

# **Public Hearing Case 21115**

Development Agreement for Quinpool Road and  
Pepperell Street, near Preston Street, Halifax

# Applicant Proposal

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Applicant: WSP, on behalf of Façade Investments Ltd.

Location: Quinpool Road and Pepperell Street, near Preston Street

Proposal: A development agreement to permit a 9 storey, mixed-use development at 6290 and 6302 Quinpool Road with a 3.5 storey section at 6325 and 6331 Pepperell Street

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# New MPS Policy in Effect

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- Regional Council held a public hearing on July 16, 2019
  - to consider proposed MPS policy for the site
- Proposed MPS policy approved July 16, 2019
  - came into effect on July 20, 2019
- Tonight's hearing will only deal with the proposed development agreement

# Enabling Policy (in effect July 20, 2019)

Policy for Subject Site

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## MPS POLICY

Building Height	9 storeys / 6 storeys / 3.5 storeys
Streetwall Height	2 storeys facing Quinpool Road
Stepbacks	Stepbacks required on mid-rise portions
Amenity Space	Indoor and outdoor required
Unit Mix	Mix of residential units
Permitted Uses	Residential, Commercial, Institutional, Entertainment (limited commercial facing Pepperell Street)
Consideration of:	Planning principles of transition, pedestrian orientated, human scale, building design and context sensitive; and Appropriate changes in building size and massing to create appropriate transitions to surrounding built forms.

# Site Context

Quinpool Road and Pepperell Street, Halifax



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# Site Context

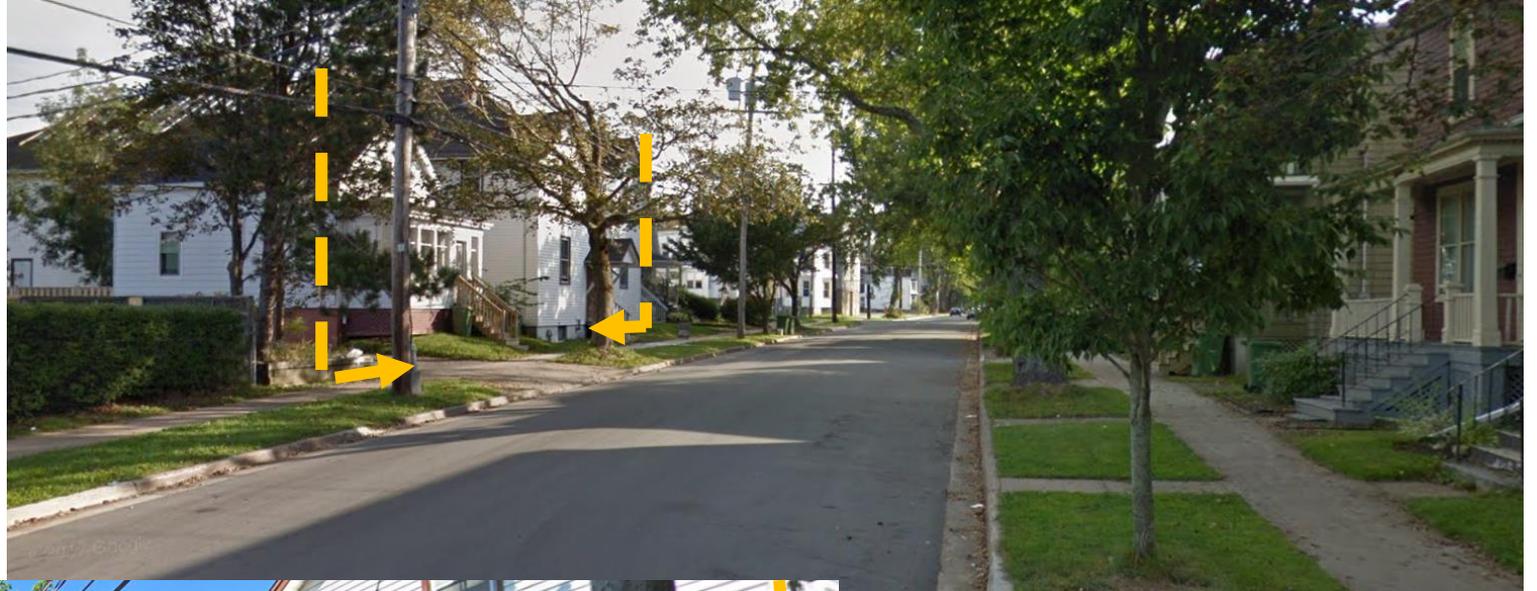
Quinpool Road, Halifax



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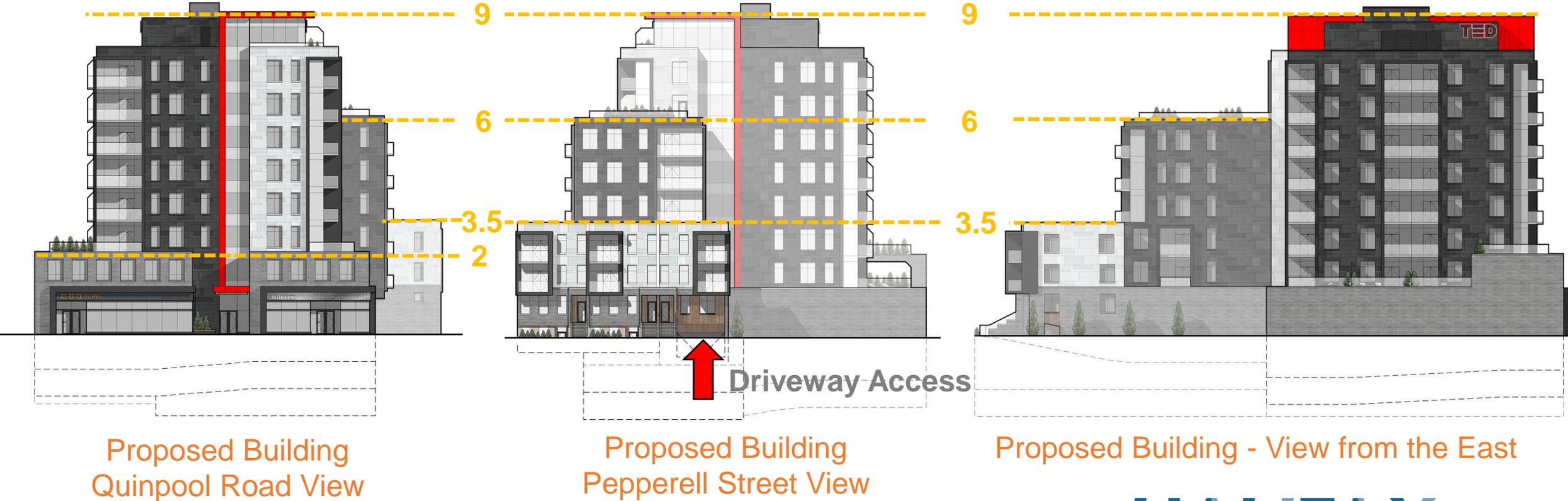
# Site Context

Pepperell Street, Halifax



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# Proposed Development Agreement



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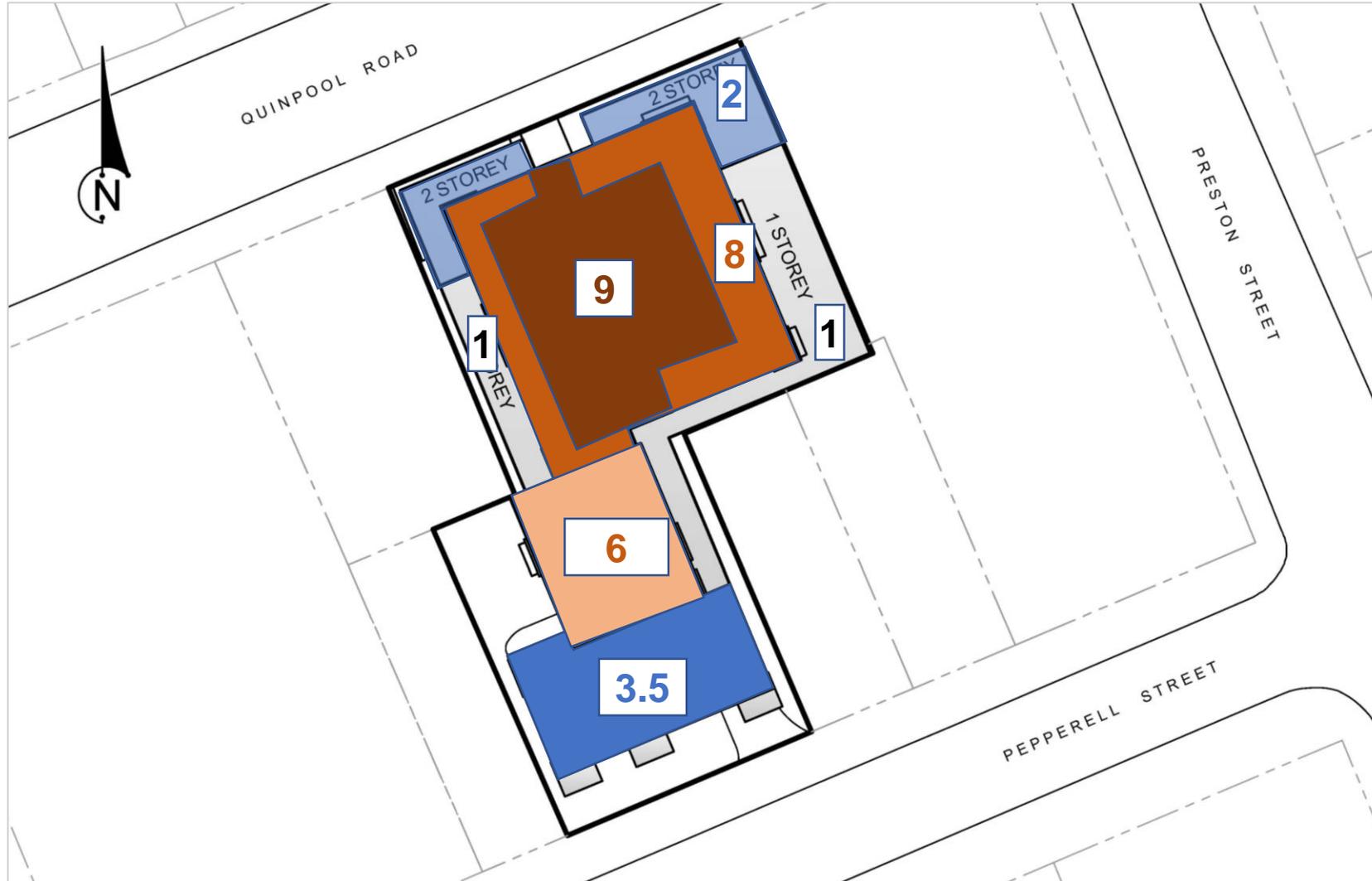
# Proposed Development Agreement



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1 SPECTACLE LAKE DRIVE, DARTMOUTH NS, CANADA B3B 1X7  
PHONE: 902-835-6655 WSP.COM

# Proposed Development Agreement - Heights



# Proposal - Renderings



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# Public Engagement Feedback

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- Level of engagement completed was consultation achieved through a mail out notification and a public meeting (May 7, 2018) and the previous public hearing (July 16, 2019).
- Feedback from the community generally included the following:
  - Some local business owners would like to see redevelopment and more density on Quinpool Road;
  - Some speakers stated traffic was a concern, especially on side streets;
  - Some speakers noted that the development fits the character of Quinpool, although some disagreed; and
  - Some speakers noted the need for trees and wider sidewalks to improve Quinpool Road.

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# Halifax Peninsula Planning Advisory Committee

June 25, 2018

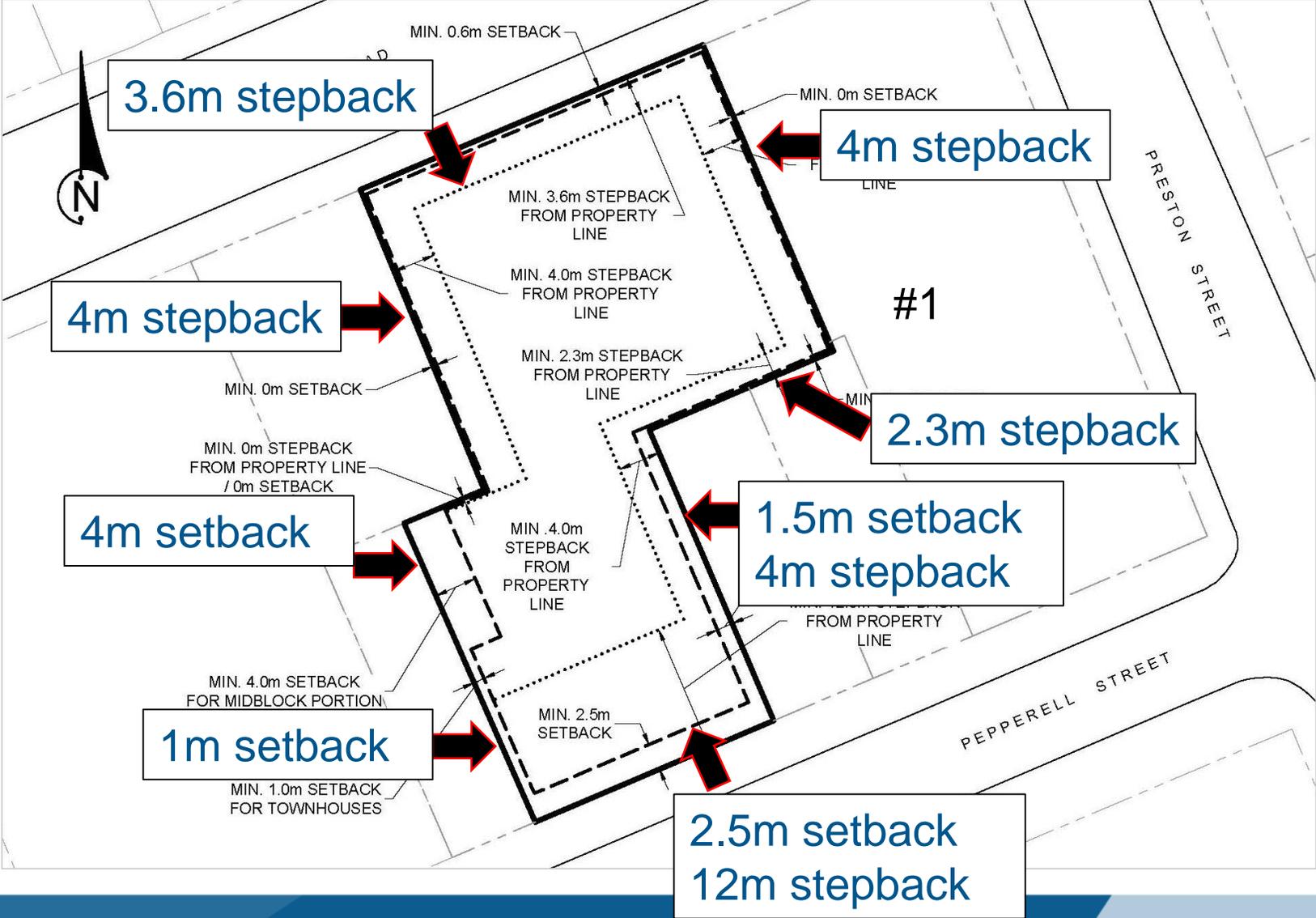
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PAC recommended that the application be approved but recommended a height more in line with the June 2017 Centre Plan (6 storeys). Other PAC feedback on the proposal included:

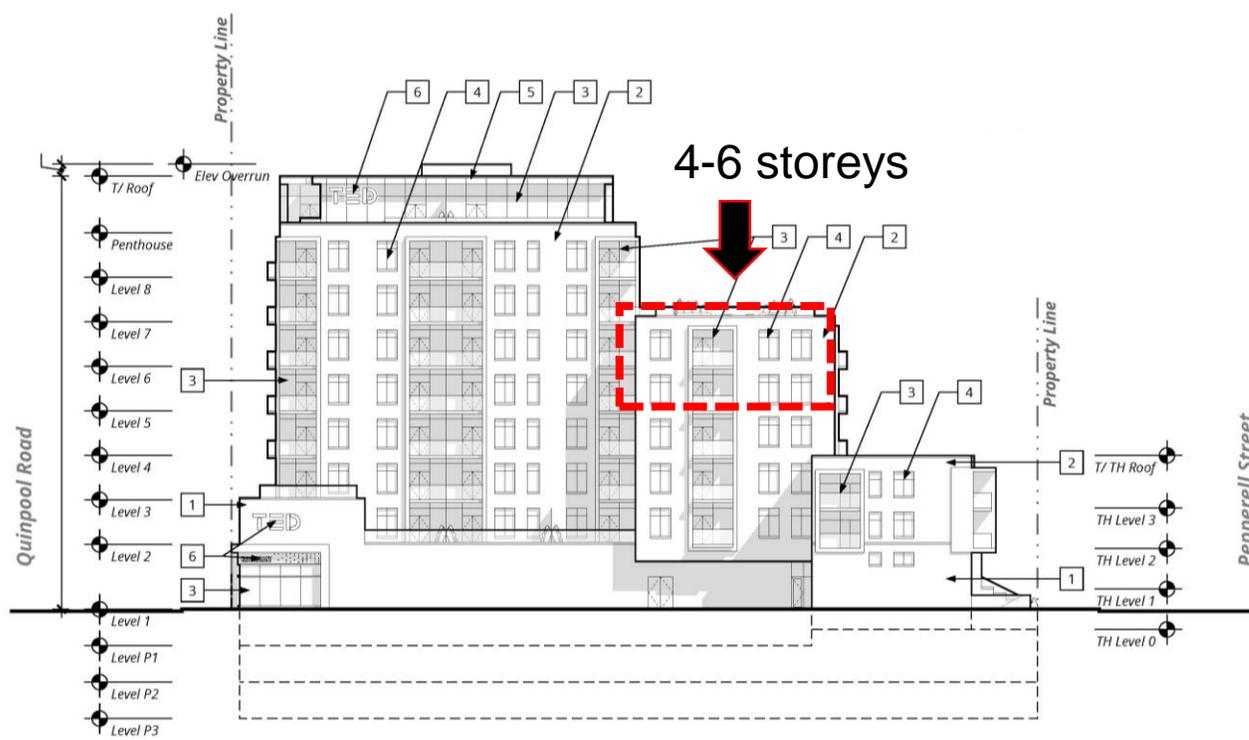
- PAC values the proposed streetwall height for pedestrian experience;
- PAC believes that the proposal adequately considers transition and context-sensitivity in its design;
- PAC appreciated the proposed amenity space;
- PAC valued additional density on the Quinpool corridor

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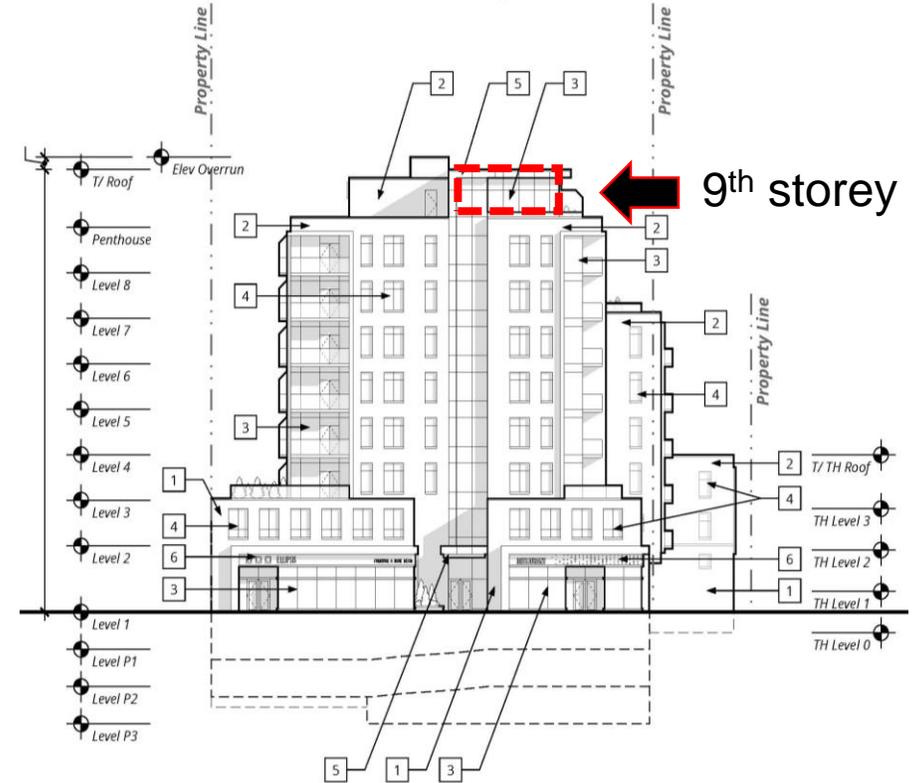
# Adjustments Following Consultation



# Adjustments Following Consultation



Current Proposal



# Summary:

## Key Aspects of Proposed Development Agreement

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- Height
  - Height – maximum 9 storeys, 3 main building forms (9,6 and 3.5 storeys)
- Density
  - 75 residential units, 25% 2 bedroom or greater
- Materials
  - Masonry, glazing and non-combustible cladding
- Land Uses
  - Mix of uses including residential, commercial, office and institutional are permitted.

# Existing Development Agreement

- 6331 Pepperell Street (red) is subject to a development agreement (1988)
  - also covers the KFC site (green)
- To allow KFC to access Pepperell Street (out only)
- Requires retention of residential structure at 6331 Pepperell Street



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# Proposed Partial Discharging Agreement

- Discharge 6331 Pepperell Street from the existing development agreement (1988)



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# Staff Recommendation

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Staff recommend that Halifax and West Community Council:

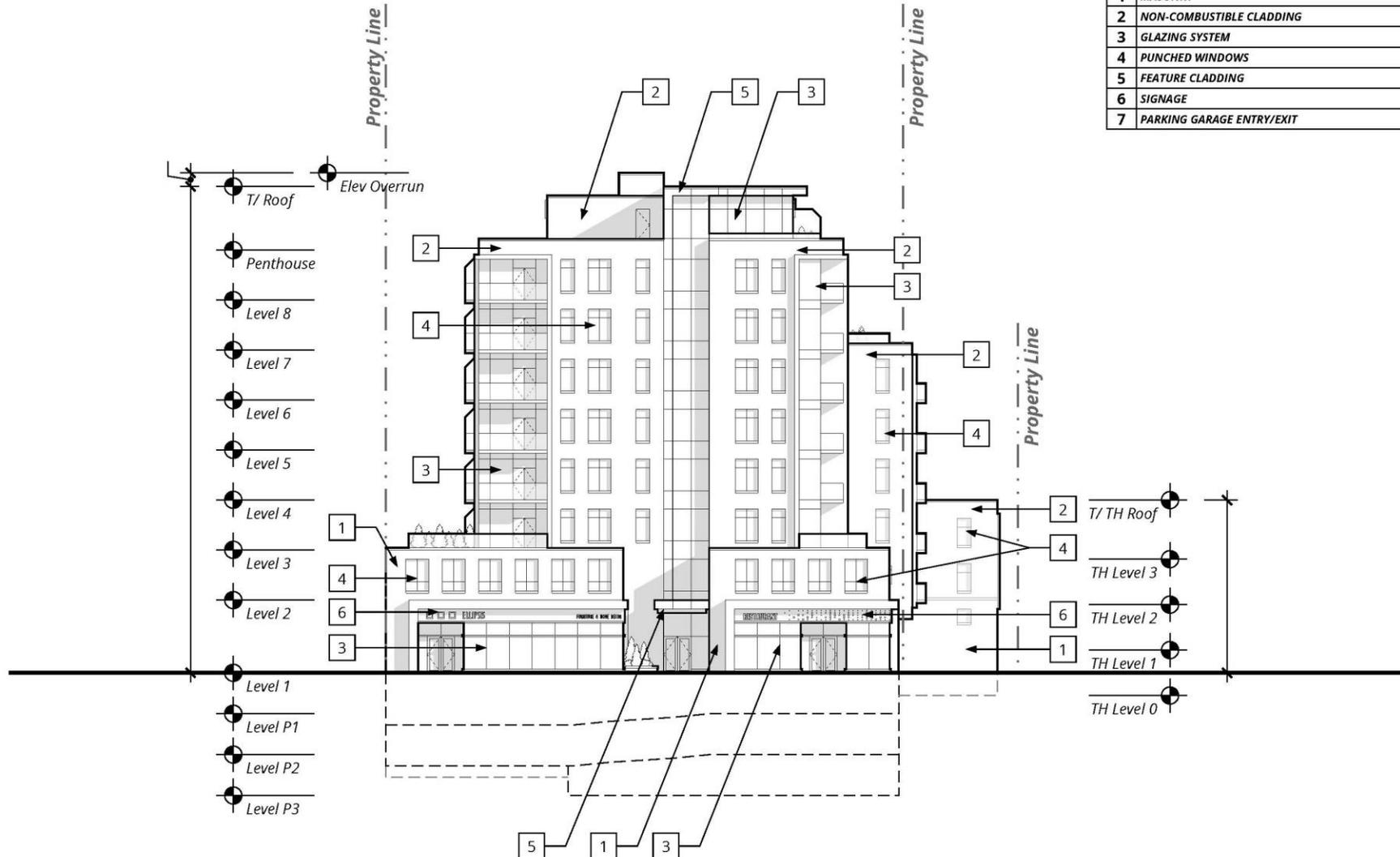
- Approve the proposed development agreement as set out in the May 22, 2019 staff report;
- Approve the partial discharging agreement as set out in the April 11, 2019 staff report;
- Require both agreements be signed by the property owner within 120 days, as set out in the May 22<sup>nd</sup> and April 11<sup>th</sup> staff reports.

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Thank You

# Proposal – Quinpool Road Elevation

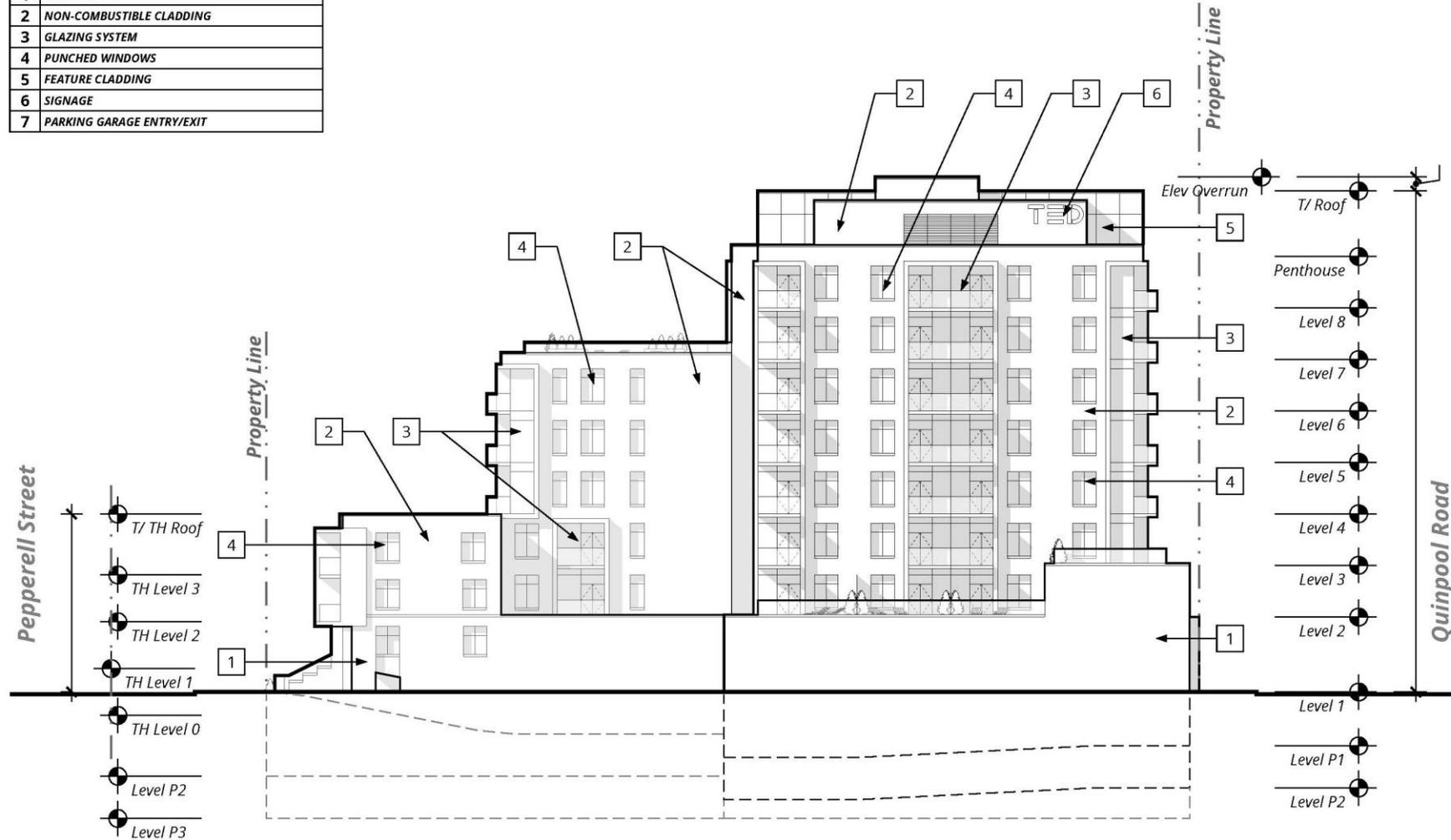
LEGEND - EXTERIOR MATERIALS	
1	MASONRY
2	NON-COMBUSTIBLE CLADDING
3	GLAZING SYSTEM
4	PUNCHED WINDOWS
5	FEATURE CLADDING
6	SIGNAGE
7	PARKING GARAGE ENTRY/EXIT



# Proposal – Eastern Elevation

## LEGEND - EXTERIOR MATERIALS

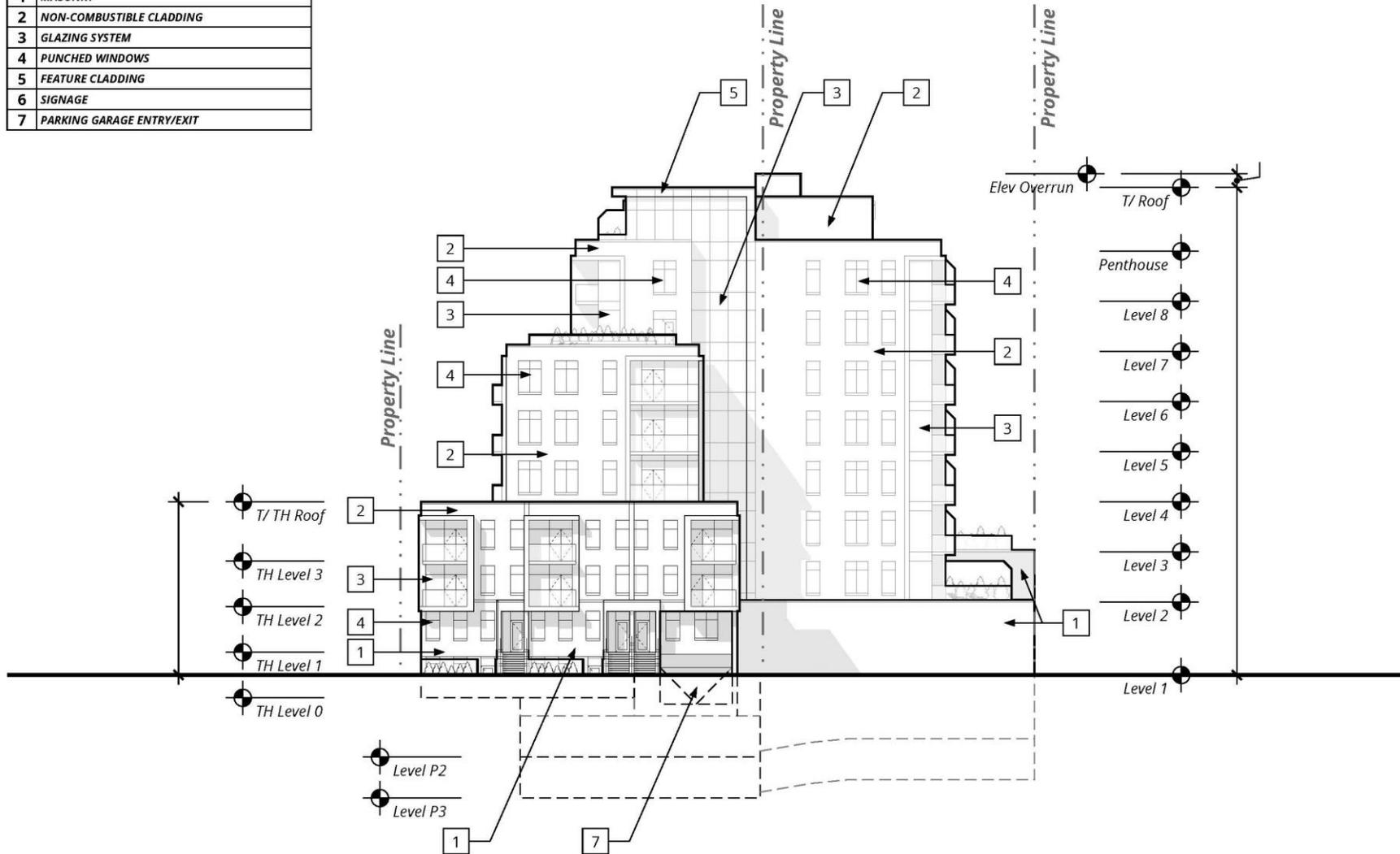
1	MASONRY
2	NON-COMBUSTIBLE CLADDING
3	GLAZING SYSTEM
4	PUNCHED WINDOWS
5	FEATURE CLADDING
6	SIGNAGE
7	PARKING GARAGE ENTRY/EXIT



# Proposal – Pepperell Street Elevation

## LEGEND - EXTERIOR MATERIALS

1	MASONRY
2	NON-COMBUSTIBLE CLADDING
3	GLAZING SYSTEM
4	PUNCHED WINDOWS
5	FEATURE CLADDING
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# Proposal

