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CONTACT

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Re: Quinpool Road Development Planning Assessment for PID 00165878

Dear Louis

This planning assessment provides a rationale and overview for the development being proposed at PID 00165878. The site is about 33,635 sq.ft (0.77 acres), and Dexel has been in talks with HRM on this parcel now for over 3 years. This assessment looks at what may be possible given the current Development Agreement process. At this stage, the Centre Plan has released a second draft which provides some guidance on how the municipality perceives how the Quinpool corridor will develop. Though the final Centre Plan is still likely more than 6 months away, the policies are helpful in helping to shape the proposed DA.

Landscape Architecture

Planning

Architecture

Civil/Transportation Engineering

CURRENT ZONING: C-2C

The Municipal Planning Strategy (MPS) covers this part of Quinpool Road in Section XII QUINPOOL ROAD COMMERCIAL AREA PLAN, OBJECTIVES AND POLICIES. The MPS encourages commercial and mixed commercial/residential development on this part of Quinpool Road. The following policies from the MPS have bearing on the DA for this project:

Policy 2.9.1

(b) of the MPS notes that "the height of the building shall transition from a maximum of height of 27.43 metres (90 feet) adjacent to Quinpool Road to a maximum height of 12.19 metres (40 feet) adjacent to Pepperell Street."

(c) to promote pedestrian interest, where commercial uses are located at the ground floor, the ground level shall have a high level of transparency and there shall be frequent entryways where there are multiple occupancies

(e) the building's design shall be articulated into three separate and distinguishable sections; a base section, a middle section, and a top section in order to break up the massing of the building;

(f) to provide connectivity with the street, minimal setbacks from property lines shall be provided;

(g) a mixture of residential unit types and sizes shall be provided;

(h) commercial uses must be located on the ground floor of the building where it fronts Quinpool Road and Vernon Street. Commercial uses may be considered in other areas of the building, but shall not be considered at the 3rd level of a building or higher;

(i) all vehicular parking shall be located underground;

(n) there shall be controls put in place to reduce conflict with any adjacent or nearby land uses by reason of traffic generation, access to and egress from the site and parking.

The site is currently zoned as C-2C (MINOR COMMERCIAL - QUINPOOL ROAD). The zone characteristics include a 45' height precinct for as-of-right development. Since this development is by DA, the height is part of the negotiated process. The remainder of the C-2C zone requirements are relatively minor.

CENTRE PLAN

The current draft of the Centre Plan shows this site as a CEN-2 (Centre) with a maximum height of 20m and a GFAR of 3.5. This zone has a 2-4 streetwall height, a maximum building length above the streetwall of 35m (and a plate size of not more than 750 sq.m.), and at the streetwall the maximum length of 64m. This zone has a maximum side yard of 0-2.5m and minimum rear yard of 0-4.5m. This zone has no parking requirements.

The plan proposed generally meets many of the Centre Plan requirements with the following exceptions:

- » *We are proposing 8-storeys on Quinpool and 4-storeys Pepperell (The MPS DA requirements are 9-storeys on Quinpool and 4-storeys on Pepperell). Centre Plan is 6-storeys on Quinpool and 6-storeys on Pepperell.*
- » *A 3-storey streetwall (Centre Plan has 2-4 storeys).*
- » *The midrise length on the proposed building is 60m compared to 35m recommended in the Centre Plan and 1,200 sq.m. vs Centre Plans maximum plate size of 750 sq.m.*
- » *The Draft GFA is 3.5 and the proposed building GFA is 4.53*

All the other requirements of the Centre Plan are generally met by the proposed plan. So, the proposed plan meets the requirements outlines in policy 2.9.1 of the MPS and meets most of the requirements of the Centre Plan except those noted above. The next Draft of the Centre Plan will be due in the next few months but we understand there has been significant push-back on the 750 sq.m. plate size for mid-rise (and consequently, the max building dimension of 34 m).

BUILDING METRICS

The building faces both Quinpool and Pepperell St. The main residential entry is on Pepperell (although there is also a lobby entry off Quinpool). Most of Quinpool has active commercial street uses except the parking garage entry (located at the low point in the road) and the residential lobby. The parking entry is on Quinpool and there is a loading bay on Pepperell. This was designed purposely to minimize traffic on Pepperell Street.

- » *The building is 8 Storeys + Penthouse on Quinpool and 4-storeys on Pepperell.*
- » *Building is set back 2m from the Quinpool property line to allow for commercial entries and to account for the 1.5m grade change from one end of the building to the other end on Quinpool (we need some setback to make flush door entries for the commercial).*
- » *3 Storey Streetwall on Quinpool with 4m mid rise setback from Quinpool. 6m setbacks on the sides (see attached site plan)*
- » *2 Storey streetwall on Pepperell st. with walk-up units. Building is setback 1.5m from property line on Pepperell St to allow for stairs and planters.*
- » *Podium Footprint: 34,500sqft*
- » *Building Footprint: 27,800sqft*
- » *The rear yard setback is 6m*

Total Area:

- » *Ground floor Retail: 8,800sqft*
- » *4th floor Amenity Space: 2,500sqft*
- » *4th floor Gym: 1,200sqft*
- » *Various walk-out roof terraces*
- » *Total Units: 122 (approx. 50/50 1 beds and 2 beds)*
- » *Total Parking: 163*
- » *Total Gross Building Area: 152,450 sq.ft. Site Area: 33,635 sq.ft*
- » *GFA: 4.53*

Given the buildings general conformance with the policies of the existing MPS, the C-2C Zone requirements in the bylaw, and the Draft Centre Plan by-laws, we believe the proposed building is a good fit for the Quinpool District.

Sincerely,

Original Signed

President, Ekistics Plan + Design