

HALIFAX

Case 22927: Development Agreement for 2032-2050 Robie Street, Halifax

Halifax Peninsula Planning Advisory Committee

February 22, 2021

Slide 1

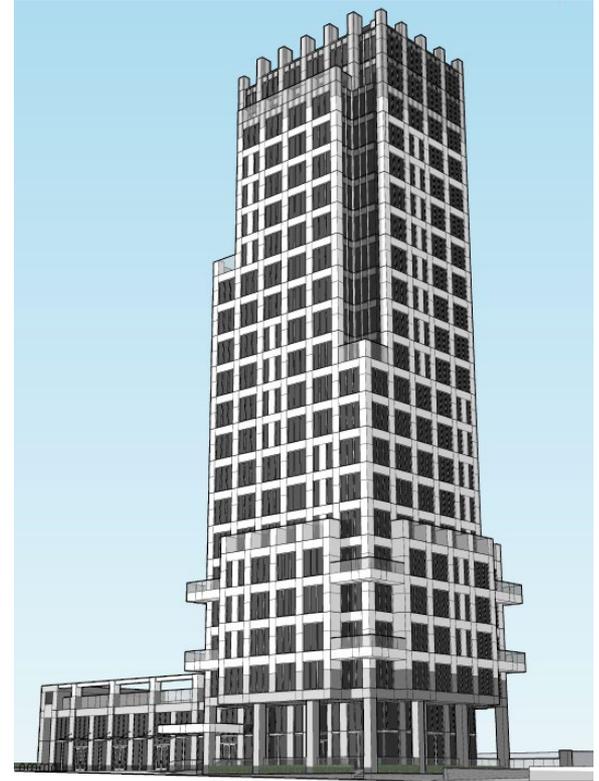
Applicant Proposal

Slide 2

Applicant: WSP Canada Inc.

Location: 2032-2050 Robie Street, Halifax

Proposal: Re-enter into a development agreement to allow a 23-storey mixed-use building



NE PERSPECTIVE
October 8, 2020

2032 ROBIE STREET

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Site Context

Slide 3



General site location



Site boundaries in red

Site Context





Subject site seen from Robie St.
looking toward Welsford St.

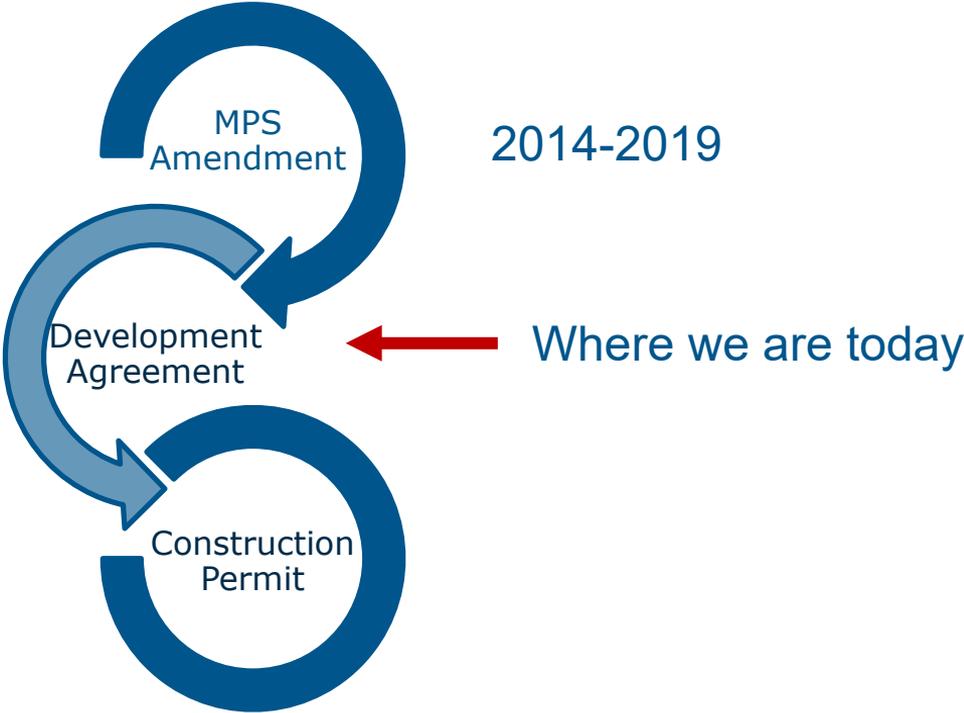


Subject site seen from Robie St. looking toward the intersection of Quinpool Rd., Robie St., and Cogswell St.

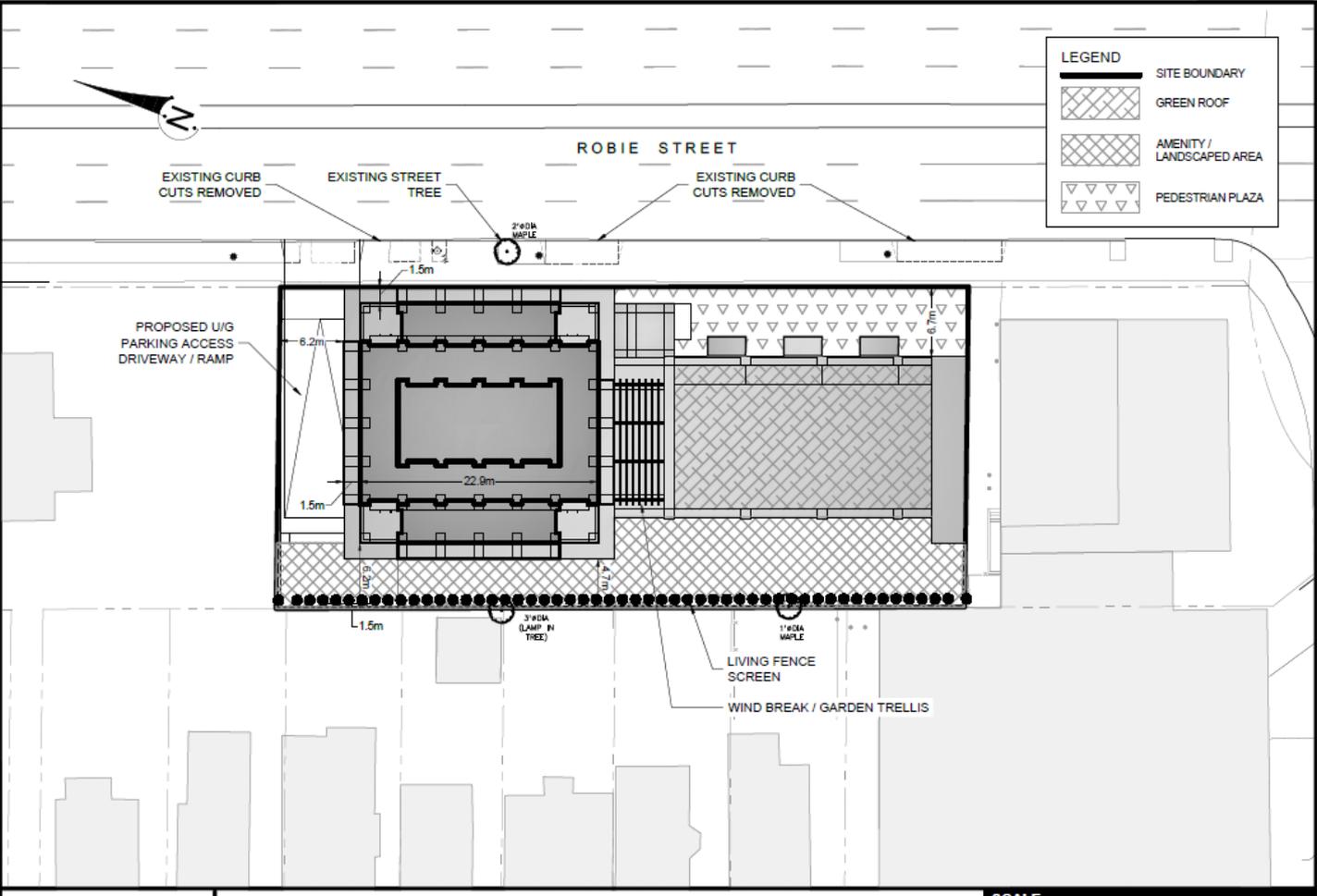


View of Robie Street in front of the site, looking north

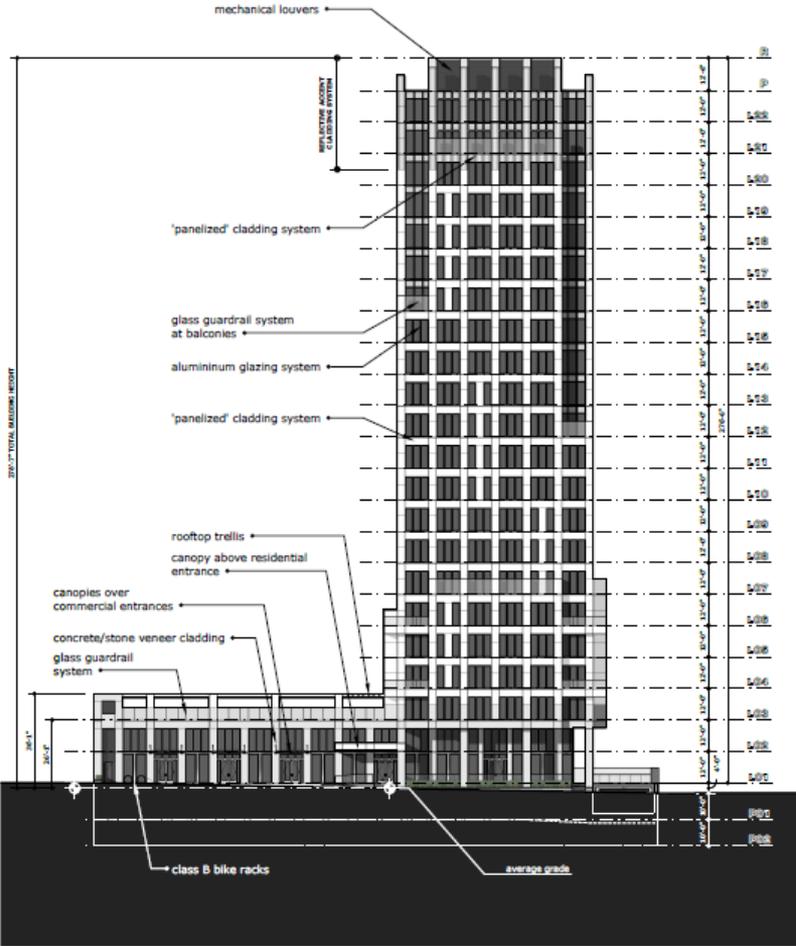
History – Multi-staged process



- Enabling policy 10.29 is very prescriptive
- Policy establishes:
 - Maximum height & storeys
 - Maximum residential units, minimum number of 2 or more bedroom units
 - Maximum streetwall height
 - Minimum setbacks from Robie Street and rear lot line
 - Maximum floor area and width and depth of building tower
 - Primarily commercial uses on ground floor and fronting on Robie Street



Robie St. Elevation



EAST ELEVATION (ROBIE STREET)



SIDEWALK PERSPECTIVE
FACING NORTH



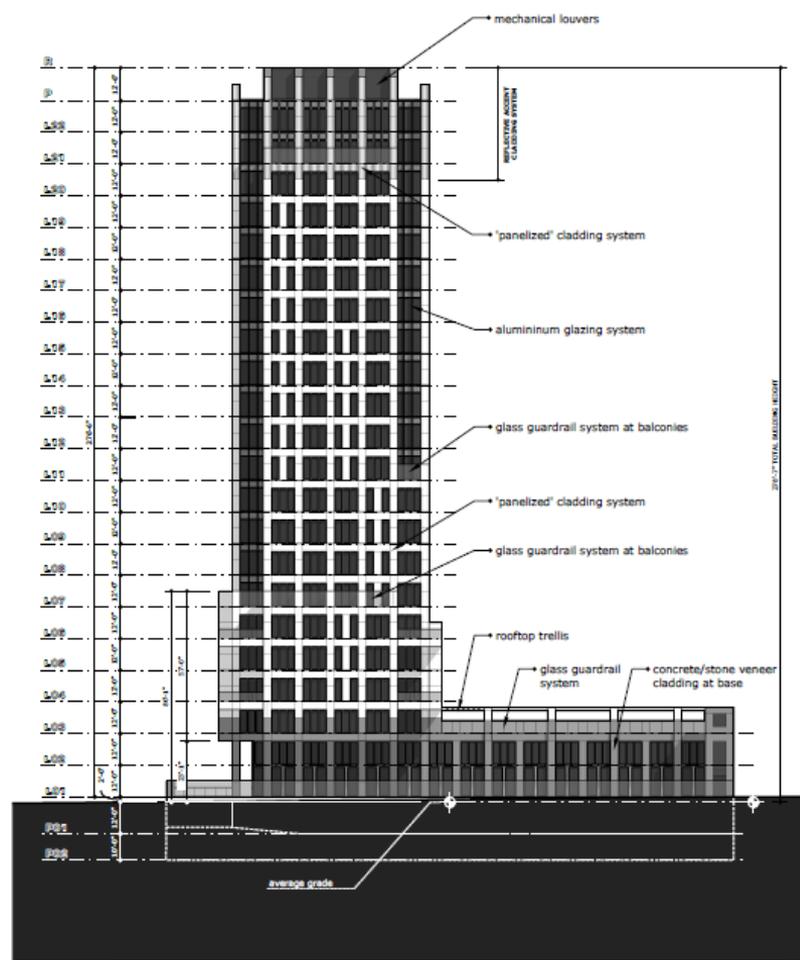
SIDEWALK PERSPECTIVE
FACING SOUTH

Slide 12

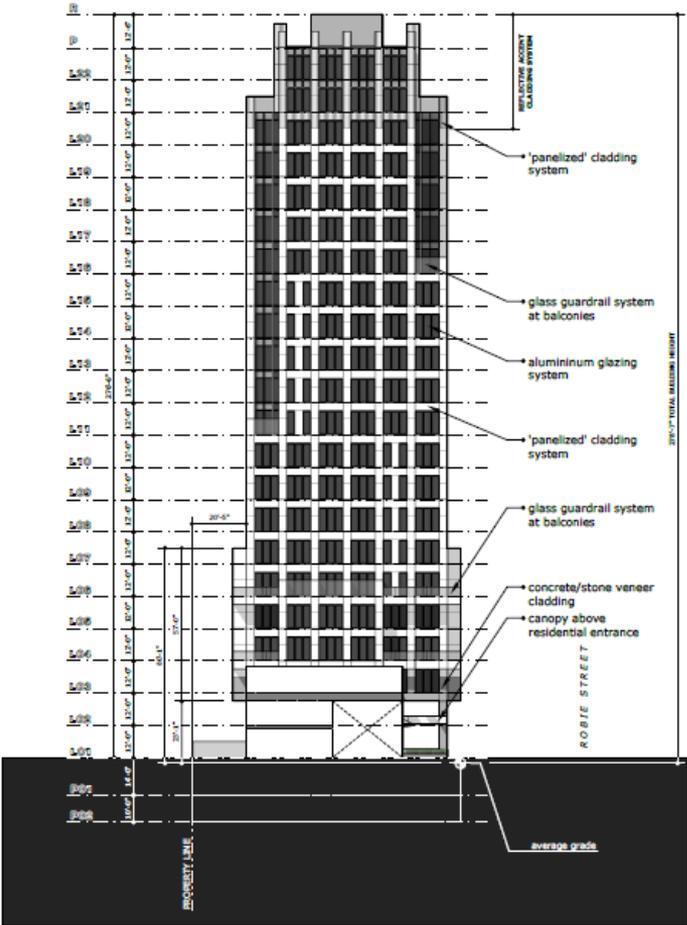


SW PERSPECTIVE

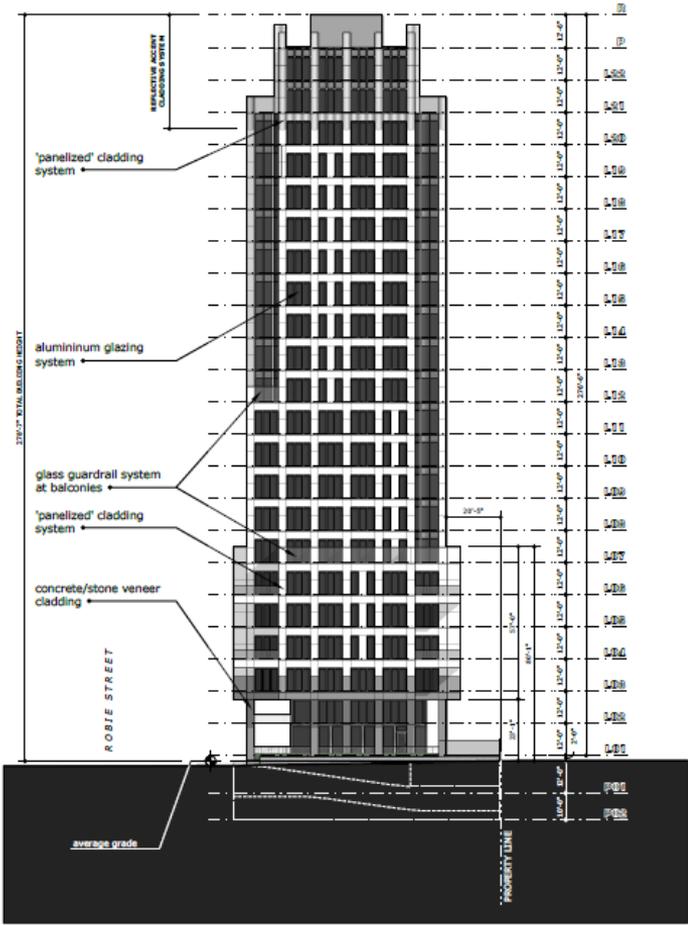
Slide 13



WEST ELEVATION



SOUTH ELEVATION



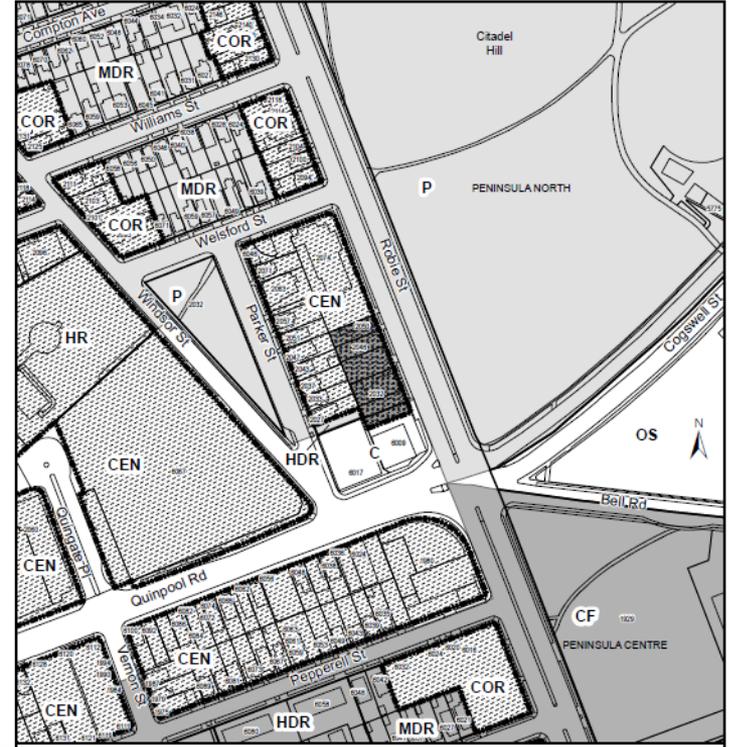
NORTH ELEVATION

Planning Policy Overview

Slide 15

Regional Centre Secondary Municipal Planning Strategy & Land Use By-law

- **Zone & Designation**
 - CEN-2 Zone & CEN Designation
- **Enabling Policy**
 - Policy 10.29
- **Existing Use**
 - Funeral home (DA), parking lot (DA), single unit dwelling



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Enabling Policy 10.29 requires Council to consider the following in rendering their decision on a development agreement in addition to the prescribed mass and height requirements:

- External design provides visual architectural interest
- Adequate vehicular and bicycle parking
- Pedestrian wind impacts
- Adequate amenity space
- Servicing capacity

Public Engagement Feedback

Slide 17

- Level of engagement completed was consultation achieved through a mail out notification to 305 residents
- Feedback from the community generally included the following:
 - It will shadow the Common
 - It's too tall and will create a block of high-rises
 - It will increase traffic and create pollution from additional vehicles
 - There will be a significant increase in density (positive and negative)
 - It will create wind tunnels
 - Provides needed housing in a desirable location

Notifications Mailed

 305

Phone Calls

 8

Emails Received

 146

Webpage Views

 843

Please advise of any recommendations & considerations regarding the proposal, taking into account policy 10.29 of the MPS:

- Quality of indoor and outdoor amenity space;
- Adequacy of vehicular parking and bicycle parking;
- Visual architectural interest of the external design;
- Quality of the streetwall design (e.g., human-scaled; distinguished entrances; high quality, durable materials; reflects neighbourhood character);
- Quality of design detail at street level, including landscaping and building entrances; and
- General access and safety, and comfort for pedestrians, including wind effects.

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Thank You Questions/Comments

Meaghan Maund, Planner II

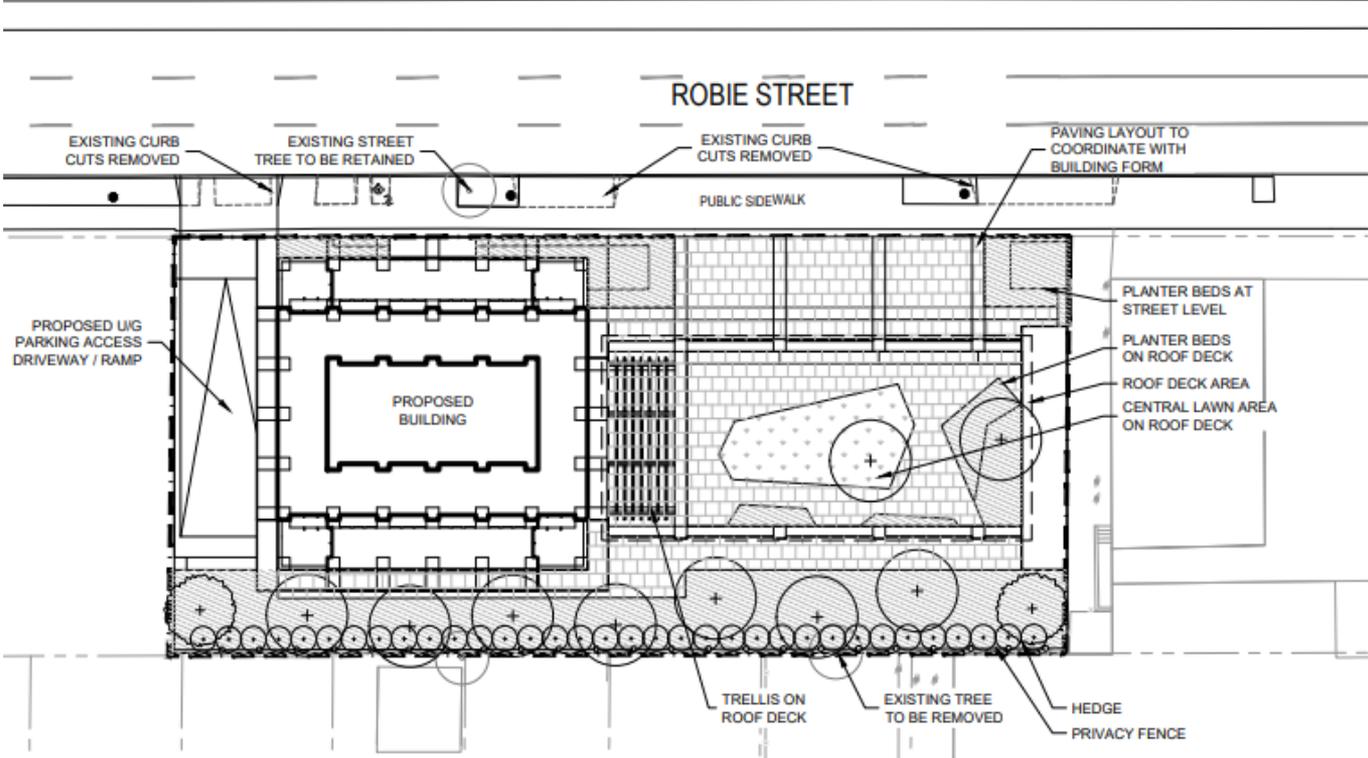


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902-233-0726

Preliminary Landscape Plan



LEGEND:

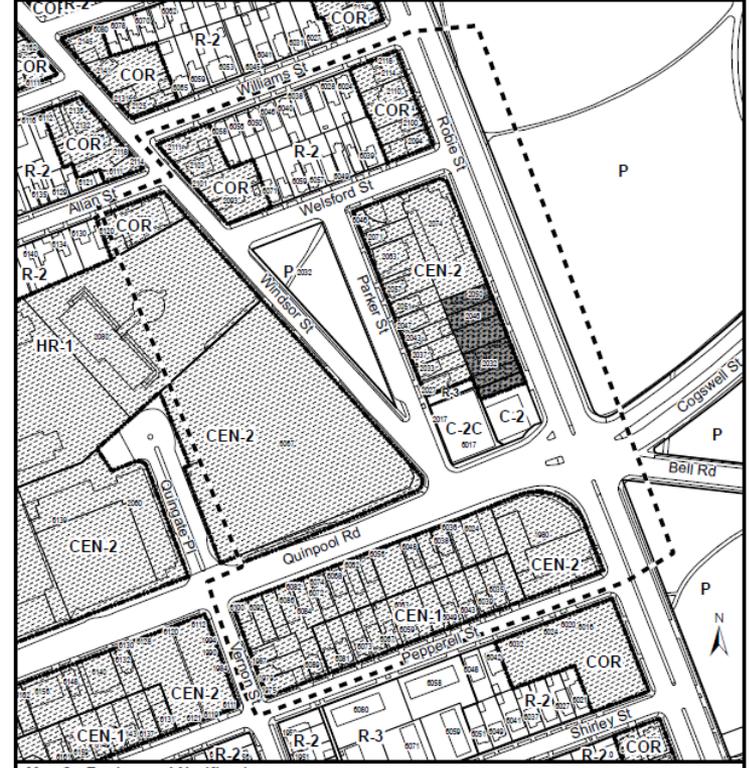
- SOFTSCAPE TOPSOIL AND SOD
- HARDSCAPE PAVING
- SOFTSCAPE PLANTING BED
- PROPERTY LINE
- EXISTING TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE

Planning Policy Overview

Regional Centre Land Use By-law

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- **Zone**
 - CEN-2
- **Existing Use**
 - Funeral home (DA), parking lot (DA), single unit dwelling



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Policy 10.29 enables Council to consider an application for a development agreement at 2032-2050 Robie Street. The policy specifies:

- 22 storey tower atop a 2 storey podium;
- Mix of residential and commercial uses;
- Commercial uses on the ground floor fronting on Robie St.;
- Maximum number of residential units and minimum quantity and size of 2+ bedroom units;
- Minimum setbacks from the front and rear property lines;
- Dimensions and maximum floor area for the tower;
- External design provide visual architectural interest; and
- On-site amenity space, vehicular parking, and bicycle parking.

Policy 10.30 states:

Policy 10.29 shall only apply to an application for a development agreement that has proceeded to public hearing within 24 months of the adoption of this Plan. A development agreement adopted pursuant to this Policy shall include:

- a) project commencement dates not exceeding three years; and
- b) project completion dates not exceeding six years; from the date the agreement is filed at the Land Registry Office.