

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

(NOTE: **personal information has been redacted 480(1) as per HRM Privacy Policy)

BY THEME

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)
- 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

- 480(1) -On Board of St. Vincent's-wants 10 Million dollars to build new nursing home (T3)
- 480(1) -New Director of St. Vincent's Nursing Home (T3)
- 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
 - 1st 2nd 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

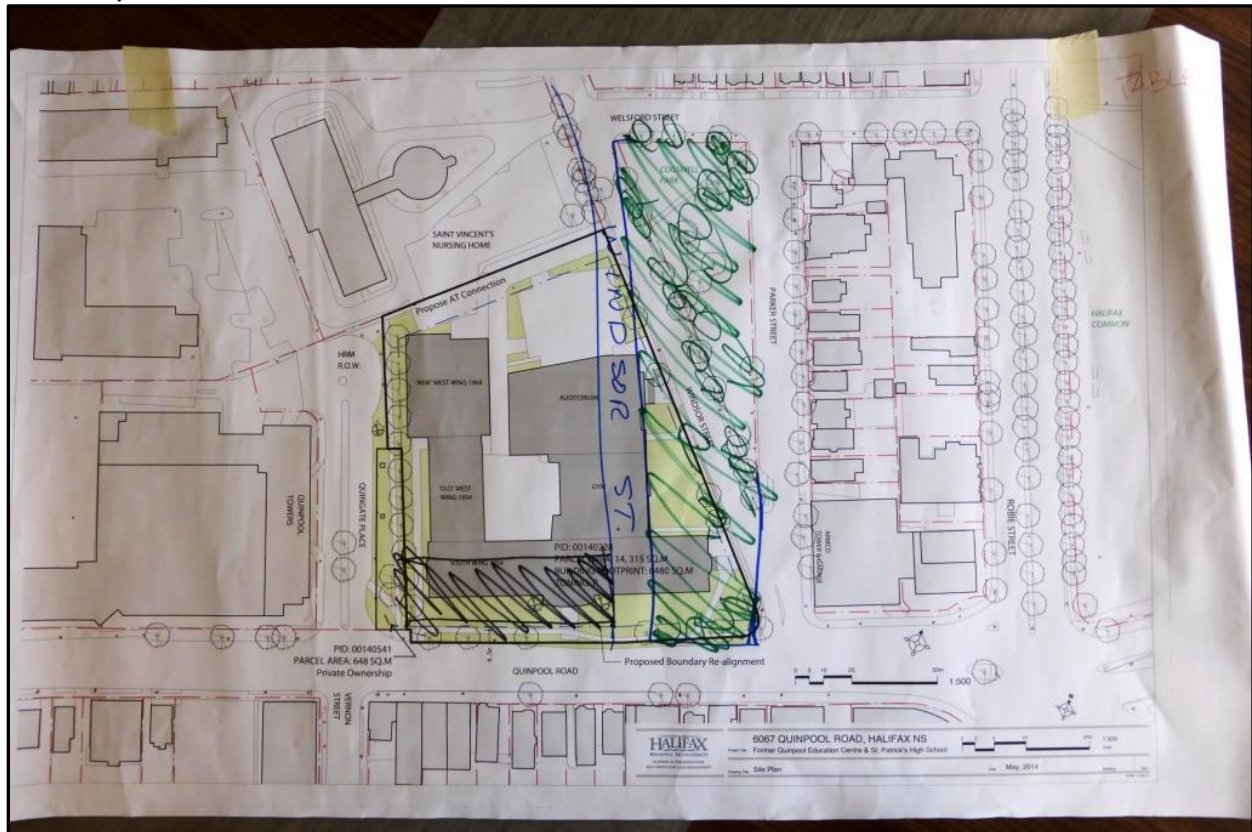
- Can we make it possible to turn from Quinpool onto Windsor? (e.g., drawn straight line on map)
- Intersection @ Windsor & AT connection (keep in mind pedestrian/bike traffic from Commons through to Quingate and beyond) (T4)
- Traffic right-of-ways (T5)
- Access from Windsor St not Quingate Place (T5)
- Quingate Place Road could be incorporated in site plan (T6)

BY TABLE

Table 1

- Commercial tight-to-sidewalk on Quinpool
- Stacked town housing
- Mixed housing types (think of families, seniors) 45/45/10, e.g. seniors
- Architecturally interesting - like the library, not Welsford Tower or Quinpool Tower
- Sustainable/environmental technologies
- Build on the neighbourhood which is prime location
- Senior citizens complex
- Green spaces
- Handle its own parking – preferably underground
- Access from Quingate Place

Table 1 Map



Public Comments

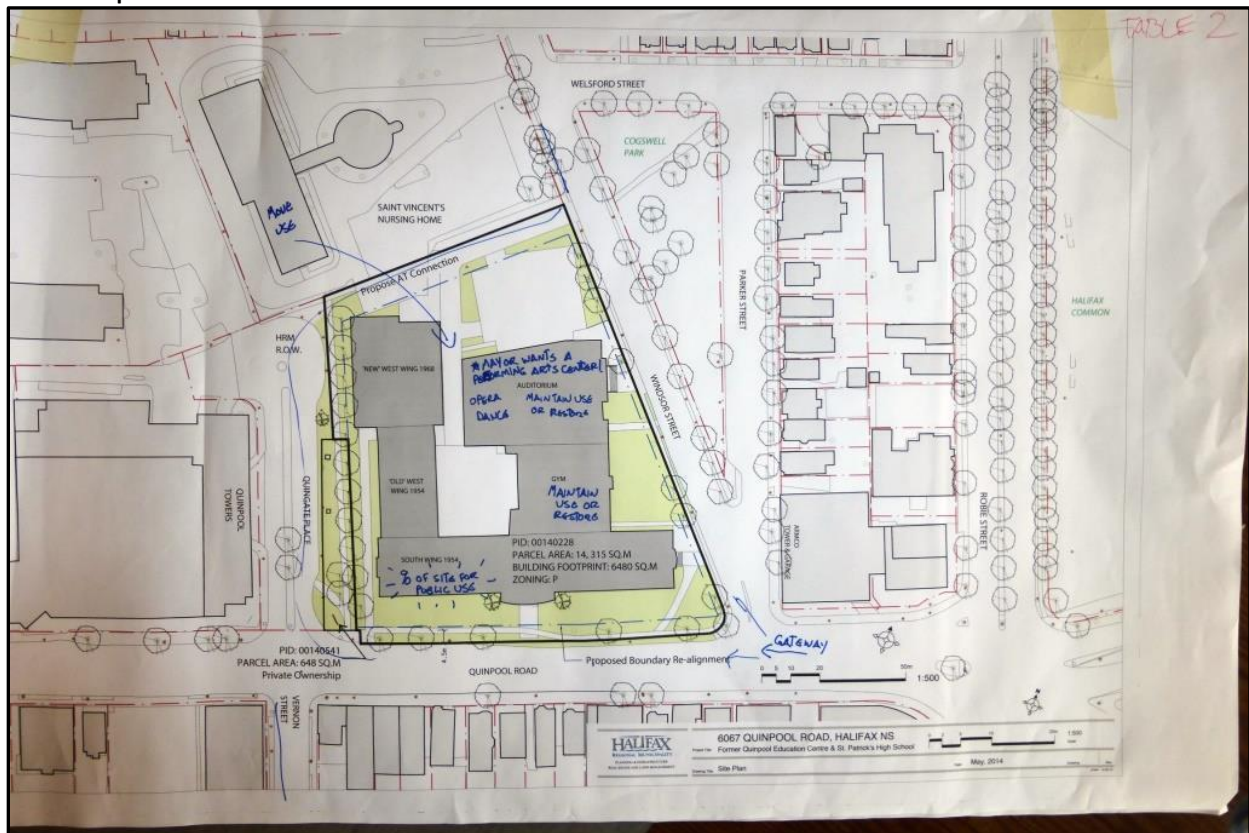
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6067 Quinpool Road
Meeting of May 21, 2014

Table 2

- Performing Arts facility
- 1100 seats in auditorium
- Maintain the auditorium
- Projection booth in balcony
- Good mid-size perf. arts facility - already exists here
- Maintain/include gym for community use
- Hold back a percentage of the development for public use
- Spatz Theatre inadequate + mis-designed

Table 2 Map



Public Comments

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Table 3

- 480(1) – A nursing home to replace St. Vincent’s with mixed use development
- 480(1) - A nursing home to replace St. Vincent’s with mixed use development
- 480(1) – Same as #2 & #1
- 480(1) – A travel agency and information centre
- 480(1) – A library or a performing arts centre with a theatre(s) and or a nursing home
- 480(1) - On Board of St. Vincent’s - wants 10 Million dollars to build new nursing home
- 480(1) - New Director of St. Vincent’s Nursing Home
- 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

Table 3 Map (NOTE: this image is a base map without recorded comment - map 3 was found to be missing after the meeting)

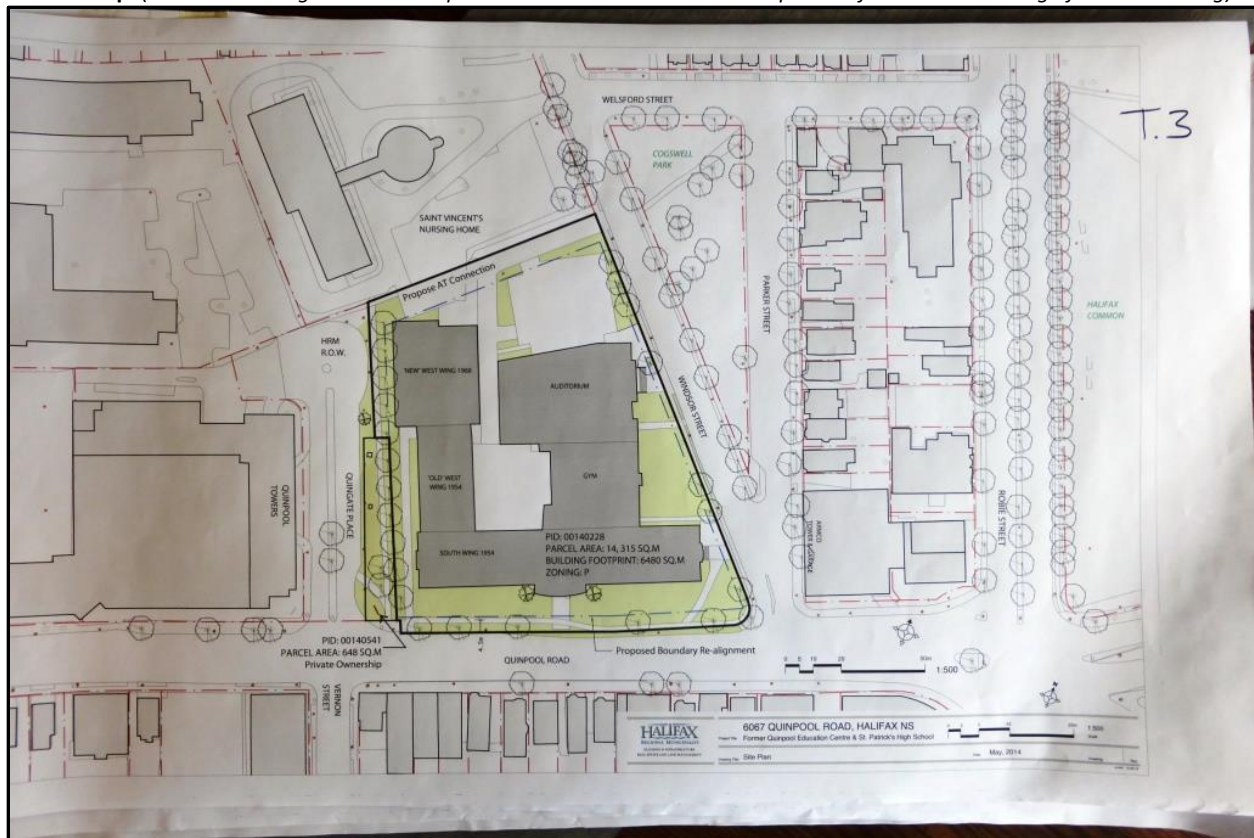
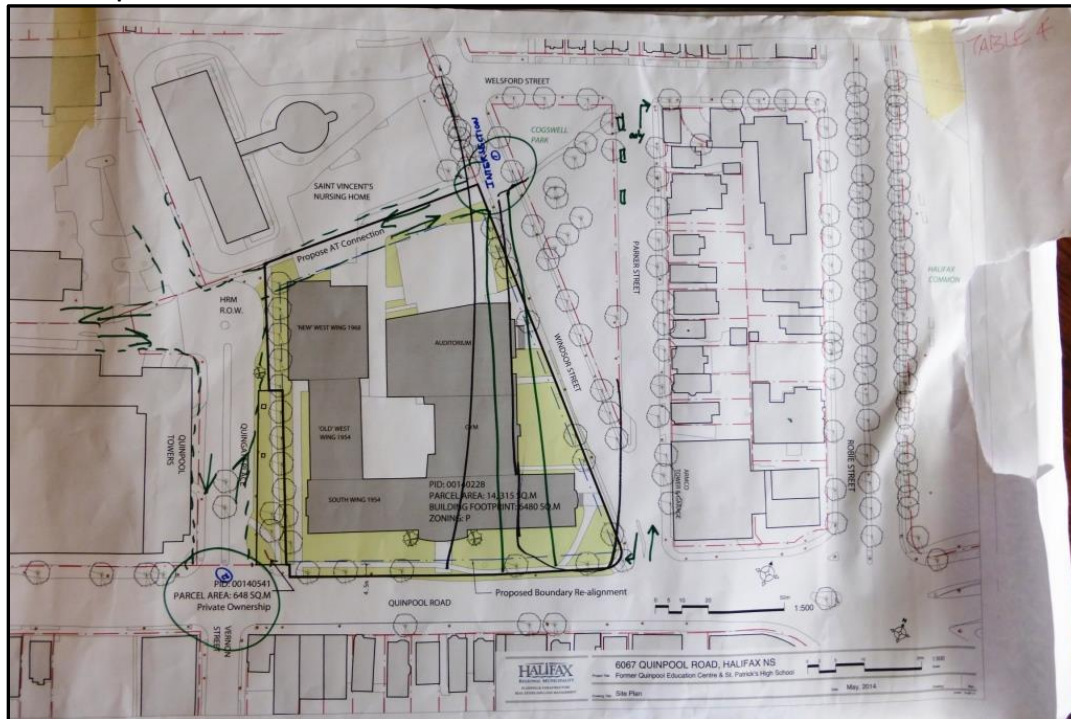


Table 4

- Interest and excitement about the possibility of including non-profits in the mix
- What will become of the big foundation stone? Families with names on the plaque want to know – want it preserved
- Green space or green space improvements on Cogswell Park for kids living in new place - “not a lot of green space on Quinpool Road”
- We are very happy to have AT as planned
- Connect Cogswell Park to Quinpool Road?
- Can we make it possible to turn from Quinpool onto Windsor? (e.g., drawn straight line on map)
- It’s a huge lot, can’t we see both a commercial zone and a community use
- Landscape it and turn it into a public park
- Include housing big enough for families
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- Include housing that is income-assisted
- Not one long strip of super-store
 - Boutiques
 - Extend Quinpool’s commercial corridor, but not in a monolithic way
- Make sure that whatever goes in is beautiful!
- Mixed use of roadways-
 - Make some pedestrian path, some bike paths, some automobile paths
- Intersection @ Windsor & AT connection (keep in mind pedestrian/bike traffic from Commons through to Quingate and beyond)
- Keep the trees and plant more

Table 4 Map



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Table 5

- Great performance space – 900 Seat & Gym
- Parks Rec
- Traffic right-of-ways
- Look at reviving!
- Community use
- Mixed use dev. with public space res. comm. arts. connectivity
- How High!? 40 25 8 4 stepped back
- Access from Windsor St not Quingate Place
- Rezone with many conditions – city sell right away + new owner take over
- Dev. Agr. needs green space, arts space - replace existing

Table 5 Map



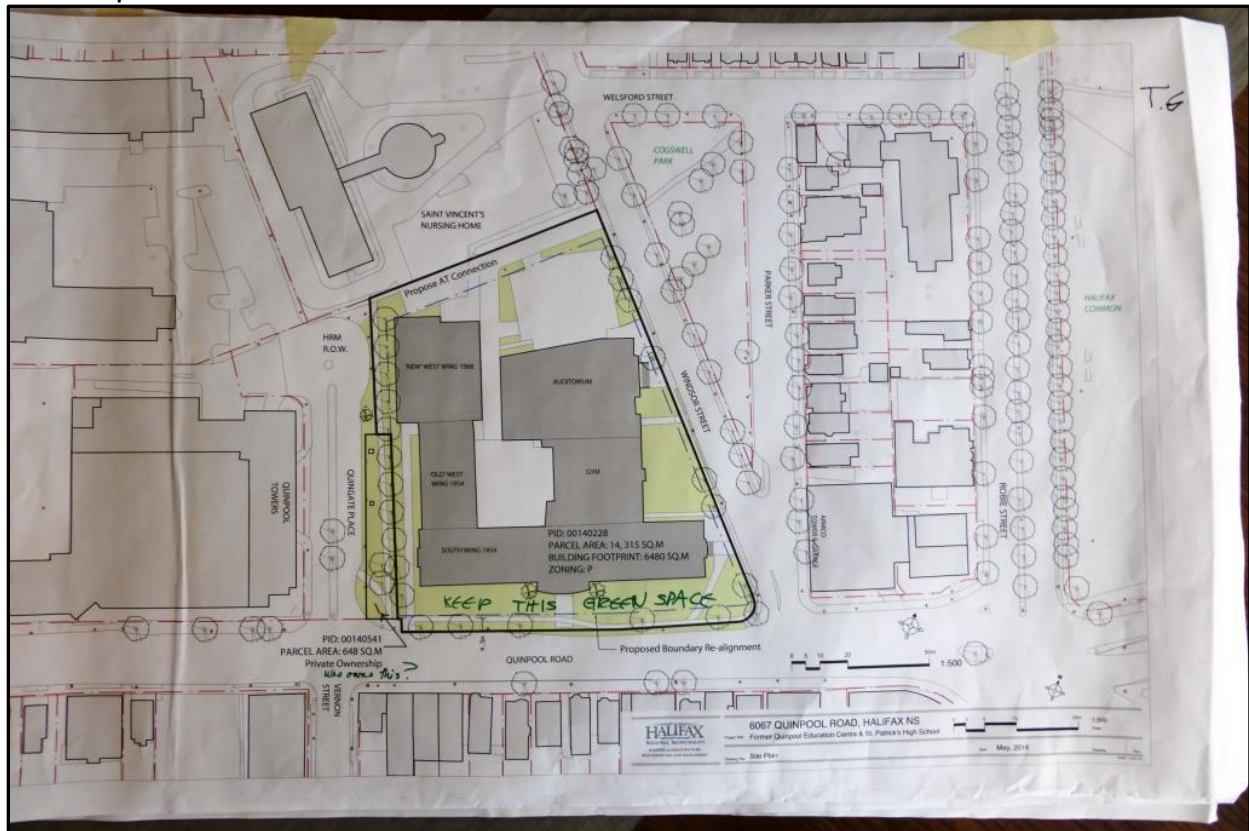
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Table 6

- Demo:
 - Why not the developer?
 - Any current part of building worth saving?
 - Efficiency of private demolition
 - Should be sold as is/where is
 - Demo too quickly might rule out community involvement
- Auditorium is a priority for many citizens – great acoustics
- Quingate Place Road could be incorporated in site plan
- Sold to reduce Halifax Debt!
- Quinpool Board Suggestions - after disposal:
 - Mixed use
 - Balance of public & green space
 - Engage pedestrian @ street level
 - South side – green space
 - 1st 2nd floors commercial
 - Density
 - No big box store - like Shoppers/Rona Development
 - Underground parking

Table 6 Map



PUBLIC WRITTEN SUBMISSIONS**

Received Between May 21 and June 2, 2014 re: 6067 Quinpool Road

(NOTE: **personal information has been redacted [REDACTED] 480(1) as per HRM Privacy Policy)

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

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

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financially support such a project. I thank you for your time and hope the best for the future.

Regards

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

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

Public Comments

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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)

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 tgdvprocess?

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 thd property for other use is considered . Providing such access would

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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 if Quinpool from the commercial site is currently poor.

Regards, and thank you in advance.

480(1)

From: 480(1)
Date: 2 June, 2014 8:53:34 AM ADT
To: "Watts, Jennifer" <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

Public Comments

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* 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.