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**Case 18966**  
Proposed Municipal Planning Strategy Amendments for  
6009 – 6017 Quinpool Road

March 21, 2017  
Halifax Regional Council

**Applicant Proposal**

Applicant: APL Properties Limited

Location: 6009-6017 Quinpool Rd

Proposal: An amendment to Municipal Planning Strategy policy that would allow a Development Agreement for a 29 storey mixed-use building containing primarily residential uses with commercial on the ground floor

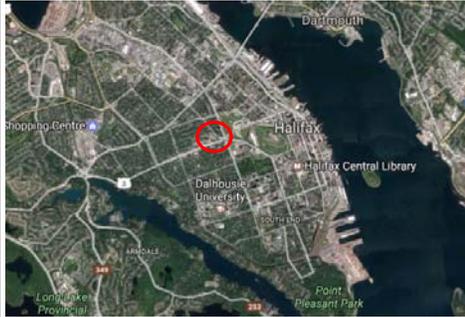


Applicant rendering of proposal seen from above Quinpool Road, looking northeast

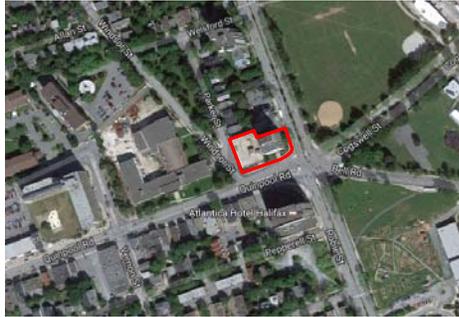
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# Site Context

6009-6017 Quinpool Rd, Halifax



General Site location



Site Boundaries in Red

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# Site Context



Subject site seen from the southeast corner of Quinpool Rd and Robie St

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## Site Context



Properties located west of the subject site on Parker St

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## Site Context



Property to the immediate north of the subject site on Robie St (Case 19281)

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# Site Context



Property a half block north of the subject site as seen from Welsford St



# Planning Policy

Halifax Municipal Planning Strategy

- Halifax North  
Detailed Area Plan  
➤ High Density Residential
  
- Quinpool Road  
Detailed Area Plan  
➤ Commercial



# Land Use By-law

Halifax Peninsula LUB

- Three zones apply to site:
  - C-2 General Business
  - C-2C Minor Commercial
  - R-2 Multiple Dwelling
- Three height precincts apply to site:
  - 145 feet
  - 45 feet
  - 35 feet
- Multiple zones make a comprehensively designed development difficult



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## MPS Amendment Considerations

- Amendments to the MPS should only be considered when circumstances have changed since the document was originally adopted
- Circumstances would need to change to the extent that the original land use policy is no longer appropriate

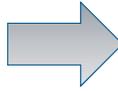
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## Previously Proposed Concepts



June 2014 Council Meeting



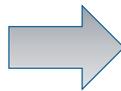
October 2014 Open House

An increase in height from the previous 22 and 11 storey towers to a proposed 28 and 12 storey design

## Previously Proposed Concepts



October, 2014



Current Proposal

## Current Proposal - Details

- Base of Building Transitions from 7 to 4 Storeys Moving Towards Parker Street
- Reduced Tower Width Facing the Common to Limit Shadow Impact
- Reduction from 2 Towers to 1 Tower
- Increased Attention to Architecture and Detail in the Podium
- Increase from 28 Storeys to 29 Storeys



## Process to Date

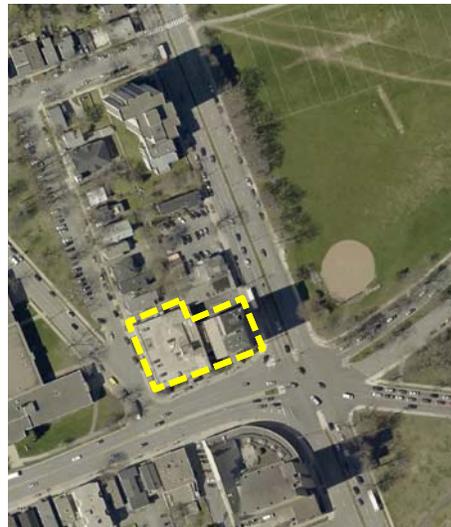
- MPS amendment process initiated by Regional Council on June 10, 2014
- Council Resolution Initiated the Process... *“subject to addressing the design control principles for building height, mass, density, shadowing, and spacing between towers.”*
- Community Consultation and Negotiations with Applicant throughout 2015 and 2016
- Regional Council Direction to Draft Policy allowing for the 29 Storey Development As-Proposed on September 6, 2016

## Public Consultation

- Open House/Survey – Fall 2014
- Public Information Meeting – September 2015
- What Was Heard:
  - Concern for Height of Proposed Building but a Tall Building Could be Supported Subject to More Attention Towards Floorplate Sizes, Tower Spacing, Transition to Lower Density Uses and Shadow
  - More Attention Required to Massing of Buildings and How they Transition to Lower Density Homes
  - Increased Attention to Design Required – Specifically in the Podiums of the Buildings
  - Concern Regarding how the Buildings would Impact the Public Realm – Specifically with Regard to the Common

## Analysis of Site

- Serves as a gateway to the Major Commercial Corridor of Quinpool Road
- Size of adjacent intersection lends itself to a larger building
- Has frontage on 3 public streets
- Abuts a stable low density residential neighbourhood
- Multiple 10+ Storey Buildings in the Area



## Analysis of Proposals – Mass

- 58' wide facing the Common
- 130' long facing Quinpool Road
- Podium transitions from 7 storeys at Quinpool & Robie to 4 storeys on Parker
- Building setbacks and stepbacks are all rationale and defensible



## Analysis of Proposals – Density

- Increased by 44 residential units since initiation
- Decreased by just over 1,600 square feet in its available commercial space
- Building is maximized in its dimensions



## Analysis of Proposals – Shadow

- Location of this site minimizes its shadow impact on the Common
- East-West orientation of the site also assists in this impact



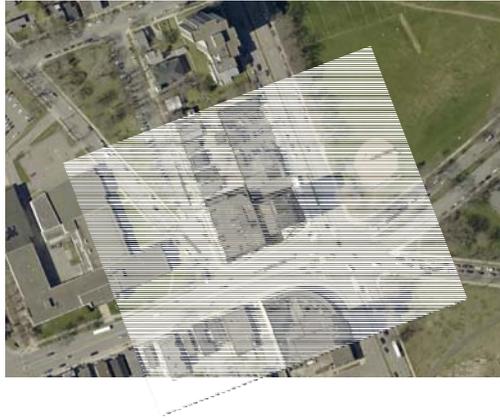
## Analysis of Proposals – Tower Spacing

- Tower is 18.8 feet from property line shared with Robie Street project
- Acceptable distance given that adjacent property is significantly wide
- Setbacks of adjacent building now being determined in a separate process

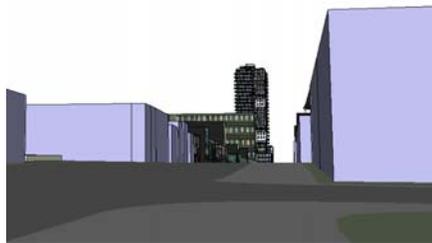


## Analysis of Proposal - Height

- Podium height transition towards Parker Street is appropriate
- Height is concentrated to the southeast
- Overall height is 10+ storeys more than any building in the area

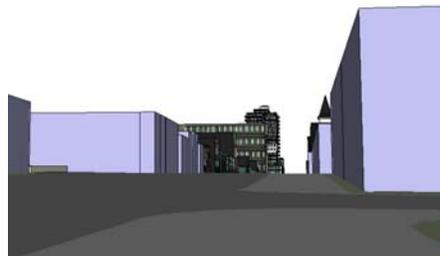


## Oxford and Quinpool



Current 29-Storey Proposal

Proposal at 20 Storeys



## Looking West from the Oval

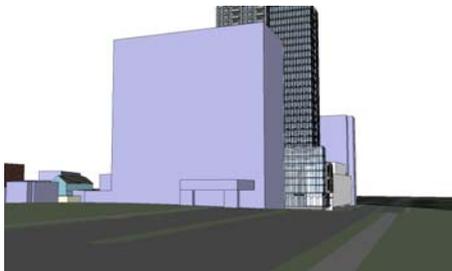


Current 29-Storey Proposal



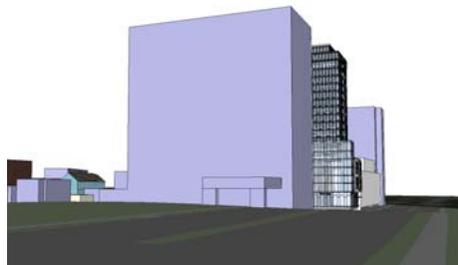
Proposal at 20 Storeys

## Looking North on Robie



Current 29-Storey Proposal

Proposal at 20 Storeys



## District 7&8 PAC Recommendation

January 25, 2016

The PAC provided the following feedback:

- The proposal should be of a maximum 18 storeys
- Ensure architectural interest at the pedestrian level
- The North wall of the Quinpool Road proposal facing the St. Pat's site should be aesthetically improved
- Address concern regarding proposed setback from abutting residents by considering an increase of the setback
- The Committee values inclusion of affordable housing
- The Committee values a mixture of unit types to encourage family use
- The Committee is concerned regarding the impact of shadows on the immediate residential community
- The Committee is concerned with the impact of shadows on the Common



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## Staff Recommendation

Further to the direction provided by Regional Council at their September 6, 2016 meeting, to allow a public hearing to consider the applicant's proposal, it is recommended that Halifax and West Community Council recommend that Regional Council:

- Give first reading to consider the proposed amendments to the Municipal Planning Strategy and the Land Use By-law for the Halifax Peninsula, as set out in Attachments A and B of this report, to allow for a 29 storey mixed use development at 6009 and 6017 Quinpool Road, Halifax and schedule a public hearing.

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**Thank You**

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