

**HALIFAX**

# **Case 18966**

Proposed Municipal Planning Strategy Amendments for  
6009 – 6017 Quinpool Road

June 19, 2018  
Halifax Regional Council

# Tonight's Hearing 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 78 metre high mixed-use building containing primarily residential uses with commercial on the ground floor

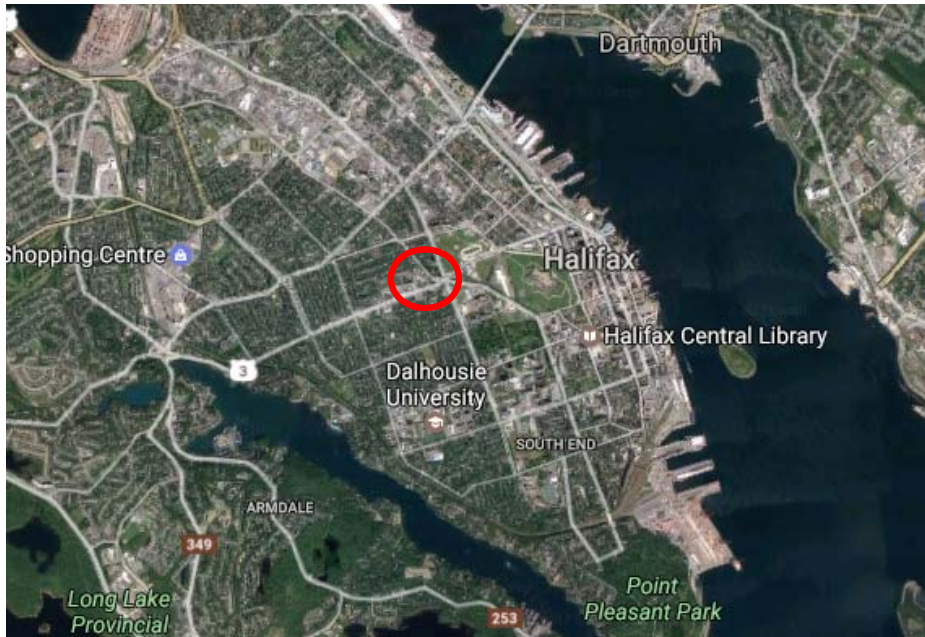


Applicant rendering of 25 storey (approx. 78 metre) proposal seen from above Quinpool Road, looking northeast

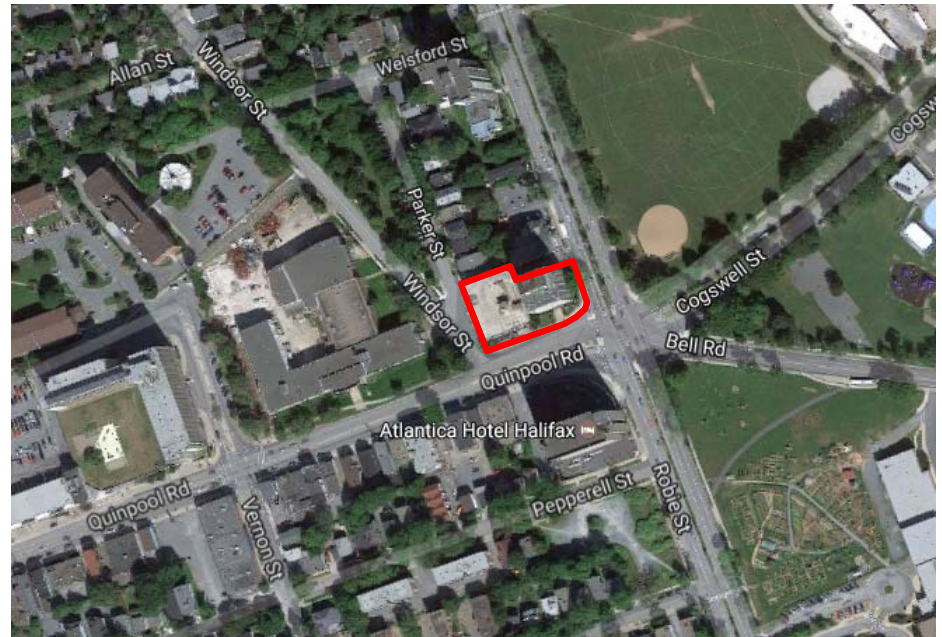
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# Site Context

6009-6017 Quinpool Rd, Halifax



General Site location



Site Boundaries in Red

# Site Context



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

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# Site Context



Lands adjacent to the subject site on Parker Street looking southeast

# Site Context

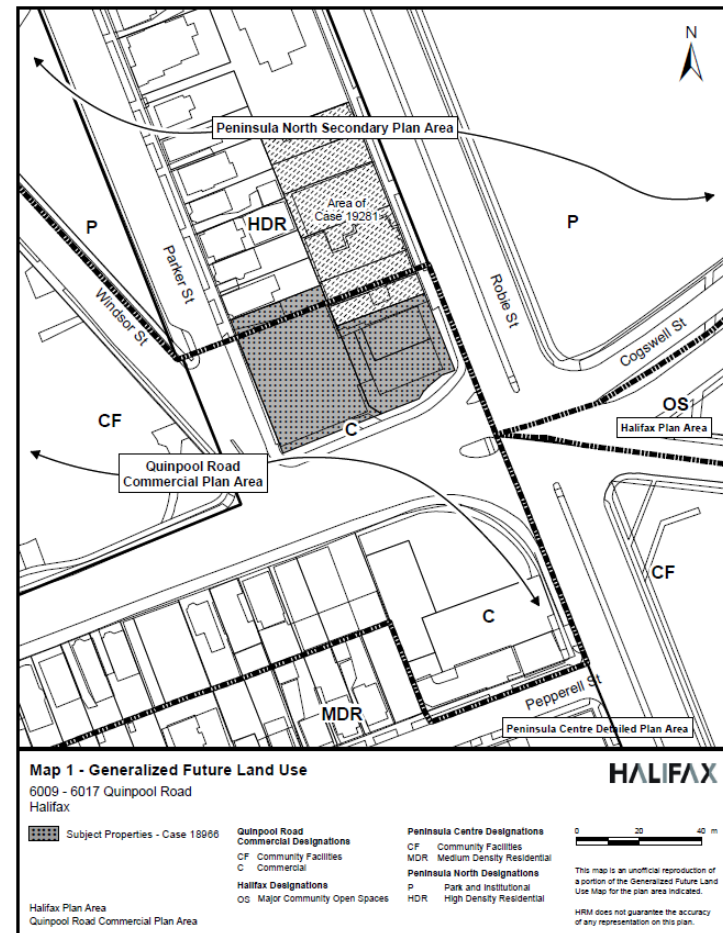


Lands immediately to the north of the subject site  
on Robie Street

# Planning Policy

## Halifax Municipal Planning Strategy

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

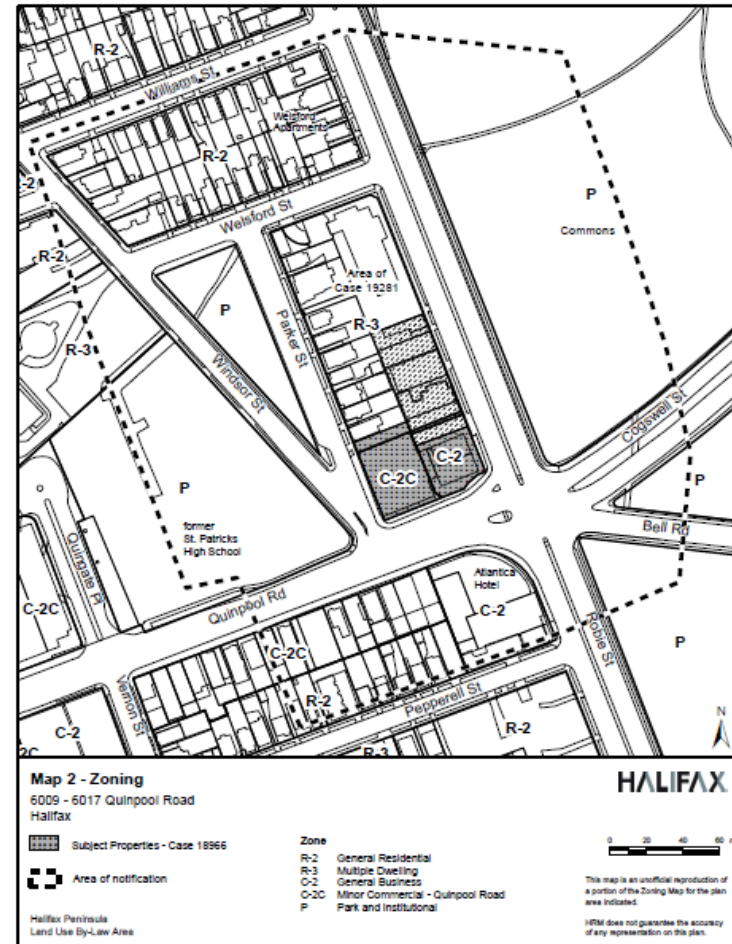


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# Land Use By-law

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
- Staff advised there is merit to a policy amendment for the site due to factors of:
  - Age of existing policy
  - Decreased demand for existing use

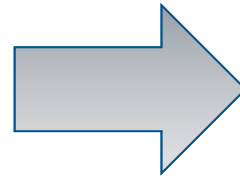
# Tonight's Hearing

- Policy is under Consideration that would allow a Development Agreement in a Future Process
- While a Specific Building has been Proposed by the Applicant, Another Design which met the Policy could be Approved in a Future Development Agreement Process

# 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

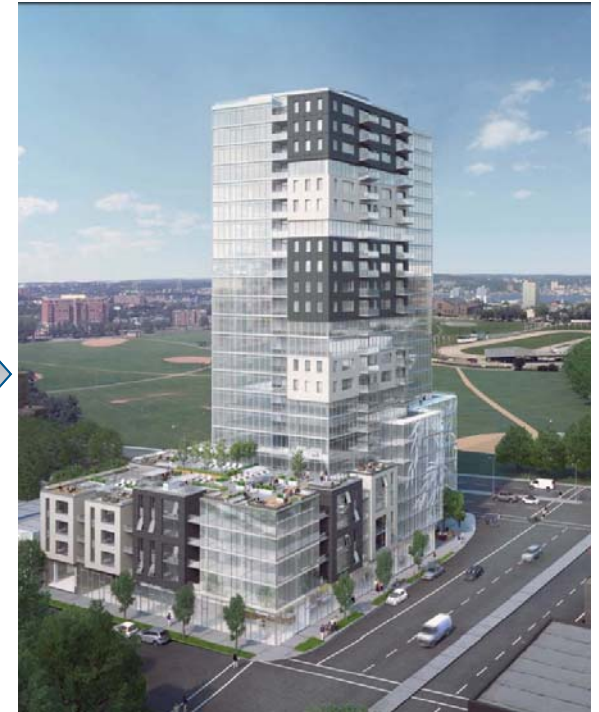
# Previously Proposed Concepts



October, 2014



2017-18 Applicant  
Proposal



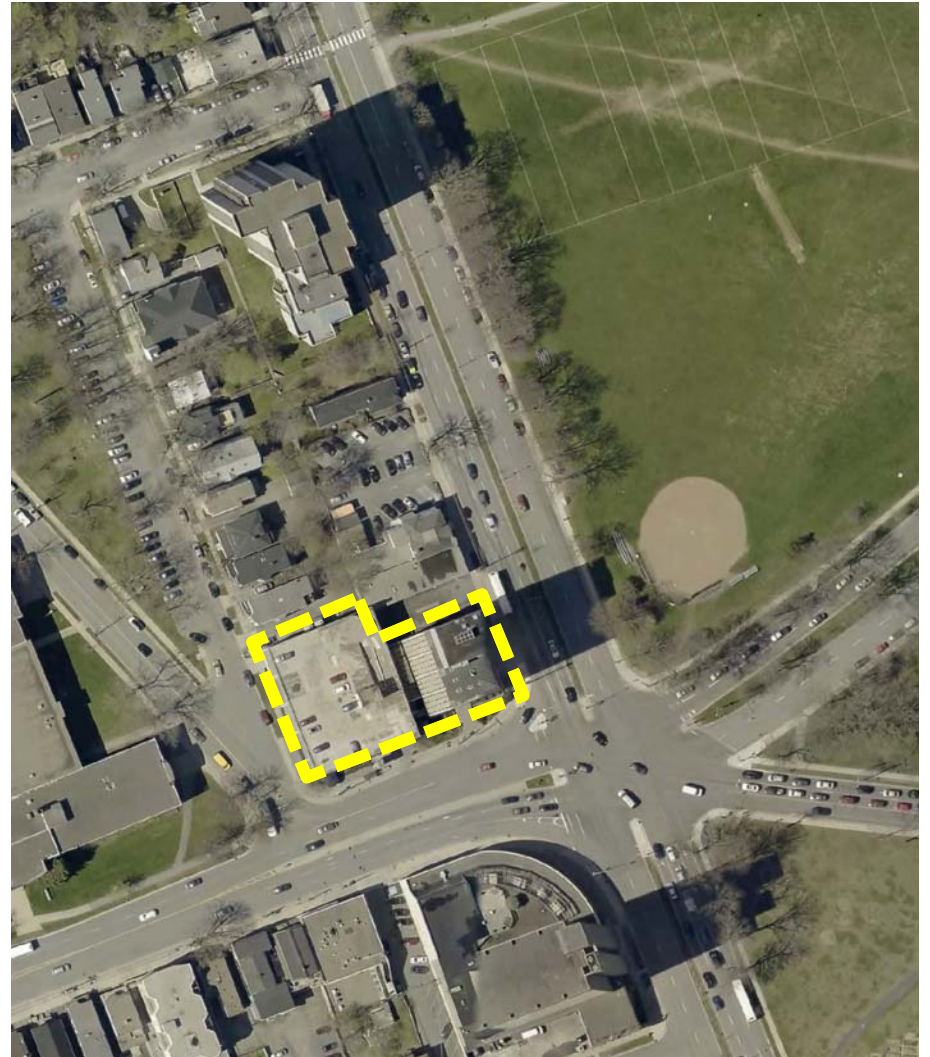
Tonight's Draft  
Policy Concept

# Process to Date

- MPS amendment process initiated by Regional Council on June 10, 2014 “...*subject to addressing the design control principles for building height, mass, density, shadowing, and spacing between towers.*”
- Community Consultation and Negotiations with the Applicant throughout 2015 and 2016
- Regional Council Direction to Draft Policy allowing for the 29 storey Development as Proposed on September 6, 2016
- Regional Council Public Hearing on a policy allowing a 62 metre tall (20 storey) building at their January 16, 2018 meeting
- Regional Council Direction to include density bonusing within policy and increase the allowable height to 78 metres (25 storeys) at their May 22, 2018 meeting

# 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



# 5 Design Control Principles

## Mass

Building setbacks and stepbacks are all rationale and defensible

## Shadow

Location of this site and its east-west orientation minimizes impact of shadow on the Common

## Tower Spacing

Proposal has been limited to a single tower

## Height

Staff have advised a 62 metre tall building is appropriate in this location

## Density

Building is maximized in its dimensions

# Highlights of Policy Under Consideration Tonight

- Single Tower with Primarily Residential Uses but Commercial on the Ground Floor
- Maximum 62 m Tall Inclusive of all Mechanical Spaces, Penthouses, and other Structures
- Base of Building Transitions from 7 to 4 Storeys Moving Towards Parker Street
- Tower is Oriented and Dimensioned in a Manner which Minimizes Shadow Impact on the Halifax North Common
- 50% of the Dwelling Units are a Minimum of Two Bedrooms and have a Minimum Area of 69.68m<sup>2</sup>



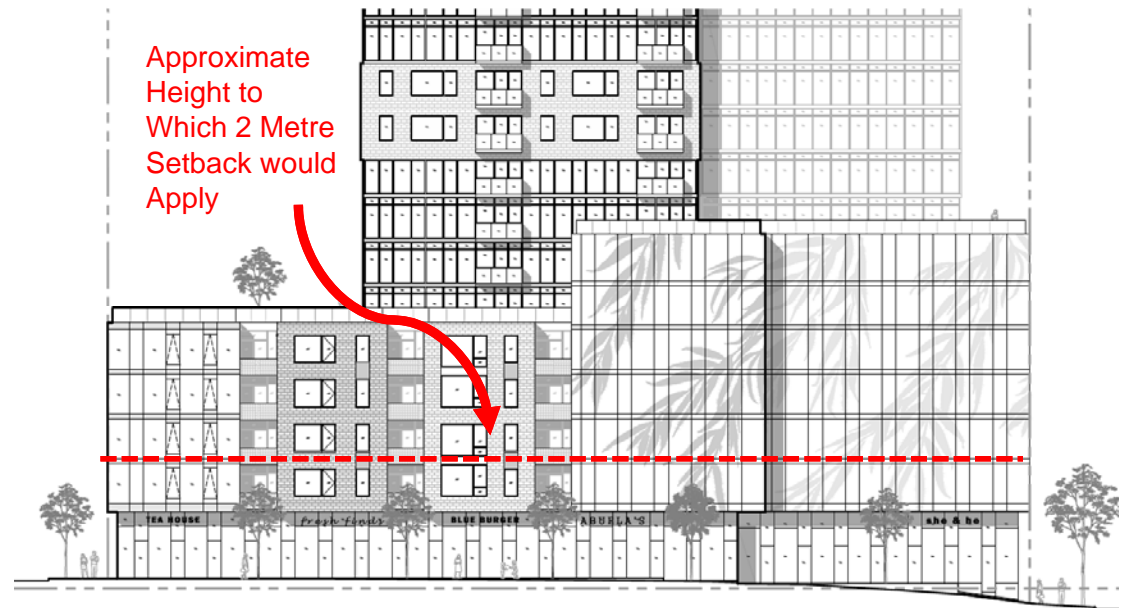


# Highlights of Proposed Density Bonusing

- Development can reach 62 metres in height without provided amenities
- A height of 78 metres can be attained if the following is provided:
  - a) 10 Affordable Housing Units and undergrounding of electrical services; or
  - b) 10 Affordable Housing Units and \$900,000 towards additional affordable housing; or
  - c) 20 Affordable Housing Units; or
  - d) \$1,800,000 towards affordable housing

# Non Density Bonusing Amenities

- 2 metre setback on both Quinpool Rd. and Robie Street Elevations (per Council direction) to a minimum height of 8 metres
- Decorative or artistic element as a part of the building architecture which reflects the local cultural and historic significance of the Quinpool Road and Robie Street intersection



# Public Consultation

- Open House– *October, 2014*
- Online Survey – *October, 2014*
- Public Information Meeting – *September, 2015*
- Planning Advisory Committee – *January, 2016*
- Letters & Emails From Community – *2014 through Tonight*

Concerns Submitted by the Applicant as well as Members of the Public Regarding the Methodology and Accessibility to the Online Survey resulted in the Decision to not Release those Results

# What We Heard

- Concern for Height of the 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

# 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
- 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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# Decision for Council Consideration

That Halifax Regional Council approve the proposed amendments to the Municipal Planning Strategy and the Land Use By-law for the Halifax Peninsula, inclusive of density bonusing policies to allow for a mixed use building no greater than 78 metres tall at 6009 and 6017 Quinpool Road, Halifax.

**Thank You**

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