

HALIFAX

P.O. Box 1749
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Item No. 17

Halifax Regional Council
September 22, 2020

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY:

Original Signed

Denise Schofield, Director, Parks and Recreation

Original Signed by

Jacques Dubé, Chief Administrative Officer

DATE: August 31, 2020

SUBJECT: Revised QEII Parkade Plan and Granting of Municipal Easement

INFORMATION REPORT

ORIGIN

Revisions to the previously submitted QEII Parkade Plan submitted by the Province of Nova Scotia

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, S.N.S. 2008, c. 39

Powers of Municipality regarding property

- 61 (1) The Municipality may acquire, and own property granted or conveyed to the Municipality either absolutely or in trust for a public or charitable purpose.
- (2) Where property is conveyed to the Municipality in trust for a public or charitable purpose, the Municipality holds the property according to the terms of the trust and may do anything necessary to carry out the objects of the trust.
- (3) The property vested in the Municipality, absolutely or in trust, is under the exclusive management and control of Council, unless an Act of the Legislature provides otherwise.
- (4) Possession, occupation, use or obstruction of the property of the Municipality does not give and estate, right or title to the property.
- (5) The Municipality may
- Acquire property, including property outside of the Municipality that the Municipality requires for its purpose or for the use of the public;
 - Sell property at market value when the property is no longer required for the purposes of the Municipality;
 - lease property owned by the Municipality at market value;

BACKGROUND

The Province of Nova Scotia (PNS) is undertaking a major redevelopment of the QEII Health Sciences Centre (QEII New Generation project). Substantial planning and initial construction have been focused on the development of a parkade and a central heating plant associated with the Halifax Infirmary. Initially PNS proposed locating the parkade to the south of the Nova Scotia Museum of Natural History, partially on municipal parkland and with a possible three storey part of the building over Summer Street. The central heating plant was proposed to the south of the corner of Bell Road and Summer Street, occupying a prominent area of open space owned by PNS. The location and presence of these facilities was the subject of public and Regional Council concern based upon the loss of municipal parkland, the loss of open space at Bell and Summer, and the prominence of the buildings, particularly given their utilitarian function and presence on the Halifax Common.

Based on concerns that were raised, PNS revised its plans to incorporate the Central Heating Plan onto the Halifax Infirmary lands and relocate the parkade to the north of Museum, in an east-west orientation adjacent to the building. This proposed orientation enabled the retention of a sizable portion of the open space extending from the corner of Bell Road and Summer Street. With the revised location, the parkade would be located fully on provincial land, and as a result, Regional Council was not required or able to authorize the parkade. However, two aspects of the revised proposal did fall within the purview of Regional Council. Specifically, PNS sought the approval of Regional Council for an easement over Summer Street for a pedway to connect the parkade and Halifax Infirmary and an at-grade easement across municipal parkland adjoining Bell Road for a driveway. This was the subject of a staff report, which was considered by Regional Council on April 9, 2020.

Regional Council reviewed PNS's new plans and approved the granting of the easements subject to several technical considerations that would largely need to be addressed within a traffic study and subsequently approved by the Chief Administrative Officer. However, since this approval, PNS has again revised the parkade design, changing its orientation and size (Attachment A). This is largely a result of the inclusion of a new loading area for the Museum. With the change to the overall parkade design changes, there is now a need for a larger easement area across the municipal parkland along Bell Road for the loading area.

DISCUSSION

A comparison of the previous and current plans shows the change in the orientation of the building, with some of the material changes being:

- the inclusion of a new loading area off Bell Road that requires the larger easement upon municipal parkland;
- more visual impact on Summer Street; and
- a reduction in the Bell and Summer Street open space (Attachment A, page 6).

In planning the most recent parkade changes, PNS consulted with HRM staff. PNS was advised that the design previously submitted to Council was a better option from a site, building, and landscaped open space perspective and that the revised plan and enlarged easement area is inconsistent with the original submission that formed the basis for Regional Council's decision.

On the matter of the easement area, Regional Council provided direction and authority to the CAO to negotiate the terms of the easement, subject to the acceptance of technical considerations that are largely to be addressed through the traffic study. The traffic study has been received and is undergoing internal staff review.

Staff interprets the authority as sufficiently broad as to not require further direction and approval from Regional Council, however, it is important that Regional Council be made aware that the changes to the building orientation will impact the required easement size as well as the amount and configuration of open space.

When PNS requested that the municipality approve the easements in April, it provided staff and Regional Council with site and building plans for the parkade and Halifax Infirmary. The staff report cited its positive aspects, including the retention of open space at Bell and Summer. On this basis, the new changes are unfortunate, however, with the exception of the increased easement size, they are beyond the authority of the Municipality, as PNS has authority over its lands including how they may be developed.

During the review of the traffic study, staff will be considering aspects such as traffic safety, the functionality of the impacted parkland in assessing the parkade driveway, and the enlarged easement area. Should issues arise with the intended easement that are beyond the authority granted to the CAO, staff will return to Regional Council to seek further direction.

The Municipality continues to be supportive of PNS as it makes important investments to improve health care facilities that serve the city, province, and the region. There are additional components of the overall QEII New Generation project that the Municipality will continue to collaborate on with PNS and subsequent reports will be presented to Regional Council as necessary.

FINANCIAL IMPLICATIONS

There are no financial implications.

COMMUNITY ENGAGEMENT

No community engagement was conducted in the completion of this report.

ATTACHMENTS

Attachment A - Revised QEII Parkade Plan Submission

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Richard Harvey, Manager of Policy and Planning, 902.476.5822

Healthcare Redevelopment in Nova Scotia

QEII New Generation Project
Concept to Schematic - Design Evolution

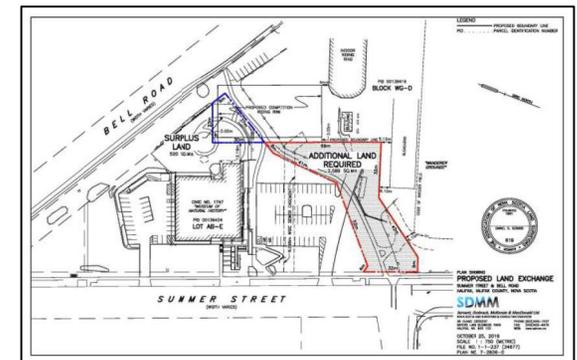
Update August 19, 2020



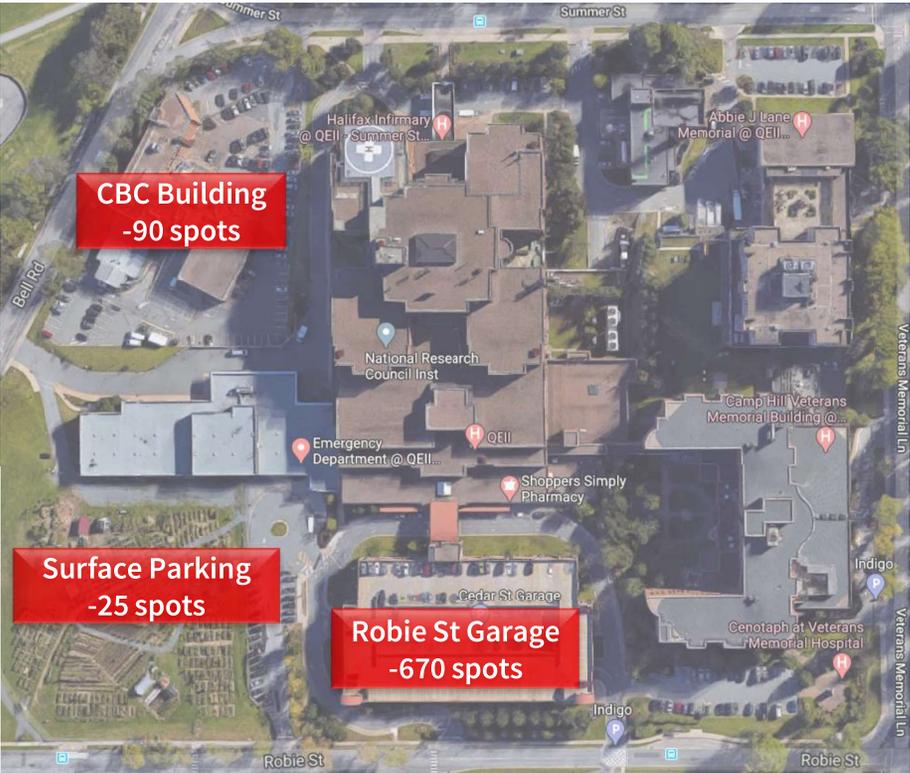
Summer St Parkade - Original Concept



- Tender issued January 27, 2020
- Tender put on hold February 17, 2020
- Located south of Museum, across the street from the HI
- Approx. 800 spots, 7 levels
- Construction duration 12-16 months
- Required land acquisition from HRM



QEII Halifax Infirmary – Original Parking Analysis (2019)

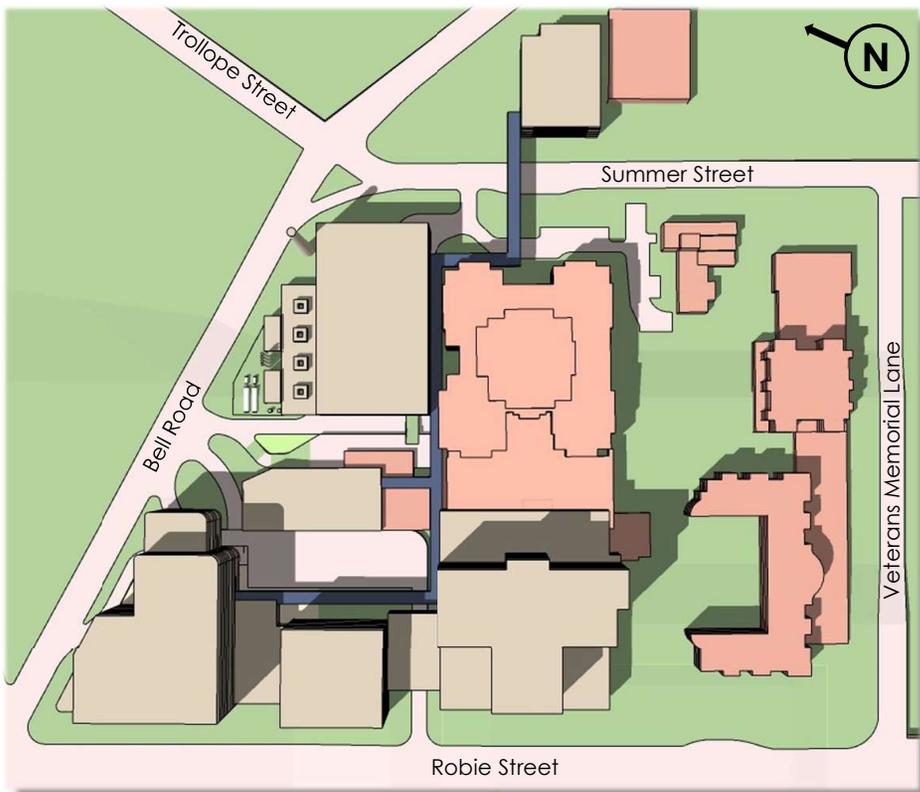


Halifax Infirmary	Projected Demand
Existing Parking	1,300 spaces
New - Ambulatory Care Building	750 spaces
New - In-Patient Building	500 spaces
New - Cancer Care Centre	170 spaces
Total Demand	2,720 spaces

Halifax Infirmary	Parking Supply
Existing Parking to Remain	515 spaces See counts
New - Cancer Care / IP Parking	950 spaces
New - Ambulatory Care	240 spaces
New - Summer St Parkade	600 +/- spaces
Total Supply	2,305 spaces

On-Site Parking Surplus/Deficit	- 415 spaces
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QEII Halifax Infirmary – Current Parking Analysis



Halifax Infirmary	Projected Demand
Existing Parking	1,300 spaces
New - Ambulatory Care Building	750 spaces
New - In-Patient Building	500 spaces
New - Cancer Care Centre	170 spaces
Total Demand	2,720 spaces

Halifax Infirmary	Parking Supply
Existing Parking to Remain	515 spaces
New – Inpatient Tower	278 spaces
New - Cancer Care / Ambulatory Care	400 spaces
New - DBFM Parkade	~ 1000 spaces
New - Summer St Parkade	~ 500 spaces
Total Supply	2,693 spaces

On-Site Parking Surplus/Deficit	-27 spaces
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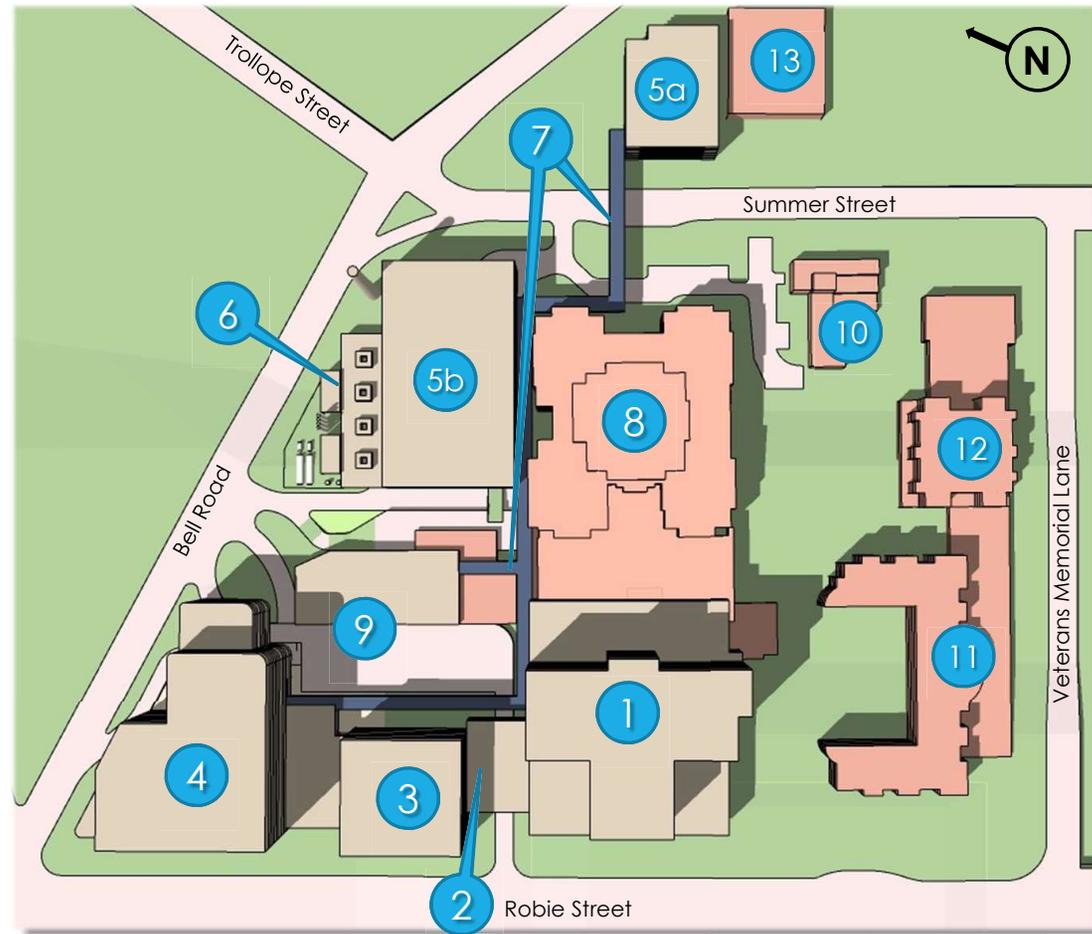
QEII Halifax Infirmary – Current Design

New Construction

- 1 New Inpatient Centre
- 2 New Research, Innovation & Learning Centre
- 3 New Cancer Centre
- 4 New Outpatient Centre
- 5a New Parkade ~500 spaces
- 5b New Parkade ~1000 spaces
- 6 New Power Plant
- 7 New Site-wide Pedway Connections

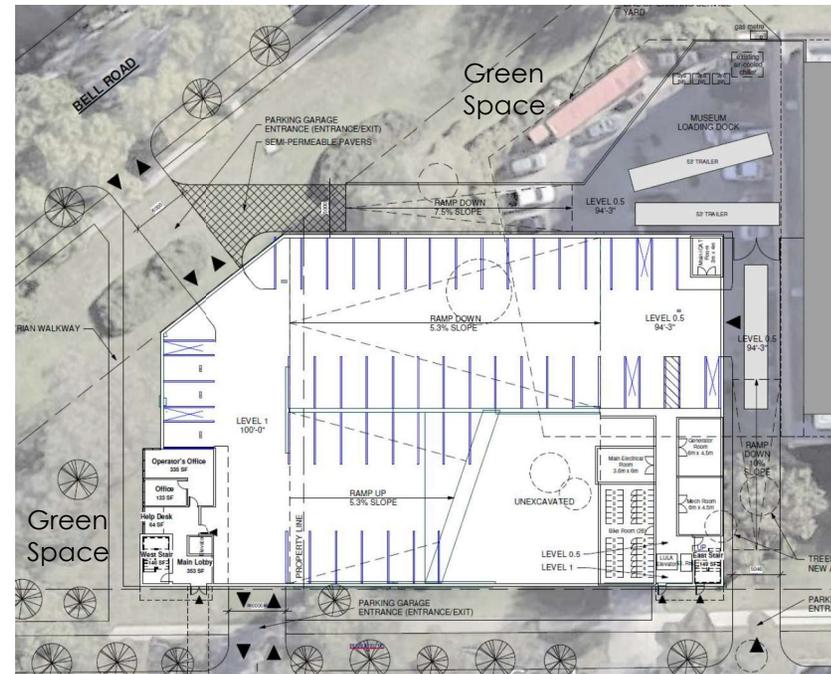
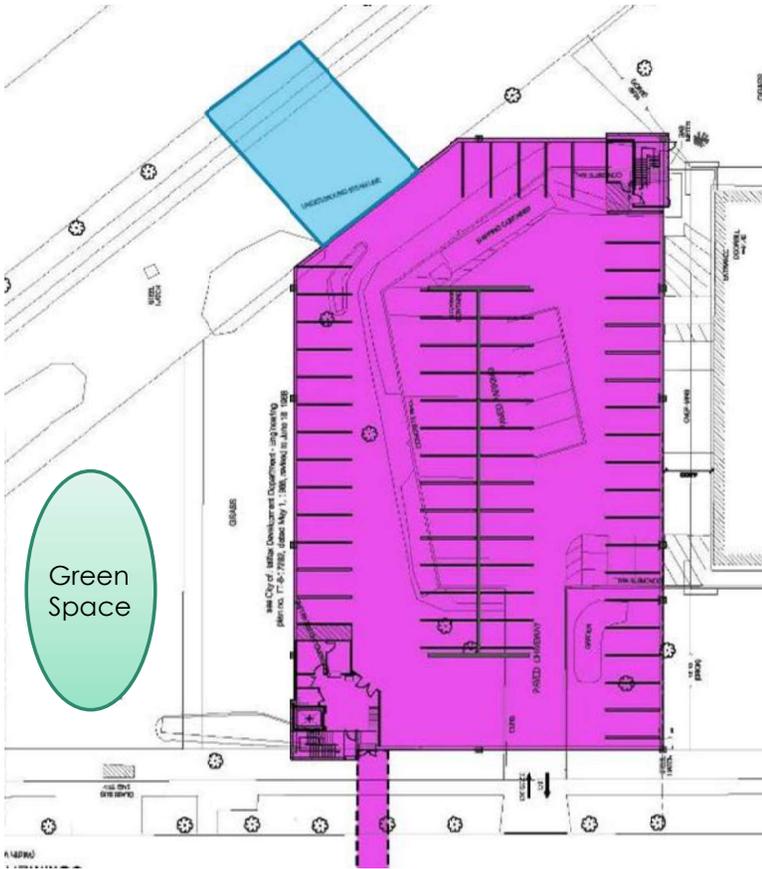
Existing Infrastructure

- 8 Halifax Infirmary
- 9 Charles V. Keating Emergency and Trauma Centre
- 10 Power Plant
- 11 Veterans Memorial Building
- 12 Abbie J. Lane Building
- 13 Museum of Natural History



Concept to Schematic - update on design evolution

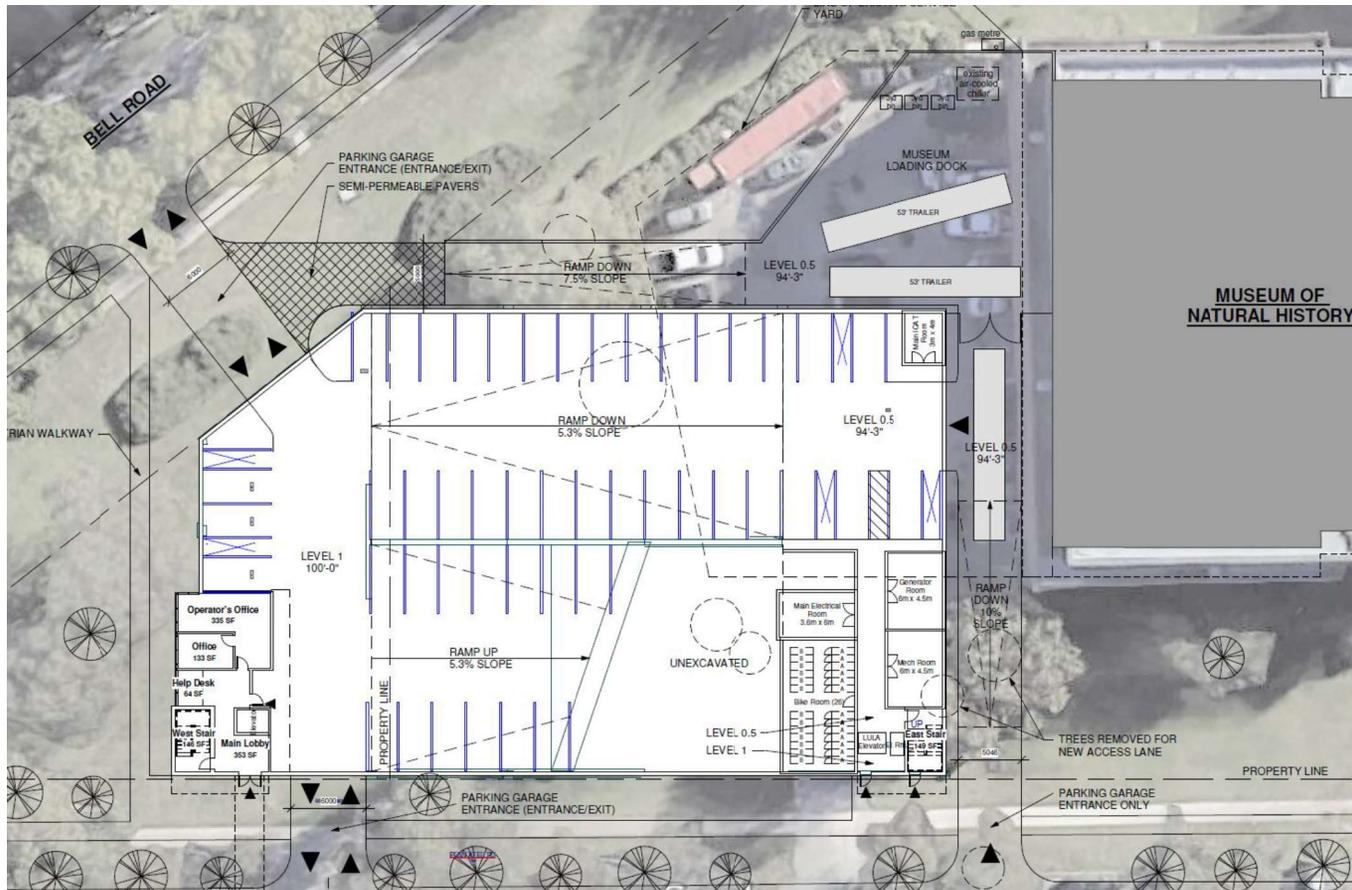
- Building rotated, creating 2 significant green spaces
- Easement 50% driveway / 50% perforated pavers for occasional use
- Building Form has less visual impact on Bell Road Corridor
- Less impact to Museum of Natural History Services, safer access
- All stakeholders support design change to date, NSHA, NSCCH, TIR,



5a

Summer St Parkade - Current Design

7



- Tender issued April 16, 2020
- Tender awarded July 2, 2020
- Located north of Museum, across the street from the HI
- Minimum 500 spots, 8 levels
- Construction substantial completion August 2021
- Includes pedway from Parkade to HI site
- Includes relocating power/communication lines underground along Summer St. spanning from Veteran's to Bell Rd.
- Accommodates current Museum operations

Summer St Parkade - Current Structural Model (no building façade or roof)



Summer St Parkade – con't

