

HALIFAX

Public Hearing for Case 22029

Development Agreement for 6009-
6017 Quinpool Road, Halifax

Halifax and West
Community Council
November 13, 2019

Applicant Proposal

Applicant: Armco Capital Inc.

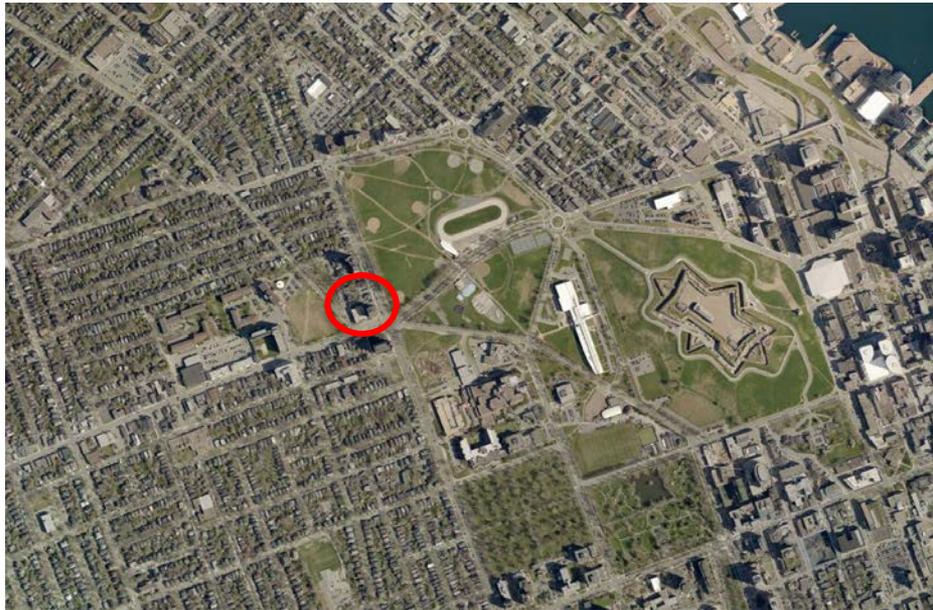
Location: Corner of Quinpool Road and Robie Street (6009-6017 Quinpool Road)

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



Site Context

6009-6017 Quinpool Road, Halifax

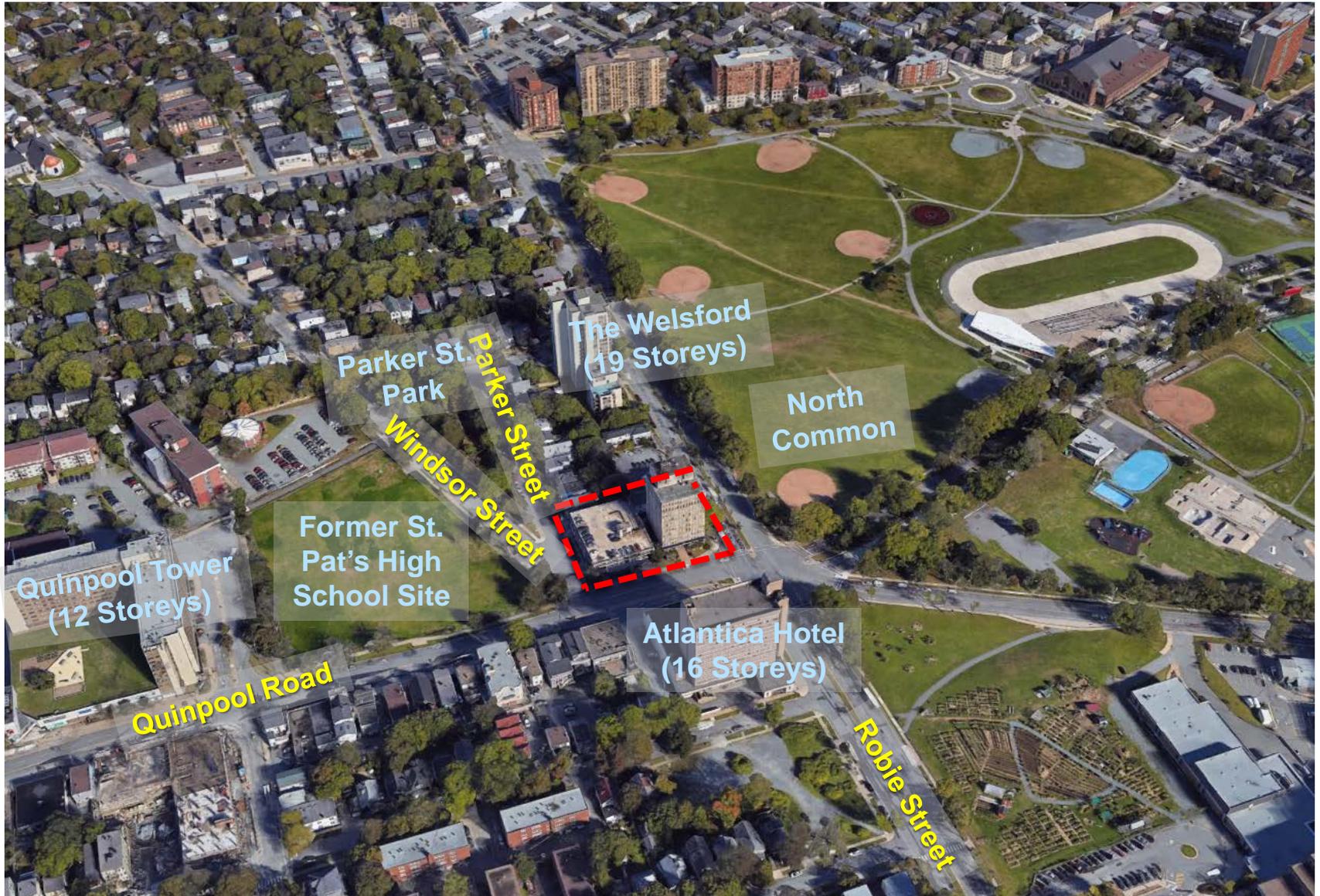


General Site location



Site Boundaries in Red

Site Context



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

Policy & By-law Overview

Quinpool Road Commercial Area Plan & Peninsula North Secondary Plan
Halifax MPS – Halifax Peninsula LUB

- **Zone**

- R-3, C-2 and C-2C Zones

- **Designation**

- Quinpool Road Commercial
- High Density Residential

- **Existing Use**

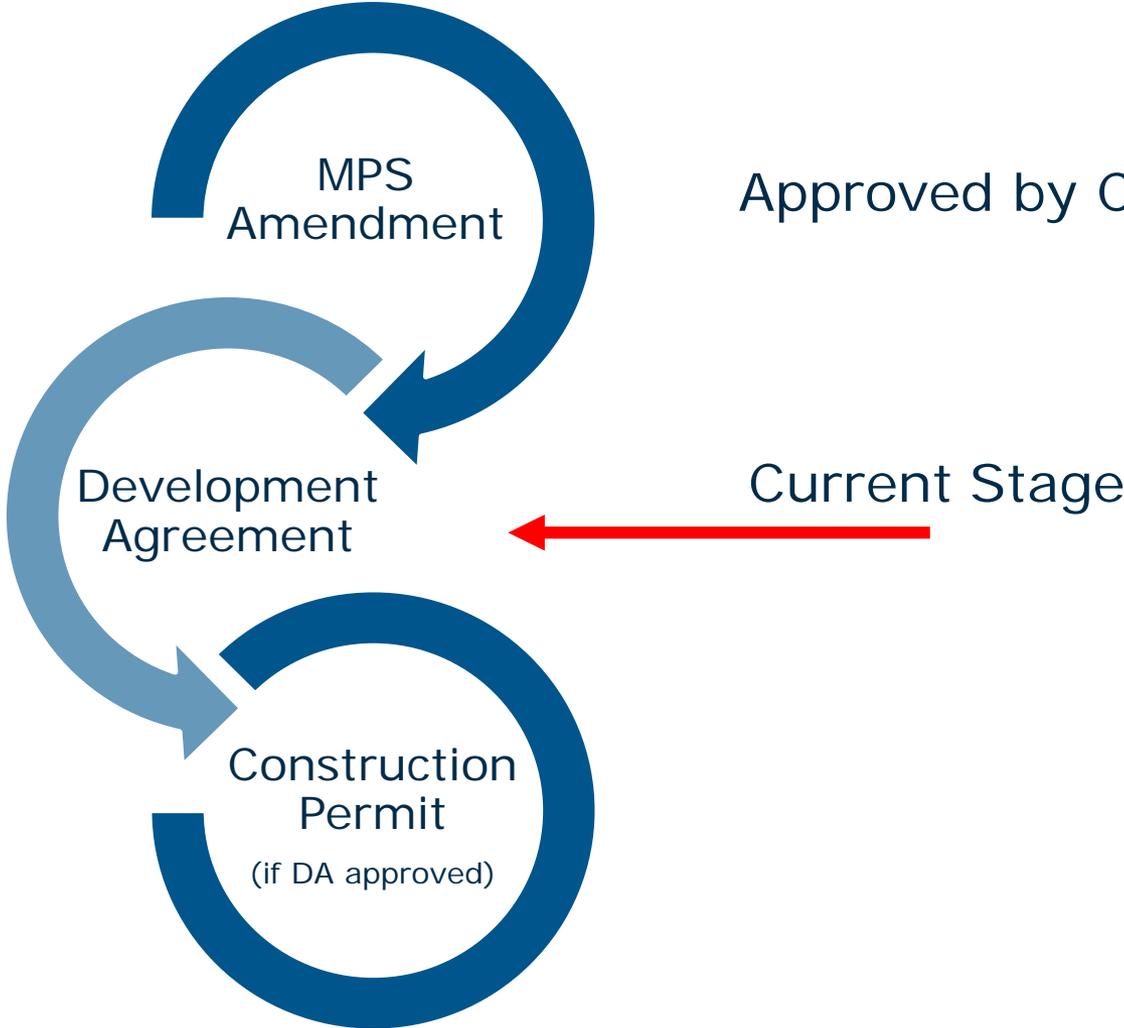
- Parking Garage / Office and Commercial Building

- **Enabling Policy**

- Policies 2.10 – 2.10.4 of the Quinpool Road Commercial Area Plan

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History - Multi-staged process



Approved by Council June 2018

MPS Policy

Enabling Policies 2.10 to 2.10.4 are very prescriptive.

They establish:

- Max height 62 metres
 - 78 metre bonus zoning option (\$1.8m in lieu of affordable units)
- 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

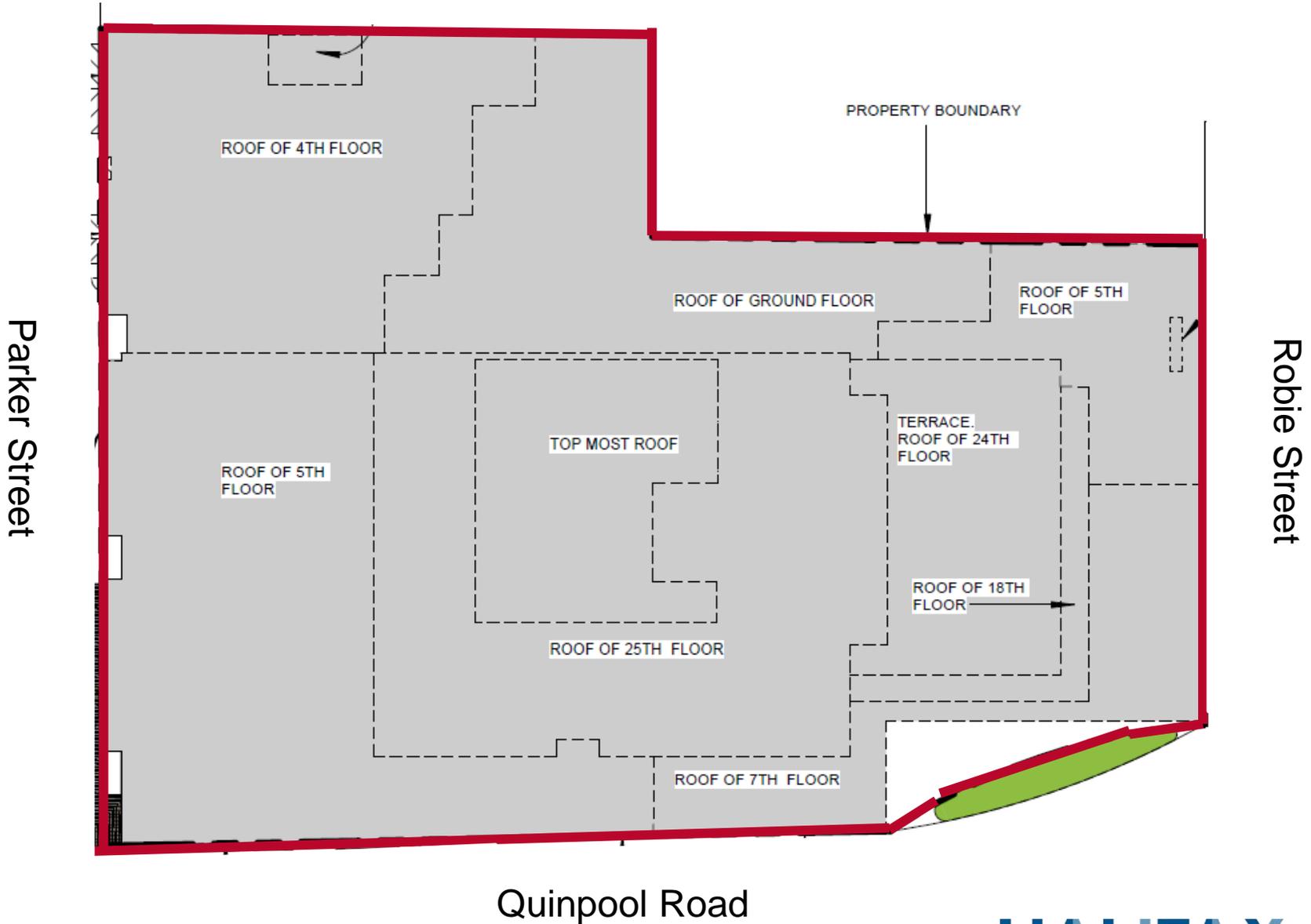
Policy Consideration

In addition to the prescribed building mass and height requirements, enabling Policies 2.10 to 2.10.4 also require Council consider the following in rendering their decision on a Development Agreement:

- Shadow and wind impacts
- Architectural design
- Amenity and recreation space
- Servicing capabilities
- Adequate parking

Density Bonusing

- 2018 MPS amendments provided a density bonusing option that would permit an additional 16 metres in height if a public benefit is provided.
- Options provided in policy are:
 - 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
 - Council accepts money in lieu (1.8 million) of the contribution of an equivalent value for affordable housing units;
- On October 8, 2019 Regional Council approved the acceptance of 1.8 million as the approved public benefit. Money will be required at time of permitting.

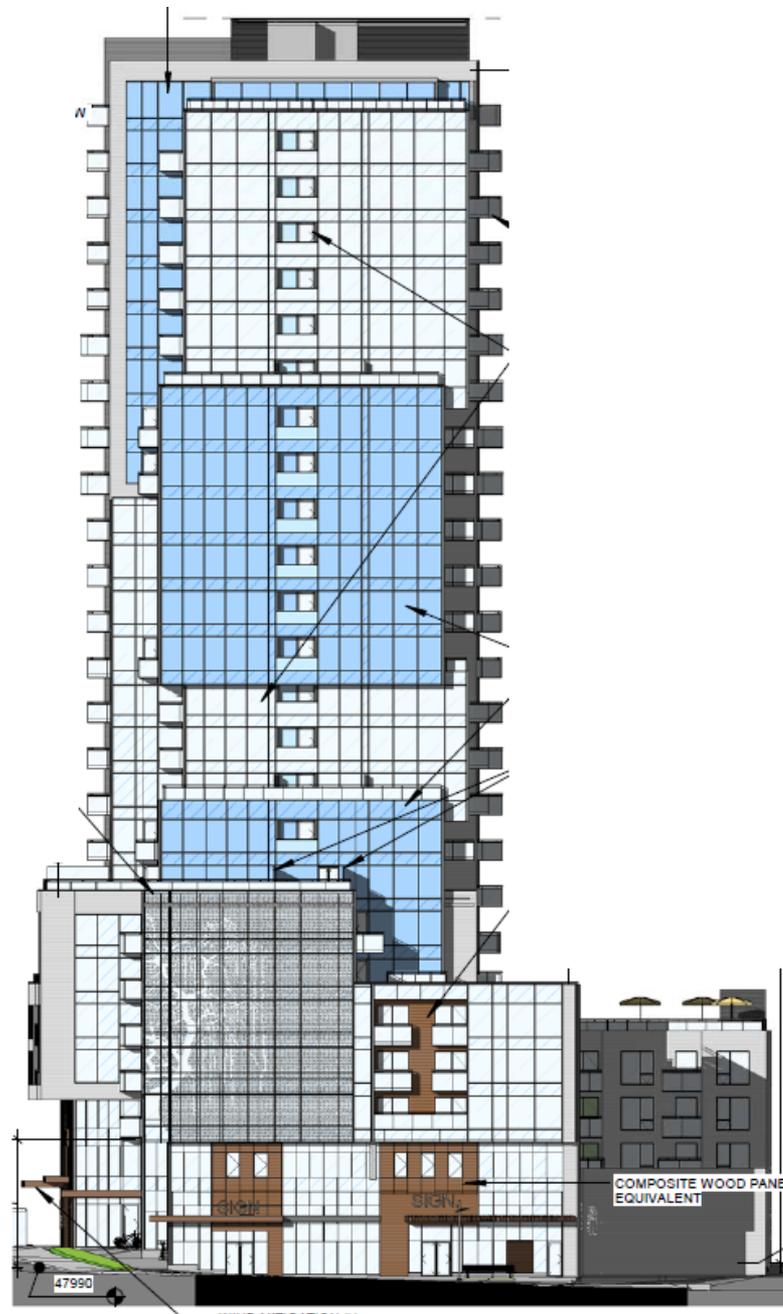


Proposed Site Plan



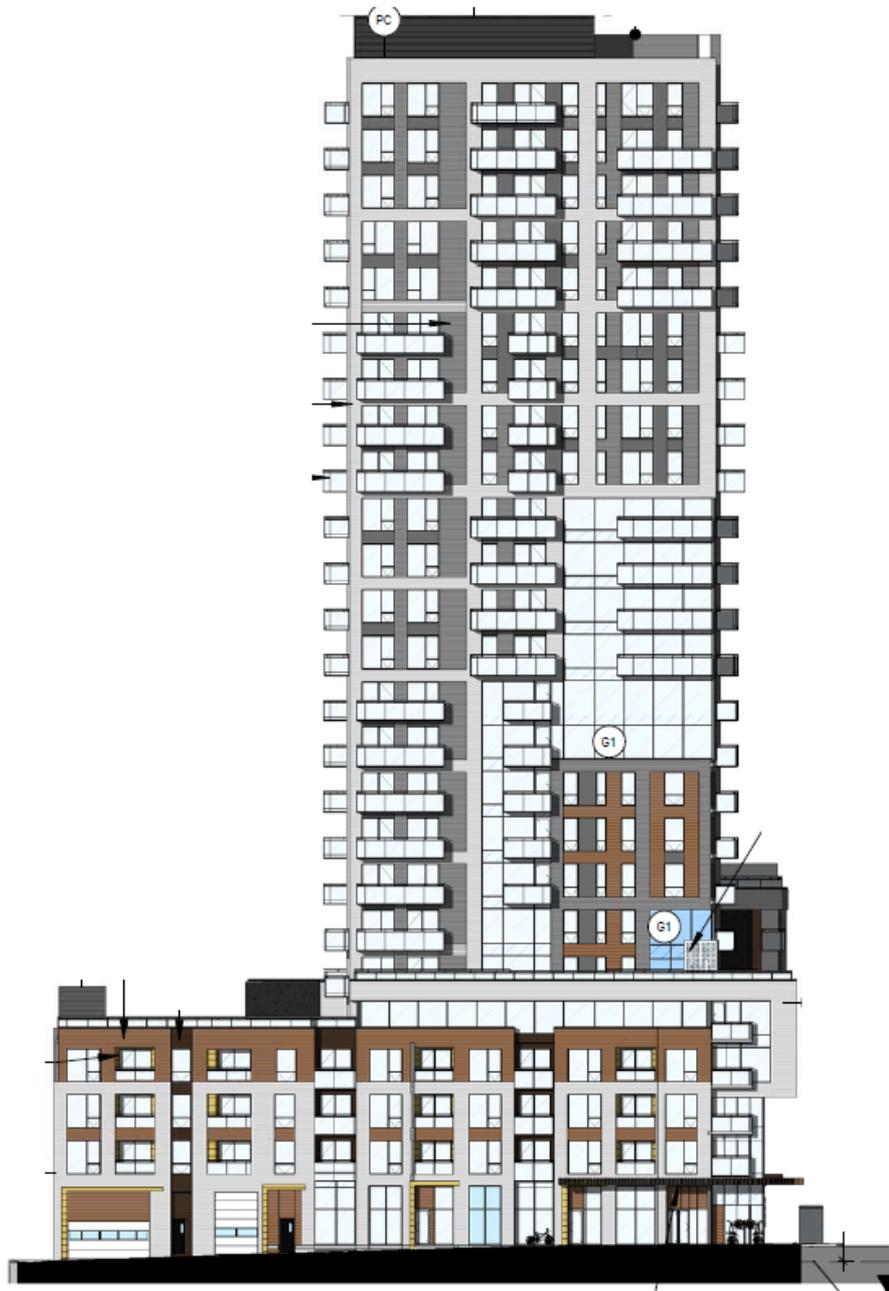
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Quinpool Road Elevation



Robie Street Elevation

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Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification to 300 residents, newspaper ad and a public information meeting (June 6, 2019)
- Feedback from the community generally included the following:
 - More affordable housing
 - Parking (not enough)
 - Environmental concerns associated with new construction

**Notifications
Mailed**



300

**Meeting
Attendees**



11

**Letters
Received**



2

Peninsula PAC Recommendation

June 24, 2019

THAT the Halifax Peninsula Planning Advisory Committee recommends that the Halifax and West Community Council proceed with development agreement as per Case 22029 with the following considerations:

- public amenity space be places where tenants can gather together, thus excluding private tenant balconies;
- redesign outdoor amenity space to include more tenant community space;
- incorporate additional internal public amenity space taking into consideration height of the building and weather patterns in Halifax;
- street landscaping be required to mitigate high streetwall and wind condition impacts on pedestrian experience;
- efforts be made to improve pedestrian experience, particularly at transit stop locations;
- that a document outlining the prior Municipal Planning Strategy (MPS) changes approved by Council be submitted to Halifax and West Community Council and Regional Council in their review of this development application.

Summary: Key Aspects of Proposed Development Agreement

- 25-storey building with a maximum height of 78 metres;
- 7-storey streetwall at the corner of Robie Street and Quinpool Road with transitions in the podium height to reflect the differing character of surrounding streets;
- Ground floor commercial space
- 50 % of the units having two or more bedrooms with a minimum floor area of 69.68 sq. m.
- 310 sq. m. of indoor amenity space and 375 sq. m. of outdoor amenity space;
- A parking ratio of 0.3:1 vehicular space to residential unit and a ratio of 1:1 for Class A bicycle stall;
- A public benefit in the form of a \$1.8 million contribution in-lieu of the affordable housing units;

Summary: Key Aspects of Proposed Development Agreement

- Limitations on tower dimensions and orientation to minimize shadow impact on the adjacent Halifax Common, and to locate the mass of the building away from Parker Street;
- Wind mitigation measures to reduce wind impact on surrounding lands; and
- The requirement for an artistic element as a part of the building architecture which reflects the local cultural and historic significance of the Quinpool Road and Robie Street intersection.

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Extension to the dates of commencement and completion of development;
- Changes to the amenity space requirements;
- Changes to the parking requirements; and
- Changes the schedules to reduce the overall height of the building should the bonus density option not be exercised.

Staff Recommendation

That Halifax and West Community Council:

1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated October 9, 2019, to permit a mixed-use, multiple-unit residential and commercial building, with the exception that section 3.2.2 (a) in the Development Agreement is deleted and replaced with the following:
 - a) Regional Council has accepted cash-in-lieu as the contribution for affordable dwelling housing units and the Municipality has received the full amount of \$1,800,000 in lieu of a contribution of affordable housing dwelling units pursuant to 98C(1)(b)(iv) of the Halifax Peninsula Land Use By-law.; and
2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

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Thank You

Centre Plan Comparison

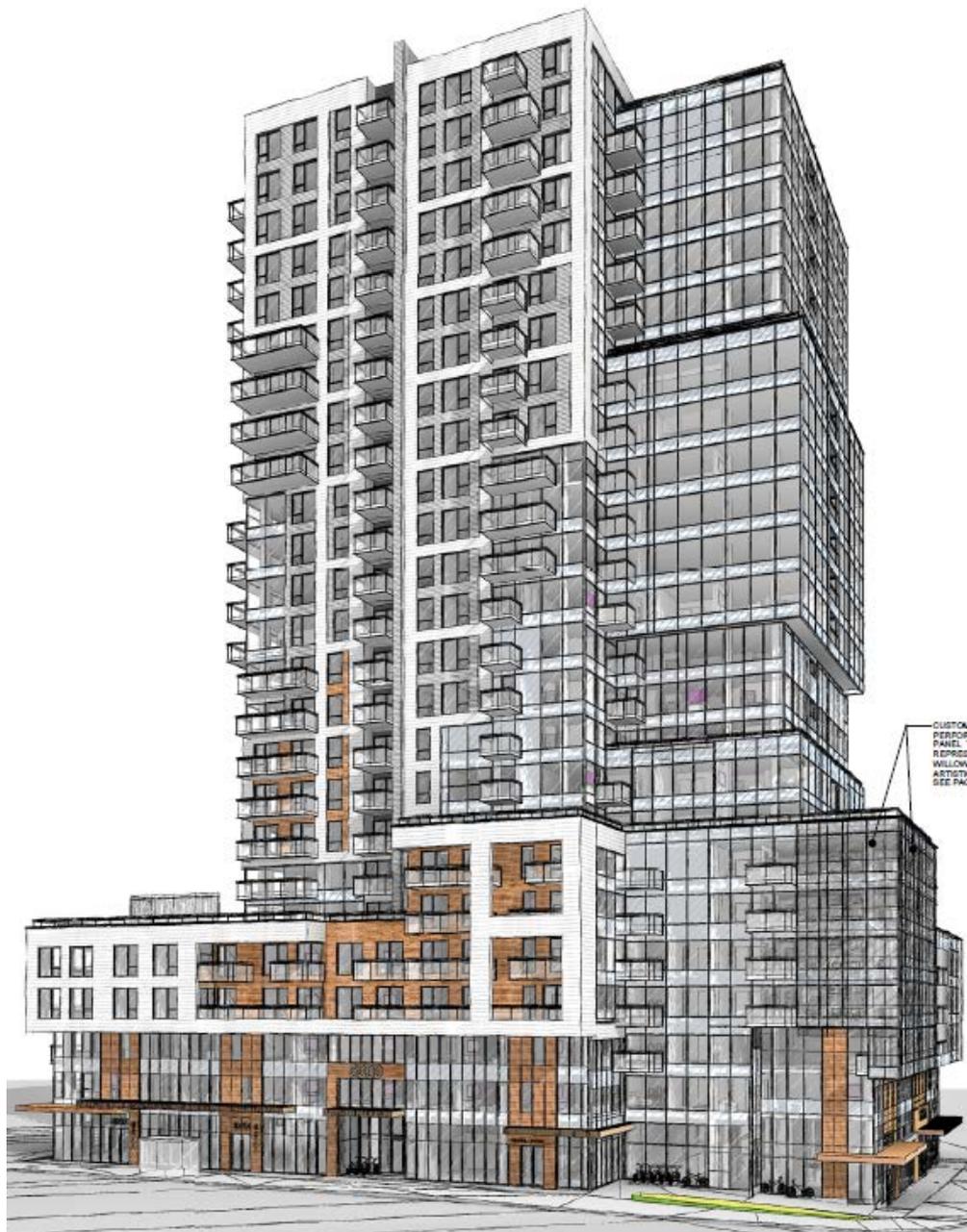
Category	DA Proposed	Centre Plan
FAR	10.5	8*
Max Height	78 metres	90 metres*
Unit Mix	50% 2+ Bedroom Units	25% 2+ Bedroom Units
Parking Spaces (Car)	Ratio 0.3 space / unit	None required
Parking Spaces (Bike)	1 space / unit	0.5 space / unit
Amenity Space	685 square metres 54% outdoor space	5 square metres / unit 50% outdoor space
Commercial Space	Required at ground floor	Required at ground floor

* Site not within Centre Plan Pkg. A so but previous drafts had this FAR and Max Height.

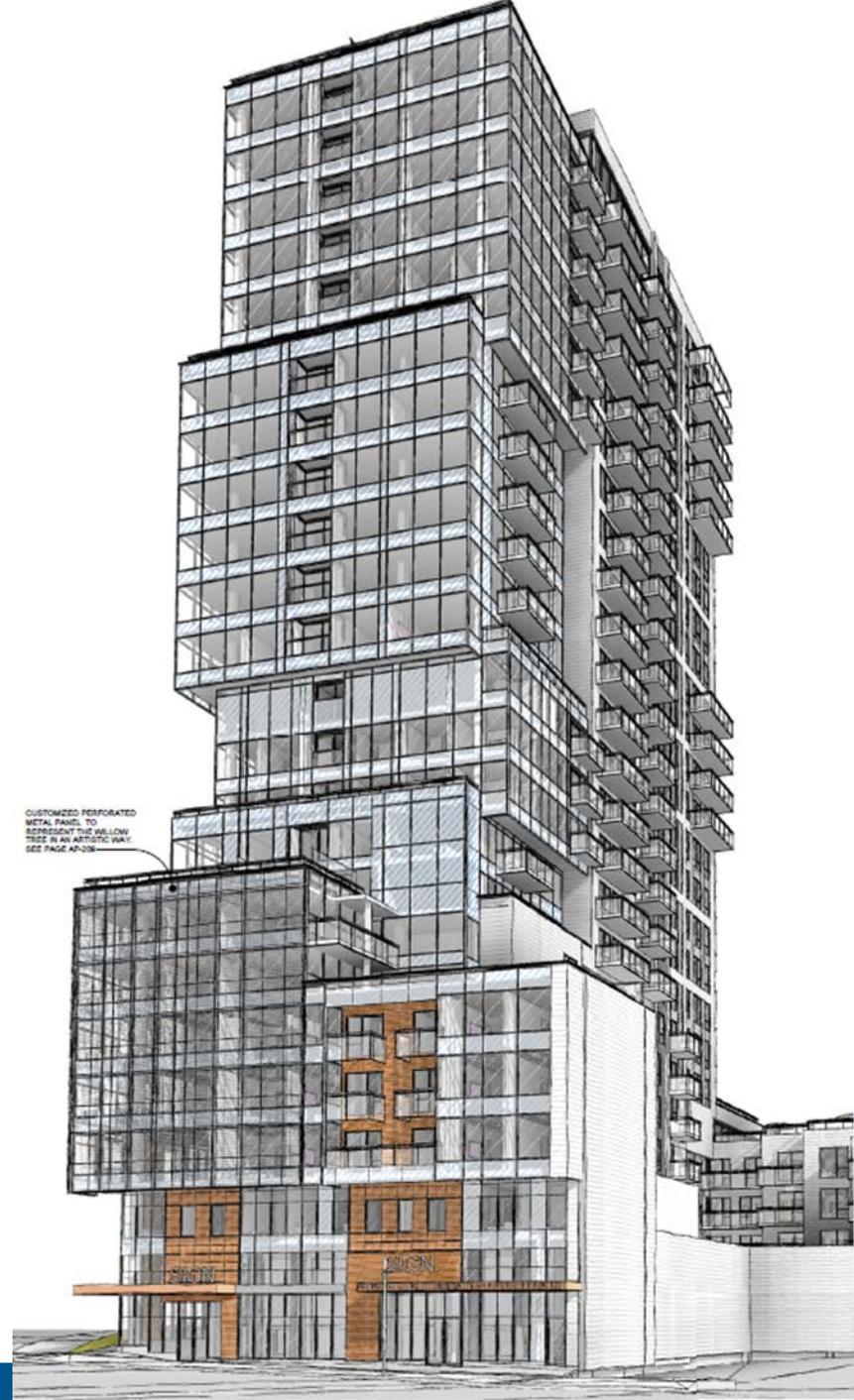
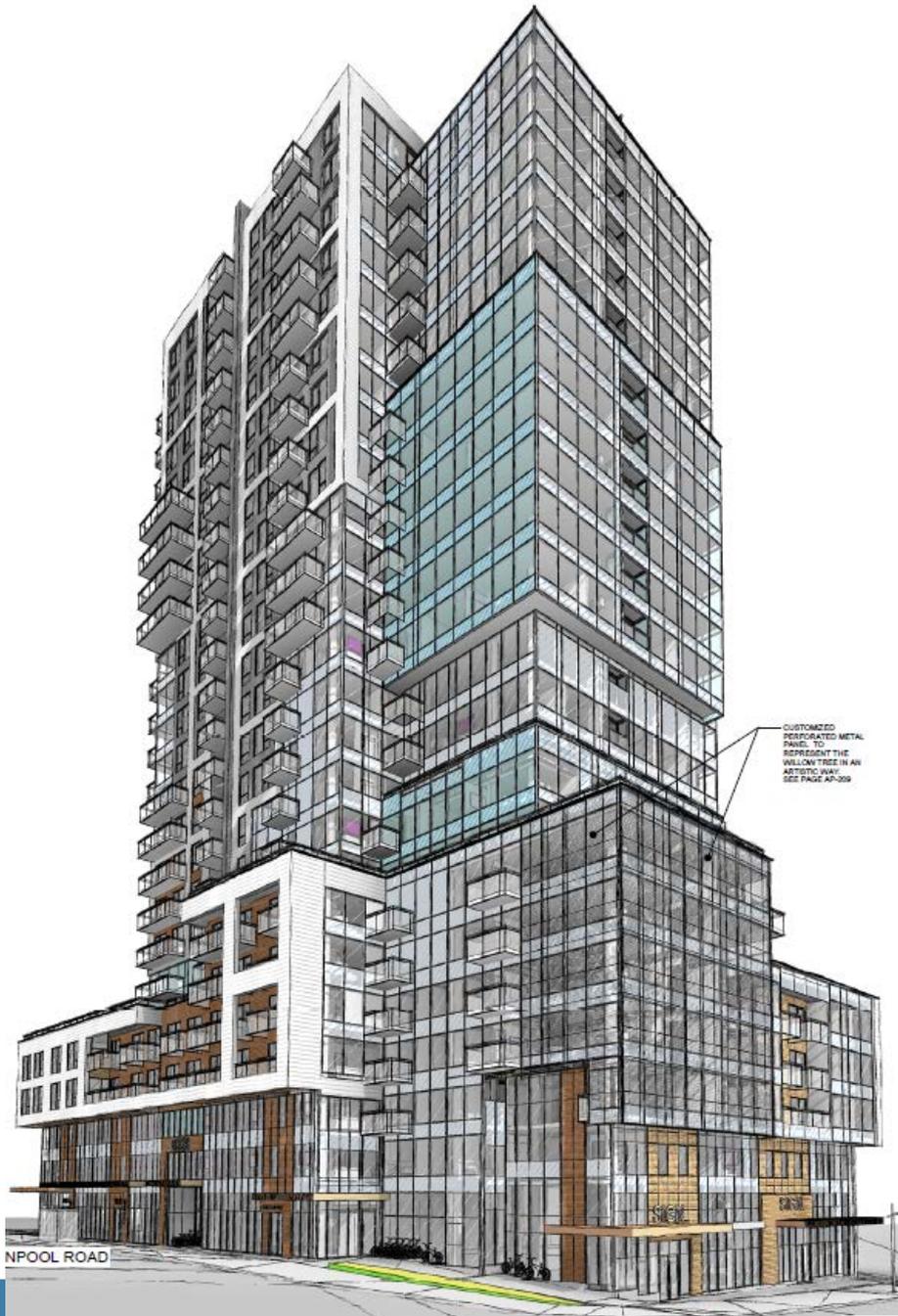


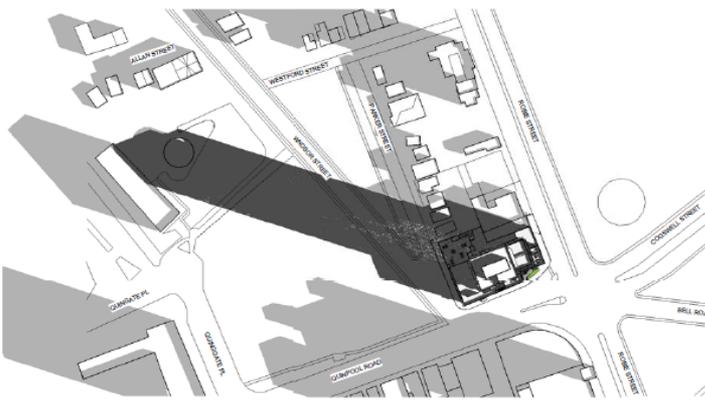
PARKER STREET

QUINPOOL ROAD

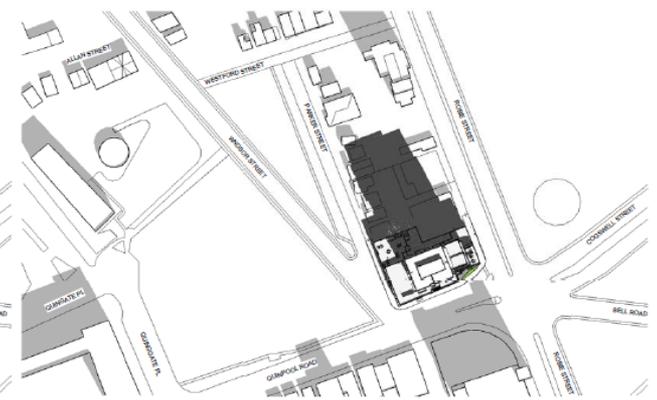


CUSTOMER
PERFORM
PANEL TO
REPRODUCE
WILL NOT
ARTIST'S
SEE PAGE

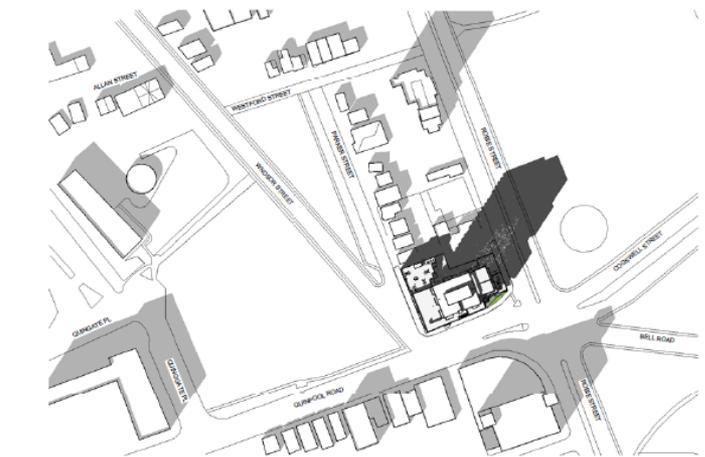




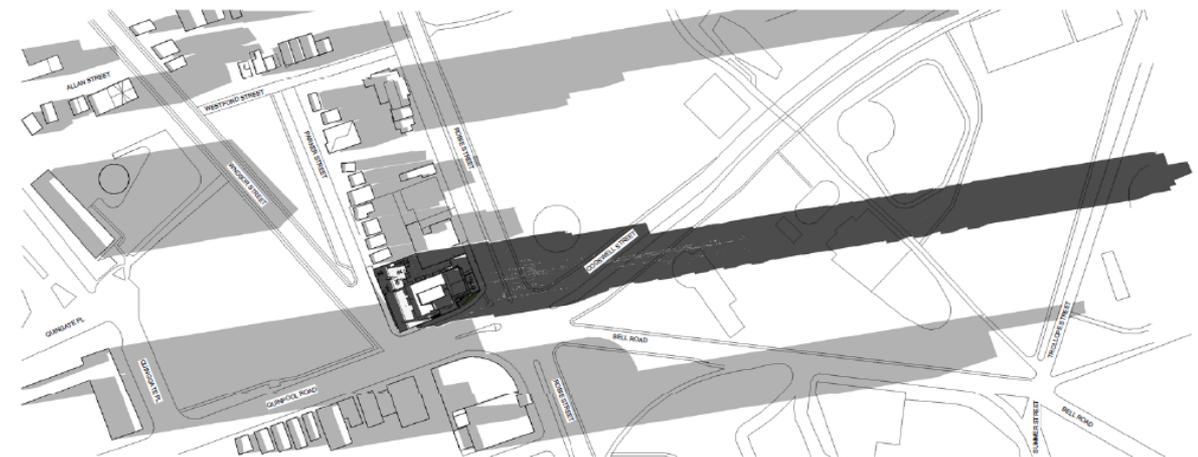
① MAR/SEPT 21 - 9-00 WITH WTT
1: 3000



② MAR/SEPT 21 - 12-00 WITH WTT
1: 3000



③ MAR/SEPT 21 - 15-00 WITH WTT
1: 3000



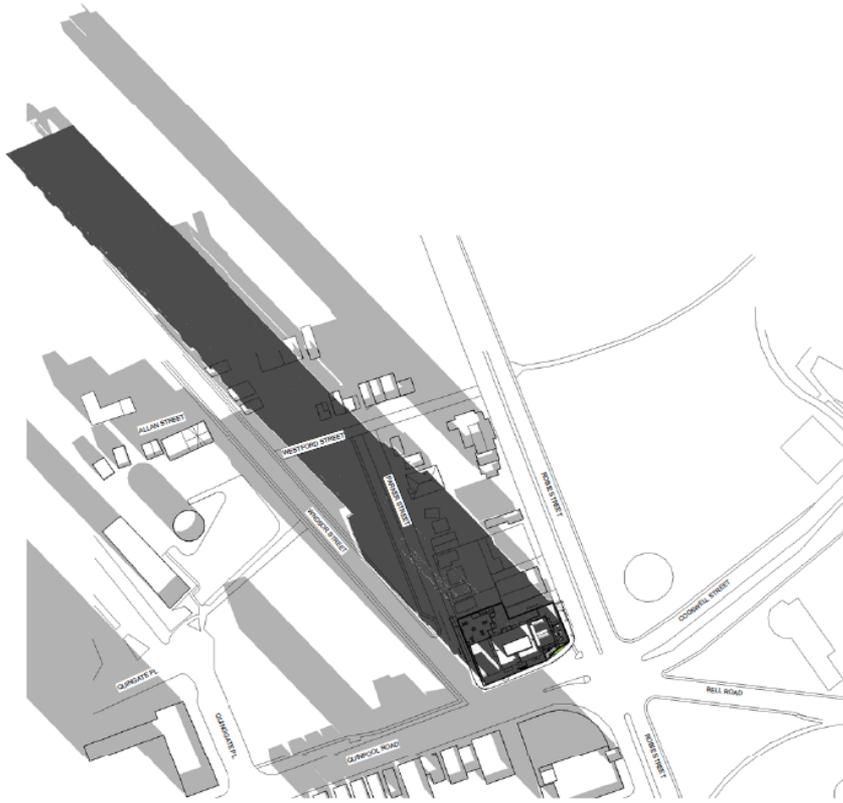
④ MAR/SEPT 21 - 18-30 WITH WTT
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WILLOW

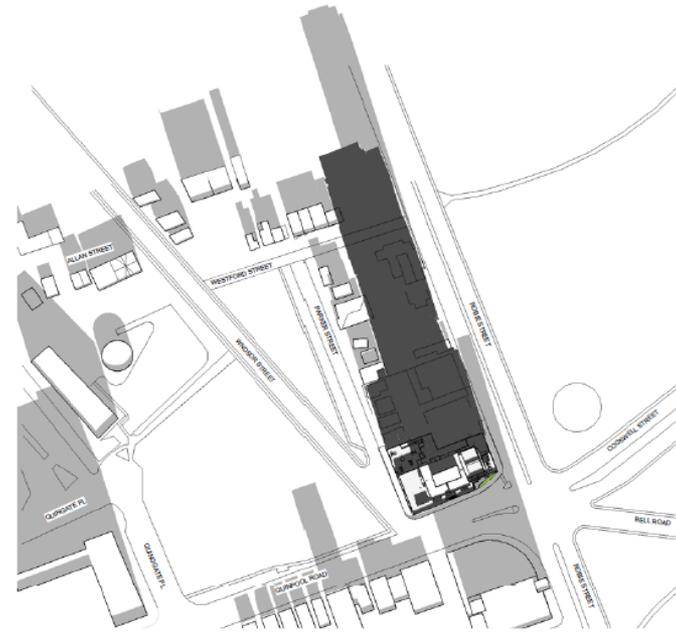


The proposed building's shadow has a bigger impact in the morning. However it joins path with the neighbor's shadow throughout the day.





① DEC 21 - 10-00 WITH WTT
1 : 3000



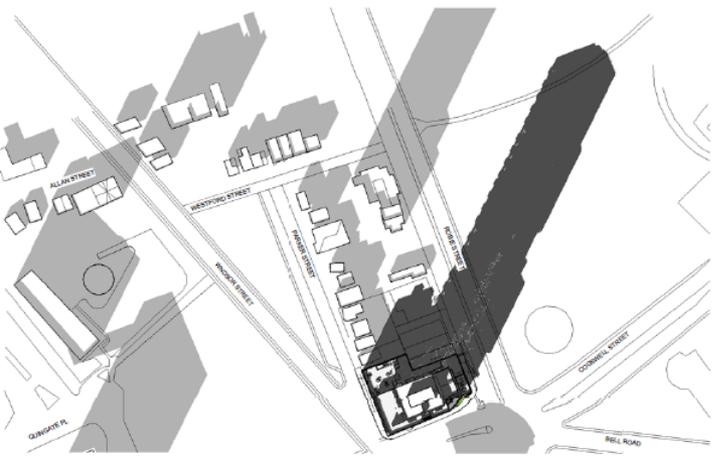
② DEC 21 - 12-00 WITH WTT
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LOW

The proposed building's shadow is bigger than the one of the existing building. However the difference is to be expected with the height of the project.

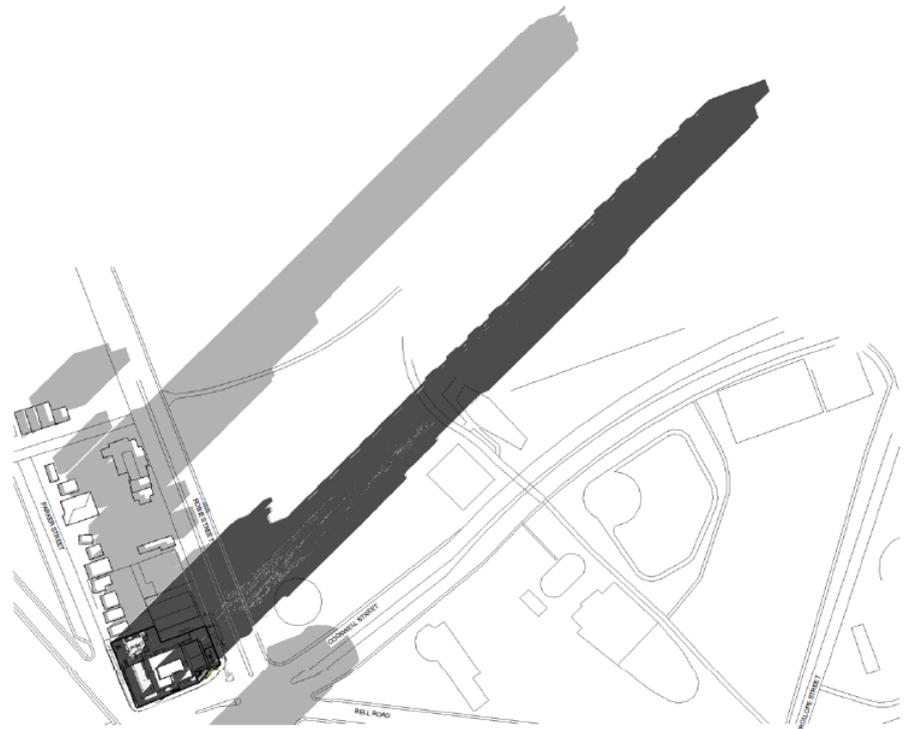
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DEC 21 - 15-00 WITH WTT
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WILLOW



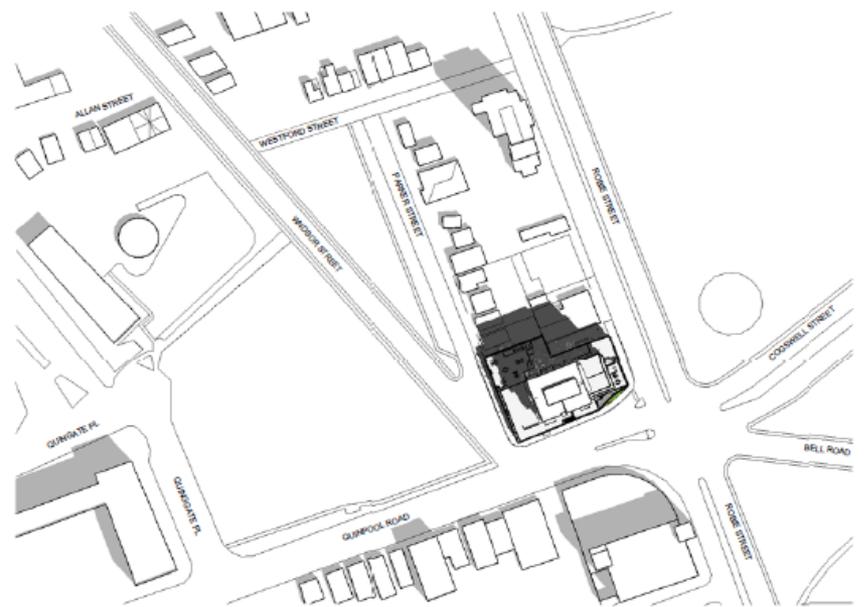
② DEC 21 - 16-30 WITH WTT
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The proposed building's shadow is bigger than the one of the existing building. However the difference is to be expected with the height of the project.

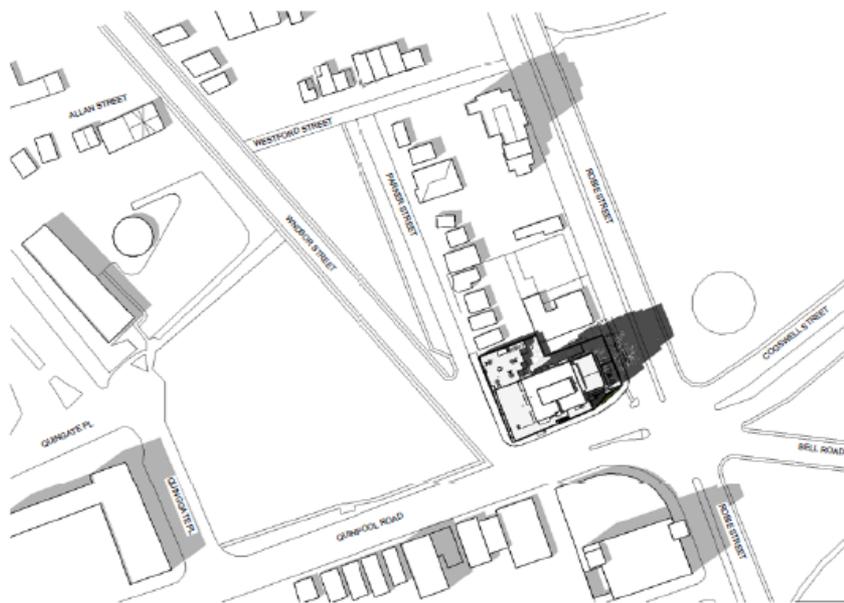
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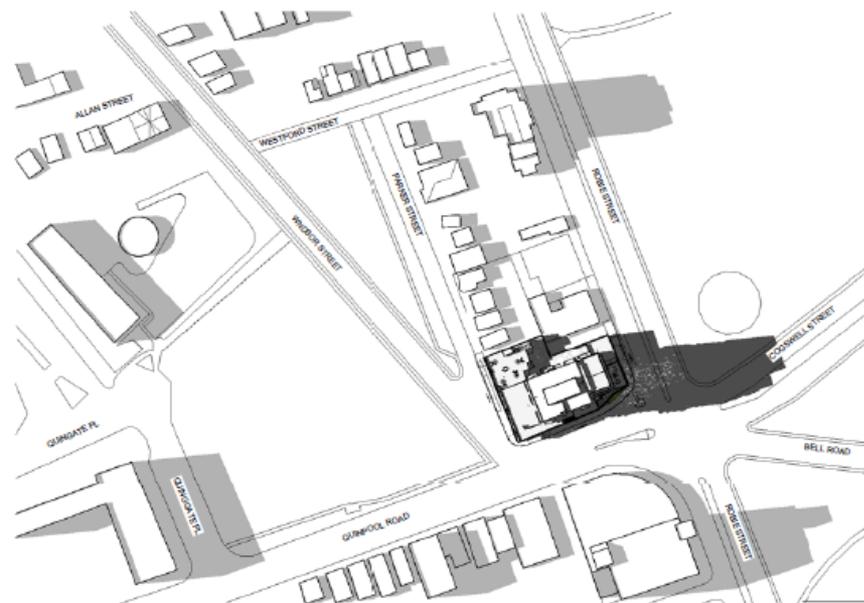
① JUN 21 - 9:00 WITH WTT
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② JUN 21 - 12:00 WITH WTT
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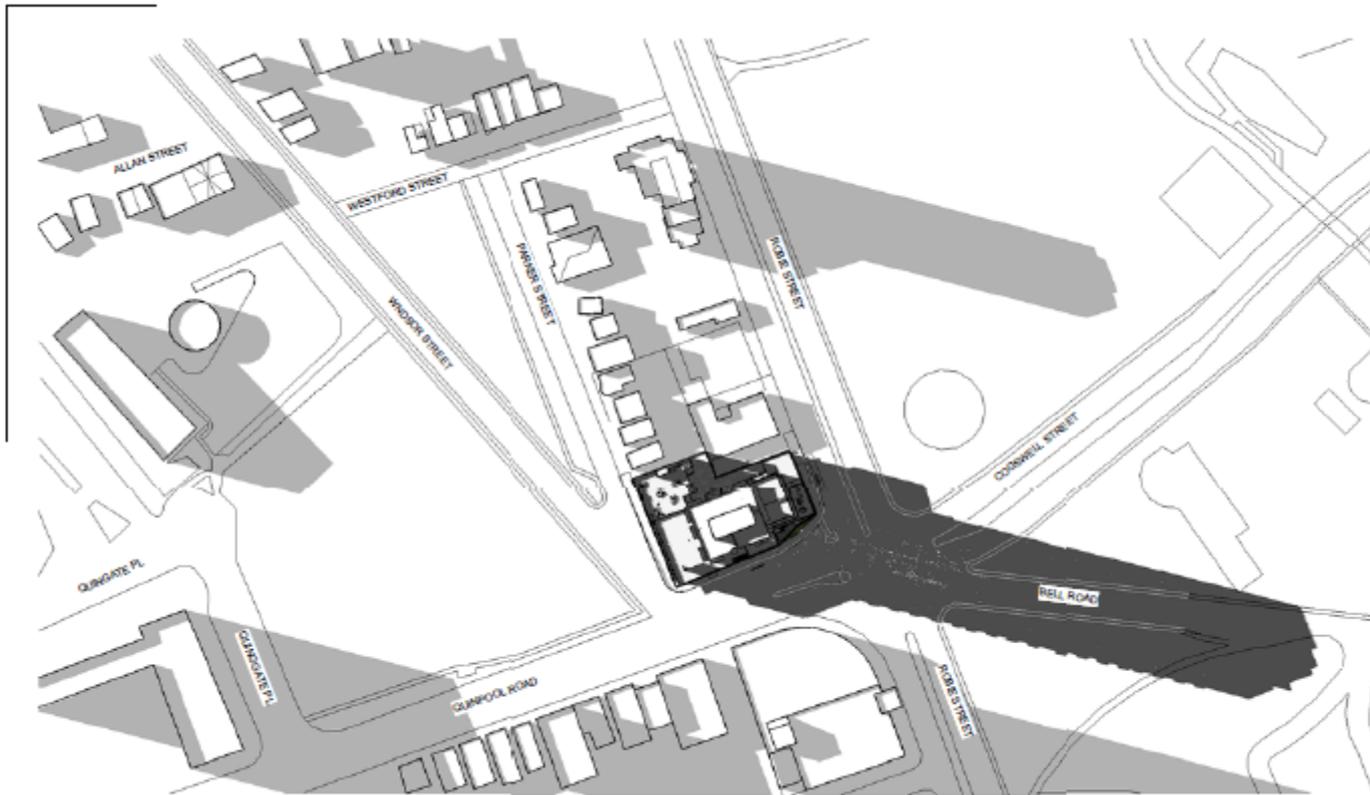


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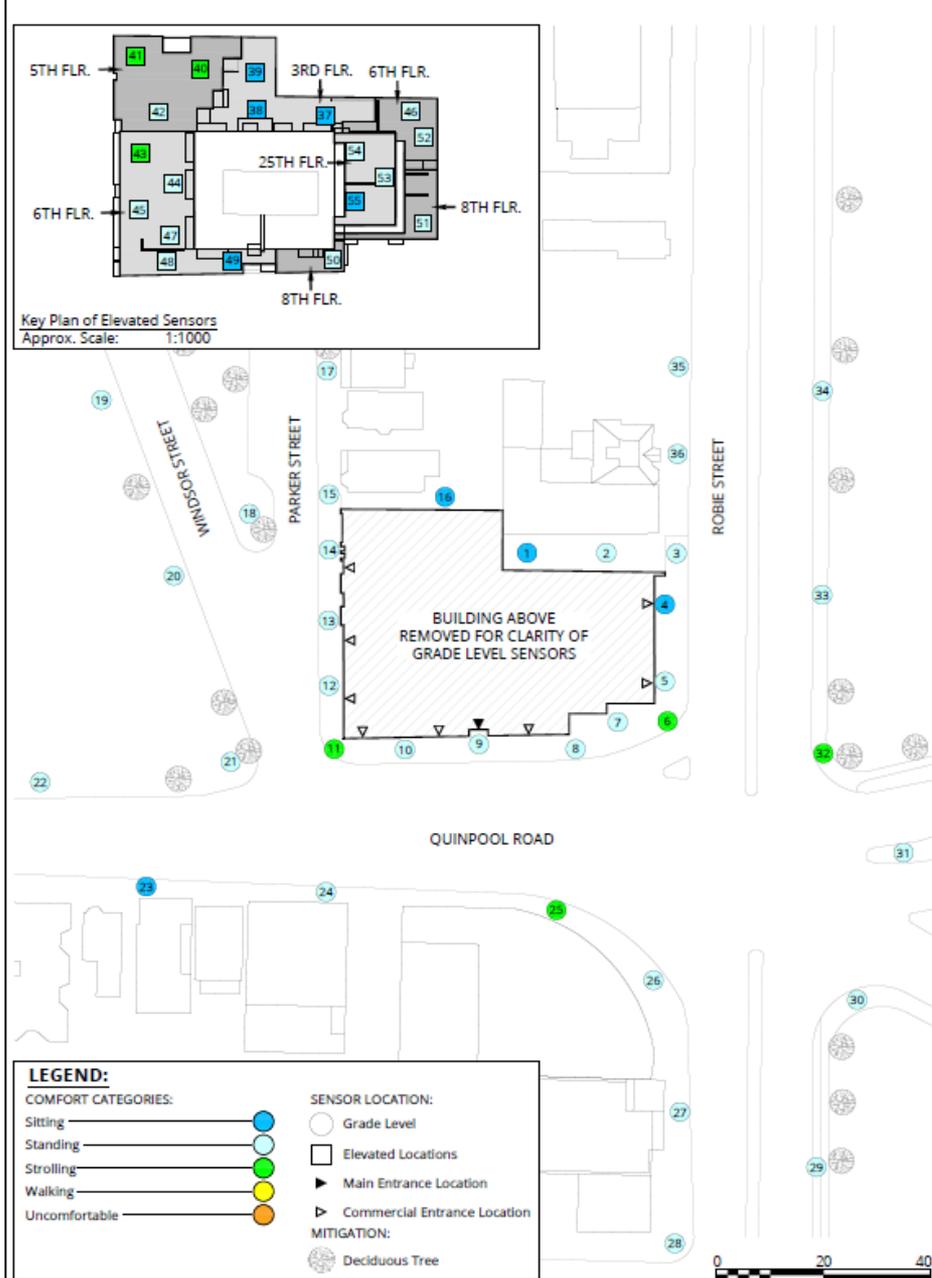
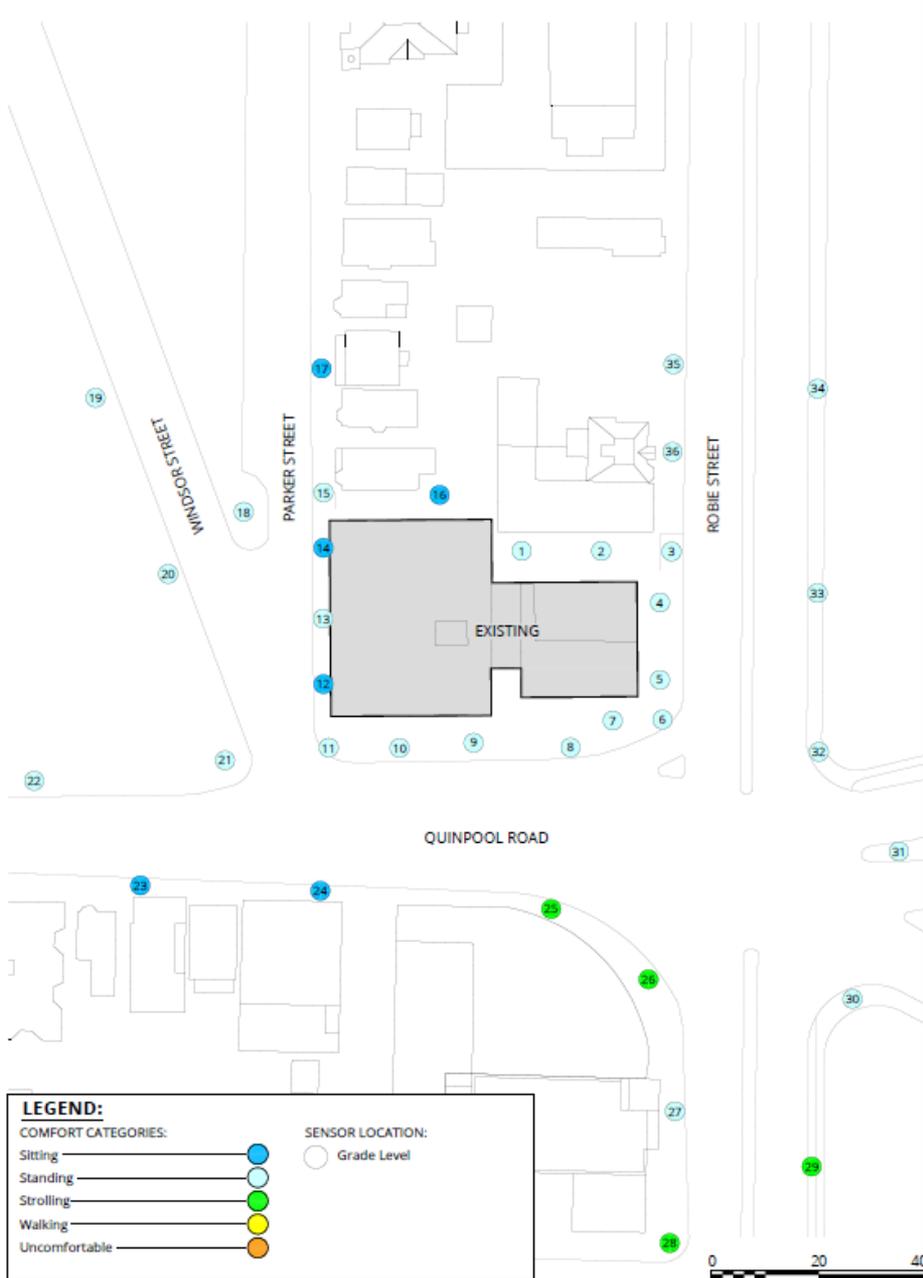


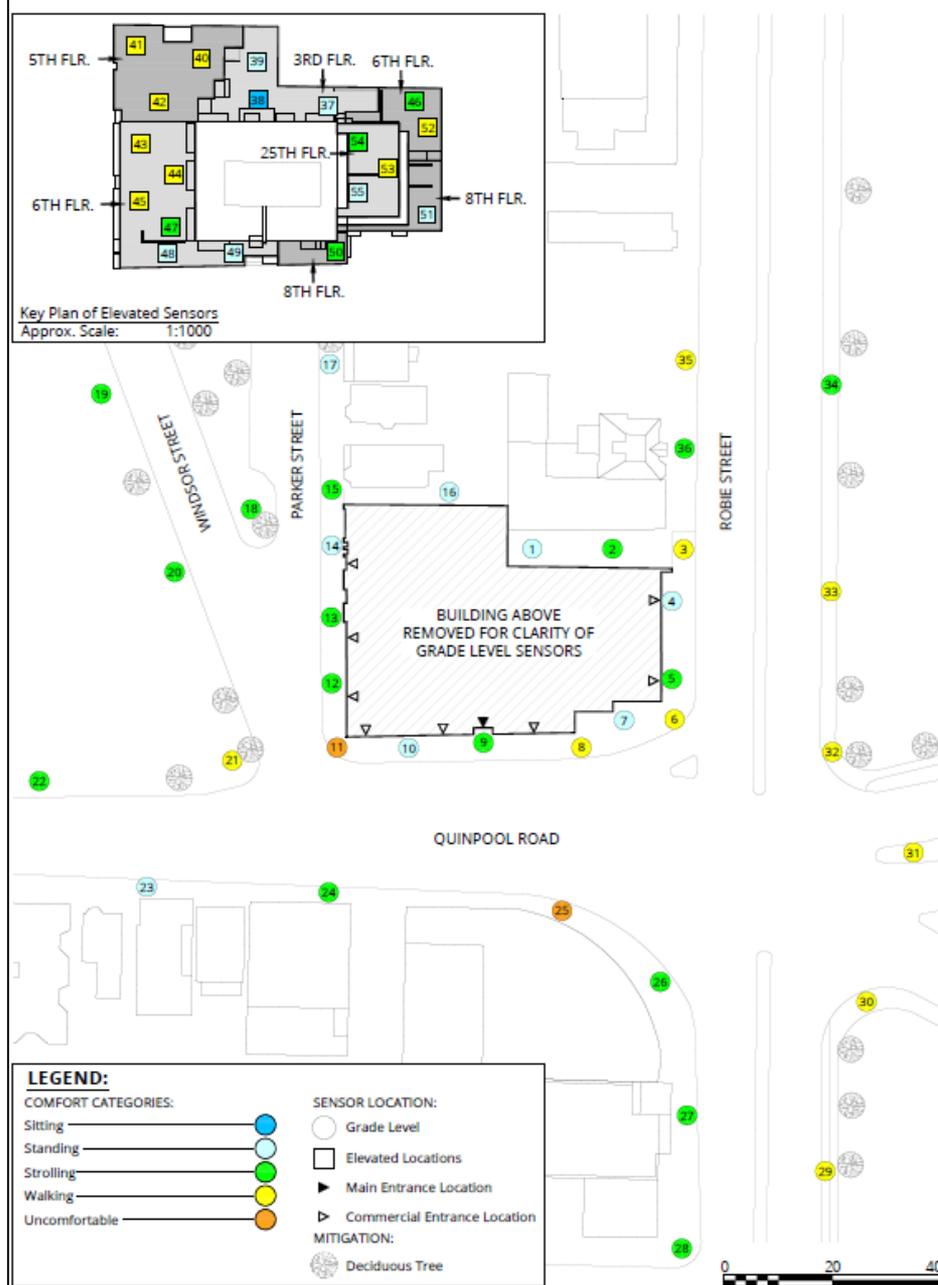
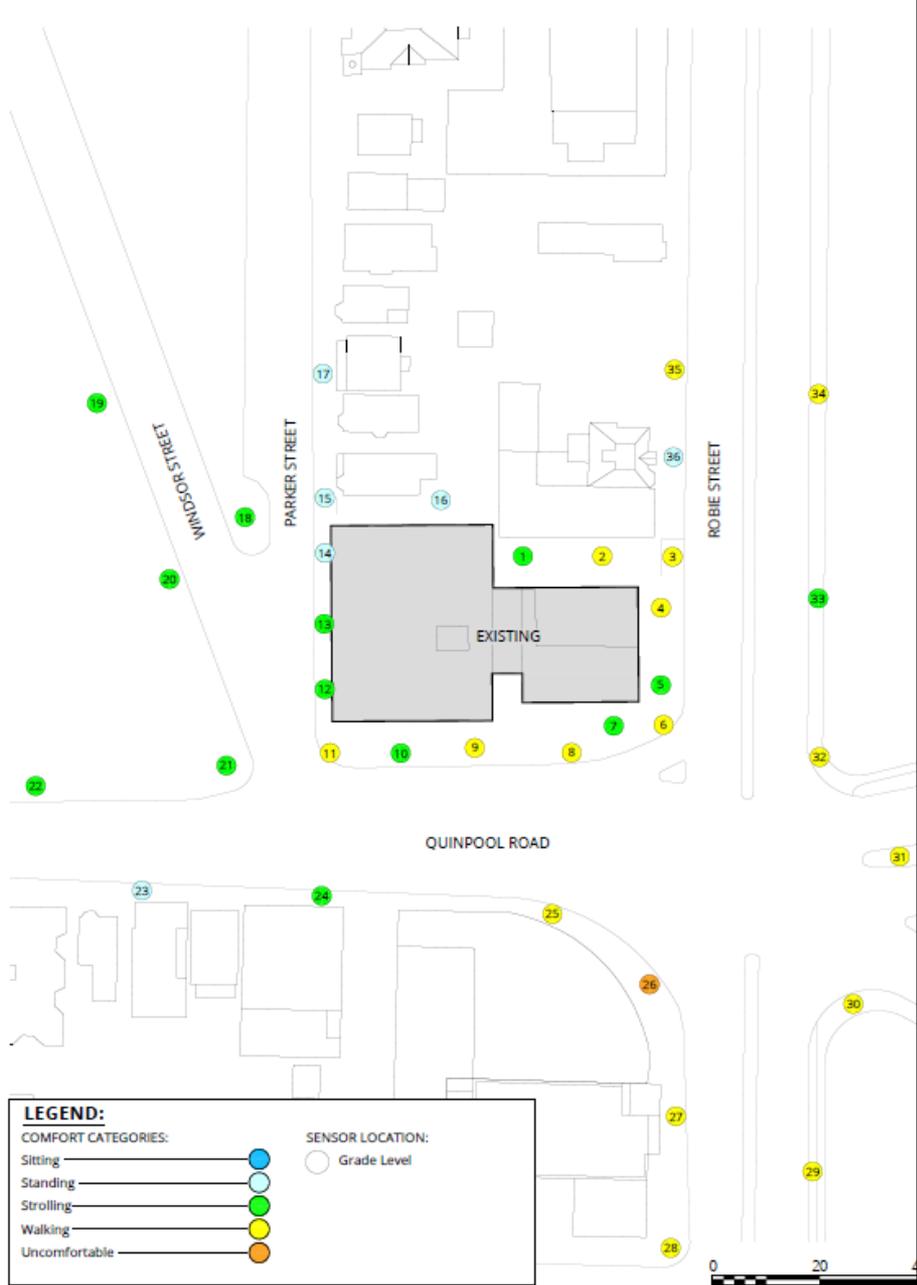
④ JUN 21 - 17:00 WITH WTT
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① JUN 21 - 19-00 WITH WTT
1 - 3000





Key Plan of Elevated Sensors
Approx. Scale: 1:1000

Pedestrian Wind Comfort Conditions
Existing Configuration
Winter (November to April, 6:00 to 23:00)

Pedestrian Wind Comfort Conditions
Proposed Configuration
Winter (November to April, 6:00 to 23:00)

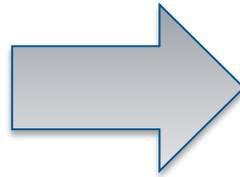
MPS Application Comparison

Category	DA Proposed	MPS Proposed (2017)
Residential Units	~288 (52% 2-Bedroom)	226
Parking Spaces (Car)	0.3 space / unit	0.85 space / unit
Parking Spaces (Bike)	1 space / unit	n/a
Amenity Space (Indoor)	310 square metres	196 square metres
Amenity Space (Outdoor)	375 square metres	215 square metres
Commercial Space	~930 square metres	1,559 square metres

Variations throughout the MPS Application

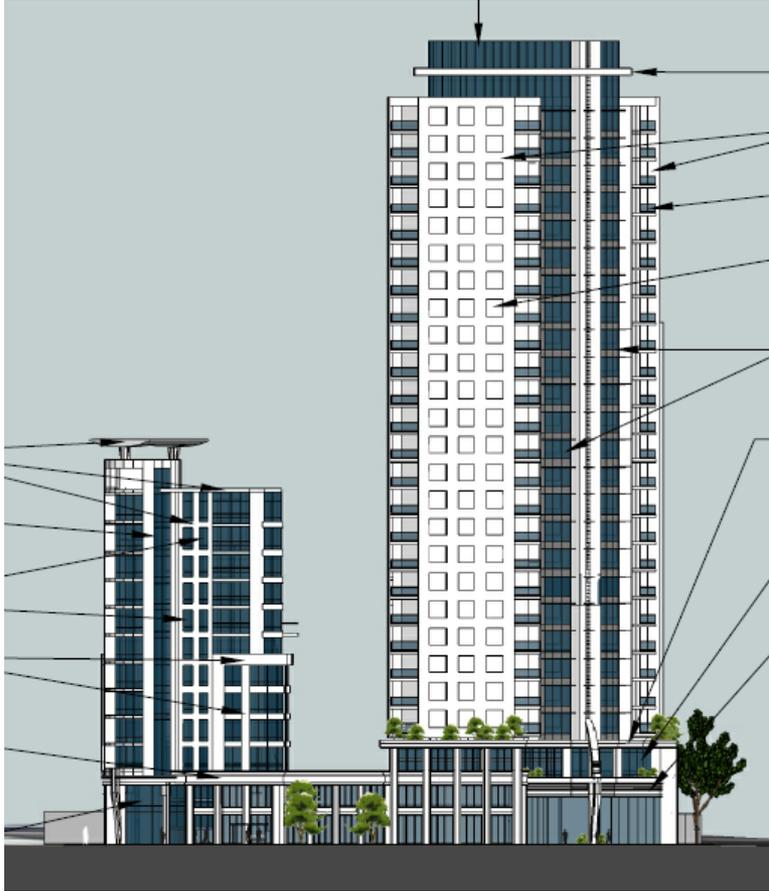


2014 Council Meeting

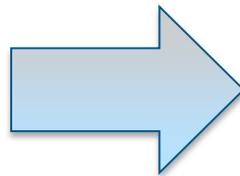


2014 Open House

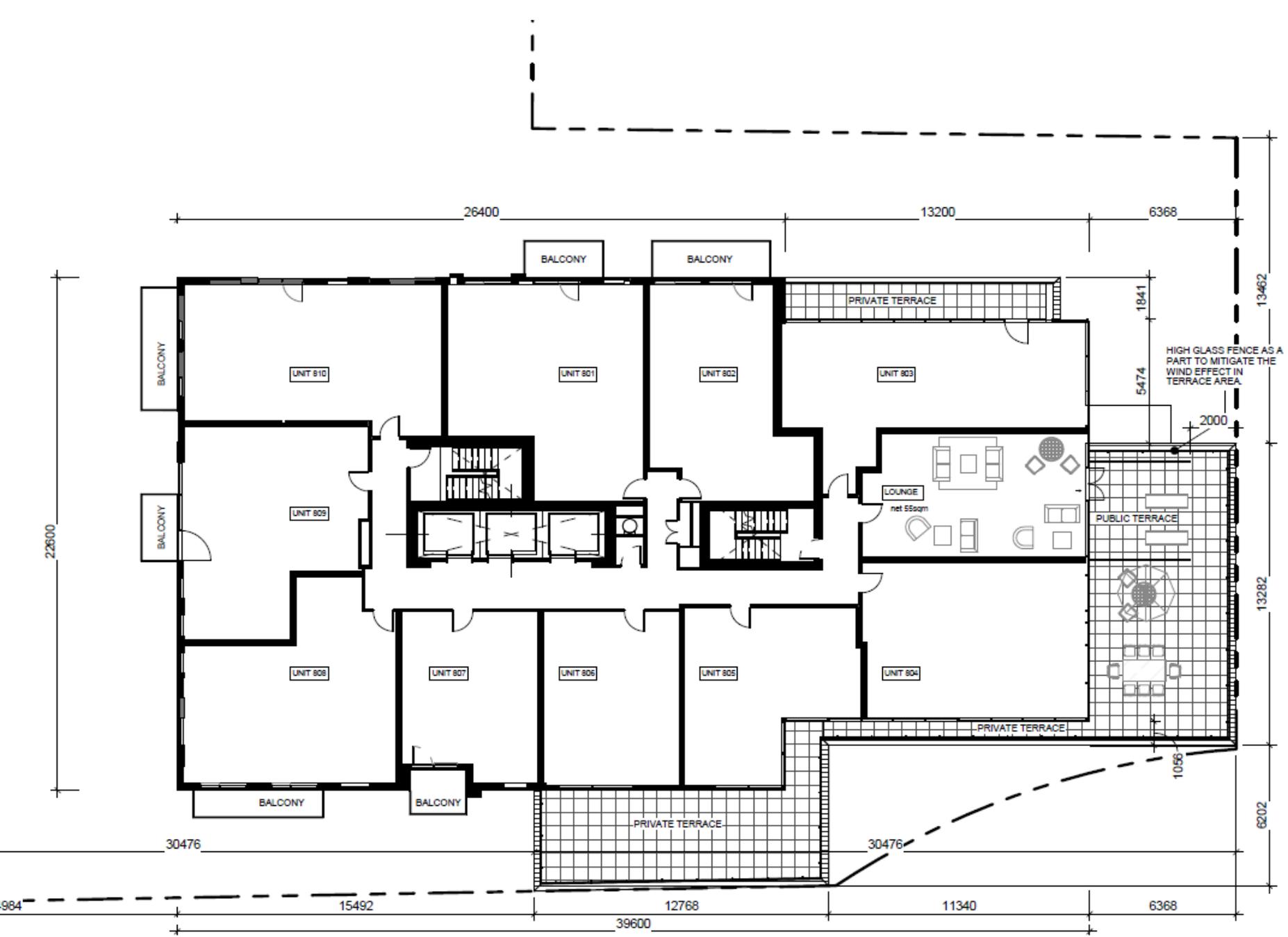
Variations throughout the MPS Application

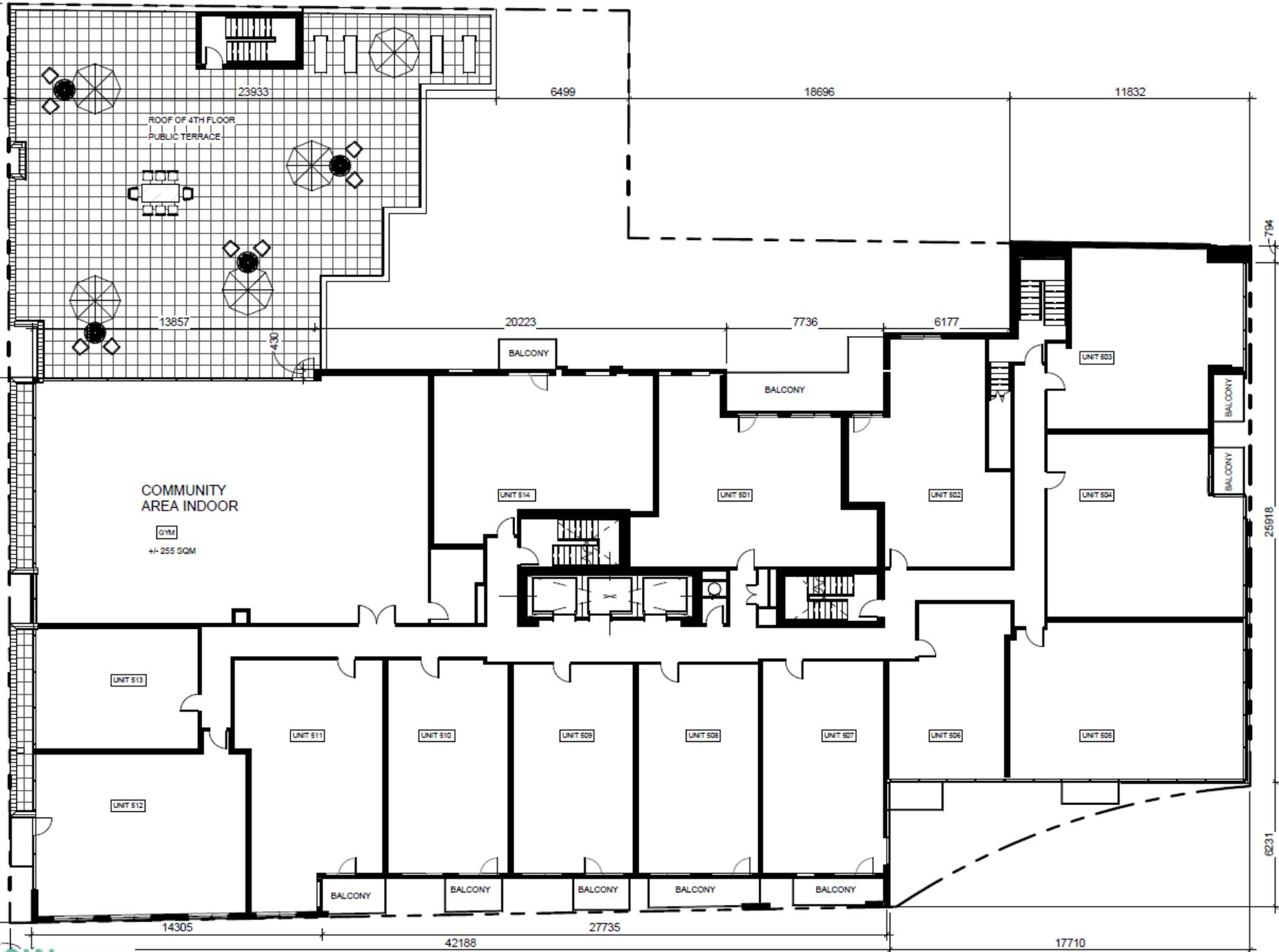


2014



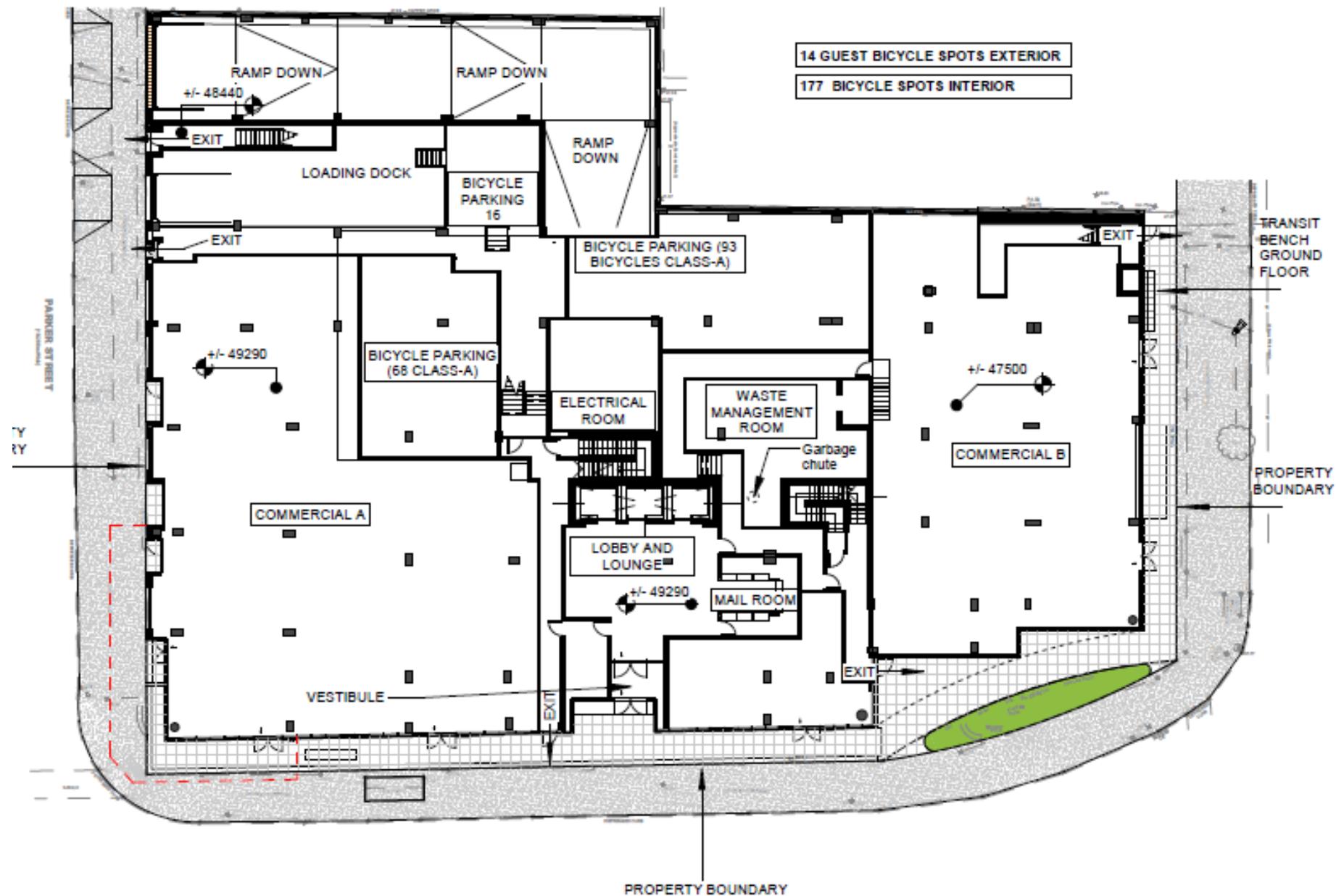
2018





14 GUEST BICYCLE SPOTS EXTERIOR

177 BICYCLE SPOTS INTERIOR



Category	Proposed
Residential Units	Min 50% 2-Bedroom
Parking Spaces (Car)	Ratio 0.3 stall – 1 Unit
Parking Spaces (Bike)	Ratio 1 stall – 1 Unit
Amenity Space (Indoor)	310 sq. m.
Amenity Space (Outdoor)	375 sq. m.
Commercial Space (Ground Floor)	~930 sq. m.