

HALIFAX

Case 18966
Amendment to
Municipal Planning Strategy

6009-6017 Quinpool Road

Public Meeting
September 17, 2015

Application

Applicant

- APL Properties Limited

Proposal

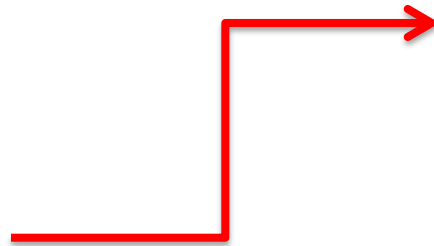
- Amend the Municipal Planning Strategy and Land Use By-law to permit the application of a development agreement allowing a mixed use development consisting of a new residential tower of 29 storeys on a four to seven storey podium at 6009-6017 Quinpool Road, Halifax

Purpose of this Meeting

- **Specifically discuss the proposed development at 6009-6017 Quinpool Road**
 - Identify the Scope of the Application
 - Receive feedback on issues, concerns, etc.
 - Outline the process moving forward
- **No decisions will be made tonight**

Planning Application Process

We Are Here



Application Submitted

Initiation Report

Open House & Survey

Plan Revisions

Public Meeting

Planning Advisory
Committee Meeting

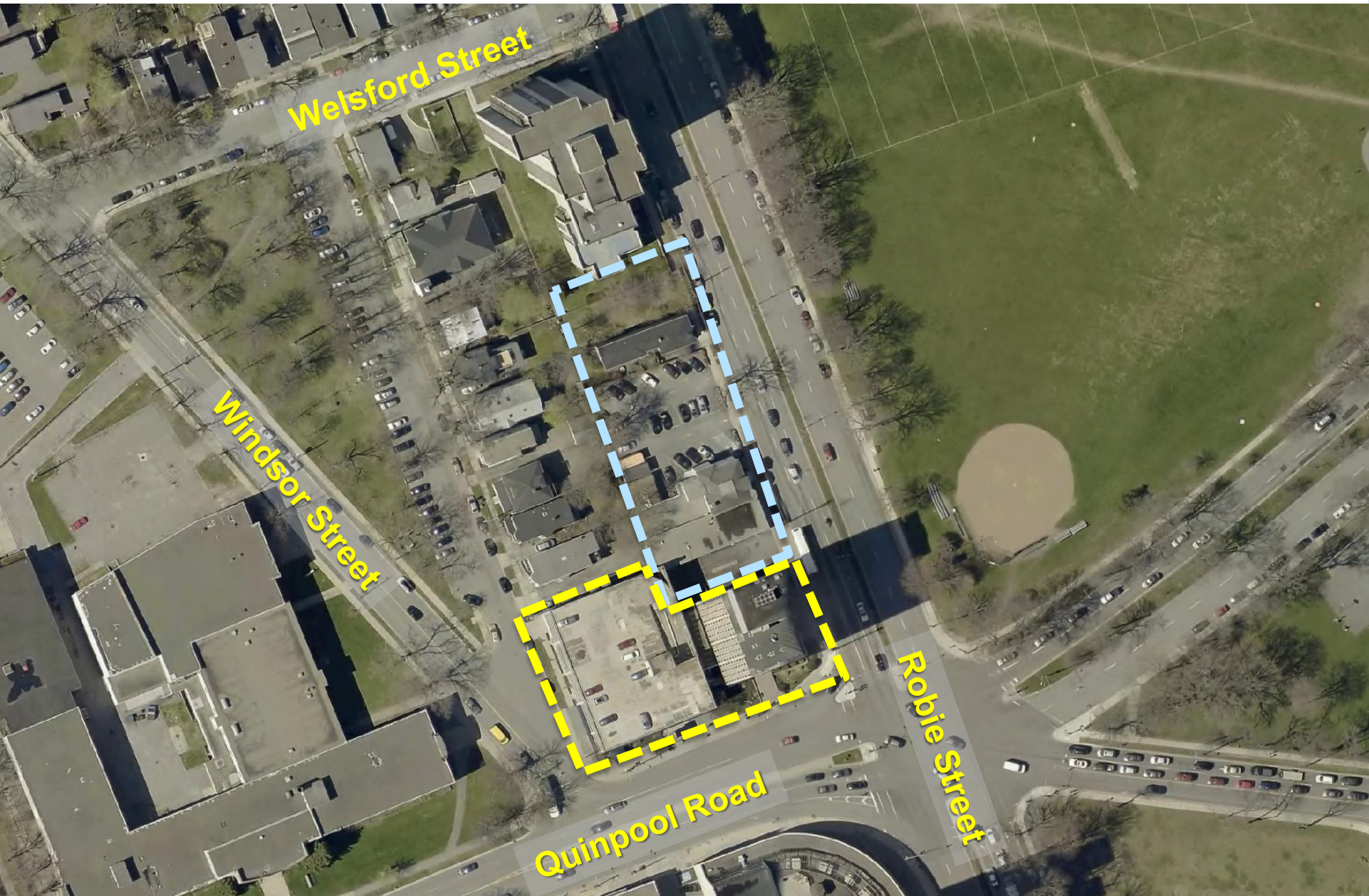
Plan Revisions &
Refinement

Staff Report with Draft
Policy & Recommendation

Community Council
Meeting

Regional Council Public
Hearing & Decision

Case 18966 and 19281



Welsford Street

The Welsford
(19 Storeys)

Parker St.
Park

North
Common

Windsor Street

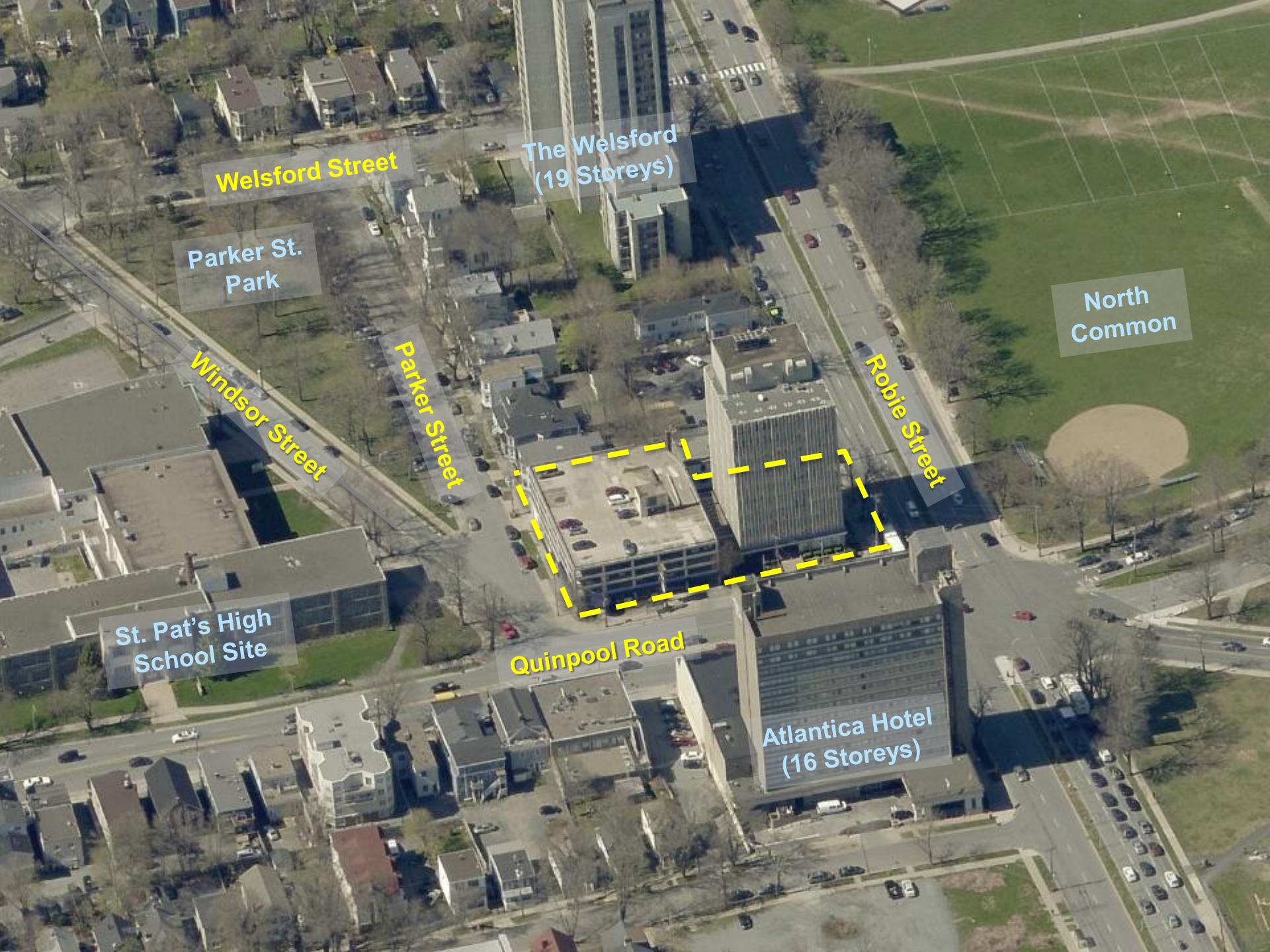
Parker Street

Robie Street

St. Pat's High
School Site

Quinpool Road

Atlantica Hotel
(16 Storeys)

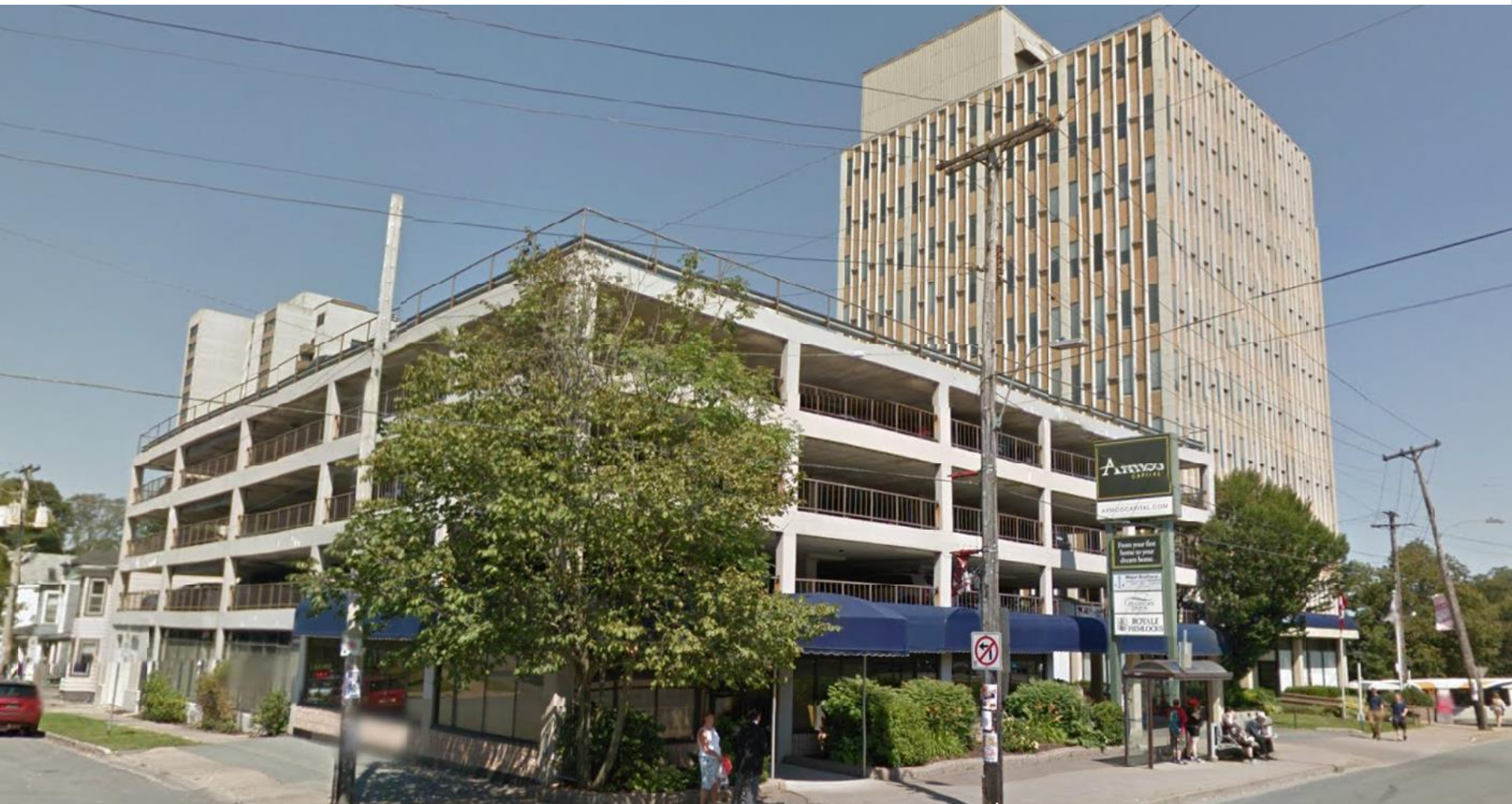




ARMCO

ARMCO
FOR LEASE

400
Chapel St





WRONG WAY

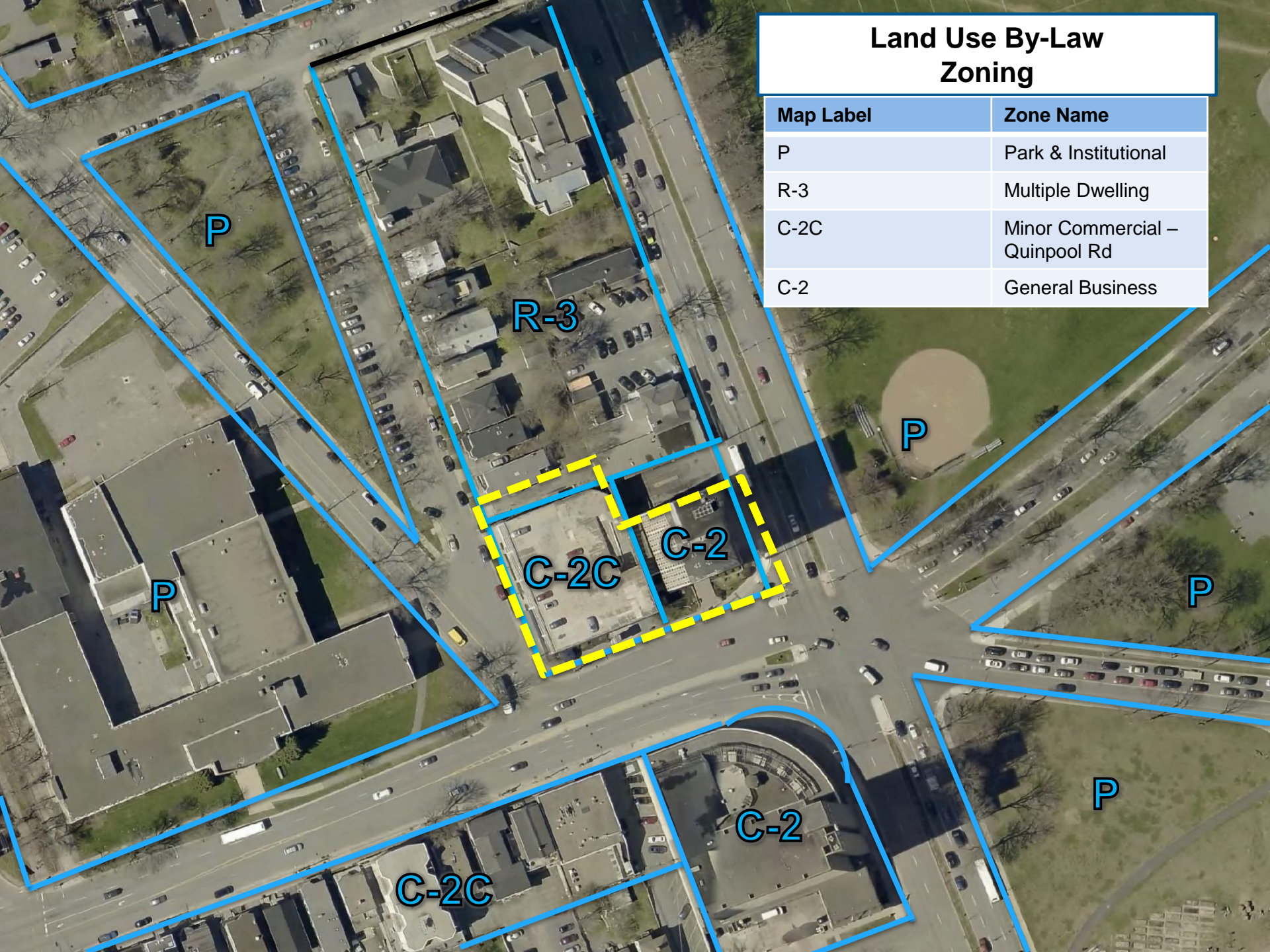


MAXIMUM
50



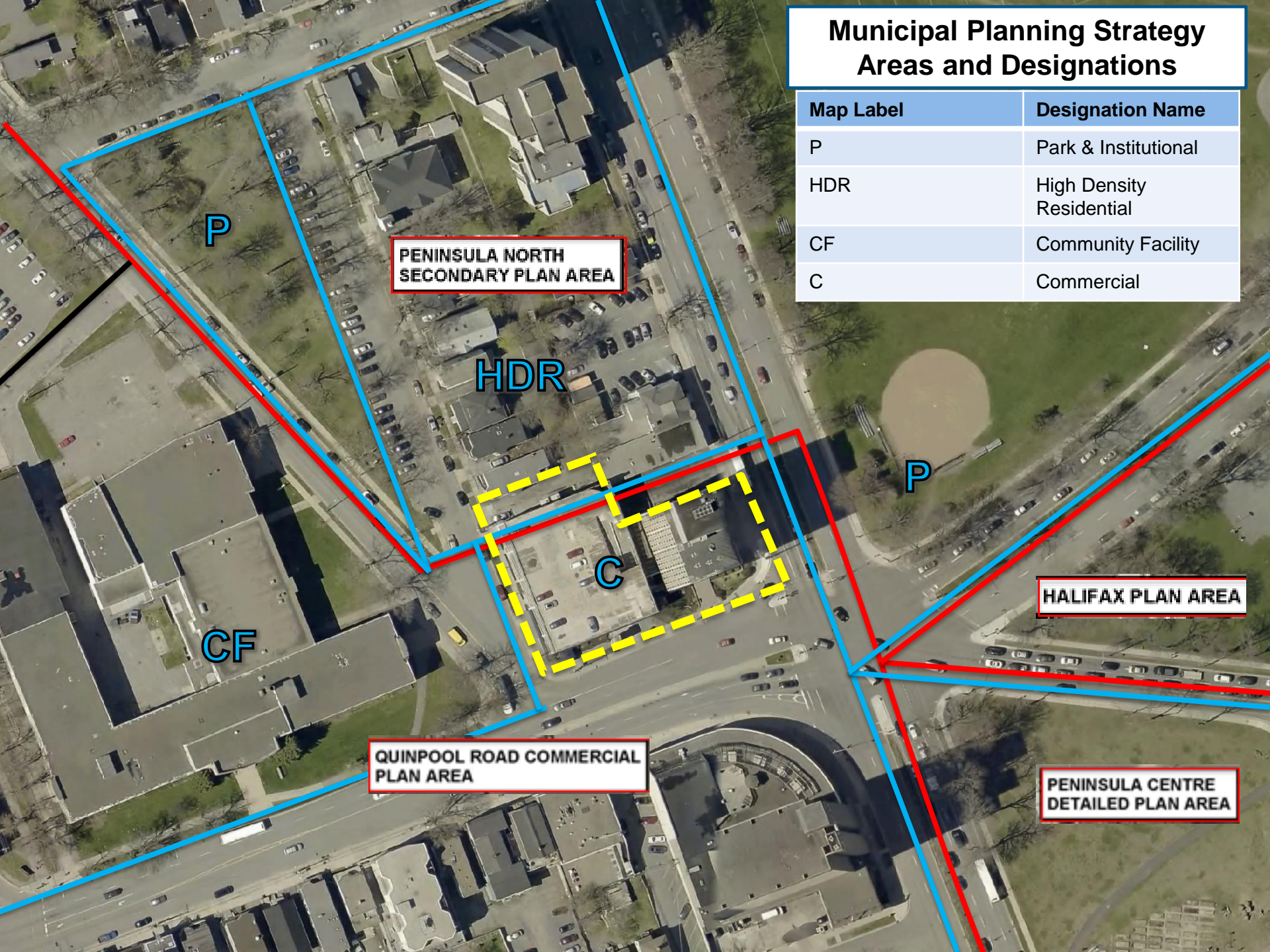
Land Use By-Law Zoning

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



**PENINSULA NORTH
SECONDARY PLAN AREA**

HDR

P

CF

C

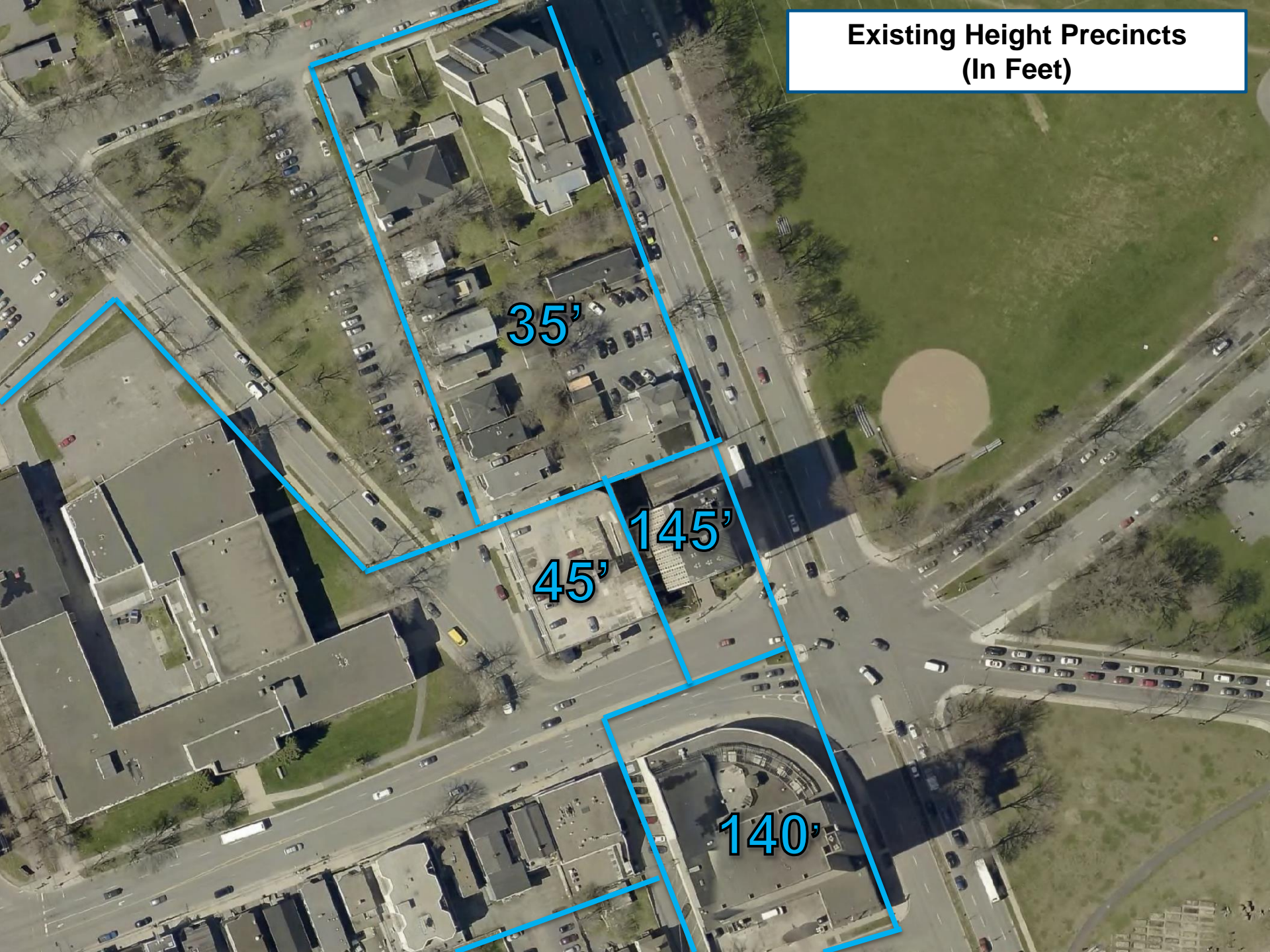
P

HALIFAX PLAN AREA

**QUINPOOL ROAD COMMERCIAL
PLAN AREA**

**PENINSULA CENTRE
DETAILED PLAN AREA**

**Existing Height Precincts
(In Feet)**



Current Policy Synopsis

- Project Site is Divided Between:
 - 3 Different Zones
 - 2 Different Plan Designations
 - 2 Different Plan Areas
 - 2 Different Height Precincts
- Multiple Layers of Regulation Apply
- Given the Goal of a Developing a Single Building, Existing Regulation is not Useful to Creating a Good Project

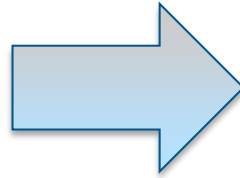
Regional Council Initiation

- The Step Where Council Determines If they Will Direct Staff to Start the Process to Amend Policy
- 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.”

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

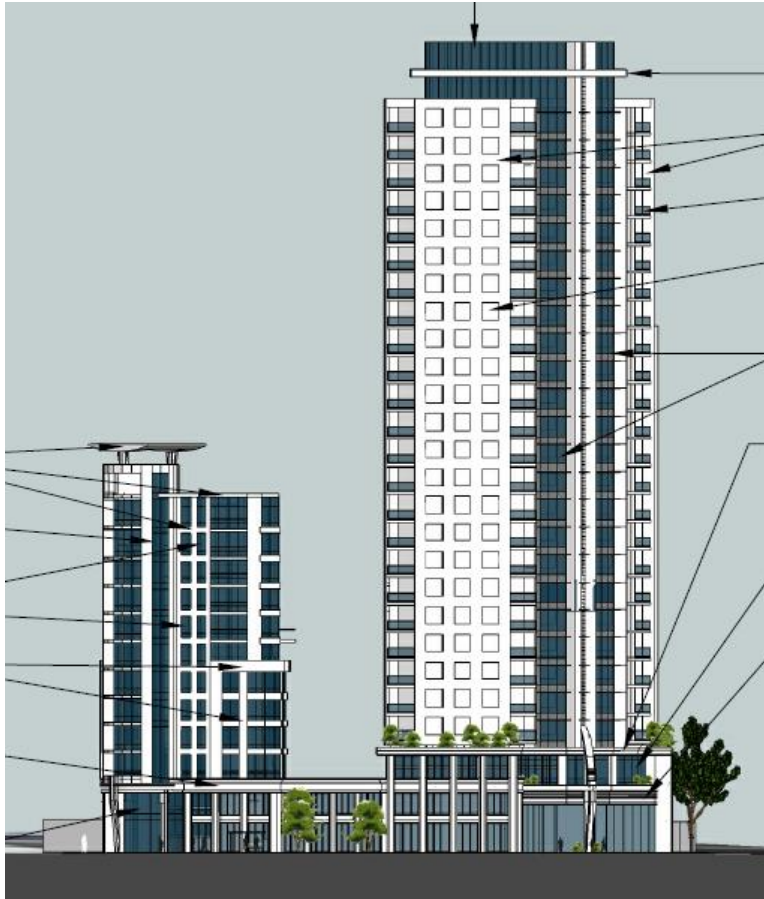
Open House and Survey

- **Open House Held October 1, 2014**
- **Sought Input on Proposed Change to Policy**
- **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

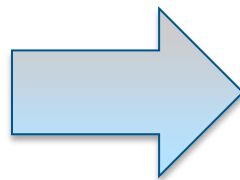
Since the Open House

- Compilation of Information Referenced in Previous Slide
- Change in Architects by Applicant
- Meetings with Applicant to Discuss Building Height, Mass, Density, Shadowing, and Spacing between towers Submission of New Design
- Public Meeting for Adjacent Site: Case 19281 on May 21, 2015

Since the Open House



October, 2014



July, 2015

Changes Made Since the Open House

- 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
- Increase from 28 Storeys to 29 Storeys
- Increased Attention to Architecture and Detail in the Podium





PARKER STREET

WINDSOR STREET

QUINPOOL ROAD

ROBEI STREET

HALIFAX COMMONS

COGSWELL STREET

BELL STREET

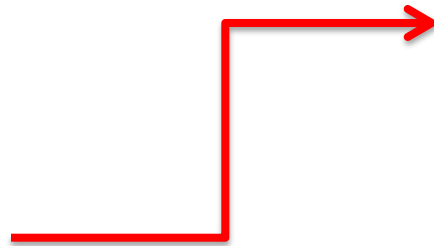
SITE

Application 18966 & the Centre Plan

- Area Policy is in Need of a Comprehensive Review Which Centre Plan Intends to Address
- Centre Plan Re-Started Following the Conclusion of the Regional Plan Review in October 2014
- This Application was Initiated Prior to the Centre Plan Re-Start and Council At That Time Requested the Quinpool & Robie Properties be Considered Independently
- When the Application Returns to Council for their Consideration, they will have Options to Approve, Refuse, Refer, Align, etc.

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Thanks For Your Participation

Please direct your comments, feedback,
questions, etc. to:

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HALIFAX