

HALIFAX

Public Information Meeting

**Case 20510: 6067
Quinpool Road**

May-10-16

Purpose of Meeting

- Why are we here?
 - Planning for Quinpool Road,
 - Why we arrived at a new zone,
 - What we are protecting, what we are open to seeing changed, and
 - Understand more about development in this community, what is the feedback on this proposed amendment.

6067 Quinpool Road



Project Approach



- *Objectives of Existing Plan*
- *Urban Design Principles*
- *Known Limitations*

- *Open House 1*
- *Community Feedback*

- *Open House 2*
- *Conceptual Regulations*

- *Internal Feedback*
- *Draft Regulations*

Proposed Changes

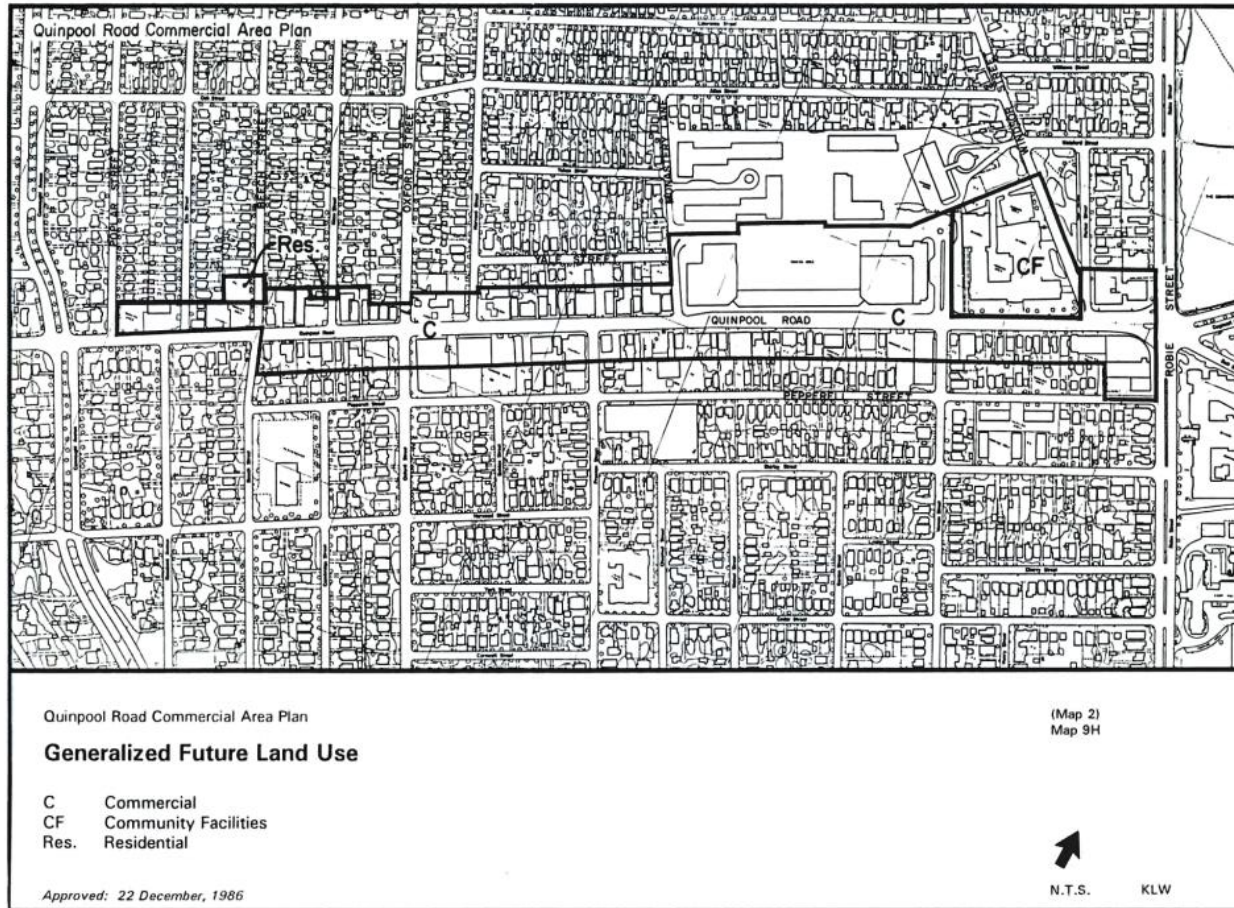
Halifax Municipal Planning Strategy

Community Facilities → Commercial Facilities

Halifax Peninsula Land Use By-Law

Zone P
(Park and Institutional) → Zone RC-5
(Quinpool Residential /
Commercial Zone)

Proposed Changes



Best Land Uses

Permitted Land Uses

- Residential
 - Multiple Unit Dwellings
 - Town Houses
 - Stacked Townhouses
 - Unit Types
 - One third of all residential units must be 2 or more bedrooms
- Institutional
- All commercial uses except:
 - Adult entertainment
 - Junk yards
 - Motor vehicle dealers
 - Drive through order and pick up windows
 - Motor vehicle repair shops
 - Billboards

Lot Coverage

- Maximum of 50% lot coverage
- Maximum of 100% lot coverage for underground parking structures

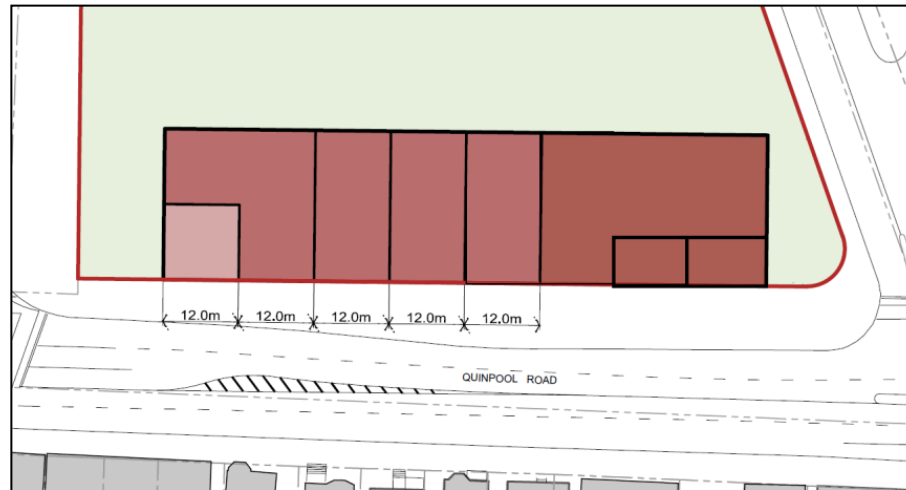


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Human Scale

Main Floor and Entrances

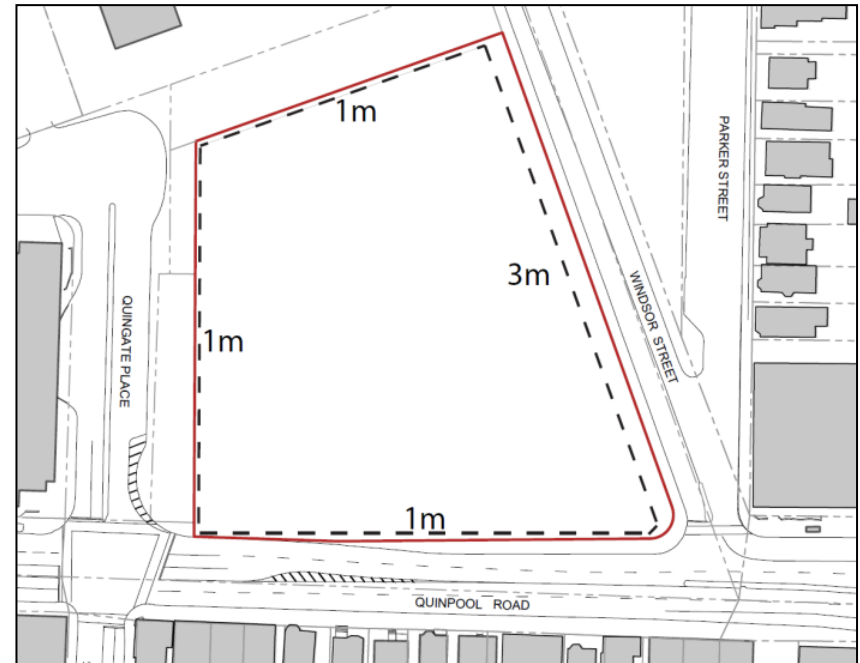
- Commercial uses are required for a minimum of 75% of the ground floor area of buildings located along Quinpool Road
- Storefronts on Quinpool Road can be no greater than 12m in width
- Majority of residential units along Windsor Street and Quingate Place will have individual access



Promote Active Street Frontages

Streetwall Setbacks

- Maximum 3m streetwall setback along Windsor Street
- Maximum 1m streetwall setback for all other streetwalls



Pedestrian Streets

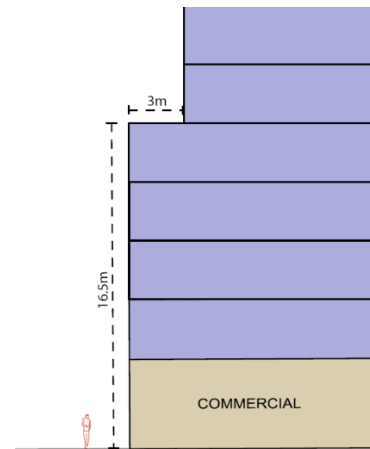
Streetwall Height and Width

- Streetwalls along Quinpool Road have a maximum height of 16.5m
- Streetwalls along all other frontages have a maximum height of 13.5m
- For buildings greater than 22.5m in height, the streetwall can be no greater than 60m in width

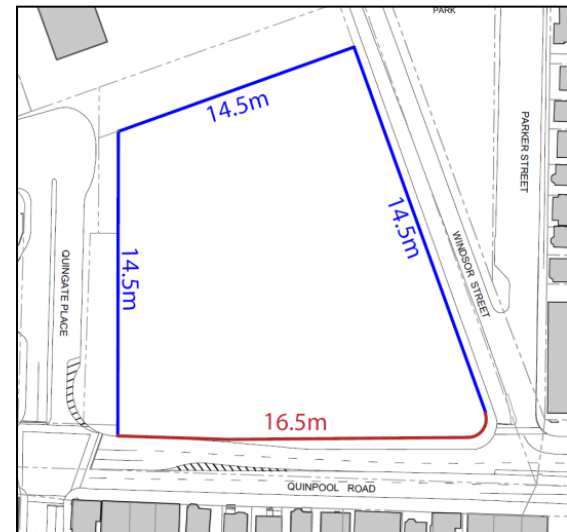
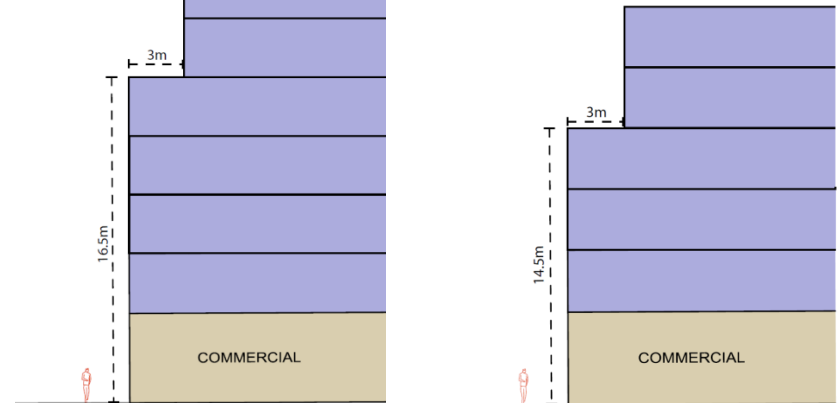
Streetwall Stepbacks

- Buildings must stepback a minimum of 3m on all sides above the streetwall height
- The stepback may be reduced for 20% of a building's streetwall

Quinpool Streetwall



All Other Streetwalls



Options for Massing

Height

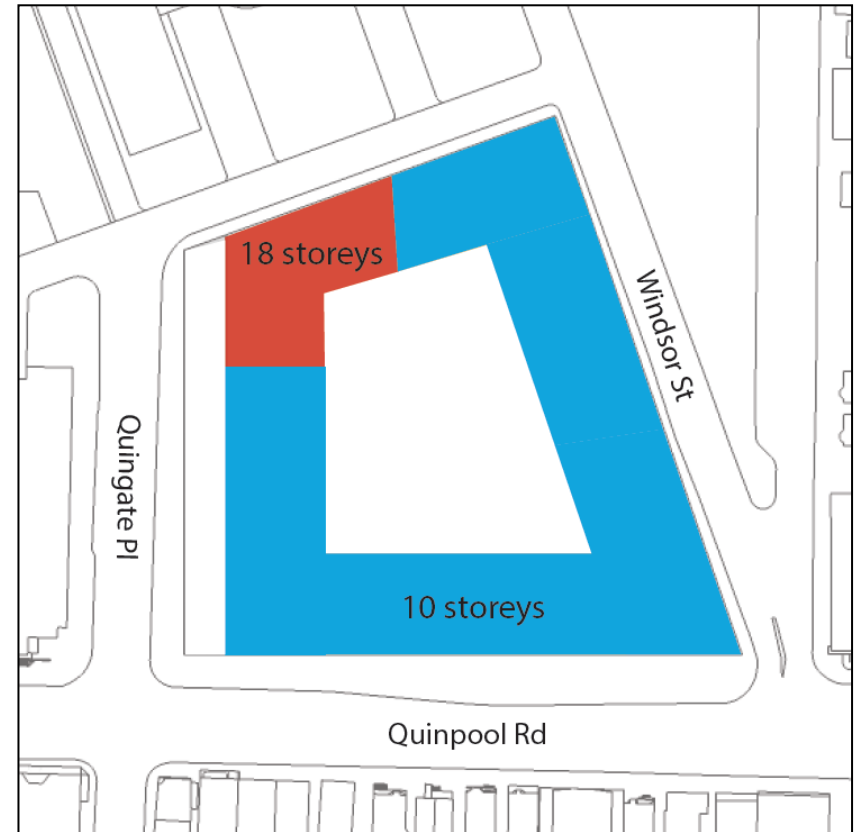
- Focused on the North West corner.
- Spread throughout the remainder of buildable area.

Building Depth

- Limiting the building depth is a new control that can protect the interior of the site.
- Building depth cannot exceed 30m from a streetline or property line.

Gross Floor Area

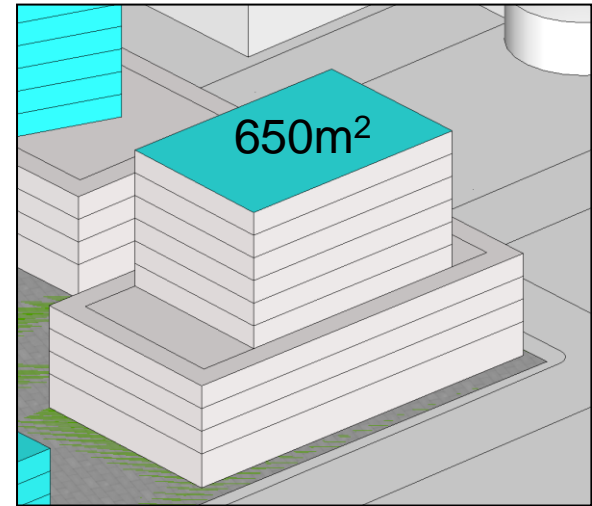
- Maximum gross floor area of 47,000 m²



Light and Air

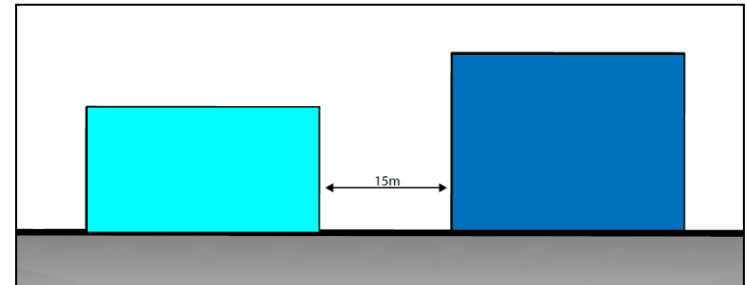
Floor Plate Area

- For buildings greater than 22.5m in height, the maximum floor plate area above the streetwall height is 650m²



Building Separation

- Buildings must have a minimum separation distance of 15m below the streetwall height
- For buildings over 22.5m in height, the separation distance between buildings is a minimum of 20m for portions of the building above the streetwall height



Public Space

Open Space, Landscaping, and Pedestrian Connections

- Pedestrian connections to be provided through the site
- Areas not occupied by buildings must be landscaped
- A single building can be located within the landscaped area and must be no larger than 250m² and 7.5m in height



Quality Pedestrian Experience

Parking

- No surface parking is permitted
- Residential parking is required
 - 1 space for every 4 bachelor units
 - 1 space for every 3 one-bedroom units
 - 1 space for every two-bedroom or more units
- Bicycle parking as per the Halifax Peninsula LUB
- Vehicular access is prohibited from Quinpool Road and Windsor Street

Signage

- No less than 3.1m above the surface of a sidewalk
- No closer than 1.5m in horizontal distance from a curb face
- Fascia signs cannot extend beyond the wall to which they are fixed and they can be no greater than 10% of the total area of said wall
- Area of window signs cannot be greater than 25% of window or glass area
- No signs are permitted on the roof of buildings
- Box signs are not permitted

Outstanding Issues

1. Items not addressed in these amendments
 - Density Bonusing
 - Detailed Design Guidelines
2. Subdivision
 - We will be normalizing the streetline along Quinpool Road
3. Right of Way
 - Active Transportation corridor will remain
 - Could become a public street, further detailed design would be needed

Questions

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