

PROPOSAL INFORMATION: Case 20323

APPLICANT: WSP and Architecture 49 on behalf of Westwood Group

REQUEST: Application to amend the Municipal Planning Strategy for Halifax and Land Use By-law for Halifax Peninsula to enable alternative residential, commercial and mixed-use redevelopment options, including commercial uses, multi-unit residential buildings, and townhouses buildings, at the former Ben's Bakery Lands on Quinpool Road, Pepperell Street, Preston Street and Shirley Street, Halifax

PROPOSAL: The applicant wishes to redevelop the former Ben's Bakery Lands with a mix of uses, including:

General Land Uses	Mixed-use (commercial and residential)	
Building Details	Quinpool Road and north side of Pepperell Street:	Maximum 10-storey building on Quinpool Road; commercial space on ground and second levels, with residential units on all floors
	South side of Pepperell Street:	Stacked townhouses and 6-storey multi-unit residential building (Berkeley seniors' residence)
	Preston Street:	Stacked townhouses
	Shirley Street:	Two blocks of townhouses

DISTRICT: 7 (Halifax South Downtown) – Councillor Wayne Mason

SITE INFORMATION: Former Ben's Bakery Lands, Quinpool Road, Pepperell Street, Preston Street and Shirley Street, Halifax

PLAN AREA:

☐ Halifax

LAND USE BY-LAW:

☐ Halifax Peninsula

LAND USE DESIGNATION:

☐ Quinpool Road Commercial and Medium Density Residential

CURRENT ZONING:

☐ C-2C (Minor Commercial – Quinpool Road), R-2 (General Residential) and B (Bakery)

PROPERTY DESCRIPTION:

☐ Current use: Former bakery buildings, parking lot, vacant lots

☐ Size: 9,995.7 m² (2.44 acres)

Regional Council gave staff direction to consider this application on August 1, 2017.



For further information, please contact **Leah Perrin**, Planner II, 902-490-4338, perrinl@halifax.ca or visit www.halifax.ca/business/planning-development/applications/applications-site-specific-smps-amendments-regional. When you reach this website, please scroll down and click on "6. 20323 Ben's Bakery Redevelopment, Halifax".