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October 19, 2016

Attention:

HRM Planning & Development
Eastern Region, Alderney Gate
40 Alderney Drive, 2nd Floor
Dartmouth, NS

To Whom It May Concern

RE: 6030 Pepperell Street, Planning Application- Rev 1

This letter supersedes the previous letter submitted with our full application on August 7th, 2015.

Changes to Proposed Development rationale:

Subsequent to numerous meetings Dixel had with Pepperell site neighbors, Dixel made substantial changes to the architectural massing of the building HRM currently has in hand.

The effective changes supported by the neighbors will be documented by means of a signed letter form these neighbors.

Modifications to the design were made to accommodate requests received from our immediate neighbors and are as follows:

- Reduction in number of stories from 6 and 4 to 3 stories on Pepperell street and toward Shirley Street to reduce density and height.
- Only French balconies will be built along the façade facing Shirley street
- Dixel will be planting trees up to 30' high to act as a buffer between the upcoming building and residents along Shirley Street.
- In order to plant full size trees, Dixel will set back the foundation wall of the underground parking 6' inward.
- To compensate for the square footage lost from the volumes reduction on Pepperell/ Shirley Street the tower along Robie Street was increased from 12 to 14 Stories and the lower volume south of the tower from 6 to 7 stories. The 14 stories remains lower that the neighboring Atlantica Hotel.
- The following Site plan illustrates best the shifting and variance in volume heights.

It's important to note that the above described adjustments to the volumes maintained the same project GFA and FAR and therefore, the project feasibility.

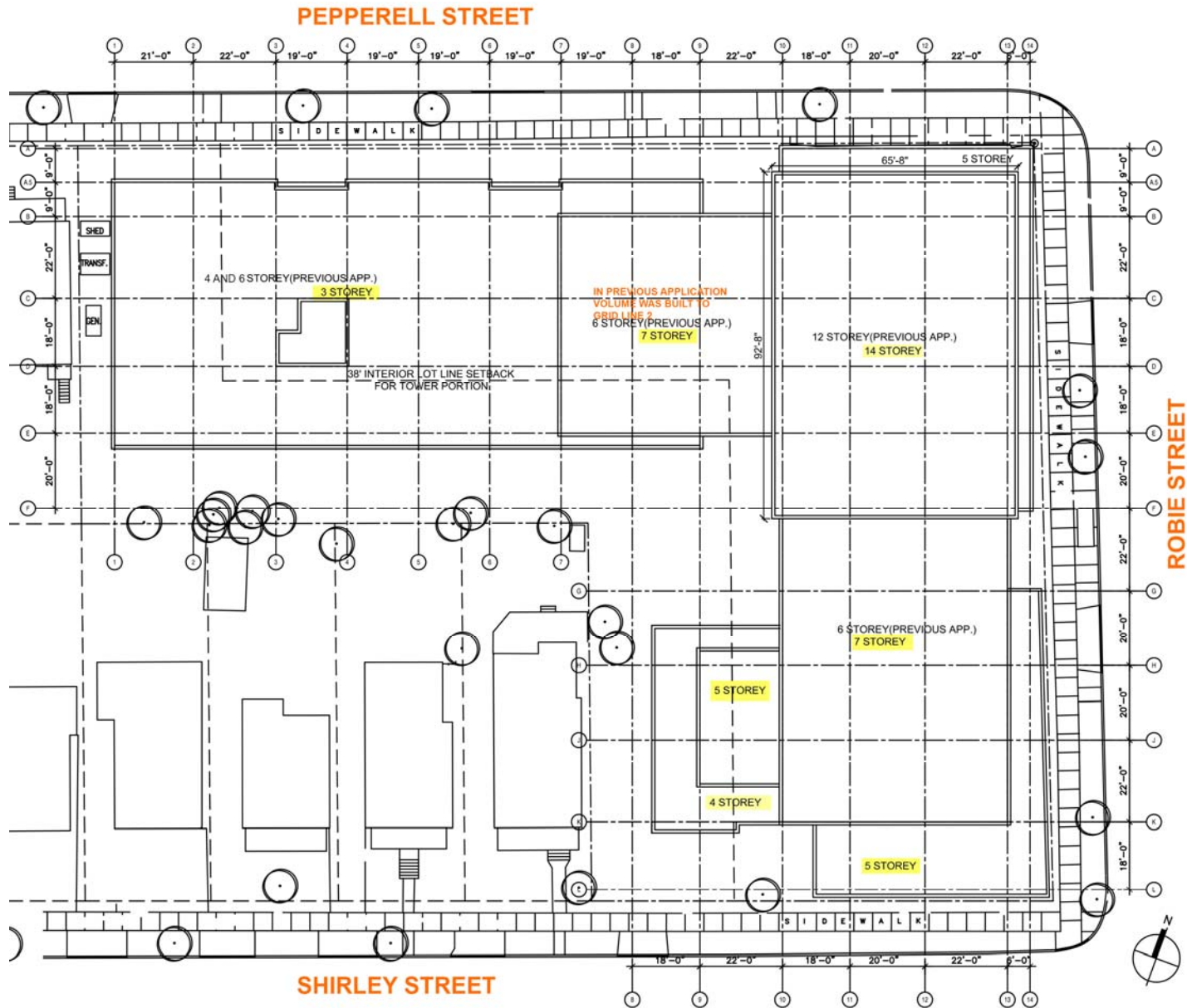


Figure 1: Site Plan

In light of these changes, Dixel Developments, is submitting this amendment to the application to continue the process to consider amending the Municipal Planning Strategy for Halifax and the Land Use By-law for Halifax Peninsula to create site specific policy and provisions for 6030 Pepperell Street (corner of Robie Street and Pepperell) to enable mixed use development on the site by development agreement subject to addressing the design control principles for building height, mass, density, shadowing, and streetscape character.

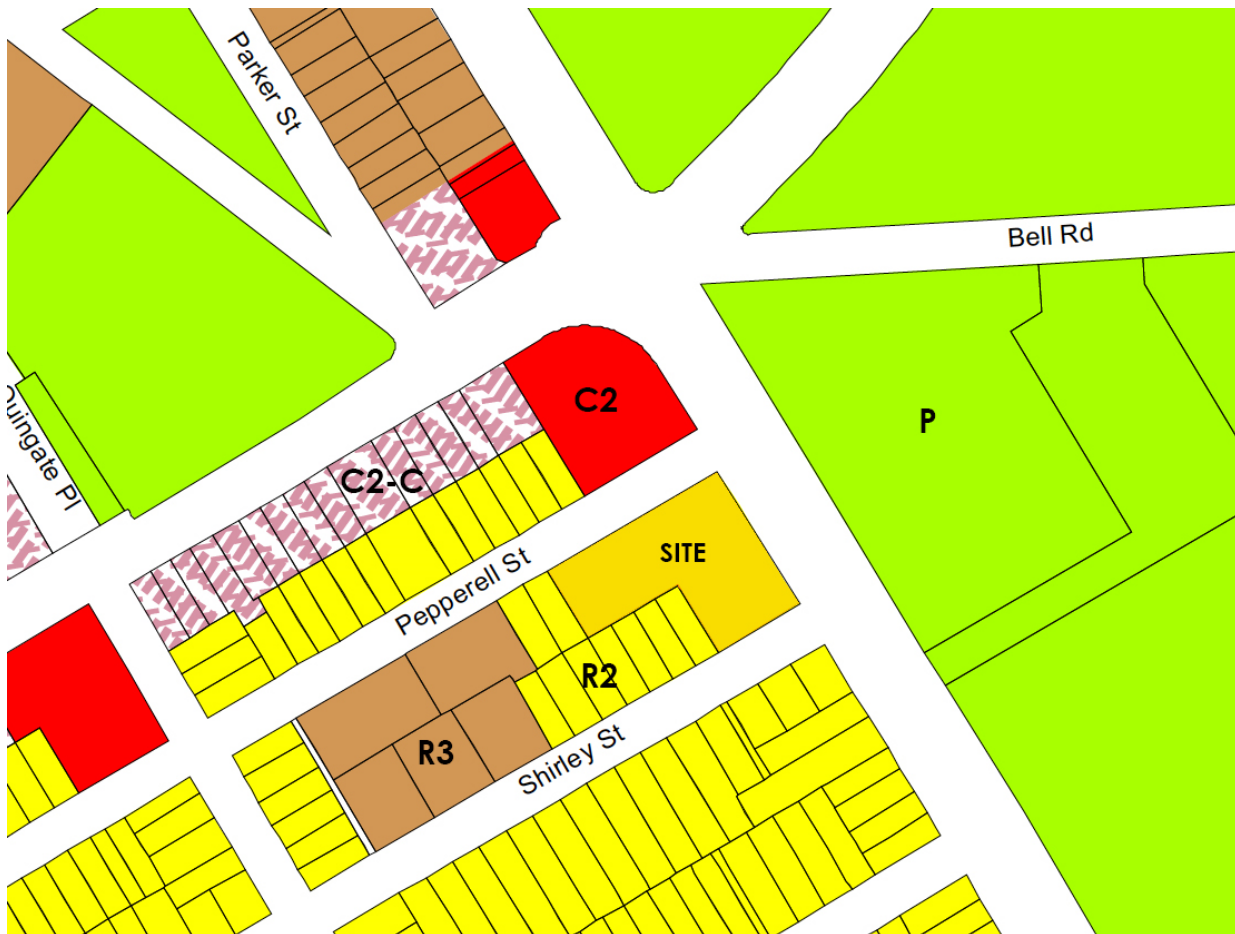


Figure 2: Zoning

6030 Pepperell Street is bound by Pepperell Street, Robie Street and Shirley Street as shown in the attached site plan. This development proposal cannot be considered under existing policy and zoning established in the MPS and Halifax Peninsula LUB (Map 1). As such, the applicants are seeking an amendment to the MPS and LUB.



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Existing Planning and Land-Use Context:

Civic Address: 6030 Pepperell Street

PID: #00162891

RMPS Designation: Regional Centre

Plan Area: Halifax Peninsula

Plan Sub-Area: Peninsula Centre Area

Plan Area Designation: Medium Density Residential (MDR)

Zoning: General Residential (R-2)

The proposed development site contains a single parcel (38,235 square feet) and within the Halifax Peninsula Land Use Bylaw (LUB) zoning map is zoned as General Residential (R-2). This zoning and the current designation of the area on the Generalized Future Land Use Map (GFLUM) as Medium-Density Residential (MDR), permit a maximum development of a 4-unit apartment building reaching a height of 35ft.

The proposed development does not confirm to the LUB in terms of:

- ▶ **Unit count** – it is not permitted to have more than 4 units in a building on this site
- ▶ **Lot Coverage** – maximum lot coverage permitted is 35%; proposed lot coverage is 74%
- ▶ **Height** – maximum height permitted is 35ft, the proposed development reaches a maximum height of 128ft
- ▶ **Yard setbacks** – As there is no required frontage, side or rear yard setbacks for a building of greater than 4 units, proposed setbacks are non-compliant by omission
- ▶ **Frontage/Side yard setback for a 4 unit building:** 80 ft / 6 ft
- ▶ **Land Use** – no commercial space is permitted within an R-2 zone.

Therefore, in order to permit the proposed development, site specific amendments must be made to the MPS and

LUB to allow for a Development Agreement for the site that alters the permitted requirements as outlined above.

Proposed Development:

This development provides an opportunity to increase residential density on peninsula Halifax within a desirable and transit oriented area, within close proximity to the Quinpool Road commercial area, universities, major recreation areas, hospitals, and downtown Halifax. The site is adjacent to the 14 storey Atlantica Hotel and other existing and proposed mid and high rise developments on the Robie Street corridor across from the Commons.

The architects and urban designers of the proposed development have followed the spirit and intent of the downtown Halifax bylaw as it relates to building massing, form, setbacks, street related uses, mixed use and tower configuration. The proposed use is a good transition between the neighbouring scale the Quinpool District to the north, the R2 uses to the south, and R3 uses to the west.

Generally speaking the proposed development has the following dimensions: Maximum Height – 47m (154ft – 14 storeys)

Maximum Streetwall Height Robie st – 16.5m (54ft – 5 storeys) Pepperell and Shirley st – 11(36ft – 3 storeys)

Tower Width and Depth - 28.2m (92.7ft) by 20.0m (65.7ft)



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To support the investigation into MPS amendments to allow the proposed development we are providing additional rationale taking into consideration the Vision and Guiding Principles of the Regional Municipal Planning Strategy (RP +5 25% growth in the regional centre target), further informed by the Halifax MPS and the Halifax Peninsula LUB.

Identified as an HRM opportunity site, the redevelopment of this vacant site will have multiple benefits to the surrounding context and city including the following:

- Monthly underground Neighborhood parking
- Roof-top Gardens
- Landscaped roof terraces
- French balconies on neighboring properties
- Streetscape improvements
- Increased street trees and trees on neighbors property and rear property boundary
- Walk up units along Pepperell to maintain neighborhood context
- Set backs based on surrounding residential context
- Corner commercial space at the corner of Robie and Pepperell
- Durable high quality building materials

Rational for Changes:

Our site is conveniently located in the vicinity of many prominent destinations within the Halifax region including the Quinpool Road Commercial District (east end gateway); the Halifax North and South Commons; the Queen Elizabeth II Health Sciences Centre and the Halifax Infirmary; Dalhousie and SMU Universities; Downtown Halifax; and the Waterfront. Recognizing the significance of this property with its strategic location, our goal is to create a development which capitalizes on the unique opportunity of a large, undeveloped parcel that can be developed to increase residential density and uses within a desirable and transit-oriented area, creating “a diverse, vibrant and liveable urban environment” (Policy S-1, RMPS). We believe that the proposed development offers an attractive prominence that has been lacking along the street and can bring a street level presence back to a location where none currently exists. The site has been vacant for many years and is a missing tooth to the urban and residential fabric of the neighborhood. The proposed development meets the HRM’s Regional Plan principle of directing new growth where infrastructure and services already occur (RP+5, Section 1.1) and aligns with the goals of the Greater Halifax Economic Strategy 2011-2016 by promoting investment in the urban core.

Site Context:

6030 Pepperell Street is an important parcel for development as it is one of the last remaining lots of this size in the Quinpool area. RMPS section 3.1.4 promotes development where communities can “be designed to be healthy, attractive places to live with access to the goods, services and facilities needed by residents for complete neighbourhoods”. The Quinpool Road area is well-served by local restaurants and merchants creating a self-sufficient area. This benefits any future development on the site as the grocery store, in addition to the majority of services along Quinpool, are within a 400m (5 min walking distance) radius, as are the Commons, Halifax High School and the hospitals. This site is unique as the area has unused residential capacity. The existing services – such as transit, amenities, shops, facilities and public space – can support an increase in density. The area’s current mix of land use and transportation alternatives is mutually supportive, and the development of this site further supports the

stability of this mutually beneficial relationship.

Located adjacent to two principal streets, Robie Street and Quinpool Road, development that occurs on this site will have many public and private transportation alternatives, as principal streets are well linked to the major road network. The area is currently serviced by ten bus routes, which includes the 17, 90, 18, 42, 80, 81 along Robie Street, and the 6, 20, 23, 32, along the Quinpool/Robie Street intersection. The proximity to two well-serviced, key corridors makes this an appropriate site for a development that bolsters an increase in density.

Recognizing the need to balance the desire for increased residential density within the Regional Centre with the need to retain the livability and access to amenities that draws the population to the Core, the proposed development will provide a transition from the mid and high-rise commercial and office spaces along Quinpool and Robie to the low-density residential neighbourhoods immediately adjacent; preserving the existing characteristics of the residential neighbourhoods but bridging the increased density that is occurring at the fringes of the Commons. Increasing density across from large urban parks (like the Common) is a direct result of the increased land values that accrue from these important public spaces. This happens in every city both small and large; from New York's Central Park, to the Boston Commons, to the Halifax Commons. The transition from high rise developments like the existing Atlantica Hotel and the proposed 6112 Quinpool Developments (>12 storeys) to this proposed mid-rise use (4-12 storeys) will be done partially through transition of height, and partially through transition of use from commercial to mixed to residential.

The transition between low-density residential and high-rise commercial will be further solidified through design by terracing the height of the building abutting existing residential properties. The majority of the building's height will be located at the corner of Pepperell and Robie Street adjacent to the 14 storey Atlantica Hotel, and will decrease in height towards the residential properties on Pepperell and Shirley Streets, diffusing any stark contrasts in scale and height. Additionally, the siting of this development along the edge of the neighborhood acts as a buffer between the principal arterial corridor of Robie Street and the residential neighborhoods to the east. This transition of building scale is taken a step further by including walkup townhouse massed units along Pepperell and Shirely. These units have raised landscaped front porches to increase privacy and add a residential scale, and detailed massing, along the street scape. This residential scale massing combined with new street trees and streetscape improvements will reinforce the residential character of these streets. The combination of thoughtful contextual design with high quality materials with Dexels history of producing high quality residential developments will result in a great addition to the urban context and neighborhood.

Planning Context:

The Regional Plan, adopted in 2006 and reviewed in 2014, aims to balance housing growth over the life of the plan (2006-2031) and targets that 25% of the growth be directed to the Regional Centre (RP+5, Section 1.1). This development will help the municipality reach that targeted growth through the addition of 159 residential units.

While this development proposes a height higher than what is currently permitted, additional height proposed through Development Agreement in this area is not without precedent. There are currently three developments being proposed in the Quinpool area. The first two, located along the corner of Quinpool Road and Robie Street, are being considered for MPS amendments under a single process,



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with the intention that a more comprehensive and higher quality design solution will arise through the shared process due to the proximity of the two developments.

These developments propose a total of three towers with heights of 22 storeys, 11 storeys, and 18 storeys. The third development being proposed is located at 6112 Quinpool Road and is proposing an 8 storey building through Development Agreement. Additional developments are waiting in the wings including the MacDonalds site on Quinpool and the St. Pats site currently going through a design process.

The current influx of Development Agreements highlights that circumstances have changed since the existing plans were adopted, to the extent that the original land use policy is no longer appropriate. The current Centre Plan initiative being undertaken by the city to replace the jumble of out-of-date and conflicting existing plans in a simplified, holistic plan is an attempt to address this. The proposed design is in keeping with what we understand to be the Centre Plan's guiding principles by featuring well designed streetwall massing, appropriate tower setbacks, activated streetscapes with no blank walls, high quality design and materials, proper considerations for sidewalk solar access, wind considerations and appropriate neighbourhood context. As part of the Corridor Study done for peninsula Halifax, HRM established draft design control measures for development along the Quinpool Road area (which was not completed). These draft measures were the result of significant public consultation and internal staff reviews, and have been used to guide the development of this design. Understanding that the Centre Plan study is currently ongoing we hope to act as a case study on which to apply and test the Centre Plan design outcomes similar to the process of The Vic.

We believe the location and form of the development is appropriate for the context of the area and will help to further develop a self-reliant, walkable, densified community that will benefit both the residents as well as the commercial and institutional organizations in the area. The applicant has held one public information meeting on the project which was extremely well received by the local community. The applicant has also met with neighbors of the property to adjust the development to suit their needs, and plans to continue to work with the local community moving forward. Dixel would like to formally commence a Plan Amendment and DA process to initiate the development application. We trust you will find the following submission documents suitable to begin the process.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

Louie Lawen, P.Eng
President, Dixel Developments Limited

Original Signed

Documents Attached: DA revised Architectural Set