

HALIFAX

Public Meeting for Case 20577

Municipal Planning Strategy and Land Use
By-law Amendment for Robie Street, Compton
Avenue and Cunard Street, Halifax

October 11, 2017

Role of the HRM Planner

- Manage the process of the planning application.
- Main contact for the applicant and general public regarding questions, comments or concerns.
- Draft reports, negotiate with the applicant and make recommendations to Council.

Purpose of this Meeting

- Provide information to the public on the proposed development at the corner of Robie St., Compton Ave. and Cunard Street, Halifax
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided tonight will inform the process

No decisions will be made tonight

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Proposal

Applicant: WM Fares on behalf of the Abe Salloum

Location: Corner of Robie Street, Compton Avenue and Cunard Streets, Halifax

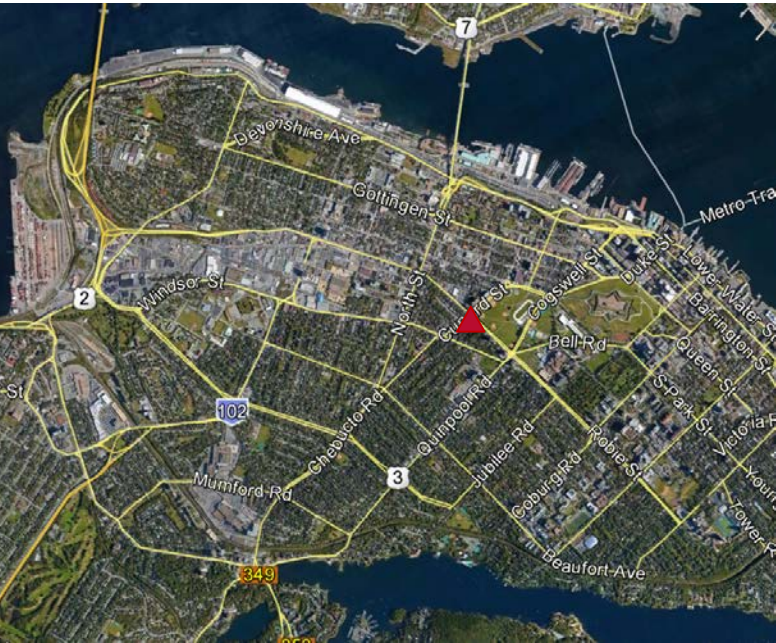
Proposal: 8 storey, mixed use building.



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Site Context

Robie St., Compton Ave. and Cunard St., Halifax



General Site location



Site Boundaries in Red

Site size:

2067 sq. m. (22,256 sq. ft.)

Site frontage:

Robie Street ~53.3m (175 ft.)

Cunard St. and Compton Ave. ~41 m (135 ft.)

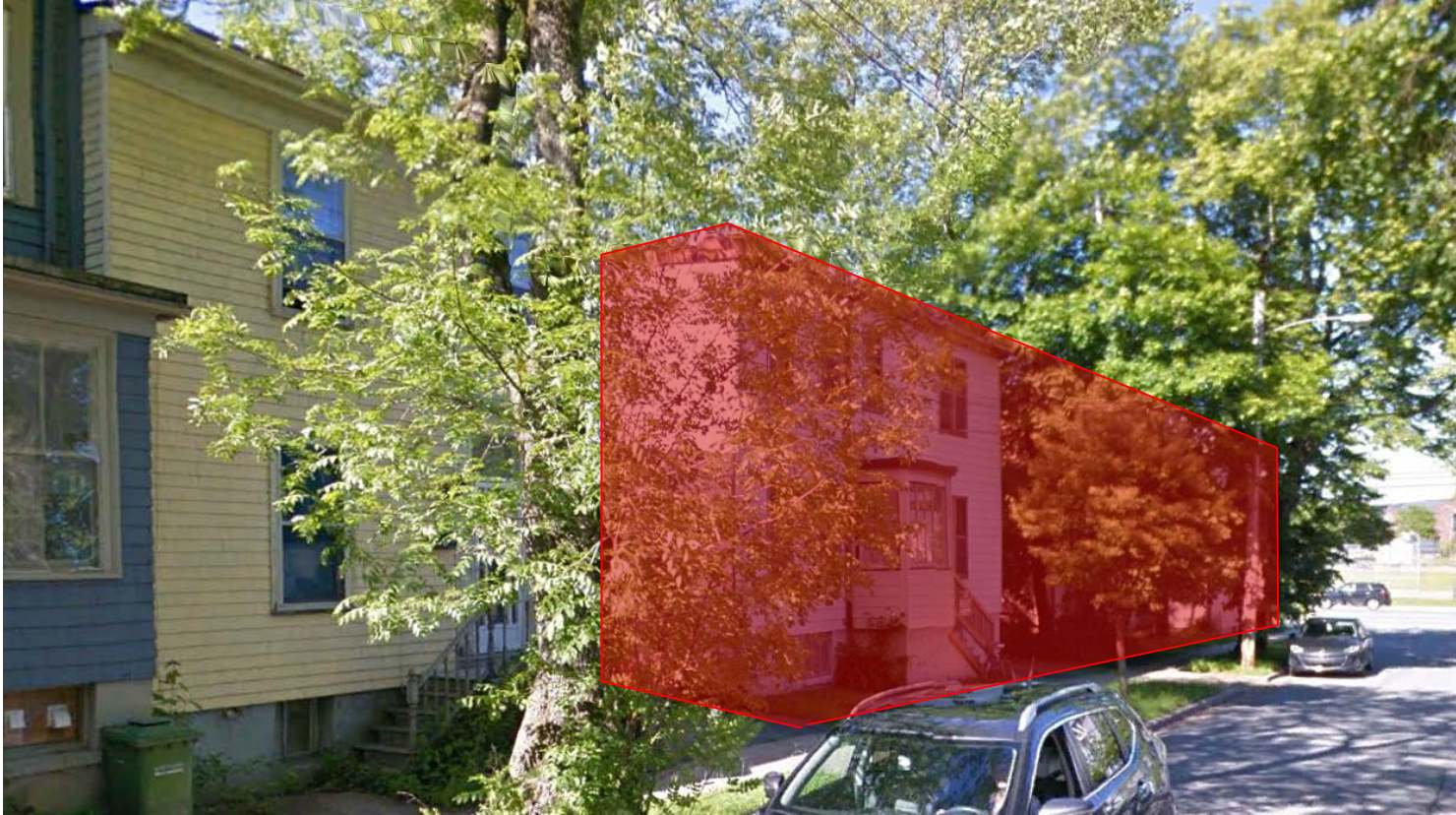
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Site Context – Robie Street



Subject site seen from the northwest, corner of Robie Street and Cunard Street

Site Context – Compton Ave



Subject site seen from the northwest, corner of Chebucto Rd and Elm Street

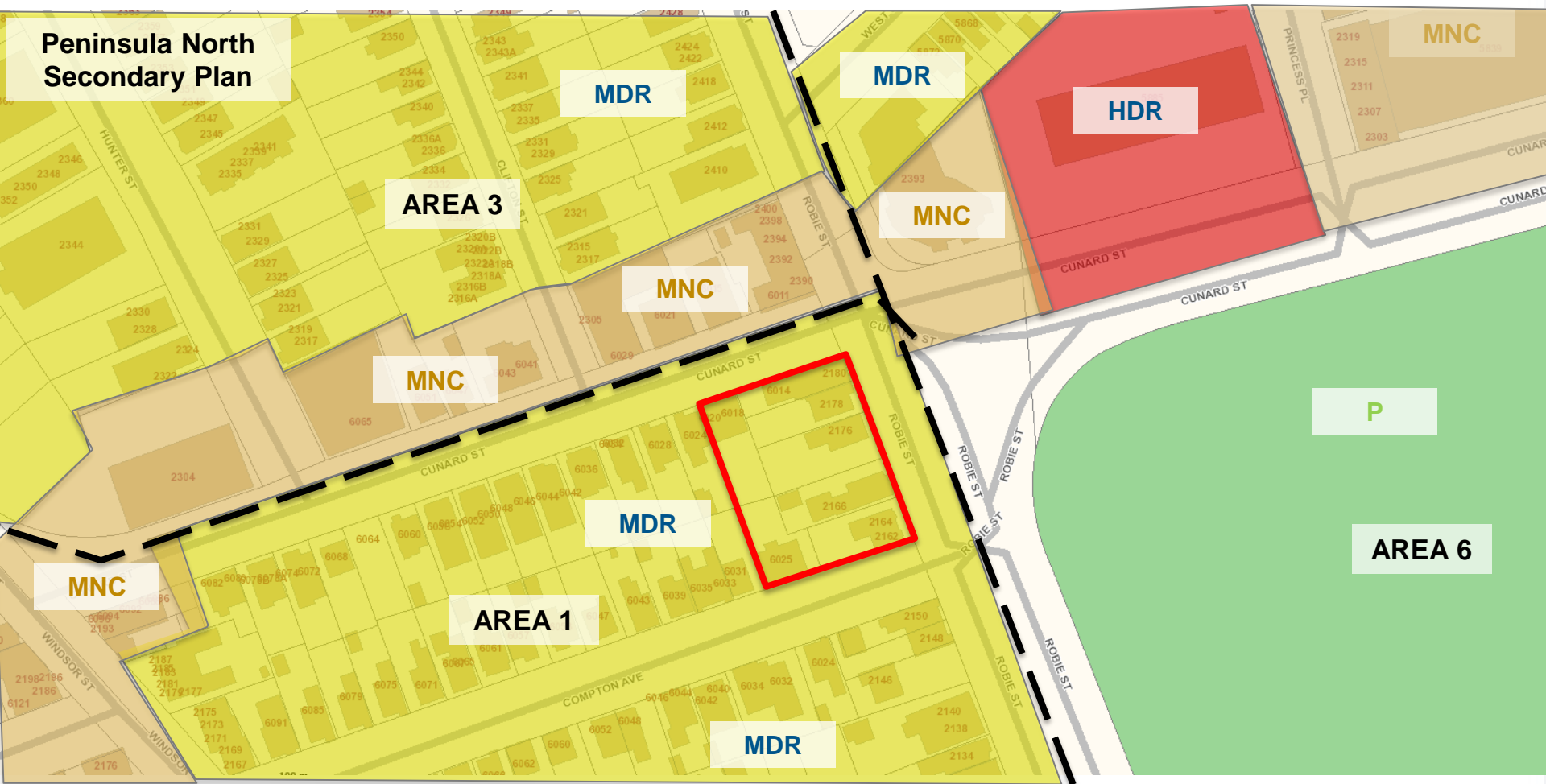
Site Context – Cunard Street



Subject site seen from the north on Cunard Street

Existing Halifax Municipal Planning Strategy (MPS)

Peninsula North Policies – Designations



Modernizing Planning Documents

Regional Plan – August 2006



Regional Plan 5 Year Update - October 2014



Centre Plan – 2013 – 2018 ?









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Proposed Centre Plan

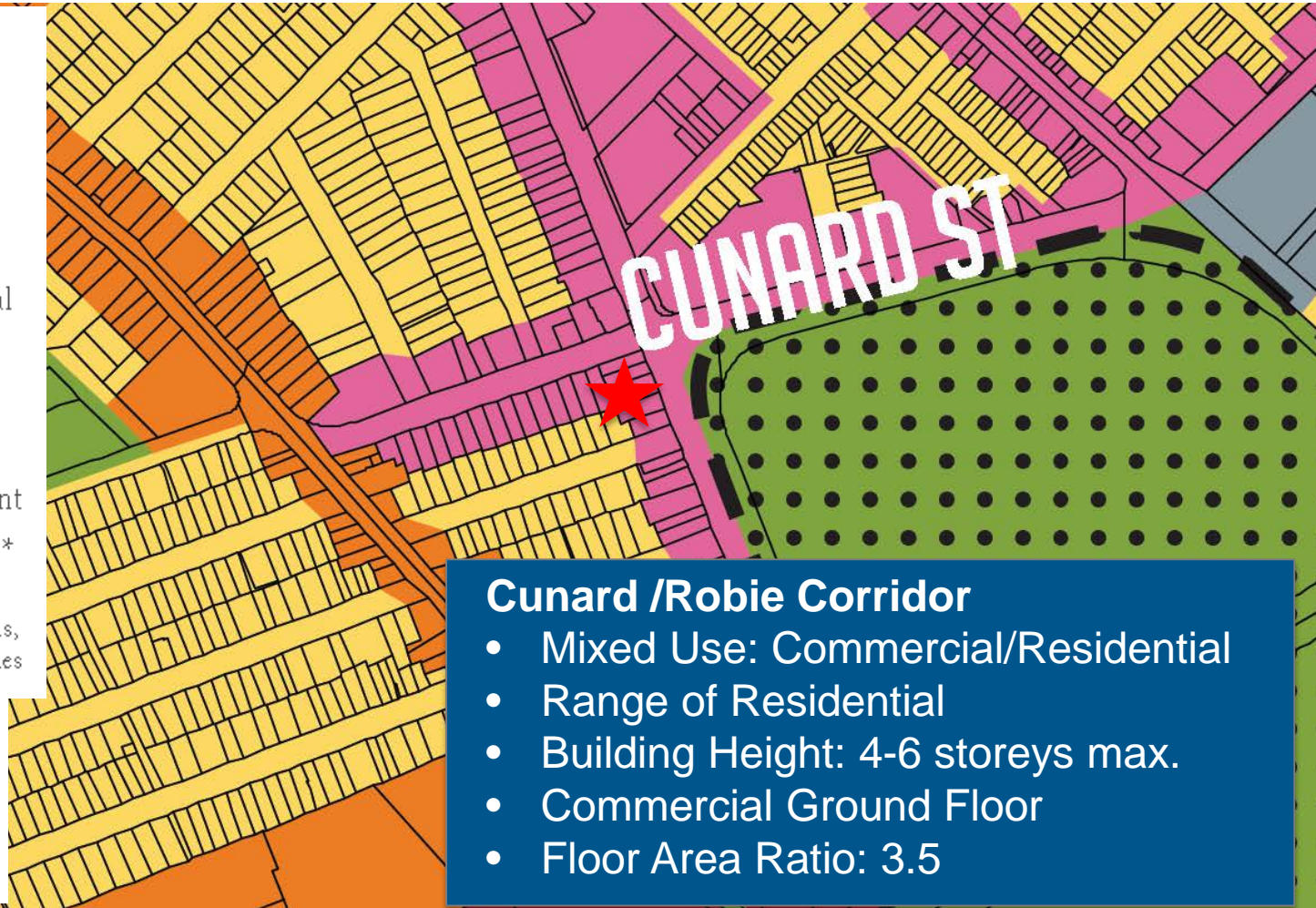
Urban Structure Map – Cunard / Robie Corridor

LEGEND

-  Downtowns
-  Centres
-  Corridors
-  Established Residential
-  Higher Order Residential
-  Parks & Public Spaces
-  Future Growth Nodes
-  Employment Intensive
-  Institutional Employment
-  Small Scale Institutional*

* HRM-Owned Institutions: Schools, Libraries, Fire Stations, Police Stations, Recreational and Community Facilities

-  Existing and In-Progress Heritage Conservation Districts
-  Proposed Heritage Conservation Districts
-  Proposed Cultural Landscapes



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Proposed Centre Plan

Urban Structure Map – Cunard / Robie Corridor



Amendments in Centre Plan Area

- Proposal is an amendment to the existing MPS.
- Staff received 23 requests to amend current planning rules within the area currently being reviewed by the centre plan.
- Fall 2016 Open House to introduce proposals.
- Staff did an initial screening to determine general alignment with the Centre Plan (i.e. was the majority of the site in the Corridor). Suggested there was merit to consider such a request.
- Staff report was completed and 22 requests were sent to Regional Council for direction in August (2017).

Direction by Regional Council

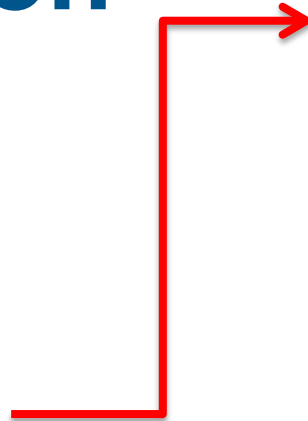
Continue to process site-specific secondary municipal planning strategy subject to the proposals:

- a) generally aligning with the June 2017 Centre Plan document relative to:
 - urban structure (Chebucto Corridor)
 - Height (four to six storeys, possibly taller at corners); and
 - floor area ratio (3.5)

- b) addressing the planning principles of:
 - transition;
 - pedestrian-orientation;
 - human-scale;
 - building design; and
 - context-sensitivity.

Planning Application Process

We Are Here



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Thank You For Your Participation

We are Looking to Improve the way we
Communicate with Community Members

Please Complete a Survey Before You Go

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