

HALIFAX

Cases 18966 & 19281

Proposed Municipal Planning Strategy Amendments
6009 – 6017 Quinpool Road & 2032 – 2050 Robie Street

September 6, 2016
Halifax Regional Council

Applications

6009-6017 Quinpool Rd

Applicant
APL Properties Limited

2032-2050 Robie St

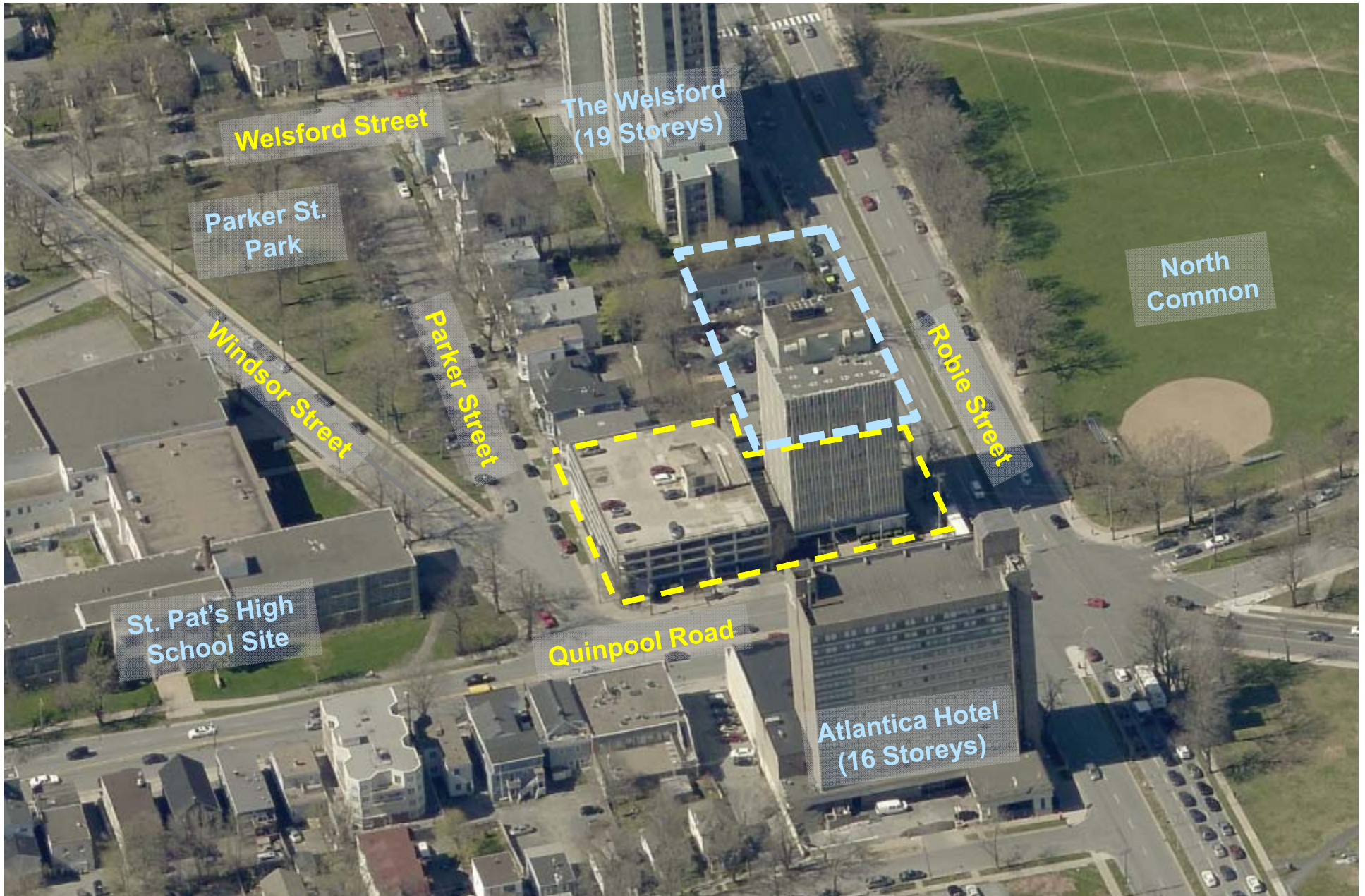
Applicant
Westwood Developments

Proposals

Amend the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB) to permit the application of a development agreement allowing mixed use buildings



Case 18966 and 19281





ARMCO

ARMCO

1000
Cherry St

FOR LEASE





MAXIMUM
50



Regional Council Initiation

- 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.”

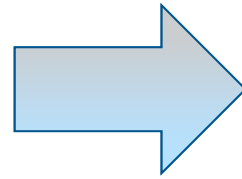
Public Consultation

- **Open House/Survey – Fall 2014**
- **Public Information Meeting – Case 19281 – May 2015**
- **Public Information Meeting - Case 18966 – September 2015**
- **What Was Heard:**
 - Concern for Height of Proposed Buildings but Tall Buildings 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

Previously Proposed Concepts Quinpool Road



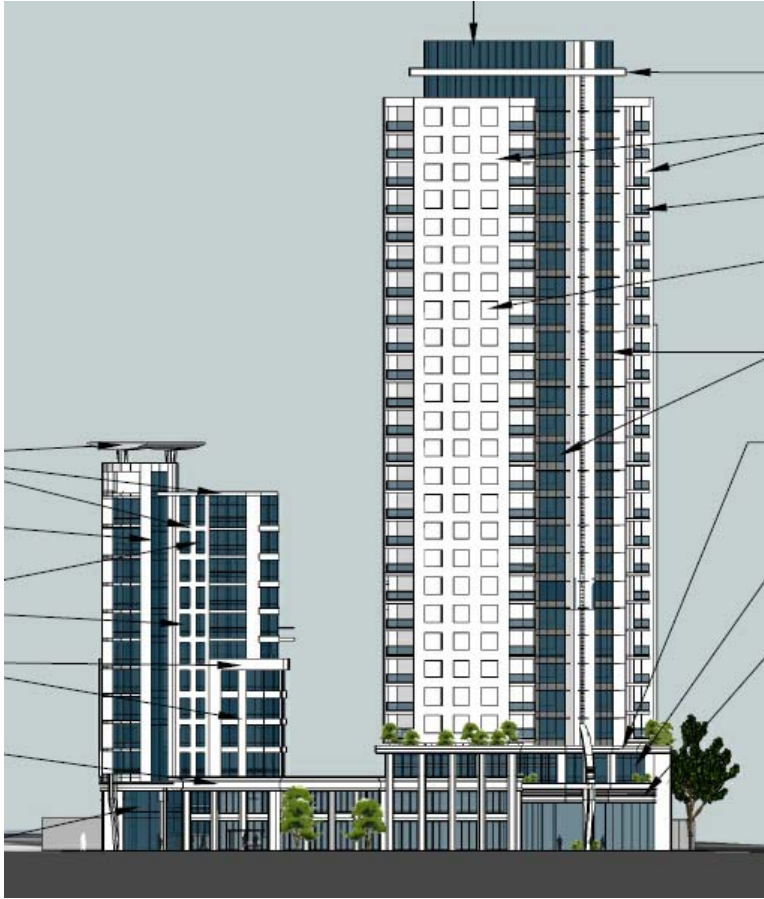
June 2014 Council Meeting



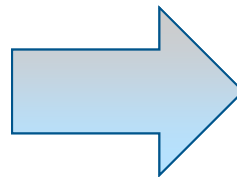
October 2014 Open House

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

Previously Proposed Concepts Quinpool Road



October, 2014



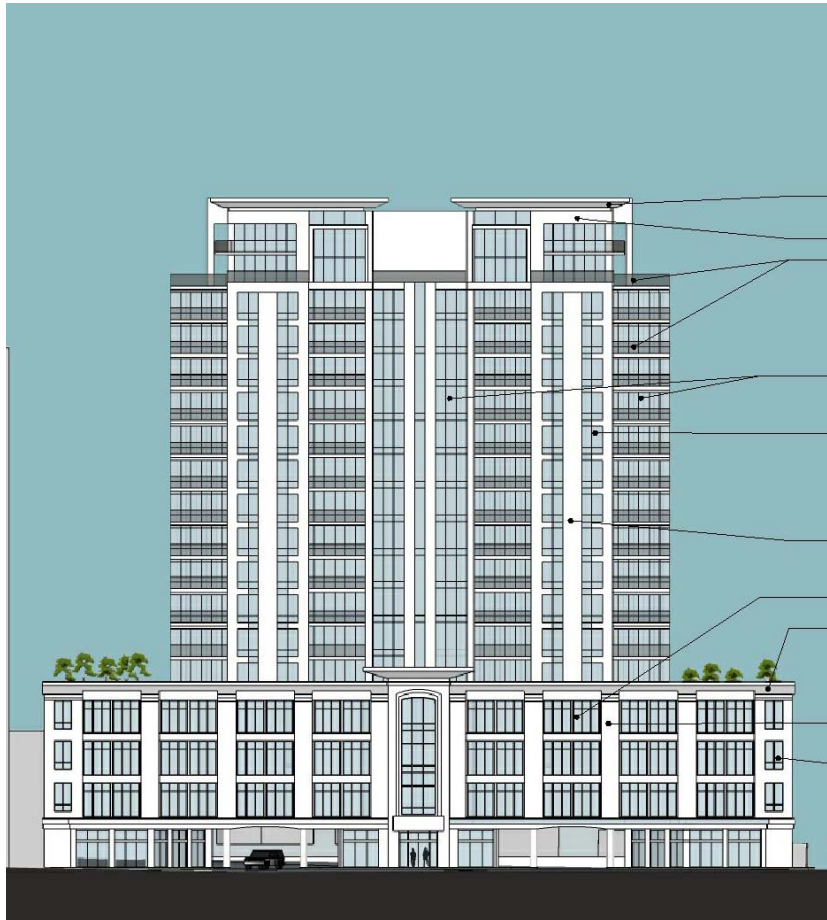
Current Proposal

Quinpool Road- Current Proposal

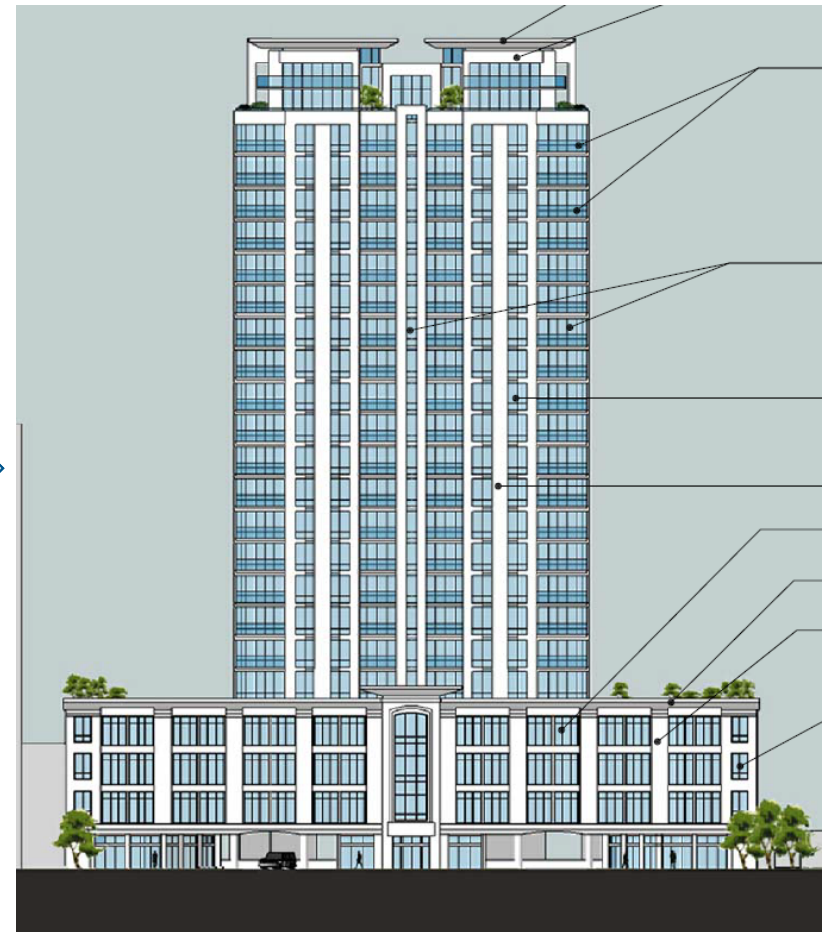
- Base of Building Transitions from 7 to 4 Storeys Moving Towards Parker Street
- Reduced Tower Width Facing the Common to Limit Shadow Impact
- Reduction from 2 Towers to 1 Tower
- Increased Attention to Architecture and Detail in the Podium
- Increase from 28 Storeys to 29 Storeys



Previously Proposed Concepts Robie Street



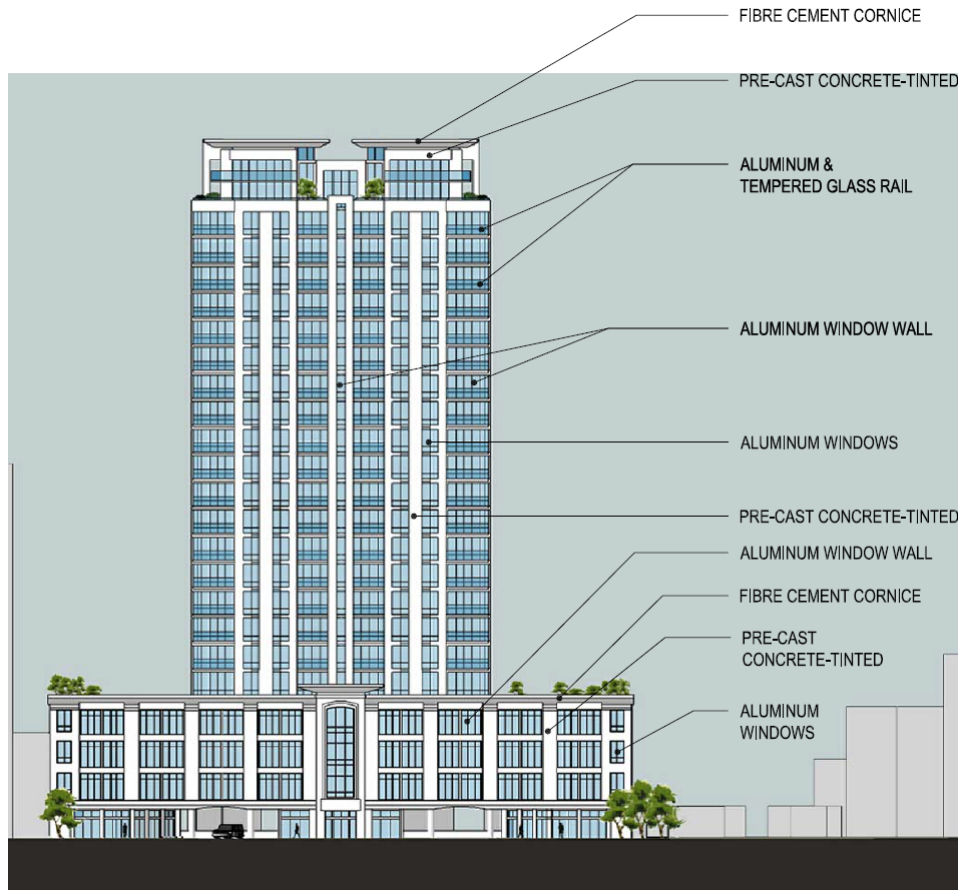
June 2014 Council Meeting



October 2014 Open House

An increase in height from the previous **18** storey tower to a proposed **25** storey design

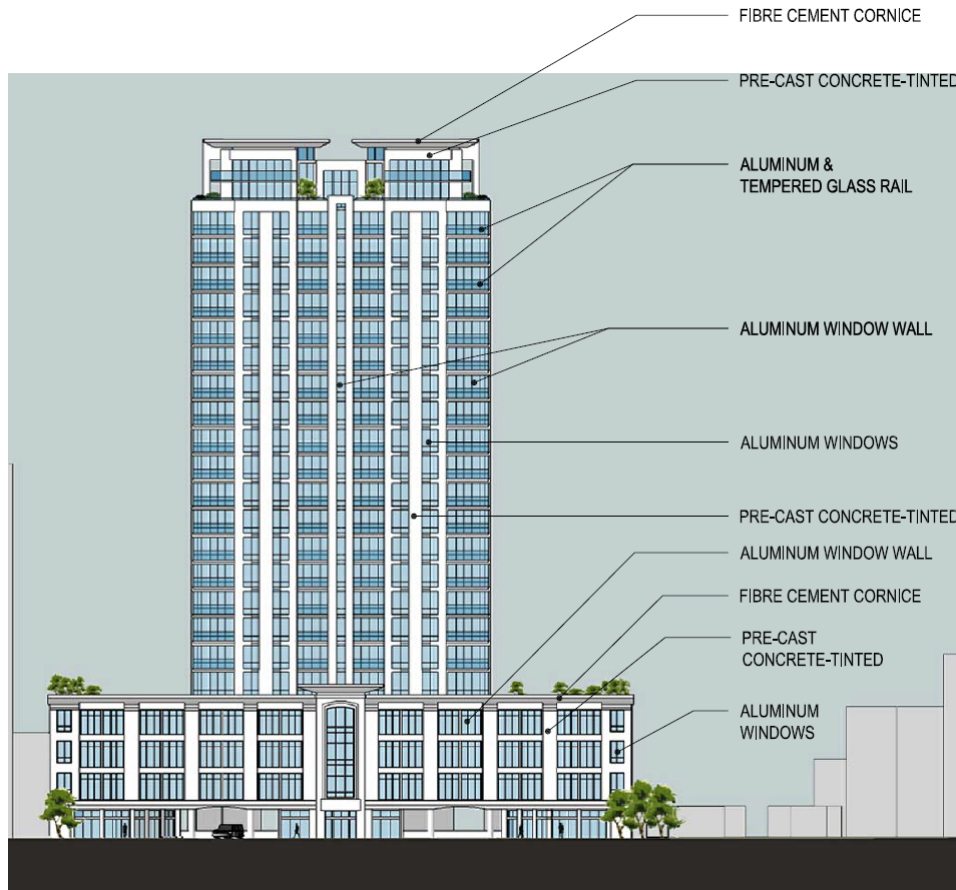
Previously Proposed Concepts - Robie Street



- No significant changes since the Open House
- Discussions held around Appropriate Tower Dimensions
- Alternative Tower Proportions Discussed Extensively
- Impact of Shadow Analysed

May 25 Public Information Meeting

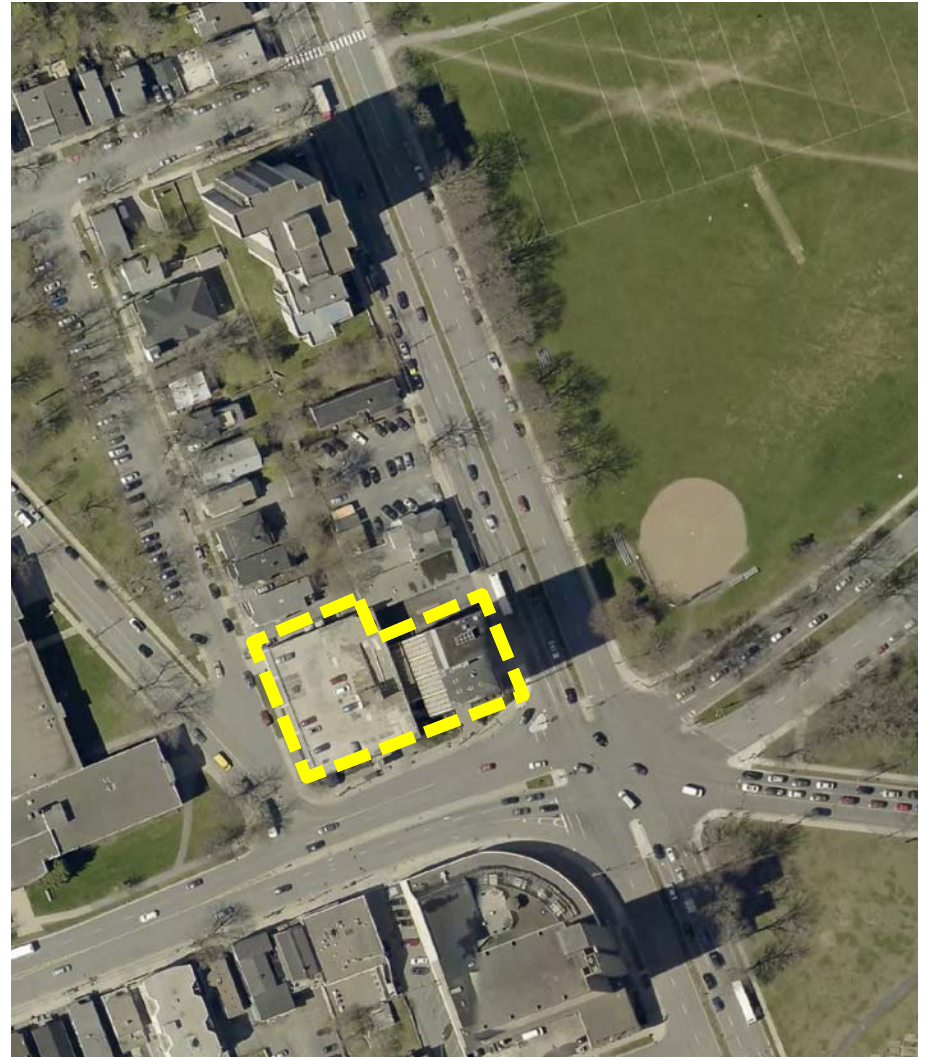
Current Proposal - Robie Street



- 25 storey tower
- 4 storey podium
- 33 metre tower width
- 112 residential units
- 4 storey hotel use
- General retail at ground level
- 5th level to be devoted to amenity area for residents

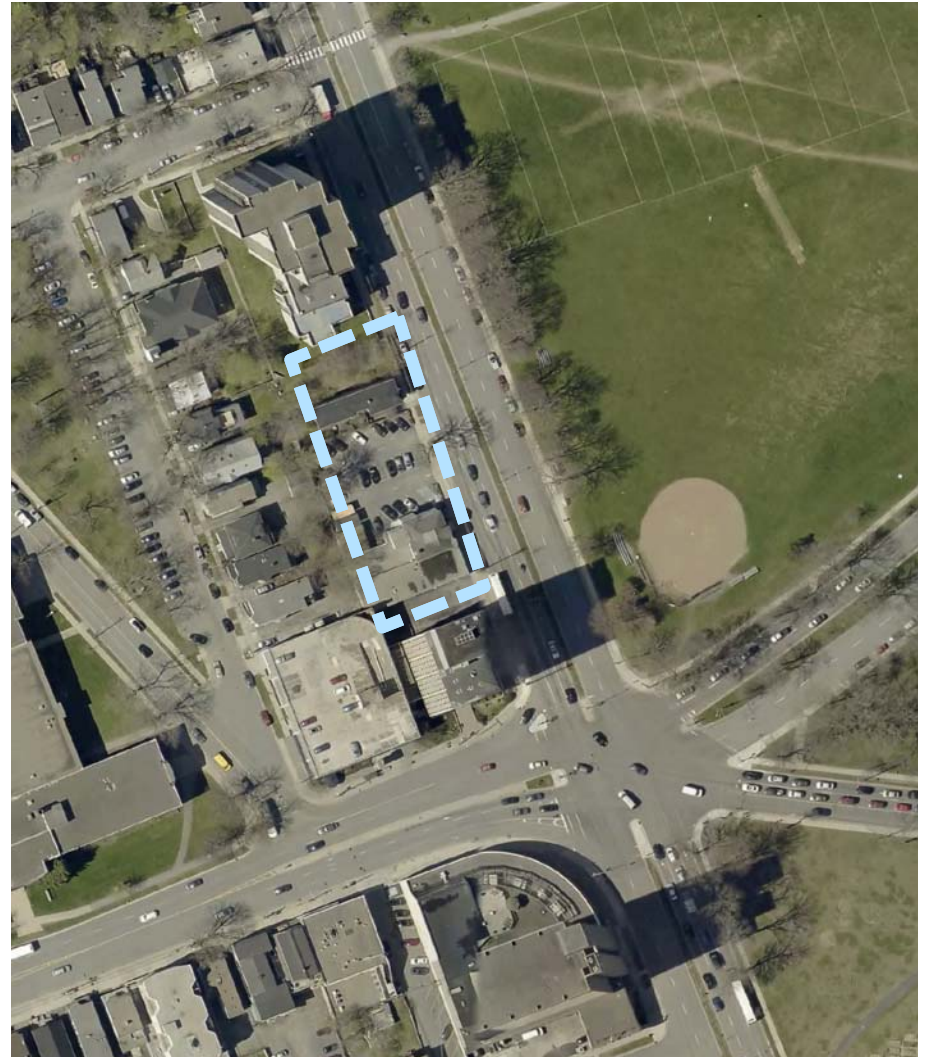
Analysis of Site – Quinpool Road

- 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 Site – Robie Street

- Minimal Property Depth
- Frontage is Limited to Robie Street
- Insufficient Length for Dual Towers
- Low Density Residential Abutting to the Rear
- Property Orientation Lends Itself to Buildings Casting Significant Shadow on the Common



Analysis of Proposals – Quinpool Road

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 – Quinpool Road

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 – Quinpool Road

Road

Shadow

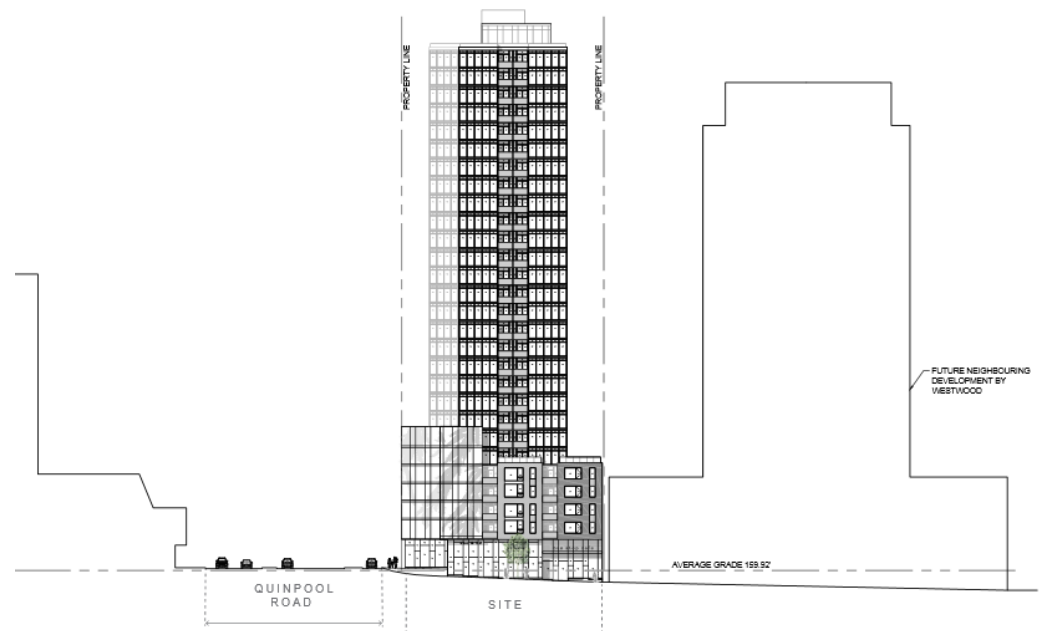
- Location of this site minimizes its shadow impact on the Common
- East-West orientation of the site also assists in this impact



Analysis of Proposals – Quinpool Road

Spacing between Towers

- Tower is 18.8 feet from property line shared with Robie Street project
- Acceptable distance given that adjacent building is setback considerably from the property line



Analysis of Proposals – Quinpool Road

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



Analysis of Proposals – Robie Street

Mass

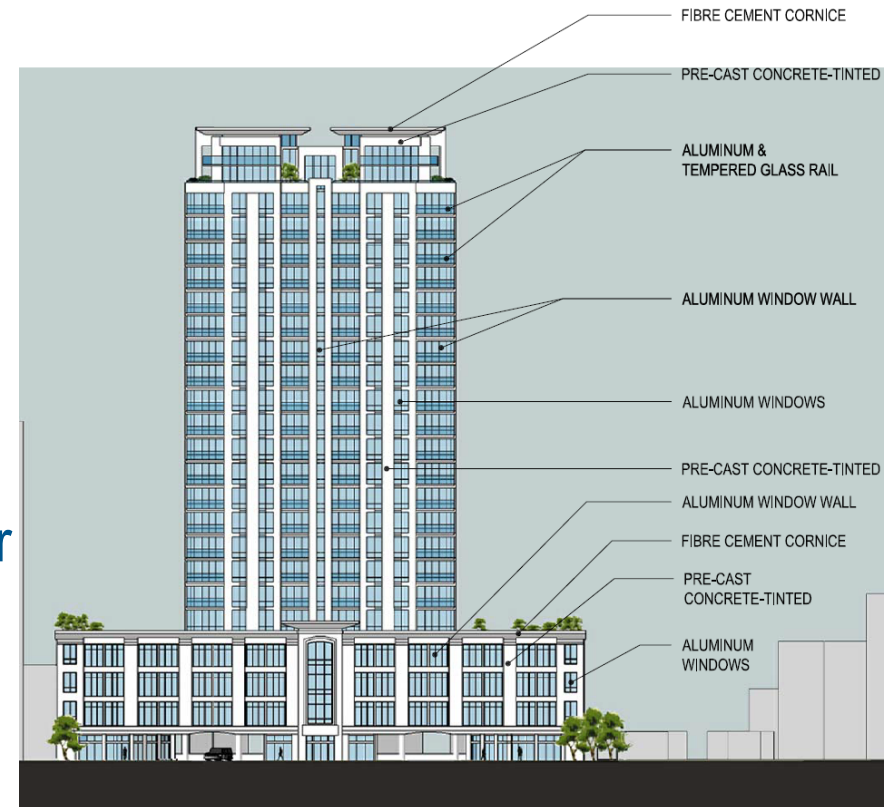
- Tower width reduced but still considered wide

Building Height

- Proposed height is not appropriate for the site given the lot characteristics

Density

- There is rational to support a higher density at this site subject to achieving an appropriate mass, scale and height.



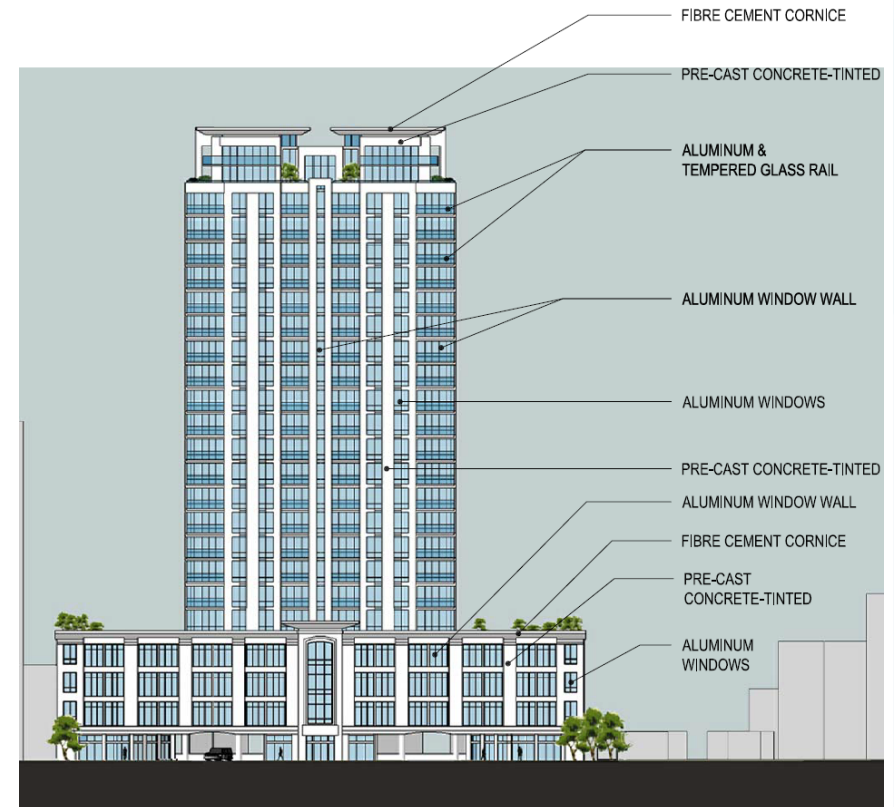
Analysis of Proposals – Robie Street

Shadow

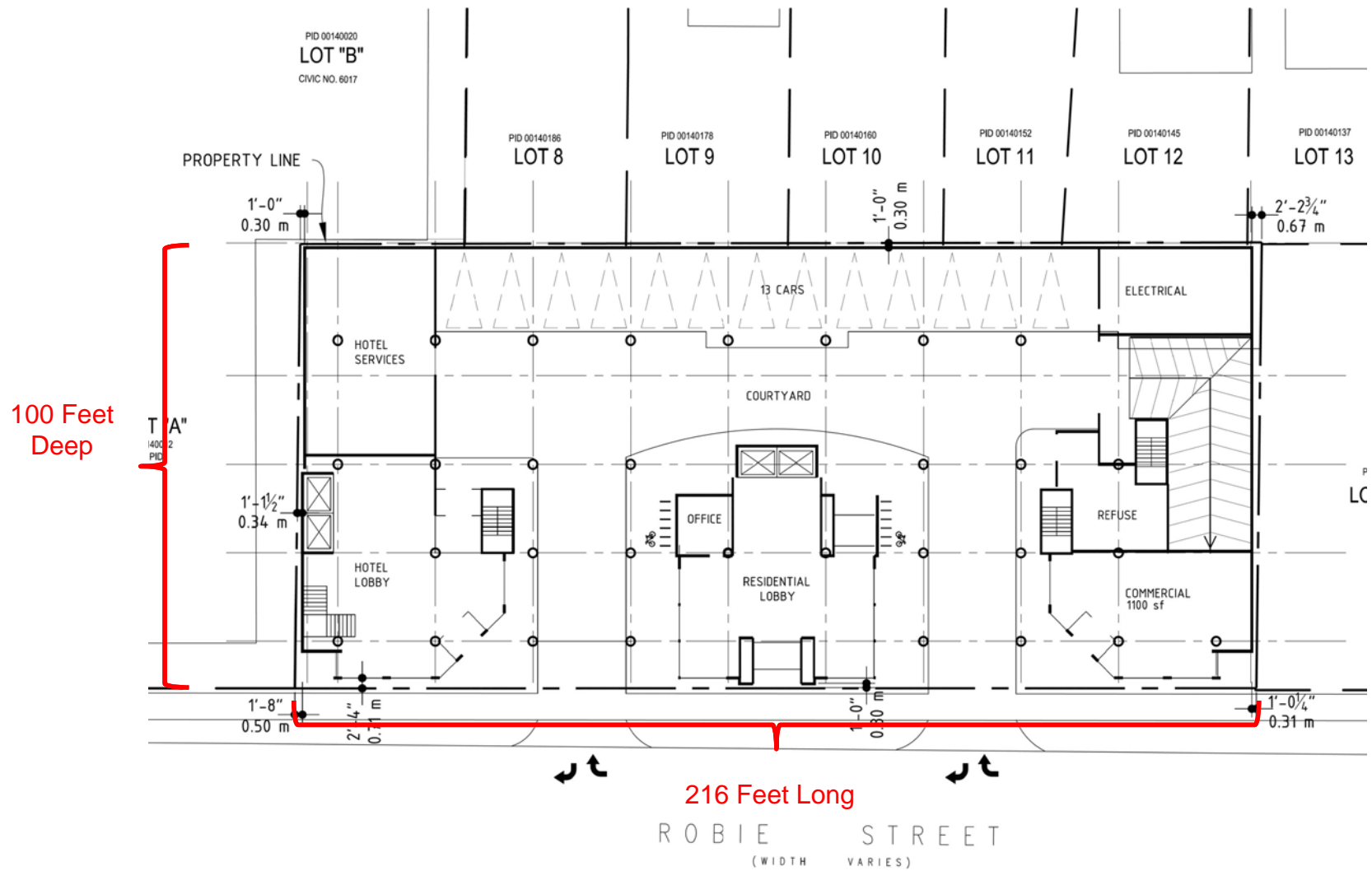
- There is concern with the shadow impact on the commons given the proposed height and width of the building combined with the location of the site and its orientation

Spacing between Towers

- Tower setback from north and south property lines are appropriate



Analysis of Proposals – Robie Street



Current Status of Robie Street Application

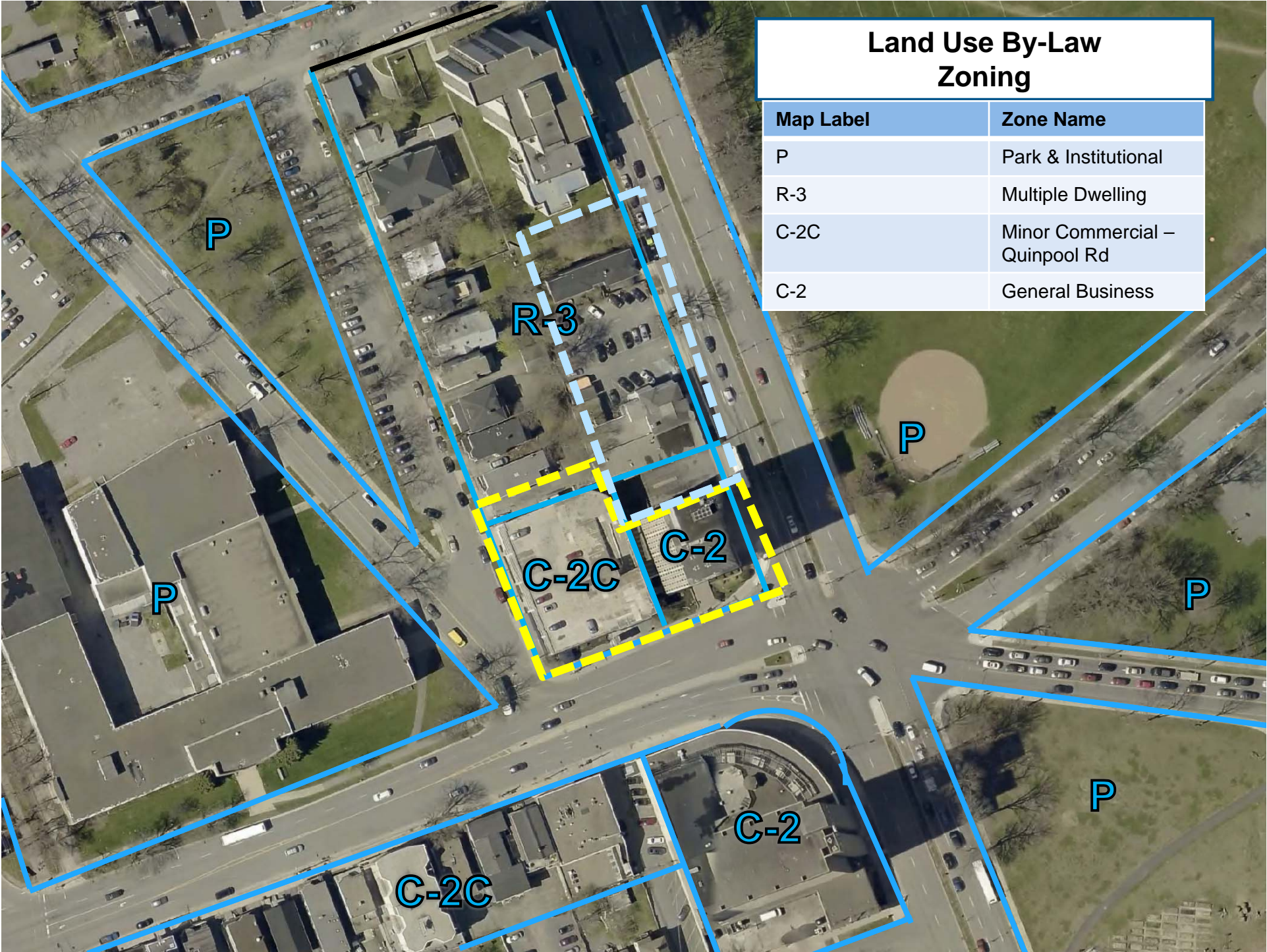
- Applicant has recently hired a new planning and architectural consultant
- They have asked for additional time to review the context of the site and proposals to date
- Staff will be meeting with the new consultants in the coming weeks to discuss an amended proposal addressing Council's original direction

Staff Recommendation

- Allow planning policy to be developed independently for each development site
- Draft site specific amendments for the Quinpool Road property generally consistent with the design found in Attachment B of the staff report with the exception that it not exceed 20 storeys in height

Thank You

HALIFAX

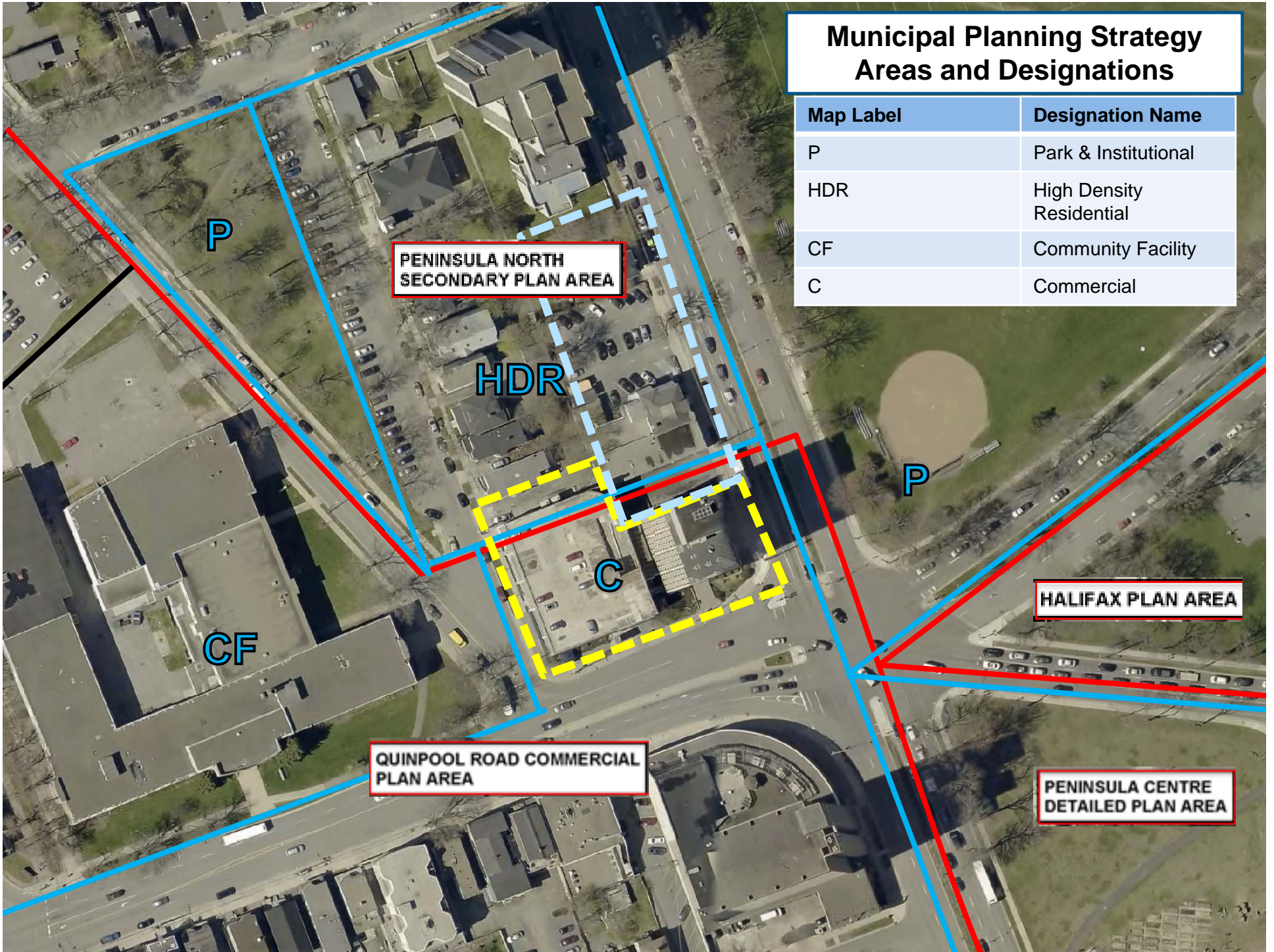


Land Use By-Law Zoning

Map Label	Zone Name
P	Park & Institutional
R-3	Multiple Dwelling
C-2C	Minor Commercial – Quinpool Rd
C-2	General Business

Municipal Planning Strategy Areas and Designations

Map Label	Designation Name
P	Park & Institutional
HDR	High Density Residential
CF	Community Facility
C	Commercial



**Existing Height Precincts
(In Feet)**

35'

45'

145'

140'

