

The word "HALIFAX" in a bold, white, sans-serif font, set against a dark blue background. The background features a large, light blue diagonal shape that points towards the bottom left, creating a dynamic geometric design.

HALIFAX

Public Meeting Case 21115

Municipal Planning Strategy and
Land Use By-law Amendment

6290, 6298 and 6302 Quinpool Rd.
6325 and 6331 Pepperell St.

May 7, 2018

Agenda for Tonight's Meeting

- | | |
|--|-----------------------|
| 1. Viewing of Display Boards | 7:00 p.m. - 7:15 p.m. |
| 2. Welcome and Introductions | 7:15 p.m. - 7:20 p.m. |
| 3. HRM Staff Presentation | 7:20 p.m. - 7:30 p.m. |
| 4. Applicant Presentation | 7:30 p.m. - 7:40 p.m. |
| 5. Public Feedback (Questions and Comment) | 7:40 p.m. - 9:00 p.m. |
| 6. Wrap-Up, Next Steps, Feedback Form | 9:00 p.m. |

Introductions

Sarah MacDonald – Chair, Halifax Peninsula PAC

Members of Halifax Peninsula PAC

Waye Mason – Deputy Mayor, Councillor for District 7

Sean Gillis – HRM Planner

Hannah Forsyth – HRM Legislative Assistant

Iain Grant – HRM Planning Technician

Cara MacFarlane – HRM Planning Controller

Christina Lovitt – Applicant (WSP Canada)

HRM Staff Presentation

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Tonight's Meeting

Feedback provided tonight will inform the process

No decisions will be made tonight

Planning Application Process

We Are Here →

Application Submitted

Direction by Council (Initiation)

Public Information Meeting

HRM Analysis & Review

Planning Advisory Committee
Meeting

Staff Report with Draft Policy &
Recommendation

Community Council Meeting

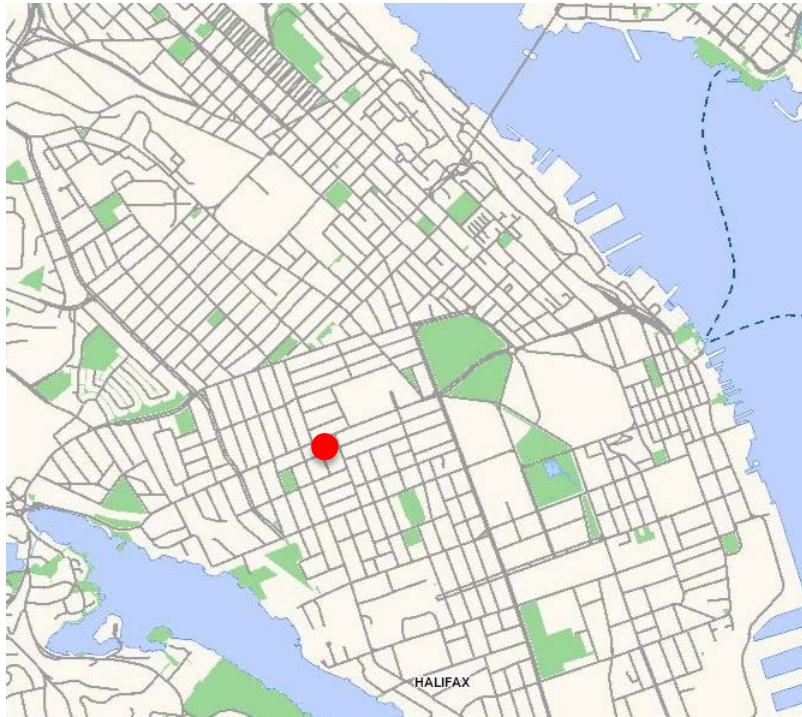
Regional Council Public Hearing &
Decision

Proposal



Site Context

Quinpool Road and Pepperell Street, Halifax



General Site Location



Site Boundaries in Red

Site Context



Site Context



Site Context

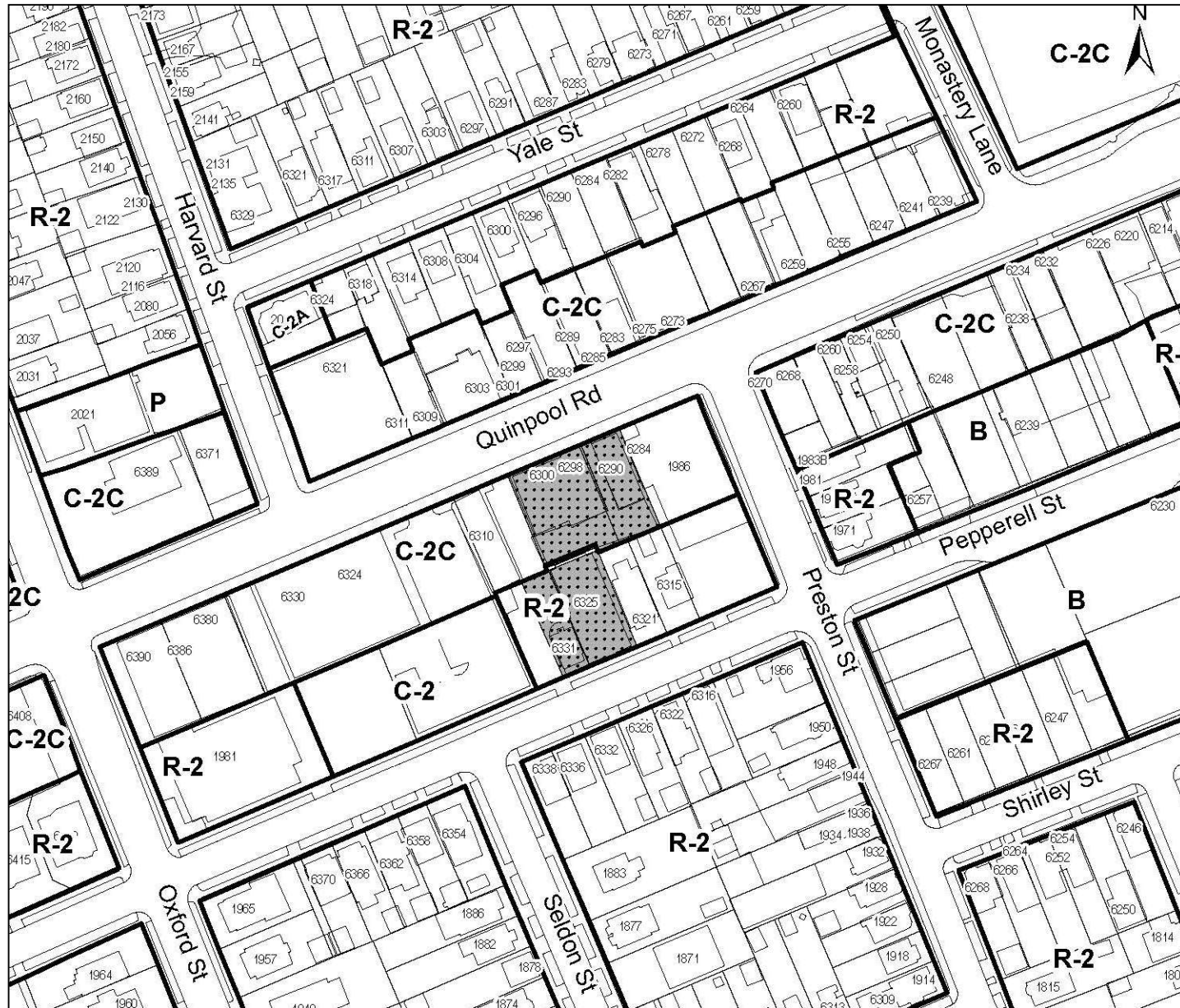


Site Context



The map displays a grid of streets and property lots. Key streets include Yale St, Harvard St, Quinpool Rd, Pepperell St, Preston St, Seldon St, Oxford St, and Shirley St. Property lots are numbered with addresses. Designated zones are labeled: MDR (Medium Density Residential), C (Community), and MNC (Medium Density Neighbourhood Commercial). A dashed line outlines the Peninsula North Secondary Plan Area. A north arrow is in the top right corner.

Existing Halifax Land Use By-law (LUB)



Direction by Regional Council

January 2018: Continue to process site-specific secondary municipal planning strategy amendments, subject to conditions.

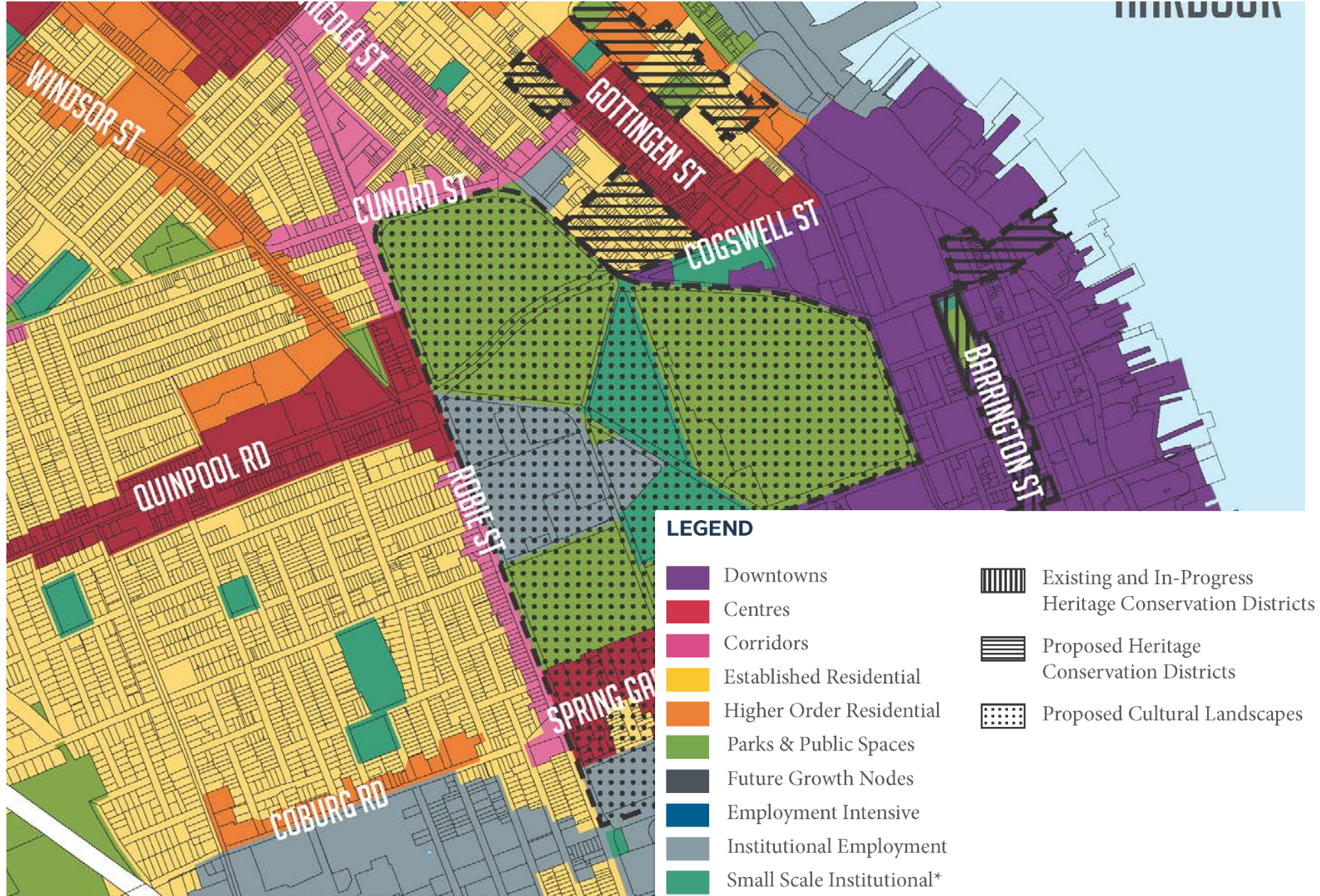
Generally align with the June 2017 Centre Plan Document:

- a) Urban Structure – Quinpool Centre
- b) Height – between 4 to 6 storeys
- c) Floor Area Ratio – not applicable

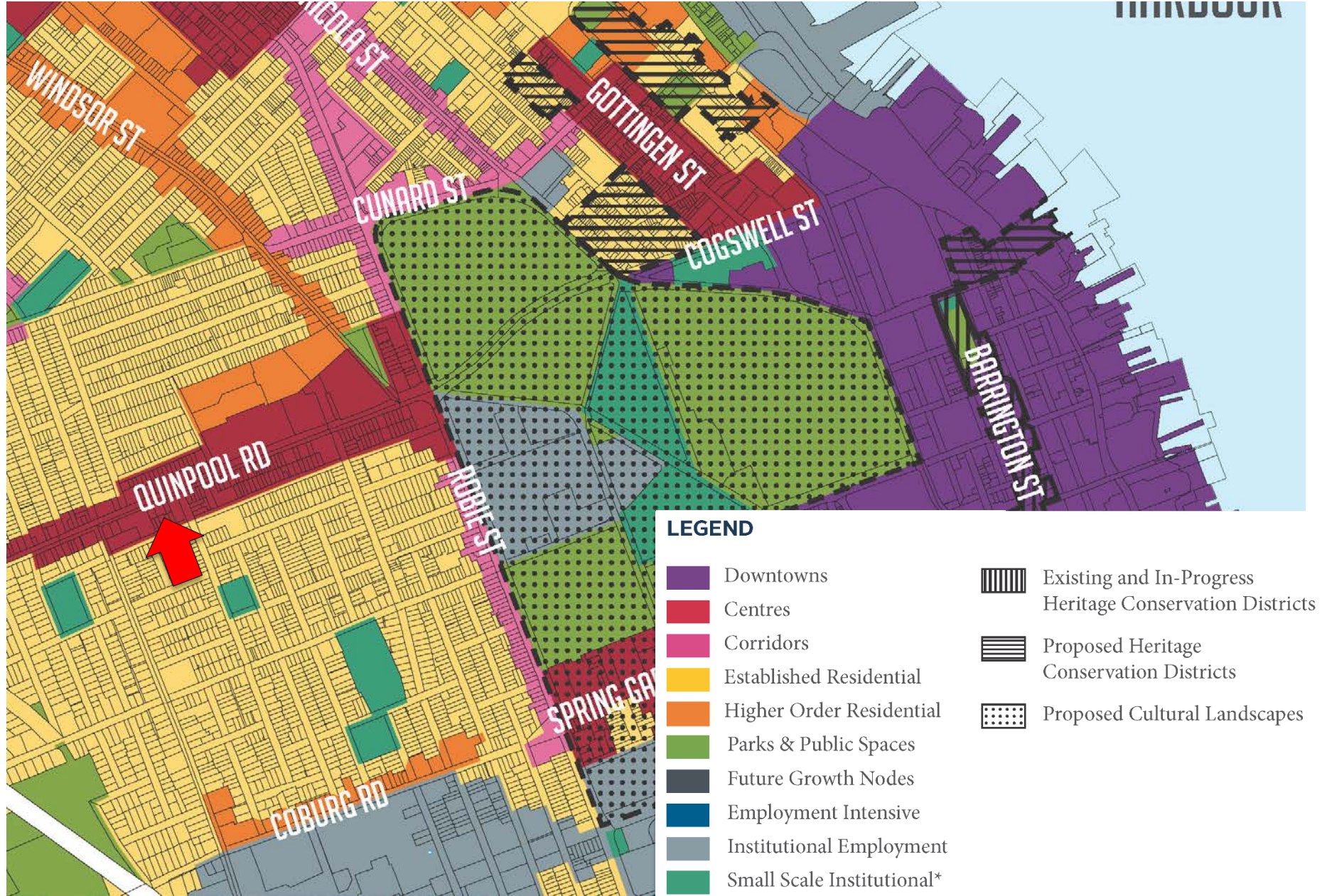
Address the planning principles of:

- a) Transition
- b) Pedestrian-orientation
- c) Human-scale
- d) Building design
- e) Context-sensitivity

Centre Plan – Urban Structure



Centre Plan – Urban Structure



Centre Plan – Height



Planning Principles

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

Applicant Presentation

Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Please respect the applicant, staff and your neighbours
- Comments are recorded and provided in a summary format

HALIFAX

Thank You

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