

**TO:** Mayor Savage and Members of Halifax Regional Council

**SUBMITTED BY:**

Original signed by   
\_\_\_\_\_  
Richard Butts, Chief Administrative Officer

Original Signed by Director  
\_\_\_\_\_  
Jane Fraser, Director, Planning and Infrastructure

**DATE:** June 16, 2014

**SUBJECT:** **6067 Quinpool Road, Halifax – Administrative Order Number 50**

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## **ORIGIN**

This report originates with the transfer of the former Saint Patrick's High School/Quinpool Education Centre property at 6067 Quinpool Road (hereinafter referred to as 'the property') from the Halifax Regional School Board (HRSB) to the Halifax Regional Municipality (HRM); the transfer and Municipality's vacant possession was completed on December 1, 2013.

## **LEGISLATIVE AUTHORITY**

Halifax Regional Municipality Charter, Chapter 39, Section 61(5) The Municipality may (b) sell property at market value when the property is no longer required for the purposes of the Municipality.

Administrative Order Number 50 Respecting The Disposal of Surplus Real Property.

**RECOMMENDATION**

It is recommended that Halifax Regional Council:

1. Declare the property at 6067 Quinpool Road, Halifax, as shown in Attachment 1, surplus to municipal purposes;
2. Categorize the property at 6067 Quinpool Road, Halifax, as 'Economic Development', as per Administrative Order 50;
3. Authorize the demolition of the building at 6067 Quinpool Road (a subsequent report will be prepared to outline the funding of these costs as outlined in the Financial Implications Section of this report);
4. Direct staff to initiate the process to consider amending the Municipal Planning Strategy for Halifax and the Land Use By-Law for Halifax Peninsula at 6067 Quinpool Road to address design, building height, mass, density, and use; and,
5. Direct staff to return to Regional Council with the specifics of the disposal method for 6067 Quinpool Road following consideration of amendments to the Municipal Planning Strategy for Halifax.

**BACKGROUND**

In September 2007, the student population of Saint Patrick's High School was amalgamated with that of Queen Elizabeth High School, culminating in a move to the newly constructed Citadel High School. Saint Patrick's High School was then renamed Quinpool Education Centre, where adult learning and other education continued until 2012. HRSB then announced to HRM that the property was no longer needed.

After a due diligence period, HRM accepted vacant possession of the building in December, 2013. Two environmental reviews and a condition assessment have been conducted as part of the transition process. All previous programming-related tenants had vacated the site and the gymnasium, auditorium, and classrooms were no longer programmed. The building structure is at the end of its service life and in need of, either, complete recapitalization or demolition.

***Existing Planning and Zoning***

The subject property is zoned 'P' (Park and Institutional) as per the Halifax Peninsula Land Use By-law. The Halifax Municipal Planning Strategy designates the subject property as 'CF' (Community Facilities) within the Quinpool Road Commercial Plan Boundary.

If the subject property is approved for alternate uses, other than those permitted under the Community Facility designation and 'P' zone, then a planning process will be necessary in order to re-designate the site. Such recommended process would require public consultation and a public hearing.

***Property Description***

<b>Owner</b>	Halifax Regional Municipality
<b>Civic Address</b>	6067 Quinpool Road, Halifax ( <i>See Attachment 1 – Site Plan</i> )
<b>Parcel ID No.</b>	00140228

<b>Parcel Area</b>	~1.43 hectares (~3.53 acres)
<b>Building Area</b>	<ul style="list-style-type: none"><li>• Approx. footprint of building: 6,560m<sup>2</sup> (70,611 ft<sup>2</sup>)</li><li>• Approx. total area of building: 24,584m<sup>2</sup> (264,620 ft<sup>2</sup>)</li></ul>
<b>Building Profile</b>	<ul style="list-style-type: none"><li>• One building, two floors (including ground level), one subsurface level</li><li>• Land purchased - 1951</li><li>• Building constructed - 1954</li><li>• Addition constructed on north side of west wing - 1968</li><li>• Renovations -1980 &amp; 1983</li></ul>
<b>Assessed Value (2014)</b>	\$6,764,200.00

### ***Current State of Property***

Within the building envelope are offices, washrooms, a gymnasium, an auditorium, and approximately 42 classrooms (see Attachment 4 for photographs.) The basement, which has been inaccessible to previous users and tenants, accommodates boiler and electrical rooms, a former art room, science and computer laboratories, a shooting range, locker rooms, equipment storage rooms, the cafeteria and kitchen.

HRM staff arranged a building condition assessment in 2013. For purposes of re-use, the property would require extensive repairs to the structure, which is generally in poor condition, characterized by leaking windows, doors, and roof areas, masonry/brick failures, sand stone veneer failures, strong odours suggesting mould, no fire ratings between floors, aged and deteriorated primary electrical, mechanical and heating systems. A large portion of the original structure contains asbestos in the floor and ceiling tiles, lead paint on metal doors, frames and in the shooting range, mercury thermostats and potential PCB lighting ballast/transformers. The newer structure's roofing system is weak and beginning to fail in areas; mechanical, heating and ventilation systems are extensively aged. Main entry stair areas, ventilation and electrical systems, bathrooms, and fire separations require extensive work to meet modern building standards and safety codes. The building's interior and outdoor approach areas do not meet accessibility standards.

Based on the condition assessment, a Class "D" estimate to upgrade this property to meet modern building standards, as well as health and safety codes, is approximately \$9,500,000. This estimate does not include funds required to alter the structure for other uses beyond its original design as an educational institution.

The costs of keeping the vacant building standing, to minimum requirements, are estimated to exceed \$400,000 (i.e., Oil \$290,000, Electricity \$67,000, Water \$10,000, 24/7 Security \$145,000, and Snow Removal \$5,000.)

Demolition Costs are estimated at \$3,500,000. This estimate is based on up-to-date, per-square-foot costs that were extrapolated from other institutional buildings and which are reflective of the building's area of 264,620 ft<sup>2</sup>.

### ***Planning Context***

The property is located in District 8, amidst neighbouring mixed-use properties within the Quinpool Road commercial district (see Attachment 2 for adjacent properties and impending developments.)

Immediately to the west of the subject property is 2-storey Quinpool Tower apartments; bordering the subject property to the north, at 2080 Windsor Street, is 6-storey Saint Vincent's Nursing Home; east of the property and parallel to Windsor Street is Cogswell Park; and on the other side is a neighbourhood of two-and three-storey residences as well as a church, fronting Parker and Welsford Streets.

Regional Council approved a development agreement (Case 17195) on October 8, 2013, respecting 6112 Quinpool Road at the intersection with Vernon Street (southwestern corner). A new 8-storey commercial and residential building has been approved to replace a small commercial mall, which is currently occupied by Cyclesmith, Tim Hortons, and other small service businesses.

An application (Case 18966) for the redevelopment of 6009 and 6017 Quinpool Road (east of HRM's property) seeks to replace the existing 10-storey Armco office building and adjoining parking structure. In addition, HRM received an application (Case 19281) for the redevelopment of 2032-2050 Robie Street (east of HRM's property.)

Separate initiation reports and public engagement processes for the above application cases, including HRM's property at 6067 Quinpool Road, will be forthcoming for Regional Council's future consideration.

## **DISCUSSION**

On April 9, 2013, Regional Council approved Administrative Order 50 for the disposal of surplus real property. Administrative Order 50 provides a regular and comprehensive disposal approach by bringing before Council an inventory of candidate properties for review and decision with respect to: (1) surplus; and (2) category/disposal method. The policy requires that a surplus property report be brought forward to Regional Council.

Under Administrative Order Number 50, the subject property was reviewed in fall 2013, with the following conclusions made in terms of municipal requirements:

### *Gymnasium and Recreation*

HRM staff is in the process of conducting a review of Peninsula Halifax gymnasium requirements for Regional Council's deliberation. When considering the subject property in context of the gymnasium review (particularly given existing gymnasium opportunities elsewhere on the Peninsula), staff have determined there is no requirement for a gym at this location. Gymnasium user groups that had been using the former Quinpool Education Centre have been absorbed into other existing inventory of Peninsula Halifax without negative impacts.

### *Park and Open Space*

Open space for passive and active recreation in the general area is deemed to be suitable, given existing open space near the property. Specifically, Cogswell Park, located on Windsor Street (directly across from subject property), is a 0.29 hectare (31,000 sq. ft.) neighbourhood passive park. Located approximately 200 metres to the east of the subject property is Halifax Common, a regional open space composed of the North Common (~14.5ha/36ac) and Central Common (~5ha/12ac), among others. Both, North and Central Commons offer passive and active recreational opportunities. It is *not* recommended that parkland be severed from the subject property for retention by HRM.

### *Active Transportation, Rights-of-Way, Urban Design and Streetscaping*

A thoroughfare over the property, connecting Windsor Street and Quingate Place, has been a long-standing use by pedestrians and cyclists. This connection should be formalized.

Such connectivity is also an urban design tenet with the goal of increasing porosity through large blocks and parcels such as this one. The objective is to increase connectivity among neighbourhoods and destinations, and to support Active Transportation (AT) routes. In particular, such connection (approximately 4-5 metres wide) will link recently developed bike lanes on Windsor Street to Vernon Street (and beyond to Universities). This connectivity may be in the form of an easement, deeded HRM ownership, or right-of-way.

Portions of the existing sidewalk along Quinpool Road had been constructed on the property, and not within the street right-of-way. It will be necessary to redraw the property's boundaries before recommended disposal in order to retain ownership of existing sidewalks within HRM's rights-of-way. This will also permit necessary road and sidewalk realignments along Quinpool Road, and at intersections with Quingate Place and Windsor Street if required, pending property survey.

The 2004 Urban Design Project report identified several streetscape improvement plan areas, including Quinpool Road. This resulted in public consultation and options for streetscape design improvements in 2009. Chapter 13 of the 2004 report discusses issues recommended for improvement. With exception of promoting street trees along Quinpool Road, and a pedestrian crossing of Quinpool Road between intersections at Vernon Street/Quingate Place and Robie Street, nothing more specific is proposed for the subject property.

### ***Recommended Categorization of Surplus Property***

Subsequent to HRM business unit reviews, this report seeks Council's approval of the subject property as 'Surplus' with proposed categorization as '*Economic Development*' under Administrative Order 50:

#### ***"Economic Development***

(a) *Strategic properties having Economic Development potential ought to be sold to:*

- i) *maximize use or value;*
- ii) *achieve the attraction of targeted industries and employment or the regeneration of neighborhoods;*
- iii) *to advance development opportunities;*
- iv) *to generate financial return to the Municipality."*

### ***Area Councillor Consultation***

Administrative Order 50 requires staff to advise Community Council of recommended properties deemed surplus to municipal requirements. The local area Councillor was advised and held a meeting to inform the community on May 21, 2014, at the Halifax Forum. Municipal staff attended and supported the presentation. Approximately 50 participants provided comment at break-out tables. Meeting notes appear, transcribed, in Attachment 5 to this report.

### ***Conclusions***

- The former Saint Patrick's High School property at 6067 Quinpool Road is now vacant;
- The building is not needed for municipal purposes;
- Small portions of the property are recommended to be subdivided and retained for purposes of active transportation (~4-5 metres in width, ~approximately 5,000 sq.ft.), sidewalk and intersection realignment;
- Public comment was received, reflecting varied opinion;
- The current structure's state-of-repair is poor. Recapitalization costs are estimated at \$9.5million (not including structural reconfiguration);
- Annual estimated operating (holding) costs exceed \$400,000;
- The building structure should be demolished as soon as possible;
- The property is recommended to be: 1) *surplus to municipal requirements*, and 2) *categorized as Economic Development*;
- To change the Park & Institutional zoning to one that permits mixed-uses, it is recommended that a community planning exercise be initiated to inform community interest, future uses, zoning, integration with the neighbourhood, density, built form, and urban design;
- Following a community planning process, it is recommended that staff report back to Regional Council with the method by which the subject property would be marketed for disposal.

### **FINANCIAL IMPLICATIONS**

- \$400,000 – Minimum annual building operating (holding) costs, funded by Transportation and Public Works' Facilities Operations cost centre;
- \$200,000 – Maximum budget for contract planning services;
- \$3,500,000 – Estimated cost for building demolition and disposal.

The costs for building demolition and planning services are to be funded from Q101, Sale of Capital Assets (Sale of Land) Reserve. Approvals required for the above capital budget will be the subject of a separate report to Audit and Finance Standing Committee and Regional Council.

### **COMMUNITY ENGAGEMENT**

As per Administrative Order 50, the area Councillor was advised of the recommendation to *surplus* the subject property with *Economic Development* categorization. Councillor Watts hosted a public meeting on May 21, 2014, at which public comments were received (see Attachment 5.) Future plan amendments are subject to community consultation and public hearing.

### **ENVIRONMENTAL IMPLICATIONS**

This property is listed as contaminated with Nova Scotia Environment (NSE), and has been the subject of extensive review by environmental consultants. Underground Storage Tanks (USTs) were used onsite to store furnace oil and one UST remains today. An Aboveground Storage Tank (AST) remains in-place in confined space conditions in the basement, which was permitted by NSE until such time that it could be properly decommissioned when the building may be demolished. Past fuel releases have impacted soil and groundwater, but levels today are within applicable guidelines under the current land use. The levels of contaminants onsite will need to be re-evaluated should there be an anticipated change in land use, and further remedial work may be required.

Current outstanding issues of onsite environmental concern also include:

- No readily available documentation exists regarding historic petroleum USTs on other properties up-gradient of the site, and which could be impacting HRM's property;
- Hydraulic fluid is leaking from the elevator into the elevator pit and an adjacent sump has malfunctioned, causing hydraulic fluid to mix with groundwater; and
- Staining on the boiler room floor may be associated with creosote from the chimney.

Given the building's age and materials used at time of construction, several other hazardous conditions exist inside the building, including: asbestos ceiling and floor tiles, asbestos pipe insulation wrap, the presence of mercury, lead, and indications of mould.

The known environmental issues will be further monitored and abated as part of the demolition process (pending Regional Council approval). Environmental risk will be assessed throughout the planning phase once future uses are identified.

### **ALTERNATIVES**

- 1) Halifax Regional Council could instruct staff to **not** declare the subject property as surplus under Administrative Order Number 50, and to retain ownership for alternative municipal purposes, to be determined at a later date. This is not recommended.

- 2) Halifax Regional Council could instruct staff to surplus the subject property but to change the category from Economic Development to another category under Administrative Order Number 50. This is not recommended as the land's condition, size, importance, and mixed-use development opportunity do not meet the fullest extent of criteria specified under any one of the alternate four categories.

**ATTACHMENTS**

- Attachment 1 – Site Plan A (Subject Property)  
Attachment 2 – Site Plan B (Adjacent Properties & Developments)  
Attachment 3 – Administrative Order Number 50  
Attachment 4 – Photographs of Subject Property  
Attachment 5 – Public Comments – Meeting of May 21, 2014

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A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Rudy Vodicka, Coordinator, Real Estate & Land Management, P&I, 490-5582

Report Approved by: \_\_\_\_\_

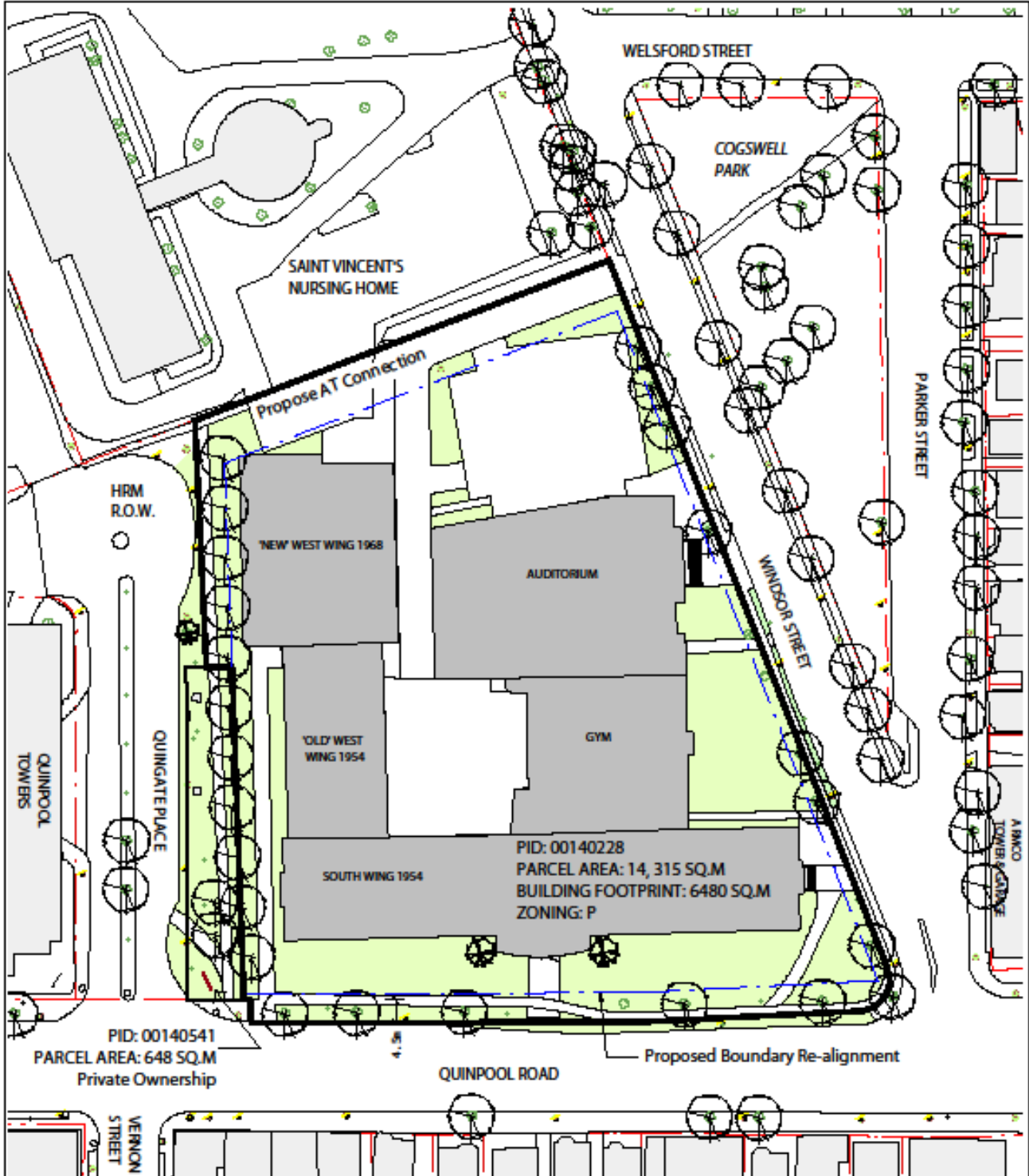
Peter Stickings, Manager, Real Estate & Land Management, P&I, 490-7129



Financial Approval by: \_\_\_\_\_

Greg Keefe, Director of Finance & ICT/CFO, 490-6308

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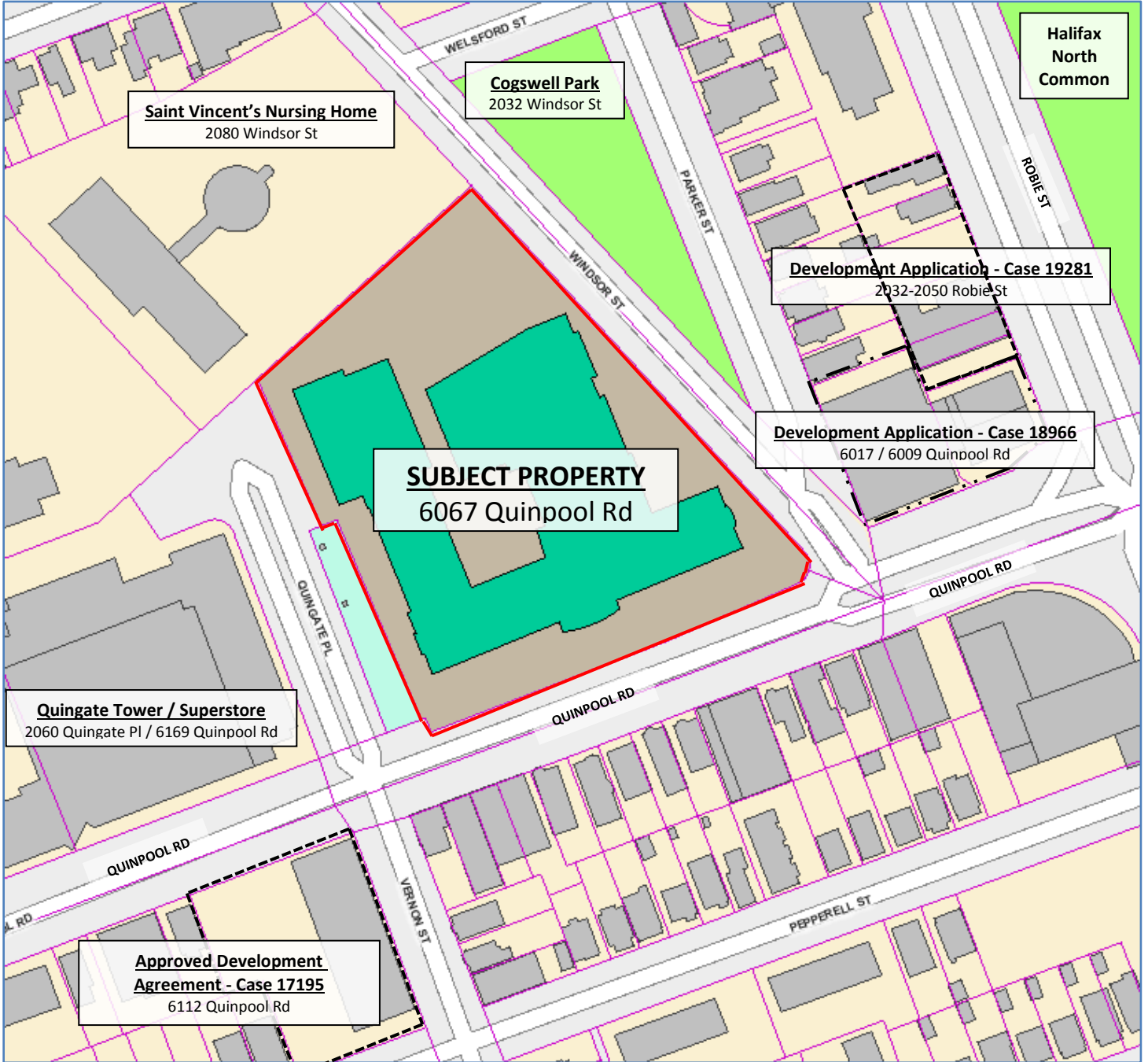
**Attachment 1 - Site Plan A (Subject Property)**  
 6067 Quinpool Road, Halifax – Administrative Order Number 50



	<p><b>6067 QUINPOOL ROAD, HALIFAX NS</b>                  Former Quinpool Education Centre &amp; St. Patrick's High School                  Project Title</p>	<p><b>January 2014</b>                  Date</p>
<p><b>SITE PLAN</b>                  Drawing Title</p>		<p><b>1:1000</b>                  Scale</p>



**Attachment 2 - Site Plan B (Adjacent Properties & Developments)**  
6067 Quinpool Road, Halifax – Administrative Order Number 50





**Attachment 3 – Administrative Order Number 50**  
6067 Quinpool Road, Halifax – Administrative Order Number 50

**ADMINISTRATIVE ORDER NUMBER 50  
RESPECTING THE DISPOSAL OF SURPLUS REAL PROPERTY**

Be it resolved as an Administrative Order of the Council of the Halifax Regional Municipality as follows:

**SHORT TITLE**

1. The Administrative Order may be cited as Administrative Order Number 50, the Disposal of Surplus Real Property Administrative Order.

**POLICY STATEMENT AND CATEGORIZATION**

2. (1) The Municipality can acquire and sell real estate within its legislative provisions. Real estate holdings can be a “corporate” asset necessary for municipal functions and purposes of the business units or may be held for particular use of inhabitants of HRM for example, parks and institutional uses. Corporate assets are subject to corporate review by the Asset Owner Business Unit for continuing requirement. Where the business units of HRM have determined that properties no longer serve an operational requirement of the corporation or otherwise appear to be surplus to the needs of the Municipality, then the policy of disposal to be followed in all cases, excepting municipal property which requires particular process through statute or common law or property available in the Municipal Business Parks, is as directed by this policy of Council.
- (2) The Municipality will dispose of real property Council determines is no longer required for the purposes of the Municipality. Staff will identify surplus properties by the following categories:

**Economic Development**

- (a) Strategic properties having Economic Development potential ought be sold to:
  - (i) maximize use or value;
  - (ii) achieve the attraction of targeted industries and employment or the regeneration of neighborhoods;
  - (iii) to advance development opportunities; and
  - (iv) to generate financial return to the Municipality.

**Community Interest**

- (b) Properties known to have potential for community use, in particular where:
  - (i) there has been a prior community or institutional use of the property; or
  - (ii) by location or scarcity of available property the consideration would reasonably arise.

### **Ordinary Sale**

(c) Properties of an:

- (i) ordinary or routine nature;
- (ii) which no longer have a municipal purpose.

### **Remnant**

(d) Properties which are remaining or subdivided lands which:

- (i) by nature of their size or dimensions have limited or no reasonable use;
- (ii) but which may have utility for abutting property owners, and can be disposed under s. 64 of the Charter allowing Council to set a price that is less than market value.

### **Extraordinary**

(e) Properties having an historic or legal distinction which include conditions or extraordinary process with respect to their preservation or disposal including but not limited to:

- (i) the Halifax Commons;
- (ii) the Dartmouth Commons;
- (iii) streets;
- (iv) any municipal properties, including parks, which are held in trust, or upon condition, or with reserving interests, or like constraints;
- (v) and parkland acquired through subdivision process.

## **PROPERTY REVIEW AND DECLARATION OF SURPLUS**

3. (1) Real Estate and Land Management staff will facilitate at least one annual review of the Municipality's real property inventory in order to identify potentially surplus properties.
- (2) All Business Units will be solicited to identify any municipal requirements for those properties identified as potentially surplus.
- (3) Upon completion of Business Unit reviews and identification of the operationally surplus property the Real Estate and Land Management Unit will categorize the nature of the inventory of the properties and list them by category.
- (4) Local Councillor and Community Council will be informed of the inventory of the properties and the proposed categories by staff. Local Councillor will then have the opportunity to contact local community to discuss potential surplus properties to gauge interest in potential disposal methods for the properties with area residents. The result from these potential community consultations will then be included in the surplus property report that comes to Council.
- (5) Real Estate and Land Management staff will prepare a Surplus Property Report at least one a year to Council which will attach lists of properties by category. The report will recommend that all lists of properties should be declared by Council to be surplus property, that each category be approved by Council, and that the disposal method recommended for each list under this policy be approved by Council.

(6) Council may approve the recommendations, may remove any property from any list, and may move any property from one list to another list, and may declare the lists, or any of them, surplus to the Municipality's requirements.

## **DISPOSAL METHODS**

4. (1) Following Council approvals under Part 2, staff shall proceed to dispose of the properties as determined by category.

### **Ordinary Properties**

(a) These properties shall be placed on the market by Real Estate and Land Management. The sale of market properties may be achieved through:

- (i) direct marketing by staff;
- (ii) listing contracts with licensed real estate brokers;
- (iii) public tenders; or
- (iv) proposal call methods.

(b) Determination of the achieving market value will be supported by appraisal or through the receipt of sufficient offers over an appropriate exposure period.

(c) Approval of final conveyances shall be under delegated authority or by approval of Council as required.

### **Economic Development Properties**

(d) These properties viewed by Council to be strategic may be disposed through individually recommended processes contained in the Surplus Properties Report, and may include referral to a special committee or task force of HRM created for the purpose of overseeing the strategic use and disposal of a property.

Properties under this category are required by the Charter to be sold market value and can include partnership models between private developers and non-profits and municipally defined public use or service delivery components.

### **Community Interest Properties**

(e) Properties with this potential will be advertised by staff, led by Grant Program Staff, with support of Community and Recreation Services, after being the subject of a public information meeting in the area of the property. After advertising the opportunity to submit proposals, non-profit organizations will have a minimum of 90 days and a maximum of 120 days to submit a written proposal for the use of the property. Submissions should set out:

- (i) the name, composition and legal status of the group, its purpose and management structure, including office-bearers;
- (ii) the nature of the activities proposed;
- (iii) a financial statement;
- (iv) a business plan for the first five years; and
- (v) a clear statement of the terms the group is prepared to offer for the purchase or lease of the property.

- (f) All submissions received on or before the last day of submissions will be evaluated by a cross-disciplinary staff committee, including finance and community resources expertise, enlisted by the Grants Program staff for content compliance, viability, compensation, and for benefit to the Municipality. Grants staff will develop criteria that will be publically available for scoring the community interest projects.
- (g) Staff will report to Council on the submissions received and the evaluation by staff, including the advisability of a Buy-Back Agreement and the terms of any suggested Buy-Back Agreement.
- (h) Council may determine to select a submission which would be considered on the basis of s. 63(1), (2), (3), (4), (5) of the Charter, the statutory mandate for Council being whether Council considers the non-profit organization to be carrying on an activity that is beneficial to the Halifax Regional Municipality.
- (i) Council will also consider the overall context of the disposal, including:
  - (i) the market value of the property as appraised;
  - (ii) the Planning Strategies of the area of the property;
  - (iii) the benefit of any cost saving to the Municipality;
  - (iv) the consequences, beneficial or otherwise, to the community or the Municipality as a whole;
  - (v) the beneficial considerations of any submission against the benefit to the Municipality of selling the property at market value; and
  - (vi) whether or not a Buy-Back Agreement is a condition of a sale.
- (j) If Council decides to consider the disposal at less than market value, if a property is worth more than \$10,000, under s. 63(3), Council must first hold a public hearing respecting the sale and advertise as per s. 63(4), (5):

63(4) The Council shall advertise the public hearing at least twice, in a newspaper circulating in the Municipality, the first notice to appear at least fourteen days before the hearing.

(5) The notice of the public hearing shall include the date, time and place of the hearing, the location of the real property or a description of the tangible personal property, the estimated value of the property and the purpose of the sale. *2008, c. 39, s. 63.*
- (K) The resolution of approval for sale requires passage by at least a two thirds majority of the Council present and voting.
- (l) In the event that Council rejects any or all non-profit organizations' submissions to purchase at a less than market value, Council may direct staff to proceed to sell the property at market value.

**Remnant properties**

- (2) Staff will negotiate the sale of such parcels with any interested abutter of such lands and at such price as supported by appraisal or set by Council directly or through policy adopted by Council.

**Extraordinary properties**

- (3) This category of properties will be dealt with as required by legislation, common law, or contract that governs any disposal by the Municipality, and may be omitted from this policy.

**APPRAISALS**

5. At least one appraisal of the current market value of any Ordinary property, Community Interest property, or Economic Development property will be obtained as part of the disposal process. Appraisals will remain confidential until the sale is completed.

**IMPLEMENTATION**

6. This policy shall apply as of the date of approval of Council, excepting properties which are:
- (i) already approved by Council as surplus;
  - (ii) under agreement of purchase and sale through delegated approval as of the date of Council approval of this policy;
  - (iii) going to Council for approval by individual report up to and including March 31, 2013.

Done and passed in Council this 9<sup>th</sup> day of April, 2013.

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Mayor

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Municipal Clerk

I, Cathy Mellett, Municipal Clerk of Halifax Regional Municipality, hereby certify that the above noted Administrative Order was passed at a meeting of Halifax Regional Council held on April 9, 2013.

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Cathy Mellett, Municipal Clerk

Notice of Motion:  
Approval

March 26, 2013  
April 9, 2013

**Attachment 4 – Photographs of Subject Property**  
6067 Quinpool Road, Halifax – Administrative Order Number 50



Quinpool Road Elevation



Main Entrance



West Wing Elevation



Looking North Next To Quingate Pl.



Underground Fuel Storage Tank in Quad



Water Damage From Leaking Roof



Fallen Ceiling Tiles in Gym



Heating Boiler



**Attachment 5 – Public Comments Transcribed – Meeting of May 21, 2014**  
6067 Quinpool Road, Halifax – Administrative Order Number 50

**PUBLIC COMMENTS TRANSCRIBED - REPORTED BY THEME – MEETING OF MAY 21, 2014**

\* (T1) = Table 1, (T2) = Table 2, etc.

\*\* Personal information has been redacted [REDACTED] 480(1) as per HRM Privacy Policy.

**Community Use**

- Performing arts facility (T2)\*
- 1100 seats in auditorium (T2)
- Maintain the auditorium (T2)
- Projection booth in balcony (T2)
- Good mid-size perf. arts facility - already exists here (T2)
- Maintain/include gym for community use (T2)
- Hold back a percentage of development for public use (T2)
- Spatz Theatre inadequate + mis-designed (T2)
- [REDACTED] 480(1) A library or a performing arts centre with a theatre(s) and or a nursing home (T3)
- It is a huge lot, can't we see both a commercial zone and a community use? (T4)
- Community use (T5)
- Great performance space – 900 seat & gym (T5)
- Dev. Agr. needs green space, arts space - replace existing (T5)
- Auditorium is a priority for many citizens – great acoustics (T6)

**Open Space**

- Green spaces (T1)
- Green space or green space improvements on Cogswell Park for kids living in new place - “not a lot of green space on Quinpool Road” (T4)
- Connect Cogswell Park to Quinpool Road? (T4)
- Landscape it and turn it into a public park (T4)
- Keep the trees and plant more (T4)
- Dev. Agr. needs green space, arts space - replace existing (T5)
- Parks Rec (T5)

**Other**

- [REDACTED] 480(1) On Board of St. Vincent's - wants 10 Million dollars to build new nursing home (T3)
- [REDACTED] 480(1) New Director of St. Vincent's Nursing Home (T3)
- [REDACTED] 480(1) School Board Councillor and Executive Director, Conseil Scolaire Acadien Provincial (CSAP) - Looking for a French centre that would include Universite St. Anne, a French school, daycare, arts/community centre and trade centre (T3)
- Interest and excitement about the possibility of including non-profits in the mix (T4)
- What will become of the big foundation stone? Families with names on the plaque want to know – want it preserved (T4)
- Sold to reduce Halifax Debt! (T6)

## Redevelopment

- Commercial tight-to-sidewalk on Quinpool (T1)
- Stacked town housing (T1)
- Mixed housing types (think of families, seniors) 45/45/10, e.g. seniors (T1)
- Architecturally interesting like the library, not Welsford Tower nor Quinpool Tower (T1)
- Sustainable/environmental technologies (T1)
- Build on the neighbourhood which is prime location (T1)
- Senior citizens complex (T1)
- 480(1) A nursing home to replace St. Vincent's with mixed use development (T3)
- 480(1) A travel agency and information centre (T3)
- It is a huge lot, can't we see both a commercial zone and a community use? (T4)
- Include housing big enough for families (T4)
- Include housing appropriate for seniors (T4)
- Include housing that is income-assisted (T4)
- Not one long strip of super-store: (T4)
  - Boutiques
  - Extend Quinpool's commercial corridor, but not in a monolithic way
- Make sure that whatever goes in is beautiful! (T4)
- How High? 40 25 8 4 stepped back (T5)
- Look at reviving! (T5)
- Re-zone with many conditions – city sell right away + new owner take over (T5)
- Dev. Agr. needs green space, arts space - replace existing (T5)
- Mixed-use dev. with public space res. comm. arts. Connectivity (T5)
- Demo: (T6)
  - why not the developer?
  - Any current part of building worth saving?
  - Should be sold as is/where is
  - Demo too quickly might rule out community involvement
- Quinpool Board suggestions - after disposal: (T6)
  - Mixed-use
  - Balance of public & green space
  - Engage pedestrian @ street level
  - South side – green space
  - 1<sup>st</sup> 2<sup>nd</sup> floors commercial
  - Density
  - No big box store - like Shoppers/Rona Development
  - Underground parking

## Transportation

- Handle its own parking – preferably underground (T1)
- Access from Quingate Place (T1)
- We are very happy to have AT as planned (T4)
- Connect Cogswell Park to Quinpool Road? (T4)
- Mixed-use or roadways: (T4)
  - make some pedestrian path, some bike paths, some automobile paths
- Can we make it possible to turn from Quinpool onto Windsor? (e.g., drawn straight line on map) (T4)
- Intersection @ Windsor & AT connection (keep in mind pedestrian/bike traffic from Commons through to Quingate and beyond) (T4)
- Traffic right-of-ways (T5)
- Access from Windsor St not Quingate Place (T5)
- Quingate Place Road could be incorporated in site plan (T6)

## **WRITTEN SUBMISSIONS**

**From:** Quinpool Road Mainstreet District Association  
**Sent:** May-22-14 1:42 PM  
**To:** Watts, Jennifer  
**Subject:** QRMDA Board Position on St.Pats

Hello Jennifer,

I am passing on this document on behalf of Karla Nicholson. The document contains the Quinpool Road Mainstreet District Association Board's position and recommendations regarding the former St. Pats property demolition and redevelopment.

Thank you for hosting the very informative session last night at Maritime Hall.

Sincerely,  
Enviro Ambassador & Events & Office Assistant

6139 Quinpool Road  
PO Box 33143  
Halifax, Nova Scotia  
Canada B3L 4T6

### **Quinpool Road's Position Statement on The Former Quinpool Education Centre Property**

The **Quinpool Road Mainstreet District Association** recognizes the **Quinpool Education Centre** property as a crucial piece of real estate that will define what happens on Quinpool Road for the next 25 years. As such, the re-development of this property should promote and encourage the future direction of development in the **Quinpool Road Corridor** following the successful guiding principles established downtown by **HRM by design**.

The ideal development for this site would include all the benefits of a mixed use project. The best practice and currently accepted urban concepts guiding the revitalization of the downtown business area should be translated into the concept and final product for this property. The resulting built environment should provide a balance of public interest and landscaped green space with opportunities to engage pedestrians at street level to further enhance Quinpool Road as a community and commercial centre. Preferably, a portion of the site along the south side boundary would be retained, developed and reserved for open space activities.

The first and second floors would be reserved for commercial activities with the street level walls fully glazed to expose a marketplace where retail, specialty shops and eateries could thrive. The second level would be topped by business and personal services that would support the local area. The upper levels would sustain multiple residential living, landscaped roof decks and encompass all income levels and ages. Ideally, all parking would be below grade, providing more opportunity for street level activities such as office, retail, residential or landscaped parks.

Requesting additional civic space and streetscape improvements may seem extravagant to any development, but considering size and scope of the project, these items can be justified by the potential of increased density on the site in the form of well-designed height and lot coverage. Increasing the density of people living and working on the site will create a positive impact on all businesses along Quinpool Road. The development will bring a much needed vitality, attractiveness and commercial exchange along the street. As a destination, it is a stronger case for more frequent transit service along this corridor. In hindsight, we want to avoid the limitations of past planning efforts on Quinpool Road and strengthen its already prime position in the city.

The board is looking forward to having an opportunity to engage with a developer. We see the opportunity to create an

iconic project residing on the gateway to the downtown, paralleling one of the city's most recent greatest successes - the oval. This proposed development is more than a building. We have an opportunity to create something grand for our community, serving as an example for other developments on the peninsula centre.

Good things are happening on Quinpool Road and we want to ensure that the positive momentum that has started to occur on Quinpool Road, continues.

Karla Nicholson  
General Manager, Quinpool Road Mainstreet District Association

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**From:** [REDACTED] 480(1)  
**Sent:** May-22-14 7:24 PM  
**To:** Watts, Jennifer  
**Subject:** St. Pat's High

Hello Councillor,

I wanted to pass on my thoughts on on future development at the Pat's High site. I would really like to see the retention of the auditorium and maybe even an expansion of it. Halifax is a growing city and if it wishes to become a notable city in Canada and the world the need for an Arts Centre becomes more transparent. Culture creates identity and gives people a way to enjoy their expression of life. I realize the cost of an Arts Centre is a whole other matter but perhaps the rest of the site could be built to financially support such a project. I thank you for your time and hope the best for the future.

Regards,

[REDACTED] 480(1)

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**From:** [REDACTED] 480(1)  
**Sent:** May-21-14 2:10 PM  
**To:** Watts, Jennifer  
**Subject:** Wed meeting this evening re: St. Patrick's High School

Dear Madame Watts: As of now I send my regrets to you for my absence at this evening's get-together- I cannot attend and I am sorry as it truly looks like the "last kick at the can" - Personally I feel the City's Council and the HRM Staff have every good sense to proceed with the end of the school proper, even with its amazing early beginnings in the 1950's. That said, I will stand for the inclusion of the auditorium as a really worthwhile piece of Halifax's Theatre History as well as its architectural character. The Auditorium deserves more study and assessment - so as you are well aware my passion for the old theatre remains intact! My own level of community life drew me away from the matter over the late fall and winter. One can only do so much. I am a novice at social media otherwise I would have shouted from the mountain tops!!

Thanks for your talented and professional manner in the issues before us in your / our riding constituency - great job Madame!

I do hope that your arrangement to call a public meeting is a success - I wish I could be there.

Best wishes,

[REDACTED] 480(1)

For the empty but gorgeous auditorium

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**From:** Resident  
**Sent:** May-22-14  
**To:** Watts, Jennifer  
**Subject:** Comments on St pat's

A few things I am interested in:

- Assisted /enriched housing for seniors (a floor or 2)
- Something similar (even better) to Westwood on Gladstone for the boomers who want to stay in the neighbourhood. Gladstone won't accommodate all of us who hope to move there.
- Green space
- Fitness facility
- Much better transit

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**From:** [REDACTED] 480(1)  
**Sent:** May-22-14 1:35 PM  
**To:** Watts, Jennifer  
**Subject:** St. Pat's High School Disposal Property

Dear Ms. Watts: I attended the St. Pat's High School Property Disposal meeting last night. You mentioned that if any further comments/ideas needed to be forwarded to staff and committee members handling this renewal project it could be done through your office and would be forwarded to Clerk's Office.

At the discussion table where I sat, the topic of either replacing or refurbishing the existing performance stage and or gymnasium occurred. One gentleman who identified himself as a developer expressed opinions about arts groups and maintained that HRM continually had to support them and "bail them out" with tax payers dollars. He referred to the Khyber Space downtown as a failed attempt to create an artists district in the downtown core and claimed it had wasted valuable tax dollars.

I would only like to add that HRM is currently supporting the new downtown Convention Centre with a great deal of tax payer money. This facility has not yet proven whether it will eventually "pay off" but our city has chosen to support it. I Hope that HRM sees that there is very little difference in helping out big developer's projects like the new Convention Centre and helping to establish a new arts space in our city. I feel neither is more deserving of tax dollars. I hope HRM agrees with my opinion.

Thank you for your time and consideration.

[REDACTED] 480(1)

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**From:** [REDACTED] 480(1)  
**Sent:** May-27-14 12:27 PM  
**To:** Watts, Jennifer  
**Subject:** St Pats school property

I was out of town during the public meeting on the futurs use of the St. Pats High school land. Could you pass it on for consideration in tgdyprocess?

I have one suggestion for consideration. There is a unique opportunity to rectify past actions that has impacted local residents and traffic flow. My suggestion is to consider providing vehicle access to the Shoppers/Superstore/Canadian Tire shopping site onto Winsor Street, at the rear of the St Pats school property - before any transfer of the property for other use is considered. Providing such access would relieve vehicle traffic on Monestry Lane and Allen Street- that has been a concern for some years, when other access streets were blocked off to vehicle traffic which impacted traffic flow on other streets. Monestry lane is a very narrow street and access onto and off of Quinpool from the commercial site is currently poor.

Regards, and thank you in advance.

480(1)

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**From:** [REDACTED] 480(1)  
**Date:** 2 June, 2014 8:53:34 AM ADT  
**To:** "Watts, Jennifer" <[wattsj@halifax.ca](mailto:wattsj@halifax.ca)>  
**Subject:** St Pat's High School site

Hi Jennifer :

I was not able to attend the consultation session for the St Pat's High School site. Sorry. But here are some comments :

- \* as the design goes forward, please consider including road access to Windsor St so that traffic from the Quinpool Centre may head north more directly than is now possible. The only ways for this to happen now is either through Monastery Lane on to Allen St and so on through that neighbourhood, or else by entering Quinpool Road and then going north on Harvard or Oxford. Both of those options put vehicles through residential areas or are inconvenient for the drivers. I have always thought that not having such an access/egress route was a flaw in the original design.
- \* and just as an adjunct to that, and to focus on the Quinpool Centre, the internal sidewalk system there remains problematic. This includes width, connectivity, and snow clearance.
- \* another traffic question relating to the Quinpool Centre, and relevant to the adjacent SPHS site, has to do with the limited traffic access to and from Vernon St. I am unconvinced of the benefit of keeping this limitation.
- \* for the SPHS site, my first preference is for low to mid-rise residential use. A model would be the Hydrostone, or indeed the residential area of Duncan/Allen/Lawrence. I mean to include private ownership of homes, as well as rental units.
- \* there should be no highrise on the site
- \* green space should be included
- \* if possible, the pedestrian pathway to Windsor St, going through the Nursing home site, should be preserved. If a road to Windsor St is included, this might require crossing that internal roadway. I do not see that as problematic.
- \* like many others, I very much like the performance space, the auditorium. If it is possible to preserve or replace that, it would be a good idea.

Cheers.