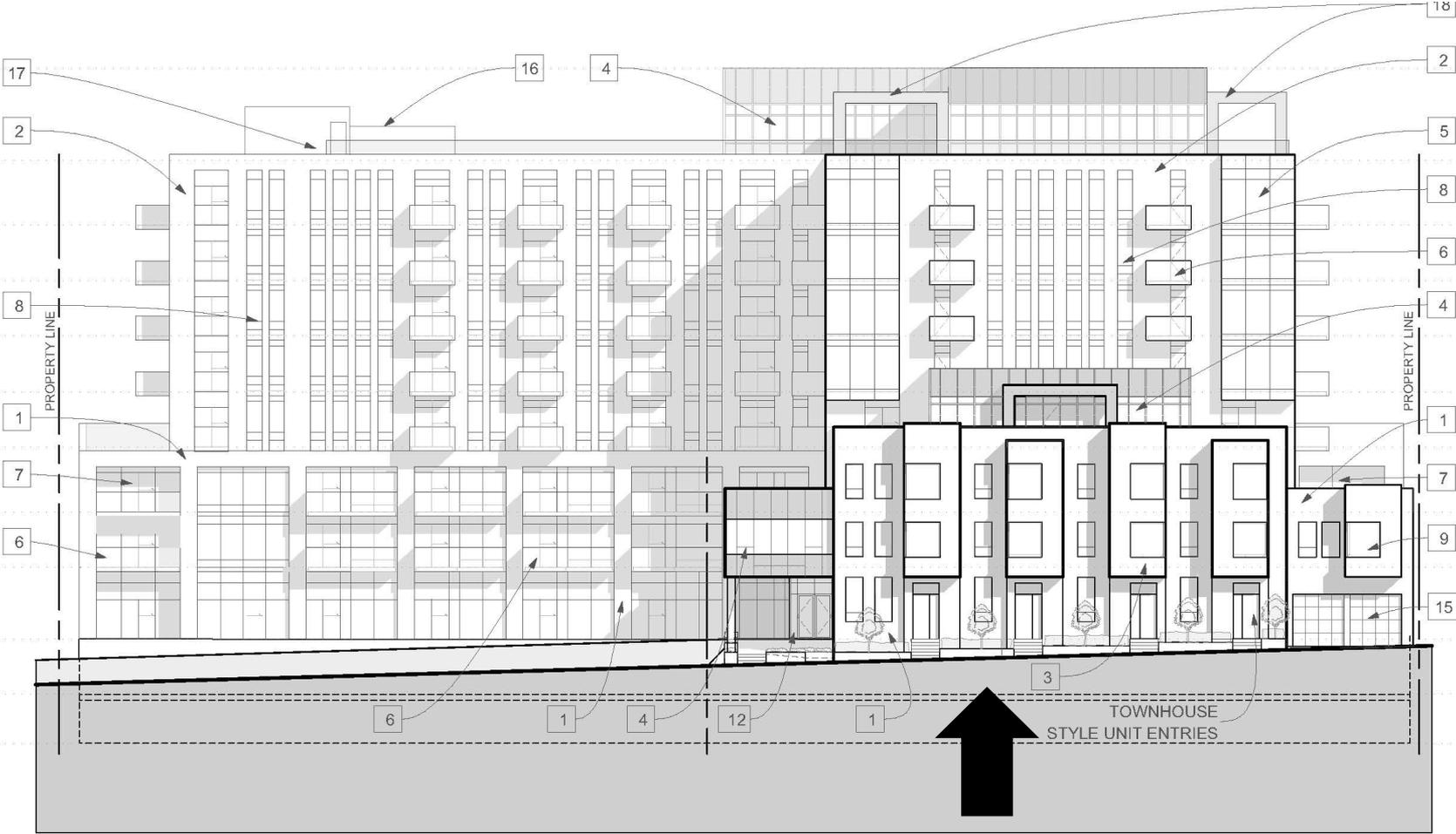
LEGEND

- BALCONY
- BAY WINDOW

Quinpool Elevation

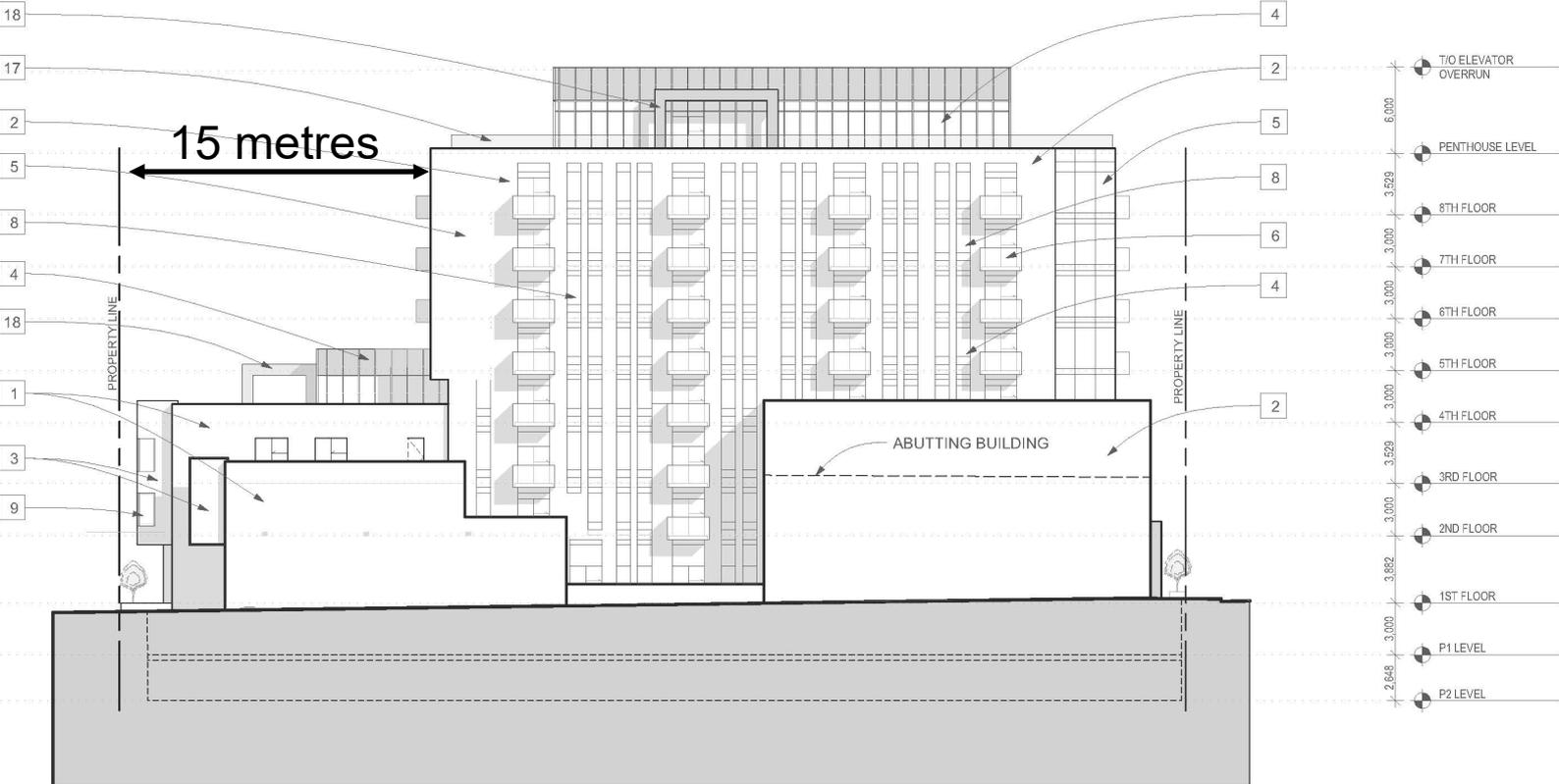


Pepperell Street Elevation



Townhouse Style Entrances

East Elevation



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

Staff recommendation: a 3-storey streetwall is appropriate on Quinpool Road

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Staff Recommendation

Staff have reviewed the proposal against the MPS policy and advise that it is reasonably consistent with the intent of the MPS.

Therefore, staff recommend that HWCC approve the proposed development agreement.

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Thank You

Miles Agar, HRM Planner

on behalf of:

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