Case 21081: Quinpool Road

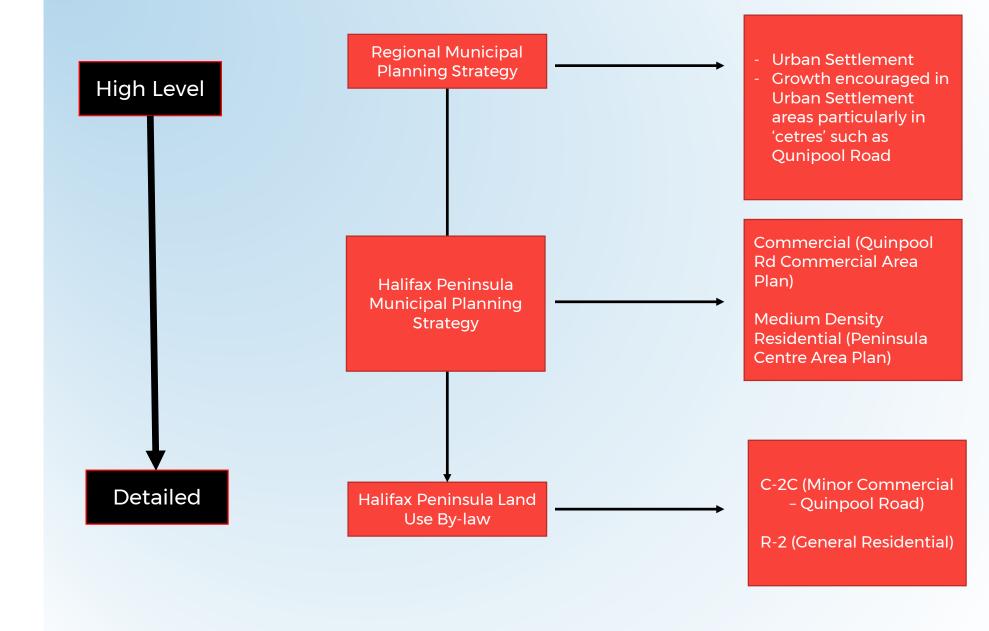
Plan Amendment and Development Agreement Application: Mixed-Use Building Proposal







Existing policy and Regulation





Current Use







Proposal Details:

2 storey podium Quinpool 6 storey above, 4 midblock townhouses Pepperell

67 multi-units + 6 townhouses

6,433 s.f. Ground Floor Retail

67 vehicle spaces underground38 bike spaces









Proposal Details:

Indoor amenity space = 3,000 sq. ft.

Outdoor amenity

Green roof









Proposal Details:

Patio space

Balconies







Proposed Site Plan





Proposed Site Plan





Proposed Site Plan







Proposed Site Plan



Commercial access



Residential multi-unit access



Townhouse access





Proposed Site Plan

Commercial access

Residential multi-unit access

Townhouse access

Parking garage access





JANUARY 16 2018

Council's Motion

"Continue to process the requests for site-specific SMPS amendments subject to the proposals:

A. Generally aligning with the June 13, 2017 Centre Plan document relative to:

- Urban Structure;
- Height; and
- Floor Area Ratio
- B. Addressing the planning principles of:
- Transition;
- Pedestrian-orientation;
- Human-scale;
- Building Design; and
- Context-sensitive."



Urban Structure

- Quinpool is classified as a 'Centre' in Centre Plan Framework.
- 'Centre' classification supports mixed-use developments should accommodate significant growth.
- Existing C-2C zone on Quinpool encourages mixed use development.
- Existing 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.
- Quinpool is a major commercial street with high capacity municipal services, transit and proximity to downtown.



FAR

Currently Proposed

3.99 FAR (gross) 3.27 FAR(net)





Height & Transition





Transition

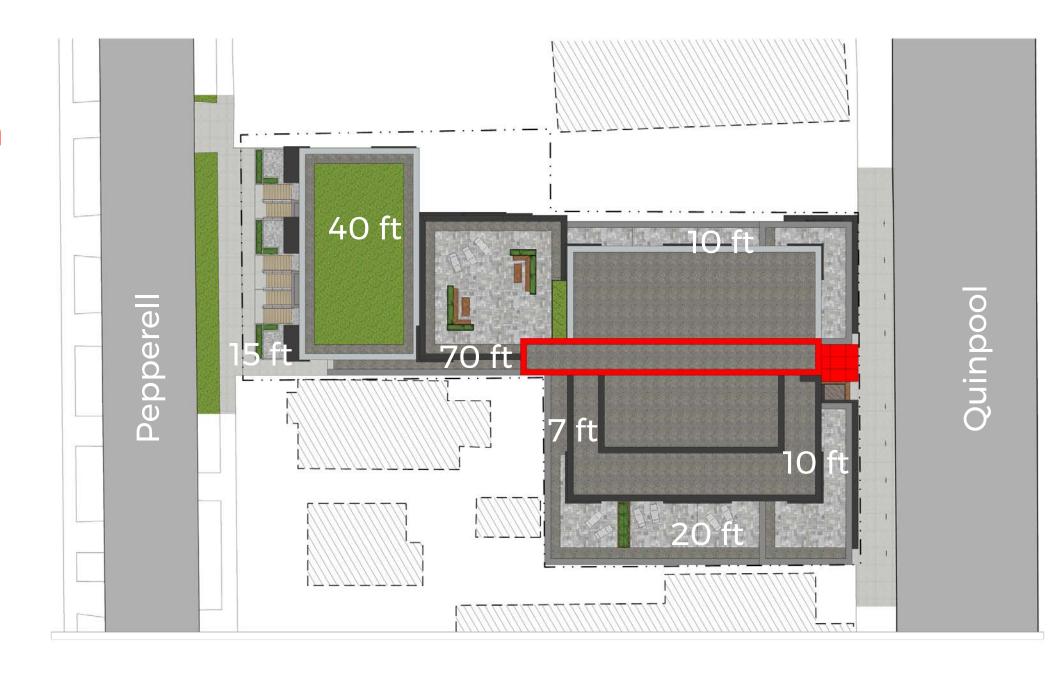




Transition

Approx.
Setbacks and stepbacks





Shadow Review

- Short spring/autumn
- Short summer, no impact on north side of Quinpool
- Longer winter (as typical), building design to move shadow quickly





Wind Review

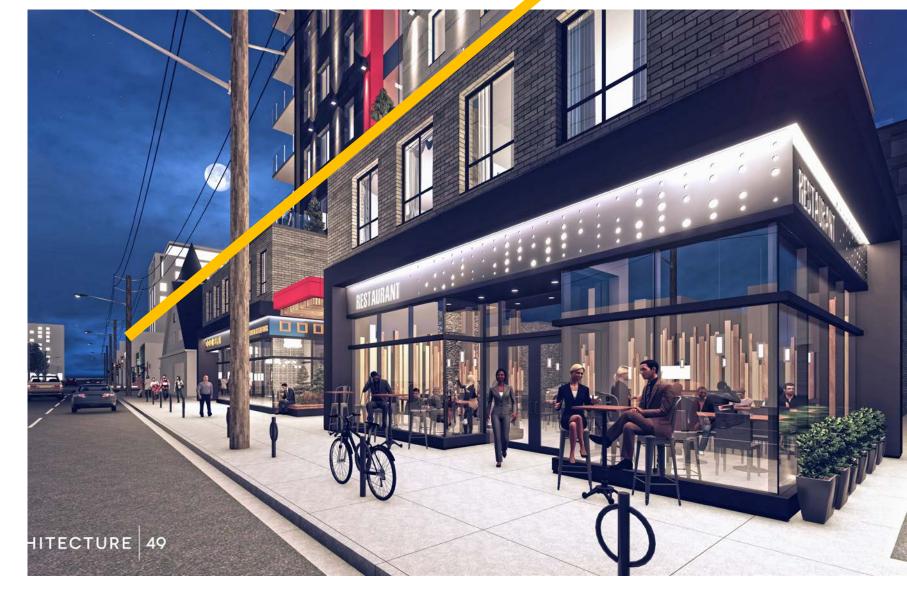
- Podium design significantly improves comfort
- Existing street trees on Pepperell mitigate effects
- New street trees on Quinpool encouraged













Active Frontages





Sidewalk & Pedestrian Experience



Building Design







Contextsensitive









Current

Possible







Current

Possible





Current

Possible

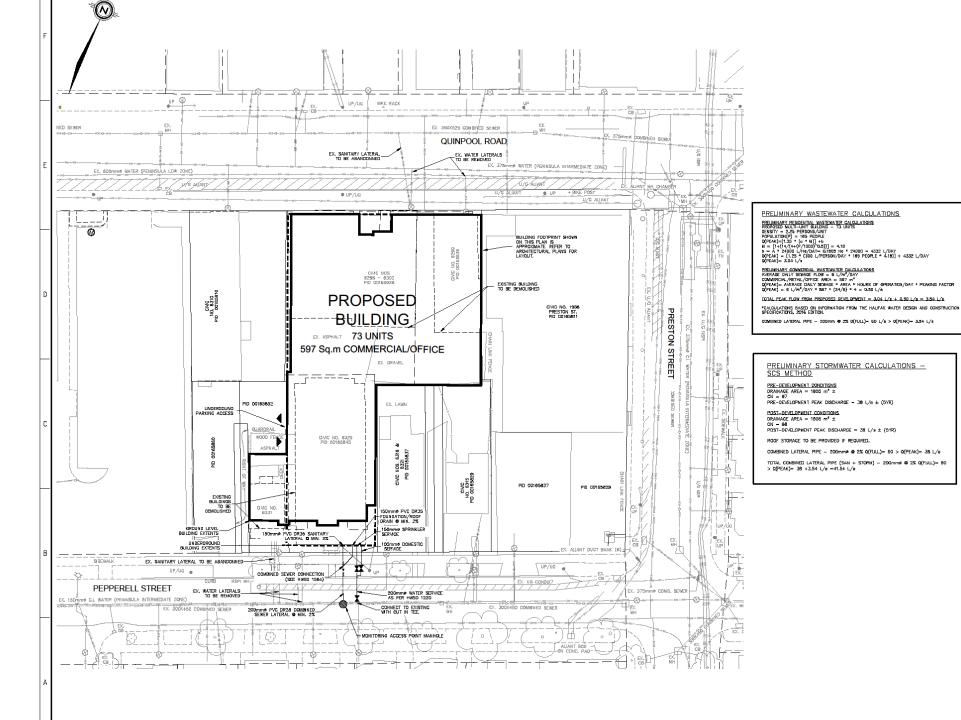












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Dartmouth, Nova Scotia, Canada B3B 1X7
T 902-835-9855 F 902-835-1045 www.wsp.com



CEY PLAN:

PRELIMINARY ONLY NOT FOR CONSTRUCTION

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DESCRIBER.

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FAÇADE INVESTMENTS LTD.

25mm

CUENT REF. &

N. FOUGERE

6290 & 6298 QUINPOOL ROAD

HALIFAX, NS

PRELIMINARY
SERVICING SCHEMATIC

SHEET NUMBE

1

TRAFFIC IMPACT STATEMENT (Vehicle Impact Statement)

- Site generation trips are not expected to have any significant impact on levels of performance on adjacent streets and intersections or to the regional street system.
- Trip generation:
 - 24 two-way trips (9 entering and 15 exiting) during AM peak hour
 - 32 two-way trips (19 entering and 13 exiting) during AM peak hour

