

## PROPOSAL INFORMATION: Case 20323

**APPLICANT:** WSP on behalf of Westwood Group

**REQUEST:** Application to amend the Municipal Planning Strategy for Halifax and the Land Use By-law for Halifax Peninsula to enable mixed use redevelopment for 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:

**Quinpool Road and north side of Pepperell Street:**

- 9-storey building (plus habitable penthouse); commercial uses on the ground level facing Quinpool Road and residential units facing Pepperell Street; residential units on upper floors

**South side of Pepperell Street and Preston Street:**

- Stacked townhouses and 6-storey assisted living residence; shared underground parking structure with access from Pepperell Street

**Shirley Street:**

- 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:**

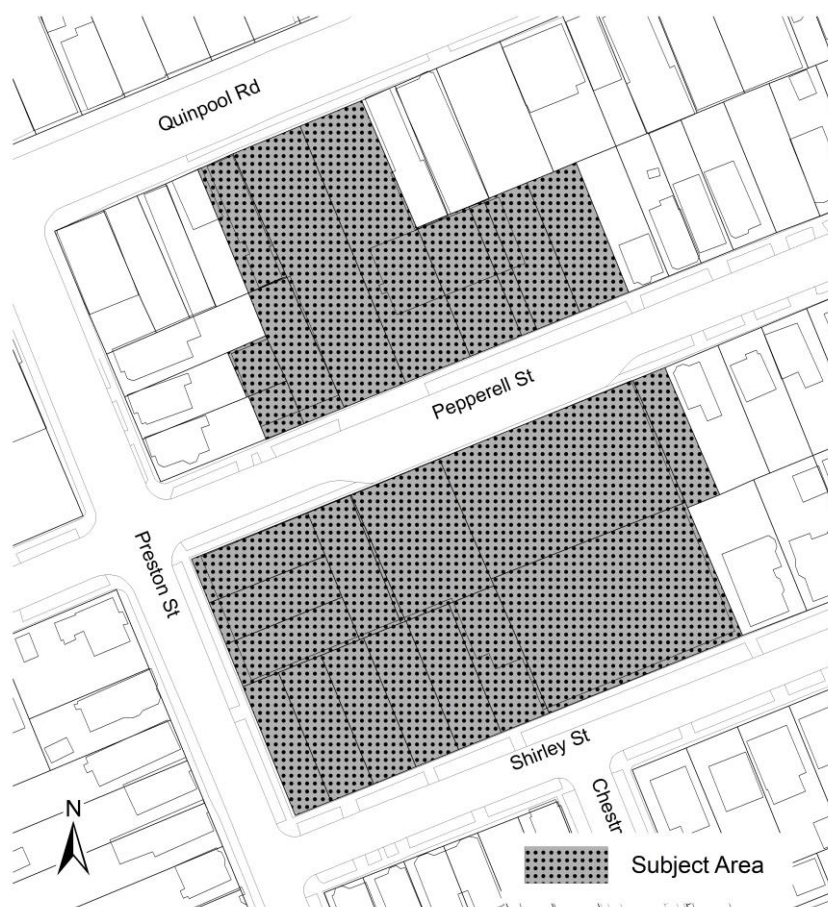
- ☐ Quinpool Road Commercial and Medium Density Residential

**CURRENT ZONING:**

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

**PROPERTY DESCRIPTION:**

- ☐ Current use: Former bakery buildings, parking areas, a one-storey commercial building
- ☐ Size: Approx. 10,253 sq. m. (110,362 sq. ft.)



For further information, please contact **Leah Perrin**, Planner, 902-490-4338, [perrinl@halifax.ca](mailto:perrinl@halifax.ca) or visit [www.halifax.ca/planning](http://www.halifax.ca/planning) - Scroll down and click on: "Case 20323 Former Ben's Bakery Lands, Halifax"