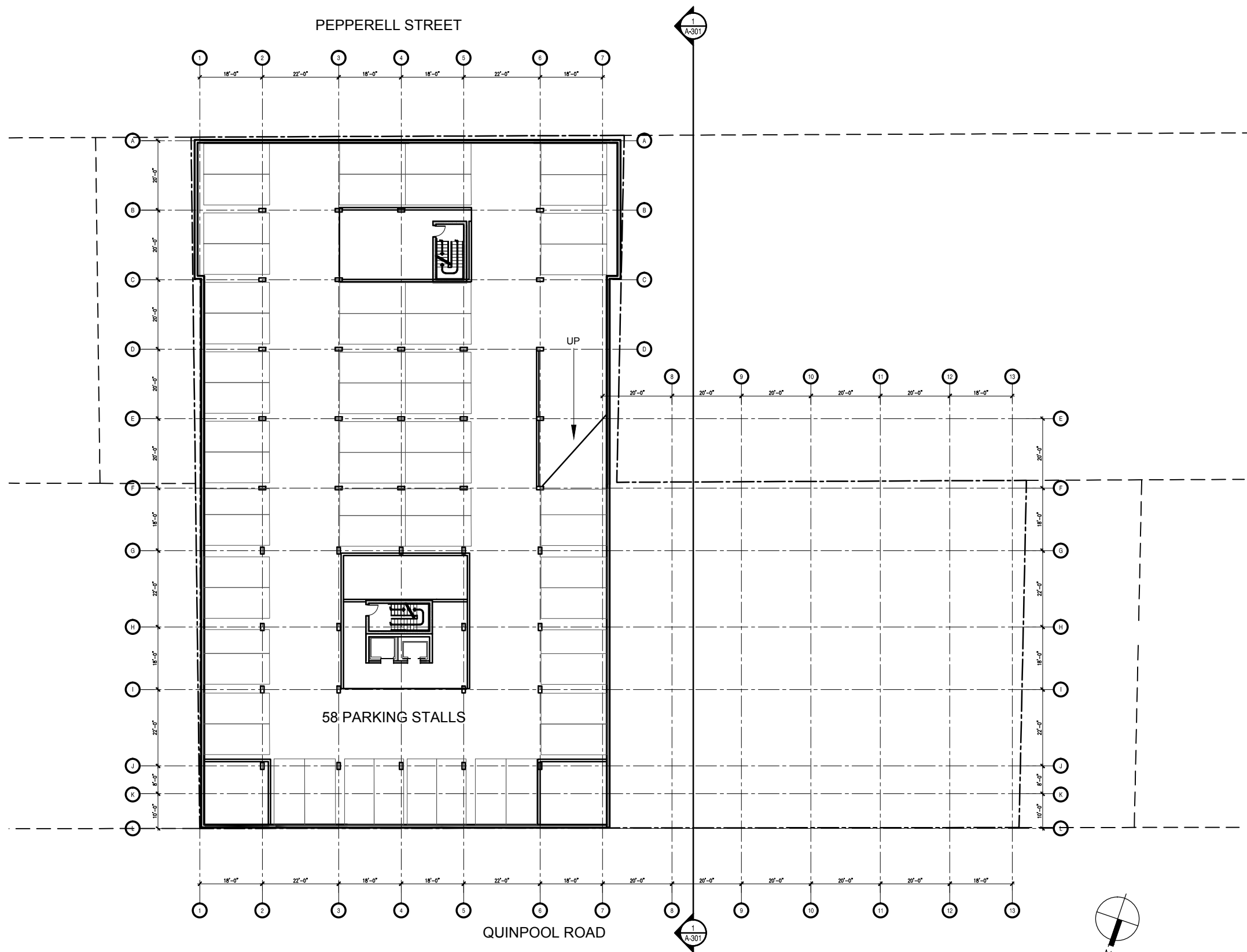


**EKISTICS** PLANNING & DESIGN



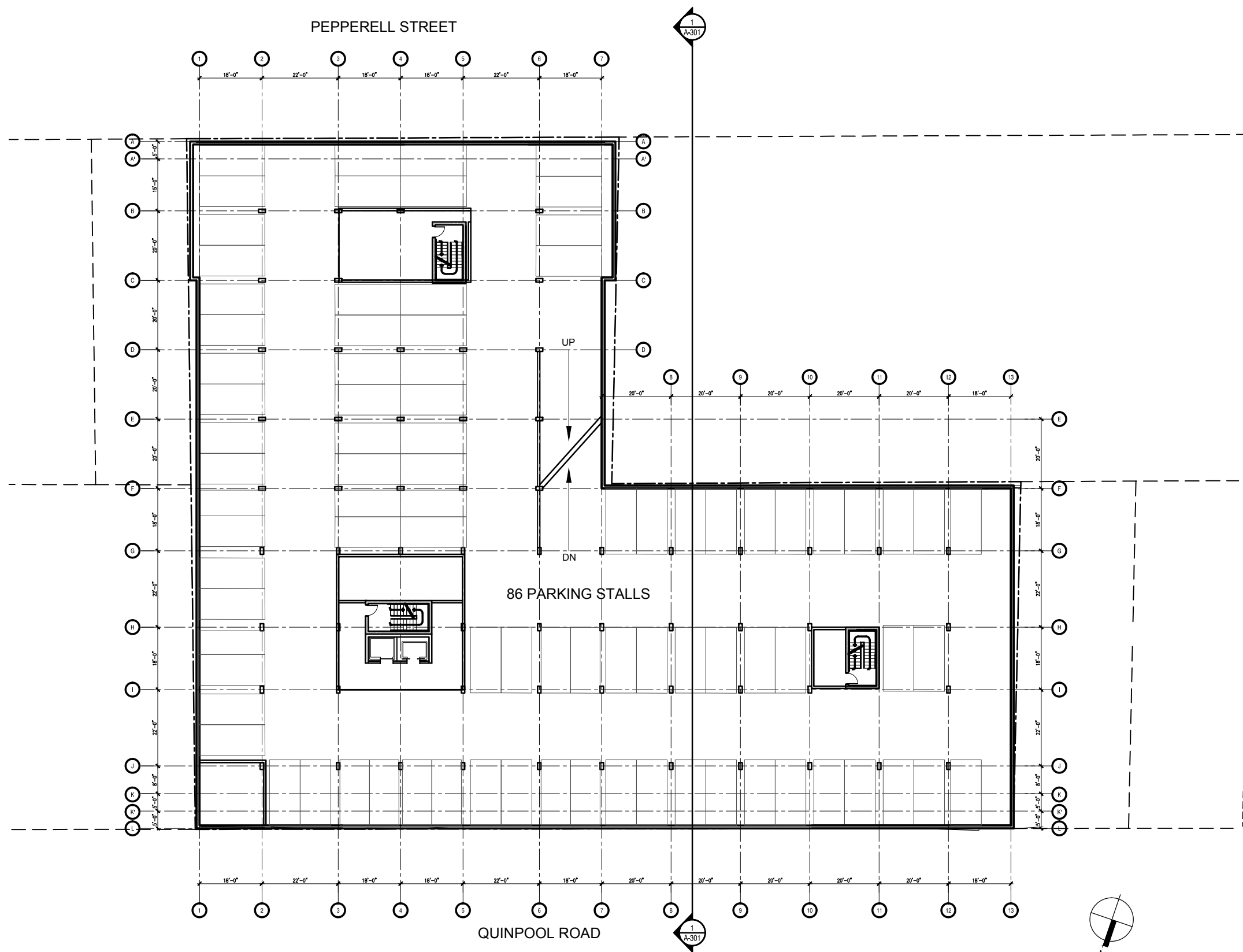
PROPOSED BUILDING - QUINPOOL ROAD



DRAWING	SCALE	DRAWING NO.
BASEMENT PARKING LEVEL -2	1/32" = 1'-0"	A-101



PROPOSED BUILDING - QUINPOOL ROAD



DRAWING	SCALE	DRAWING NO.
BASEMENT PARKING LEVEL -1	1/32" = 1'-0"	A-102

# UNIT COUNT

## LEVEL 01

1 BED: 2  
2 BED: 1  
3 BED: 0

TOTAL: 3

## FULL UNIT BREAKDOWN WITH LEVEL 2 AS RESIDENTIAL

1 BED: 65  
2 BED: 94  
3 BED: 1

TOTAL: 160

## TOTAL PARKING: 167 STALLS

## FULL UNIT BREAKDOWN WITH LEVEL 2 AS COMMERCIAL

1 BED: 41  
2 BED: 91  
3 BED: 1

TOTAL: 160

## TOTAL PARKING: 167 STALLS

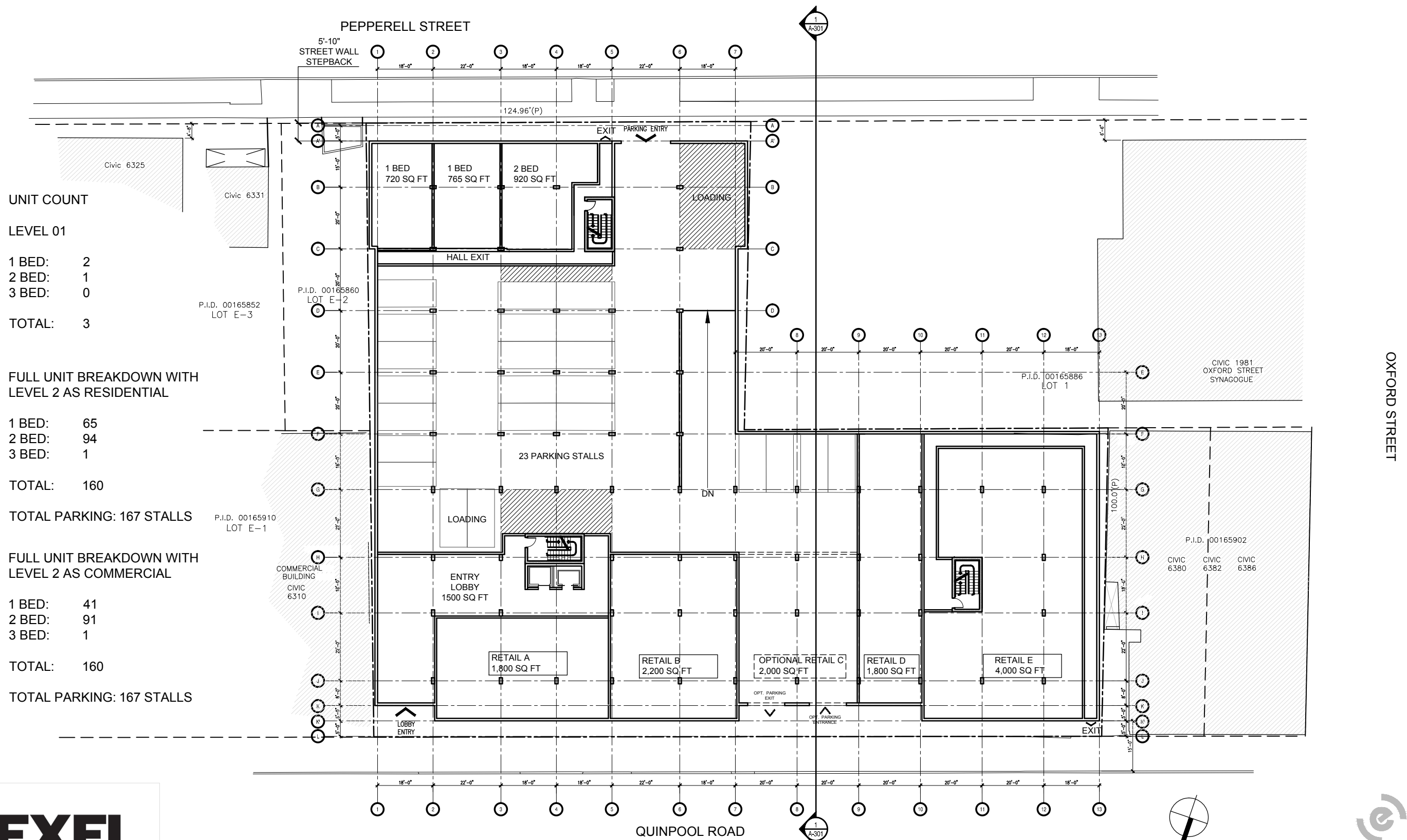


PROPOSED BUILDING - QUINPOOL ROAD

DRAWING  
GROUND LEVEL

SCALE  
1/32" = 1'-0"

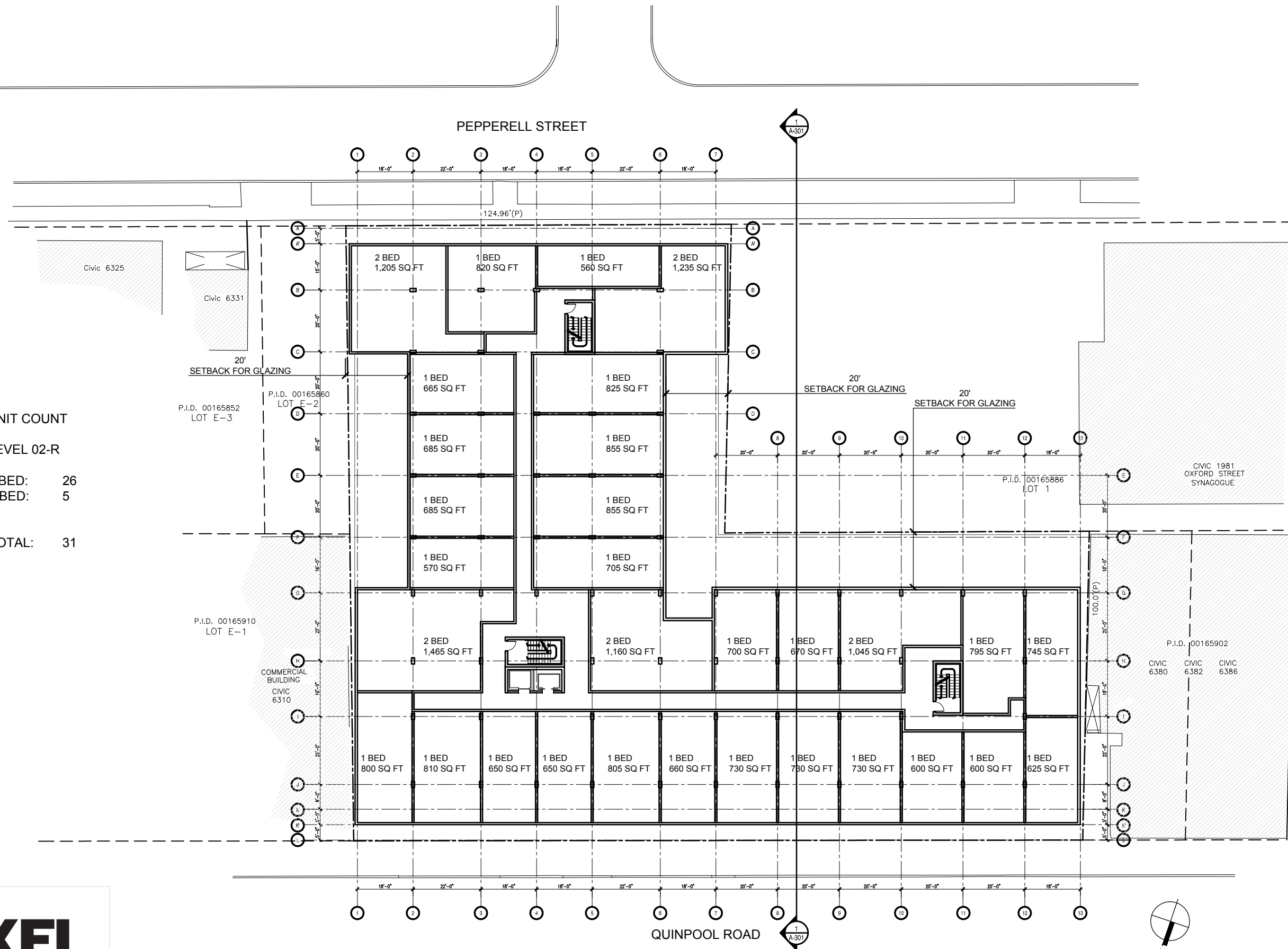
DRAWING NO.  
A-103





UNIT COUNT  
LEVEL 02-R

1 BED:	26
2 BED:	5
TOTAL:	31



**EKISTICS PLANNING & DESIGN**

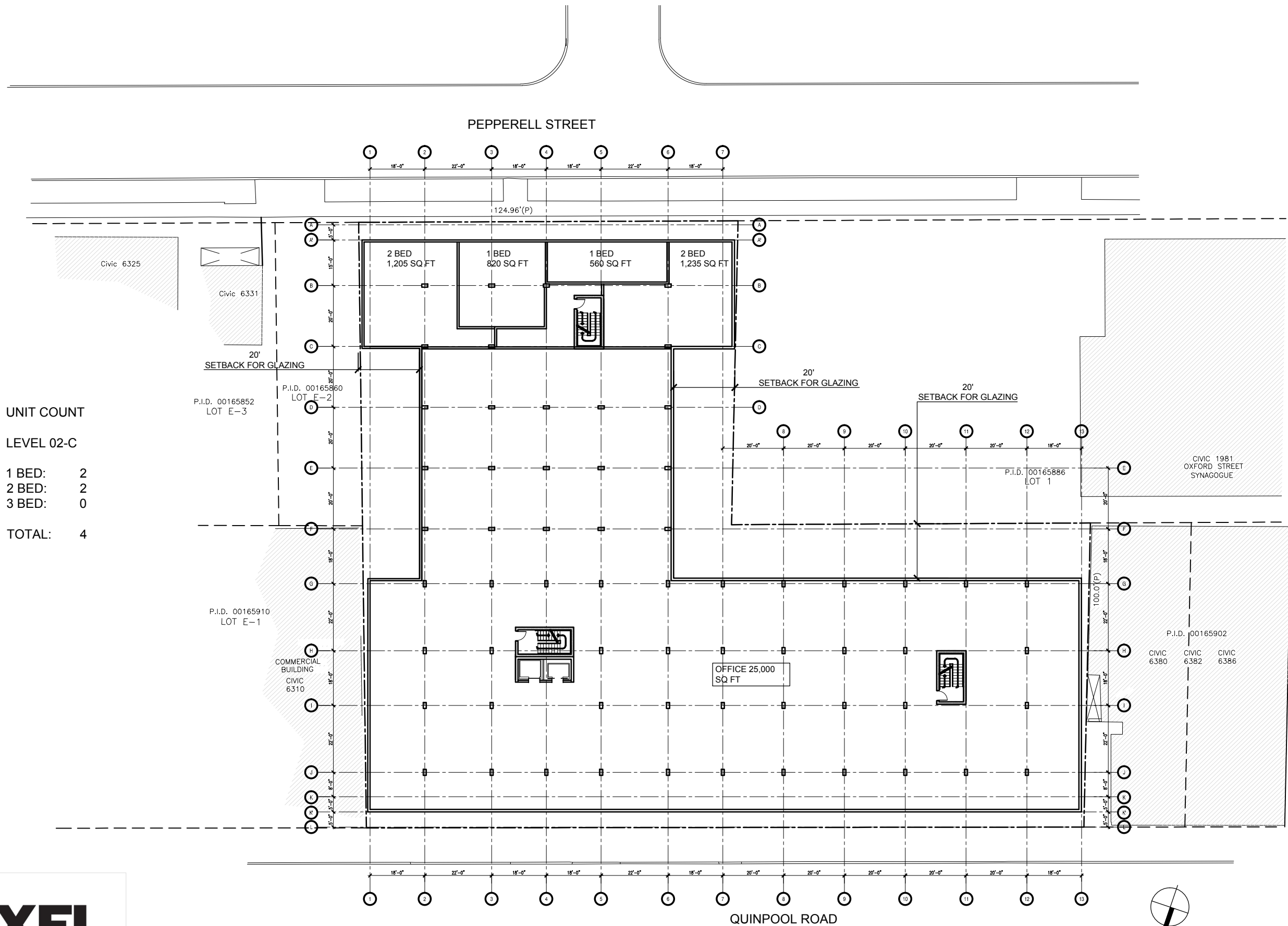
PROPOSED BUILDING - QUINPOOL ROAD

DRAWING  
RESIDENTIAL LEVEL 02

SCALE  
1/32" = 1'-0"

DRAWING NO.  
A-104A

UNIT COUNT	
LEVEL 02-C	
1 BED:	2
2 BED:	2
3 BED:	0
TOTAL:	4



**EKISTICS** PLANNING & DESIGN



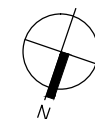
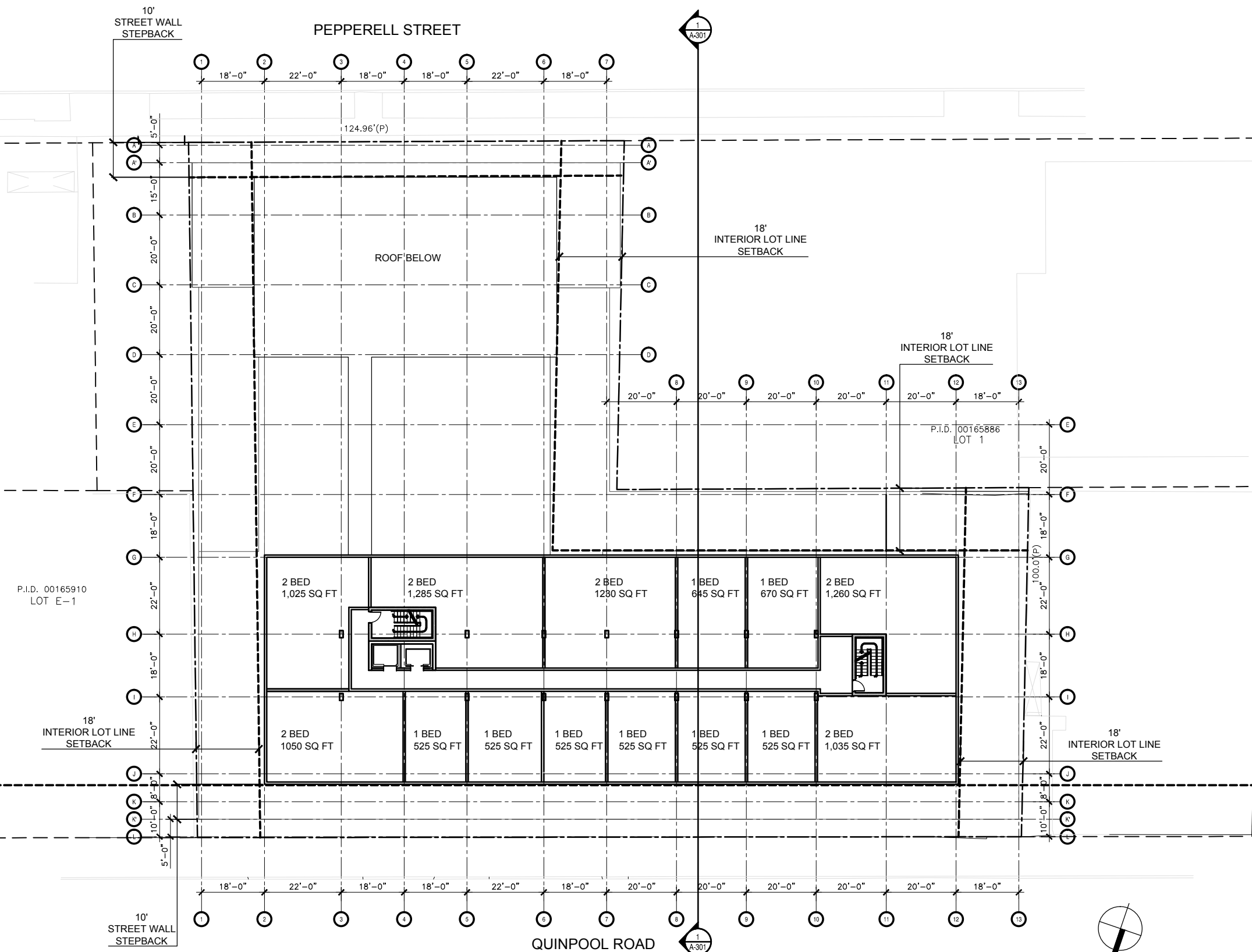




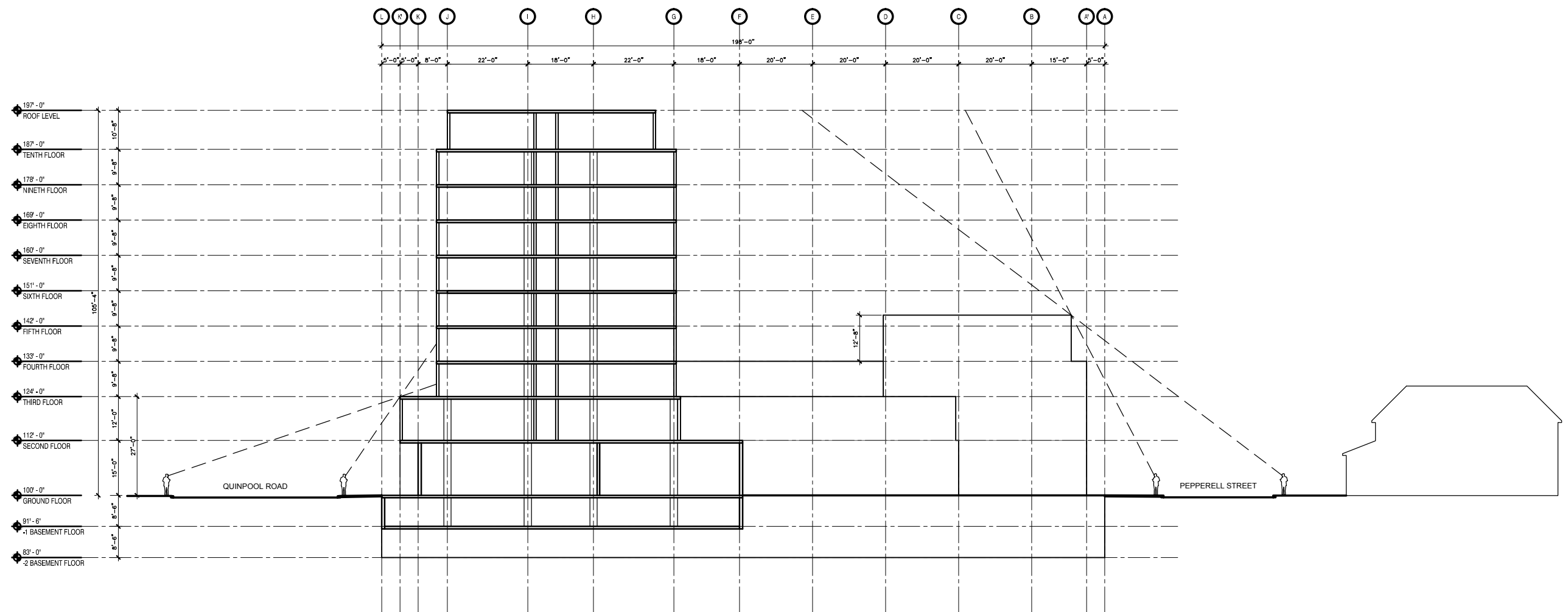
UNIT COUNT  
LEVEL 05-09  
1 BED: 8  
2 BED: 6  
3 BED: 0  
TOTAL: 14  
TOTAL: 60 (5 FLOORS)



PROPOSED BUILDING - QUINPOOL ROAD



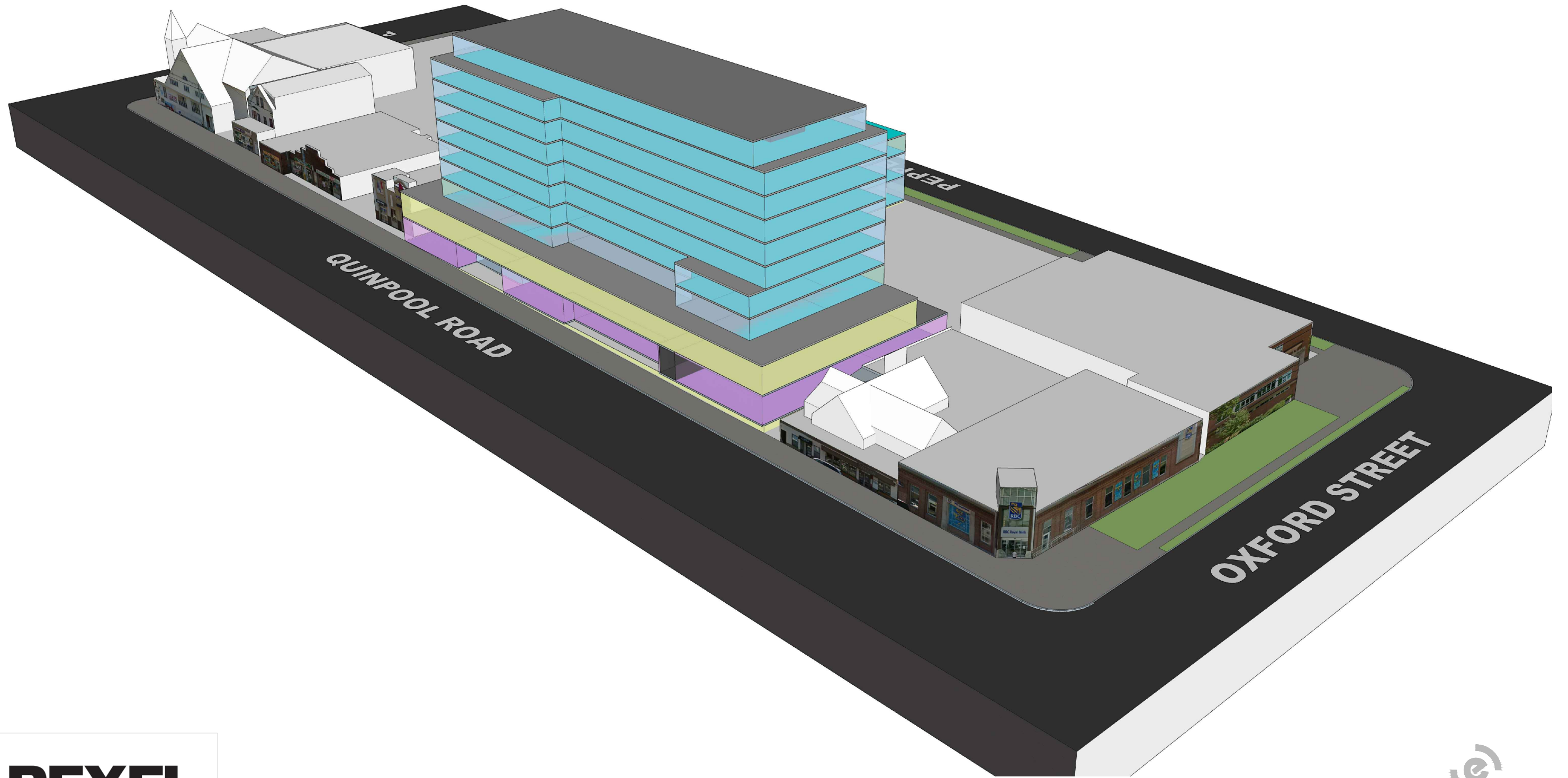
DRAWING NO.	A-108
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1  
301 TYPICAL SECTION  
Scale : 1/32" = 1'-0"



EKISTICS PLANNING & DESIGN



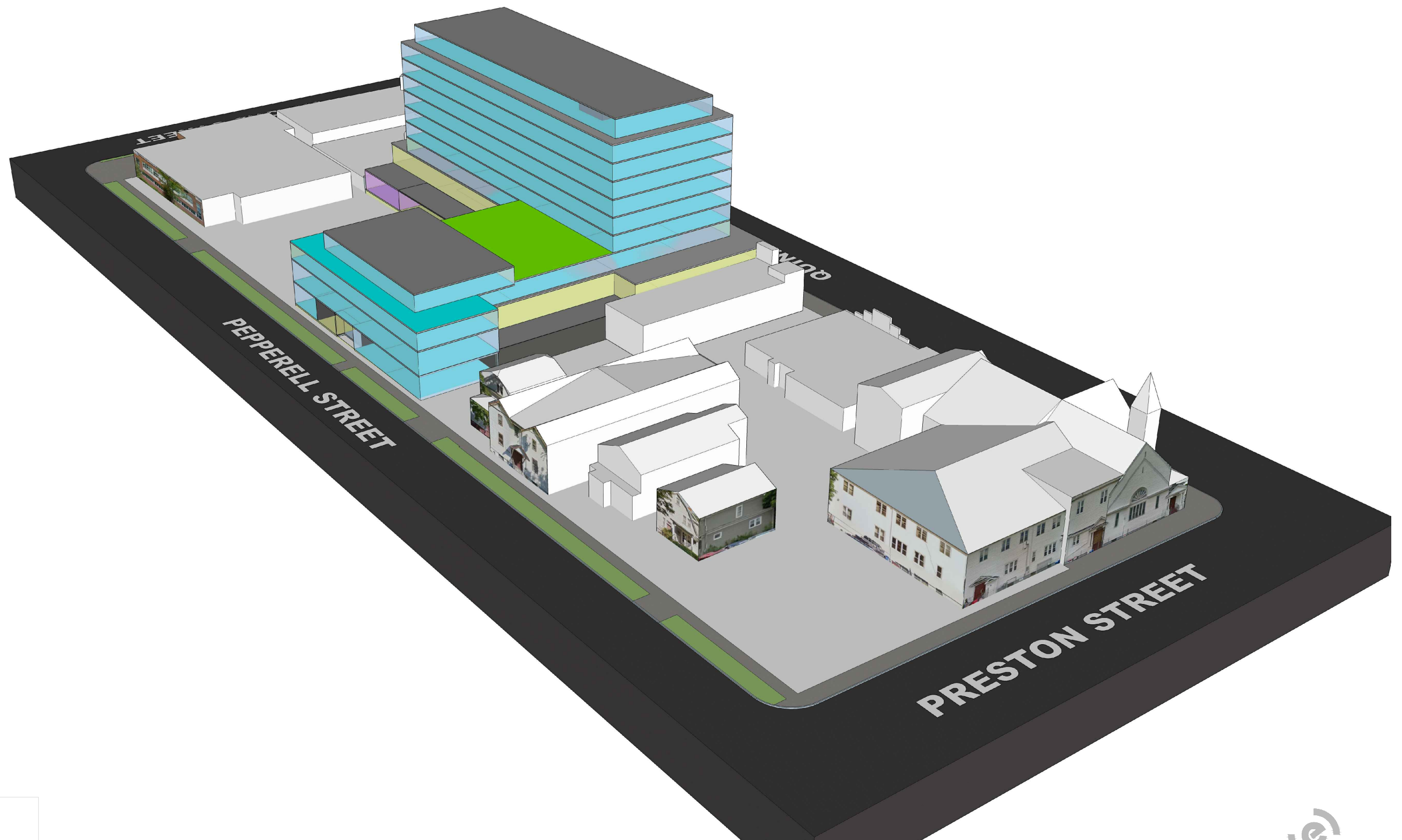
**EKISTICS PLANNING & DESIGN**

PROPOSED BUILDING - QUINPOOL ROAD

DRAWING  
PERSPECTIVE

SCALE  
1/32" = 1'-0"

DRAWING NO.  
A-302



**EKISTICS PLANNING & DESIGN**

PROPOSED BUILDING - QUINPOOL ROAD

DRAWING  
PERSPECTIVE

SCALE  
NTS

DRAWING NO.  
A-303





**EKISTICS PLANNING & DESIGN**

PROPOSED BUILDING - QUINPOOL ROAD

DRAWING  
VIEW FROM PEPPERELL

SCALE  
NTS

DRAWING NO.  
A-304



**EKISTICS PLANNING & DESIGN**

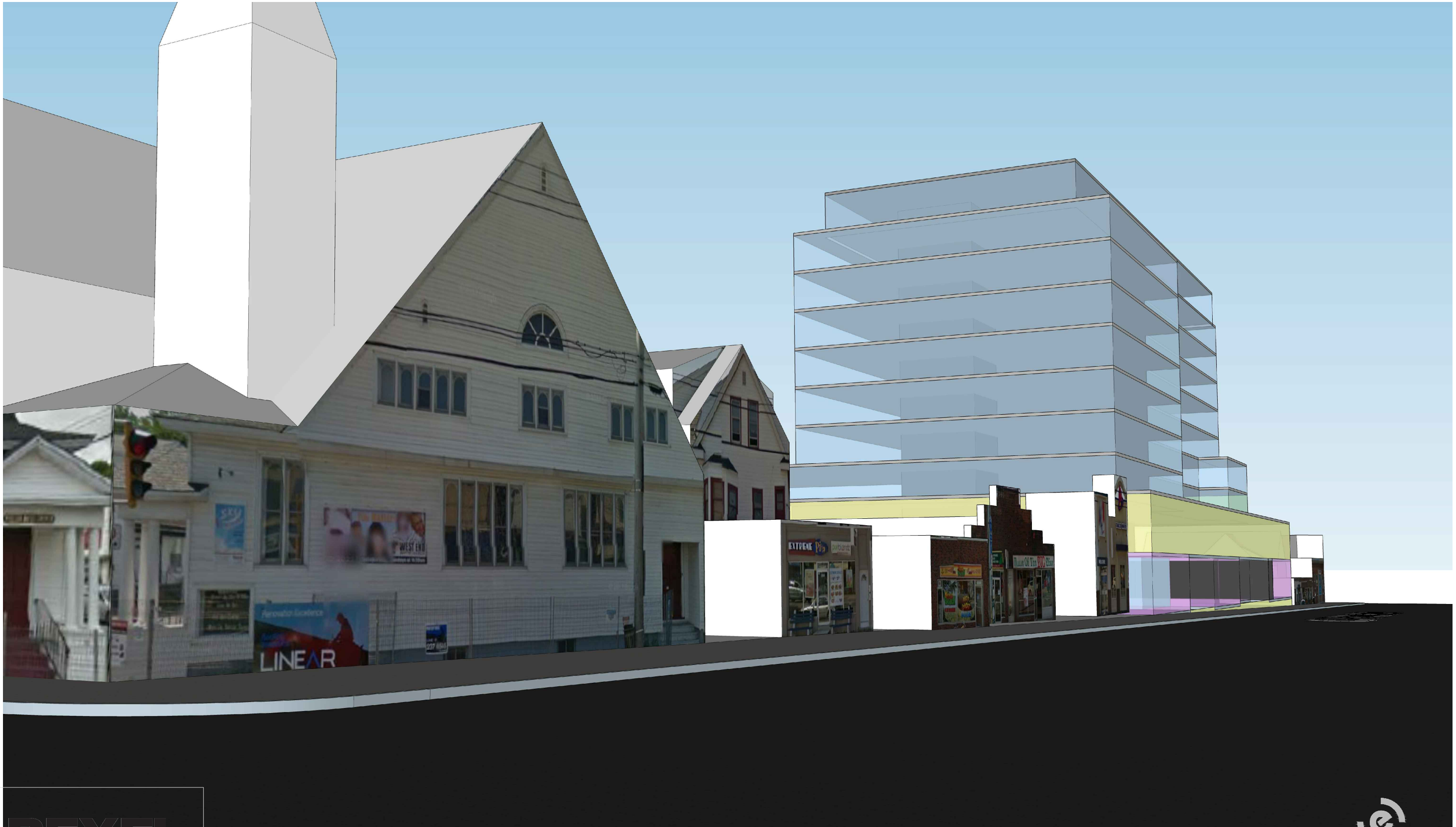
PROPOSED BUILDING - QUINPOOL ROAD

DRAWING  
VIEW FROM PEPPERELL AND OXFORD

SCALE  
NTS

DRAWING NO.  
A-305





**EKISTICS PLANNING & DESIGN**

PROPOSED BUILDING - QUINPOOL ROAD

DRAWING  
VIEW FROM QUINPOOL

SCALE  
NTS

DRAWING NO.  
A-306



**EKISTICS PLANNING & DESIGN**

PROPOSED BUILDING - QUINPOOL ROAD

DRAWING	SCALE	DRAWING NO.
VIEW FROM QUINPOOL AND OXFORD	NTS	A-307

March 10, 2016

**Attention:**

HRM Planning & Development  
7071 Bayers Road, Suite 2005  
Halifax, NS

To Whom It May Concern

**RE: 6324-30 Quinpool Road, Halifax, NS  
MPS LUB Amendment /DA Planning Application**

Dexel Developments, is submitting this application to initiate the process to consider amending the Municipal Planning Strategy (MPS) for Halifax and the Land Use By-law (LUB) for Halifax Peninsula to create site specific policy and provisions for 6324 and 6330 Quinpool road 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. 6324 & 6330 Quinpool road is bound by Quinpool road and Pepperrell Street as shown in the attached site survey.

This development proposal cannot be considered under existing policy and zoning established in the MPS and Halifax Peninsula LUB (Map 1). As such, we are seeking an amendment to the MPS and LUB and a site specific DA on this property.

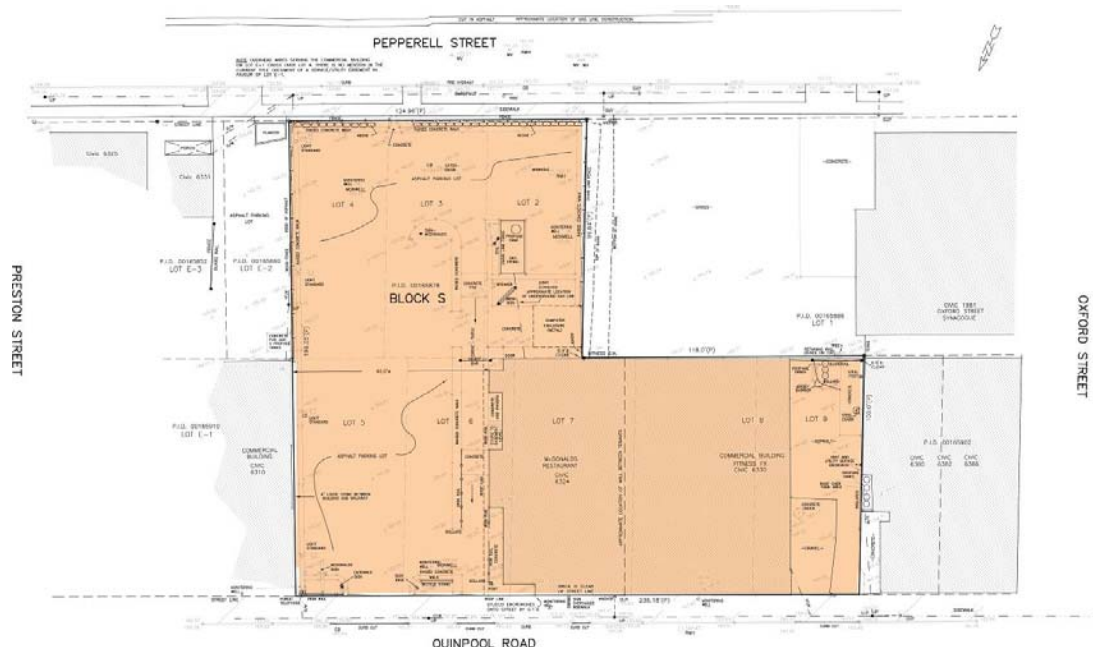


Figure 1: Site Survey- Topo



## **Existing Planning and Land-Use Context:**

**Civic Address:** 6324 and 6330 Quinpool Road

**PID:** #00165878

**RMPS Designation:** Regional Centre

**Plan Area:** Halifax Peninsula

**Plan Sub-Area:** Peninsula Centre Area Plan

**Plan Area Designation:** Quinpool Road Commercial Area Plan

**Zoning:** Minor Commercial C2-C and General Business C2

The proposed development site contains two parcels with 35,954 square feet area

The current zoning on the property is bisected by 2 different zones. Fronting onto Quinpool Road, the existing Zoning is C2-C Minor Commercial- Quinpool Road. This half of the PID has a maximum height of 45ft. the other half of the parcel which fronts Pepperell Street is zoned C-2 General Business and has a 35ft height with additional height up to 80ft with angle controls.

The current designation of the area on the Generalized Future Land Use Map (GFLUM) as Commercial and MDR permit a mixed used development. The existing zoning would permit a five story building thought the site including Pepperell Street.

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

- Unit count – Multiple units is permitted on this site
- Lot Coverage – lot coverage permitted is 100%; proposed lot coverage is 70%
- Height – maximum height permitted is 45ft and 35ft, the proposed development reaches a maximum height of 105 ft on Quinpool road, and 40 ft to the roof or 3 floors on Pepperell Street.
- 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
- Land Use – Permits in any C-2C Zone: R-1, R-2, R-2T, R-3, RC-3 and C-2A uses excluding billboards. Also permits a variety of Commercial and Residential Uses Angle Controls apply to Multiple Unit Residential Uses - Residential density limited to 125 persons per acre

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 to increase height and density.

## **Proposed Development:**

This development provides an opportunity to increase residential density on peninsula Halifax within a desirable and transit oriented area. The site located approximately 1km west of downtown Halifax is in the heart of the Quinpool Road commercial area and main traffic artery leading to the universities, major recreation areas, hospitals, and downtown Halifax.

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 on Quinpool Road and Pepperell Street.

Generally speaking the proposed development has the following dimensions:

- Maximum Height – 32m (105ft – 10 storeys)
- Maximum Streetwall Height: Quinpool and Pepperell: 12m (40ft – 3 storeys)
- Mid-Rise: Width and Depth – 60.5m (198ft) by 20.4m (67ft)

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 center target), further informed by the Halifax MPS and the Halifax Peninsula LUB.

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

- Public underground Neighborhood parking
- Roof-top Gardens
- Landscaped roof terraces
- Streetscape improvements
- Increased street trees along Pepperell and Quinpool Road
- Walk up units along Pepperell to maintain neighborhood context
- Setbacks based on surrounding residential context
- Commercial Frontage along Quinpool Road
- Durable high quality building materials

#### **Rational for Changes:**

Our site is conveniently located in Quinpool Road Commercial District. East end gateway is in the vicinity of many prominent destinations within the Halifax region; 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 parcel that can be developed to increase residential density and uses within a desirable and transit-oriented area, creating “a diverse, vibrant and livable urban environment” (Policy S-1, RMPS).

We believe that the proposed development offers an attractive prominence and can bring a street level presence 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:**

- 6324 and 6330 Quinpool Road is an important parcel for development as 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 the majority of services along Quinpool, are within 1000m 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.

Framed between a principal street, Quinpool Road, and a secondary street, Pepperell Street, the development that occurs on this site will have many public and private transportation alternatives, as the principal street is well linked to the major road network.

The area is currently serviced by multiple bus routes, which includes the 6, 14 20, 32, along Quinpool Road. The proximity to two well-served, 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-rise commercial and office spaces along Quinpool to the low-density residential neighbourhoods immediately adjacent on Pepperell street; preserving the existing characteristics of the residential neighbourhoods but bridging the increased density that is occurring at the fringes of the Commons.

Increasing density in proximity to 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.

This proposed mid-rise use (3-10 storeys) will be done partially through transition of height and partially through transition of mixed-use from commercial 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 along Quinpool and will decrease in height towards the residential properties on Pepperell Street, diffusing any stark contrasts in scale and height.

This transition of building scale is taken a step further by including walkup townhouse massed units along Pepperell. These units have raised landscaped front porches to increase privacy and add a residential scale, and detailed massing, along the streetscape.

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 Dixel's 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 151 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 some precedents for increased height on Quinpool road through DA process including the approval of 6112 Quinpool Road from 45' height to 90' or 8 storeys and the consideration of DA application at 6009-6017 Quinpool Road for a 12 and 28 storey towers. The scope would involve a plan (MPS) and Bylaw (LUB) amendment through a DA

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



1245 BARRINGTON STREET  
W SUITES HFX, NS B3J 1Y3  
T. 902.446.9916  
F. 902.423.9942  
E. info@dexel.ca

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.

Dexel has met with abutting neighbors of the property to adjust the development to suit their needs, and plans to continue to work with the local community moving forward.

Dexel 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 and ask that a case number be addressed to this application.

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

Regards,

Louie Lawen, P.Eng  
President, Dexel Developments Limited

**Original Signed**

Documents Attached: 2015-04-14 Quinpool Road Development Study