

The word "HALIFAX" in a bold, white, sans-serif font, positioned in the upper right corner of the slide. The background features a dark blue geometric shape in the top right and a light blue shape in the bottom right, meeting at a diagonal line.

HALIFAX

Public Information Meeting for Case 22029

Development Agreement and Land Use
Bylaw Amendment for 6009-6017
Quinpool Road, Halifax

June 06, 2019

Agenda for Tonight's Meeting

1. Welcome and Introductions
2. HRM Staff Presentation
3. Applicant Presentation
4. Public Feedback
5. Wrap-Up, Next Steps, Feedback Form

Introductions

Dean MacDougall – Planner

Carl Purvis – Program Manager, Current Planning

Lindell Smith – Councillor

Cara McFarlane – Planning Controller

Holly Kent – Planning Technician

APL Properties Ltd. – Applicant

Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant, and make recommendations to Council

Purpose of this Meeting

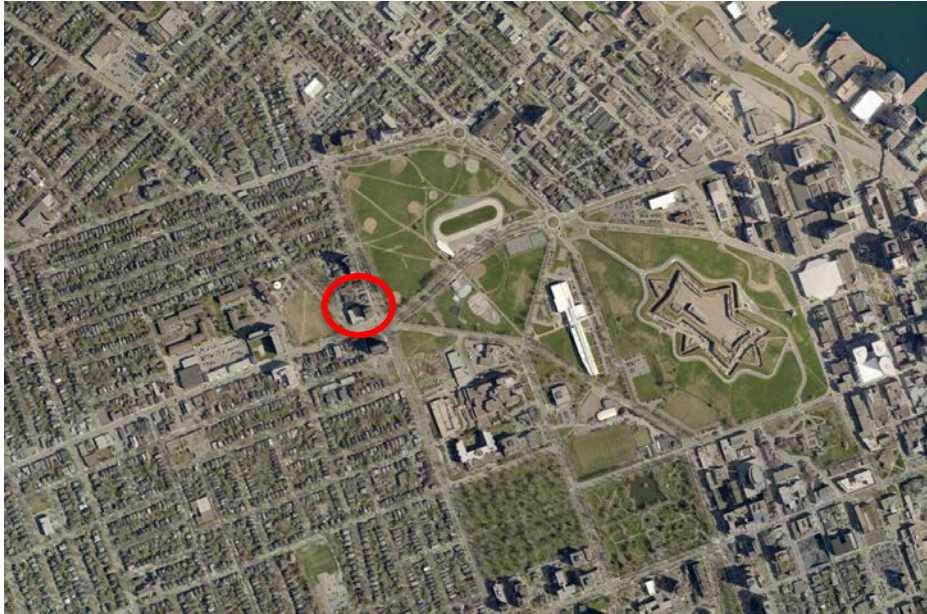
- Provide information to the public on the proposed development at 6009-6017 Quinpool Road
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided tonight will inform the process and will form part of the public record.

No decisions will be made tonight

Site Context

6009-6017 Quinpool Road, Halifax



General Site location



Site Boundaries in Red

HALIFAX

Site Context



Subject site seen from the southeast on Robie Street

Site Context



Subject site seen from the southwest on Quinpool Road

Site Context



Subject site seen from the northwest on Parker Street

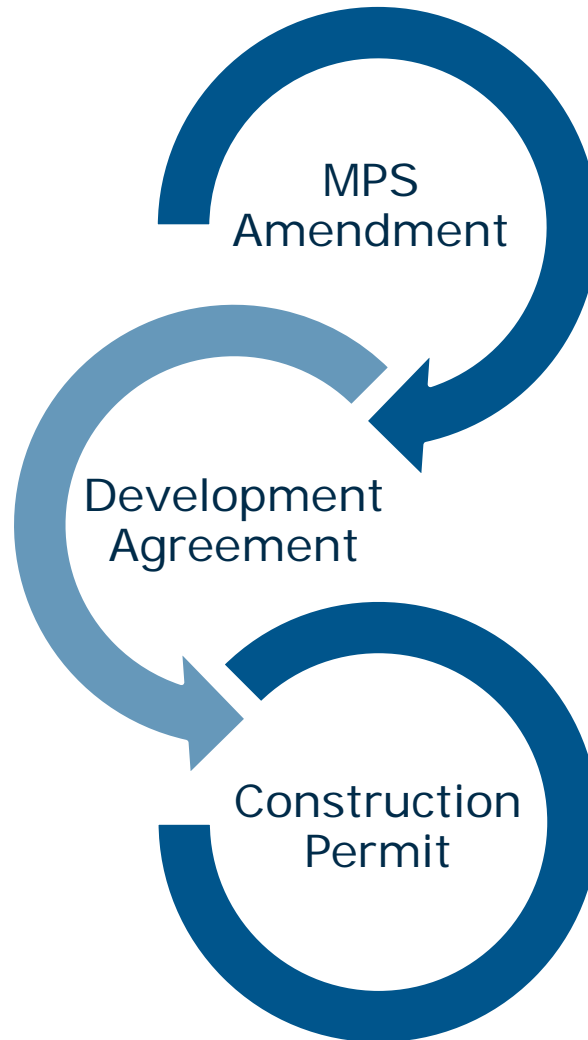
Applicant Proposal

Proposal: to enter into a development agreement to allow a 25-storey mixed-use building

Proposal: to amend the Halifax Peninsula Land Use Bylaw to reflect Housing Nova Scotia's process regarding possible affordable housing units



History - Multi-staged process



History – MPS Amendment

2014

2015

2017

2018



Application
submitted by
Property Owner

Initiated by
Regional
Council



Public
Engagement



First Reading
Given to
Proposed Policy



Regional Council
Approved Policy

History - MPS Policy

In June 2018, Regional Council amended the Quinpool Road Commercial Area Plan of the Halifax MPS and amended the Halifax Peninsula LUB to allow for a 25-storey mixed use building at the site.

Policies 2.10-2.10.4 of the Quinpool Road Commercial Area Plan were created to guide development of the site and allow development to occur by Development Agreement.

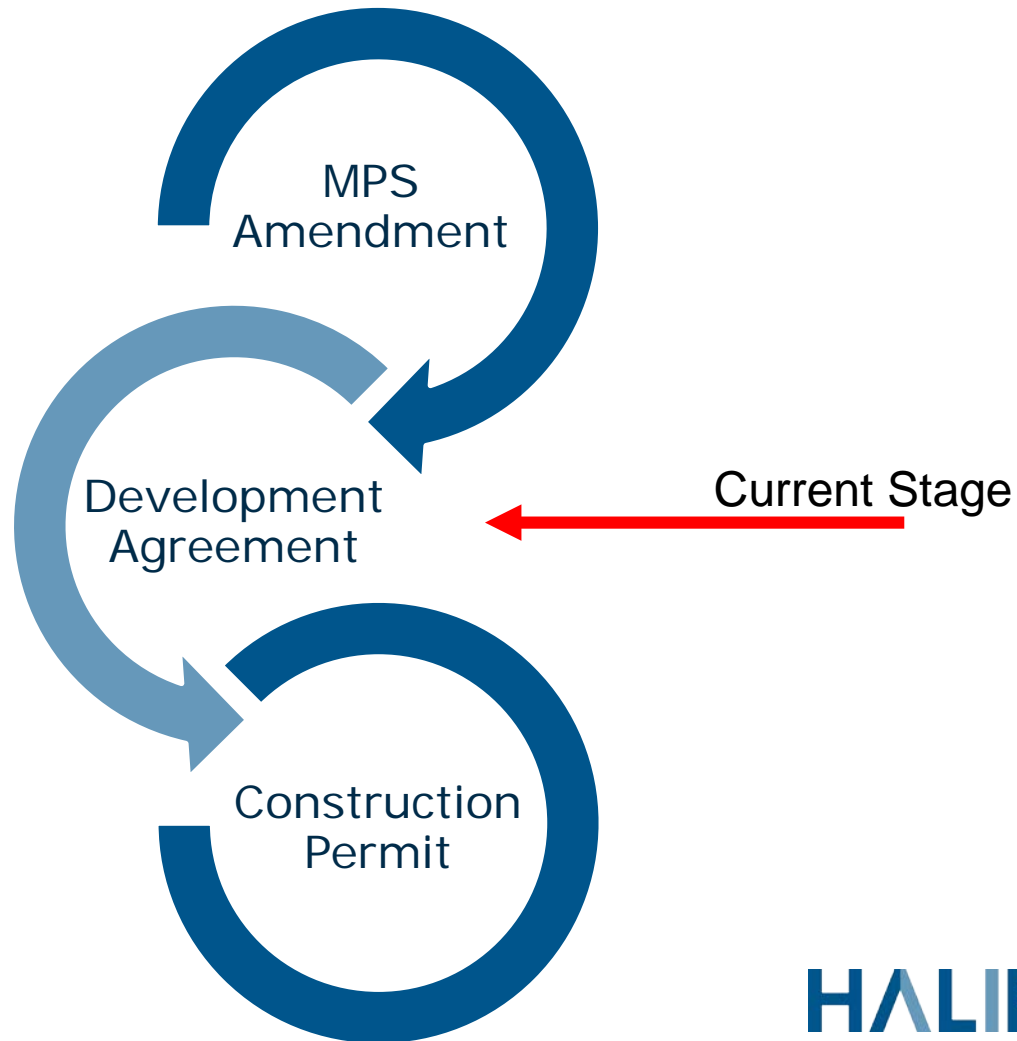
History – MPS Policy

Enabling Policies 2.10 to 2.10.4 are very prescriptive.

They establish:

- Max height 62 metres
 - 78 metre bonus zoning option
- Max tower widths
- Max streetwall heights
- Min ground level setbacks on Robie and Quinpool
- Unit mix (min 50% two-bedrooms)
- Requires commercial on ground floor level

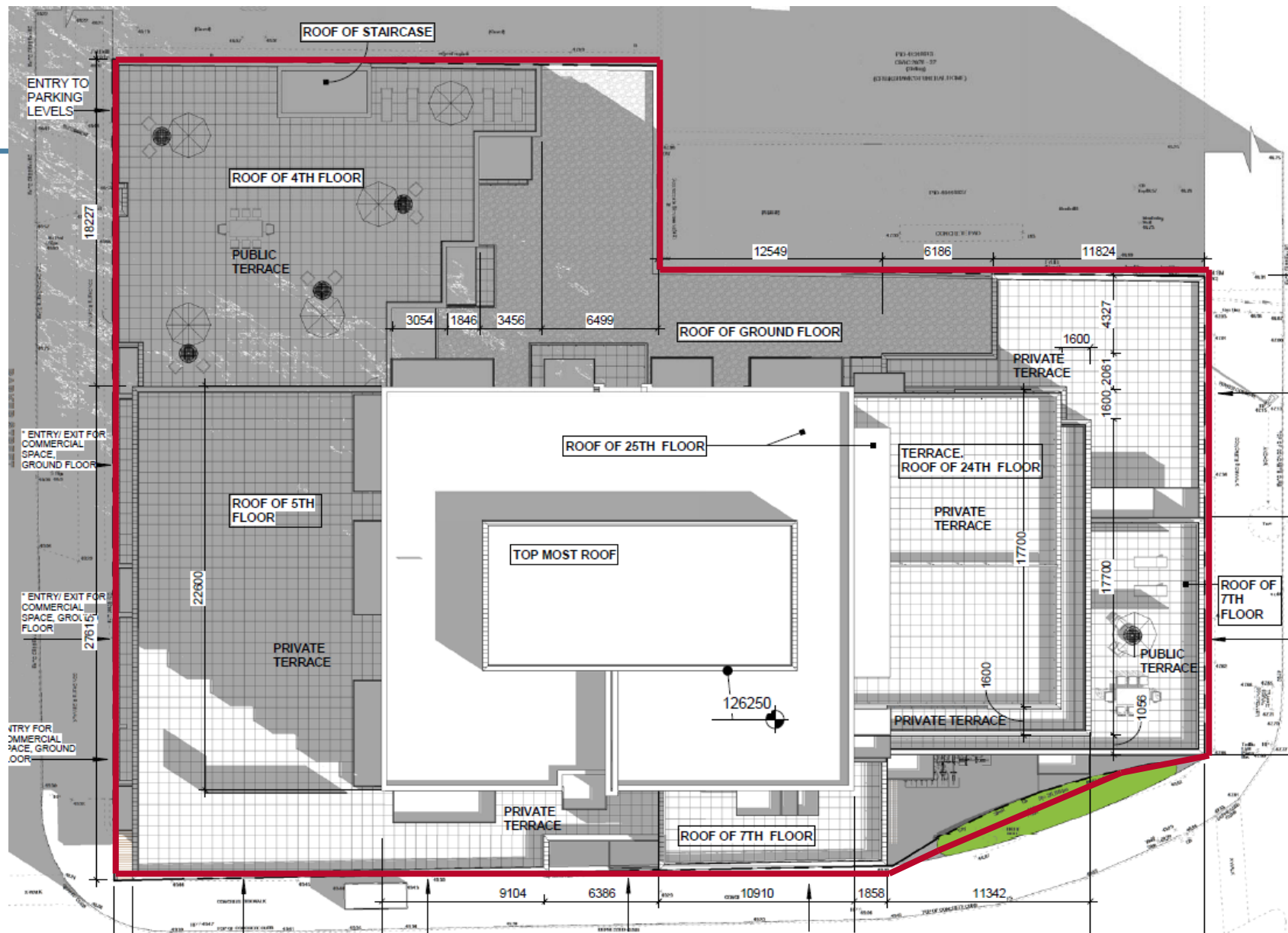
History - Multi-staged process



What is a Development Agreement?

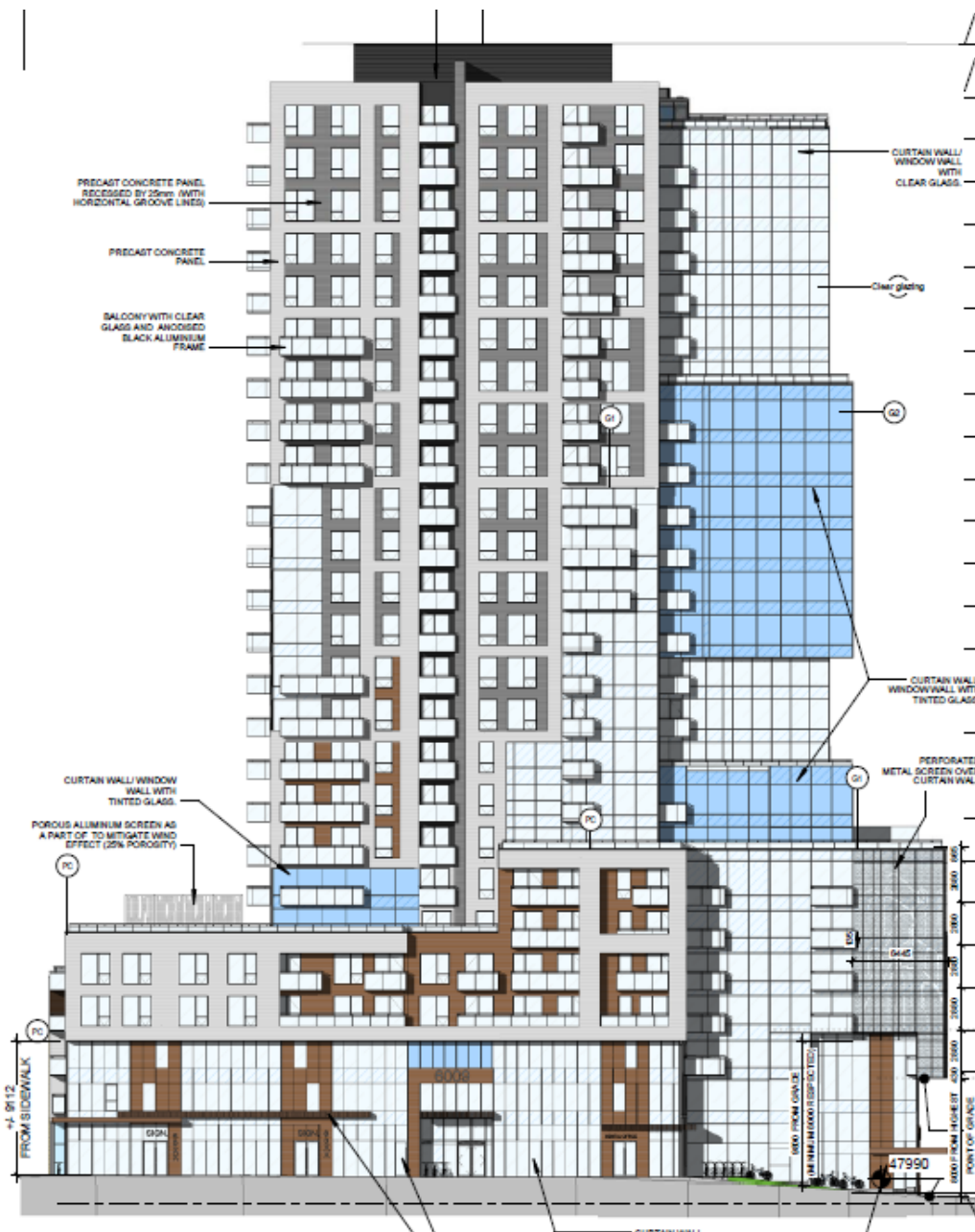
- A development agreement enables construction of a project under local planning policy
- A binding legal contract that clearly establishes standards on matters such as architecture, landscaping, and infrastructure
- Can be approved by Community Council provided that any development complies with local planning policy

Parker Street

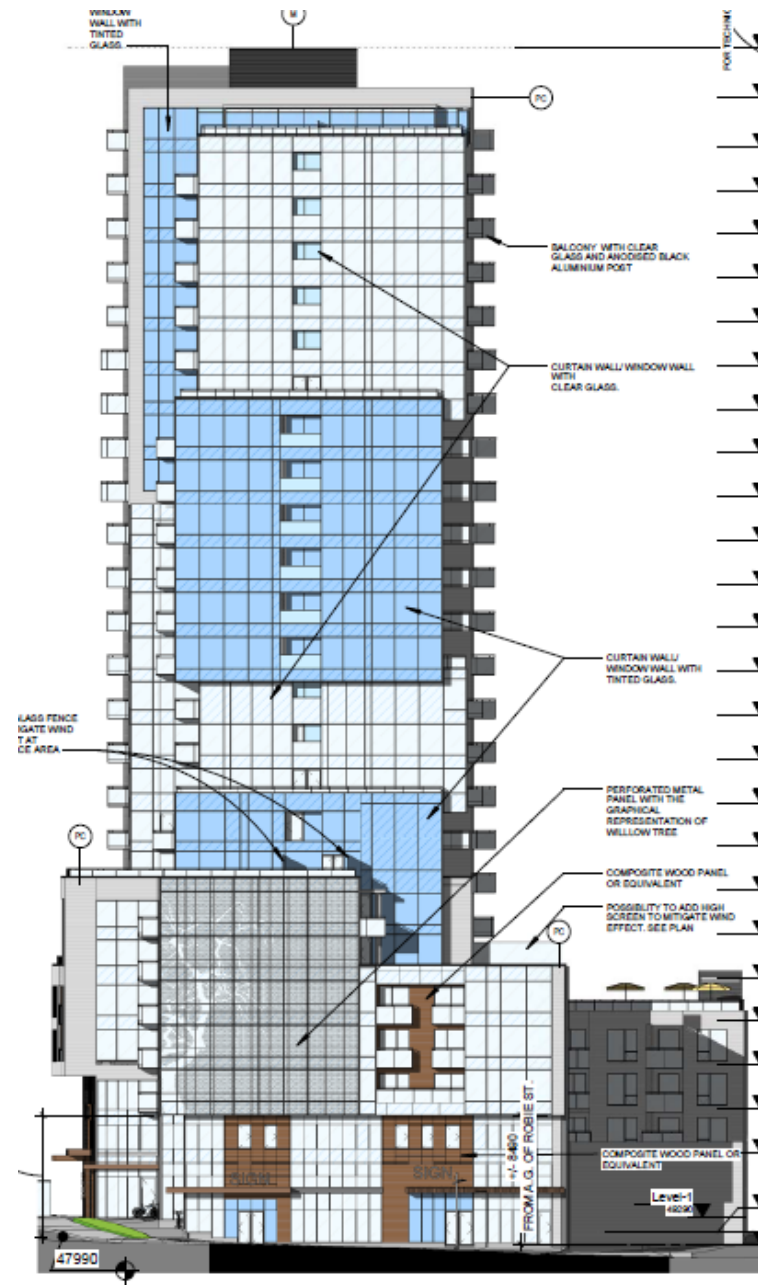


Robie Street

Quinpool Road



Quinpool Elevation



Robie Elevation

Category	Proposed
Residential Units	288 (52% 2-Bedroom)
Parking Spaces (Car)	93
Parking Spaces (Bike)	307
Amenity Space (Indoor)	3,336 square feet
Amenity Space (Outdoor)	30,608 square feet
Commercial Space	10,803 square feet

Policy Consideration

Enabling Policies 2.10 to 2.10.4 require Council consider the following in rendering their decision on a Development Agreement:

- Prescribed building mass and height requirements
- Shadow and wind impacts
- Architectural design
- Amenity and recreation space
- Servicing capabilities
- Adequate parking
- Bonus zoning: height in exchange for public benefit

Policy Consideration

Bonus Zoning Agreement

- 78 metres maximum height permitted in exchange for a public benefit in the form of:
 - 10 affordable housing and all electric and utility wires adjacent to the development be buried underground along Quinpool Road and Robie Street; or
 - 20 affordable housing units; or
 - Money in lieu of the contribution of an equivalent value for affordable housing units.
- Must enter into an bonus zoning agreement before a permit is issued

LUB – Bonus Zoning Agreement

LUB provides the provisions and requirements of the bonus zoning agreement.

It establishes:

- maximum rent (\$750 incld. utilities)
- minimum size and bedroom count of each unit
- provisions for selecting tenants
- a process to manage, monitor, and administer the leases

LUB Amendment

What is changing:

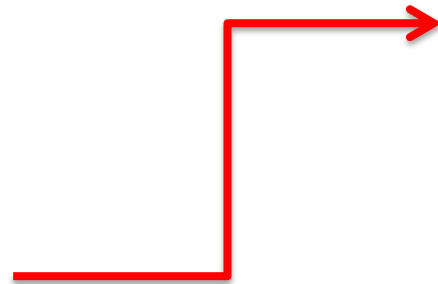
- Provide further clarification on eligibility standards;
- Tweak the monitoring & reporting process to match Housing NS current system;
- Introduction of 3 year leases, which can be renewed once eligibility is confirmed;
- Insertion of a penalty clause if provisions are breeched

What impact it will have:

- Largely administrative. Housekeeping amendments to better align the LUB provisions with Housing Nova Scotia's existing process and protocol.

Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation &
Review

Public Information Meeting

Planning Advisory
Committee Meeting

Plan Revisions &
Refinement

Staff Report with Policy
Review & Recommendation

Community Council
Hearing & Decision

14 Day Appeal Period

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**Presentation by
Applicant**

Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
(comments voiced without using the microphone are not guarantee to be captured)
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Comments are recorded and provided in a summary format

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Thank You For Your Participation

We are Looking to Improve the way we
Communicate with Community Members

Please Complete a Survey Before You Go

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