



P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Item No. 5**  
**Halifax Regional Council**  
**May 9, 2017**

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

**SUBMITTED BY:** Original Signed by Director

---

Amanda Whitewood, Director, Finance and Asset Management/CFO

**DATE:** March 20, 2017

**SUBJECT:** **6067 Quinpool Road Disposal Process**

---

### INFORMATION REPORT

#### ORIGIN

- December 1, 2013 – Halifax Regional Municipality obtained vacant possession of former Saint Patrick's High School/Quinpool Education Centre property at 6067 Quinpool Road from Halifax Regional School Board.
- July 22, 2014 – Regional Council approved the following [paraphrased] recommendations:
  1. Declare 6067 Quinpool Road as surplus to municipal purposes;
  2. Categorize 6067 Quinpool Road as 'Economic Development', as per Administrative Order 50;
  3. Authorize demolition of the building;
  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 specifics of the disposal method for 6067 Quinpool Road following consideration of amendments to the Municipal Planning Strategy for Halifax.
- September 17, 2014 – Audit & Finance Standing Committee (AFSC) approved funding for demolition and plan amendment.
- October 7, 2014 – Regional Council approved recommendations from AFSC, September 17, 2014 (see above).
- February 25, 2015 – CAO Award Report – RFP P15-001 Consulting Services for Plan Amendment - 6067 Quinpool Road, Halifax (A/O50), awards plan amendment to WSP Canada Inc.

#### 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.

**LEGISLATIVE AUTHORITY continues on page 2**

Administrative Order Number 50, Respecting The Disposal of Surplus Real Property:

(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.

**BACKGROUND**

Halifax Regional Municipality accepted vacant possession of the 3.5-acre property at 6067 Quinpool Road from the Halifax Regional School Board in December 2013. It was the site of the former Quinpool Education Centre, and prior to that, Saint Patrick's High School, which was constructed in the 1950s.

This information report originates from Regional Council's July 22, 2014 approval of report recommendations declaring the property surplus as per Administrative Order 50, Respecting the Disposal of Surplus Real Property.

The objective of Council's motion was to build certainty around the development of the property by demolishing the building and completing the necessary plan amendment work through Centre Plan. Regional Council has further directed that the net sale proceeds be earmarked to Q606, Strategic Capital Reserve, to fund Council's strategic capital projects.

**DISCUSSION**

This information report is intended to update Council on the current disposal plan and schedule.

***Demolition***

Regional Council approved the structure's demolition in May 2015. The demolition contract was awarded to Capital Demolition. The full scope of work was completed at a cost of approximately \$2,100,000, leaving the site vacant in the summer of 2016.

***Centre Plan***

Regional Council approved, in 2014, the initiation of a consulting study to inform future zoning changes via site-specific plan amendment process. WSP Canada (WSP) and Architecture49 (A49) were then hired in 2015 to lead that process and to develop a public engagement program. The process included a detailed background analysis of the site and surrounding community, which culminated in recommendations focusing on urban design and built form excellence by which plan amendments and zoning changes would be proposed.

The first public open house was held in July 2015. Consultants then reviewed over 600 comments received during the initial public consultation period for which the public engagement portal, Shape Your City (Halifax), was used. Draft land use by-law regulations were then prepared and shared with the public at the second public open house in December 2015. Public comments on the regulations were again collected through Shape Your City (Halifax) between December 10 and January 4, 2016.

Subsequently, a Public Information Meeting (PIM) was hosted by the District 7 & 8 Planning Advisory Committee (PAC) on May 9, 2016. The proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use Bylaw were presented and discussed by the PAC.

It was then agreed—following public feedback—that the best course of action was to have Regional Council consider the recommended plan amendments as part of Centre Plan.

The subject property sits within the Quinpool Road corridor, which is one of the five areas within the Regional Centre designated as 'Centres'. These Centres are appropriate for more growth because they have existing commercial activity including retail, restaurants, and offices, and include varying degrees of residential density. All have above average transit service and land available to accommodate growth. To achieve a concentration of people, jobs, and services, medium-to-high density development is appropriate for these areas. They have the ability to become complete communities with excellent transit accessibility, where pedestrians and cyclists feel safe and comfortable.

Proposed Objectives under the draft Centre Plan include:

1. To encourage mixed-use main streets that demonstrate high quality building and streetscaping standards, and prioritize pedestrian comfort;
2. To accommodate new residents and jobs through moderate height and tall buildings that transition appropriately to adjacent lower building forms and public spaces;
3. To accommodate residential, commercial, and mixed-use development where appropriate;
4. To create a safe and comfortable public realm for people of all ages and abilities; and
5. Any incentive and bonus zoning agreement will include Affordable Housing.

The Centre Plan document has been reviewed by the Community Design Advisory Committee. Next steps include authorization of direction by the Community Planning and Economic Development Standing Committee, with recommendations to be made from the Standing Committee for Regional Council's authorization.

If Centre Plan direction is authorized, staff will proceed with the implementation phase by finalizing detailed policies, land use by-law regulations, and required amendments to other Secondary Municipal Planning Strategy and Land Use By-law documents.

#### ***Marketing of the Property for Sale***

Marketing for sale of the property is anticipated in late summer 2017, and will be coordinated with and follow Regional Council's anticipated approval of plan amendments and land use by-laws (LUB) as proposed under Centre Plan.

In the interim, staff are advancing additional real estate work to ready the property for marketing, including property valuation, final survey work, and engagement of real estate advisory and brokerage services for the sale of the property in order to assist in leveraging the highest return for the municipality.

#### **FINANCIAL IMPLICATIONS**

Net proceeds of the property's sale will be credited to Q606, Strategic Capital Reserve, and is included as a contribution in the 2017/18 proposed Reserve Budget.

#### **Opportunity Reserve – Q606 - Strategic Capital Reserve**

The Q606 Reserve is governed by the Halifax Regional Municipality Charter, Section 120(1), (3) and (4). Funds to the reserve are derived from the sale of specific, previously identified, large properties; other properties that Council may determine; annual transfers from Fiscal Services; and, amounts transferred to the fund as approved by Council. Withdrawals from the reserve are allocated for large strategic capital projects such as Dartmouth Multi-Pad, Dartmouth Sportsplex, Cogswell Interchange, among others.

### **COMMUNITY ENGAGEMENT**

As per Administrative Order 50, the area Councillor was advised of the recommendation to *surplus* the subject property, and subsequently the area Councillor hosted a public meeting in 2014.

In 2015, a public consultation process led by WSP Canada employed the Shape Your City (Halifax) public engagement portal. Two public open houses to obtain community input on urban design elements for redevelopment of the site were held. The final consulting report was considered by municipal planning and development staff in preparation of Case no. 20510 for zoning changes under the area's Municipal Plan, which prompted five (5) public meetings of the District 7 and 8 Planning Advisory Committee in 2016.

The property was then adopted for rezoning considerations under the Centre Plan initiative. Centre Plan was itself founded on a robust public engagement process, employing open houses, community walk discussions and workshops, pop-ups, the Shape Your City (Halifax) public engagement portal, and impending public hearings.

### **ATTACHMENTS**

Attachment 1 - Site Plan

---

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Rudy Vodicka, Project Manager, Corporate Real Estate, Finance and Asset Management  
902.476.8183

Original Signed

Report Approved by: \_\_\_\_\_  
Peter Stickings, Manager, Corporate Real Estate, Finance and Asset Management  
902.476.8237

---



---

**Attachment 1 – Site Plan**  
REGIONAL COUNCIL INFORMATION REPORT  
6067 Quinpool Road – Administrative Order Number 50 - Disposal Method

---

