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**Case 18966**  
Proposed Municipal Planning Strategy Amendments for  
6009 – 6017 Quinpool Road

January 16, 2018  
Halifax Regional Council

## Tonight's Hearing Proposal

Applicant: APL Properties Limited

Location: 6009-6017 Quinpool Rd

Proposal: An amendment to Municipal Planning Strategy policy that would allow a Development Agreement for a 62 metre high mixed-use building containing primarily residential uses with commercial on the ground floor

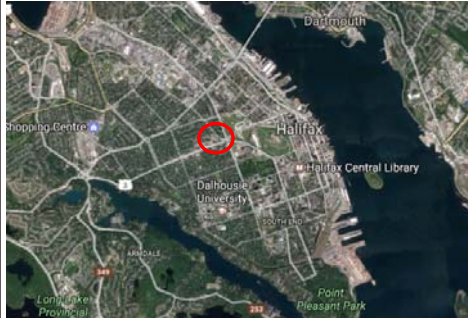


Applicant rendering of 29 storey (approx. 92 metre) proposal seen from above Quinpool Road, looking northeast

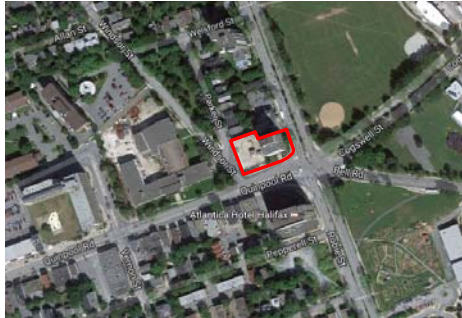
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# Site Context

6009-6017 Quinpool Rd, Halifax



General Site location



Site Boundaries in Red

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# Site Context



Subject site seen from the southeast corner of Quinpool Rd and Robie St

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## Site Context



Lands adjacent to the subject site on Parker Street  
looking southeast

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## Site Context



Lands Immediately to the north of the subject site  
on Robie Street

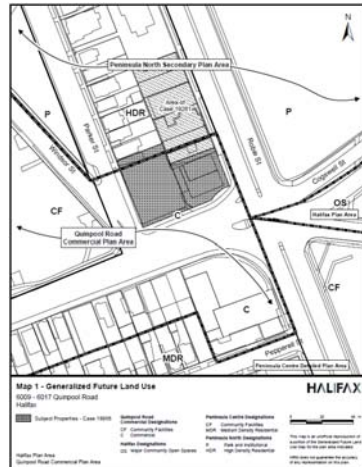
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# Planning Policy

Halifax Municipal Planning Strategy

- Halifax North
  - Detailed Area Plan
    - High Density Residential
- Quinpool Road
  - Detailed Area Plan
    - Commercial



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# Land Use By-law

Halifax Peninsula LUB

- Three zones apply to site:
  - C-2 General Business
  - C-2C Minor Commercial
  - R-2 Multiple Dwelling
- Three height precincts apply to site:
  - 145 feet
  - 45 feet
  - 35 feet
- Multiple zones make a comprehensively designed development difficult



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## MPS Amendment Considerations

- Amendments to the MPS should only be considered when circumstances have changed since the document was originally adopted
- Circumstances would need to change to the extent that the original land use policy is no longer appropriate
- Staff advised there is merit to a policy amendment for the site due to factors of:
  - Age of existing policy
  - Decreased demand for existing use

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## Tonight's Hearing

- Policy is under Consideration that would allow a Development Agreement in a Future Process
- While a Specific Building has been Proposed by the Applicant, Another Design which met the Policy could be Approved in a Future Development Agreement Process

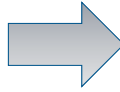
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## Previously Proposed Concepts



June 2014 Council Meeting



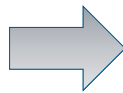
October 2014 Open House

An increase in height from the previous 22 and 11 storey towers to a proposed 28 and 12 storey design

## Previously Proposed Concepts



October, 2014



2017-18 Applicant Proposal

## Process to Date

- MPS amendment process initiated by Regional Council on June 10, 2014 “...*subject to addressing the design control principles for building height, mass, density, shadowing, and spacing between towers.*”
- Community Consultation and Negotiations with the Applicant throughout 2015 and 2016
- Regional Council Direction to Draft Policy allowing for the 29 Storey Development As Proposed on September 6, 2016

## Council Direction at First Reading

At the March 21, 2017 meeting, Halifax Regional Council directed that a Public Hearing be held for the amendments included in the staff report with the exception that the policy allow for a building no greater than 62 metres in height



The Policy discussed Tonight is for a Building of Approximately 20 Storeys as shown here

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## Public Consultation

- Open House– *October, 2014*
- Online Survey – *October, 2014*
- Public Information Meeting – *September, 2015*
- Planning Advisory Committee – *January, 2016*
- Letters & Emails From Community – *2014 through Tonight*

Concerns Submitted by the Applicant as well as Members of the Public Regarding the Methodology and Accessibility to the Online Survey resulted in the Decision to not Release those Results

## What We Heard

- Concern for Height of the Proposed Building but a Tall Building Could be Supported Subject to More Attention Towards Floorplate Sizes, Tower Spacing, Transition to Lower Density Uses and Shadow
- More Attention Required to Massing of Buildings and How they Transition to Lower Density Homes
- Increased Attention to Design Required – Specifically in the Podiums of the Buildings
- Concern Regarding how the Buildings would Impact the Public Realm – Specifically with Regard to the Common

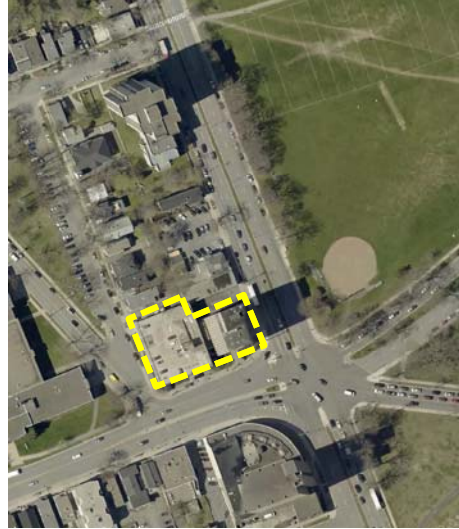
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## Analysis of Site

- Serves as a gateway to the Major Commercial Corridor of Quinpool Road
- Size of adjacent intersection lends itself to a larger building
- Has frontage on 3 public streets
- Abuts a stable low density residential neighbourhood
- Multiple 10+ Storey Buildings in the Area



## Analysis of Proposals – Mass

- 58' wide facing the Common
- 130' long facing Quinpool Road
- Podium transitions from 7 storeys at Quinpool & Robie to 4 storeys on Parker
- Building setbacks and stepbacks are all rationale and defensible



## Analysis of Proposals – Density

- Increased by 44 residential units since initiation
- Decreased by just over 1,600 square feet in its available commercial space
- Building is maximized in its dimensions



## Analysis of Proposals – Shadow

- Location of this site minimizes its shadow impact on the Common
- East-West orientation of the site also assists in this impact



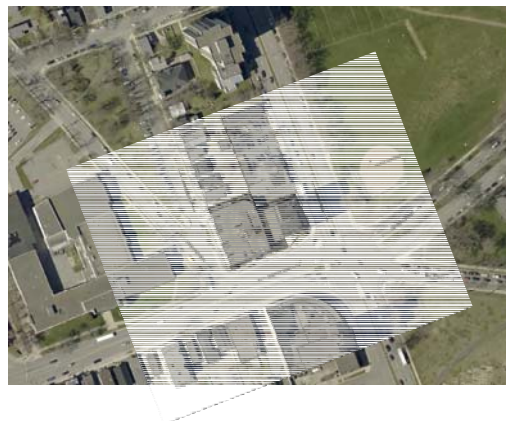
## Analysis of Proposals – Tower Spacing

- Tower is 18.8 feet from property line shared with Robie Street project
- Acceptable distance given that adjacent property is significantly wide
- Setbacks of adjacent building now being determined in a separate process



## Analysis of Proposal - Height

- Podium height transition towards Parker Street is appropriate
- Height is concentrated to the southeast
- Staff advise a 62 metre tall building is appropriate in this location

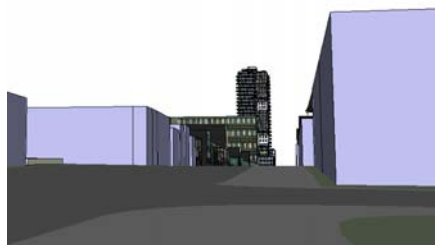


## Design Rationale

- The proposed design responds to the specific context of the site
- A rationale exists for all building setbacks, podium heights, and articulations
- The building is maximized in all of its dimensions
- Re-locating square footage from the top of the building to elsewhere in the proposal would adversely impact these carefully considered

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## Oxford and Quinpool



Original 29-Storey Proposal

Proposal at 20 Storeys  
(Approximately 62 metres)



## Looking West from the Oval

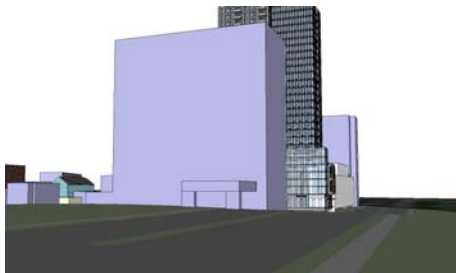


Original 29-Storey Proposal



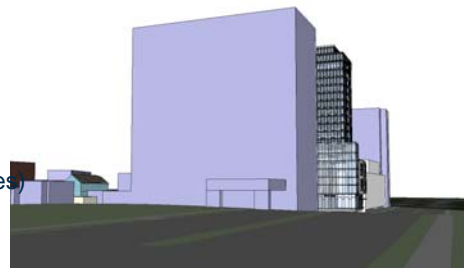
Proposal at 20 Storeys  
(Approximately 62 metres)

## Looking North on Robie



Original 29-Storey Proposal

Proposal at 20 Storeys  
(Approximately 62 metres)



## Highlights of Policy Under Consideration Tonight

- Single Tower with Primarily Residential Uses but Commercial on the Ground Floor
- Maximum 62 m Tall Inclusive of all Mechanical Spaces, Penthouses, and other Structures
- Base of Building Transitions from 7 to 4 Storeys Moving Towards Parker Street
- Tower is Oriented and Dimensioned in a Manner which Minimizes Shadow Impact on the Halifax North Common
- 50% of the Dwelling Units are a Minimum of Two Bedrooms and have a Minimum Area of 92.9 m<sup>2</sup>



## District 7&8 PAC Recommendation

January 25, 2016

The PAC provided the following feedback:

- The proposal should be of a maximum 18 storeys
- Ensure architectural interest at the pedestrian level
- The North wall of the Quinpool Road proposal facing the St. Pat's site should be aesthetically improved
- The Committee is concerned regarding the impact of shadows on the immediate residential community
- The Committee is concerned with the impact of shadows on the Common



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## Motion for Consideration

That Halifax Regional Council approve the proposed amendments to the Municipal Planning Strategy and the Land Use By-law for the Halifax Peninsula, as set out in Attachments A and B of the January 20, 2017 report, with the exception that the overall height of the development as referenced in 2.10.1(c) of the proposed policy be amended to allow for a building no greater than 62 metres at 6009 and 6017 Quinpool Road, Halifax.

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**Thank You**

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