

HALIFAX

Case 20510
6067 Quinpool Rd

**Districts 7 & 8 Planning
Advisory Committee**

Why are we here?

- Present proposed amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law for 6067 Quinpool Road
- Obtain committee's recommendation for inclusion in the staff report to Halifax and West Community Council

Regional Council Initiation

- Declared surplus to municipal purposes under Administrative Order 50
- Categorized as “Economic Development”

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.

- Directed to amend Municipal Planning Strategy and Land Use By-Law to “address design, building height, mass, density, and use.”

Site Context



Proposed Changes

Halifax Municipal Planning Strategy

Community Facilities → Commercial Facilities

Halifax Peninsula Land Use By-Law

Zone P
(Park and
Institutional Zone)



Zone RC-5
(Quinpool
Residential/
Commercial Zone)

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

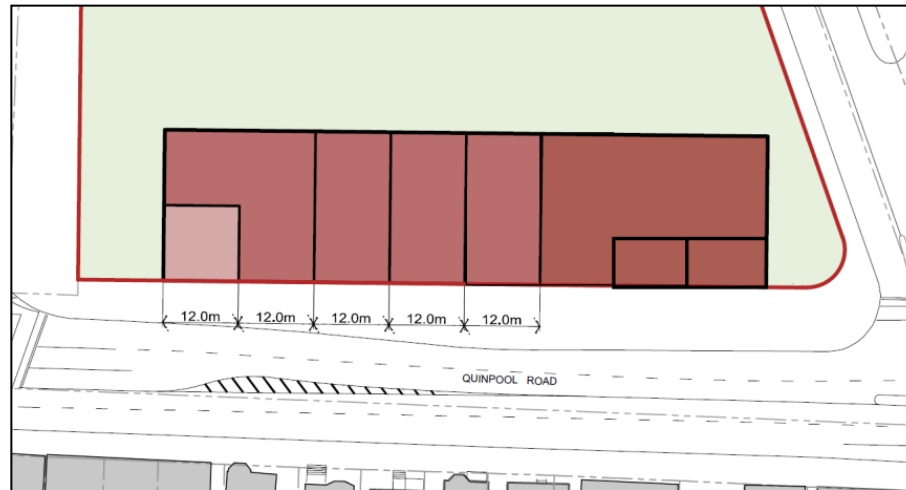


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Small-scale Storefronts

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 can be no greater than 12m in width
- Majority of residential units along Windsor Street and Quingate Place will have individual access



Appropriate Massing

Height

- Maximum 18 storeys at north west corner
- Maximum of 7 or 12 storeys for remainder of buildable area

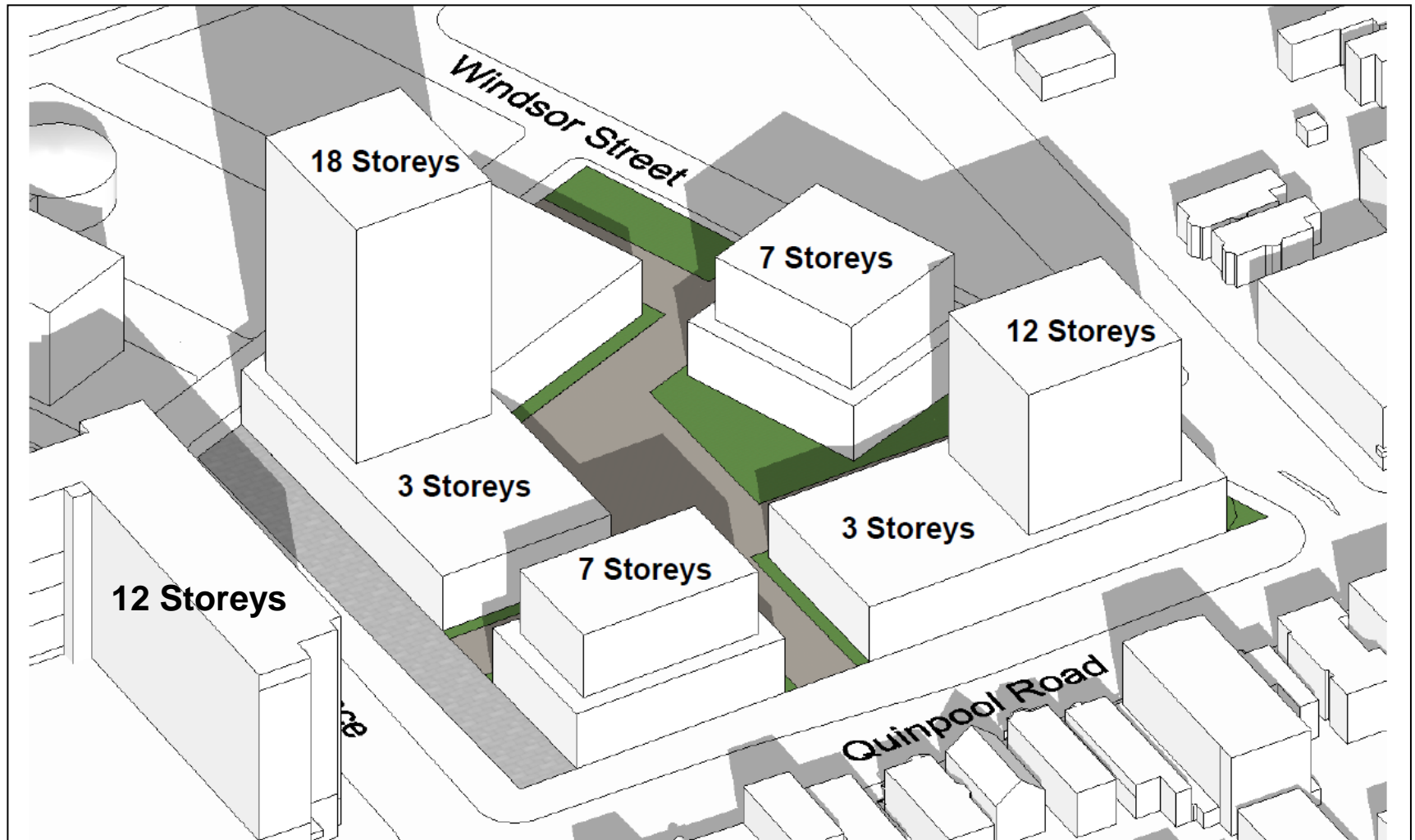
Building Depth

- Building depth cannot exceed 30m from a streetline or property line

Gross Floor Area

- Maximum GFA of 41,000m²

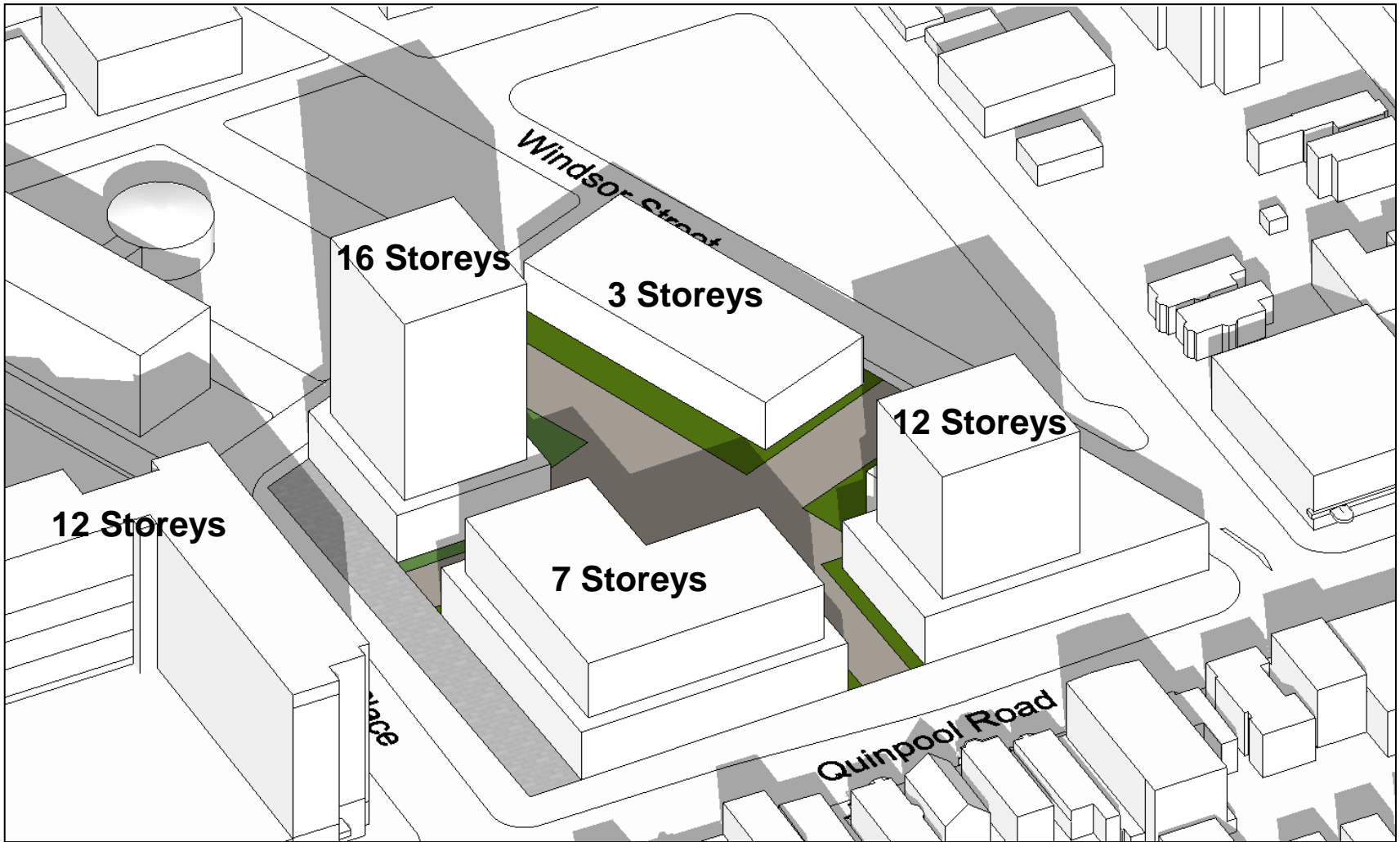




GFA = 40,610m²

Shadows: 1:30pm, Oct. 11th

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GFA = 40,974m²

Shadows: 1:30pm, Oct. 11th

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GFA = 39,940m²

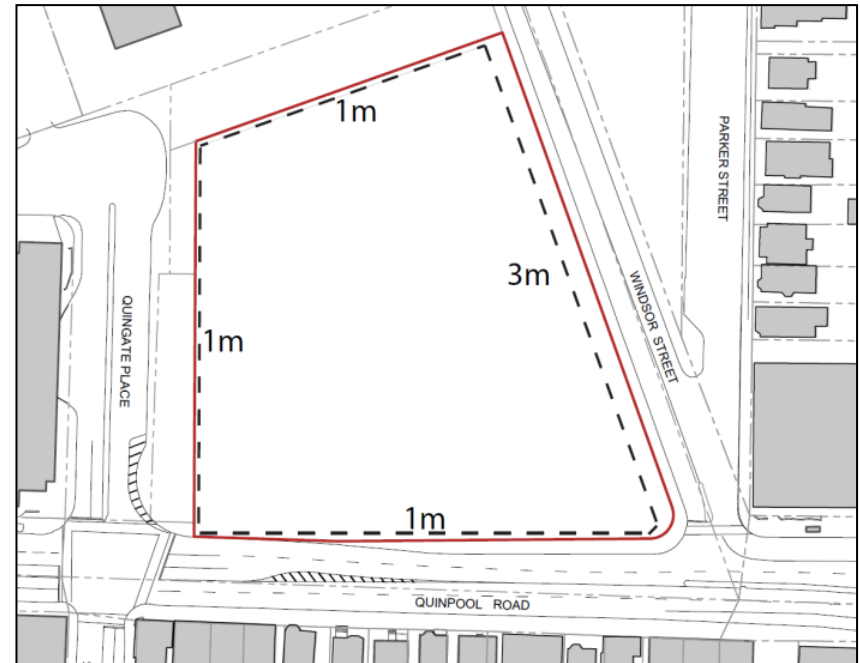
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Promote Active Street Frontages

Streetwall Setbacks

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



Pedestrian Streets

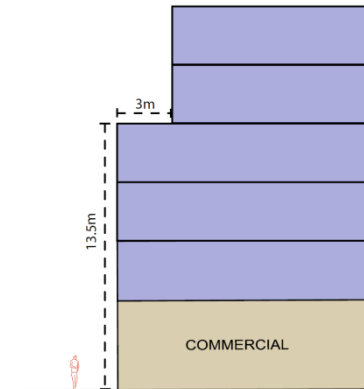
Streetwall Height and Width

- Streetwalls along Quinpool Road have a maximum height of 13.5m
- Streetwalls along all other frontages have a maximum height of 10.5m
- Maximum streetwall width of 60m

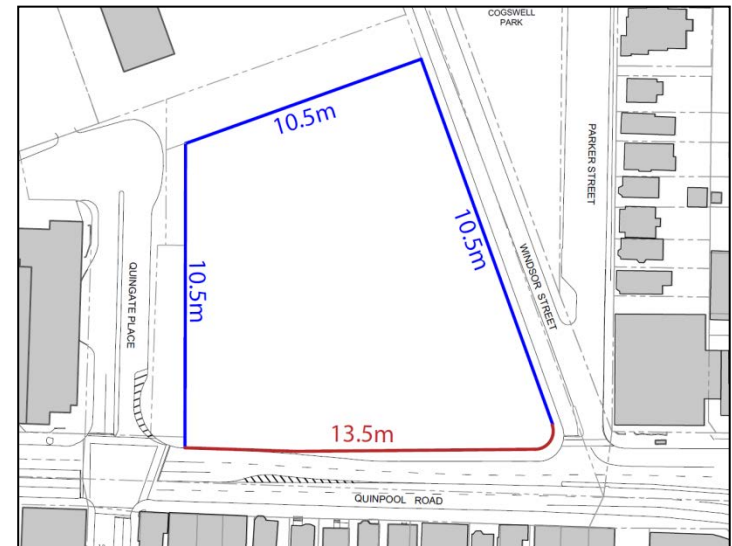
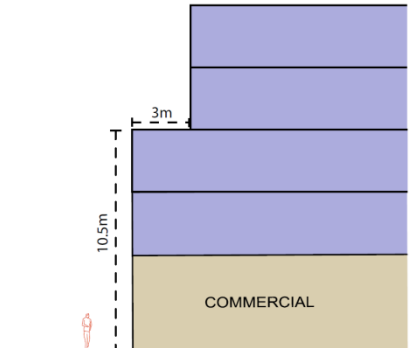
Streetwall Stepbacks

- 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



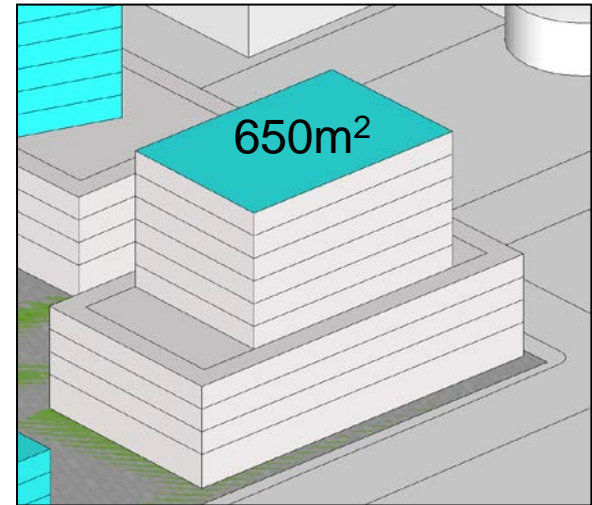
All Other Streetwalls



Light and Air

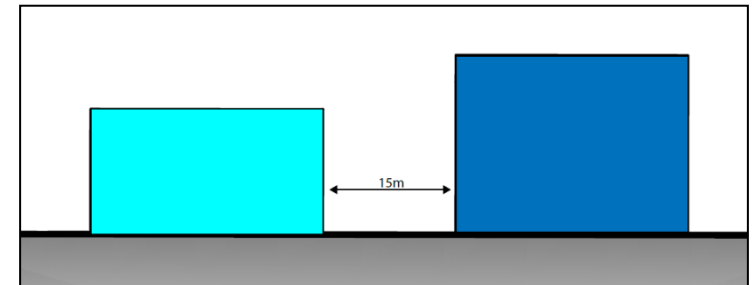
Floor Plate Area

- For buildings greater than 22.5m (7 storeys) 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 within the site
- 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
- 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

Changes Since Public Meeting

What has been changed:

- Gross Floor Area
 - Decreased to 41,000m²
- Height
 - 18 storeys at northwest corner of the site remains but 7 or 12 storeys for other areas
- Streetwalls
 - 3 or 4 storey streetwalls

Future Potential Changes:

- Lot Coverage
 - Increase to 60% or remove entirely
- Maximum Ground Floor Plate Area

Request of Committee

Provide comments on the following:

1. Merit of changing the designation from Community Facilities to Commercial Facilities
2. Proposed amendments to allow for a site specific mixed use zone
3. Regulations that control the mass of the building including height, gross floor area, and building depth