

Case 17195

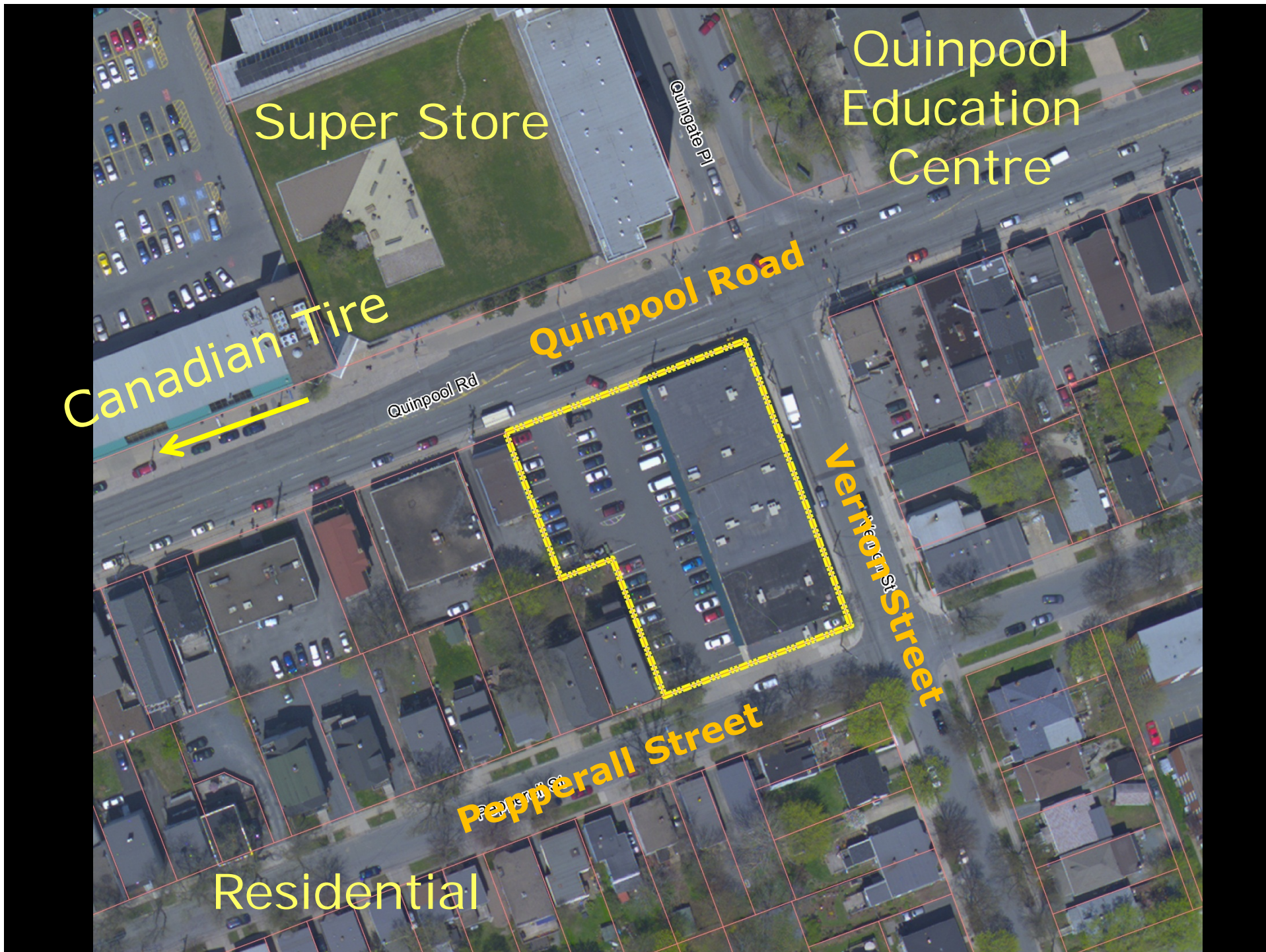
Re: Item No. 9.3

Development Approvals

Amendment to the Municipal Planning Strategy and Land Use By-law and Development Agreement

6112 Quinpool Road, Halifax
Presentation for Regional Council

Jillian MacLellan, Planner 1
June 25, 2013





Proposal

Development Approvals

Applicant:

- Studioworks International Inc.

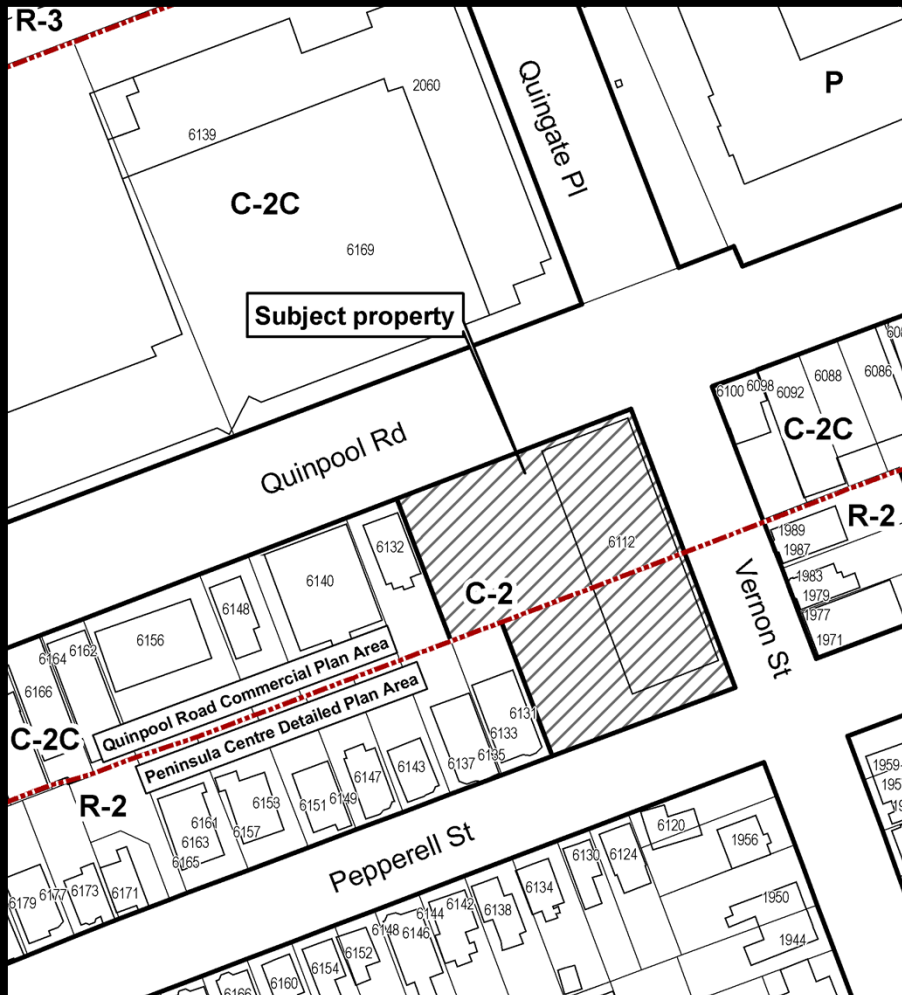
Proposal:

- Develop an 8 storey (approx 90 feet) mixed use building by a development agreement.
- Requires an amendment to the Municipal Planning Strategy

Initiated by Regional Council January 2012

6112 Quinpool Road

Development Approvals



- Halifax Municipal Planning Strategy
- Halifax Peninsula Land Use By-law
- Quinpool Road Commercial Secondary Plan
- Peninsula Center Secondary Plan

Municipal Planning Strategy

Development Approvals

Quinpool Road Commercial Secondary Plan

- Adopted by Council July 31, 1986
- Encourages mixed commercial / residential development
- Establishes Height of 45 feet

Peninsula Centre Secondary Plan

- Adopted by Council July 16, 1981
- Designated as Medium Density Residential

Land Use By-law

Development Approvals

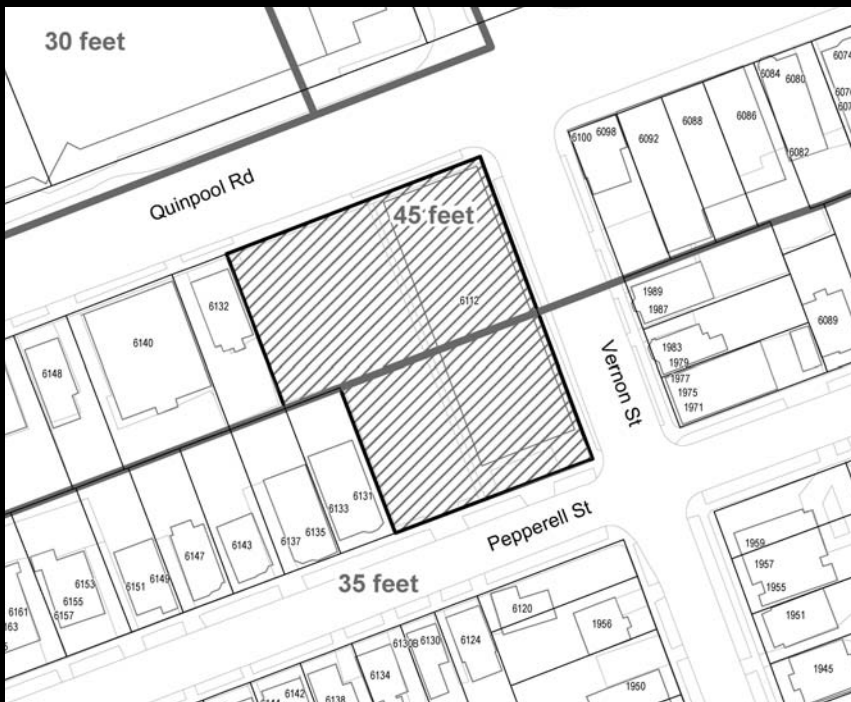
C-2 Zone(General Business)

- Permits a variety of Commercial and Residential Uses
- No Lot Coverage or Setback Requirements for Commercial Uses
- Angle Controls apply to Multiple Unit Residential Uses
- Residential density limited to 125 persons per acre

Land Use By-law

Development Approvals

Height Precincts



- 45 feet (Quinpool Road)
- Height measured to the top of the building
- 35 feet (Pepperell Street)
- Height measured to the commencement of the top floor.

Rational for Amendments the MPS

Development Approvals

- Land Use By-law requirements are too restrictive
- The Municipal Planning Strategy does not allow site specific considerations
- The planning documents do not reflect outcomes of the past public workshops
- Area could benefit from an increased density
- Height does not reflect the zone or surrounding area

Proposed Amendments to the Municipal Planning Strategy

Development Approvals

Amendments to the MPS are required to address:

- Building Height Exceeding 45 feet
- Allow the Consideration of a Development Agreement to vary requirements of the LUB including:
 - Angle controls
 - Setback Requirements
 - Density

Proposed Amendments to the Municipal Planning Strategy

Development Approvals

Proposed Amendments to the MPS focus on:

- Appropriate Transition to Pepperell Street
- Pedestrian Friendly Atmosphere
- Good Architectural Design
- Mix of Residential Units

Proposed Development Agreement

Development Approvals

Proposed Development Agreement would permit:

- C-2C Zone Uses
- A maximum of 81 Residential Units
- 13, 436 square feet of Amenity Space
- 2 levels of Underground Parking
- Building to be Terraced to Reduce Height Towards Pepperell Street



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INTERNATIONAL INC.

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400/500-1100 400/500-1100 400/500-1100

title LM1001 - QUINPOOL ROAD MULTI-USE BUILDING
EAST ELEVATION (VERNON ST.)

location 6112 QUINPOOL ROAD, HALIFAX, NOVA SCOTIA

scale AS INDICATED

date 07/21/11

drawn LG

proj. LM1001

dwg no:

A12

rev.

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title LM1001 - QUINPOOL ROAD MULTI-USE BUILDING
SOUTH ELEVATION (PEPPERELL ST.)

location 6112 QUINPOOL ROAD, HALIFAX, NOVA SCOTIA

scale AS INDICATED

date 06/21/11

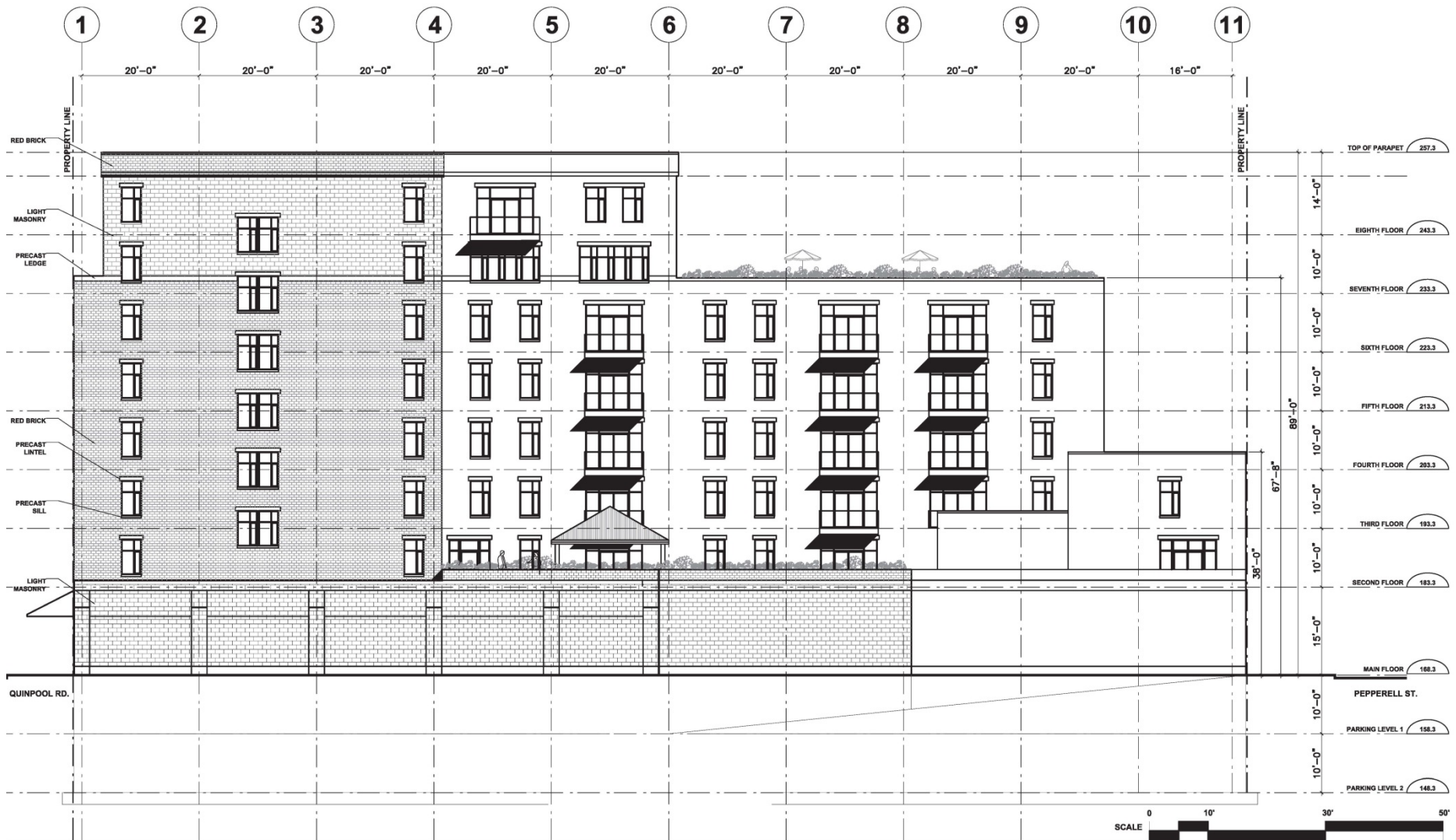
drawn LG

proj. LM1001

dwg no. A13

rev.

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title LM1001 - QUINPOOL ROAD MULTI-USE BUILDING
WEST ELEVATION
location 6112 QUINPOOL ROAD, HALIFAX, NOVA SCOTIA

scale AS INDICATED
date 02/08/11
drawn LG
proj. LM1001

dwg no: A14
rev.

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Recommendation

Development Approvals

Staff recommend that
Regional Council approve the proposed
amendments to the Municipal Planning
Strategy for Halifax to allow
consideration of a mixed use building by
development agreement at
6112 Quinpool Road