





PLAN AMENDMENT APPLICATION
FOR FORMER BENS BAKERY SITE:

QUINPOOL ROAD, PEPPERELL STREET, PRESTON
STREET & SHIRLEY STREET, HALIFAX

MARCH 7, 2016

151-11467

WESTWOOD GROUP

PLAN AMENDMENT APPLICATION FOR FORMER BENS BAKERY SITE:

Quinpool Road, Pepperell Street, Preston
Street & Shirley Street, Halifax

Planning Application

Project No.: 151-11467

Date: March 7, 2016

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151-11467
March 7, 2016

Mr. Richard Harvey, Major Projects Planner
HALIFAX | Development Approvals
40 Alderney Drive, Second Floor
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Subject: Application to amend the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB) to enable a mixed use multiunit residential development at the former Site of the Bens Bakery (Case 20323).

Dear Richard:

On behalf of our client, Westwood Construction Ltd., Architecture49 (A49) and WSP Canada Inc. (WSP) are pleased to submit an application for the above referenced project. This application is further to our MPS Amendment Application submitted to HRM on December 21, 2015 (Case 20323).

To assist with the application, the following supporting materials are enclosed and included as appendices to this report:

- Completed Planning Application Form
- \$2,600 Application Fee
- Appendix A: Parcel Description
- Appendix B: Detailed Site Plan
- Appendix C: Servicing Schematic
- Appendix D: Traffic Impact Statement
- Appendix E: Preliminary Building Drawings Package

A49 and WSP trust that the enclosed materials satisfy the MPS & LUB Amendment Application requirements, and we look forward to working with Staff, Council and members of the public throughout the application process. Should you have any questions, comments or concerns with regards to this application, please do not hesitate to contact the undersigned.

Yours truly,
WSP Canada Inc.

ORIGINAL SIGNED

Kourosh Rad, MCIP, LPP
Urban Planner, Sustainable Development Consultant

ORIGINAL SIGNED

Joe Zareski, NSAA, MRAIC, LEED AP
Regional Director, Atlantic Canada

cc. Danny Chedrawe – Westwood Construction Ltd.

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SIGNATURES

APPLICATION PREPARED BY

ORIGINAL SIGNED

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Urban Planner, Sustainable Development Consultant - WSP

APPLICATION PREPARED BY

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Appendix C:	Servicing Schematic
Appendix D:	Traffic Impact Statement
Appendix E:	Preliminary Building Drawings Package

1 INTRODUCTION

1.1 OVERVIEW

On behalf of our client, Westwood Group, Architecture49 (A49) and WSP Canada Inc. (WSP) are pleased to submit an application to amend the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB) to create a Development Agreement (DA) or a new zone that enables a 204-unit mixed-use development with approximately 20,000 square feet of commercial space at the former site of Bens Bakery.

Based on the existing policies of the Halifax Municipal Planning Strategy (MPS), we understand that the proposed development project requires an amendment the MPS and the Halifax Peninsula Land Use By-Law (LUB). Policy 2.5 of Section VI in the MPS enables Council to examine alternative residential, commercial and mixed use development options for the re-use of the former Bens Bakery properties. A49 and WSP are seeking to undertake the required bylaw amendments concurrently.

A summary of site's characteristics, the proposed development's features and it's applicability to Policy 2.5 of the MPS is provided in the following report.

2 SITE CHARACTERISTICS

2.1 LOCATION

The subject site consists of multiple legal parcels (PIDs: 41424292, 40439499, 40439481, 00176677, 414243000, 41424318, 41424326, 41424334, 41425067, 41425075, 41425083, 41425059, 41425042, 41425034, 41425091, 00165951, 40439523, 40439531, 00176453, 00176446, 40439549, 40439556 and 00165944) which are bounded by Shirley Street, Preston Street, Pepperell Street and Quinpool Road

2.2 PHYSICAL CHARACTERISTICS

The multiple properties combine to create a total site area of approximately 106,300 square feet (2.44 acres) (subject to survey). The subject site has approximately 100 feet of frontage on Quinpool Road, 200 ft. of frontage on Preston Street, 615 ft. of frontage on Pepperell and 345 feet of frontage on Shirley Street.

2.3 PROPERTY ACCESS

Existing access to the site is from Quinpool Road, Preston Street, Pepperell Street and Shirley Street.

2.4 EXISTING PLANNING DESIGNATION & ZONING

The subject properties are designated Regional Centre (Urban Core) under the HRM Regional Plan. A portion of properties (PID: 40443981 & 00176677) are designated Commercial under the Quinpool Road Commercial Area Plan of the Halifax MPS and zoned C-2C (Commercial) under the Halifax LUB. The rest of the site is designated Medium Density Residential under the Peninsula Centre Secondary Plan of the Halifax MPS and zoned B (Bakery) and R-2 (Townhouse) under the Halifax LUB (refer to Figure 1). In order for Council to consider promoting investment in commercial and residential redevelopment at greater densities, amendments to the MPS and LUB are required to enable a DA at the subject site.

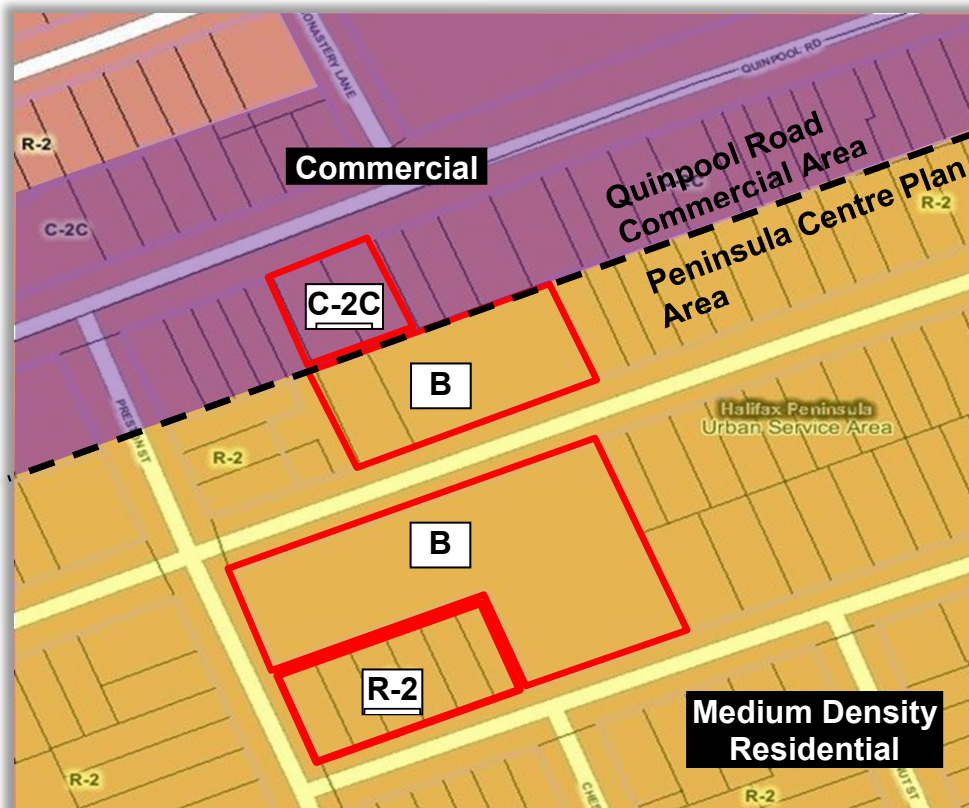


Figure 1:
Zoning, Designations
and Plan Area
Boundaries

3 PUBLIC CONSULTATION

3.1 PUBLIC OPEN HOUSE 1 (OH1)

To engage the community in the redevelopment of the former Ben's Bakery Site, the Developer and the Consultant team (WSP and A49), hosted a public design workshop. The workshop was held to provide residents with the opportunity to review and comment on the background information and inform the design process through various methods. In order to increase residents' engagement, a collaborative structure for the workshop was set up.

The structure of the workshop involved a site visit around the neighborhood by Joe Zareski, senior architect from A49, discussing the current architectural and urban design features of the site as well as challenges and opportunities around the neighborhood. The site visit was followed by a short presentation by WSP Planners introducing the team, site opportunities and planning processes involved in the development. WSP Planners also outlined the purpose of the workshop and the various methods of providing feedback. Four interactive stations were setup in the venue to collect feedback, including:

1. Existing Site and the Surrounding Neighborhood – open discussion
2. Built form and Design Aspirations – voting
3. Future Land Use - 2D sketching
4. Massing Design- 3D exploration

Existing Site and Surrounding Neighbourhood

Some of the questions asked at this station included: what do you like and value about the community? What makes the neighbourhood unique and why you choose to live there? Through many discussions, there were three major themes that emerged about the existing community:

Walkability: The community is pedestrian friendly. People who live in the community tend to walk to their destinations and driving is a secondary means of transportation. This is mainly because the community is centrally located to a variety of destinations (e.g. Grocery Store, Cafes, Shops, Institutions, Offices, Public Parks). Community members were strongly advocating that the new development be geared towards pedestrians instead of cars, and that the strong pedestrian connections are created through the site, providing access to Quinpool Road.

Family-oriented: The existing community that surrounds the site (especially from Shirley Street going south) is a family oriented community. Most of the houses in the area are occupied by families, many of which have young children. Therefore, community members were strongly advocating that the new development (or at least a reasonable portion of it) is able to accommodate families. With that, they were also advocating for designated public spaces where children and other members of the community can gather and socialize.

Quinpool Road: Several community members provided comments regarding the unappealing state and uninviting experience on Quinpool Road. Many community members are eager to see an innovative and beautiful building along Quinpool Road: a building that would improve the pedestrian experience and sets precedent for future development along the street.

Built Form and Design Aspirations:

Some of the topics discussed at this station were: how do you envision the massing, feel and look of the future development? Which of the design aspiration presented feels more suitable to the neighborhood? What do you like or dislike about them? Through many discussions at this station, there were three major themes that emerged about design aspiration of the site:

Height and Material: The general idea of public was to focus the commercial built form, higher residential density and height towards Quinpool Road. Also the material consideration can be more towards glass, concrete, stone towards Quinpool Road and as it gets closer to local streets the materials change to brick, wood and other similar materials that exists in the neighbourhood.

Open Spaces: A plaza or an open space in the middle of the development would be ideal for the community, where families can get together and enjoy a usable space for people of all ages. This may include a playground, small cafes or places for youth / elders to socialize and interact with each other. Having a green pathway, to connect the local streets to Quinpool Road, as well as considering small landscaping area at the front of buildings is desired.

Building Characteristics: Overall, the majority of the attendees like the idea of new development that is respectful of the neighbourhood character; one that creates a balance between the old and new styles by carefully playing with the form and materials.

Future Land Use and Massing Design:

At these stations, WSP and A49 representatives found there was optimism about the future development at the site that appropriately addresses increased density, scale and height of new buildings, and also provides a sufficient amount of green space. There was considerable interest in the ability to walk through the development back and forth to Quinpool and into the residential neighborhood instead of taking the "long way around" via streets and sidewalks.

As for the concrete sculpture, it was asked a few people their opinion and most didn't care for it. There were several people who spoke to the tight knit quality of the neighborhood with many long term residents over 20+ years. People also had been observing a shift towards more students housing and fewer families in the area. The "town and gown" issues between resident homeowners and misbehaving students are ongoing.

3.2 PUBLIC OPEN HOUSE 2 (OH2)

To further engage the Community in this redevelopment project of the former Ben's Bakery Site, the Developer and the Consultant team (WSP and A49), hosted a second Public Open House Event. The purpose the second open house was to reveal a preliminary design concept to the community, which was informed by the feedback that was generated from the first consultation event.

The structure of the workshop involved presentation by WSP Planners who reintroduced the project team and the planning processes involved in the development. The presentation also outlined the purpose of the workshop, the various methods of providing feedback and then revealed the preliminary design concept. After the presentation, community members were invited to walk around, talk to members of the project team and provide comments on the preliminary design.

Generally, the community members who attended the second public consultation meeting were impressed with the design proposal and appreciated that their comments from OH1 were addressed. Through many discussions during this workshop, the following comments commonly emerged regarding the preliminary design of the site:

- The height and form along Shirley Street was appreciated and is in keeping with the neighbourhood
- The transition in height and density from Quinpool Road to Shirley Street was appreciated
- The concept still creates a barrier for pedestrians between Pepperell Street and Quinpool Road; therefore, people would still have to take the 'long way around'.
- The change in orientation of the building between Quinpool Road and Pepperell Street in order to increase sunlight exposure was appreciated; however the public suggested that more setbacks to be provided and that the height of the building is slightly reduced.

3.3 DESIGN EVOLUTION

First Massing Study:

The first massing study that was done concentrated density at the corner of Pepperell Street and Preston Street and on the properties between Pepperell Street and Quinpool Road. It was quickly determined that proposed form and density was not appropriate, especially at the corner of Preston Street and Pepperell Street. The massing and form also utilized the majority of street frontage, which did not support efficient pedestrian movement throughout the site.

Second Massing Study:

For the second massing study, height and density was reduced within the parcel of land bounded by Shirley Street, Preston Street and Pepperell Street to make the development more compatible with the surrounding neighbourhood. The massing also included gaps in frontage along these streets to facilitate pedestrian access and movement throughout the site. This massing study also concentrated density on the properties between Quinpool and Pepperell Street, however it was determined that orientation of the proposed building was not ideal for sun exposure

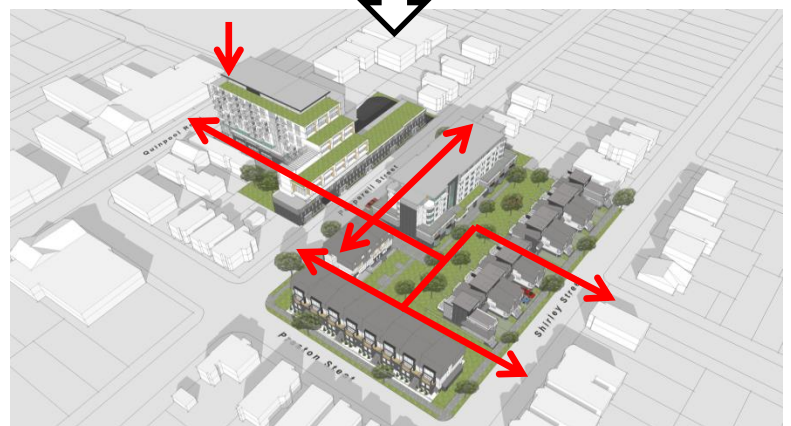
Preliminary Concept (presented to public at OH2):

Based on the evolution of the preliminary massing studies, WSP/A49 created a preliminary design concept for the site that was presented to the public at OH2. The preliminary concept was similar to the second massing study, however the proposed building between Quinpool Road and Preston Street was narrowed and rotated 90 degrees to take full advantage of its sun exposure to the south and to reduce the building's mass along Pepperell Street.

Final Concept (included in this application):

In response to the comments that were received at OH2, the design and massing of the proposed development was modified slightly by implementing the following changes:

- The proposed Berkeley building and the over/under townhouses located on the south side of Pepperell Street were switched to help facilitate more efficient pedestrian movement throughout the site
- One storey was reduced from the proposed building that fronts on Quinpool Road. The building was also narrowed to create a pedestrian laneway between Pepperell Street and Quinpool Road. The overall building massing was also reduced.



4 PROPOSED DEVELOPMENT

4.1 DEVELOPMENT SUMMARY

The proposed development at the former site of Bens Bakery consists of a 204 residential units combined with approximately 20,000 square feet of commercial/retail space. The height of the tallest is approximately nine storeys plus a penthouse.

The existing buildings on the site are to be demolished. Given the proposed buildings cross the property lines of the multiple subject parcels, the existing lots are proposed to be consolidated and then subdivided in concurrence with the proposed development.

4.2 DEVELOPMENT BREAKDOWN

The breakdown of the proposed residential/commercial development is as follows:

Commercial Space

- Commercial/Residential Building Levels 1-2: ± 20,000 square feet

Residential Units

- Commercial/Residential Building Levels 3-10: 93 units
- Seniors Residence: 70 units
- Condo Townhouses: 9 units
- Over/Under Condo Townhouses: 22 units
- Freehold Townhouses: 10 units
- **Total:** **204 units**

Open Space

- Outdoor green space: ± 10,000 square feet

Parking

- Two separate underground parking structures: 194 stalls
- At-grade outdoor driveways: 10 stalls
- **Total:** **204 stalls**

Bicycle Parking

- Bicycle parking will be provided as per LUB requirements.

5 ADDRESSING POLICY 2.5

5.1 POLICY UNDERSTANDING

As part of the planning process for site specific MPS amendment requests, in particular, a significant justification is required as part of the application. The proposed redevelopment of the former Bens Bakery site intends to have quality built form that responds to existing community context and promotes complete, vibrant and walkable communities that are supported and encouraged by the RMPS and the MPS.

We understand that amendments to an MPS are not considered unless it can be shown that circumstances have changed since the document was adopted to the extent that the original land use policy is no longer appropriate. This proposed change in circumstance for the subject site was anticipated when the existing MPS document was adopted through the implementation of Policy 2.5 of the Peninsula Centre Area Plan.

Policy 2.5 of the Peninsula Centre Area Plan states:

“If at any time Ben's Limited or its successors finds it necessary to relocate elsewhere, the City shall undertake, in cooperation with the owner, to examine alternative residential, commercial and mixed use redevelopment options, including associated Plan and Zoning By-law amendments, for re-use of the property identified in Policy 2.4 above within the context of a requirement to properly integrate new uses with adjacent residential areas, provided that adequate notice is given to the City.”

In order to address Policy 2.5 of the MPS, we note the following:

Integration with Adjacent Land Uses

The proposed development is located between the Quinpool Road Commercial Corridor and a low density residential neighbourhood to the south. The proposal recognizes the sites location and is designed to accommodate a transition between these two different character areas. The development proposal concentrates residential density and commercial land uses towards the Quinpool Road Commercial Corridor in the form a mixed use multi-unit building. The proposed mixed use building also has frontage on Pepperrell Street and incorporates a three to five storey streetwall with townhouse units directly fronting onto Pepperrell Street. The building is stepped back above the streetwall in order to maintain an element human scale at street level that coincides with the existing character and building form on Pepperrell Street.

Lower density housing types in the form of freehold townhouses are proposed to front on the north side of Shirley Street. These units include porches with front entrances and driveways that have direct access to the street. The units are larger in size and are designed to accommodate families, which coincides with the existing low density neighbourhood located to the south of Shirley Street. Over and under townhouses units of similar style are proposed to front on Preston Street and a portion of the south side of Pepperrell Street. These are also larger units that will have direct entrances to the street; however parking will be located underground.

The proposed development also includes a 70-unit residential building located on the south side of Pepperrell Street that is intended to be the future site of the Berkeley senior retirement living complex. The Berkeley is a one of HRM's premiere retirement residence businesses that currently has four buildings operating out of Halifax, Dartmouth and Bedford. The subject site has been identified and an ideal location to expand the Berkeley's services within the Peninsula. The proposed building will be within a short walking distance to a variety of goods and services on Quinpool Road that are accessible.

Overall, the increased number and variety of residential units in the area will provide residents with easy access to employment, education, entertainment, and recreational opportunities such as Dalhousie University, Halifax Common, the Downtown, and the many businesses along Quinpool Road.

Integration into the Grid Street System

The proposed development is located within the existing street network and no new streets are proposed. The proposed development intends to maximize its potential street frontage adding vitality to the street level environment.

Integration with the Quinpool Road Commercial Corridor

The Quinpool Road area of Halifax is currently seeing an increased in development projects, thusly enabling greater density on the Peninsula. This is noted with the recent development projects and proposals such as The Keep and the redevelopment of St. Pats High School. The proposed development seeks to compliment this trend by introducing a new development respective of the style and scale of this growing commercial corridor.

High Quality Street Level Design

The proposed development offers an opportunity to maintain a desirable public-private interface with lower density housing types fronting on Shirley Street, Preston Street and Pepperell Street and commercial uses fronting Quinpool Road. The proposed multi-unit mixed use building includes various stepbacks to maintain an element of human scale at street level. The building features an at grade garage access to the underground parking. Lobby access for the upper-level units is also located at street level.

Throughout the proposed development, buildings are proposed to be placed towards the street edges allowing for direct access the sidewalk and all buildings have clearly defined entry points.

Quality Exterior Construction Materials

A49 has been retained to prepare the architectural plans for this development. As per the exterior elevation plans, quality materials are proposed for the development (see Appendix E: Preliminary Building Elevations).

The exterior construction materials are intended to represent the residential character of the surrounding area, while still managing to integrate modern design elements. The combination of these features, we believe, has been well-reflected in the proposed buildings and their materials.

Open Space

The development proposal includes approximately 10,000 square feet of outdoor green space in the form of an open courtyard located at the interior of the parcel of land that is bounded by Pepperell Street, Preston Street and Shirley Street. The proposed green space will not only serve as an outdoor common area for residents living within the proposed development and the surrounding neighbourhoods, but it will also serve as a functional corridor that enhances pedestrian connections between the residential neighbourhoods to the south and the Quinpool Road Commercial Corridor.

Additionally, the proposed residential/commercial building located between Quinpool Road to Pepperell Street contains several rooftop terraces, some of which are being proposed as common amenity space that all residents living in the proposed building could access. Individual apartment balconies are provided for the majority of residential units.

Pedestrian Movement and Connectivity

The proposed development is designed to facilitate efficient pedestrian movement within and throughout the subject site by aligning access points to the interior courtyard with the existing street network. A pedestrian laneway is proposed to be located between Pepperell Street to Quinpool Road that will enhance connectivity between Quinpool Road and the residential neighbourhood to the south.

Parking and Vehicle Access

The majority of parking within the proposed development will be located within two separate underground parking structures. One of the underground parking structures will be located beneath the proposed mixed use multi-unit building and will be accessed via the north side of Pepperell Street. The other underground parking structure will be located beneath the proposed Berkeley building and the residential units that front on Preston Street and the south side of Pepperell Street. The second underground parking structure will be accessed also via the north side of Pepperell Street.

Above ground parking will be provided in the form of private driveways that are incorporated into the proposed freehold townhouse units that front on Shirley Street.

Traffic

Please refer to [Appendix C: Traffic Impact Statement](#).

Municipal Services

Please refer to [Appendix D: Servicing Schematic](#).

6 CONCLUSION

We look forward to HALIFAX's comments as we move ahead with the public planning process. Should you have any comments or questions, please do not hesitate to contact the undersigned.

Yours truly,

WSP Canada Inc.

ORIGINAL SIGNED

Kourosh Rad, MCIP, LPP

Urban Planner, Sustainable Development Consultant

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cc Danny Chedrawe, Westwood Construction

Appendix A

Parcel Description

APPENDIX A: Parcel Description

The following parcel descriptions were taken from Nova Scotia Property Online:

PID: 41424292 (Pepperell Street)

Parcel Description

ALL that lot, piece or parcel of land situate, lying and being in the rear of a lot of land now owned by one Mary Falvey on the east side of Preston Street in the City of Halifax and bounded and described as follows:

COMMENCING at a point on the South line of said Falvey property ninety (90) feet from the east side of Preston Street, and which point is the south-east corner of said Falvey lot;

THENCE to run north by the east line of said Falvey lot thirty-three feet four inches (33.4) or to the south line of a lot of land recently conveyed to one Nicholson;

THENCE east by the said south line of said Nicholson lot thirty (30) feet or to property of the said Purchaser;

THENCE south by the western boundary of said Purchaser's land thirty-three feet four inches (33.4);

THENCE west thirty feet four inches (30.4), more or less, to the place of beginning.

Being part of the lot of land purchased by Christina Lamont Austen from the City & Suburban Real Estate Limited by Deed dated 28th day of January, A.D., 1914, recorded in the Registry of Deeds at Halifax, in Book 437, Page 534.

TOGETHER WITH an easement more particularly described in a deed recorded on February 15, 2007 as Document No. 87236320.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1955

Book: 1297 Page: 483 Document Number: 405

PID: 40439499 (6257 Pepperell Street)

Parcel Description

ALL that lot, piece or parcel of land situate, lying and being in the western part of the City of Halifax, bounded and described as follows:

BEGINNING at a point on the north side line of Pepperell Street distant easterly one hundred and twenty (120) feet from the corner formed by the intersection of the north side line of Pepperell Street with the east side line of Preston Street;

THENCE easterly along the north side line of Pepperell Street thirty (30) feet or to the west side line of lot Number Fourteen of William Fraser's subdivision of the Baker Field now owned by the City of Halifax;

THENCE Northerly along the west side line of said lot number fourteen of said subdivision one hundred (100) feet or to the southeast corner of lot number fifteen of the said subdivision;

THENCE westerly along the south side line of lot number fifteen of said subdivision thirty (30) feet;

THENCE southerly on a line parallel to Preston Street one hundred (100) feet to the place of beginning.

Being part of lot number sixteen of William Fraser's subdivision of the Baker field.

TOGETHER WITH an easement more particularly described in a deed recorded on February 15, 2007 as Document No. 87236320.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1955

Book: 1297 Page: 483 Document Number: 405

PID: 40439481 (6248 Quinpool Road)

Parcel Description

ALL that certain lot, piece and parcel of land situate, lying and being on the southern side of Quinpool Road, in the City of Halifax, said land being more particularly described as follows:

BEGINNING at a point where the western boundary line of the property now or formerly owned by William L. Forsyth intersects the southern official street line of Quinpool Road, said point of beginning being distant one hundred and eighty-six feet and nine-tenths of a foot (186.9) more or less, from the eastern official street line of Preston Street;

THENCE southwardly along the said western boundary line of the said Forsyth property two hundred (200) feet more or less, or to the northern official street line of Pepperell Street;

THENCE westwardly along the northern official street line of Pepperell Street fifty (50) feet, more or less, or to the eastern boundary line of property now or formerly owned by Alfred J. Gough;

THENCE northwardly along the said eastern boundary of said Gough property and along the eastern boundary line of the property now or formerly owned by Walter B. Murphy and George W. Wharton for a distance of two hundred (200) feet, more or less, or to the southern official street line of Quinpool Road

THENCE eastwardly along the southern official street line of Quinpool Road fifty (50) feet, more or less to the place of beginning.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1952

Book: 1156 Page: 1033 Document Number: 5920

PID: 00176677 (6239 Pepperell Street)

Parcel Description

All that certain lot of land situate, lying on the south side of Quinpool Road in the City of Halifax being lots number 11 and 12 on the plan of subdivision of the Bakerfield filed in the Crown Land Office at Halifax.

Commencing at the northwest corner Block Letter A on said plan of the subdivision of property of John A. Grant;

THENCE westerly along said Quinpool Road fifty (50) feet to the northeast corner of lot number 13;

THENCE southerly along the eastern lines of lots number 13 and 14 two hundred (200) feet to Pepperell Street;

THENCE easterly along said street to the southwest corner of said Grants line Block A, fifty 50 feet;

THENCE northerly two hundred (200) feet to the place of beginning, being the property conveyed by B.H. Horneby to the said John A. Grant by deed dated the 1st day of December, A.D., 1869, and being the same lot of land conveyed to Hector W. MacGregor by M.A. Reginald MacDonald and William A. Lavash, Executors of the Estate of John Sidney Sage, by deed bearing date the 6th day of November, A.D., 1945, and recorded in the office of the Registrar of Deeds at Halifax in Book 908, page 1205-1208;

AND by the said Hector W. MacGregor conveyed to Hugh R. Little by deed dated January 14, 1946, recorded in the Registry of Deeds at Halifax in Book 920, page 325 and by said Hugh R. Little et ux to William L. Forsyth by deed dated November 25, 1946, and registered in the said Registry of Deeds in Book 988, page 121, and by the said William L. Forsyth et ux to Arthur J. Maegher by deed dated the 23rd day of November, A.D., 1950.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1950

Book: 1100 Page: 97 Document Number: 695

PID: 41424300 (Pepperell Street)

Parcel Description

ALL that certain lot piece or parcel of land lying and being and situated in the City and County of Halifax between the north side line of Pepperell Street and by the south side line of Quinpool Road being a portion of lands and premises deeded to F. H. Hayward by John A. Grant and Mary Jane Grant his wife by deed dated March 26th, 1907 recorded in the Registry of Deeds Office at Halifax Book 386 Pages 77 to 80 which said lot is described as follows:

BEGINNING at a point on the Northern side line of Pepperell Street distant two hundred and forty-one and eight-tenths (241.8) feet measured in an easterly direction from the intersection of the said northern side line of Pepperell Street with the eastern side line of Preston Street;

THENCE easterly along the said northern sideline of Pepperell Street forty (40) feet;

THENCE northerly parallel to the Western line of lands and premises deeded to F. H. Hayward before referred to one hundred feet;

THENCE at right angle westerly sixteen (16) feet;

THENCE Northerly one hundred feet (100) more or less to the southern side line of Quinpool Road;

THENCE Westerly along the same twenty-four (24) feet to the north-western angle of the property deeded as before mentioned to the said F. H. Hayward; and

THENCE to run southerly in a straight line along said last mentioned boundary two hundred (200) feet, more or less to the place of beginning.

SAVING AND EXCEPTING from the above-described lands all that lot, piece or parcel of land contained in the deed recorded in Book 689 at Page 129.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1932

Book: 689 Page: 129 Document Number: 2102

PID: 41424318 (Pepperell Street)

Parcel Description

ALL that certain lot, piece or parcel of land situate, lying and being in the Southside of Quinpool Road in the city of Halifax, Province of Nova Scotia, said lot being shown as Civic No. 154 on a plan of property formerly of F.H. Hayward, Pepperell Street and Quinpool Road, prepared by John A. McElmon, P.L.S. dated November 28, 1956, a copy of which is hereto annexed, said lot being more particularly described as follows:

BEGINNING at a point on the Southern boundary of Quinpool Road distant Easterly Two Hundred Sixty-one and Four tenths (261.4) feet from the intersection of the Southern boundary of Quinpool Road and the Eastern boundary of Preston Street, said point being also the Northeastern angle of Civic No. 156 Quinpool Road;

THENCE Southerly along the Eastern boundary of Civic No. 156 One Hundred (100) feet or to the Northern boundary of property of Ben's Ltd.;

THENCE Easterly along the Northern boundary of Ben's Ltd. Sixteen (16) feet or to the Northeastern angle of Ben's Ltd.;

THENCE Southerly along the Eastern boundary of Ben's Ltd. One Hundred (100) feet or to the Northern boundary of Pepperell Street;

THENCE Easterly along the Northern boundary of Pepperell Street Eleven and Eight tenths (11.8) feet or to the Southwestern angle of Civic No. 111 Pepperell Street;

THENCE Northerly along the Western boundary of Civic No. 111 Pepperell Street and Civic No. 150 Quinpool Road Two Hundred (200) feet or to the Southern boundary of Quinpool Road;

THENCE Westerly along the Southern boundary of Quinpool Road Thirty-two (32) feet or to the point of beginning.

SAVING AND EXCEPTING from the above-described lands all that lot, piece and parcel of land contained in a deed recorded in Book 1722 at Page 819.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1961

Book: 1722 Page: 819 Document Number: 3365

PID: 41424326 (Pepperell Street)

Parcel Description

ALL that certain lot, piece or parcel of land situate, lying and being in the City of Halifax on the north side of Pepperell Street, and more particularly bounded and described as follows:

BEGINNING at a point on the north side of Pepperell Street, which said point is thirty-six and two-third feet measured westwardly from the southwest corner of land now or formerly owned by one John J. Tanner;

THENCE running northerly along the west side line of property now owned or occupied by one William A. Redmond one hundred feet;

THENCE at right angles and west thirty-three and one-third feet;

THENCE at right angles and south one hundred feet until it comes to the north side line of Pepperell Street aforesaid;

THENCE easterly along the north side of said Pepperell Street thirty-three and one third feet or to the place of beginning.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1964

Book: 1968 Page: 225 Document Number: 6283

PID: 41424334 (Pepperell Street)

Parcel Description

ALL that certain lot, piece or parcel of land situate, lying and being in the City of Halifax, on the north side of Pepperell Street, and more particularly bounded and described as follows:

BEGINNING on the north side of Pepperell Street at the southwest corner of land now or formerly owned by one John J. Tanner;

THENCE running northerly along the west side line of said Tanner lands one hundred feet (100);

THENCE at right angles and west thirty-six and two thirds feet;

THENCE at right angles and south one hundred feet (100) until it comes to north side line of Pepperell Street aforesaid;

THENCE easterly along the north side line of said Pepperell Street thirty-six and two-thirds feet or to the place of beginning;

BEING OR INTENDED TO BE that lot of land conveyed to William A. Redmond Jr. bearing the date of 16 day of April A.D. 1948 and recorded in the Registry of Deeds in book 1020, page 377;
BEING OR INTENDED TO BE the same lands and premises conveyed to the said Grantor by William Redmond and Doris L. Clarke by Deed bearing date the 1 day of February A.D. 1957, and recorded in the office of the Register of Deeds at Halifax, in Book 1451 at page 336.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1964

Book: 1968 Page: 35 Document Number: 6166

PID: 41425067 (Pepperell Street)

Parcel Description

ALL that lot, piece or parcel of land situate, on the south side of Pepperell Street, in the City of Halifax, aforesaid, and described as follows:

BEGINNING at the intersection of the south side of Pepperell Street and the east side of Preston Street;

THENCE running easterly along said Pepperell Street, ninety six (96) feet, more or less, to lands formerly owned by James H.P. Kinnear and now owned by Ben's Limited;

THENCE south in a line parallel with Preston Street along the western boundary of the said lands of Ben's Limited thirty-four (34) feet;

THENCE westerly in a line parallel with said Pepperell Street nine-six (96)feet more or less to Preston Street aforesaid;

THENCE northerly along Preston Street thirty-four (34) feet to the place of beginning.

SUBJECT TO an agreement particularly described in an agreement recorded on April 19, 2012 as Document No. 100508283.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1952

Book: 1139 Page: 697 Document Number: 660

PID: 41425075 (Preston Street)

Parcel Description

THE lot or parcel of land described as follows:

COMMENCING on the east side of Preston Street at the north-west corner of the above described lot and running thence eastwardly along the northern boundary of the first above described lot ninety six (96) feet, more or less, to the rear thereof;

THENCE northerly along a line in extension of the east line of said first described lot thirty-two (32) feet;

THENCE westwardly in a line parallel to the northern boundary line of said first described lot ninety-six (96) feet, more or less, to Preston Street aforesaid;

THENCE southerly by the said east side line of Preston Street thirty-two (32) feet, more or less, to the place of beginning;

BEING the same land and premises conveyed to Maude Sarah Mosher by heir-at-law of Henry William Mosher by deed dated January 18, 1939, and recorded at Halifax in the County of Halifax in Book 790 at Page 354-365.

SUBJECT TO an agreement particularly described in an agreement recorded on April 19, 2012 as Document No. 100508283.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1952

Book: 1139 Page: 1201 Document Number: 1186

PID: 41425083 (Preston Street)

Parcel Description

ALL that certain lot, piece or parcel of land situate, lying and being on Preston Street, in the City of Halifax in the Province of Nova Scotia bounded and described as follows:

COMMENCING at a point on the east side of Preston Street in the said City of Halifax, distant sixty seven (67) feet south from the corner formed by the intersection on the east side of Preston Street with the south side of Pepperell Street;

THENCE eastwardly in a line parallel with the north side of lots 22 and 24 in Baxter's subdivision of the Cogswell Field ninety- six (96) feet, more or less, to the west side line of Lot 25 on said division;

THENCE southerly along the west side line of said Lot 25, thirty-three (33) feet to Lot 24, of said division;

THENCE westerly along the north side line of said Lot 22 and 24 ninety-six feet (96), more or less, to Preston Street aforesaid;

THENCE northerly along the said east side of Preston Street, thirty-three feet (33) to the place of beginning.

SUBJECT TO an agreement particularly described in an agreement recorded on April 19, 2012 as Document No. 100508283.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1952

Book: 1139 Page: 1201 Document Number: 1186

PID: 41425059 (Pepperell Street)

Parcel Description

ALL that certain lot, piece or parcel of land situate, lying and being in the City and County of Halifax, Province of Nova Scotia, more particularly bounded and described as follows:

Beginning on the southern official street line of Pepperell Street at that point therein distant One hundred and twenty- six feet and four-tenths (126.4) part one foot measured eastwardly along the said southern official street line of Pepperell Street from the intersection therewith of the eastern official street line of Preston Street;

THENCE to run southwardly along the western boundary line of property owned by Ben's Limited as such boundary line was established by an Agreement bearing date the 19th day of December, A.D., 1939, between James H.P. Kinnear et ux and Ben's Limited, and registered in the Office of the Registrar of Deeds at Halifax, Nova Scotia, in Book 785, page 560, a distance of ninety nine (99) feet more or less unto a point on the general rear boundary of lots fronting on Shirley Street, the said point being distant one hundred and twenty-six feet and one-tenths (126.1) part of one foot eastwardly along the said general rear boundary line of said lots from the eastern official street line of Preston Street;

THENCE to run westerly along the said general rear boundary line of lots fronting on Shirley Street, Thirty-three (33) feet more or less unto an old fence marking the rear or eastern boundary line of lots fronting on Preston Street;

THENCE to run northwardly along the said rear or eastern boundary line of lots fronting on Preston Street, one hundred (100) feet more or less, unto a point on the said southern official street line of Pepperell Street distant ninety-three (93.4) feet and four-tenths part of one foot measured eastwardly thereon from the intersection therewith of the said eastern official street line of Preston Street;

THENCE to run eastwardly along the said southern official street line of Pepperell Street thirty-three (33) feet more or less unto the place of beginning.

SUBJECT TO an agreement particularly described in an agreement recorded on April 19, 2012 as Document No. 100508283.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1952

Book: 1139 Page: 381 Document Number: 354

PID: 41425042 (Pepperell Street)

Parcel Description

ALL his right, title and interest in and to that certain lot, piece or parcel of land situate lying and being on the Southern side of Pepperell Street, in the City of Halifax, and being more particularly described as follows:

BEGINNING at a point on the said southern side of Pepperell Street distant One Hundred and Twenty Six and Four tenths (126.4) feet Easterly from the intersection formed by the Southern official street line of Pepperell Street and the Eastern official street line of Preston Street.

THENCE Southerly by a straight line distance of Ninety nine (99) feet to a point distant One Hundred and twenty six and one-tenths (126.1) feet easterly from the Eastern official street line of Preston Street;

THENCE easterly three and five tenths (3.5) feet on to the southwest corner of the property conveyed by Alfred Fox to C. Benjamin Moir, by deed dated March 23, 1926, and registered in the Registry of deeds at Halifax in Book 600, Page 33;

THENCE northerly along the western boundary of the said property conveyed by Alfred Fox to C. Benjamin Moir One Hundred feet (100), more or less, to the Southern side of Pepperell Street;

THENCE Westerly along the southern side of Pepperell Street One (1) foot to the place of beginning.

SUBJECT TO an agreement particularly described in an agreement recorded on April 19, 2012 as Document No. 100508283.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1939

Book: 801 Page: 1101 Document Number: 3550

PID: 41425034 (Pepperell Street)

Parcel Description

ALL that certain lot, piece or parcel of lands situate, lying and being on Pepperell Street in the City of Halifax aforesaid, commencing at a point two hundred (200) feet east from Maple Street, being north west corner of Lockhart's Bakery (now Ben's Bakery);

THENCE RUNNING southerly along Lockhart's line one hundred (100) feet;

THENCE westerly sixty-six (66) feet;

THENCE northerly one hundred (100) feet to Pepperell Street;

THENCE easterly sixty-six feet to the place of beginning.

SUBJECT TO an agreement particularly described in an agreement recorded on April 19, 2012 as Document No. 100508283.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1934

Book: 713 Page: 464 Document Number: 1349

PID: 41425091 (6230 Pepperell Street)

Parcel Description

ALL that lot of land and premises situate, lying and being on Pepperell Street in the city of Halifax aforesaid, described as follows:

COMMENCING on the south side of Pepperell Street at the North west angle of a lot of land numbered 35 on a plan of the subdivision of the Baker field filed in the Crown Land Office at Halifax;

THENCE running westerly along the southern side of Pepperell Street one hundred and fifty (150) feet to the north east angle of lot number 24 of said plan;

THENCE southerly along the eastern line of lot number 24 of said plan ninety (90) feet;

THENCE easterly parallel to Pepperell Street one hundred and fifty (150) feet to a point distant ninety (90) feet from Pepperell Street.;

THENCE northerly along the west line of said lot number 35 ninety (90) feet to the place of commencement.

SUBJECT TO an agreement particularly described in an agreement recorded on April 19, 2012 as Document No. 100508283.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1913

Book: 432 Page: 310 Document Number: 2585

PID: 00165951 (6224 Pepperell Street)

Parcel Description

ALL the western half of those certain lands and premises conveyed to one Daniel P. McNeil by Alonzo J. White by Deed dated the 29th day of May, A.D. 1912, and recorded in Book 420, Page 541, more particularly bounded and described as follows:

BEGINNING on the south side of Pepperell Street at the northwestern corner of the said lands described in said Deed;

THENCE southerly along the western line of the said lands one hundred (100) feet, more or less, or to the southwestern corner thereof;

THENCE easterly along the southern line of said lands twenty-five (25) feet;

THENCE at right angles northerly one hundred (100) feet or to Pepperell Street aforesaid;

THENCE westerly along Pepperell Street aforesaid twenty-five (25) feet or to the place of beginning.

SUBJECT nerveless, to and reserving out of the said hereby granted lands a right-of-way or passage for Daniel P. McNeil, his heirs assigns and his and their servants, workmen and all other persons lawfully using the same by night and by day and on foot and with horses and carriages over and upon that certain strip or parcel of land described as follows;

BEGINNING on Pepperell Street aforesaid at the north-eastern corner of the land hereby granted;

THENCE southerly at right angles along the eastern line of lands hereby granted forty-one (41) feet;

THENCE westerly at right angles three feet eleven inches (3.11);

THENCE northerly at right angles forty-one (41) feet to Pepperell Street aforesaid;

THENCE easterly along Pepperell Street aforesaid three feet eleven inches (3.11) or to the place of beginning;

TOGETHER WITH a right of way or passage for the Eastern Canada and Loan Company, its successors or Assigns, and its and their servants, workmen and all other persons lawfully using the same over and upon that certain strip or parcel of land described as follows:

BEGINNING on Pepperell Street aforesaid at the northeastern corner of lands hereby granted;

THENCE southerly along the eastern line of said lands hereby granted forty-one (41) feet;

THENCE easterly at right angles three feet eleven inches (3.11);

THENCE northerly at right angles forty-one (41) feet or to Pepperell Street aforesaid;

THENCE westerly along Pepperell Street aforesaid three feet eleven inches (3.11) or to the place of beginning;

THE intention being that there shall be a right of way seven feet ten inches (7.10) in width between the house now erected on the eastern and western half of the said lands conveyed to the said Daniel P. McNeil

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1948

Book: 990 Page: 945 Document Number: 9305

PID: 40439523 (6267 Shirley Street)

Parcel Description

ALL that certain lot, piece or parcel of land situate lying and being in Halifax Nova Scotia being the western portion of lot number 22 of the subdivision of Quinpool Fields marked on plan filed in the Crown Land Office described as follows:

BEGINNING at the angle formed by the intersection of the eastern line of Preston Road or Maple Street with the northern line of Shirley Street;

THENCE running easterly by the northern line of Shirley Street thirty-three (33) feet;

THENCE Northerly parallel to the eastern line of Maple Street one hundred (100) feet more or less to the south line of lot number 21 of the Division of Quinpool Fields;

THENCE westerly by the southern line of said lot number 21, twenty-three (23) feet to said Maple Street;

THENCE Southerly by the east line of Maple Street one hundred (100) feet more or less to the place of beginning.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1968

Book: 2241 Page: 794 Document Number: 10797

PID: 40439531 (6261 Shirley Street)

Parcel Description

ALL that certain lot, piece or parcel of land situate, lying and being in Halifax aforesaid, and being lot Number 107 of the last division of land belonging to the Estate of the late Charles Cogswell, described as follows:

BEGINNING on the North side of Shirley Street at the Southeast angle of Lot Number 106 of said division;

THENCE running Northerly by the East line of said lot Number 106, one hundred feet (100') more or less to the South line of Lot Number 21 of the division of the Quinpool Fields;

THENCE running Easterly by the South line of said lot 21 and the South line of Lot 23 of the last mentioned division, thirty-three feet (33');

THENCE southerly parallel to the first described line one hundred feet (100') more or less to said Shirley Street;

THENCE Westerly by the North line of Shirley Street, thirty-three feet (33') to the place of beginning, agreeably to a plan of the same on file in the Crown Land Office dated 20th Sept., A.D. 1898;

BEING the same lands conveyed by Deed dated April 23, 1964 from Frank Russell Morse and Minnie Morse to Frank Russell Morse and Minnie Morse as joint tenants and recorded in Book 1974 at page 407.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1969

Book: 2315 Page: 75 Document Number: 15137

PID: 00176453 (6257 Shirley Street)

Parcel Description

ALL that certain lot, piece, and parcel of land, being Lot Number 108 of the last subdivision of property belonging to the Estate of Charles Cogswell described as follows:

COMMENCING at the North side of Shirley Street at the south east angle of lot number 107 of said subdivision;

THENCE running northerly by the east side line of lot number 107 one hundred (100) feet, more or less, to the north east angle of the last mentioned lot;

THENCE easterly parallel to the north line of said Shirley Street thirty-three (33) feet;

THENCE southerly parallel to the first described line one hundred (100) feet, more or less, to Shirley Street;

THENCE westerly by the north line of said Shirley Street thirty-three (33) feet to the place of beginning, agreeably to a plan of the same on file in the Crown Land Office at Halifax dated 20th December, A.D. 1898.

WHEREAS the lands in question were conveyed to one, Frank Herbert Hilton by deed recorded in the Registry of Deeds at Halifax in Book 488, Page 1;

AND WHEREAS by the Last Will and Testament recorded in the said Registry in Book 687, Page 203 the said Frank Herbert Hilton devised his entire Estate to his Widow, Edith E. Hilton;

AND WHEREAS the said Edith E. Hilton subsequently remarried and by her Last Will and Testament recorded in the said Registry in Book 1371, Page 615 she devised her entire Estate to her Son, Douglas Herbert Hilton;

AND WHEREAS the said Douglas Herbert Hilton by his Last Will and Testament recorded in said Registry in Book 1684, Page 908 devised his entire Estate to Phyllis Louise Hilton.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1918

Book: 488 Page: 1 Document Number: 2223

PID: 00176446 (6253 Shirley Street)

Parcel Description

ALL that certain lot, piece and parcel of land being Lot Number 109 of the last subdivision of property belonging to the estate of Charles Cogswell as shown on the plan filed at the registry of Deeds in Halifax as Plan 107 and situate, lying and being in Halifax, in the County of Halifax, described as follows:

COMMENCING at the North side of Shirley Street at the Southeast angle of Lot Number 108 of said subdivision;

THENCE running Northerly by the East line of Lot Number 108 100 feet, more or less, to the Northeast angle of the last mentioned a lot;

THENCE Easterly parallel to the North line of said Shirley Street 33 feet;

THENCE Southerly parallel to the first described line 100 feet, more or less, to Shirley Street;

THENCE Westerly by the North line of Shirley Street 33 feet to the place of beginning, agreeable to a plan of the same on file in the Crown Land Office at Halifax, dated 20th December, A.D. 1898;

BEING those lands conveyed by Lowell A. Garrison and Grace E. Garrison to Inez Green by Deed dated May 31, 1949 and recorded at the Registry of Deeds Office for the County of Halifax on June 1, 1949 in Book 1028 at Page 309.

The description for this parcel originates with a deed dated 31. May 1949 registered in the registration district of Halifax County in book 1028 at page 309 and the subdivision is validated by Section 291 of the Municipal Government Act.

PID: 40439549 (6249 Shirley Street)

Parcel Description

ALL that certain lot piece or parcel of land situate on the North side of Shirley Street in the City of Halifax, and being Lot No. 110 on the plan of the last division of the Estate of the late Charles Cogswell filed at the Registry of Deeds in Halifax as plan 107 and being bounded and described as follows:

COMMENCING on the North side of Shirley Street at the Southwest angle of Lot No. 111 of said division;

THENCE running Northerly by the West line of Lot No. 111 100 feet more or less;

THENCE Westerly by the Southern lines of Lots No. 27 and 25 of the original division of Quinpool Fields 30 feet more or less;

THENCE Southerly by the Eastern line of Lot 109 of said Cogswell Division 100 feet more or less to Shirley Street;

THENCE Easterly by the North line of said street to the place of beginning, agreeably to a plan of the same on file in the Crown land office;

The description for this parcel originates with a deed dated 6. September, 1955 registered in the registration district of Halifax County in book 1347 at page 98 and the subdivision is validated by Section 291 of the Municipal Government Act.

PID: 40439556 (6230 Pepperell Street)

Parcel Description

ALL that certain lot, piece or parcel of land situate, lying and being in the City of Halifax, bounded and described as follows:

BEGINNING at the south-west corner of lands now or formerly owned by Ben Moir on the North side of Shirley Street;

THENCE West along the line of said street Thirty-three (33) feet to lands now or formerly owned by George A. Cox;

THENCE North along the line of said lands One Hundred (100) Feet, more or less, to lands now or formerly owned by A. Fox;

THENCE East along the line of said lands to lands now or formerly owned by Ben Moir Thirty-three (33) feet, more or less;

THENCE South along the line of said lands to the place of beginning One Hundred (100) feet, more or less; being Lot. No. 111 of the subdivision of the late Doctor Cogswell's estate.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: HALIFAX COUNTY

Registration Year: 1955

Book: 1309 Page: 605 Document Number: 3262

PID: 00165944 (6230 Pepperell Street)

Parcel Description

ALL that certain lot, piece or parcel of land situate, lying and being in the City of Halifax aforesaid and more particularly described as follows:

Commencing on the north side of Shirley Street at the south west angle of a lot of land numbered Thirty-six (36) on a plan of the subdivision of the Baker Field filed in the Crown Land office in Halifax;

THENCE running westerly along the northern side of Shirley Street one hundred and fifty (150) feet to the south east angle of Lot Number Twenty- eight (28) of said plan;

THENCE northerly along the eastern line of Lots Numbers Twenty-eight (28) and Twenty-seven (27) of said plan one hundred and ten (110) feet;

THENCE easterly parallel to Shirley Street one hundred and fifty (150) feet to the west line of Lot Number Thirty-five (35) of said plan at a point distant one hundred and ten (110) feet from Shirley Street;

THENCE along the western line of Lots Thirty-five (35) and Thirty-six one hundred and ten (110) feet to the point of commencement. This described lot being subject to a Mortgage for \$5,000.00 made by C. Ben Moir to Harriet Clarke and recorded in the Registry of Deeds at Halifax in Book 440, page 462.

SUBJECT TO an agreement particularly described in an agreement recorded on April 19, 2012 as Document No. 100508283.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

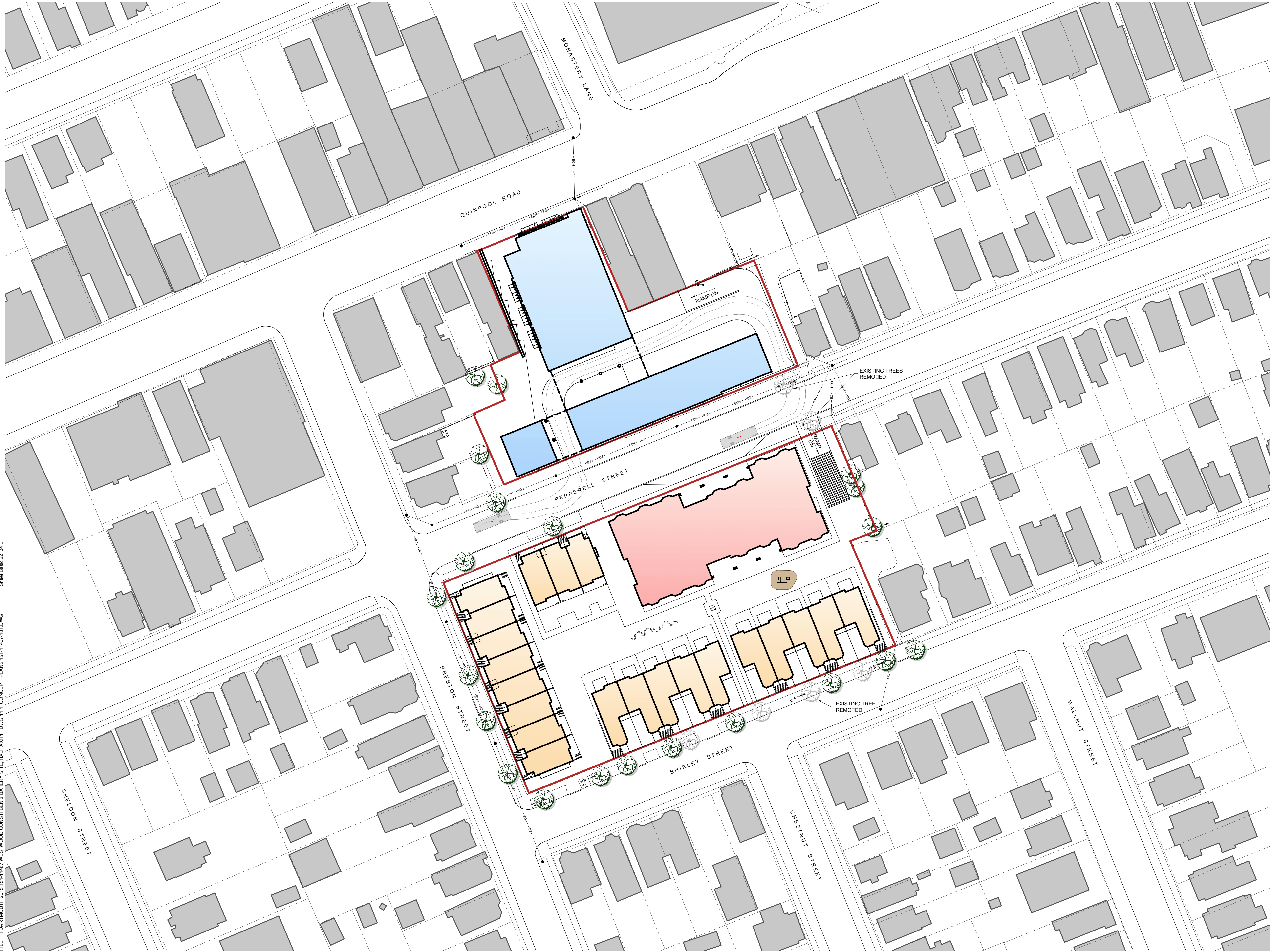
Registration District: HALIFAX COUNTY

Registration Year: 1934

Book: 713 Page: 464 Document Number: 1349

Appendix B

Site Plan



Westwood Developments Limited

CONCEPT PLAN

Halifax, Nova Scotia

Version 101

LEGEND

- Subject Site Boundaries
- Adjacent Property Boundaries
- Easements
- Existing Trees

PRELIMINARY

SOURCES:

- Adjacent Property lines from provincial property mapping
- Site Plan based on SDMM survey: SDMM, Bens Ltd., Halifax, 21 Mar 2015, dated 21 Mar 2015

Designer:

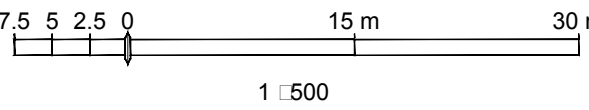
WATERS

MARCH 01, 2016

Planner:

RAD

151-11467-101



ARCHITECTURE 49

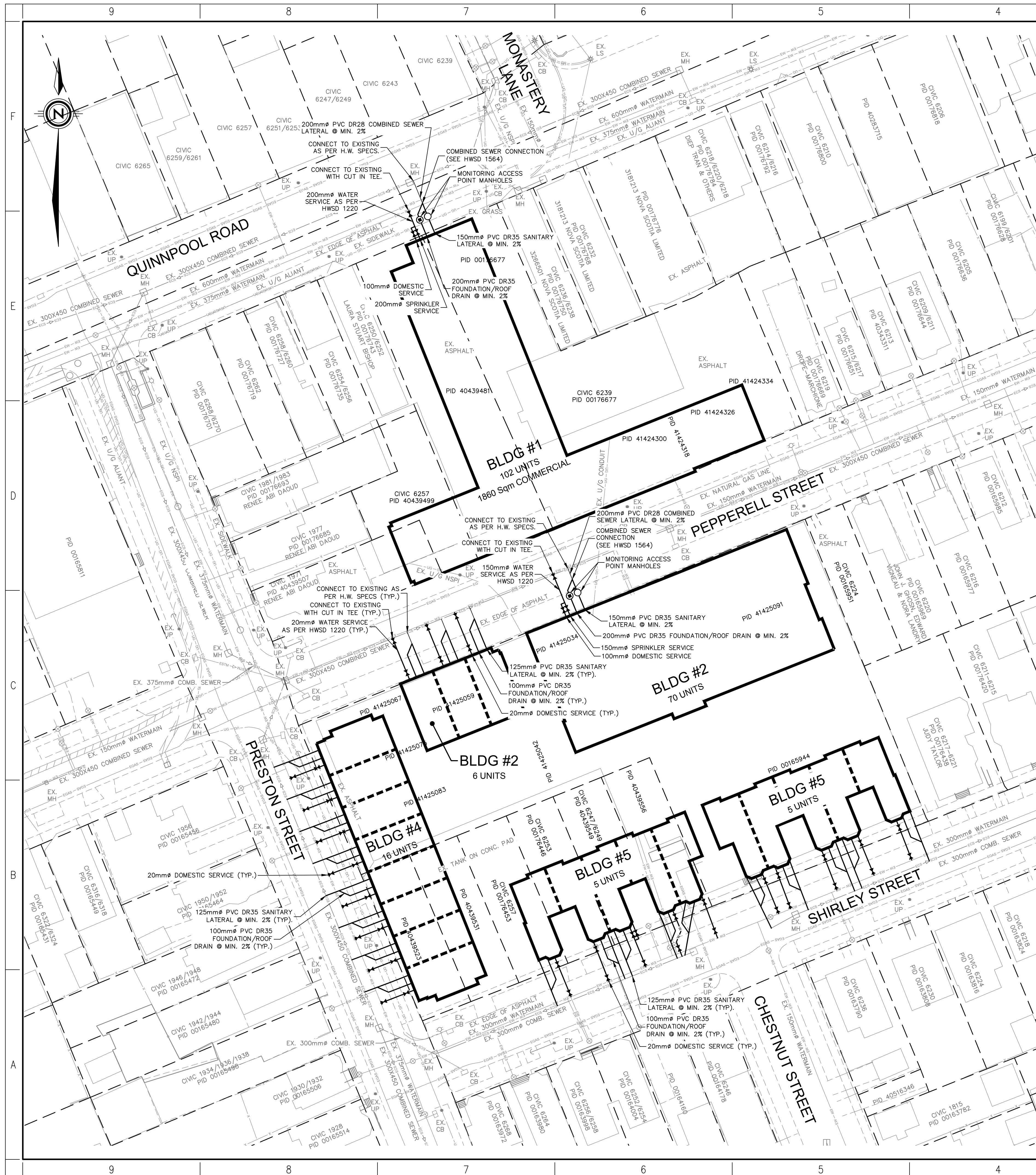
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Appendix C

Preliminary Servicing Schematic



PRELIMINARY WASTEWATER CALCULATIONS

QUINPOOL ROAD
PRELIMINARY RESIDENTIAL WASTEWATER CALCULATIONS
 PROPOSED MULTI-UNIT BUILDING #1 - 102 UNITS
 DENSITY = 2.25 PERSONS/UNIT
 POPULATION(P) = 230 PEOPLE
 $Q(PEAK) = [1.25 * (a * M)] + b$
 $M = [1 + (14 / (4 + (P / 1000)^{0.5}))] = 4.13$
 $b = 0.24000 \text{ L/Hq/DAY} = 8040 \text{ L/DAY}$
 $Q(PEAK) = [1.25 * (330 \text{ L/PERSON/DAY} * 230 \text{ PEOPLE} * 4.13)] + 8040 \text{ L/DAY}$
 $Q(PEAK) = 453 \text{ L/s}$

PRELIMINARY COMMERCIAL WASTEWATER CALCULATIONS
 AVERAGE DAILY SEWAGE FLOW = 6 L/m²/DAY
 COMMERCIAL/RETAIL AREA = 1860 m²
 Q(PEAK)= AVERAGE DAILY SEWAGE * AREA * HOURS OF OPERATION/DAY * PEAKING FACTOR
 Q(PEAK)= 6 L/m²/DAY * 1860 * (24/8) * 4 = 2.05 L/S

TOTAL PEAK FLOW FROM PROPOSED DEVELOPMENT = 4.53 L/s + 2.05 L/S = 6.58 L/S

*CALCULATIONS BASED ON INFORMATION FROM THE HALIFAX WATER DESIGN AND CONSTRUCTION SPECIFICATIONS, 2015 EDITION.

COMBINED LATERAL PIPE - 300mmX450mm @ 0.5% Q(FULL)= 128 L/s > Q(PEAK)= 6.58 L/s

PEPPERRELL STREET
PRELIMINARY RESIDENTIAL WASTEWATER CALCULATIONS

PROPOSED MULTI-UNIT BUILDING - 70 UNITS + 6 UNITS (TOWNS)
 DENSITY = 2.25 PERSONS/UNIT
 POPULATION(P) = 171 PEOPLE
 $Q(\text{PEAK}) = [1.25 * (a * M)] + b$
 $M = [1 + (14 / (4 + (P / 1000)^{0.5}))] = 4.17$
 $b = a * 24000 \text{ L/Ha/DAY} = 540 \text{ L/DAY}$
 $Q(\text{PEAK}) = [1.25 * (330 \text{ L/PERSON/DAY} * 171 \text{ PEOPLE} * 4.17)] + 5364 \text{ L/DAY}$
 $Q(\text{PEAK}) = 3.48 \text{ L/s}$

SHIRLEY STREET/PRESTON STREET
PRELIMINARY RESIDENTIAL WASTEWATER CALCULATIONS

```

PROPOSED MULTI-UNIT BUILDING - 26 UNITS
DENSITY = 2.25 PERSONS/UNIT
POPULATION(P) = 59 PEOPLE
Q(PEAK)=[1.25 * (A * M)] +B
M = [(1+(14/(4+(P/1000)0.5)))] = 4.30
B = A * 24000 L/HA/DAY= 540 L/DAY
Q(PEAK) = [1.25 * (330 L/PERSON/DAY * 59 PEOPLE * 4.30)] + 11016 L/DAY
Q(PEAK) = 137 L/S

```

TOTAL PEAK FLOW FROM PROPOSED DEVELOPMENT = 3.48 L/s + 1.37 L/s = 5.75 L/s

*CALCULATIONS BASED ON INFORMATION FROM THE HALIFAX WATER DESIGN AND CONSTRUCTION SPECIFICATIONS, 2015 EDITION.

COMBINED LATERAL PIPE - 300mmX450mm @ 0.5% $Q(FULL) = 128 \text{ L/s} > Q(PEAK) = 5.75 \text{ L/s}$

PRELIMINARY STORMWATER CALCULATIONS – SCS METHOD

QUINPOOL ROAD
PRE-DEVELOPMENT CONDITIONS
DRAINAGE AREA = 3385 m² ±
CN = 98
PRE-DEVELOPMENT PEAK DISCHARGE = 71 L/s ± (5YR)

POST-DEVELOPMENT CONDITIONS
DRAINAGE AREA = 3385 m² ±
CN = 98
POST-DEVELOPMENT PEAK DISCHARGE = 71 L/s ± (5YR)


COMBINED LATERAL PIPE - 250mm ϕ @ 2% Q(FULL)= 109 > Q(PEAK)= 71 L/s

PEPPERRELL STREET
PRE-DEVELOPMENT CONDITIONS
DRAINAGE AREA = 6616 m² ±
CN = 93
PRE-DEVELOPMENT PEAK DISCHARGE = 131 L/s ± (5YR)

POST-DEVELOPMENT CONDITIONS
DRAINAGE AREA = 6816 m² ±
CN = 98
UNCONTROLLED POST-DEVELOPMENT PEAK DISCHARGE = 139 L/s ± (5YR)
CONTROLLED POST-DEVELOPMENT PEAK DISCHARGE* = 139 L/s ± (5YR)

*ASSUMES POST-DEVELOPMENT PEAK DISCHARGE TO MATCH PRE-DEVELOPMENT DISCHARGE BY ON-SITE STORAGE. STORAGE METHOD TO BE DETERMINED DURING DETAILED DESIGN. APPROXIMATE STORAGE VOLUME REQUIRED = $7m^3 \pm$


COMBINED LATERAL PIPE - 300mm ϕ @ 3% Q(FULL)= 178 > Q(PEAK)= 139 L/S



WSP

WSP Canada Inc.
 1 Spectacle Lake Drive
 Dartmouth, Nova Scotia, Canada B3B 1X7
 T 902-835-9955 F 902-835-1645 www.wspgroup.com

SEAL:



KEY PLAN:

PRELIMINARY ONLY NOT FOR CONSTRUCTION

LEGEND:	PROPOSED	EXISTING
EDGE OF PAVEMENT		
LOTLINE		
WATERMAIN & GATE VALVE		
SANITARY PIPE & MANHOLE		
STORM PIPE & MANHOLE		
UTILITY LINES & POLE		
STREET BOUNDARY		
PROPERTY BOUNDARY		
EASEMENT		
CURB & DRIVEWAY CUT		
CATCH BASIN		
FIRE HYDRANT		
STREET TREE		
ROAD SIGN		

DISCLAIMER:


DRAWINGS SUBJECT TO APPROVAL PRIOR TO CONSTRUCTION. THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED. MUST NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP CANADA INC. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. SEE SHEET ## FOR CONSTRUCTION NOTES AND DETAILS.

COPYRIGHT:


REVISION:

0 2016/02/29 ISSUED FOR REVIEW

DESCRIPTION

PROJECT NO: 151-11647	DATE: (YYYY/MM/DD) 2016/02/22
ORIGINAL SCALE: HORIZONTAL: 1:400 VERTICAL: N/A	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
DESIGNED BY: N. FOUGERE	 <p>25mm</p>
DRAWN BY: MOHAMMAD AL-MIARI	
CHECKED BY: N. FOUGERE	

SCALE: 1:400 METRIC



CLIENT:

WESTWOOD CONSTRUCTION

CLIENT REF. #:

PROJECT:

QUINPOOL ROAD PEPPERRELL STREET HALIFAX, NS

TITLE:

PRELIMINARY SERVICING SCHEMATIC

SHEET NUMBER:

1

1 OF 1

ISSUE:

ISSUED FOR REVIEW

DATE: 05/16/2029

REV #

0

Appendix D

Draft Traffic Impact Statement



Ref. No. 151-11467

March 1, 2016

Mr. Richard Harvey
Major Projects Planner
Halifax Regional Municipality
PO Box 1749
Halifax, NS B3J 3A5

**RE: DRAFT Traffic Impact Statement, Proposed Residential / Commercial Development
Ben's Bakery Site, Pepperell Street, Halifax, NS**

Dear Mr. Harvey:

Plans are being prepared for a mixed-use residential / commercial development on Pepperell Street in Halifax, NS. The development site comprises two parcels opposite each other on Pepperell Street that are occupied primarily by the former Ben's Bakery. The proposed development will include removal of the existing land uses and construction of a new 10-storey mixed use residential / commercial building, a 6-storey seniors' residence, and several townhouse units (Figure 1). This is the Traffic Impact Statement (TIS) required to accompany the Development Application.



Figure 1: Site Concept Plan

Site Description- The proposed development site includes several parcels on the north and south side of Pepperell Street, the majority of which were previously occupied by a Ben's Bakery production facility (See Photo 1 - Photo 4). Figure 2 illustrates the development areas on either side of Pepperell Street; details of each area (denoted as "Development Areas 1 and 2") are summarized below:



Figure 2: Proposed Development Site

Development Area 1: A 38,700 sq. ft. parcel located between Pepperell Street and Quinpool Road. This site formerly included a storage silo, bakery thrift store, and a parking area. Proposed development for these lands includes a 10-storey residential / commercial building and multiple townhouse units.

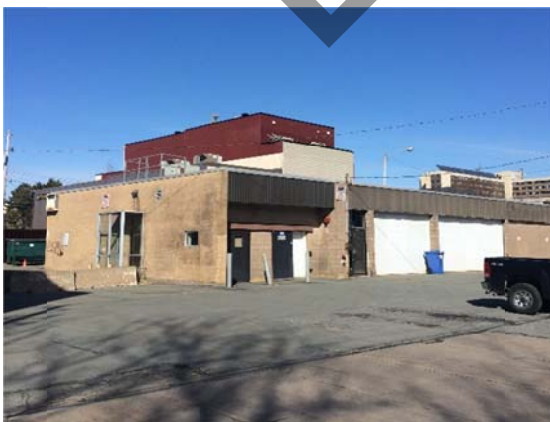


Photo 1: Proposed development site
(North side of Pepperell Street)



Photo 2: Proposed development site
(South side of Quinpool Road)

Development Area 2: A 67,600 sq. ft. parcel fronting Pepperell Street, Preston Street, and Shirley Street. This site formerly included the main production facility for the bakery, as well as an undeveloped grassy area at the southwest corner. Proposed development for these lands includes a 6-storey seniors' residence and several townhouse units.



Photo 3: Proposed development site
(South side of Pepperell Street)



Photo 4: Proposed development site
(North side of Shirley Street)

Street Descriptions– Descriptions for Study Area streets are provided below:

Pepperell Street is a two-way, two-lane urban local street running east-west approximately 1km between Robie Street and Beech Street. There are sidewalks on both sides of the street. On-street parking is currently prohibited on the north side of the street; one-hour on-street parking is available on the south side of the street at the east end of the site.



Photo 5: Looking west on Pepperell Street toward Preston Street. The proposed development site is visible on the left and right.

Quinpool Road is a two-way arterial street that runs east-west approximately 2km between Robie Street and the Armdale Roundabout. In the vicinity of the proposed development, it has a 4-lane cross-section, though time-restricted on-street parking reduces travel lanes at various times throughout the day. There are sidewalks on both sides of the street.

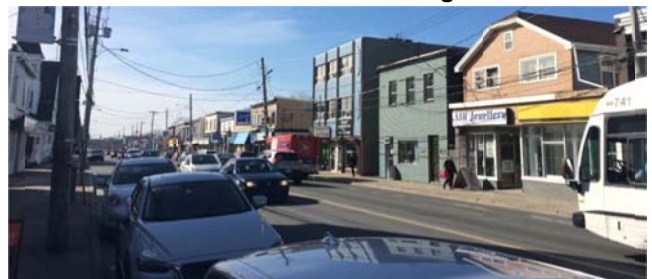


Photo 6: Looking west on Quinpool Road toward Preston Street

Shirley Street is a two-way, two-lane urban local street that runs east-west approximately 600m between Robie Street and Preston Street. It has sidewalks on both sides of the street and limited two-hour parking on the north side of the street.



Photo 7: Looking east on Shirley Street from Preston Street. The proposed development site is on the left.

Preston Street is a two-way, two-lane urban local street that runs north-south approximately 700m between Quinpool Road and Payzant Avenue. In the vicinity of the site, there is limited one-hour on-street parking on both sides of the street. Just south of the proposed development site on Preston Street there is a designated school zone with a reduced speed limit of 30 km/h (when children are present).



Photo 8: Looking south on Preston Street from toward Shirley Street. The proposed development site is on the left.

Description of Proposed Development – The proposed development includes a mixture of commercial and residential land uses fronting on Pepperell Street, Preston Street, and Shirley Street as summarized below:

Pepperell Street (North Side):	<ul style="list-style-type: none"> • 10-storey residential / commercial building with 93 apartment units and approximately 20,000 sq. ft. commercial space (bottom two levels); and • Nine condominium townhouses 	
Pepperell Street (South Side):	<ul style="list-style-type: none"> • Six storey seniors' residence with 70 units; and • Six condominium townhouses 	
Preston Street (East Side):	<ul style="list-style-type: none"> • 16 condominium townhouses 	
Shirley Street (North Side):	<ul style="list-style-type: none"> • Ten freehold townhouses. 	

The nature of the commercial developments is unknown at this time, though it is assumed that the space will be occupied with similar commercial uses to those in the immediate surrounding area. Parking for the development will be included in underground parking garages on the north and south sides of Pepperell Street, in addition to individual driveways for the ten freehold townhouses on Shirley Street. It is expected that the underground parking areas will be designated for residential tenants, therefore, patrons of the commercial uses will be restricted to on-street parking.

Site Access – Pedestrian access to the multi-unit residential units will be via Pepperell Street and Quinpool Road. The primary pedestrian access to the commercial developments will be via Quinpool Road, while access to the respective townhouse units will be via Pepperell Street, Preston Street, and Shirley Street. The seniors' residence will be accessed via Pepperell Street.

Vehicular access to the development will include the following (illustrated in Figure 3):

1. One-way entrance and exit driveways separated by approximately 60m accessing an underground parking garage and drop-off area on the north side of Pepperell Street;
2. Two-way driveway to an underground parking garage located at the east end of the seniors' residence on the south side of Pepperell Street; and
3. Individual driveways for each of the ten freehold townhouses on the north side of Shirley Street.



Figure 3: Vehicular Site Access

Sight distance appears to be adequate at the one-way entrance and exit driveways on the north side of Pepperell Street (Photo 9 and Photo 10) and the two-way driveway on the south side of Pepperell Street (Photo 11 and Photo 12).



Photo 9: Looking left (east) from the proposed one-way exit driveway on the north side of Pepperell Street. The one-way entrance driveway is approximately 60m to the east.



Photo 10: Looking right (west) from the proposed one-way exit on the north side of Pepperell Street



Photo 11: Looking left (west) from the proposed two-way driveway on the south side of Pepperell Street



Photo 12: Looking right (east) from the proposed two-way driveway on the south side of Pepperell Street

Transit – The site is exceptionally well-served by Halifax Transit, with Routes 6, 20, and 32 traveling by the site on Quinpool Road, Routes 1 and 14 on nearby Oxford Street, and numerous routes east of the site on Robie Street.

Trip Generation – Trip generation estimates, prepared using published trip generation rates from *Trip Generation, 9th Edition* (Institute of Transportation Engineers, 2012), are included in Table 1. Based on published rates, it is estimated that the proposed mixed use development will generate about 77 two-way vehicle trips (29 entering and 48 exiting) during the AM peak hour and 123 two-way vehicle trips (65 entering and 58 exiting) during the PM peak hour. However, given the development's central urban location and exceptional transit service, it is expected published trip generation rates overestimate the demand for vehicle trips. As a result, the total number of trips generated by the proposed development has been reduced by 30%. Based on the 30% reduction, it is estimated that the proposed development will generate about 54 two-

way vehicle trips (20 entering and 34 exiting) during the AM peak hour and 86 two-way vehicle trips (45 entering and 41 exiting) during the PM peak hour.

Table 1 - Trip Generation Estimates

Land Use ¹	Units ²	Trip Generation Rates ³				Trips Generated ⁴			
		AM Peak		PM Peak		AM Peak		PM Peak	
		In	Out	In	Out	In	Out	In	Out
Mid-Rise Apartment (ITE 223)	93	0.09	0.21	0.23	0.16	8	20	21	15
Specialty Retail (ITE 826) ⁵	20 KGLA	0.76	0.60	1.19	1.52	15	12	24	30
Congregate Care Facility (ITE 253)	70	0.04	0.02	0.09	0.08	3	1	6	6
Residential Condominium / Townhouse (ITE 230)	41	0.07	0.37	0.35	0.17	3	15	14	7
Total Estimated Trips						29	48	65	58
Less 30% Reduction for High Non-Auto Mode Share ⁶						9	14	20	17
Adjusted Total Estimated Trips						20	34	45	41
Notes: 1. Land use codes are from <i>Trip Generation, 9th Edition, Institute of Transportation Engineers, 2012</i> . 2. Residential units are the number of dwelling units. KGLA is '1000 square feet gross leasable area'. 3. Trip generation rates are 'vehicles per hour per unit'. 4. Trips generated are 'vehicles per hour' for AM and PM peak hours. 5. The Specialty Retail (ITE Land Use 826) rate for 'Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6PM has been used. Since there is no published rate for the AM peak hour of adjacent street traffic for this land use, and since AM peak hour trips to specialty retail are generally low, AM trip rates have been assumed to be 50% of the PM rate with reversal of the directional split. 6. Published rates have been reduced by 30% to account for high non-auto mode share expected based on the development's central urban location and serviceability by transit.									

Summary and Conclusions –

- Plans are being prepared for a mixed-use residential / commercial development on Pepperell Street in Halifax, NS. The development site comprises two parcels opposite each other on Pepperell Street that are occupied primarily by the former Ben's Bakery.
- The proposed development will include the following:
 - A 10-storey building with 96 apartment units and 20,000 sq. ft. of commercial space;
 - A 6-storey seniors' residence with 70 units; and
 - 41 townhouse units that include a mix of condominiums and freehold properties.
- Vehicular access to the site will include the following:
 - One-way entrance and exit driveways separated by approximately 60m accessing an underground parking garage and drop-off area on the north side of Pepperell Street;
 - Two-way driveway to an underground parking garage located at the east end of the seniors' residence on the south side of Pepperell Street; and
 - Individual driveways for freehold townhouses on the north side of Shirley Street.
- Pedestrian access to the multi-unit residential units will be via Pepperell Street and Quinpool Road. The primary pedestrian access to the commercial developments will be via Quinpool Road, while access to the respective townhouse units will be via Pepperell Street, Preston Street, and Shirley Street. The seniors' residence will be accessed via Pepperell Street.

5. Based on published rates in *Trip Generation, 9th Edition* – reduced by 30% to account for the proposed development's central urban location and serviceability by transit – it is estimated that the development will generate 54 two-way vehicle trips (20 entering and 34 exiting) during the AM peak hour and 86 two-way vehicle trips (45 entering and 41 exiting) during the PM peak hour.
6. The previous land use – a Ben's Bakery production facility – employed in excess of 100 persons and was accessed by delivery trucks. Though not explicitly considered as part of this TIS, it is noted that the site did generate vehicular traffic in the past.
7. The site has good connectivity to higher order streets including Quinpool Road and Robie Street, and vehicular trips generated by the proposed development will be distributed well to the local grid system.
8. Given the proposed development's good connectivity to higher order streets and proximity to transit service and pedestrian facilities, site generated trips are not expected to significantly impact levels of performance on the adjacent streets and intersections.

If you have any questions or comments, please contact me by email at mike.connors@wspgroup.com or by telephone at 835-9955.

Sincerely:

DRAFT

Mike Connors, P. Eng.
Traffic Engineer
WSP Canada Inc.

Appendix E

Preliminary Building Drawings Package



Ben's Bakery

Mixed-Use Development

151-11467-00

2016-03-30

ARCHITECTURE | 49





Commercial / Apartment Building
9 storeys + penthouse

Levels 1-2 - commercial/retail
+/- 20,000 sf (gross)

Levels 3-9 (7 storeys): residential
91 units (avg. 750 sf)

Level 10: penthouse
2 units

9 condo townhouses

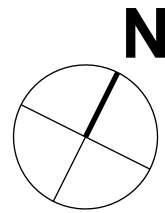
Berkley Seniors' Residence
6 storeys
Approx. 65-70 units

5 freehold townhouses

6 O/U condo townhouses

16 O/U condo townhouses

5 freehold townhouses



QUINPOOL ROAD

GREEN ROOF

DESIGN PENDING
ACQUISITION OF
ADJACENT PROPERTY

GREEN ROOF

PEPPERELL STREET



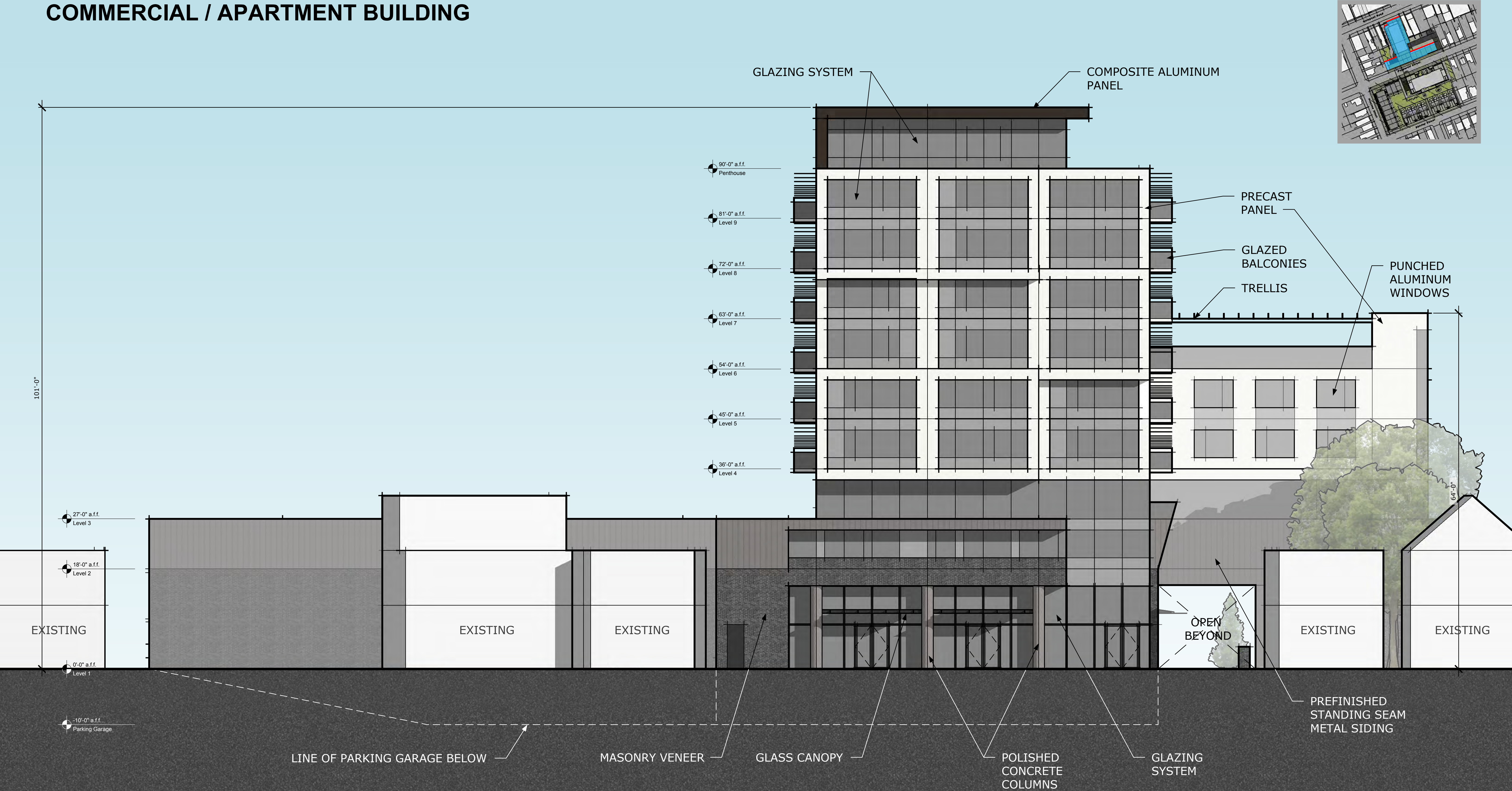
LEVEL 3 FLOOR PLAN

Ben's Bakery Mixed-Use Development | Westwood Developments

Mar. 30, 2016 SCALE: 1/16" = 1'-0" 0 4 8 16 32 64 128 FT



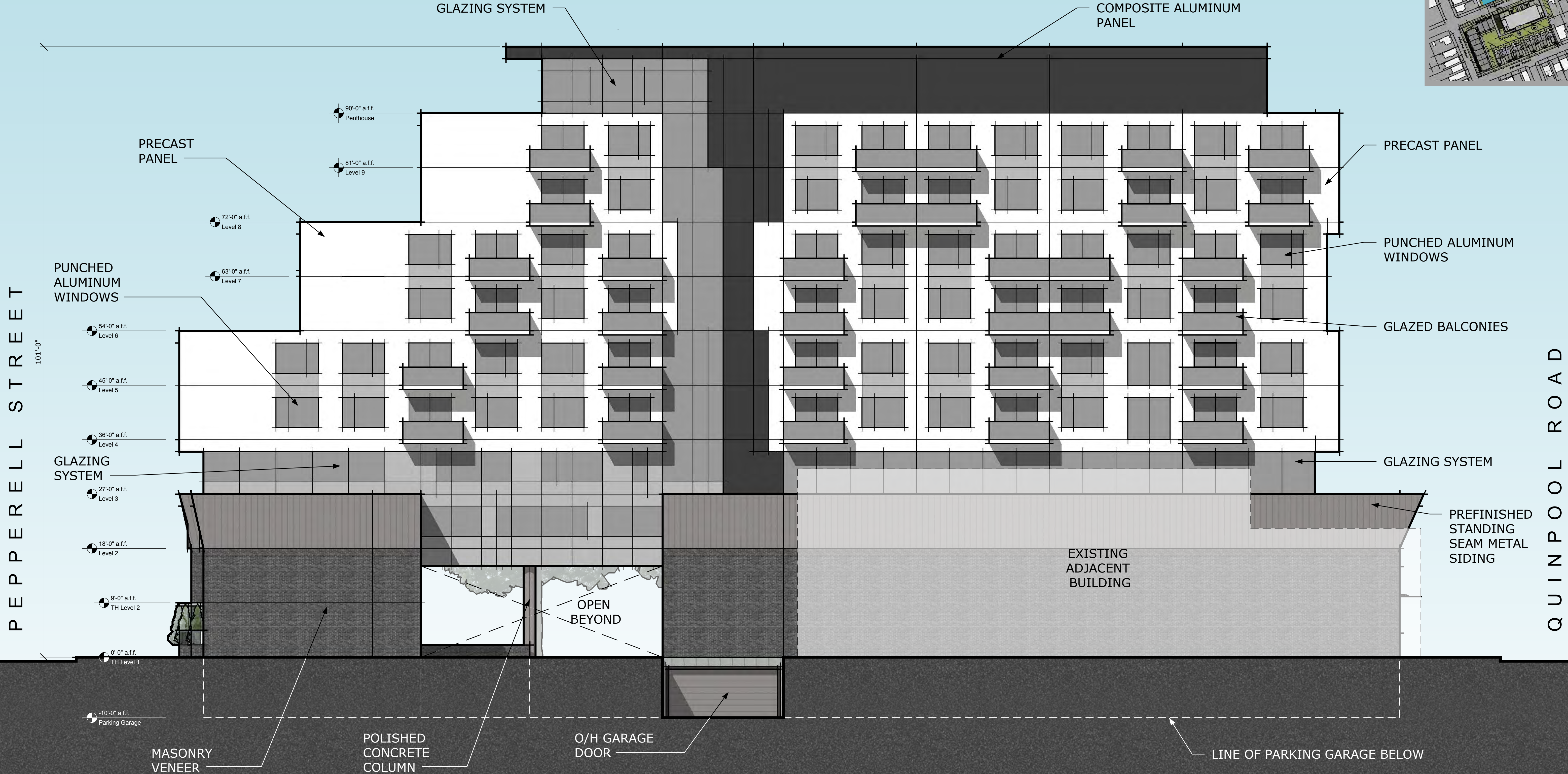
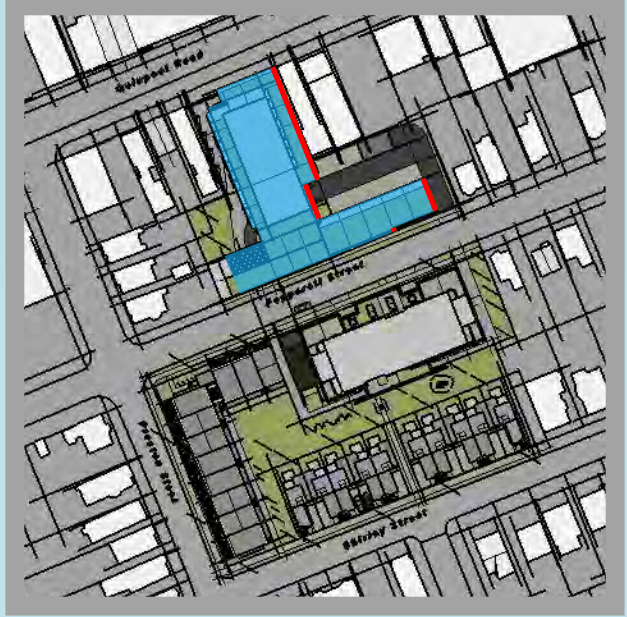
COMMERCIAL / APARTMENT BUILDING



NORTH ELEVATION

COMMERCIAL / APARTMENT BUILDING

COMMERCIAL / APARTMENT BUILDING



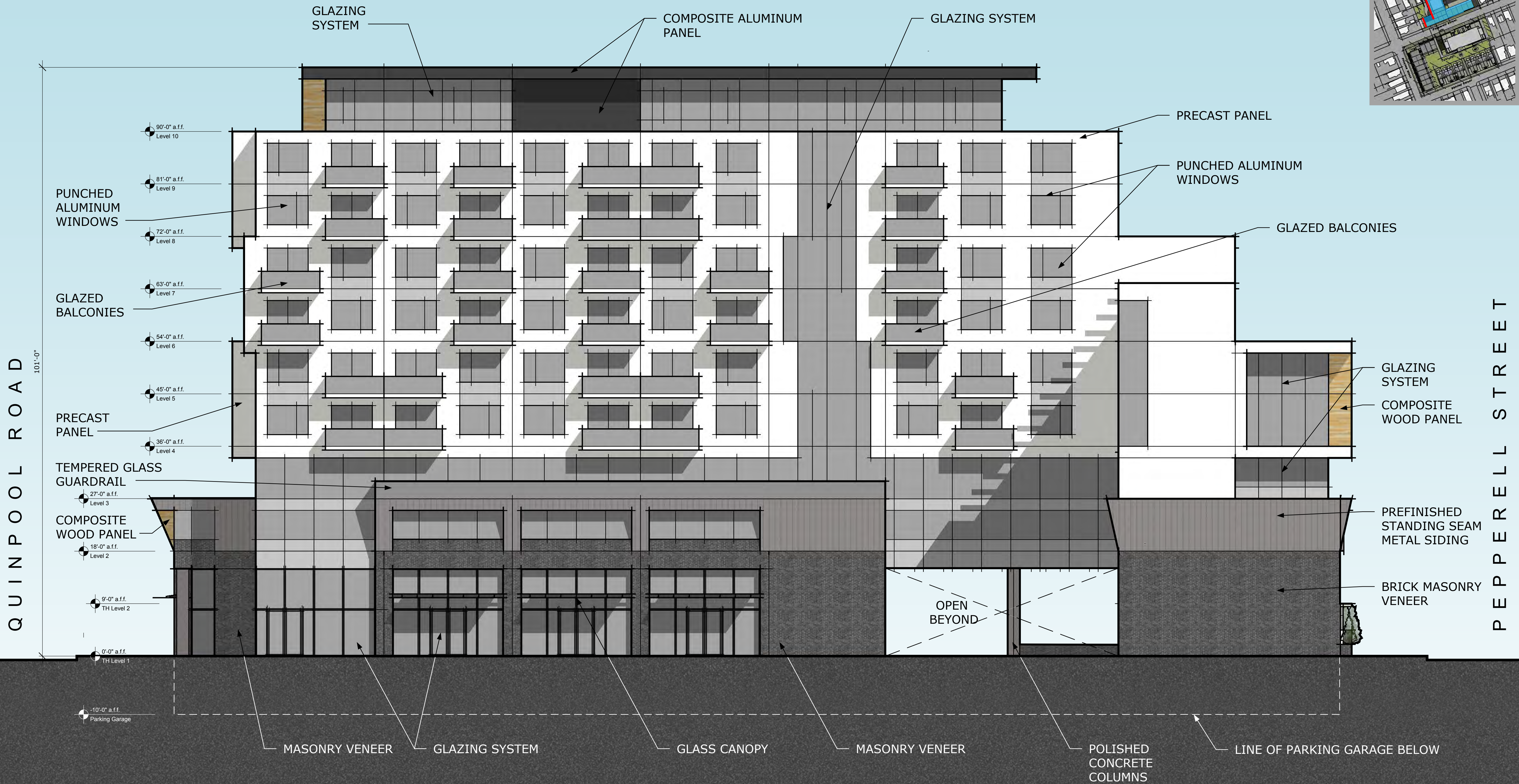
EAST ELEVATION



SOUTH ELEVATION

COMMERCIAL / APARTMENT BUILDING

COMMERCIAL / APARTMENT BUILDING



WEST ELEVATION

Ben's Bakery Mixed-Use Development | Westwood Developments

Mar. 30, 2016 SCALE: 1/8" = 1'-0" 0 2 4 8 16 32 64 FT



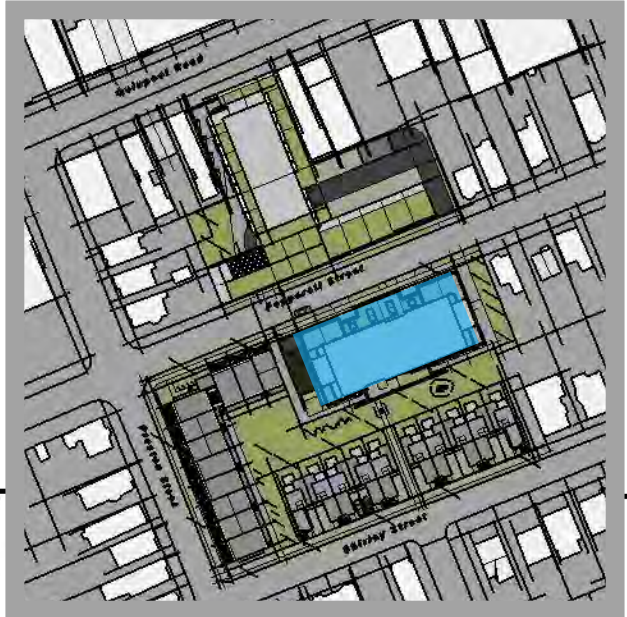
ARCHITECTURE

49



BERKELEY SENIORS' RESIDENCE

BERKELEY SENIORS' RESIDENCE

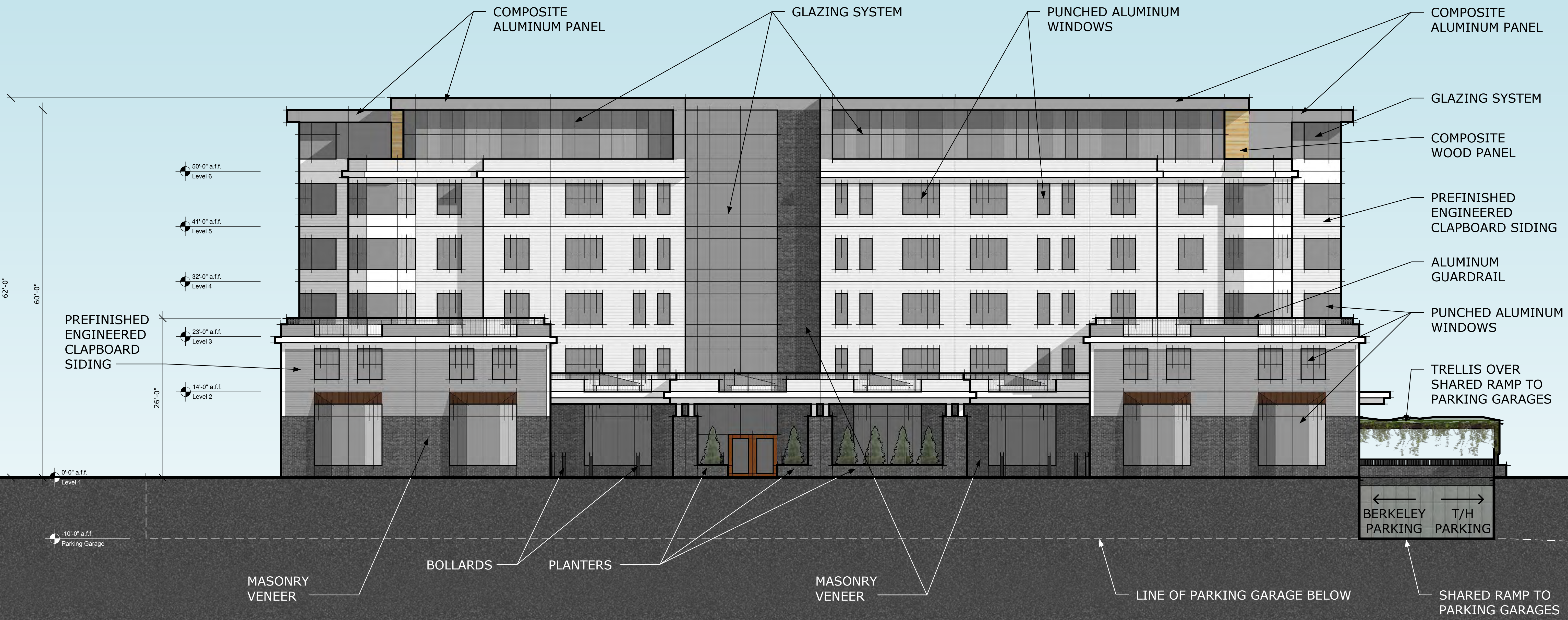


LEVEL 3 FLOOR PLAN

Ben's Bakery Mixed-Use Development | Westwood Developments

BERKELEY SENIORS' RESIDENCE

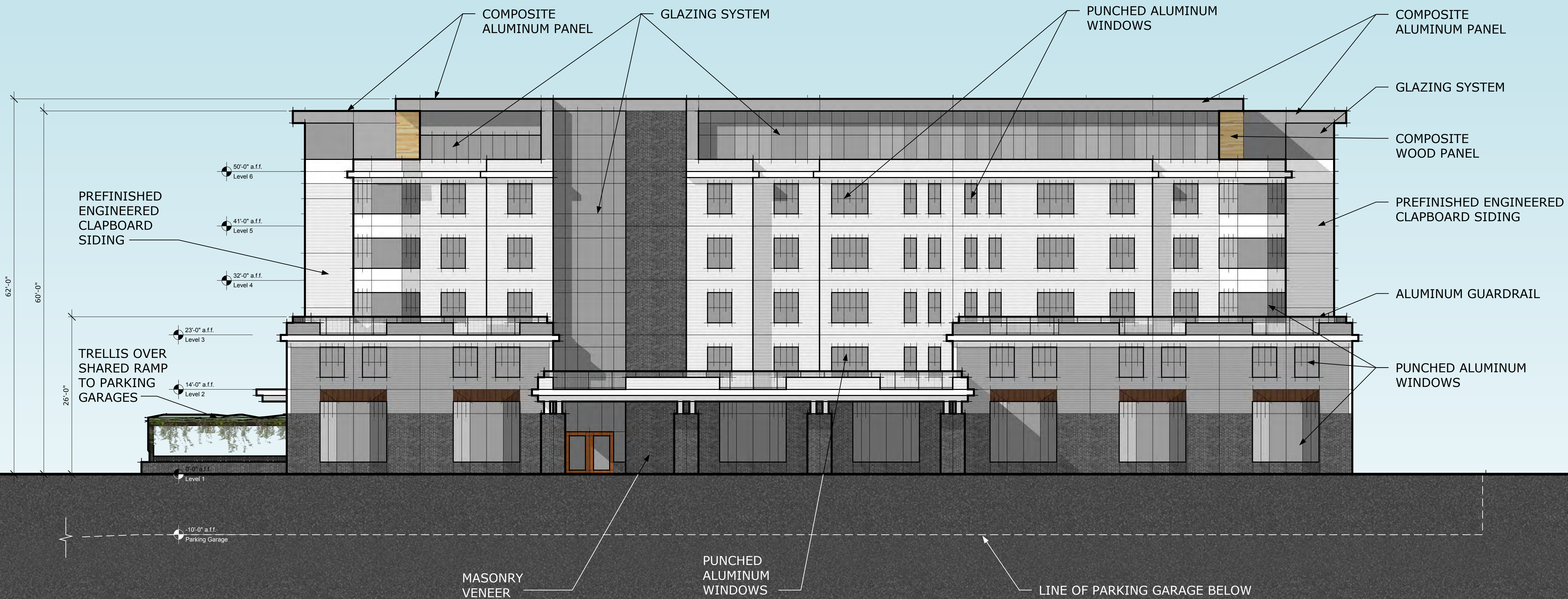
BERKELEY SENIORS'
RESIDENCE



NORTH ELEVATION - PEPPERELL STREET

BERKELEY SENIORS' RESIDENCE

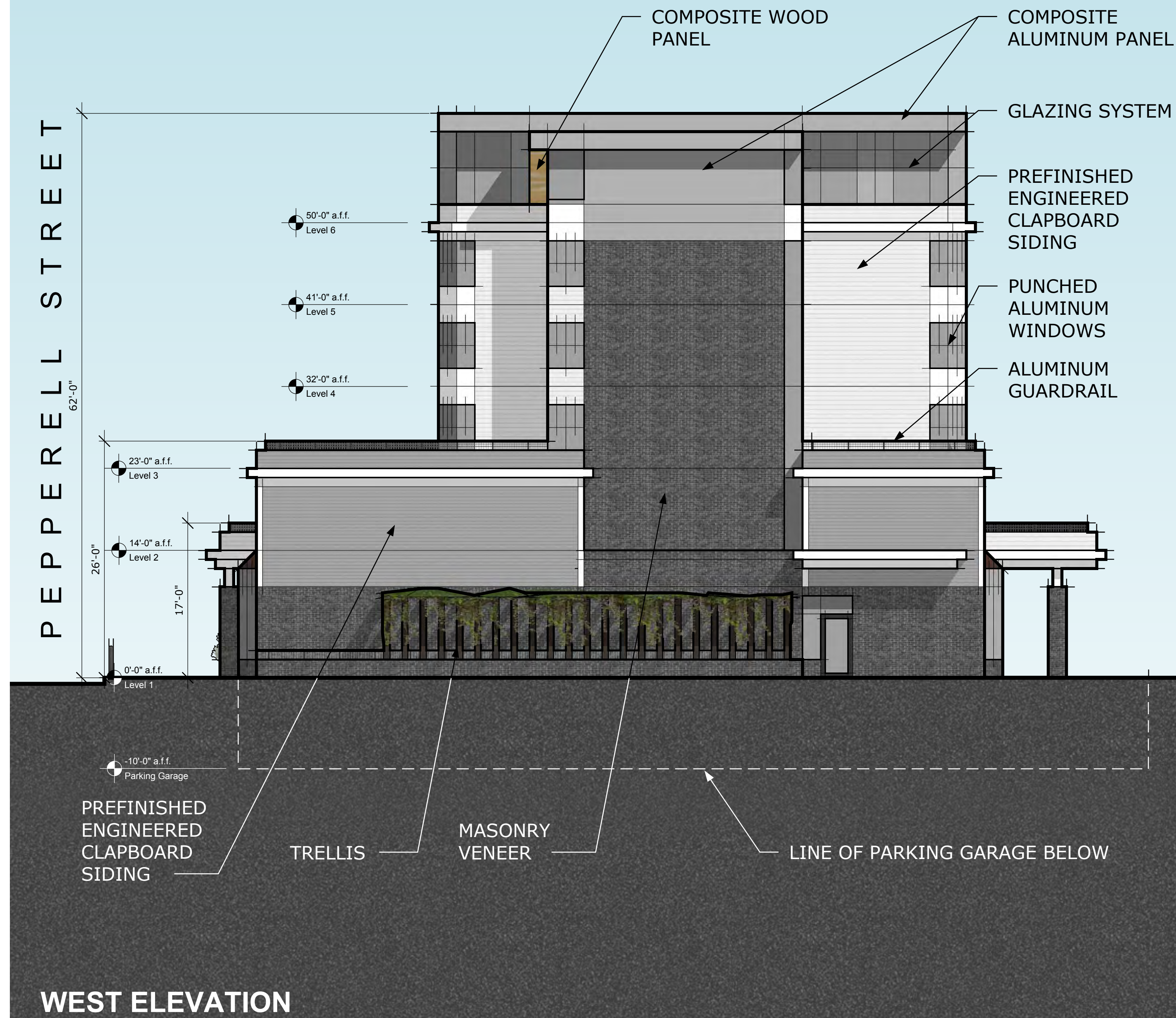
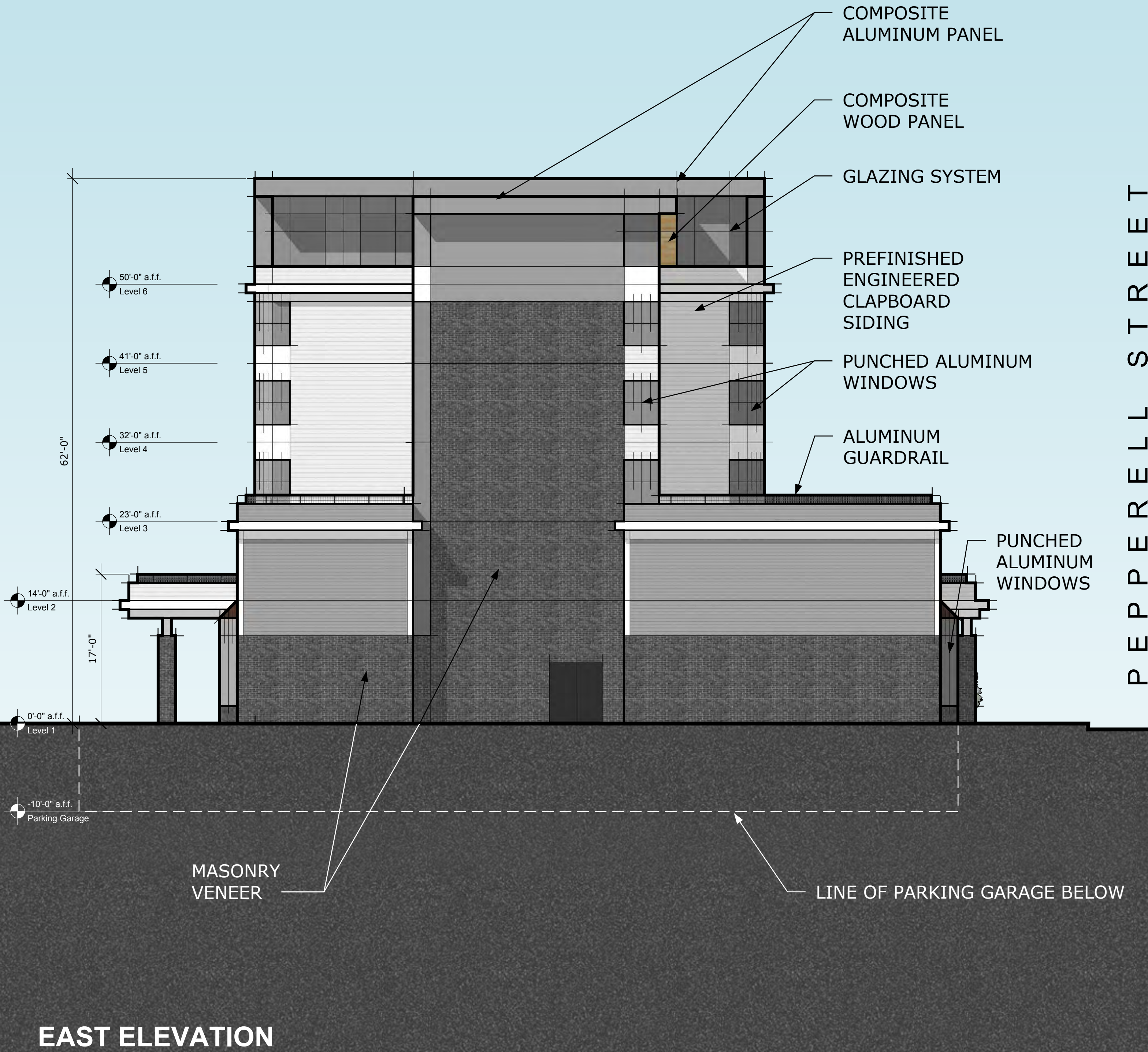
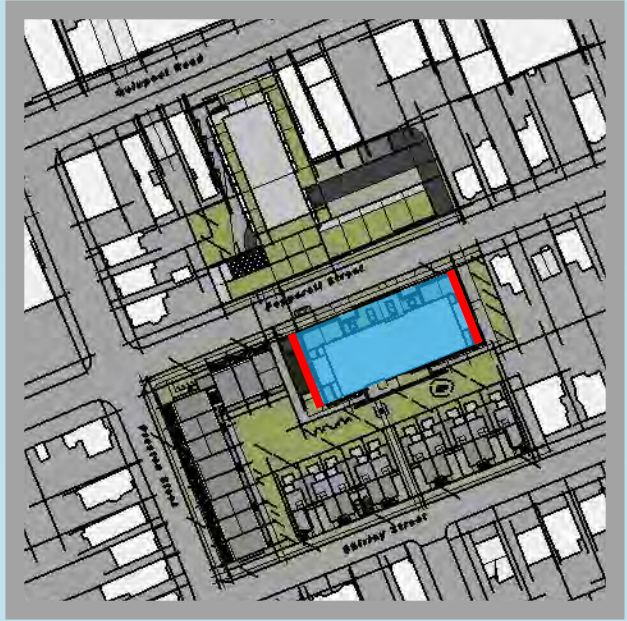
BERKELEY SENIORS' RESIDENCE



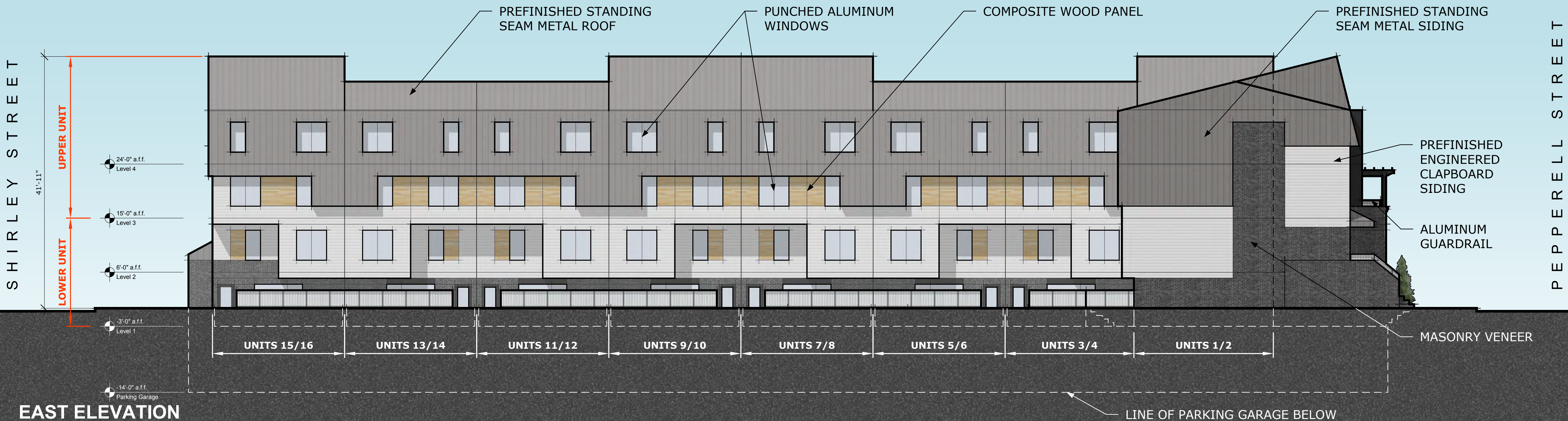
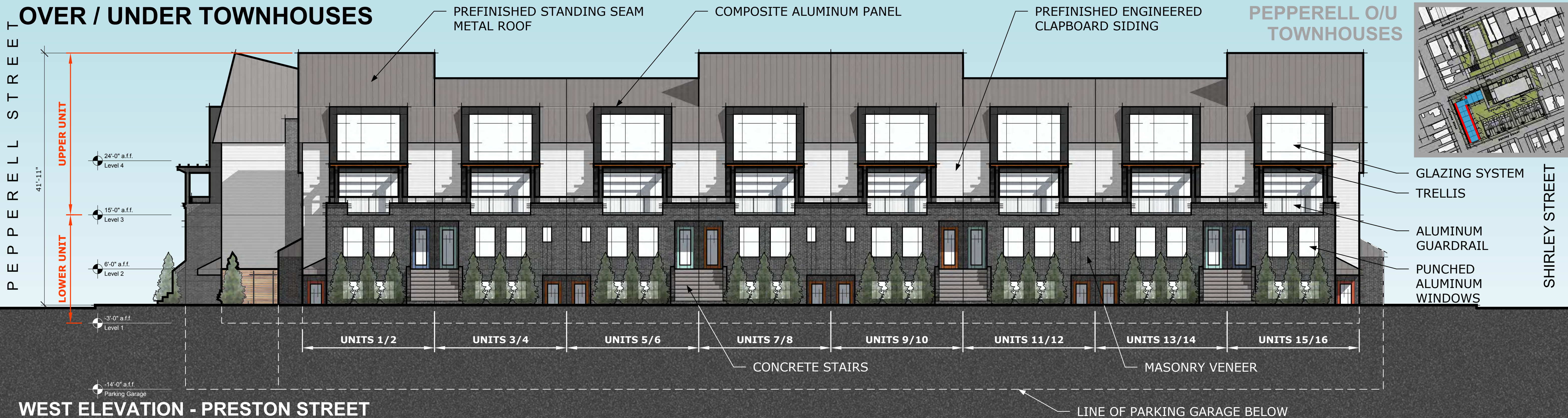
SOUTH ELEVATION

BERKELEY SENIORS' RESIDENCE

BERKELEY SENIORS' RESIDENCE



OVER / UNDER TOWNHOUSES



Ben's Bakery Mixed-Use Development | Westwood Developments

Mar. 30, 2016 SCALE: 1/8" = 1'-0" 0 2 4 8 16 32 64 FT



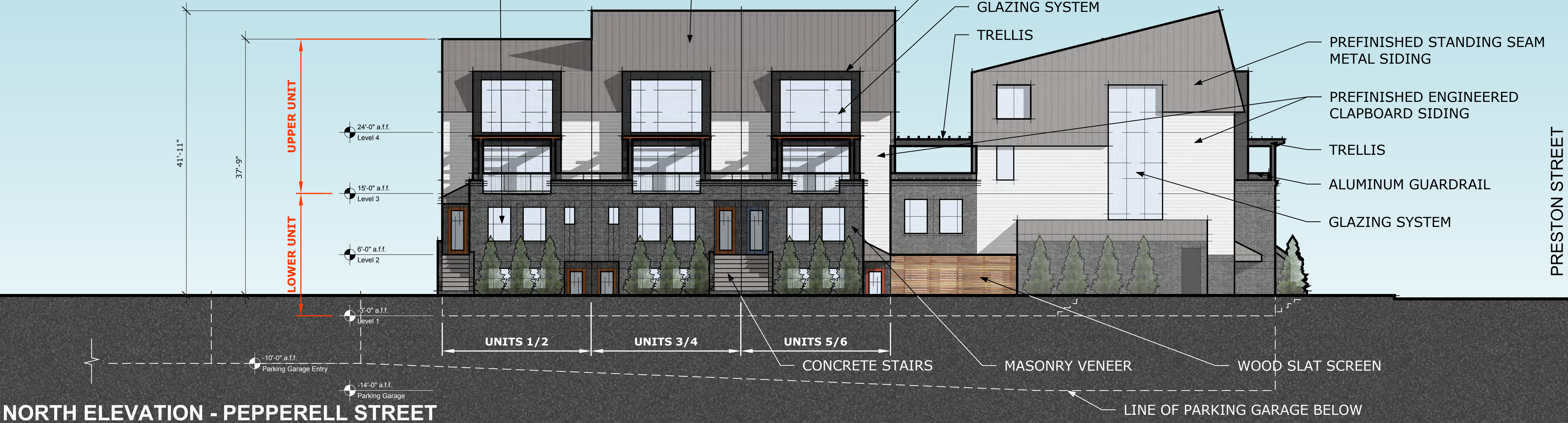
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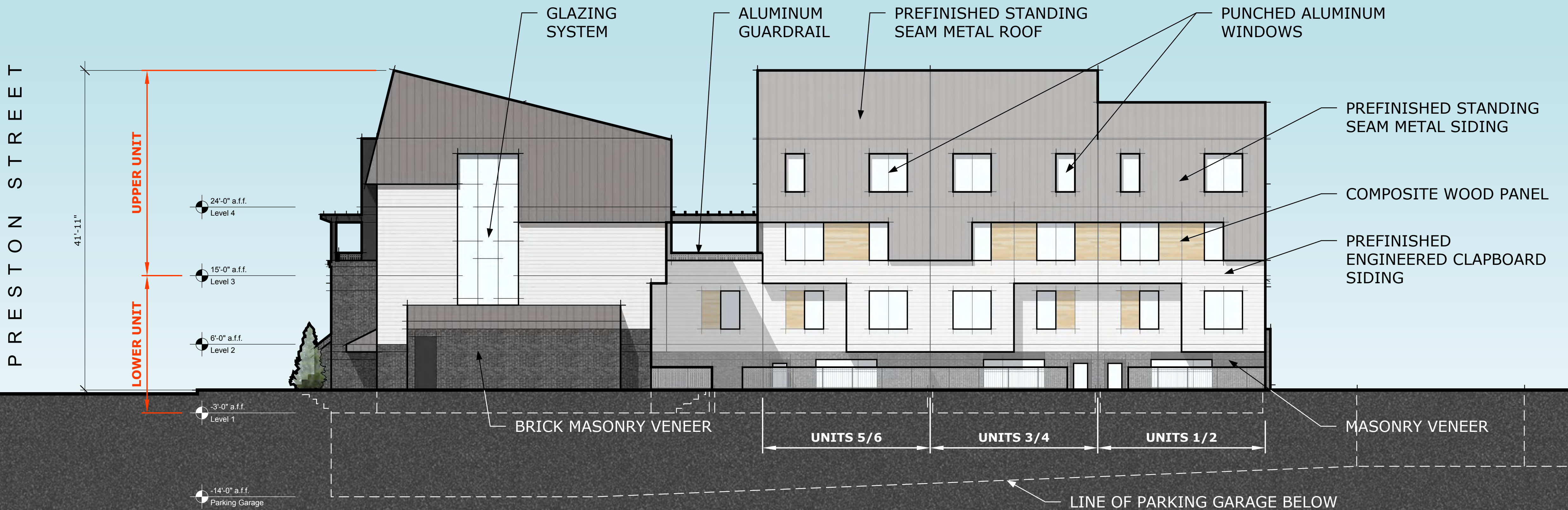


OVER / UNDER TOWNHOUSES

PEPPERELL O/U TOWNHOUSES



NORTH ELEVATION - PEPPERELL STREET

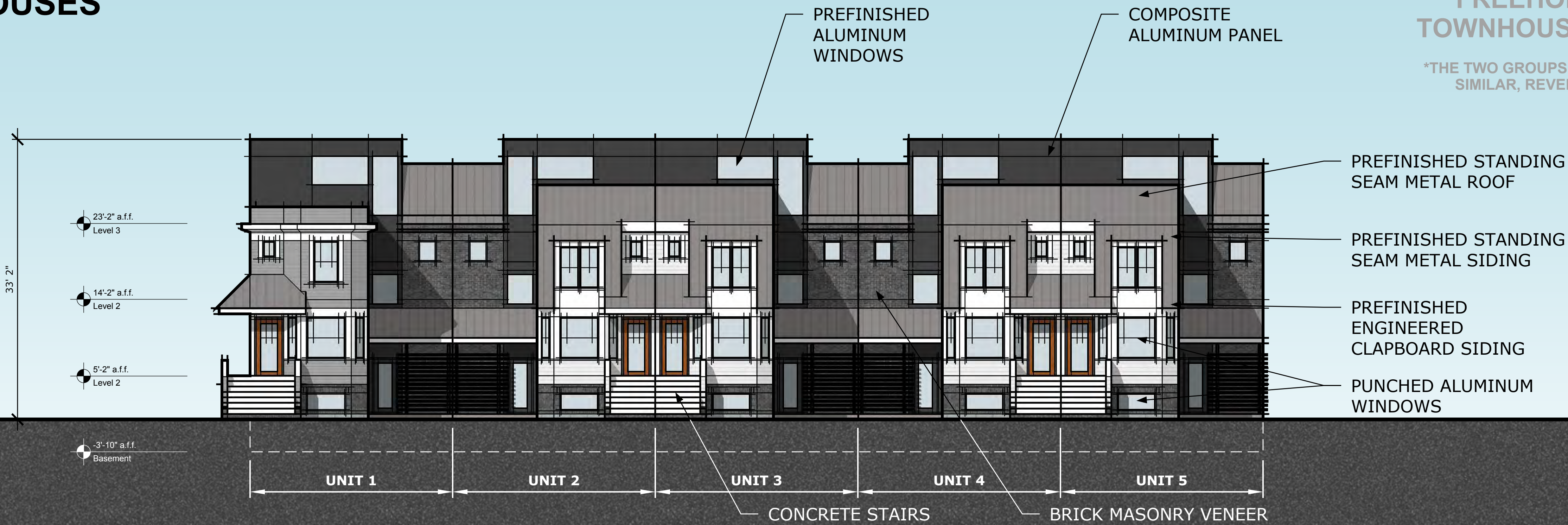


SOUTH ELEVATION - SHIRLEY STREET

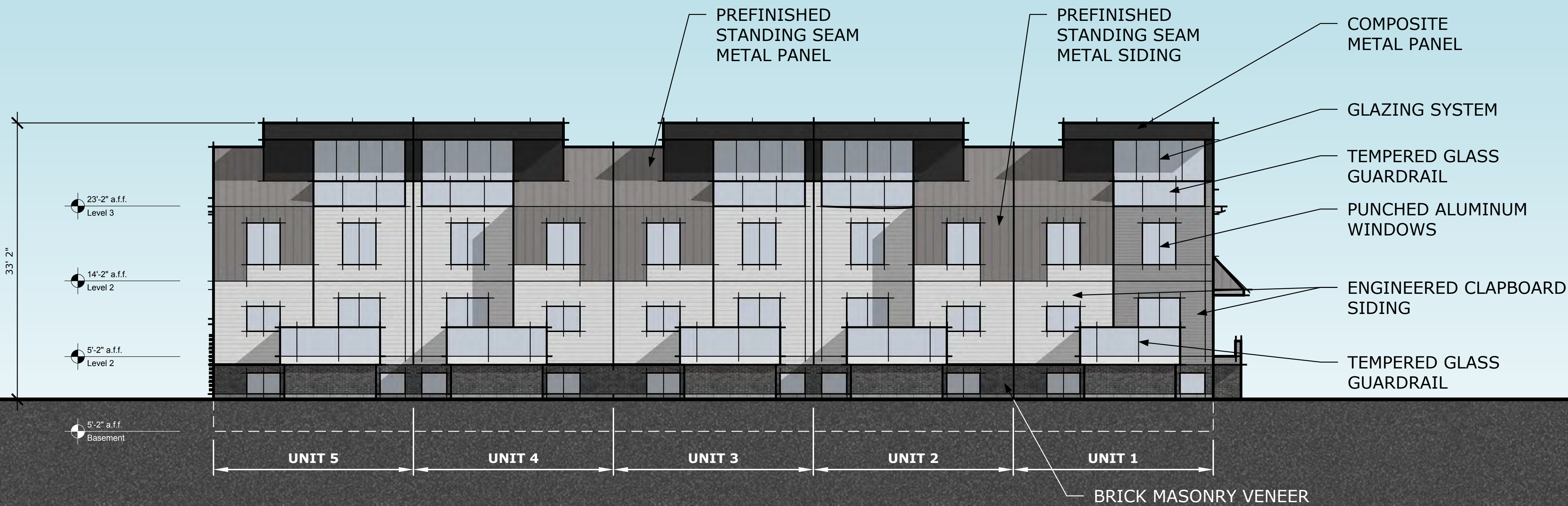
FREEHOLD TOWNHOUSES

FREEHOLD
TOWNHOUSES

*THE TWO GROUPS ARE
SIMILAR, REVERSED



SOUTH ELEVATION - SHIRLEY STREET

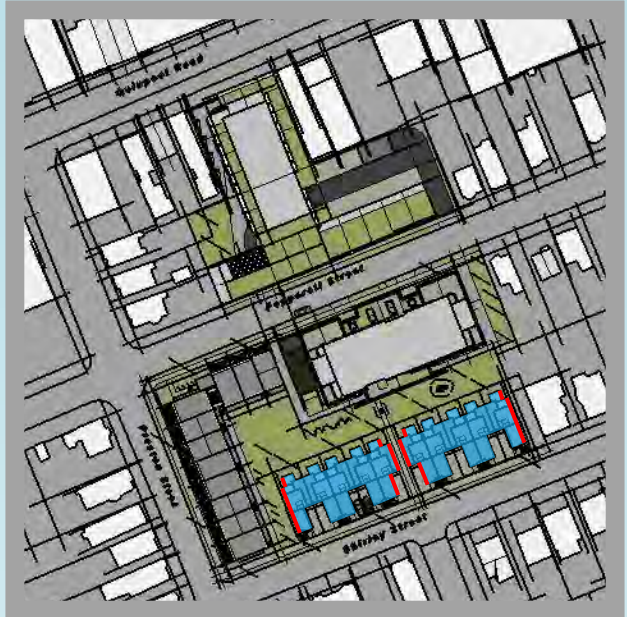


NORTH ELEVATION

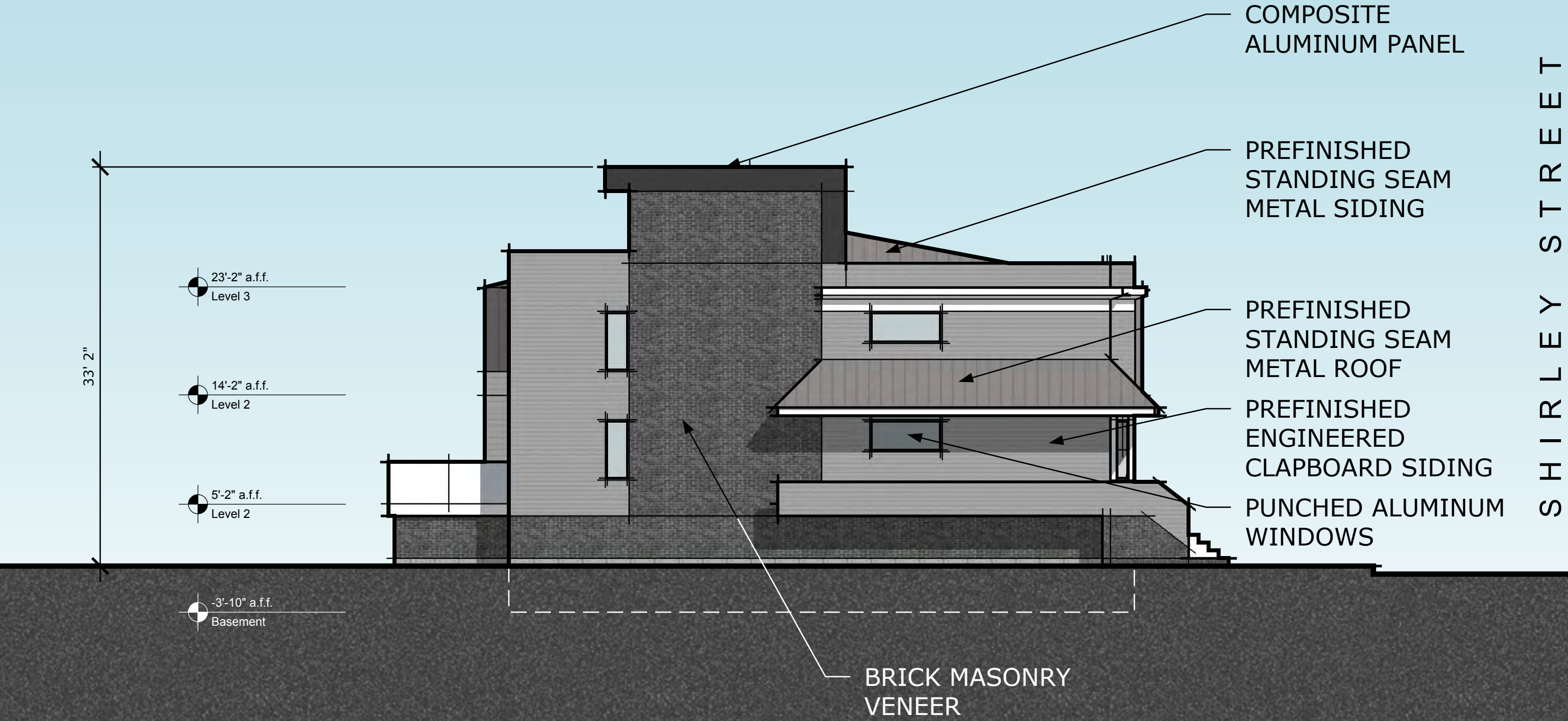
FREEHOLD TOWNHOUSES

FREEHOLD
TOWNHOUSES

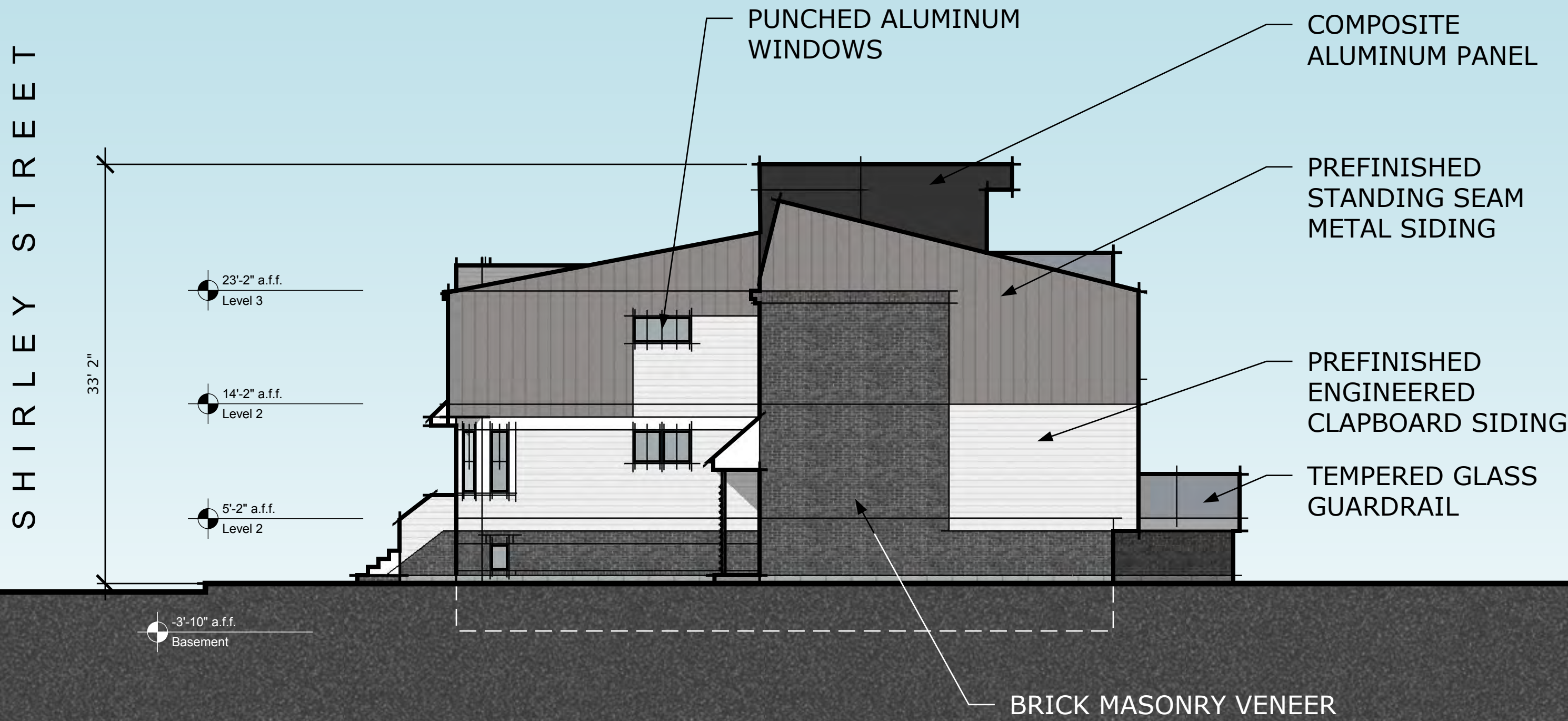
*THE TWO GROUPS ARE
SIMILAR, REVERSED



WEST / EAST ELEVATION



EAST / WEST ELEVATION



VIEW FROM QUINPOOL



VIEW OF PRESTON STREET



VIEW OF PEPPERELL STREET



VIEW OF SHIRLEY STREET



VIEW OF FREEHOLD TOWNHOUSES AND CONNECTION TO BERKLEY SENIORS' RESIDENCE



WESTERN OVERVIEW



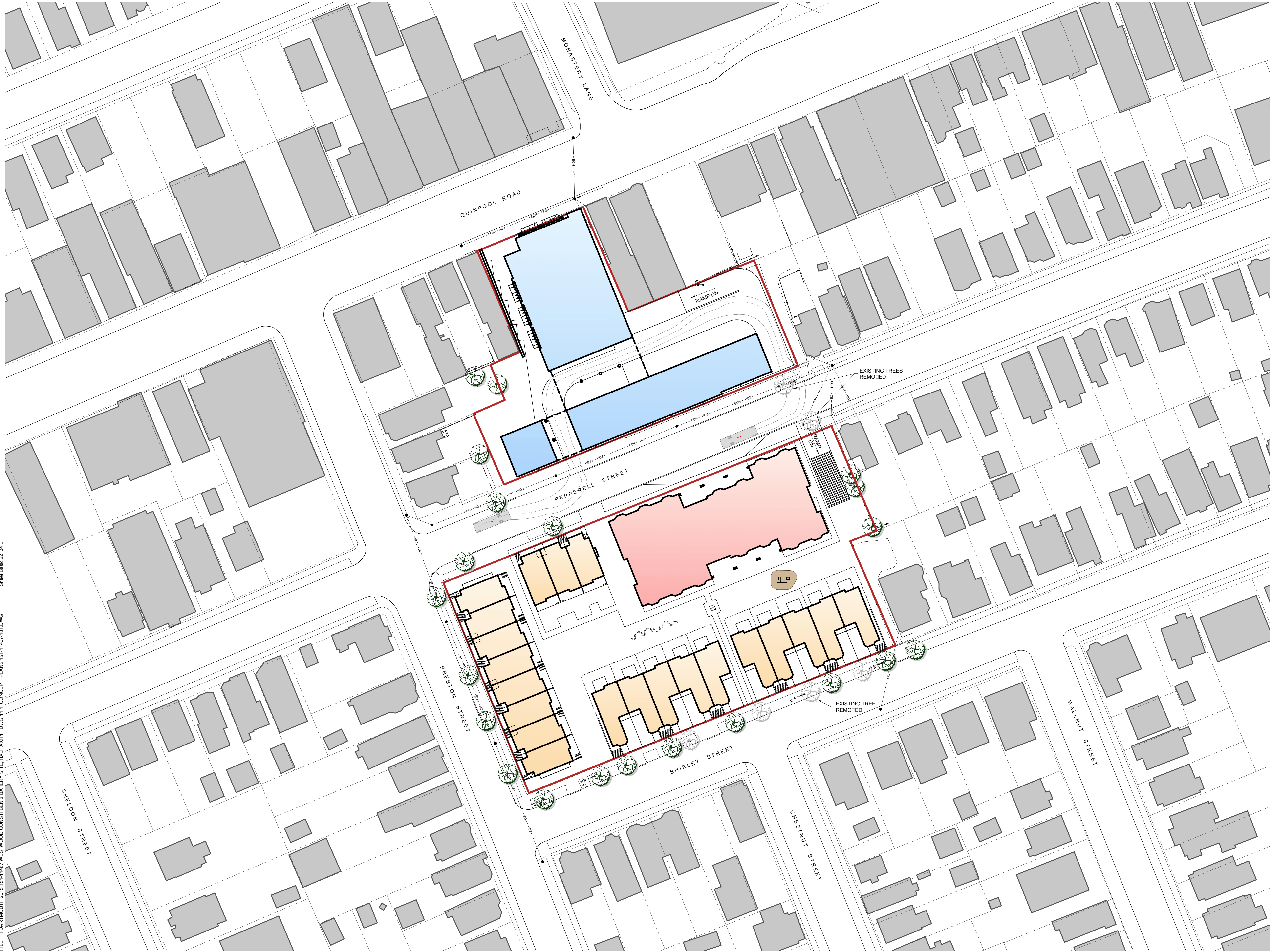
VIEW OF PEPPERELL STREET AND BERKLEY SENIORS' RESIDENCE



VIEW OF COMMUNAL GREEN SPACE

WSP GROUP
1 SPECTACLE LAKE DR,
DARTMOUTH, NS
B3B 1X7
TEL:(902) 835-9955
WWW.WSPGROUP.COM





Westwood Developments Limited

CONCEPT PLAN

Halifax, Nova Scotia

Version 101

- LEGEND**
- Subject Site Boundaries
 - Adjacent Property Boundaries
 - Easements
 - Existing Trees

PRELIMINARY

- SOURCES:**
- Adjacent Property lines from provincial property mapping
 - Site Plan based on SDMM survey: SDMM, Bens Ltd., Halifax, 21 Mar 2015, dated 21 Mar 2015

Designer: WATERS
Planner: RAD
MARCH 01, 2016 151-11467-101

7.5 5 2.5 0 15 m 30 m
1 : 500

ARCHITECTURE 49

1640 Market Street, Halifax, Nova Scotia, Canada,
B3J 2C8
T: 902-429-5490 F: 902-429-2632
www.architecture49.com



1 SPECTACLE LA: E DRI: E
DARTMOUTH, NOVA SCOTIA CANADA, B3B 1X7
PHONE: 902 635-9955 - FAX: 902 635-1645 - WWW.WSPGROUP.COM



Ben's Bakery

Mixed-Use Development

151-11467-00 2016-03-30

ARCHITECTURE | 49





Commercial / Apartment Building
9 storeys + penthouse

Levels 1-2 - commercial/retail
+/- 20,000 sf (gross)

Levels 3-9 (7 storeys): residential
91 units (avg. 750 sf)

Level 10: penthouse
2 units

9 condo townhouses

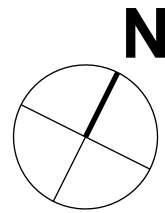
Berkley Seniors' Residence
6 storeys
Approx. 65-70 units

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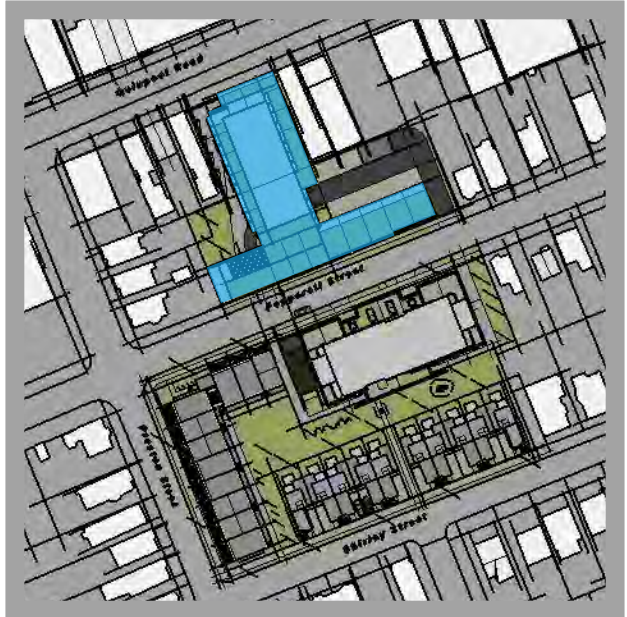
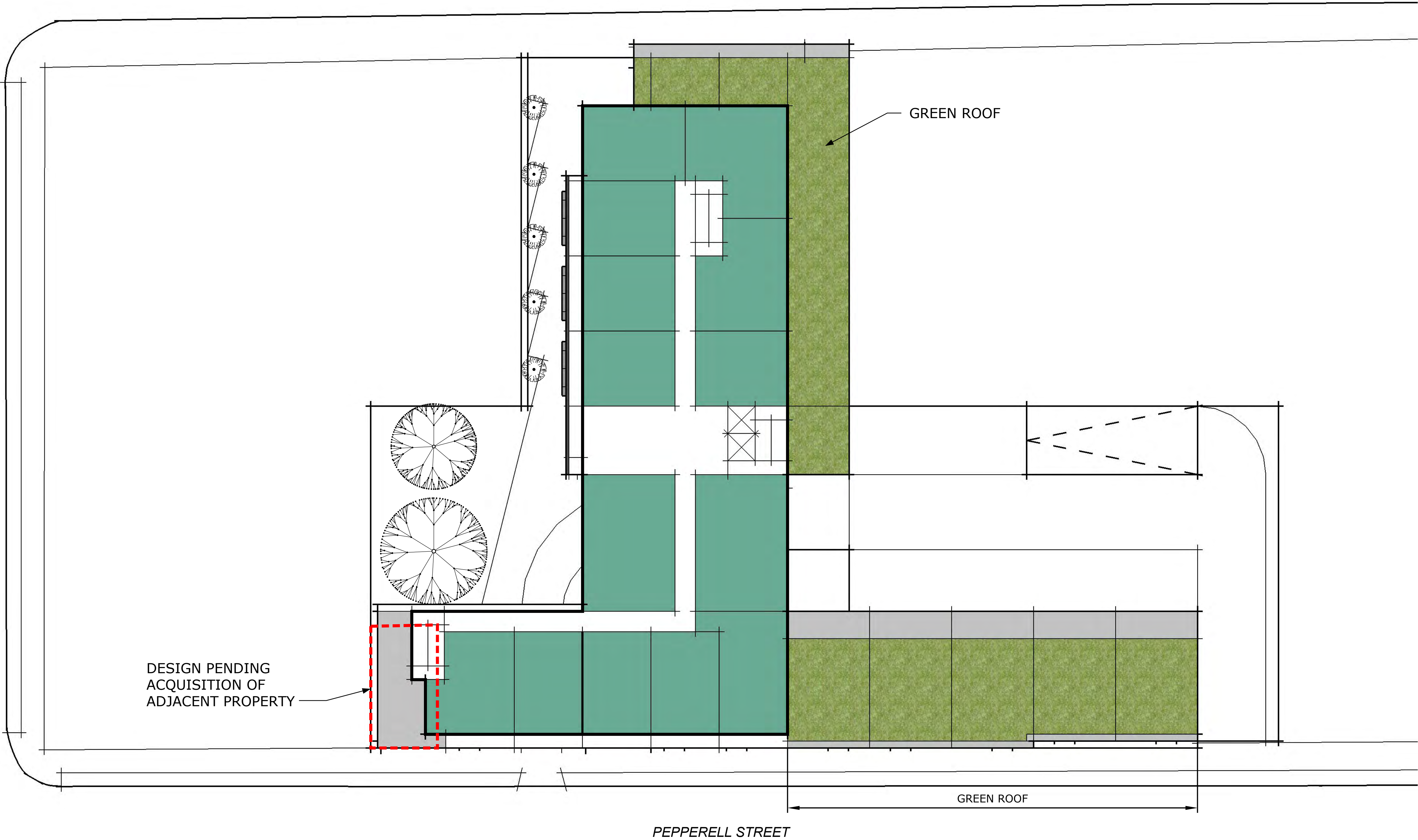
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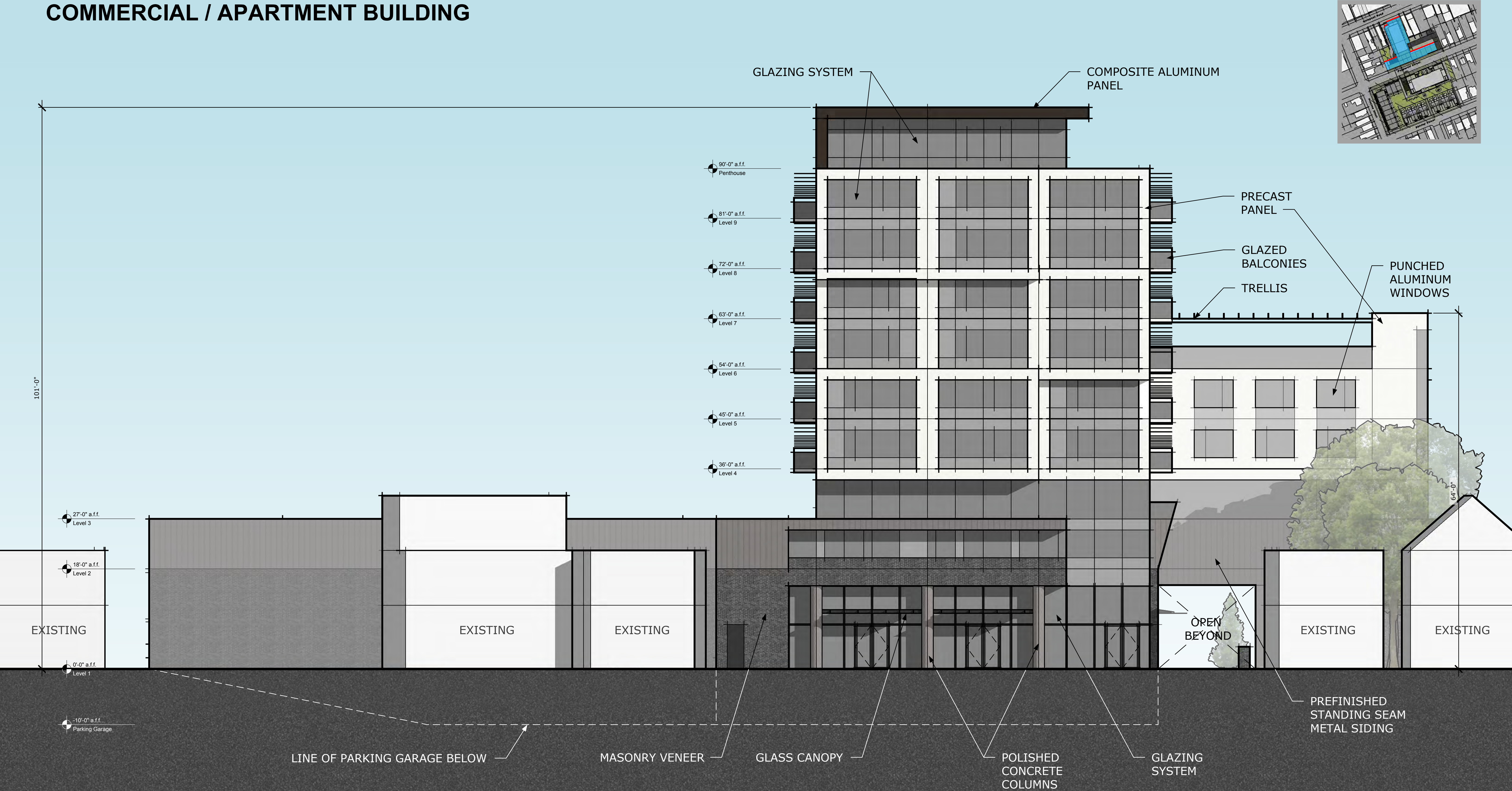
QUINPOOL ROAD



LEVEL 3 FLOOR PLAN

Ben's Bakery Mixed-Use Development | Westwood Developments

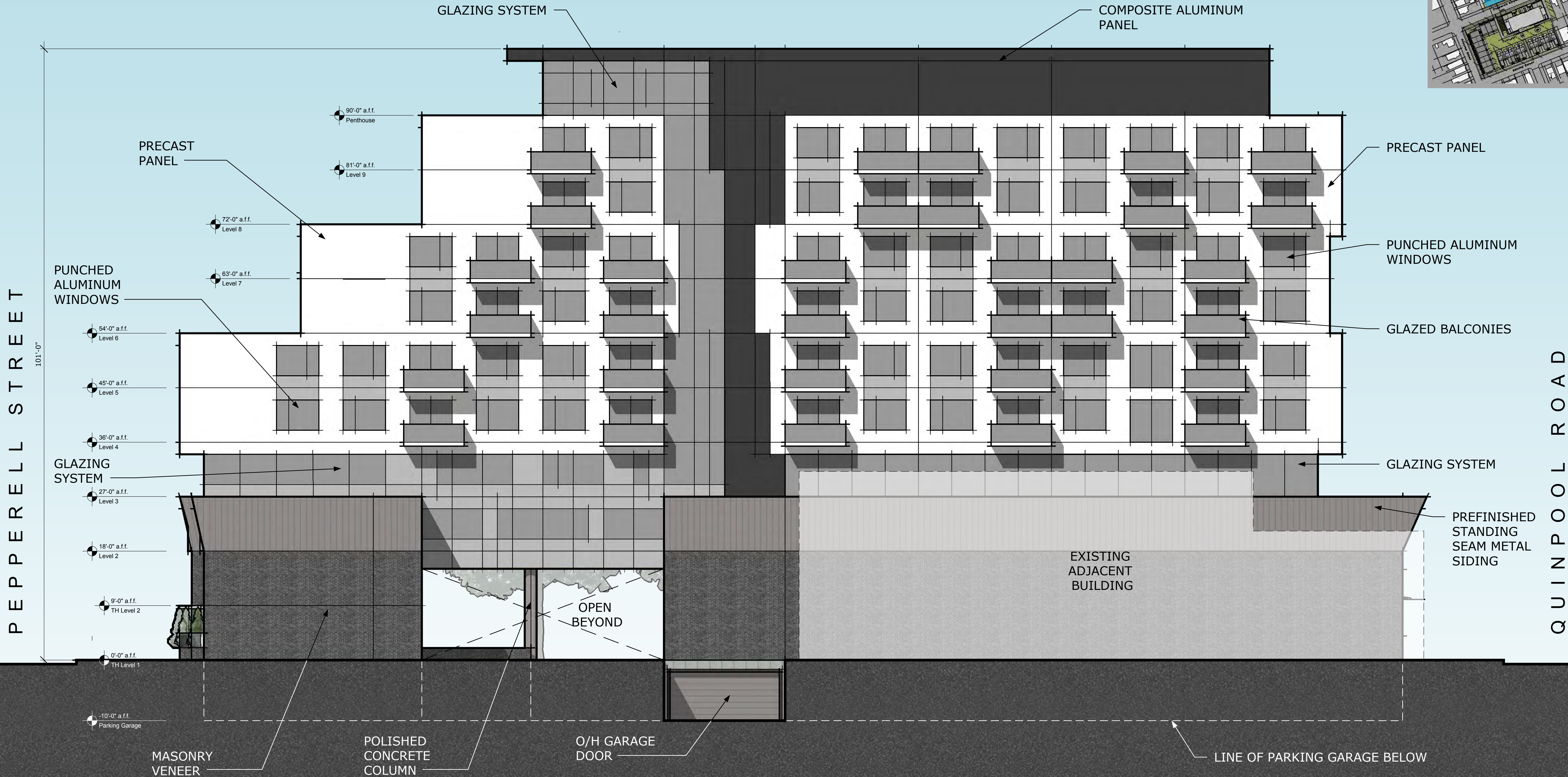
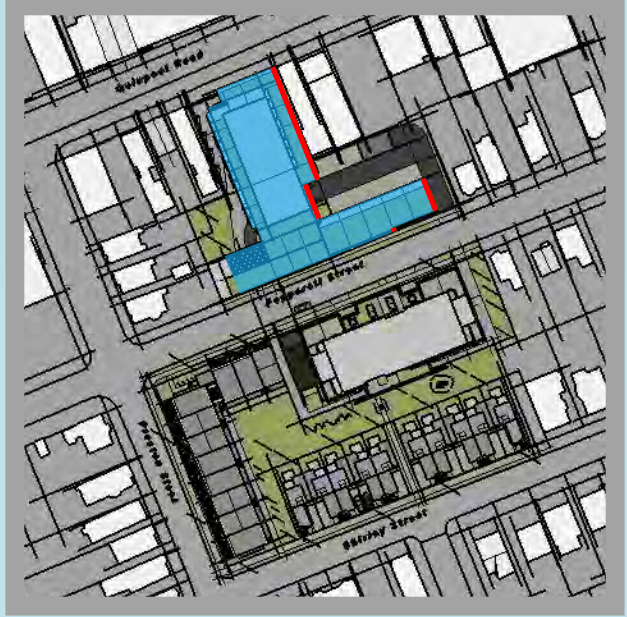
COMMERCIAL / APARTMENT BUILDING



NORTH ELEVATION

COMMERCIAL / APARTMENT BUILDING

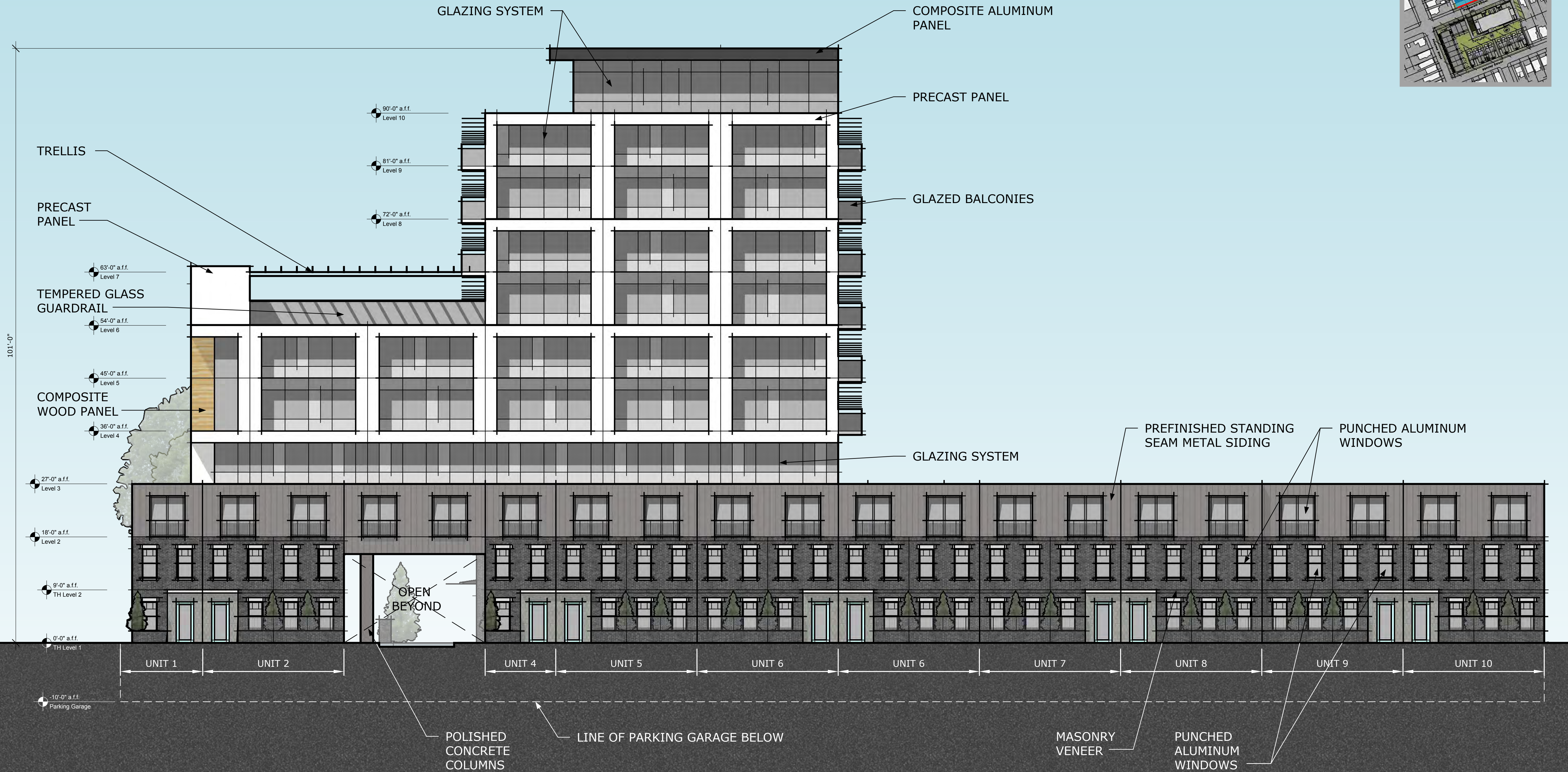
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EAST ELEVATION

COMMERCIAL / APARTMENT BUILDING

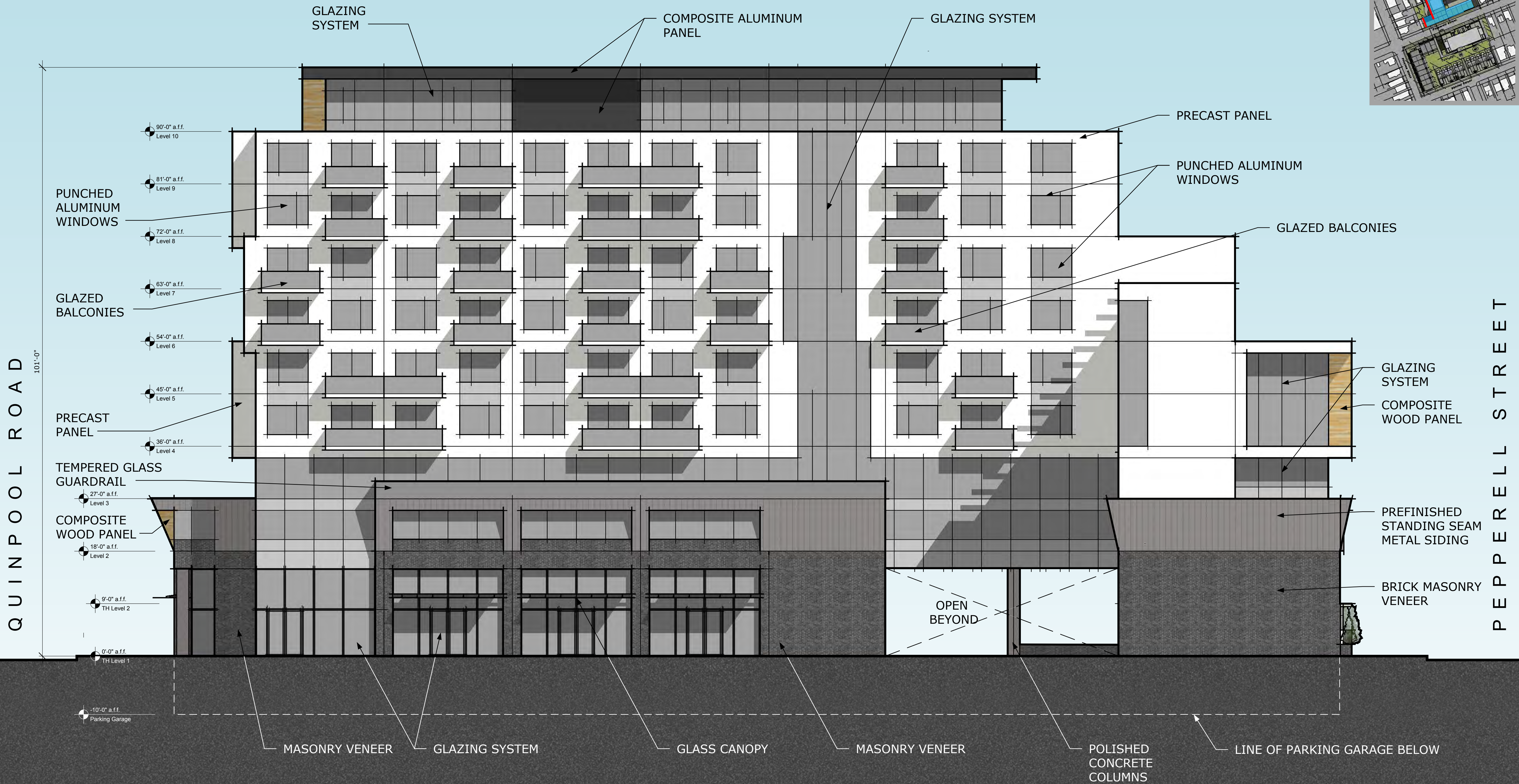
COMMERCIAL / APARTMENT BUILDING



SOUTH ELEVATION

COMMERCIAL / APARTMENT BUILDING

COMMERCIAL / APARTMENT BUILDING



WEST ELEVATION

Ben's Bakery Mixed-Use Development | Westwood Developments

Mar. 30, 2016 SCALE: 1/8" = 1'-0" 0 2 4 8 16 32 64 FT



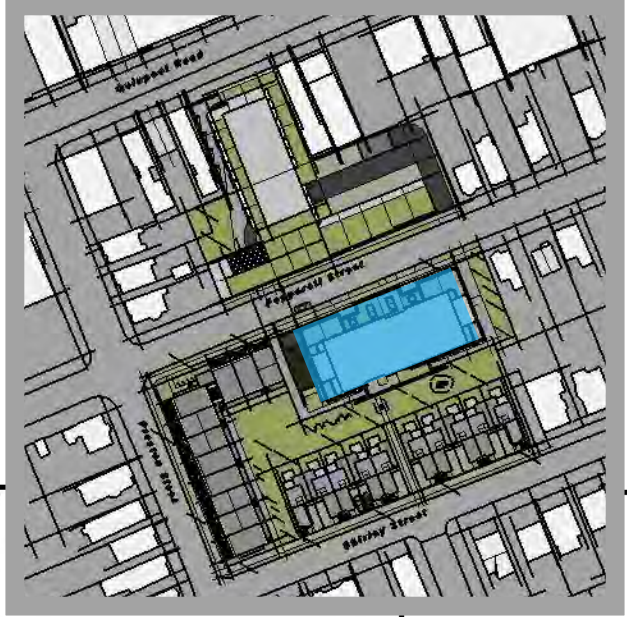
ARCHITECTURE

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BERKELEY SENIORS' RESIDENCE

BERKELEY SENIORS' RESIDENCE

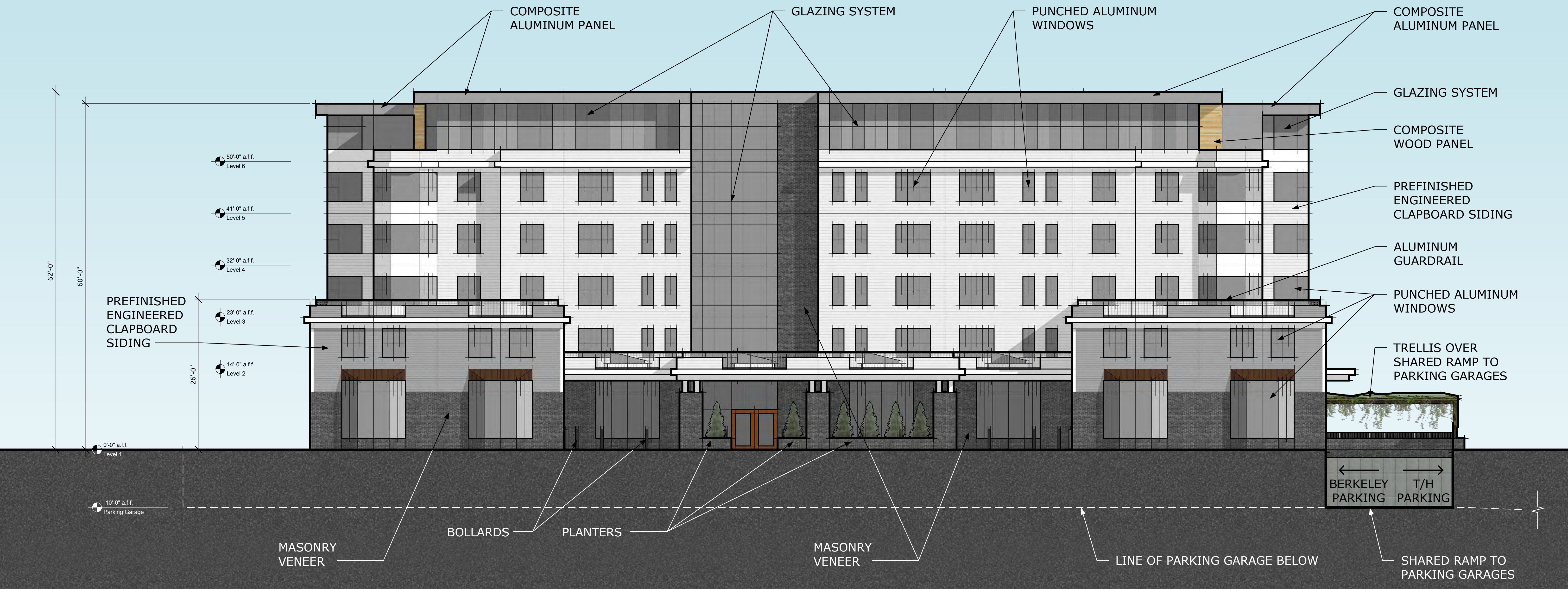


LEVEL 3 FLOOR PLAN

Ben's Bakery Mixed-Use Development | Westwood Developments

BERKELEY SENIORS' RESIDENCE

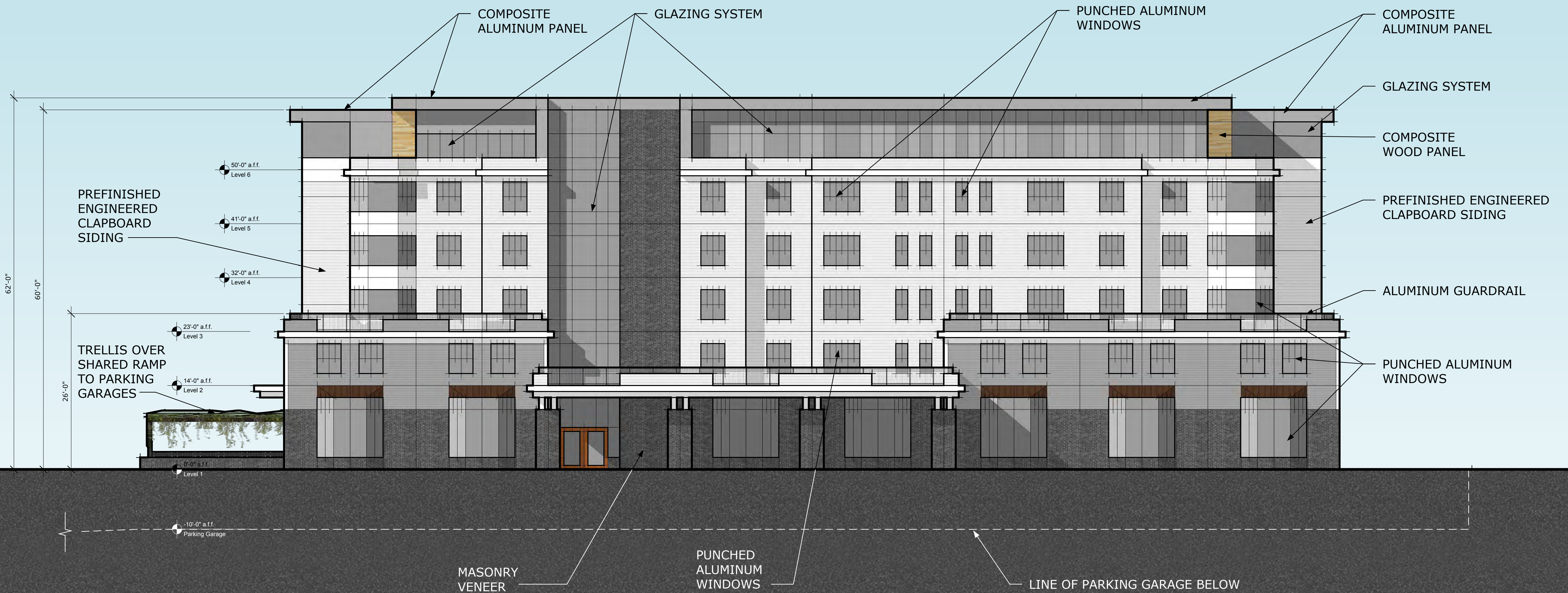
BERKELEY SENIORS'
RESIDENCE



NORTH ELEVATION - PEPPERELL STREET

BERKELEY SENIORS' RESIDENCE

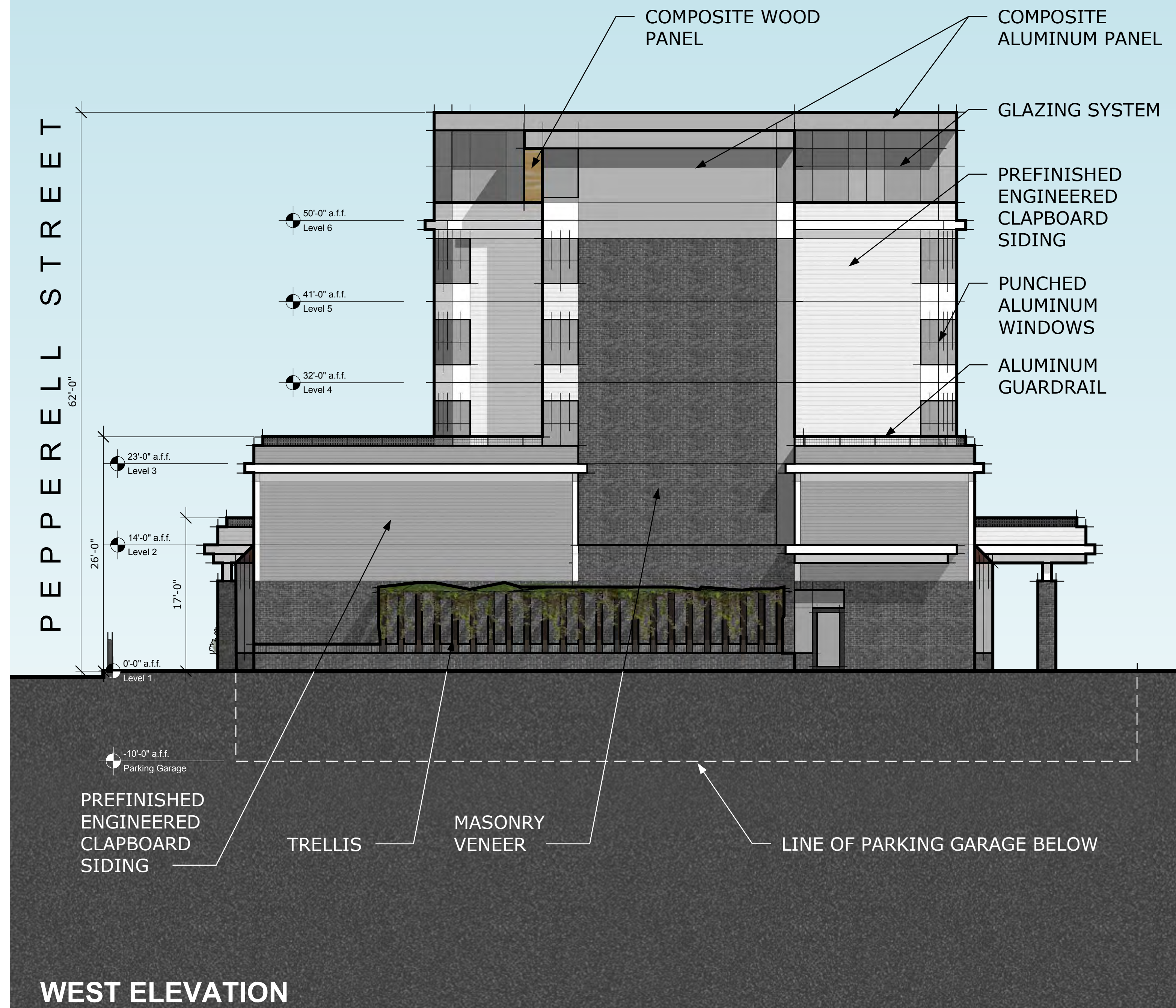
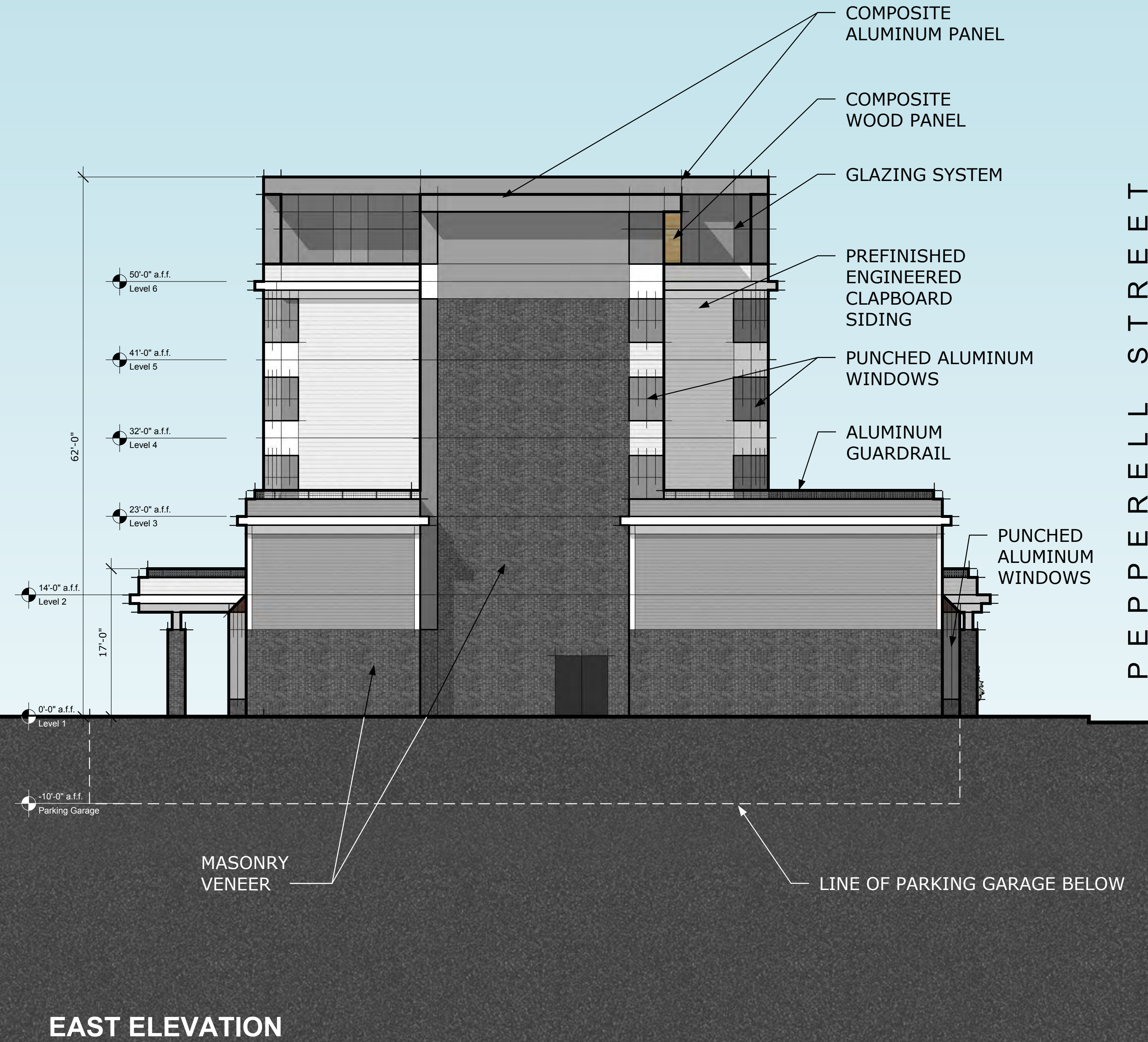
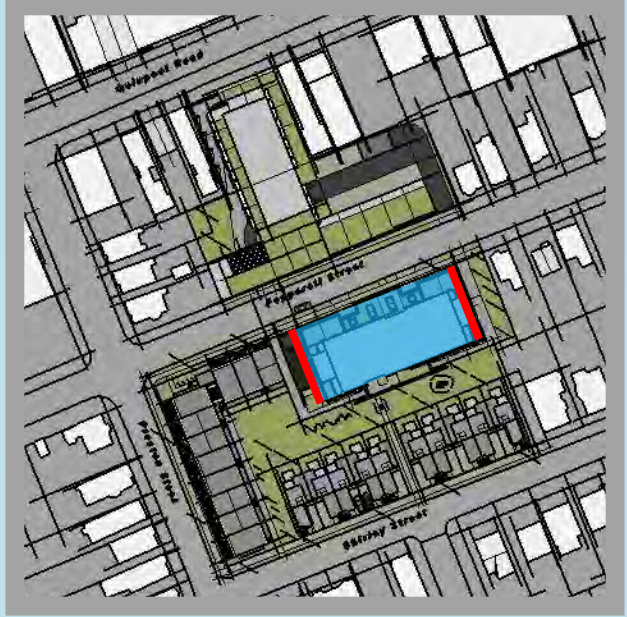
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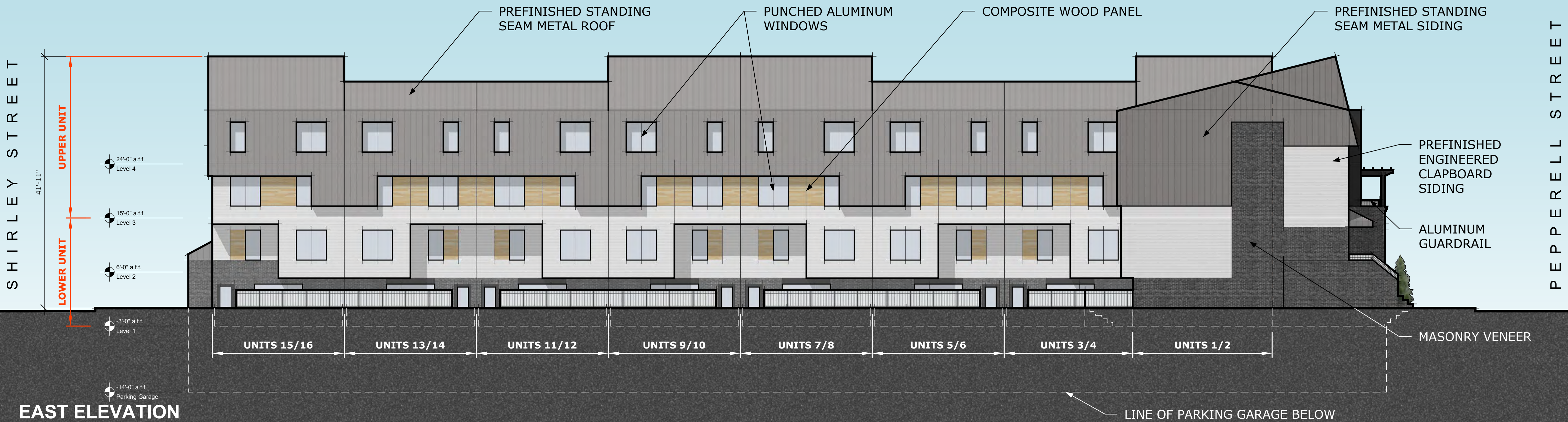
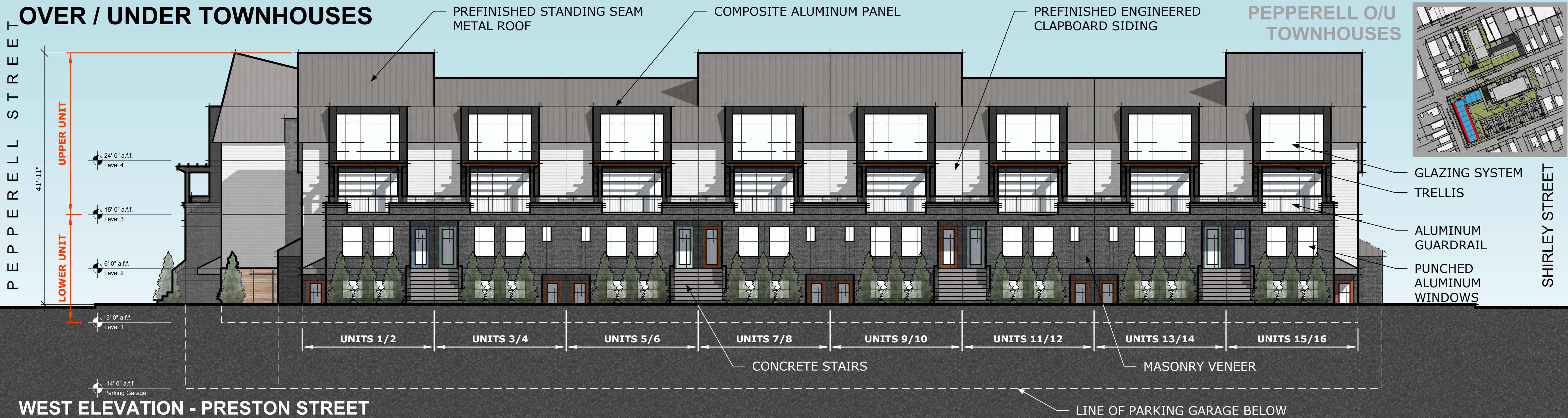
SOUTH ELEVATION

BERKELEY SENIORS' RESIDENCE

BERKELEY SENIORS' RESIDENCE



OVER / UNDER TOWNHOUSES



Ben's Bakery Mixed-Use Development | Westwood Developments

Mar. 30, 2016 SCALE: 1/8" = 1'-0" 0 2 4 8 16 32 64 FT



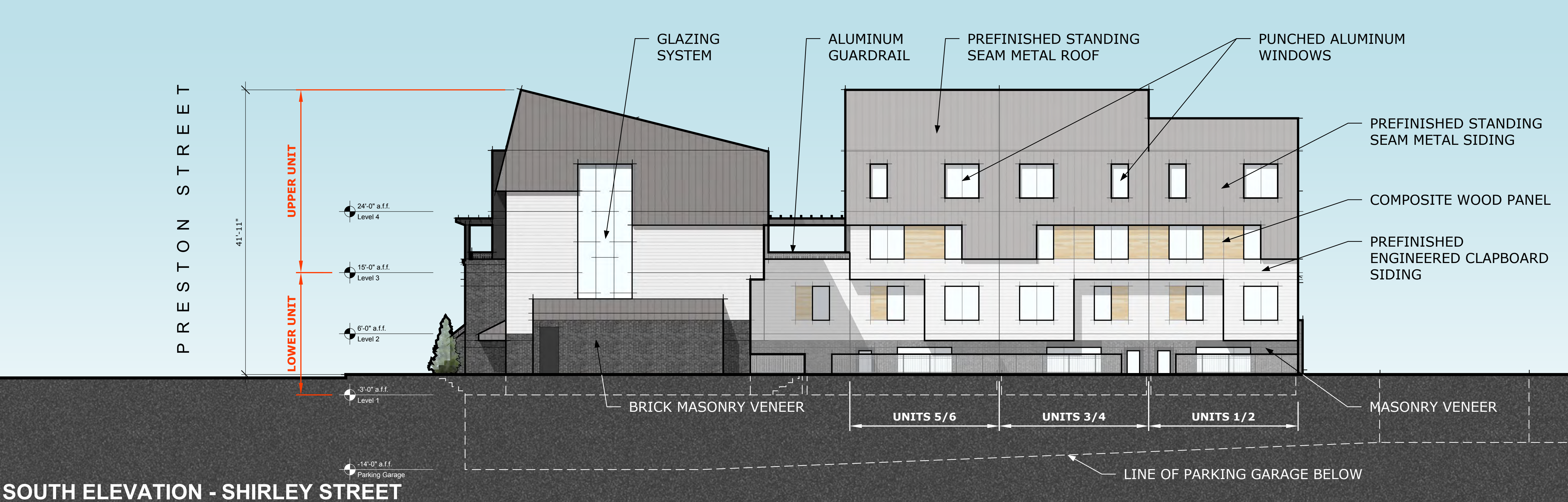
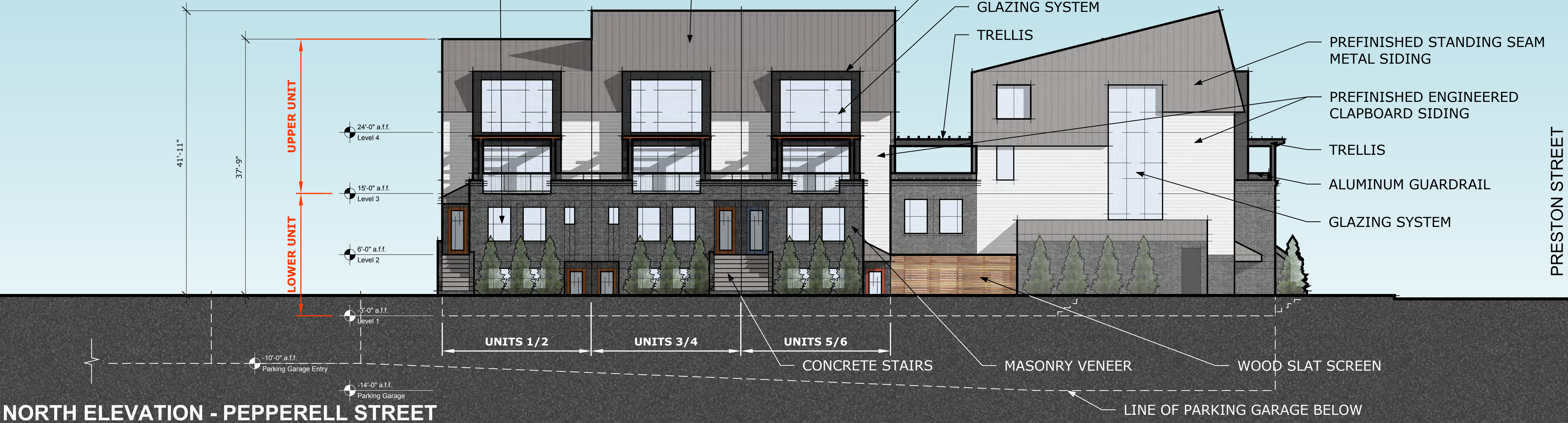
ARCHITECTURE

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OVER / UNDER TOWNHOUSES

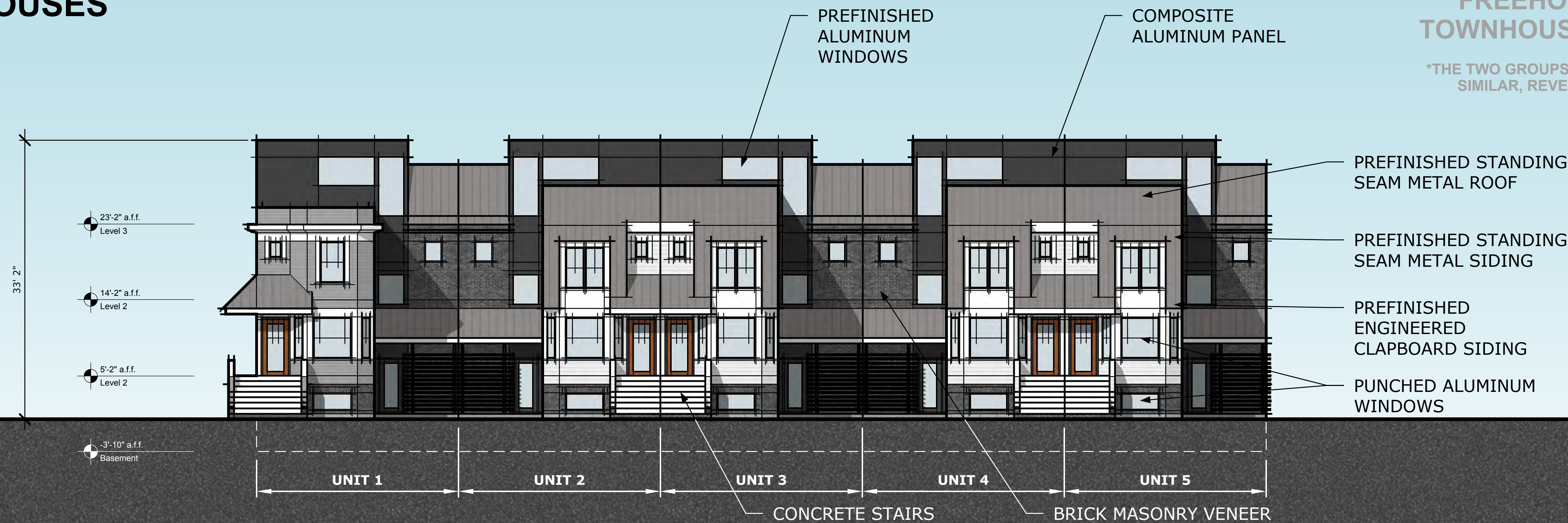
PEPPERELL O/U TOWNHOUSES



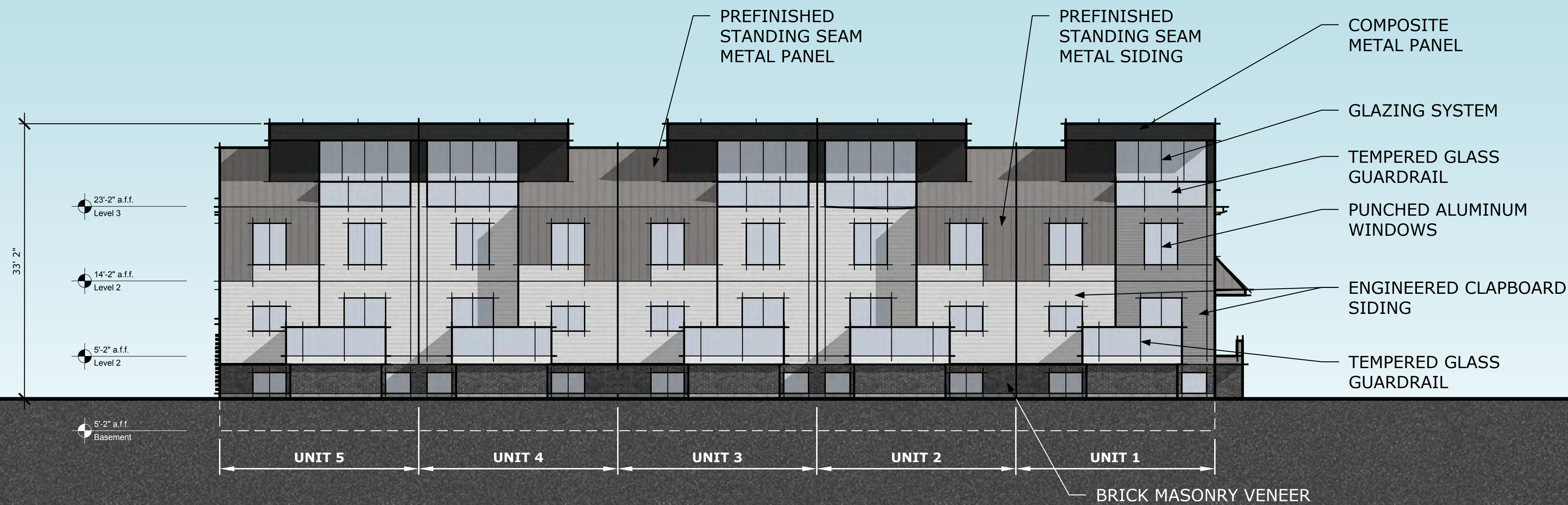
FREEHOLD TOWNHOUSES

FREEHOLD
TOWNHOUSES

*THE TWO GROUPS ARE
SIMILAR, REVERSED



SOUTH ELEVATION - SHIRLEY STREET

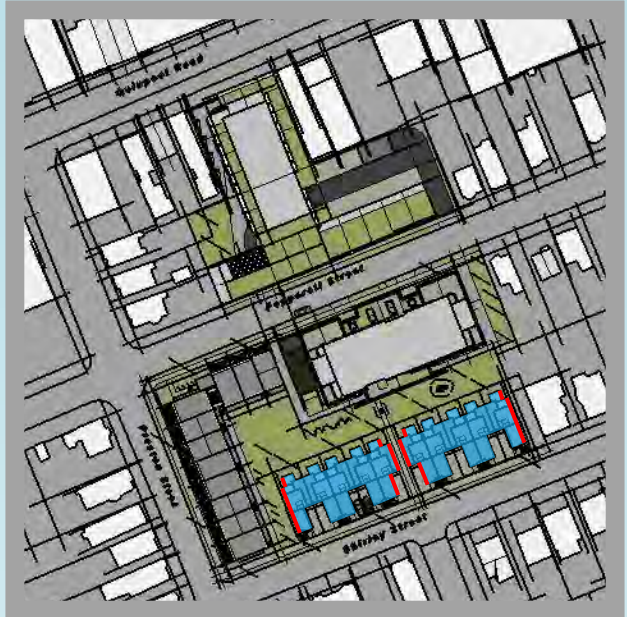


NORTH ELEVATION

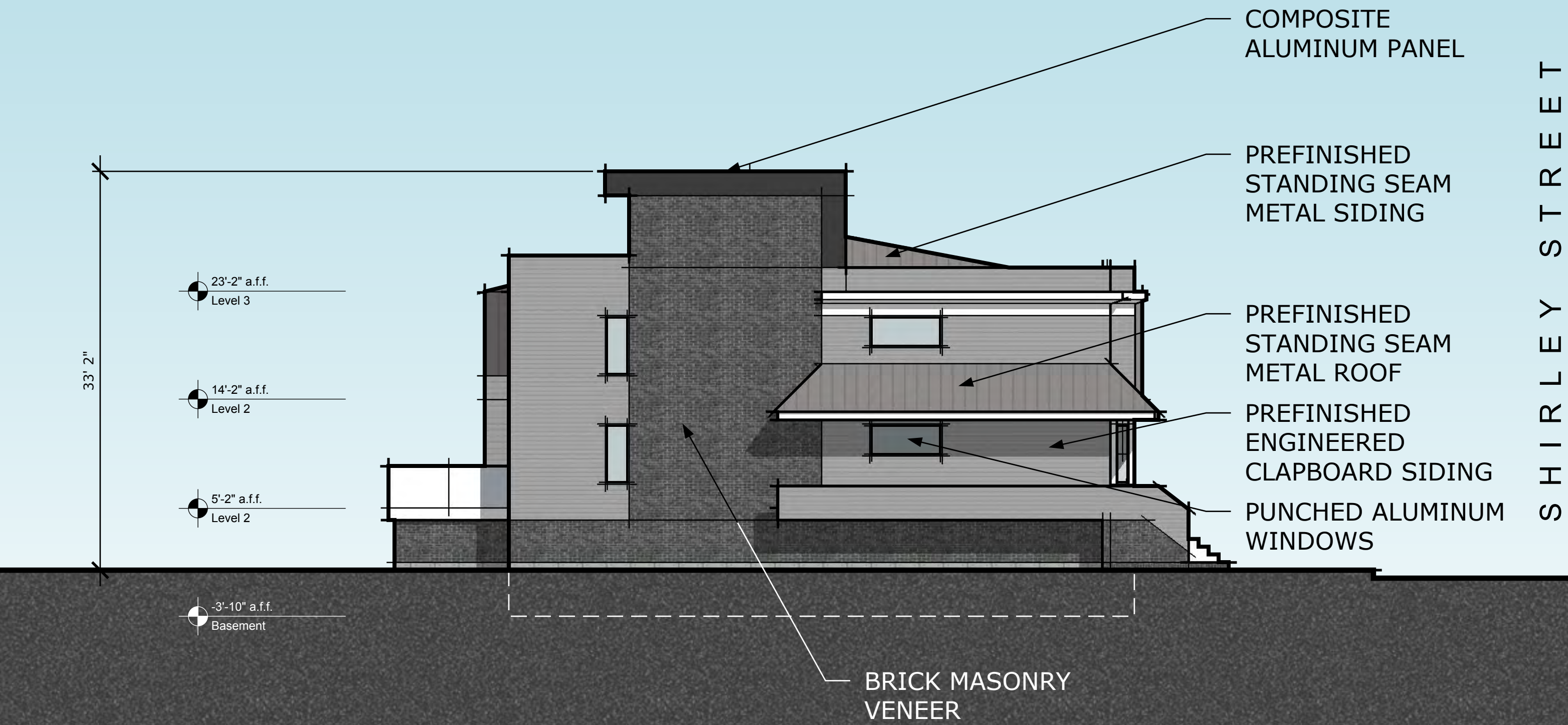
FREEHOLD TOWNHOUSES

FREEHOLD
TOWNHOUSES

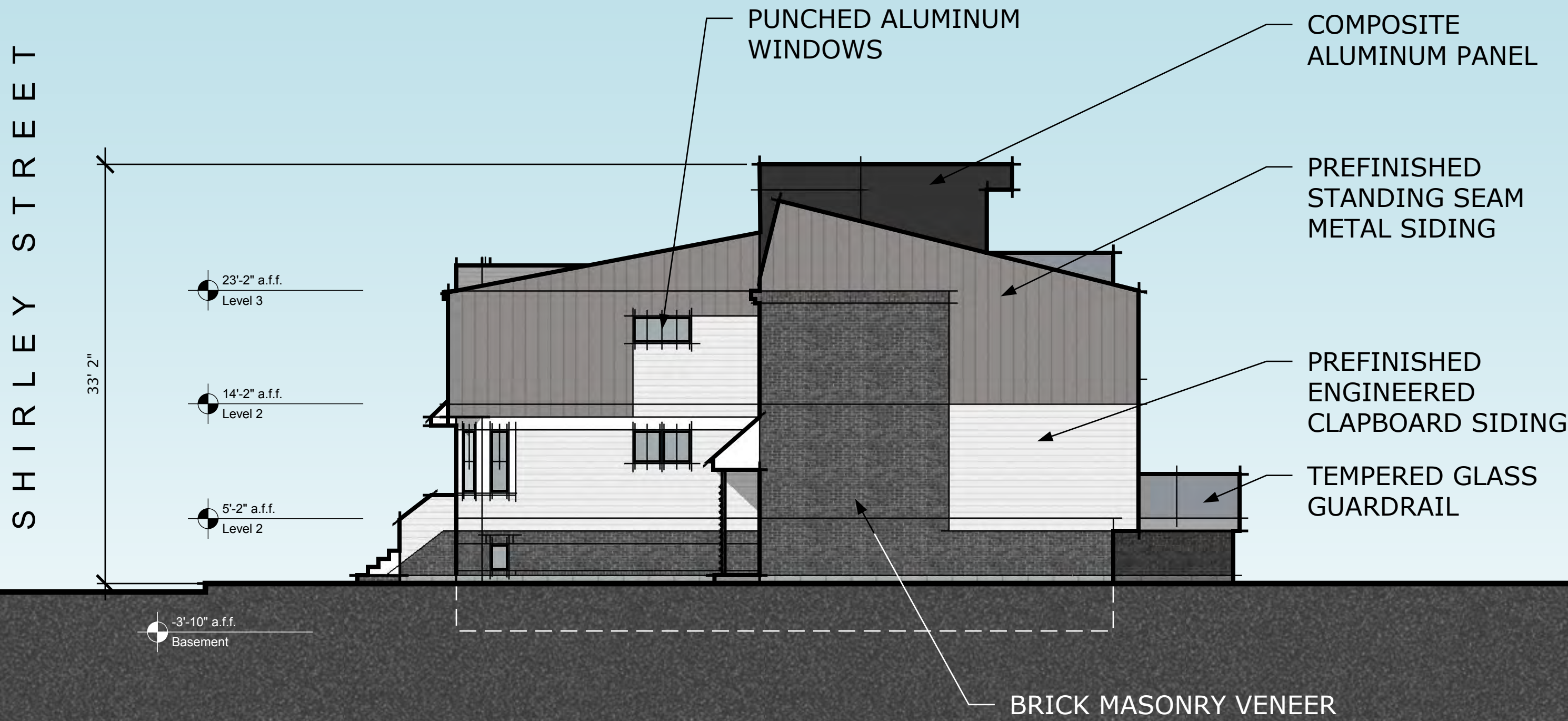
*THE TWO GROUPS ARE
SIMILAR, REVERSED



WEST / EAST ELEVATION



EAST / WEST ELEVATION



VIEW FROM QUINPOOL



VIEW OF PRESTON STREET



VIEW OF PEPPERELL STREET



VIEW OF SHIRLEY STREET



VIEW OF FREEHOLD TOWNHOUSES AND CONNECTION TO BERKLEY SENIORS' RESIDENCE



WESTERN OVERVIEW



VIEW OF PEPPERELL STREET AND BERKLEY SENIORS' RESIDENCE



VIEW OF COMMUNAL GREEN SPACE







