

NOTICE OF PUBLIC MEETING HALIFAX PENINSULA

Districts 7 and 8 Planning Advisory Committee and HRM Planning Staff will be holding a public meeting on **Thursday, September 17, 2015 beginning at 7:00 p.m.** at **Dalhousie University (Potter Family Auditorium), 6100 University Avenue, Halifax** to discuss the following application:

Case 18966 - Application by APL Properties Limited to amend the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB) to permit the application of a development agreement allowing a mixed use development consisting of a new residential tower of 29 storeys on a four to seven storey podium at 6009-6017 Quinpool Road, Halifax.

The purpose of the meeting is to receive feedback regarding the above-noted application. The applicant will be present to discuss the proposal. Planning staff will be present to discuss the process and the application with respect to the provisions of the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law.

The meeting is open to anyone who wishes to attend to seek information about the proposal and/or express any comments which they may have.

A copy of the initiation report is available upon request by contacting Development Approvals at 902-490-4393, or visit:

<http://www.halifax.ca/planning/applications/Case18966Details.php>

PROPOSAL INFORMATION: Case 18966

APPLICANT: APL Properties Limited

REQUEST: To amend the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB) to permit the application of a development agreement allowing a mixed use development consisting of a new residential tower of 29 storeys in height on a four to seven storey podium at 6009-6017 Quinpool Road, Halifax.

PROPOSAL: The applicant is proposing a single tower development reaching an overall height of 29 storeys, grounded by a four to seven storey podium which contains commercial uses at and near grade, residential units and shared residential amenity spaces. The applicant has also indicated the potential for a restaurant use to be located on the top floor. The building contains 209 dwelling units with the applicant indicating primarily a mix of 1 and 2 bedroom units with a limited number of 3 bedroom units. The site will provide 199 parking stalls divided between 2 sub-grade parkade levels and 4 levels of parking within the podium, all accessed off of Parker Street to the west.

The site is designated both C (Commercial) and HDR (High Density Residential) within the Halifax MPS. The site is zoned C-2C (Minor Commercial-Quinpool Road), C-2 (General Business), and R-3 (Multiple Dwelling) in the Halifax Peninsula LUB. Amendments to both of these planning documents would be required in order for Council to consider a Development Agreement on the site.

You are invited to attend the meeting to gather information on the proposal and to make Community Council / the Planning Advisory Committee aware of your comments.

DISTRICT: 8 (Halifax Peninsula North) – Councilor Jennifer Watts

SITE INFORMATION: 6009-6017 Quinpool Road, Halifax

PLAN AREA:

- Halifax Municipal Planning Strategy
- Halifax Peninsula Land Use By-law

LAND USE DESIGNATION:

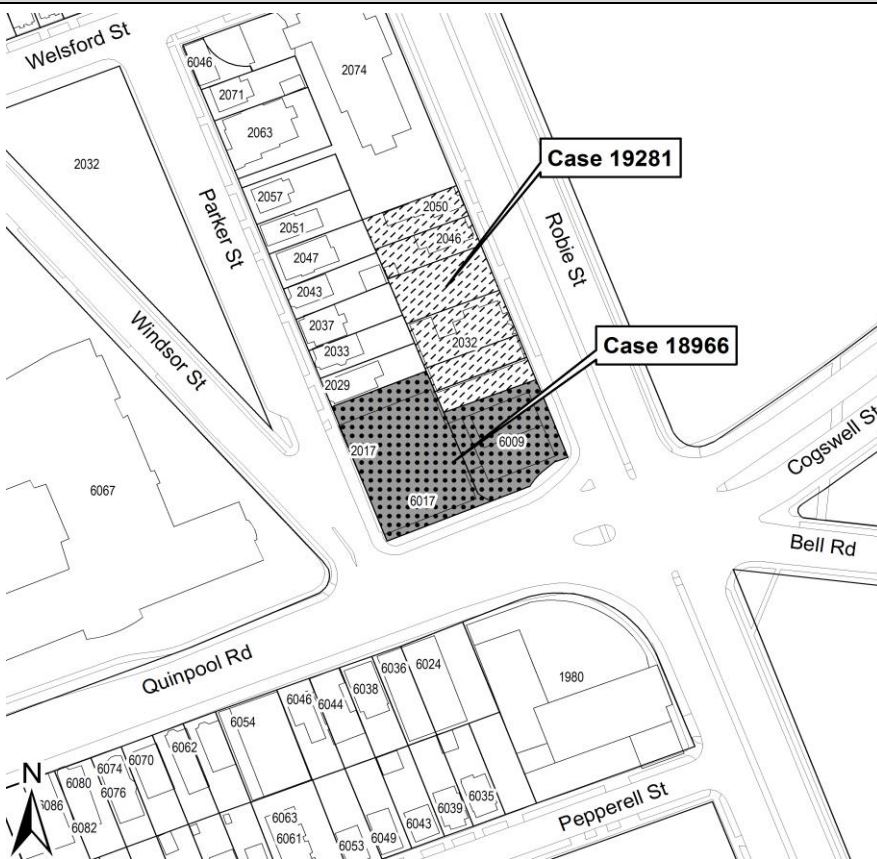
- C – Commercial
- HDR – High Density Residential

CURRENT ZONING:

- C-2C – Minor Commercial – Quinpool Road Zone
- R-3 – Multiple Dwelling Zone

PROPERTY DESCRIPTION:

- Existing Use – 10 Storey Commercial Office Building and Above Grade Parking Garage
- Site Size – 21,760 sq. ft.



For further information, please contact **Carl Purvis**, Acting Supervisor of Community Planning, 902-490-4797, purvisc@halifax.ca or visit <http://www.halifax.ca/planning/applications/Case18966Details.php>

Date: August 2015