

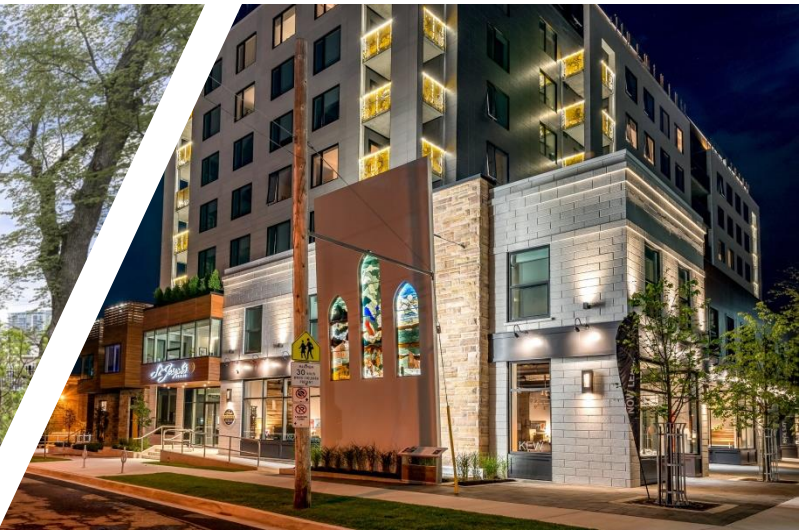
Quinpool Rd. Development

Public Hearing Meeting
August 13th, 2024
6:00 pm

DEXEL 

LAWEN GROUP PARAMOUNT DEXEL

- Locally owned and operated for over 30 years
- Focus on urban development in the HRM
- **DEXEL**  develops, designs & constructs award winning mix-use residential buildings
- **PARAMOUNT**  MANAGEMENT manages and maintains properties for the Lawen Group



Building Overview

- Mix-Use Residential Building.
- Addition of 2-storeys: from 8 levels to 10 levels + Penthouse.
- 193 units.
- Mix of 1, 2 & 3 Bedroom units.
- ~ 7,600 sq. ft. of ground floor commercial space.
- Landscaped podium.
- Underground parking spaces available to the public.
- Underground parking spaces for building tenants.
- Secure indoor bike storage.
- Amenity space with landscaped terrace.
- Four townhouse entrances on Pepperell Street.

6353

Building Features

- 2m setback from current sidewalk on Quinpool for better pedestrian experience.
- Fine grained street retail.
- Canopied entrances.
- Parking access off Pepperell Street.
- 164 underground parking stalls.
- Service/ loading access off Pepperell Street.
- Well-lit exterior for pedestrian safety.
- Two residential entrances (Pepperell Street & Quinpool Road).
- Recognizes surrounding neighborhood; 2 and 3 storey streetwall.
- Four townhouses on Pepperell Street.
- 2,024 sq.ft. ground floor interior amenity space.
- 732 sq.ft. ground floor exterior amenity space.
- 506 sq.ft. interior lobby space.
- 990 sq.ft. interior gym space.
- 2,196 sq.ft. fourth floor exterior amenity space.

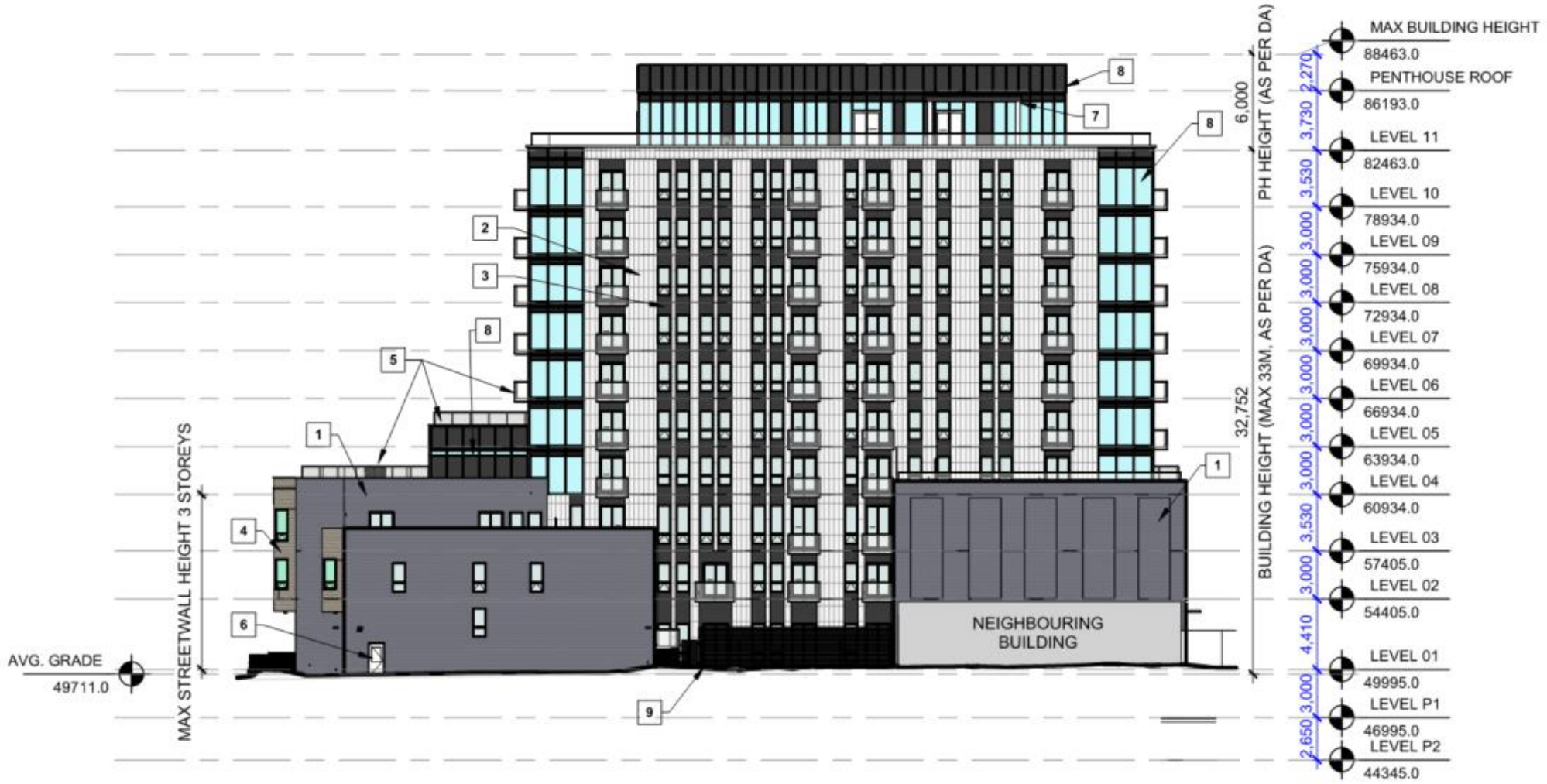


Looking South from Quinpool



ELEVATION MATERIAL LEGEND	
NO.	MATERIAL TYPE
1	MASONRY FACADE
2	VERTICAL LOOK RVRS
3	HORIZONTAL RVRS
5	GLASS RAILINGS
6	PRIVACY FENCE
7	CANOPY
8	GLAZING SYSTEM
9	COMMERCIAL SHOP FRONT
10	RESIDENTIAL CONVENIENCE ENTRY
11	ALUMINUM LOUVRED HVAC SCREEN
12	STAIR ENCLOSURE SCREEN

North Elevation



ELEVATION MATERIAL LEGEND

NO.	MATERIAL TYPE
1	MASONRY FACADE
2	VERTICAL LOOK RVRS
3	HORIZONTAL RVRS
4	WOOD-LOOK FACADE
5	GLASS RAILINGS
6	GARAGE ENTRY DOOR
7	CANOPY
8	GLAZING SYSTEM
9	PRIVACY FENCE

East Elevation



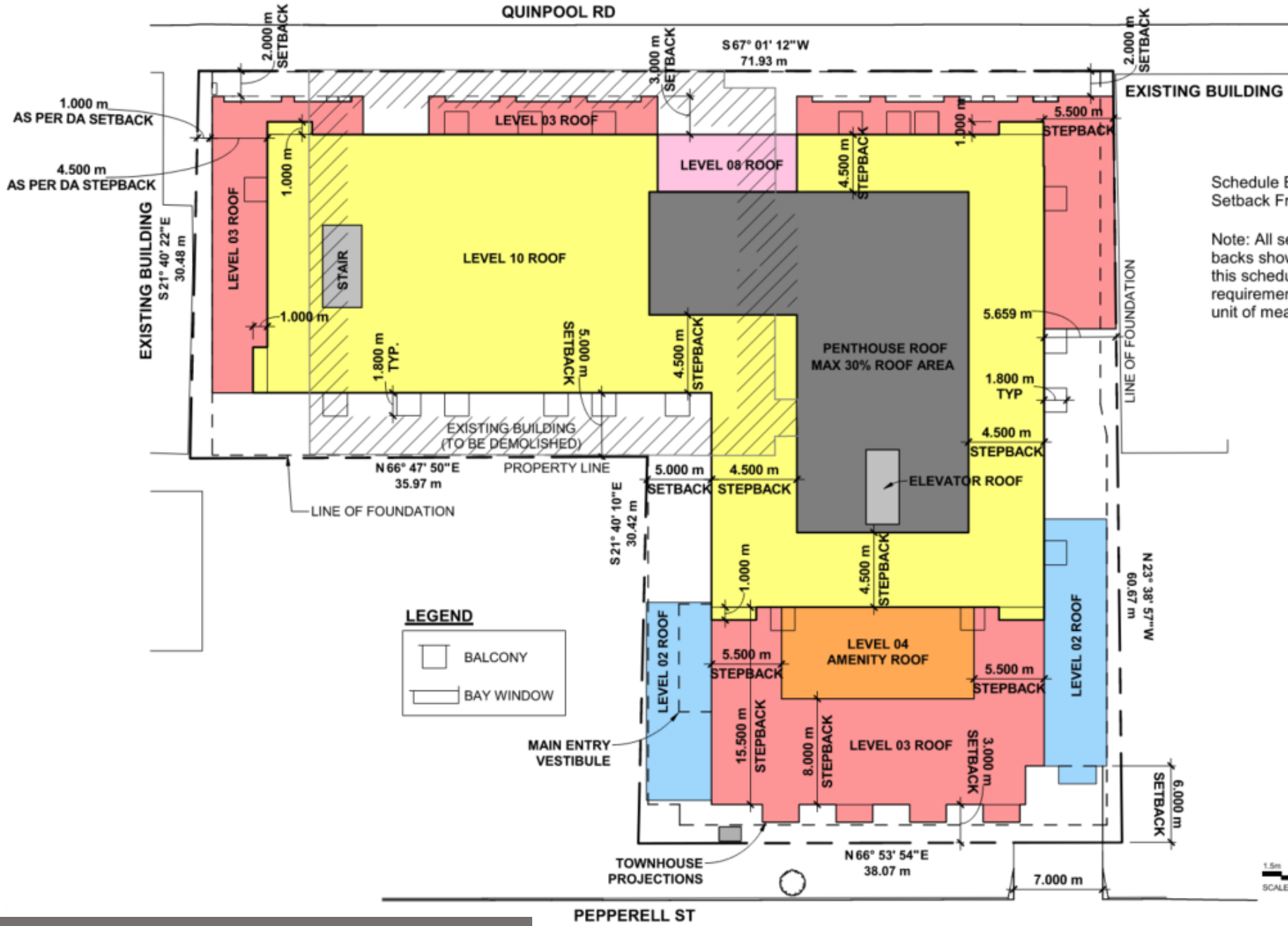
ELEVATION MATERIAL LEGEND	
NO.	MATERIAL TYPE
1	MASONRY FACADE
2	VERTICAL LOOK RVRS
3	HORIZONTAL RVRS
4	WOOD-LOOK FACADE
5	GLASS RAILINGS
6	GARAGE ENTRY DOOR
7	CANOPY
8	GLAZING SYSTEM
9	PRIVACY FENCE
10	TOWNHOUSE ENTRY DOOR
11	METAL SLATTED RAILING
12	PRIMARY RESIDENTIAL ENTRY
13	ALUMINUM LOUVRED HVAC SCREEN
14	STAIR ENCLOSURE SCREEN

South Elevation

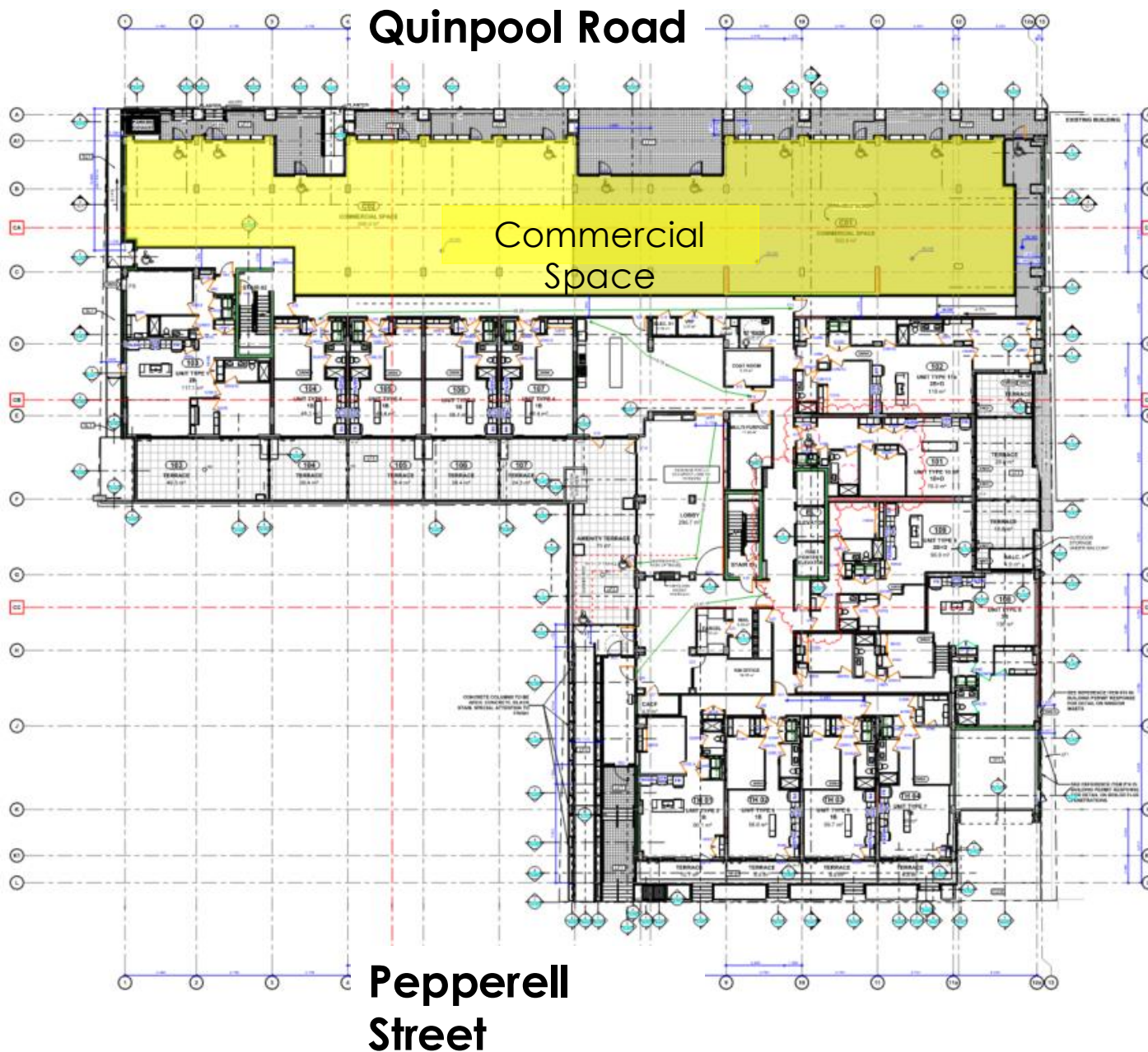


ELEVATION MATERIAL LEGEND	
NO.	MATERIAL TYPE
1	GLAZING SYSTEM
2	VERTICAL LOOK RVRS
3	HORIZONTAL RVRS
4	STAIR ENCLOSURE SCREEN
5	MASONRY FACADE
6	METAL PIPE RAILING
7	AMENITY PRIVACY SCREEN
8	PRIMARY RESIDENTIAL ENTRY
9	WOOD-LOOK FACADE
10	STEPPED CORTAN PLANTERS

West Elevation



Site & Setback



Commercial Space

- Articulated street façade adds to Quinpool Road's small sidewalk retail character.
- Barrier Free.
- Commercial spaces can accommodate shops from 500 - 7,600 sq.ft.
- Commercial spaces have the potential to be divided into 11 different shops.

- Shop front with **DEXEL** for outdoor seating areas



DEXEL 

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