

HALIFAX

**Case 21288
Development
Agreement: 2859
Robie Street**

Halifax Peninsula Planning Advisory Committee

July 9, 2018

Applicant Proposal

Applicant: W.M. Fares Architects

Location: 2859 Robie St., Halifax

Proposal: Add the property to Schedule Q of the Halifax Peninsula Land Use By-law and enter into a development agreement to allow a 17 storey mixed use building



Site Context

2859 Robie Street, Halifax

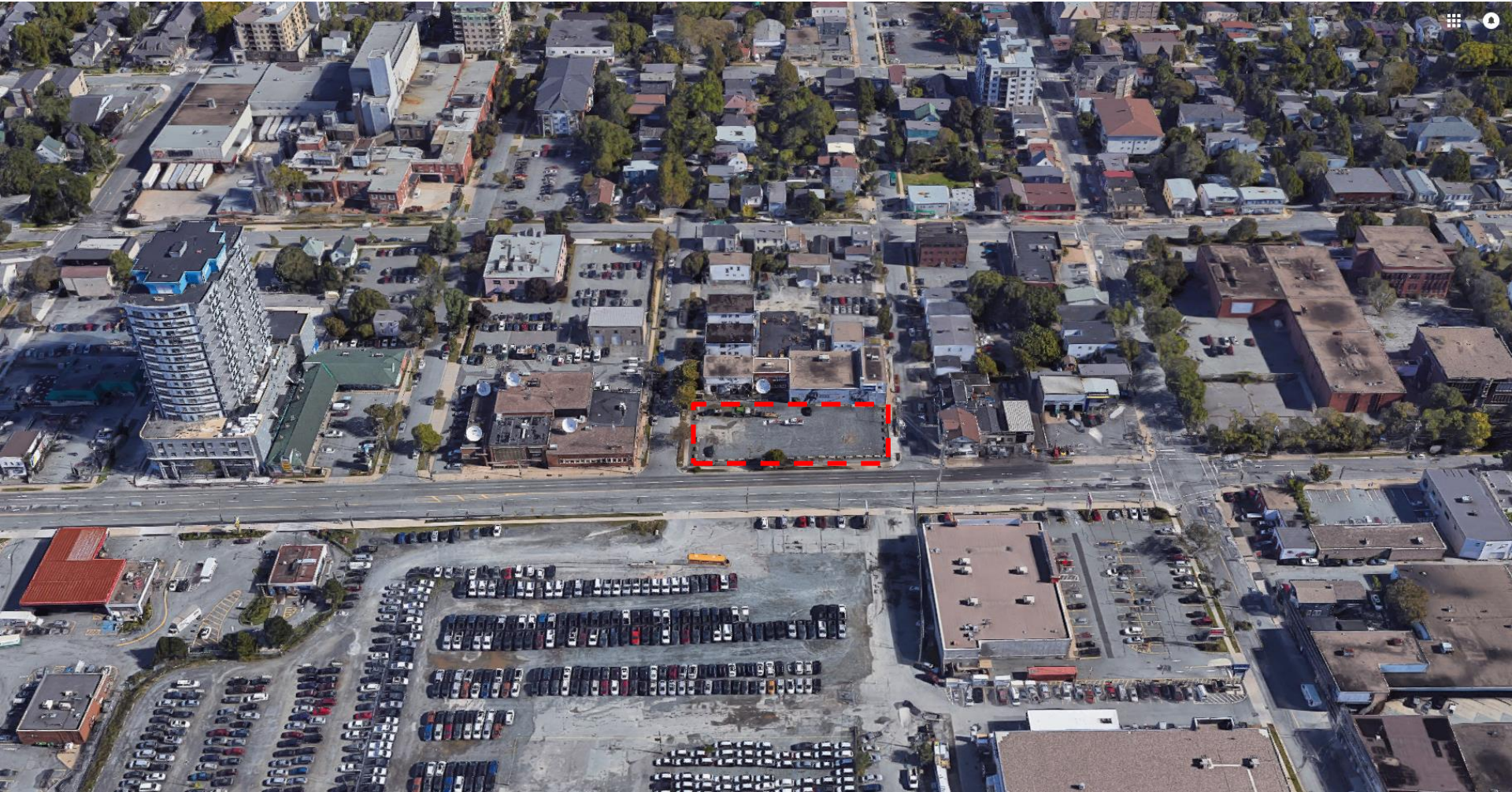


General Site location

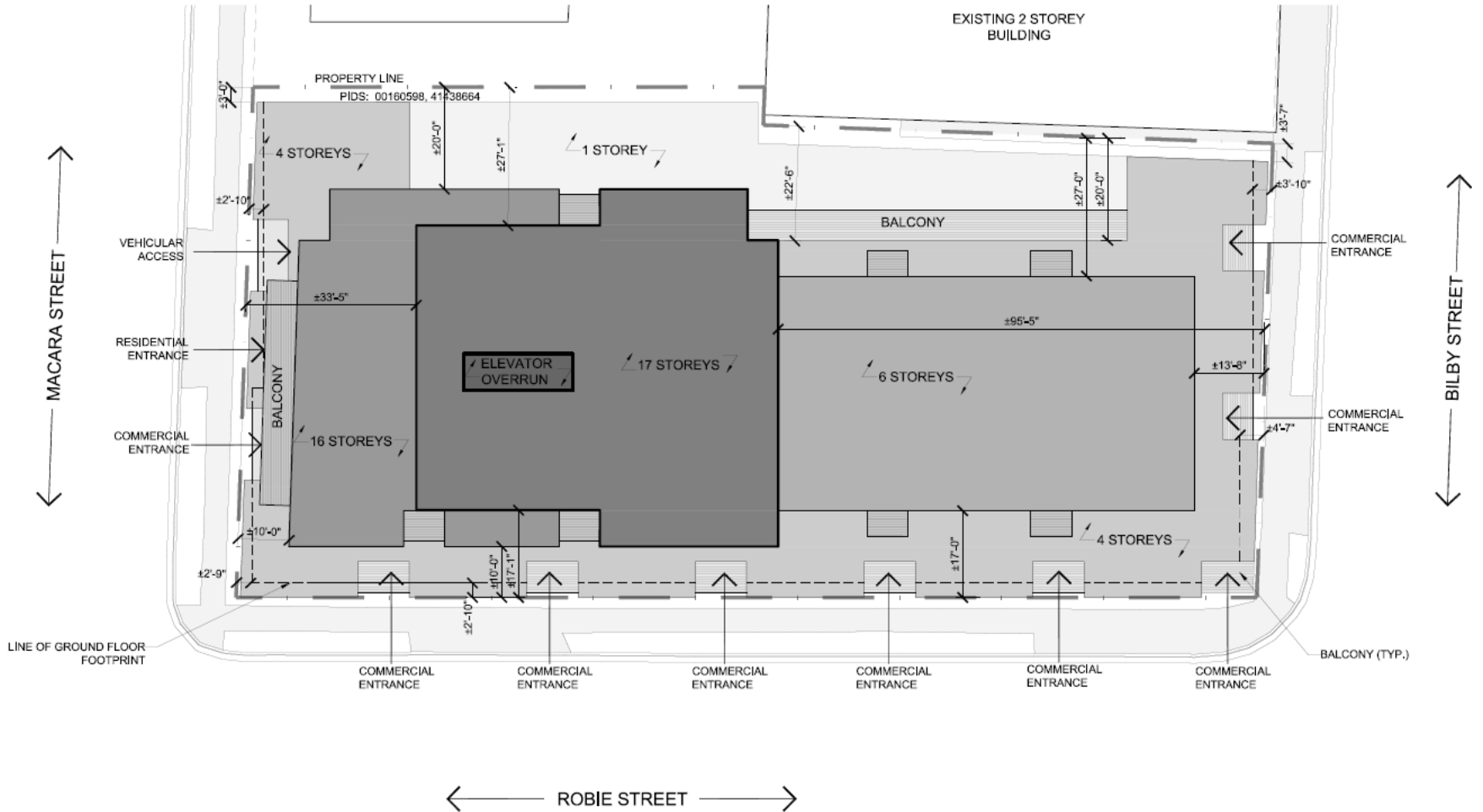


Site Boundaries in Red

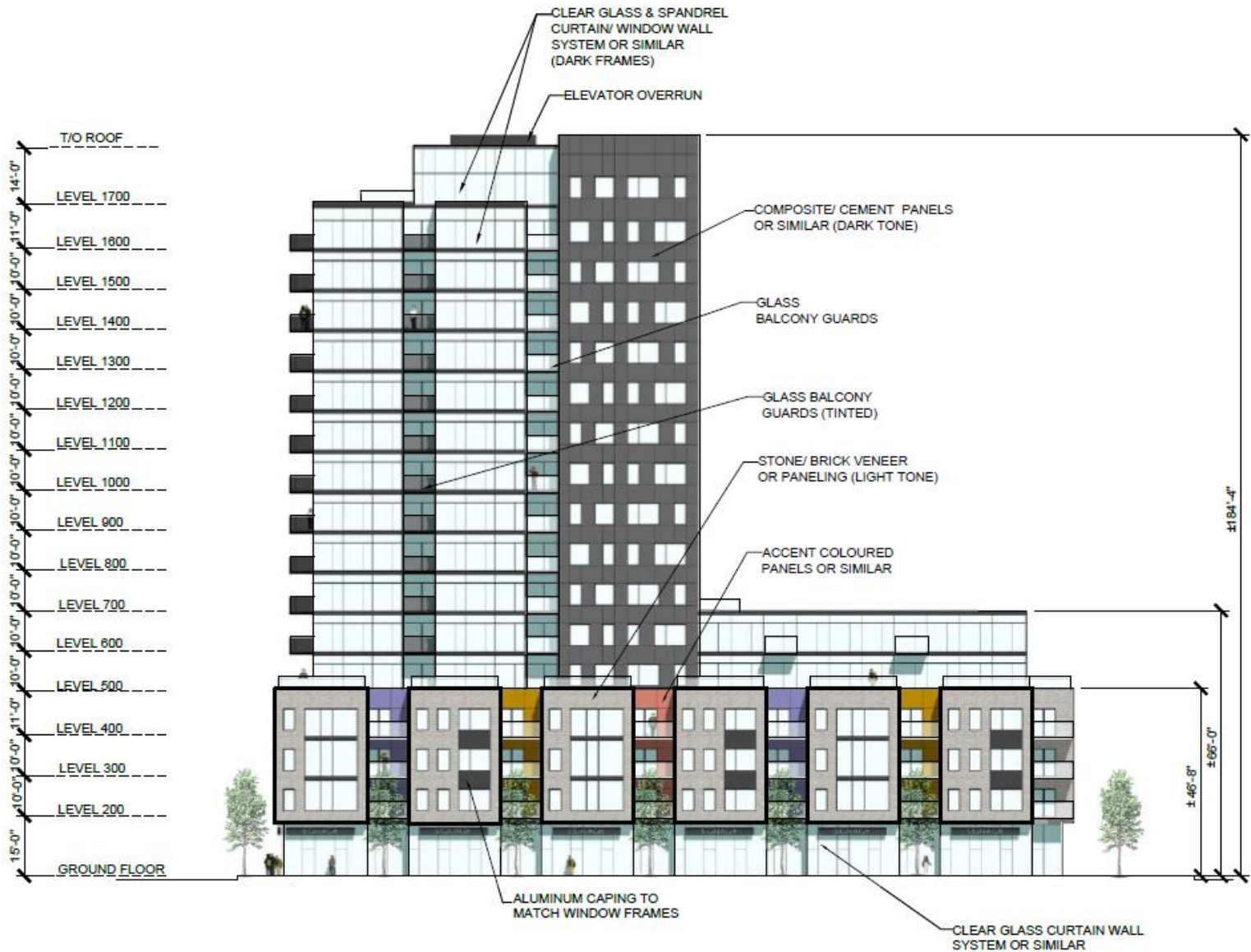
Site Context



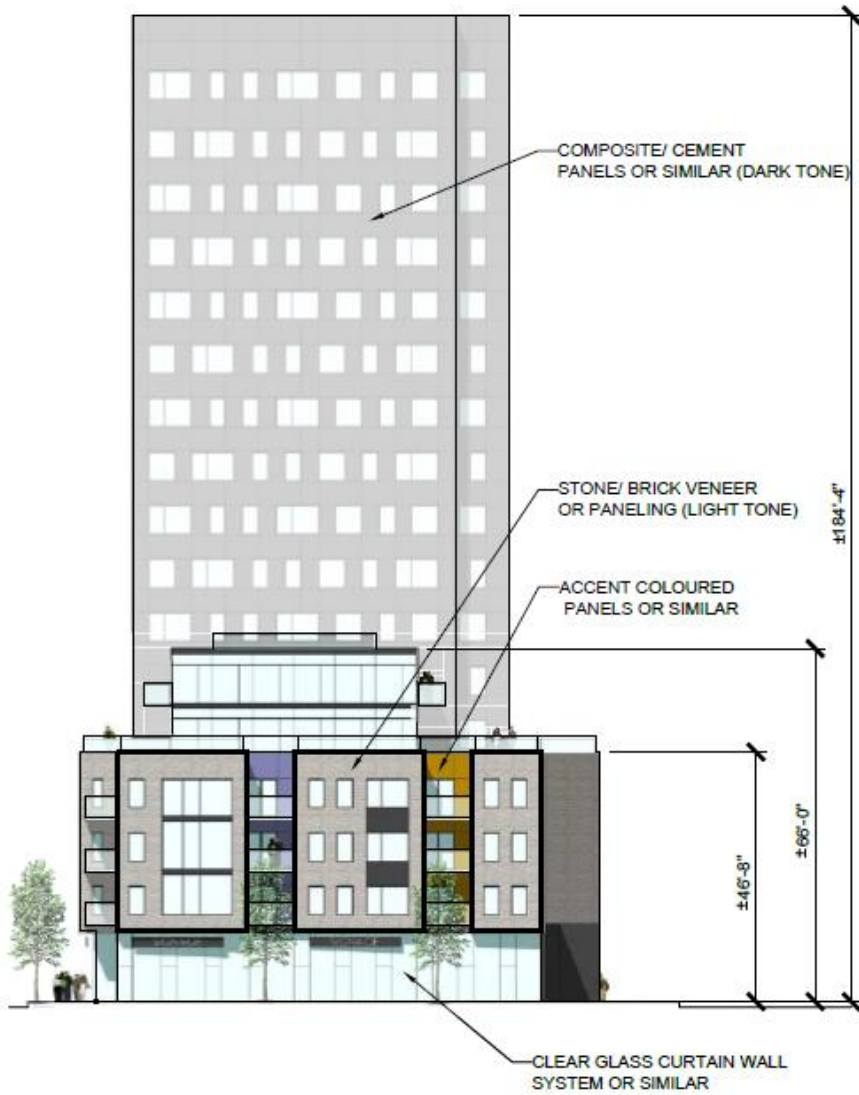
Proposal

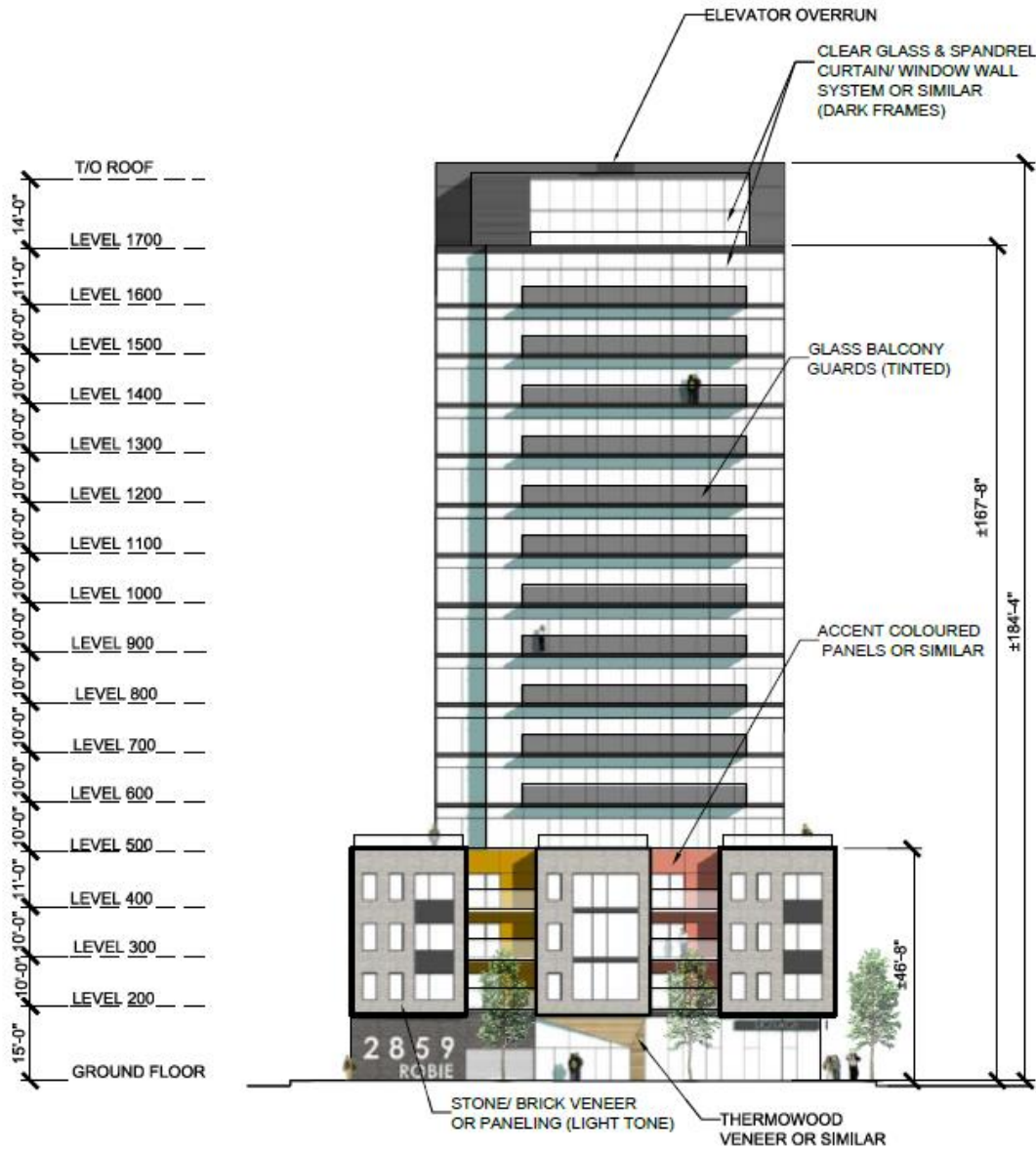


Proposed Site Plan

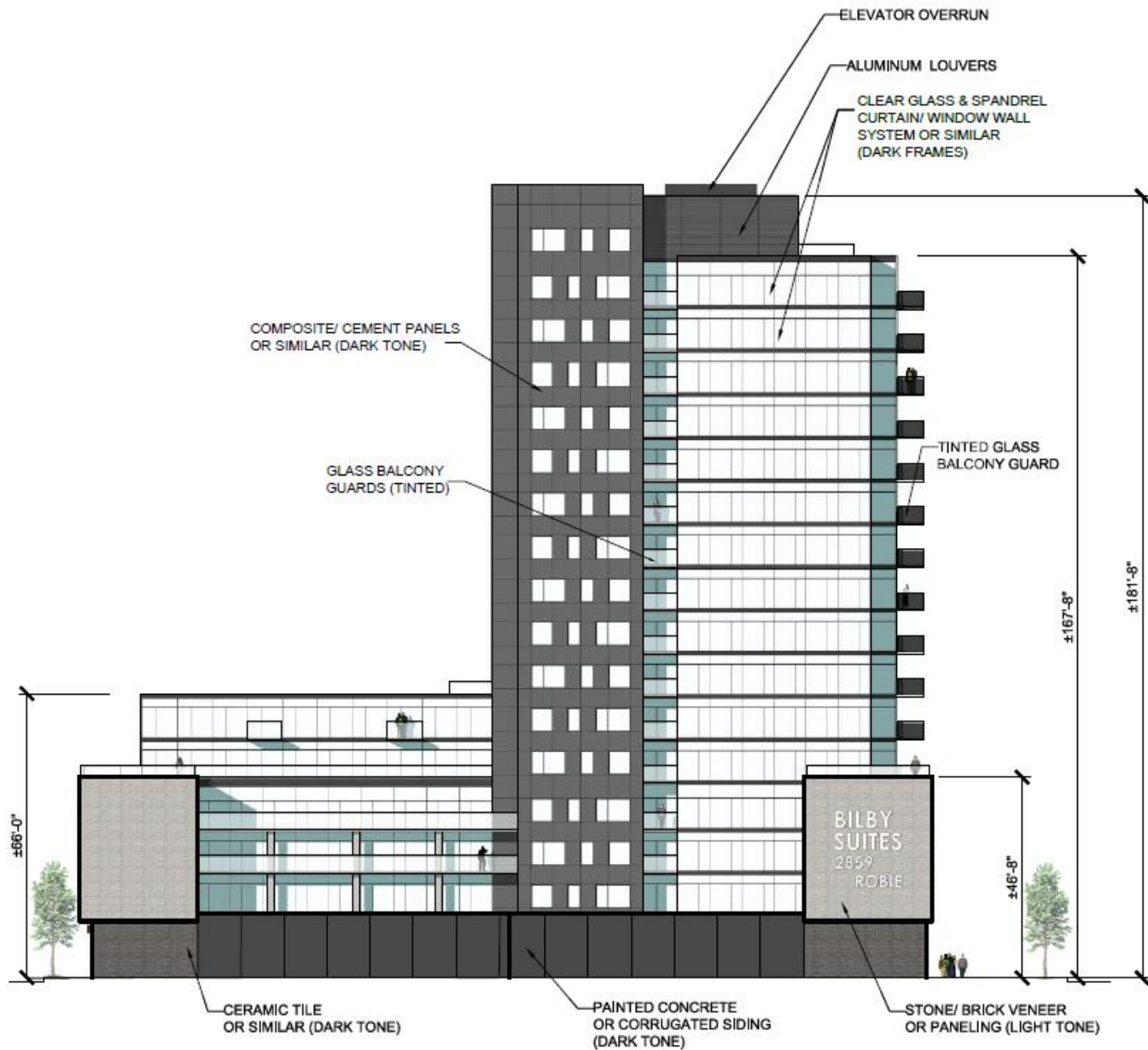


1
 A09
 SOUTH WEST ELEVATION
 SCALE: 1" = 30'-0"





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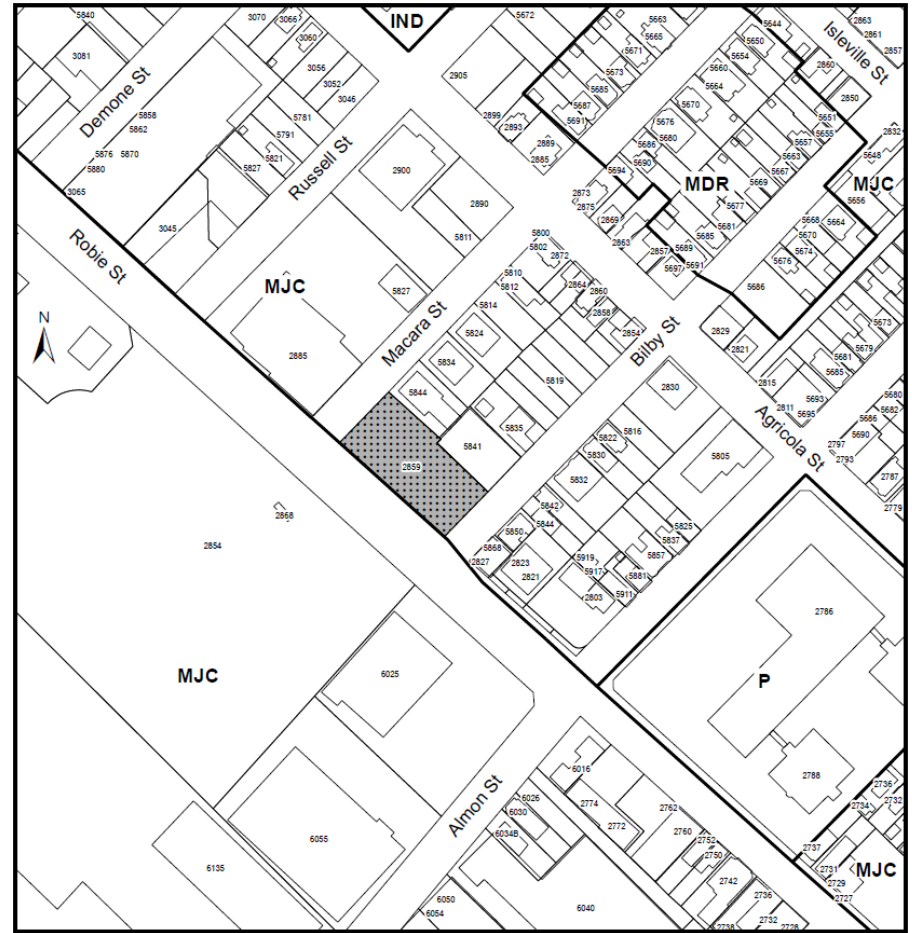


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Planning Policy

Halifax Municipal Planning Strategy

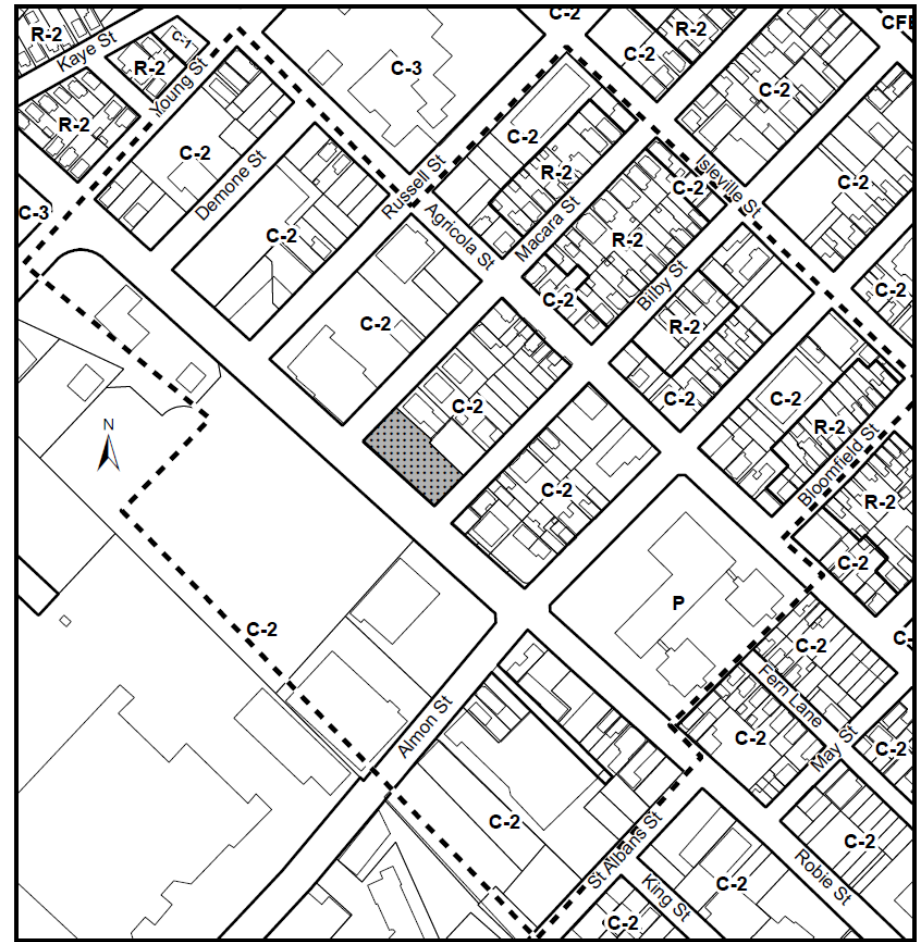
- Major Commercial Designation
- Peninsula North
- Area 5
- Policy 2.3.1, 2.3.2 and 2.3.3
- Allows consideration of residential use by development agreement
 - Impacts on adjacent properties
 - Open space and amenity areas
 - High quality materials
 - High quality design at street level



Land Use By-law

Halifax Peninsula LUB

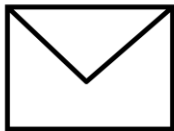
- C-2 (General Business) Zone
- Allows for wide range of commercial and residential uses
- Not currently “Schedule Q”



Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification to 501 residents, newspaper ad and a public information meeting (June 6, 2018)
- Feedback from the community generally included the following:
 - Provision of affordable housing

**Notifications
Mailed**



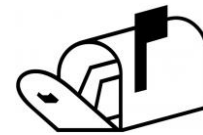
501

**Meeting
Attendees**



6

**Letters
Received**



1

Scope of Review

- Impacts on adjacent properties through effective urban design
- High quality design at street level (landscaping, signs, building entrances, vehicle layby areas etc.)
- High quality open space and leisure areas
- High quality exterior construction materials

Questions / Comments

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Thank You

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