

November 16, 2017

Kate Greene, Planning Manager  
Planning & Development, Development Approvals  
Halifax Regional Municipality  
40 Alderney Drive, 2nd floor, Alderney Gate  
PO BOX 1749, Halifax, NS B3J 3A5

Attention:Amending TED Application (Case 21115) and Initiation

Dear Kate Greene:

**Introduction**

On behalf of Façade Investments, WSP offers this letter to support the application for a Municipal Planning Strategy (MPS) Amendment. To bring the application in greater alignment with the rationale parameters presented at the Regional Council's on August 1, 2017 the building massing and built-form is amended as illustrated on the attached PDF.

**Background**

On August 1, 2017 Halifax Regional Municipality Council received the Staff Report regarding 22 individual applications for site-specific Secondary Municipal Planning Strategy (MPS) Amendments. The applications were grouped into three designations labelled 'A' through 'C'. The TED Development was placed in Group 'C'.

Part 4 of the motion to, "*Discontinue processing the requests for site-specific amendments*" for applications designated as Group 'C' did not receive Council support. Subsequent discussion between Councillors, Mayor and the Solicitor John Traves highlighted that Group "C" applicants (including the Historic Stairs House Redevelopment) are entitled to a decision and a supplementary report is pending (individually, or as a group).

Council encouraged staff to revisit their initial assessments on eight of the applications and work with developers to move projects forward and prepare a supplementary initiation report.

**Rationale**

Site specific MPS amendments consider the broader planning context and must offer a rationale to support it. The following rationale supports the initiation of the TED Development and highlights its alignment with the

parameters Council endorsed for Group 'A' applications at the August 1, 2017 meeting, These planning principles includes:

- *“generally aligning with the June 2017 Centre Plan document relative to:*
  - *Urban Structure;*
  - *Height and Floor Area Ratio; and,*
- *addressing the planning principles of:*
  - *Transition;*
  - *Pedestrian-orientation;*
  - *Human-scale;*
  - *Building Design; and,*
  - *Context-sensitive.*

### *Urban Structure*

In consideration of recent Quinpool development projects and proposals such as the Keep, former St. Patrick's High School and the Bens Bakery Site. The design of the TED Development respects of the structure of this major and growing commercial corridor and provides additional density as encouraged in the Centre Plan framework and recent planning approvals.

The TED Development is generally aligned with the following urban structure objectives:

- Quinpool is classified as a 'Centres' in the Centre Plan Framework.
- 'Centres' should accommodate significant growth.
- The existing C-2C zone on Quinpool encourages mixed use development.
- The 'Centre' classification in the Centre Plan Framework supports mixed-use developments.
- The R-2 zone on Pepperell encourages lower scale residential forms.
- Transitions appropriately to surrounding residential areas with a mid-block reduction in height and stepping down to townhome forms on Pepperell.

In addition, Quinpool is a major commercial street with high capacity municipal services, transit and proximity to downtown.

### *Height and Floor Area Ratio*

The proposed development as amended has reduced the Floor Area Ratio (FAR) from approximately 5.0 to of 3.7 +/- as generally encouraged by the Centre Plan Framework. . This is based on the exempted areas of amenities and core circulation. If additional exemptions are anticipated, the FAR may be lower.

The proposed amended design permits a slimmer eight storey tower that a less dominate/less visually impactful massing for pedestrians than would be realized if the same FAR was fit into a 6 storey limit.

### *Transition*

As encouraged in the August 1, 2017 Staff Report, the proposed building design recognizes surrounding development through the following:

- The tower is stepped back 3.0m from the top of the street wall, 6.0 m from the church property line and setback 3.0m from the shared property line with KFC
- The tower portion is oriented towards Quinpool Road on the front portion of the parcel.
- The massing drops to four storeys towards the rear of the parcel and then to a 3.5 storey stacked townhouses to maintain a more traditional residential form on Pepperell.

### *Human Scale + Pedestrian-orientation;*

The proposed TED design promotes a human scale and safe, comfortable pedestrian experience. The detailing of the building are focused primarily at the street level where pedestrian interaction occurs. The design and massing achieves this by:

- Establishing a two-storey continuous and cohesive streetwall reflecting the predominate street pattern
- Provides an active frontage on Quinpool by placing commercial uses at grade
- Residential uses will be introduced on the Quinpool side starting at the second storey.
- Stacked townhouses at 3.5 storeys will be located on Pepperell Street with doors facing the street.

The tower portion is stepped back and detailed to decrease the massing in relation to the Quinpool streetwall and Pepperell townhomes. The proposed development offers an opportunity to maintain a desirable public-private interface with residential units fronting on Pepperell Street and commercial uses fronting Quinpool Road. The proposed mixed use building includes various step backs to maintain an element of human scale at street level and respect the scale of adjacent land uses.

### *Building Design*

The proposed TED development provides a high quality design consistent with urban design, architectural best practices and respects human scale. The addition incorporates a 2-storey streetwall/podium base on Quinpool Road and Pepperell Street with the similar scale and rhythm as the existing adjacent buildings.

As noted above, the design reflects the transition between neighbourhoods by locating height and density according to a gradient massing approach. The taller portion is located on the Quinpool side, with the massing stepping down in distinct high-rise, mid-rise and low-rise volumes, terminating in a townhouse model that is respectful of the character of Pepperell Street.

The buildings volumes are differentiated from one another by fenestration and materiality and descend gradually across the site, transitioning from a two-storey street wall, to eight-storeys and stepping down to a low-rise, over/under townhouse typology.

#### *Context-sensitive.*

As highlighted in the previous sections, the proposed building's design respects the character of the surrounding neighbourhood. The scale, form, and materials used will respond to the architectural character of the neighbourhood.

The site's context embodies a transition between two neighbourhoods, in which building forms and occupancies shift from lower-scale residential on Pepperell Street to the mixed-use (retail) corridor of Quinpool Road.

#### **Conclusion**

We trust this letter summarizes how the amended TED massing and application supports the key planning parameters Council endorsed for Group 'A' applications at the August 1, 2017 meeting and will be recommended for initiation.

With initiation approved, it is understood the application materials will be updated to reflect the massing and built-form as illustrated in the attached PDF.

WSP trusts this letter and enclosed materials will assist Staff in supporting initiation of the application. Should you have any questions or comments with regards to recommend initiation, please do not hesitate to contact the undersigned.

Yours sincerely,

Jeffry Haggett MCIP LPP  
Senior Planner, Development and  
Strategy

cc: Joe Nahas



<b>Legend - Massing Diagrams:</b>	
<span style="color: #00BFFF;">●</span>	Residential (Apartments)
<span style="color: #008080;">●</span>	Residential (Townhouses)
<span style="color: #FF8C00;">●</span>	Commercial (Retail)
<span style="color: #666666;">●</span>	Parking Access
<b>Unit Count:</b>	
Apartments (approx. 600-800 sf):	67
Over/under Townhouses (approx. 1,300-1,600 sf):	6
Total Residential Units:	73
<b>Area Breakdown (Approximate):</b>	
Residential (Apartments):	48,900 sf
Residential (Townhouses):	9,200 sf
Residential (Total):	57,100 sf
Commercial (Retail):	6,100 sf
Amenity (Internal):	1,700 sf
Parking Levels:	44,100 sf
Building Gross Floor Area:	119,000 sf
F.A.R.:	