



P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Item No.**  
**Halifax and West Community Council**  
**February 14, 2017**

**TO:** Chair and Members of Halifax and West Community Council

**SUBMITTED BY:** Original Signed by  

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Bob Bjerke, Chief Planner and Director, Planning and Development

**DATE:** January 20, 2017

**SUBJECT:** **Case 18966: Amendments to the Halifax MPS and the Halifax Peninsula LUB for 6009 and 6017 Quinpool Road, Halifax**

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#### **ORIGIN**

- Application by APL Properties Limited
- June 10, 2014 Regional Council initiation of the MPS and LUB amendment process
- September 6, 2016 motion of Regional Council directing the creation of site-specific MPS and LUB amendments for consideration to allow a 29 storey mixed use development at 6009 – 6017 Quinpool Rd., Halifax

#### **LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development*

#### **RECOMMENDATION**

Further to the direction provided by Regional Council at their September 6, 2016 meeting, it is recommended that Halifax and West Community Council recommend that Regional Council:

1. 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; and
2. Approve the amendments to the Halifax Municipal Planning Strategy and Peninsula Land Use By-law as set out in Attachments A and B.

## **BACKGROUND**

APL Properties Limited is applying to make site-specific amendments to both the Halifax Municipal Planning Strategy (MPS) and the Halifax Peninsula Land Use By-law (LUB) to allow for the development of a 29 storey mixed use building through a development agreement process for the properties located at 6009 and 6017 Quinpool Road, Halifax. Current applicable MPS policies and LUB regulations do not permit this type of mixed use development, and as such amendments to both documents are required.

<b>Subject Site</b>	6009 and 6017 Quinpool Road, Halifax
<b>Location</b>	Northwest corner of Quinpool Road and Robie Street, Halifax
<b>Regional Plan Designation</b>	Urban Settlement
<b>Community Plan Designation (Map 1)</b>	Commercial - Quinpool Road Commercial Plan Area High Density Residential - Peninsula North Secondary Plan
<b>Zoning (Map 2)</b>	C-2C (Minor Commercial-Quinpool Road Zone) C-2 (General Business Zone) R-3 (Multiple Dwelling Zone)
<b>Size of Site</b>	2021.6 sq. m. (21,760 Sq. ft.)
<b>Street Frontage</b>	137 m (450 ft.)
<b>Current Land Use(s)</b>	Ten storey office building and an above grade parking garage
<b>Surrounding Use(s)</b>	West – Parker Street and the Former St. Patrick's High School site North – Low density residential homes and a former funeral home East – Robie Street and the Halifax North Common South – Quinpool Road and the Atlantica Hotel

### **Proposal Background**

At its June 10, 2014 meeting, Regional Council considered a joint MPS and LUB amendment initiation report<sup>1</sup> for both the subject site as well as the property at 2032 – 2050 Robie Street. Within the report, analysis was provided by staff which outlined the context of these adjacent sites with a resulting conclusion that the same MPS amendment would be most appropriately applied to both sites given their close proximity and similar contexts to one another.

Also within the report were outlined a number of concerns held by staff following an initial review of the individual development proposals. While it was agreed that the changing context of the surrounding neighbourhood since the last review of applicable MPS policies would indeed justify initiation of the MPS amendment process, concerns relative to the contextual fit of the proposed building heights, massing, setbacks and tower spacing for the projects were summarized within the report. Staff advised that these matters would need to be resolved through the process and recommended that Regional Council initiate the MPS amendment process subject to these matters being addressed. As such, the following motion requiring alteration to the development proposals was passed by Regional Council:

*“MOVED by Councillor Watts, seconded by Councillor Mason that Halifax Regional Council:*

- 1. Direct staff to initiate the process to consider amending the Municipal Planning Strategy for Halifax and the Land Use By-law for Halifax Peninsula to create site specific policy and provisions for two development sites located at 6009 to 6017 Quinpool Road and 2032 to 2050 Robie Street to enable mixed use developments on each site by development agreement **subject to addressing the design control principles for building height, mass, density, shadowing, and spacing between towers, as raised in this staff report;** and [emphasis added]*

<sup>1</sup> See staff report at: <http://www.halifax.ca/council/agendasc/documents/140610ca11112.pdf>

2. *Direct staff to follow the public participation program for the MPS amendment process as approved by Regional Council in February 1997.”*

### **Post Initiation Application Amendments**

Following initiation by Regional Council, multiple meetings were held with the applicant to discuss how their proposal to amend the MPS could evolve so as to best address the design control principles for building height, mass, density, shadowing, and spacing between towers. Between the June 2014 meeting of Regional Council and the recent direction provided by Regional Council on September 6, 2016, a significant number of changes to the original design were made. These changes include the following:

- Changing from a dual tower configuration of 22 and 11 storeys, respectively to a single tower of 29 storeys in height;
- The tower being oriented with its length in an east to west orientation to minimize the shadow impact on the adjacent Common. The building is 17.7 metres (58 feet) in width at its narrowest point to accomplish this;
- The tower location itself being pushed to the extreme southeast of the site to maximize the distance between the tower and the homes on Parker Street;
- The podium upon which the tower sits was redesigned so as to be articulated both in its height as well as its envelope to respond to the asymmetrical site; and
- The podium of the building being redesigned so as to respond to the low density residential uses on Parker Street to the northwest. The podium reaches a height of 7 storeys at the corner of Quinpool and Robie transitioning down to 5 storeys as the building moves west down Quinpool Road, ended at a low point of 4 storeys to respond.

### **September 2016 Council Direction**

On September 6, 2016, Regional Council considered a staff report<sup>2</sup> on this application in addition to an application submitted on the property immediately adjacent to the north located at 2032 to 2050 Robie Street (Case 19281). Following analysis of the site and surrounding community, discussions with the project architect, shadow impact assessments, the application of urban design standards, and extensive community consultation, staff recommended that policy be developed for the subject site which would allow a building substantially of the same form as proposed, with the exception that height be limited to a maximum of 20 storeys. An additional recommendation was made to separate the site specific MPS and LUB amendments proposed for 6009 and 6017 Quinpool Road, Halifax and 2032-2050 Robie Street, Halifax from one another to allow planning policy to be developed independently for each development site.

Regional Council passed a motion approving the separation of the two applications and directing staff to create site specific MPS and LUB amendments for the subject site, for their consideration, to allow a development substantially in the form as proposed by the applicant; that of a 29 storey building. While Council direction was provided to draft the amendments, no policies were approved at the September 2016 meeting, and a public hearing on the matter was not held. In order to consider approval of the proposed amendments, as per the requirements of the *Halifax Regional Municipality Charter*, Regional Council must still hold a public hearing to consider and render decision on site specific MPS and LUB amendments for 6009 and 6017 Quinpool Road, Halifax.

### **Draft Centre Plan Policy Alignment**

The Halifax Regional Municipal Planning Strategy (RMPS) identifies the “Regional Centre” as the area encompassing the Halifax Peninsula and Dartmouth between Halifax Harbour and the Circumferential Highway. Through the recent review of the RMPS, the adoption of a Regional Centre Plan was confirmed as a primary objective for the Municipality. The Centre Plan will include the creation of a new Secondary Municipal Planning Strategy (SMPS) for the Regional Centre as well as regulatory and financial tools to ensure that the vision statement and guiding principles endorsed by Regional Council are achieved. The

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<sup>2</sup> See staff report at: <http://www.halifax.ca/council/agendasc/documents/160906ca1418.pdf>

process is well underway, with on-going stakeholder and community engagement and a full slate of public consultations in line with the Centre Plan Engagement Strategy. The delivery of a draft plan to the Community Design Advisory Committee is anticipated for early 2017. The existing MPS will remain in effect on the Halifax Peninsula until the Centre Plan is finalized and approved except for certain site specific MPS amendment applications that may be considered in the interim.

## **DISCUSSION**

The MPS is a strategic policy document that sets out the goals, objectives and direction for long term growth and development in Municipality. Amendments to an MPS are significant undertakings and Council is under no obligation to consider such requests. While the proposed policies address 4 of the 5 design control principles cited by Council in their initiation of the MPS amendment process, it is the opinion of senior planning staff that an overall height of 29 storeys is unsuitably tall for the site given the surrounding context, the height of existing buildings in the area, and the impact that a building of that height would have on surrounding public and private lands. As such and as previously outlined in the August 4, 2016 staff report considered by Regional Council at their September 6, 2016 meeting, staff do not recommend approval of the proposed amendments. The following paragraphs review the rationale and content of the proposed MPS and LUB amendments.

### **Density & Mass**

Building density can be measured in a number of ways inclusive of overall gross floor area, number of residential units, units per acre, or floor area ratio among other techniques. Density is often cited as a concern as a result of other factors which could include the overall mass of building, or the resulting impact on local infrastructure inclusive of sewer, water, or road capacities. In this urban location along a corridor upon which more residential density is likely within the foreseeable future, it has been assessed that the existing infrastructure would be able to accommodate a development of the size proposed. If Council were to approve MPS policy to enable a development agreement on the site, a more detailed analysis of traffic, sewer and road systems would be undertaken at that subsequent stage of the process. Given that the creation of MPS policy is intended to outline the broader development principles that should be considered within a subsequent development agreement, and that a preliminary assessment of infrastructure capacities has already taken place so as to ensure appropriate densities from this perspective, the primary focus of staff's review has been on mitigating the mass of the proposed building.

The proposed development has been purposefully designed to reflect the asymmetrical site upon which it is proposed. At the base of the building, the podium height transitions from a maximum of 7 storeys in height at the corner of Quinpool and Robie, reducing to 5 storeys at the corner of Quinpool and Parker to a low of 4 storeys at the northwest corner of the site along Parker Street. The height of 4 storeys is intended to acknowledge the smaller single unit residential nature of the northern half of Parker Street and the 35 foot height limit that regulates its development.

Above the podium level, the tower itself has also been located in the far southeast corner of the site to maximize the distance between it and the aforementioned low density residential uses to the northwest. The tower dimensions are 39.6 metres (130 feet) along its Quinpool elevation and 17.7 metres (58 feet) at its narrowest point facing Robie Street, expanding out to 22.5 metres (74 feet) moving west towards Parker Street. While an elevation length of 39.6 metres is extremely long, and would not typically be supported in a development of this height, it is felt to be acceptable in this circumstance given the desire to keep the tower as thin as possible in its elevation that faces the Common to the immediate east.

### **Tower Spacing**

At the time this application was originally initiated by Regional Council, the proposal included two towers on the Quinpool Road property. This design has since been amended to propose a single tower configuration – in part due to concerns regarding the distance between the two former towers. While this original concern has been fully addressed, it is important to note that the building design as proposed in Attachment C of this report includes a tower setback of 5.8 metres (19 feet) above the podium level from

the property line shared with application 19281 located to the immediate northeast. If a building were to be developed on the adjacent site with the identical setback, the spacing between buildings above the podium level would be closer than best urban design practices would suggest is appropriate. As a source of comparison, the Downtown Land Use Bylaw would require buildings of this height to be setback 11.5 metres (37.7 feet) from internal property lines. With this said, staff's site analysis of the adjacent property suggests a maximum overall height of 6 storeys as being appropriate. A building of this height would not be problematic with reduced setbacks, and would in fact match the approximate podium height of the application discussed in this report. Further, if a tower were to be developed on the adjacent site, the north-south length of the adjacent property would allow for it to be located an appropriate distance between both the subject site and the Welsford Tower existing on the opposite corner at Welsford and Robie Street.

#### Building Shadow

The impact that the development site would have on nearby public open space has been a central consideration of all design discussions undertaken to date. While the subject site has considerably less shadow impact on the Halifax Commons to the east than neighbouring application (Case 19281) to the north by nature of its location at the southwestern corner of the park, an impact still exists nonetheless. Given the existence of a ten storey office building on the site at present, the focus of staff has been on the net increase of shadow impact on lands in the area given the additional height being proposed on the site.

The design of the building as proposed has been oriented specifically to limit the overall width of shadow projected from the development. A shadow study completed by the applicant and confirmed by staff is included in Attachment D. Traditionally in Halifax, shadow studies use the two dates of the spring and fall equinox (March 21 and September 21 annually) to assess the impact of shadow. Equinox dates are used as a way to show the approximate average shadow cast during the year given the dates falling in between the longest and shortest days of the year. As seen in the study, shadows extend the full width of the Commons in the shoulder seasons and through the winter months. With this said, shadow length is seen as a more manageable concern as compared to shadow width. Tall, slender buildings cast a long but fast moving shadow, meaning that any given adjacent location is not under continuous shadow for extended periods of time. Staff advise that the changes in building design from the initial proposal have mitigated the shadow to an acceptable point through a narrowing of the building in its east-west orientation creating a long but fast moving shadow. With this said, a shorter tower would further limit the impact of its shadow on the North Common. As proposed, the shadow of a 29 storey building on this site would project well into the sports fields of the southwest corner of the Commons in the spring and fall equinox. As shown on topographical mapping, the lowest elevation of the Northern Common is the southwest area near the intersection of Robie Street and Cogswell Street. As such, water drains toward this area making it susceptible to heavy rainfall impacting the sports fields. As a result, the football field, cricket pitch and baseball diamond located in the vicinity can already take longer to dry than other areas of the park space. This makes having consistent access to sunlight for extended periods of the day all the more important in ensuring these amenities can be accessible to the public as many days of the year as possible.

#### Building Height

An office building of ten storeys measuring approximately 42.7 metres (140 feet) in height is currently located on the site. The proposed development would equate to a 48.8 metre (160 feet) increase in the building height on the property. Buildings in the surrounding area (Map 4) reach heights of 16 storeys (the Atlantica Hotel) 19 storeys (The Welsford), and 12 storeys (Quinpool Tower).

In evaluating the neighbourhood context as a whole, having a building of some significant height at this location has been found to be appropriate. Given the size of the adjacent intersection, the width of Robie Street, the size of adjacent open space, and the height of buildings already existing in close proximity it is the opinion of senior planning staff that a building as tall as 20 storeys in height would not be incongruent with the neighbourhood. As a result of extensive urban design and planning analysis of the

neighbourhood surrounding the subject sites, staff envision buildings within this portion of Quinpool Road increasing in height gradually from west to east. This work envisions heights at 35 feet or below west of Oxford Street, transitioning gradually to a high point at the corner of Quinpool and Robie.

While the building employs a podium design in an effort to retain some degree of human scale, the proposal is still approximately 40% taller than the next tallest building in the surrounding area. Furthermore, the proposal, while locating the tower in the optimal location on the property, is still directly abutting a lower density residential neighbourhood to the northwest. The property holds the burden of being generally appropriate for increased residential densities, but is in close proximity to existing low scale housing. While having this property contain the tallest building in the surrounding area is justifiable given its prominence on the corner of two central roads, the applicant has been unable to provide a design or context based rationale that justifies a building approximately 100 feet taller than those surrounding it.

#### Centre Plan Draft Policy Direction

As of the date of this report, the draft Centre Plan Urban Structure Map includes the subject site, including the entire block framed by Welsford Street, Parker Street, Quinpool Road, and Robie Street within the Quinpool Road Centre classification. As stated in the draft Centre Plan policy, objectives of centres are to:

- encourage main streets that demonstrate high quality building standards and prioritize pedestrians;
- support a diversity of commercial activity, including office, retail, services and restaurants;
- accommodate new residents and jobs through moderate height and tall buildings at strategic locations;
- accommodate residential redevelopment and supportive commercial uses;
- create a safe and comfortable public realm for all ages and abilities; and
- support public transit and active transportation through land use and the built form.

The Centre Plan envisions buildings within the Quinpool Road Centre area as increasing in height gradually from a low point at Oxford Street to the west, to a high point at the corner of Quinpool and Robie. Given the existing tall buildings providing a context of height at this corner, a maximum height of 20 storeys is seen by senior planning staff to provide height and density appropriate for this prominent corner, while still allowing for a gradual transition of building form as development moves west down Quinpool. Additionally, a building of some height, but in an appropriately oriented form could be appropriate on the corner of Quinpool and Robie without significantly impacting the adjacent Commons given the site location in the extreme southwest of the Common combined with a relatively fast moving shadow from a slenderer building form.

#### Approval Process

To enable the development of their proposed project, the applicant has requested an MPS amendment and development agreement. Regional Council should consider the appropriateness of the MPS amendments for the subject site and schedule a public hearing regarding the proposed new policies.

Should Regional Council approve the MPS amendments in their current form or as otherwise modified, Halifax and West Community Council would then be able to consider the detailed merits of any resulting development proposal following a separate public hearing on the matter. If Regional Council refuses to approve new policies for the site, any re-development of the site would need to comply with the existing LUB provisions.

#### **Conclusion**

While the amendments to the proposed building since Regional Council first initiated this planning process have been significant, and significant improvements are acknowledged, senior planning staff advise that the overall height of the proposal is not in keeping with the existing or desired future character of this prominent corner or the Quinpool Road corridor. In consideration of the likely inclusion of the site

in the future Quinpool Road Centre, coupled with its location fronting on a major intersection, staff advise there is merit in permitting the development of a high-rise building on the subject site but to a maximum of 20 storeys. Accordingly, senior planning staff do not recommend approval of amendments that would enable the 29 storey building height proposed by the applicant. However, Regional Council as the primary authority for planning matters in HRM, directed staff to draft proposed policies which would enable their consideration of a 29 storey development on this site. As per this direction, should Council decide to approve the request, the proposed MPS and LUB amendments are provided in Attachments A and B.

### **FINANCIAL IMPLICATIONS**

The HRM costs associated with processing this planning application can be accommodated within the 2016/17 operating budget for C310 Urban & Rural Planning Applications.

### **RISK CONSIDERATION**

There are no significant risks associated with the recommendations contained within this report. This application involves proposed MPS amendments. Such amendments are at the discretion of Regional Council and are not subject to appeal to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting the proposed amendments are contained within the Discussion section of this report.

### **COMMUNITY ENGAGEMENT**

The community engagement process for this site specific MPS & LUB amendments is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement has been consultation, achieved through providing information and seeking comments through the HRM website, signage posted on the subject site, and letters mailed to property owners within the notification area. Additionally, these projects were presented to the public at an informational open house held on October 1, 2014, as well as a Planning Advisory Committee chaired Public Information meeting on September 17, 2015. An online survey was also made available on the Halifax.ca website for several weeks where input regarding appropriate overall building heights, setbacks, uses, and form was sought.

The public comments received spoke to the following topics:

- The online survey generally indicated support for increased height. Concern did, however, exist for the guidelines which regulated the form of this height. More specifically, it was indicated that building spacing equal or greater to that which would be required within the downtown;
- A focus on mitigating the impact that shadow will have on the adjacent Common was very important;
- Feedback was also received which stated concern for the manner in which the survey was used;
- The open house itself offered contrasting feedback to the online survey in and of that a strong opposition to the proposed height of the buildings was expressed;
- Increased attention to design was thought to be required – Specifically in the podiums of the buildings to ensure active uses and interest at the level; and
- Generally, the majority of individuals at the open house indicated concern for the increased heights proposed, suggesting that this would not offer an appropriate interface between this site and the lower density residential neighbourhood to the north and west.

A public hearing must be held by Halifax Regional Council before they can consider approval of MPS and LUB amendments. The hearing provides an opportunity for the public to provide further comment for Council's consideration and should Council direct staff to proceed with amendments, the public will be notified of the hearing via newspaper advertisements, and property owners within the immediate area will receive notice by regular mail.

## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

## **ALTERNATIVES**

Halifax and West Community Council may choose to recommend that Regional Council:

1. Modify the proposed amendments to the Halifax MPS and the Halifax Peninsula LUB, as set out in Attachments A and B of this report. If this alternative is chosen, specific direction regarding the requested modifications is required. Substantive amendments may require another public hearing to be held before approval is granted. A decision of Council to approve the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*, or
2. Refuse the proposed amendments to the Halifax MPS and the Halifax Peninsula LUB, as set out in Attachments A and B of this report. A decision of Council to refuse the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

## **ATTACHMENTS**

Map 1	Generalized Future Land Use
Map 2	Zoning
Map 3	Height Precinct
Map 4	Context
Attachment A	Halifax Peninsula Land Use By-law Amendments
Attachment B	Halifax Municipal Planning Strategy Amendments
Attachment C	Project Renderings
Attachment D	Shadow Analysis

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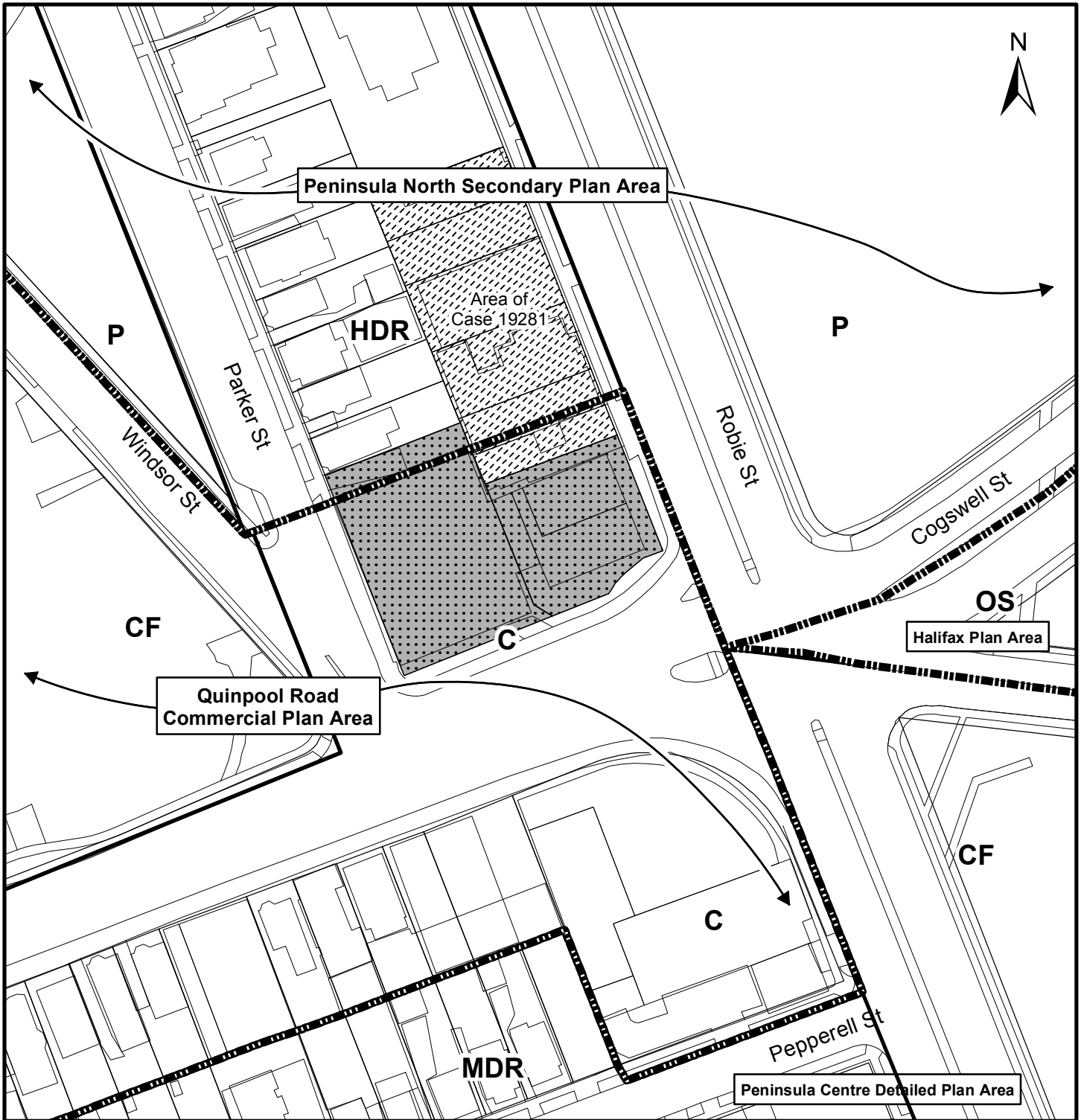
A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Carl Purvis, Planning Applications Program Manager, 902-490-4797

Report Approved by: Original Signed by  
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Kelly Denty, Manager of Current Planning, 902-490-4800

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**Map 1 - Generalized Future Land Use**

**HALIFAX**

6009 - 6017 Quinpool Road  
Halifax

 Subject Properties - Case 18966

**Quinpool Road Commercial Designations**

CF Community Facilities  
C Commercial

**Halifax Designations**

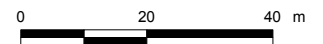
OS Major Community Open Spaces

**Peninsula Centre Designations**

CF Community Facilities  
MDR Medium Density Residential

**Peninsula North Designations**

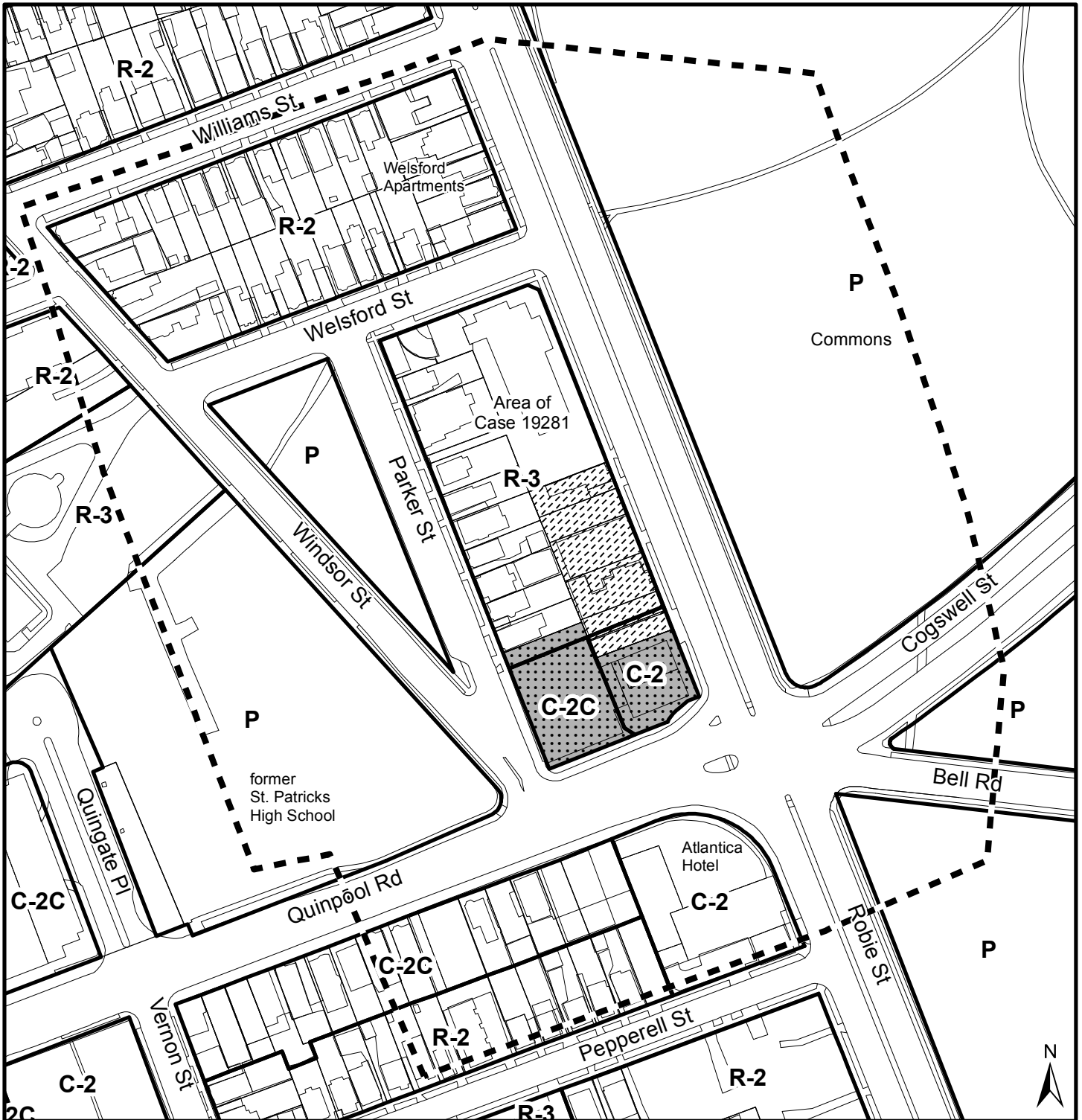
P Park and Institutional  
HDR High Density Residential



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

HRM does not guarantee the accuracy of any representation on this plan.

Halifax Plan Area  
Quinpool Road Commercial Plan Area




**Map 2 - Zoning**

6009 - 6017 Quinpool Road  
Halifax

**HALIFAX**

 Subject Properties - Case 18966

- Zone**
- R-2 General Residential
  - R-3 Multiple Dwelling
  - C-2 General Business
  - C-2C Minor Commercial - Quinpool Road
  - P Park and Institutional

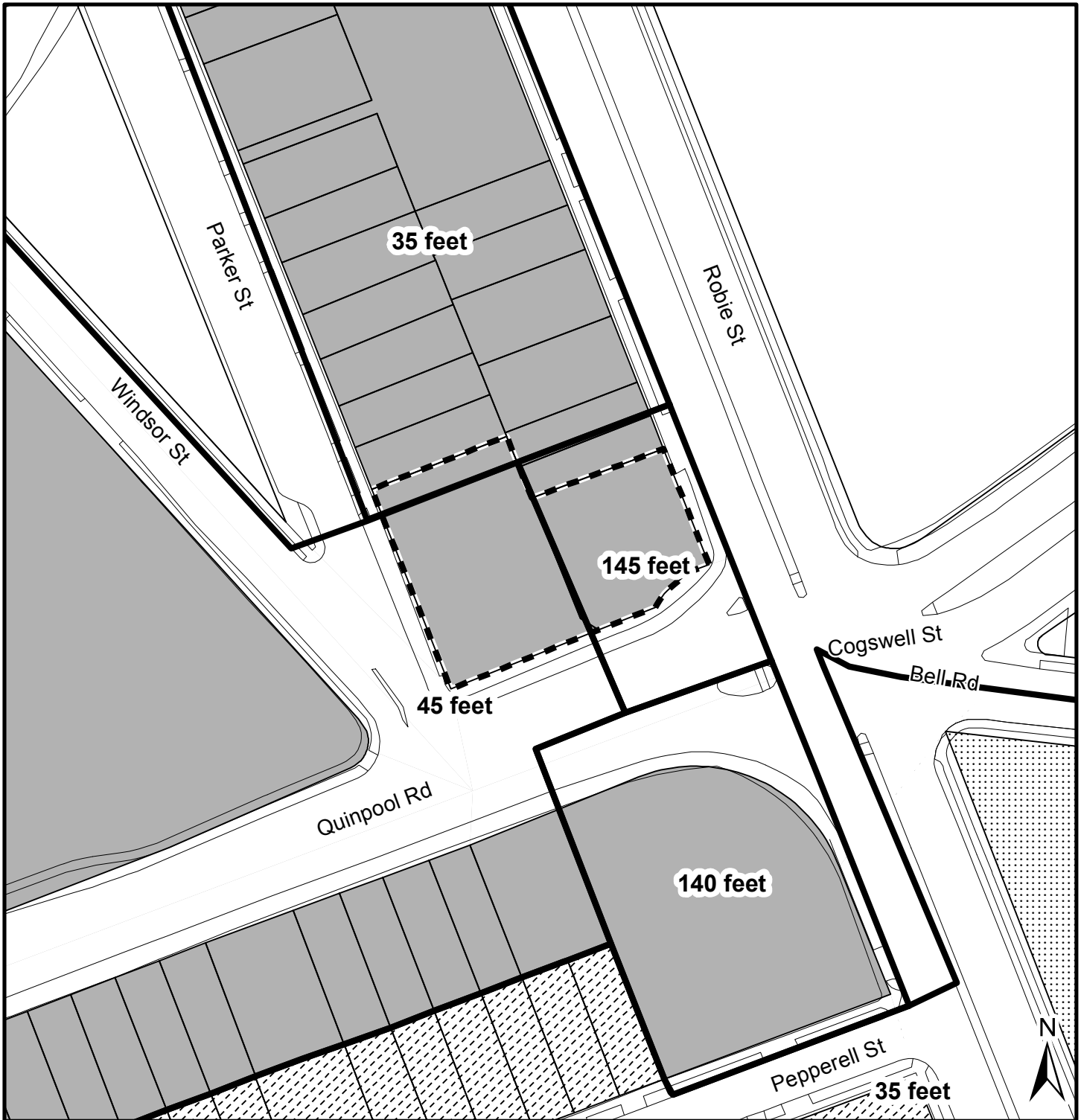
 Area of notification



Halifax Peninsula  
Land Use By-Law Area


This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

HRM does not guarantee the accuracy of any representation on this plan.




**Map 3 - Height Precinct**


6009-6017 Quinpool Road  
Halifax


 Area of proposed development agreement

Note: height precincts apply to road parcels; shading has been removed for clarification purposes.

Halifax Peninsula  
Land Use By-Law Area

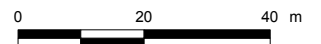
 Height measured to highest point of roof

 Height measured to highest point of top floor of building (not including non-habitable roof)

 Height measured to commencement of top storey of building

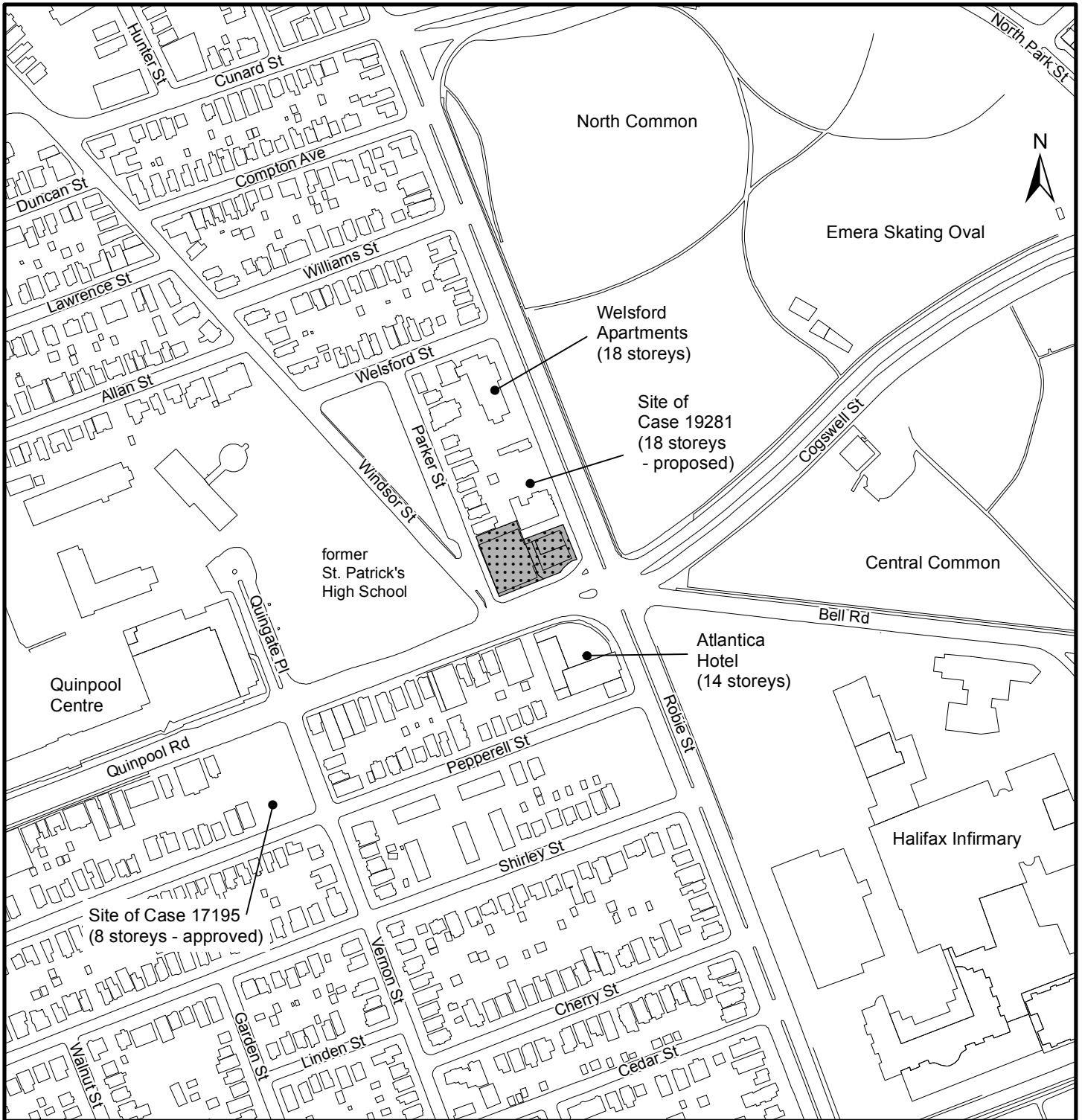
Please refer to ZM-17 - Height Precinct Map for full definitions of height measurement.

**HALIFAX**



This map is an unofficial reproduction of a portion of the Height Precinct Map for the plan area indicated.

HRM does not guarantee the accuracy of any representation on this plan.

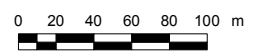


**Map 4 - Context**

6009 - 6017 Quinpool Road  
Halifax

 Subject Properties - Case 18966

**HALIFAX**



Halifax Plan Area

HRM does not guarantee the accuracy of any representation on this plan.

**Attachment A**  
**Amendments to the Halifax Peninsula Land Use By-law**

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Halifax Peninsula Land Use By-law is hereby further amended as follows:

1. The following text shall be inserted after clause 98(B):

“98(C)            6009-6017 Quinpool Road - Northwest corner of Quinpool Road and Robie Street

Council may, by development agreement, pursuant to Policies 2.10, and 2.10.1 of Section XII of the Halifax Municipal Planning Strategy, permit a mixed use, multiple-unit residential and commercial development.”

I HEREBY CERTIFY that the amendments to the Halifax Peninsula Land Use By-law, as set out above, were duly passed by a majority vote of the Halifax Regional Municipal Council at a meeting held on the     day of     , 20\_\_.

GIVEN under the hand of the Clerk and the Corporate Seal of the Halifax Regional Municipality this     day of     20\_\_.

\_\_\_\_\_  
Municipal Clerk

**Attachment B**  
**Amendments to the Halifax Municipal Planning Strategy**

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Halifax is hereby further amended as follows:

The following text shall be inserted in Section XII - Quinpool Road Commercial Area Plan after Policy 2.91:

“2.10 The intersection of Robie Street and Quinpool Road serves as an important node for Peninsula Halifax and the Regional Centre as a whole. It serves as the eastern gateway to the commercial high street of Quinpool Road as well as framing the southwestern edge of the Halifax Commons which serves as a major area for recreation, open space and institutional uses. Further, it is recognized that the intersection is of local cultural and historic significance known colloquially as the Willow Street intersection.

It is important to note, that this area is nearby to stable low density neighbourhoods that spread to Chebucto Road running north and Coburg Road running south. The development of larger scale buildings at the Quinpool and Robie node should not be seen as an indication that the adjacent established neighbourhoods will be redeveloped in a manner greatly exceeding their existing scale.

As such, the property at the northwest corner of Quinpool Road and Robie Street municipally known as 6009-6017 Quinpool Road (PID's 00140020 and 00140012) shall be considered by Development Agreement in accordance with the Halifax Regional Municipality Charter for a single tower mixed used development no greater than 93 metres in height.

- 2.10.1 Any development permitted pursuant to Policy 2.10 shall be achieved by attention to a variety of factors for which conditions may be set out in the Development Agreement, such as but not limited to:
- (a) That the proposal is a comprehensive plan for the development of the lands in their entirety which does not include phasing;
  - (b) that the development is comprised of a mixture of residential and compatible commercial uses;
  - (c) The tower portion of the development complies with the following massing and height requirements:
    - (i) Not exceeding an overall height of 93 metres inclusive of all mechanical spaces, penthouses, and other structures;
    - (ii) Not exceeding a width of 39.6 metres in the elevation parallel to Quinpool Road;
    - (iii) Not exceeding a width of 17.7 metres in the easternmost third of the building facing the Halifax North Common;
    - (iv) Not exceeding a width of 22.6 metres in its western elevation; and
    - (v) The tower is located on the site so as to maximize distance between it and the adjacent low density residential uses on Parker Street.
  - (d) The podium portion of the development complies with the following massing, height, and design requirements:

- (i) Transitioning in height from no greater than 5 storeys at the northeast corner of the site, no greater than 7 storeys addressing the intersection of Quinpool and Robie, no greater than 5 storeys at the southwest corner of the site, and no greater than 4 storeys at the northwest corner of the site;
- (ii) Visually permeable and conducive to uses that will encourage an active streetscape at grade;
- (iii) Includes a decorative and/or artistic element as a part of the building architecture which reflects the local cultural and historic significance of the Quinpool and Robie intersection; and
- (iv) Implementing high quality materials in such a pattern than mitigates the horizontal massing of the development.
- (e) The development above the podium level is oriented and dimensioned in a manner which minimizes shadow impact on the Halifax North Common, with this impact being tested through shadow study and any resulting design alterations paying specific attention to limiting shadow on active recreation facilities in the area.
- (f) The development is tested for the impact it would have on wind both within shared amenity spaces on the development site itself, as well as within nearby public spaces, with mitigating architectural techniques implemented to ensure the development does not worsen the existing wind conditions within the public realm.
- (g) Ground floor land uses facing Quinpool Road and Robie Street shall be primarily commercial in nature to maximize the activity at street level;
- (h) The architectural design of the building including a high quality design using durable exterior building materials, variations in the façade and mass of the building shall be provided to provide visual interest;
- (i) The location of parking access ramps will be limited to the Northwest corner of the development site along Parker Street and shall be further subject to review of Municipal engineers;
- (j) The size and visual impact of utility features such as garage doors, service entries, and storage areas, shall be minimized and that mechanical equipment shall be concealed;
- (k) that residential dwelling unit types have a minimum of 50% of the dwelling units are a minimum of two bedrooms and have a minimum area of 92.9 sq. m. and that they are located throughout the development;
- (l) that there is an adequate supply of vehicular and bicycle parking;
- (m) the provision of useable on-site amenity space and recreational amenities of a size and type adequate for the resident population;
- (n) there are suitable onsite solid waste facilities; and
- (o) the adequacy of sewer and water servicing capacity for the site.`

I HEREBY CERTIFY that the amendments to the Halifax Municipal Planning Strategy, as set out above, were duly passed by a majority vote of the Halifax Regional Municipal Council at a meeting held on the     day of     , 20\_\_.

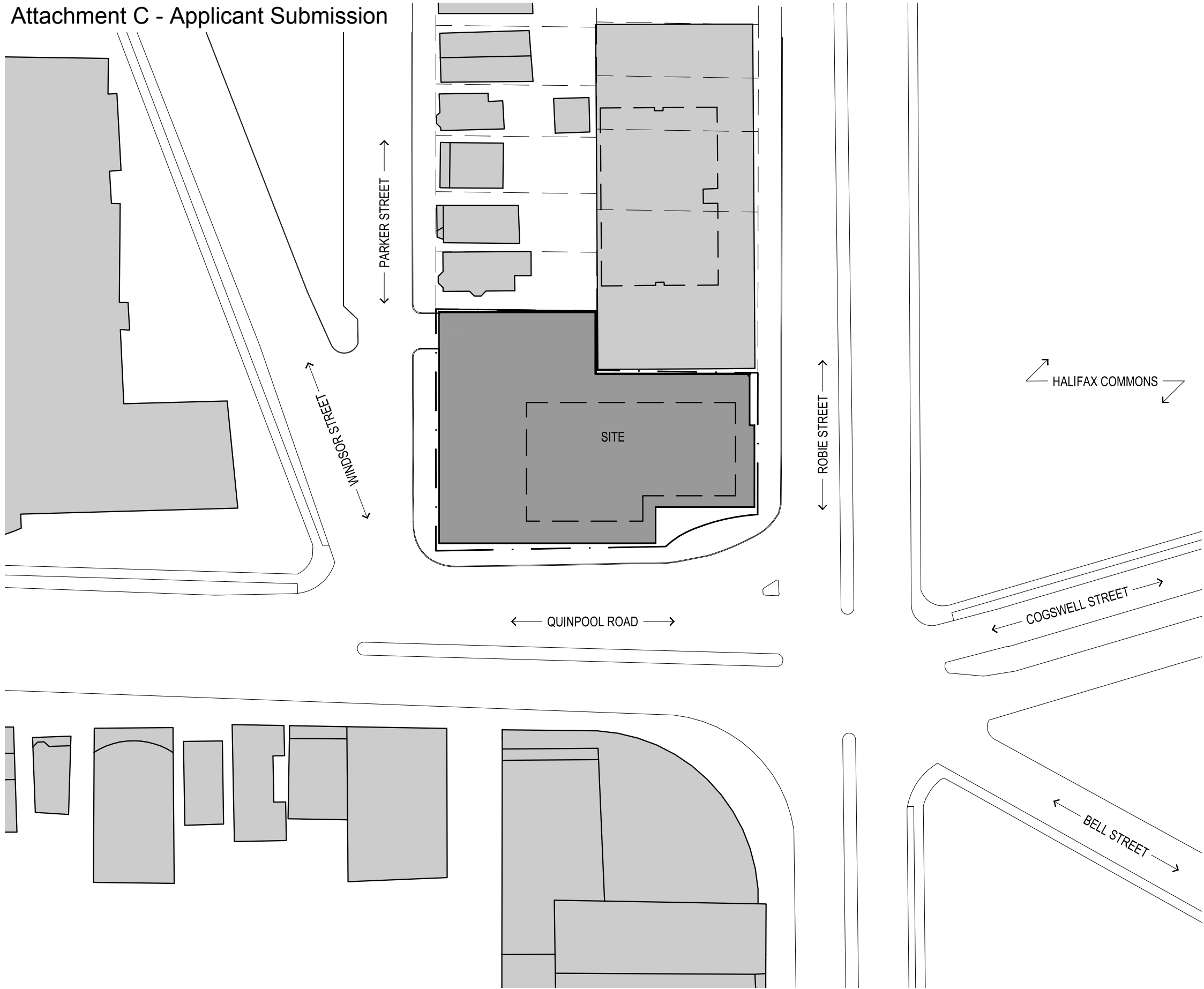
GIVEN under the hand of the Clerk and the Corporate Seal of the Halifax Regional Municipality this     day of     20\_\_.

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Municipal Clerk



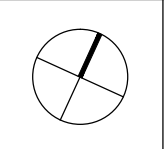
Attachment C - Applicant Submission



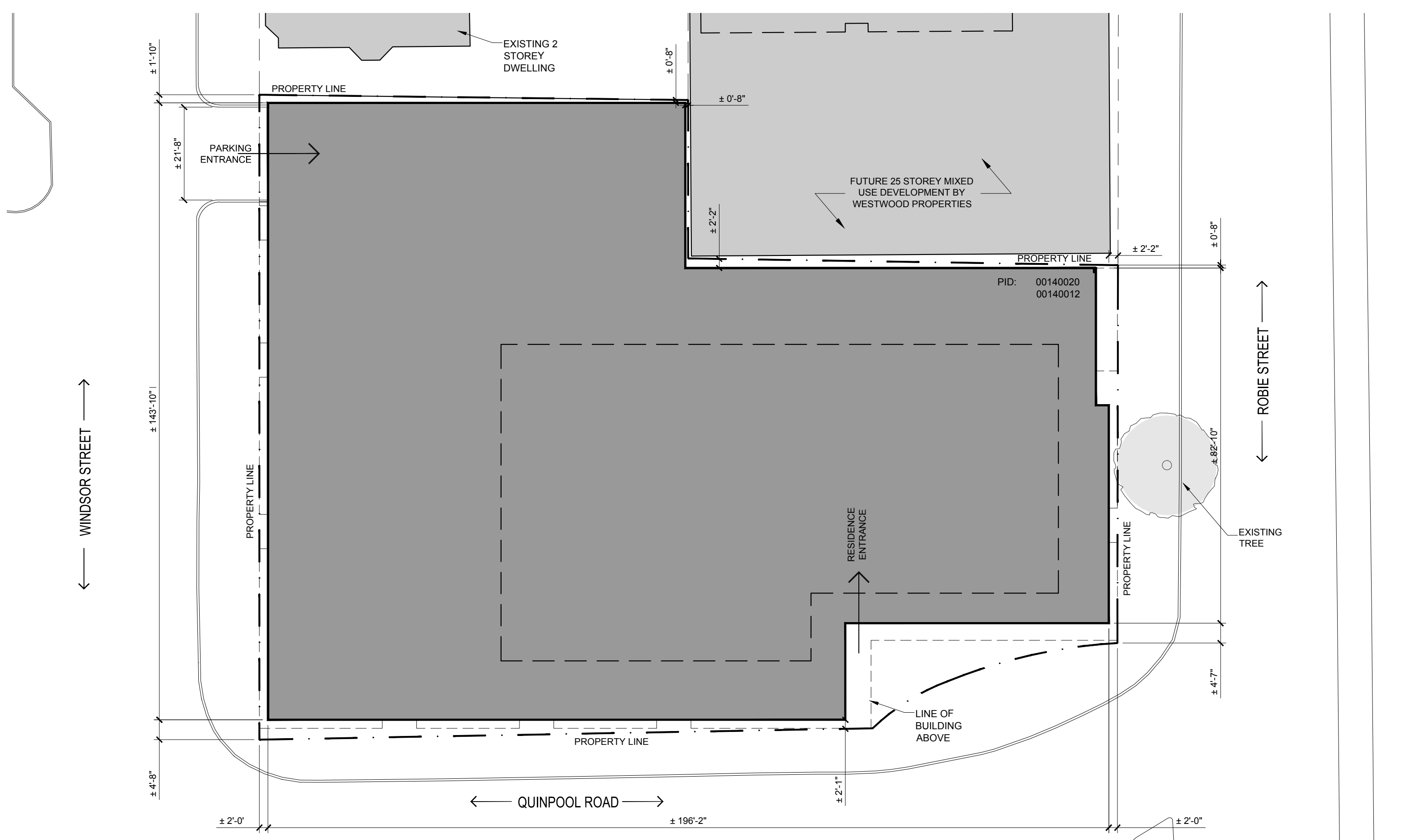
**ARMCO TOWER**  
6009-6017 QUINPOOL ROAD, HALIFAX, NS

**KEY PLAN & DATA TABLE**

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Scale: 1/64" = 1'-0"  
Date: 23 July 2015



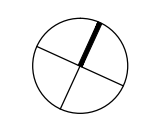
**SP01**



**ARMCO TOWER**  
6009-6017 QUINPOOL ROAD, HALIFAX, NS

**SITE PLAN**

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Date: 23 July 2015



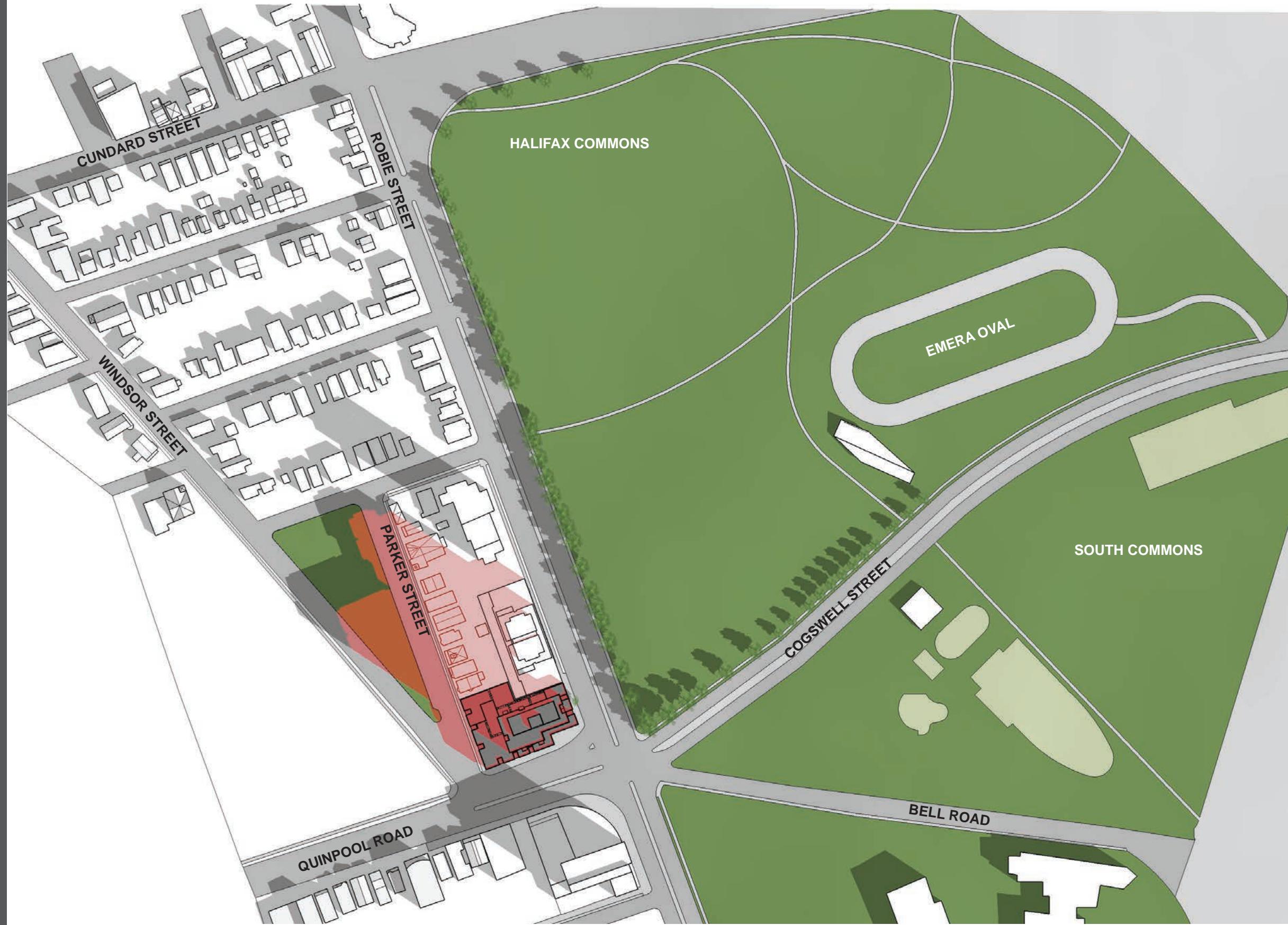
**SP02**







SEPTEMBER 21<sup>ST</sup> 9AM



**LEGEND**

- ARMCO 22 STOREYS  
WESTWOOD 20 STOREYS
- ARMCO 29 STOREYS  
WESTWOOD 25 STOREYS

ARMCO TOWER  
6009-6017 QUINPOOL ROAD, HALIFAX, NS

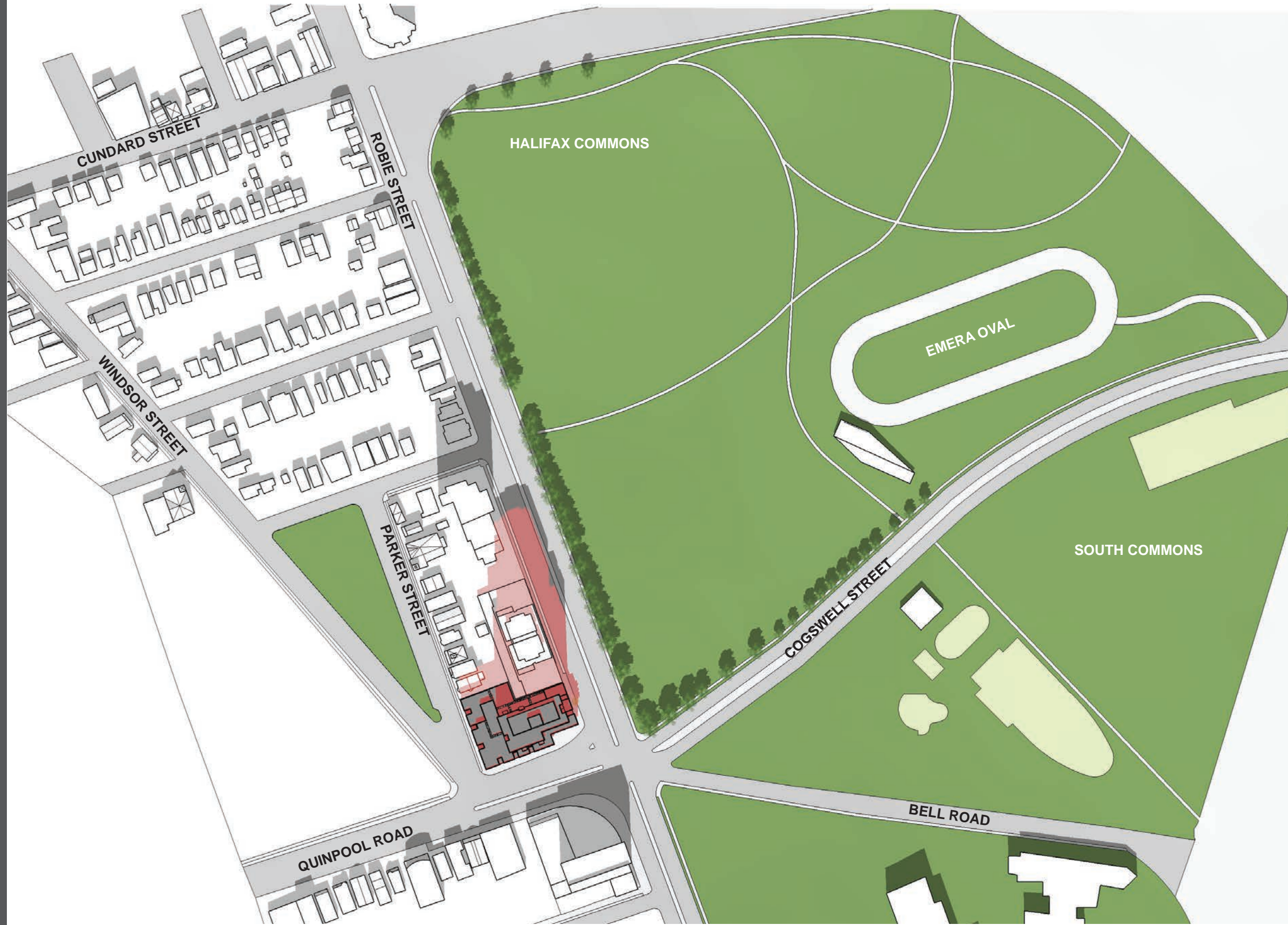
SEPTEMBER 21<sup>ST</sup> | 9 AM  
**OVERLAID SHADOW ANALYSIS**

Project No.: 2015.07  
Scale: NTS:  
Date: 18 April 2016



**SA1**

SEPTEMBER 21<sup>ST</sup> 12PM



### LEGEND

	ARMCO 22 STOREYS WESTWOOD 20 STOREYS
	ARMCO 29 STOREYS WESTWOOD 25 STOREYS

ARMCO TOWER  
6009-6017 QUINPOOL ROAD, HALIFAX, NS

SEPTEMBER 21<sup>ST</sup> | 12 PM  
**OVERLAID SHADOW ANALYSIS**

Project No.: 2015.07  
Scale: NTS:  
Date: 18 April 2016



**SA2**

SEPTEMBER 21ST 3PM



**LEGEND**

- ARMCO 22 STOREYS
- WESTWOOD 20 STOREYS
- ARMCO 29 STOREYS
- WESTWOOD 25 STOREYS

ARMCO TOWER  
6009-6017 QUINPOOL ROAD, HALIFAX, NS

SEPTEMBER 21<sup>ST</sup> | 3 PM  
**OVERLAID SHADOW ANALYSIS**

Project No.: 2015.07  
Scale: NTS:  
Date: 18 April 2016



**SA3**



SEPTEMBER 21<sup>ST</sup> 5:30PM



### LEGEND

	ARMCO 22 STOREYS WESTWOOD 20 STOREYS
	ARMCO 29 STOREYS WESTWOOD 25 STOREYS

ARMCO TOWER  
6009-6017 QUINPOOL ROAD, HALIFAX, NS

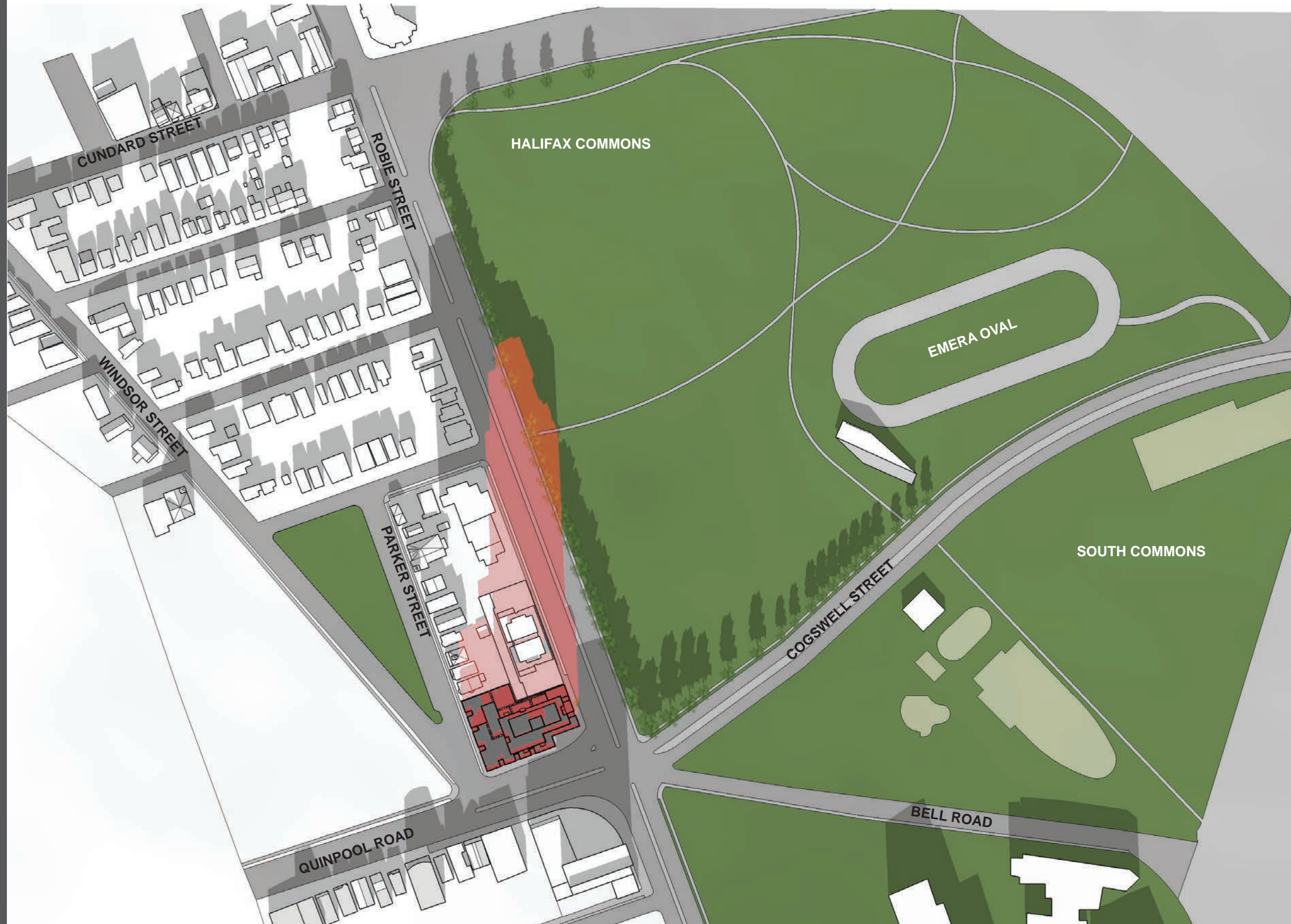
SEPTEMBER 21<sup>ST</sup> | 5:30 PM  
**OVERLAID SHADOW ANALYSIS**

Project No.: 2015.07  
Scale: NTS:  
Date: 18 April 2016



**SA4**

DECEMBER 21<sup>ST</sup> 9AM



### LEGEND

	ARMCO 22 STOREYS WESTWOOD 20 STOREYS
	ARMCO 29 STOREYS WESTWOOD 25 STOREYS

ARMCO TOWER  
6009-6017 QUINPOOL ROAD, HALIFAX, NS

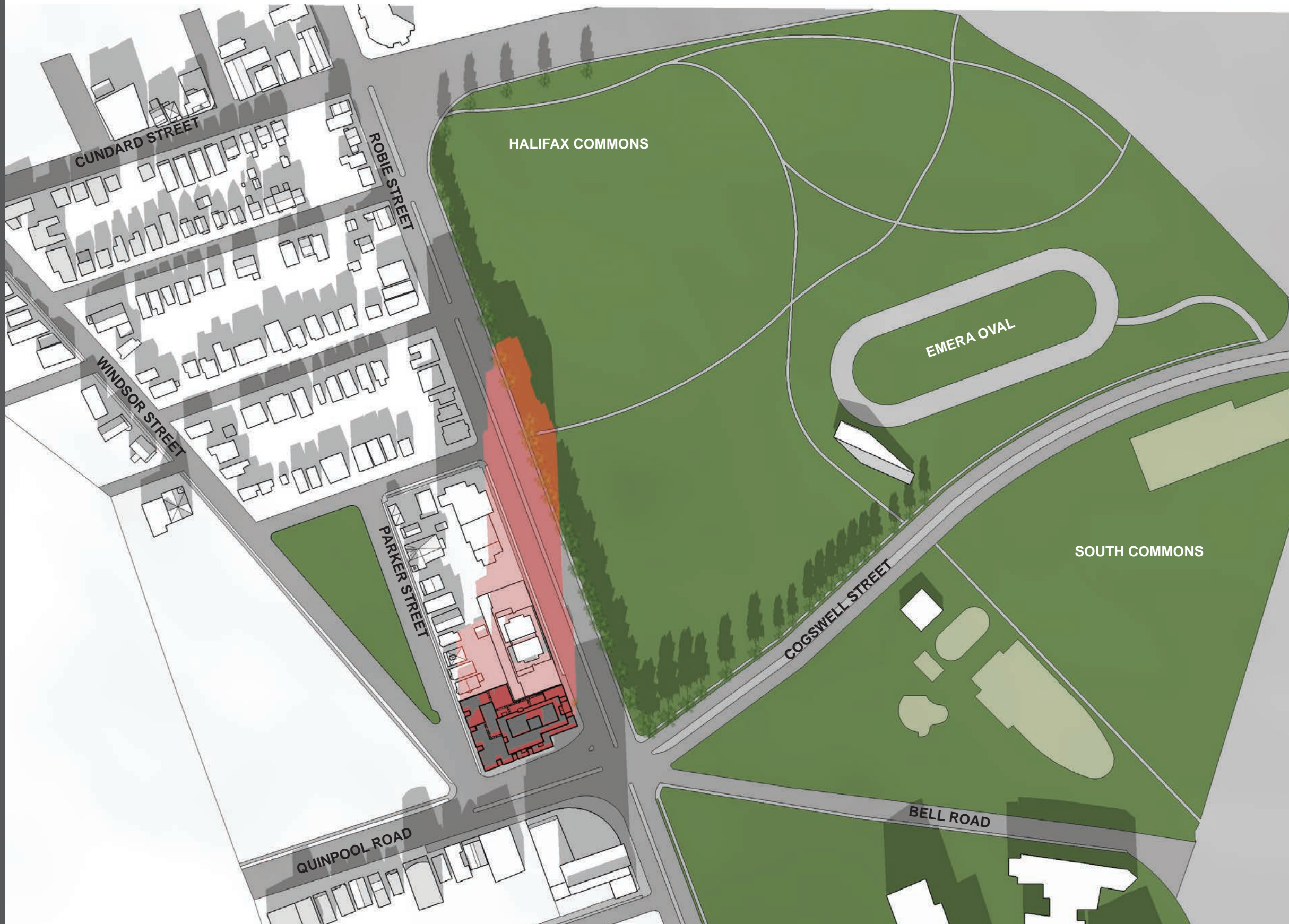
DECEMBER 21<sup>ST</sup> | 9 AM  
**OVERLAID SHADOW ANALYSIS**

Project No.: 2015.07  
Scale: NTS:  
Date: 18 April 2016



**SA5**

DECEMBER 21<sup>ST</sup> 12PM



### LEGEND

	ARMCO 22 STOREYS WESTWOOD 20 STOREYS
	ARMCO 29 STOREYS WESTWOOD 25 STOREYS

ARMCO TOWER  
6009-6017 QUINPOOL ROAD, HALIFAX, NS

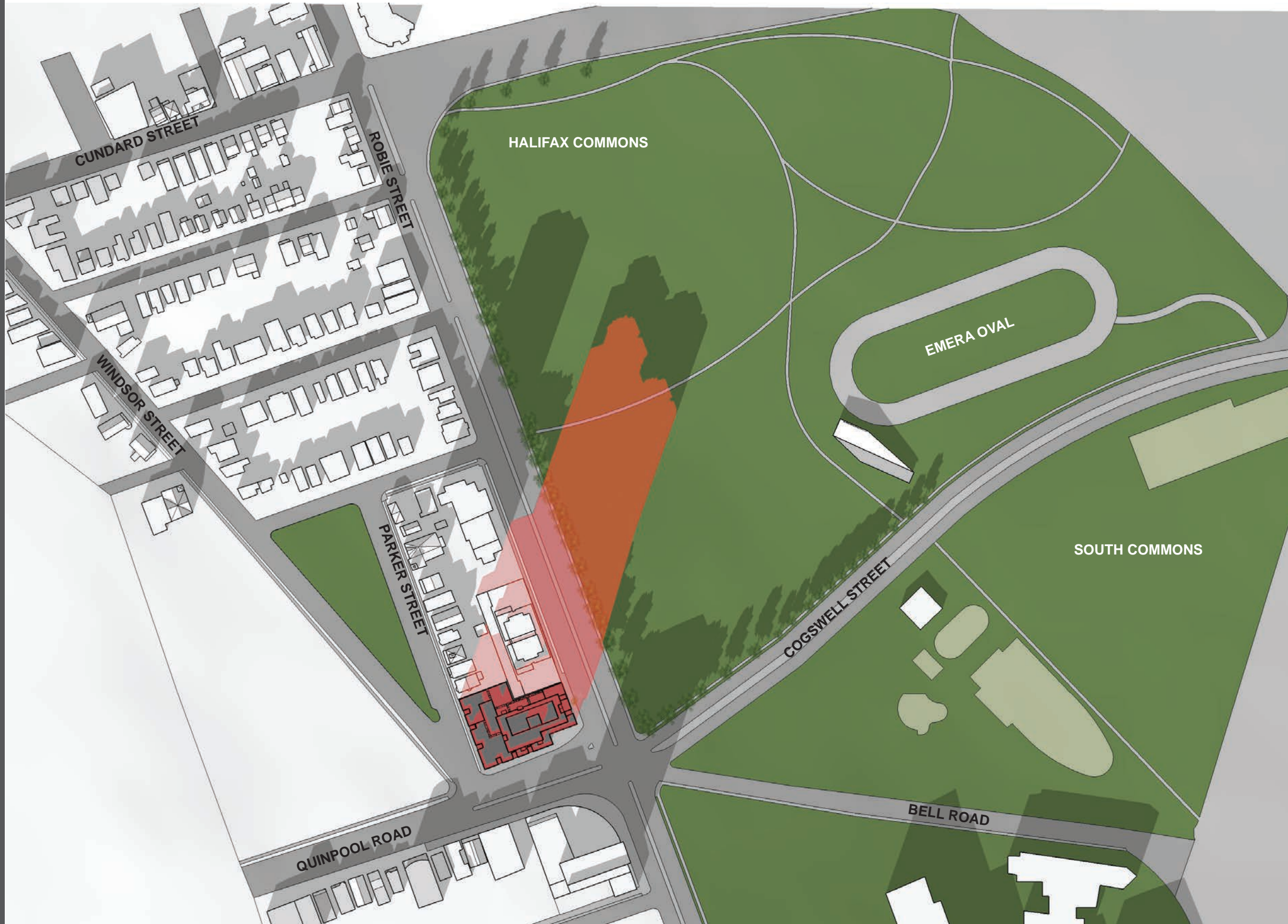
DECEMBER 21<sup>ST</sup> | 12 PM  
**OVERLAID SHADOW ANALYSIS**

Project No.: 2015.07  
Scale: NTS:  
Date: 18 April 2016



**SA6**

DECEMBER 21<sup>ST</sup> 1:30PM



### LEGEND



ARMCO 22 STOREYS  
WESTWOOD 20 STOREYS



ARMCO 29 STOREYS  
WESTWOOD 25 STOREYS

ARMCO TOWER

6009-6017 QUINPOOL ROAD, HALIFAX, NS

DECEMBER 21<sup>ST</sup> | 1:30 PM

OVERLAID SHADOW ANALYSIS

Project No.: 2015.07

Scale: NTS:

Date: 18 April 2016



SA7

DECEMBER 21<sup>ST</sup> 3:30PM



### LEGEND



ARMCO 22 STOREYS  
WESTWOOD 20 STOREYS



ARMCO 29 STOREYS  
WESTWOOD 25 STOREYS

ARMCO TOWER

6009-6017 QUINPOOL ROAD, HALIFAX, NS

DECEMBER 21<sup>ST</sup> | 3:30 PM

OVERLAID SHADOW ANALYSIS

Project No.: 2015.07

Scale: NTS:

Date: 18 April 2016



SA8

JUNE 21<sup>ST</sup> 9AM



**LEGEND**

- ARMCO 22 STOREYS  
WESTWOOD 20 STOREYS
- ARMCO 29 STOREYS  
WESTWOOD 25 STOREYS

ARMCO TOWER  
6009-6017 QUINPOOL ROAD, HALIFAX, NS

JUNE 21<sup>ST</sup> | 9 AM  
**OVERLAID SHADOW ANALYSIS**

Project No.: 2015.07  
Scale: NTS:  
Date: 18 April 2016



**SA9**

JUNE 21<sup>ST</sup> 12PM



### LEGEND

	ARMCO 22 STOREYS WESTWOOD 20 STOREYS
	ARMCO 29 STOREYS WESTWOOD 25 STOREYS

ARMCO TOWER  
6009-6017 QUINPOOL ROAD, HALIFAX, NS

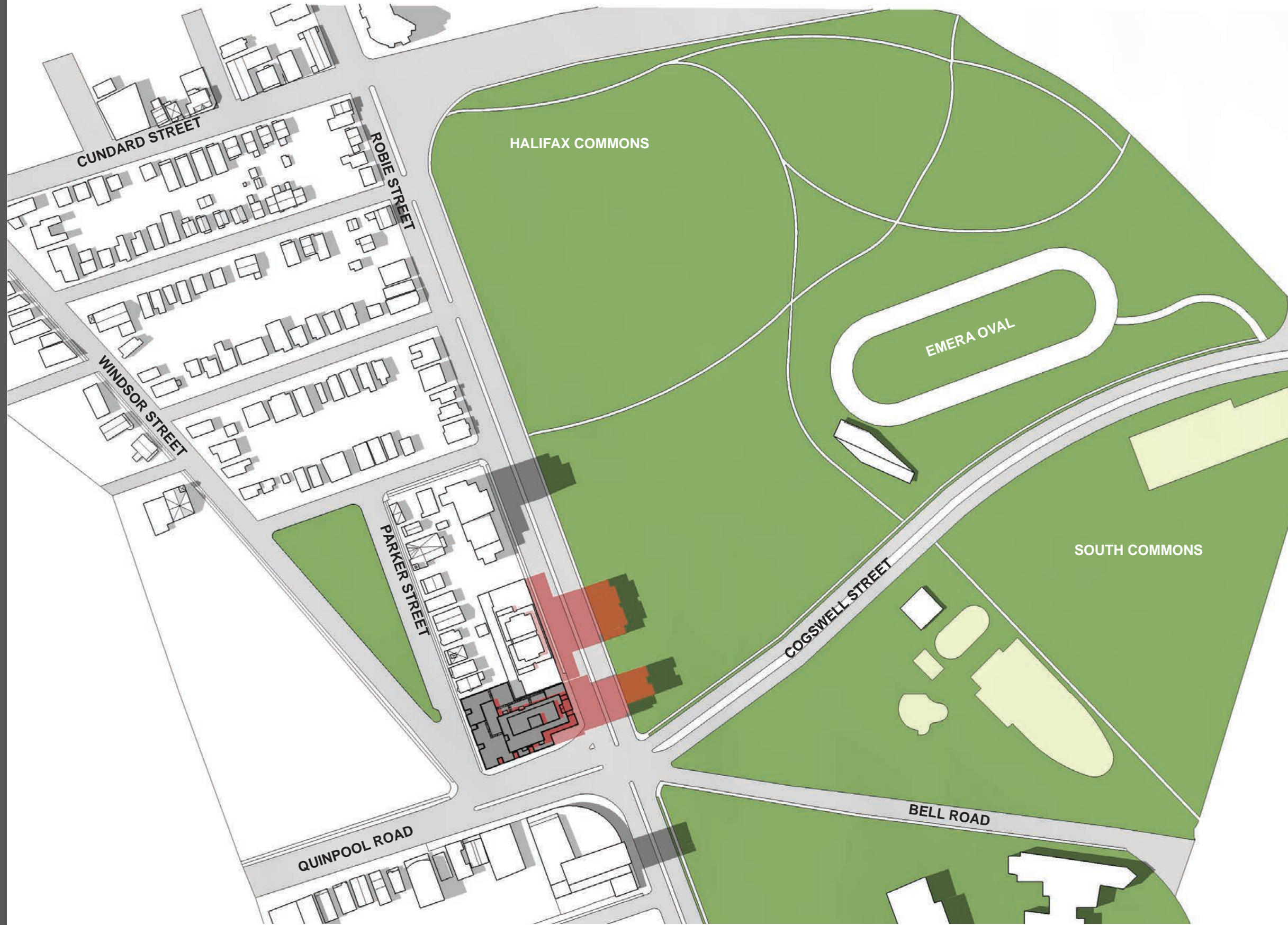
JUNE 21<sup>ST</sup> | 12 PM  
**OVERLAID SHADOW ANALYSIS**

Project No.: 2015.07  
Scale: NTS:  
Date: 18 April 2016



**SA10**

JUNE 21<sup>ST</sup> 3PM



### LEGEND

	ARMCO 22 STOREYS
	WESTWOOD 20 STOREYS
	ARMCO 29 STOREYS
	WESTWOOD 25 STOREYS

ARMCO TOWER  
6009-6017 QUINPOOL ROAD, HALIFAX, NS

JUNE 21<sup>ST</sup> | 3 PM  
**OVERLAID SHADOW ANALYSIS**

Project No.: 2015.07  
Scale: NTS:  
Date: 18 April 2016



**SA11**



JUNE 21<sup>ST</sup> 6PM



**LEGEND**

- ARMCO 22 STOREYS  
WESTWOOD 20 STOREYS
- ARMCO 29 STOREYS  
WESTWOOD 25 STOREYS

ARMCO TOWER  
6009-6017 QUINPOOL ROAD, HALIFAX, NS

JUNE 21<sup>ST</sup> | 6 PM  
**OVERLAID SHADOW ANALYSIS**

Project No.: 2015.07  
Scale: NTS:  
Date: 18 April 2016



**SA12**