

HALIFAX

Public Hearing Case 22927

Development Agreement for
2032-2050 Robie Street, Halifax

Halifax and West Community Council
September 7, 2021

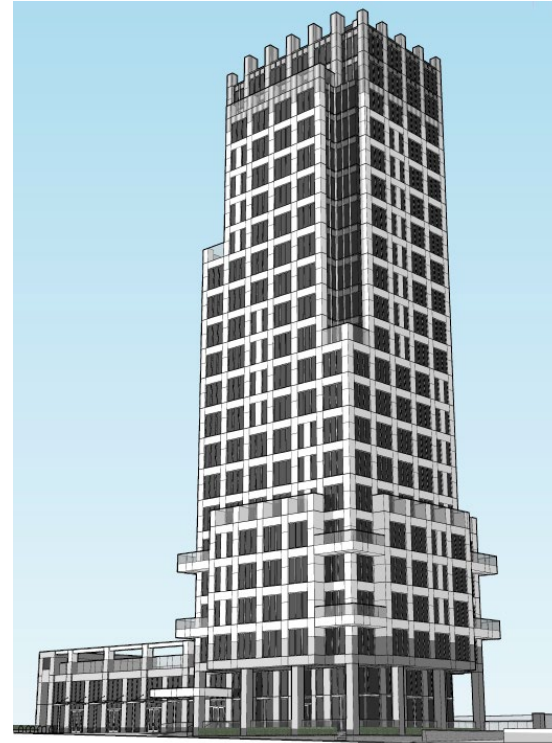
Slide 1

Applicant Proposal

Applicant: WSP Canada Inc.

Location: 2032-2050 Robie Street, Halifax

Proposal: An 85-metre-tall building with ground floor commercial, 102 dwelling units, and two floor of underground parking



NE PERSPECTIVE
October 9, 2020

2032 ROBIE STREET

Site Context



General Site location in Red



Site Boundaries in Red

Site Context



Site Context/Photos



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

Site Context/Photos



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



Subject site seen from Robie St. looking south toward Quinpool Rd.

Planning Policy Outline

Regional Plan & Subdivision Bylaw

Guide where population growth and the investment of services like transit, piped water and sewer should occur

Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

Land Use Bylaw (Zoning)

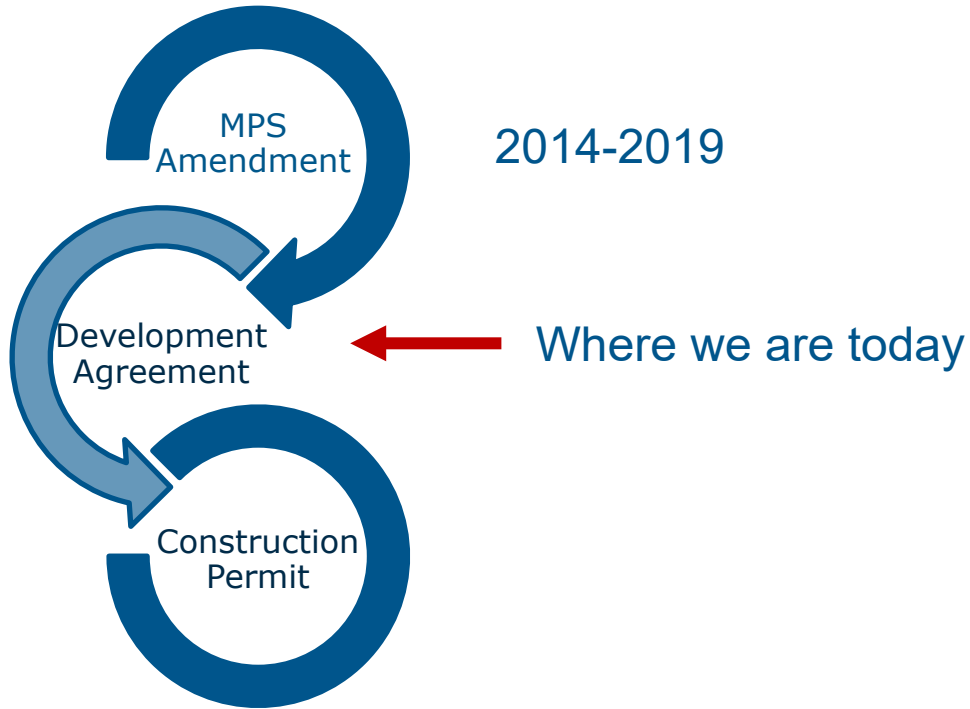
Specifies what can be approved without going to Council and seeking feedback from the public

Policy & By-law Overview

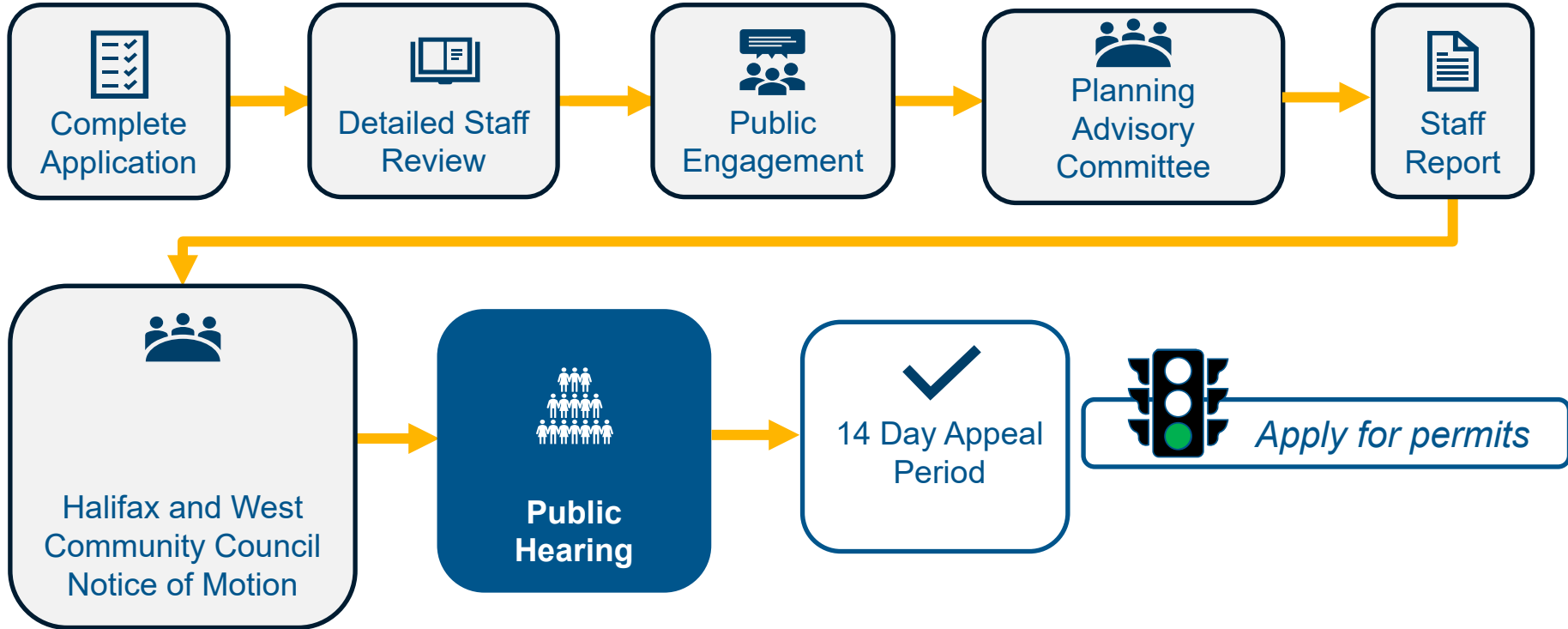
Regional Centre Secondary Municipal Planning Strategy & Land Use By-law

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

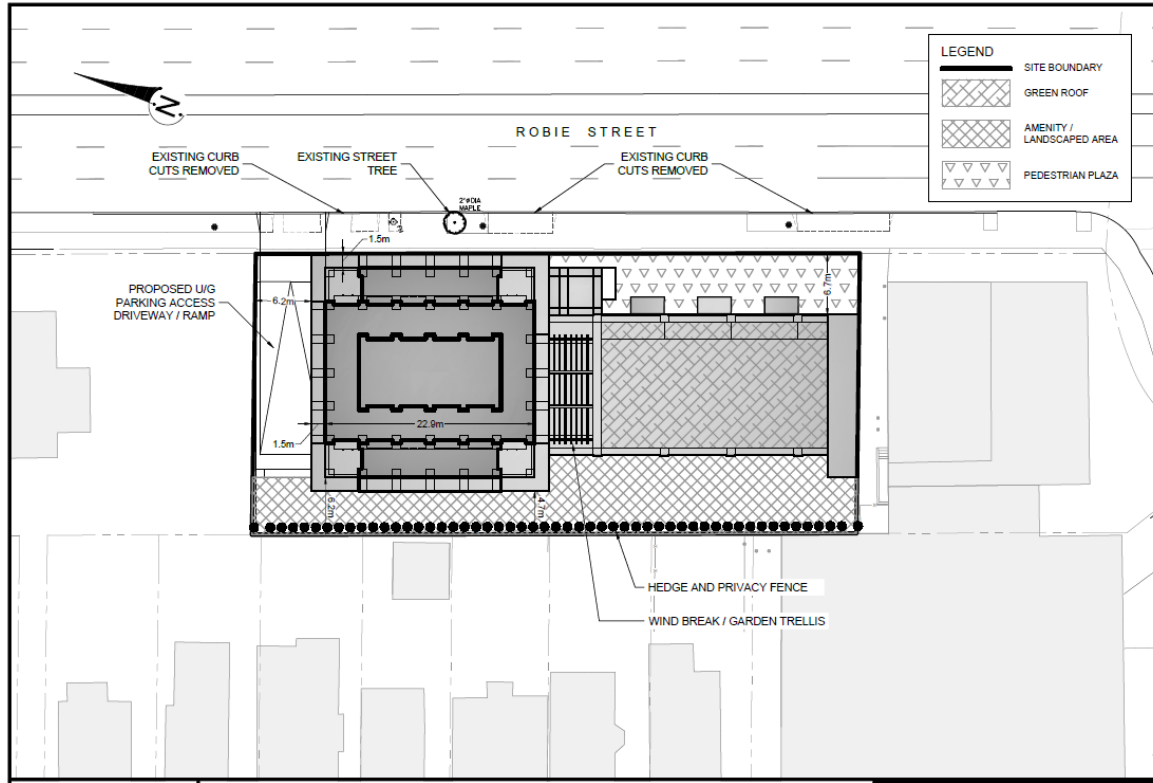
History – Multi-Stage Process



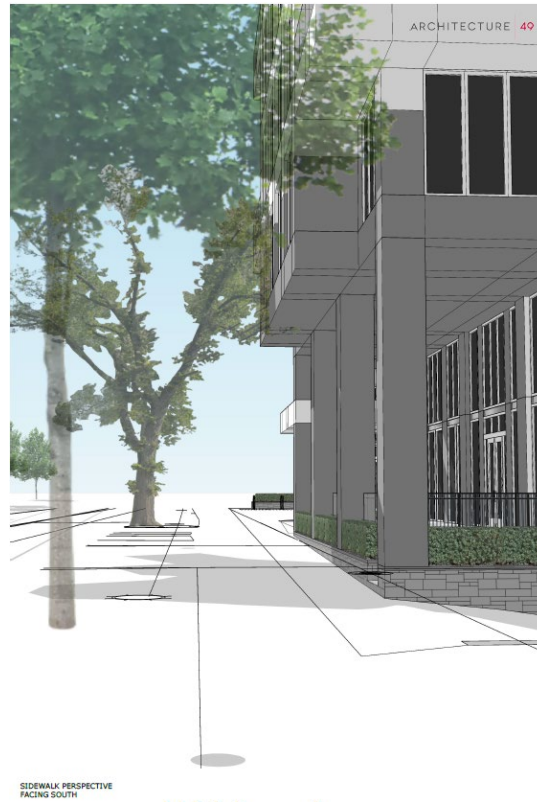
Planning Process



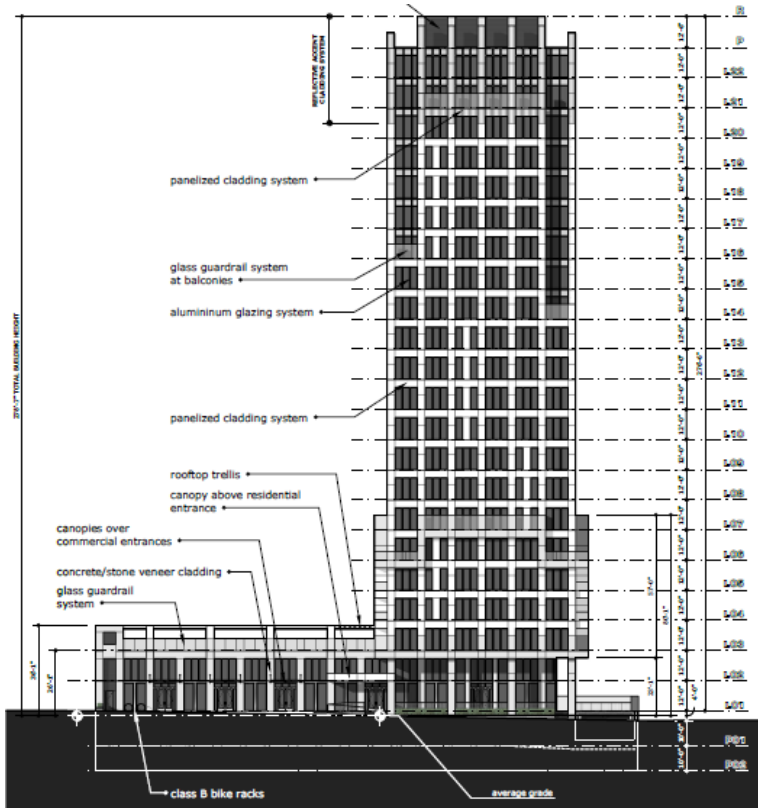
Proposal – Site Plan



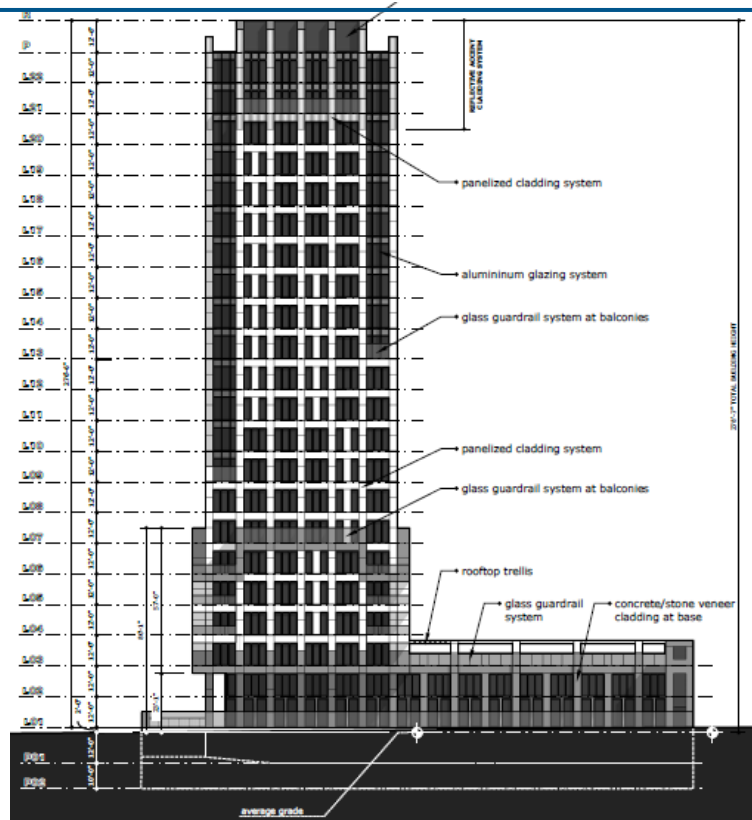
Proposal – Renderings



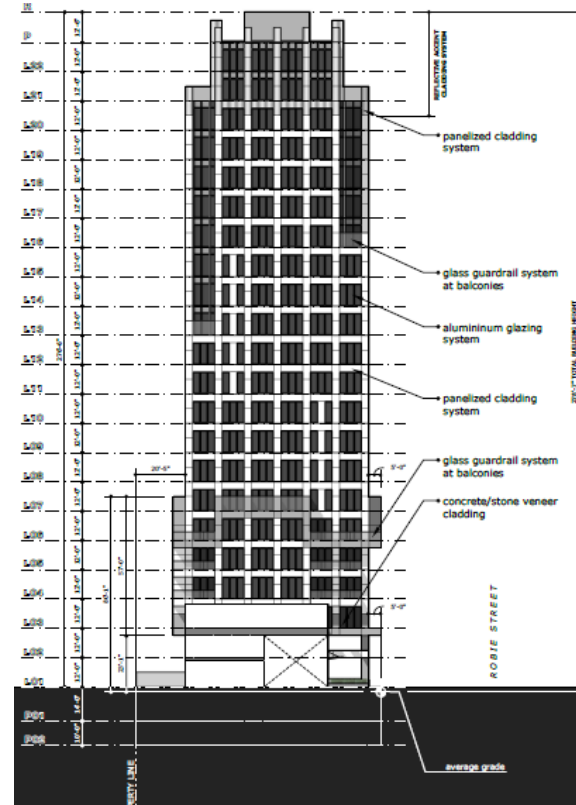
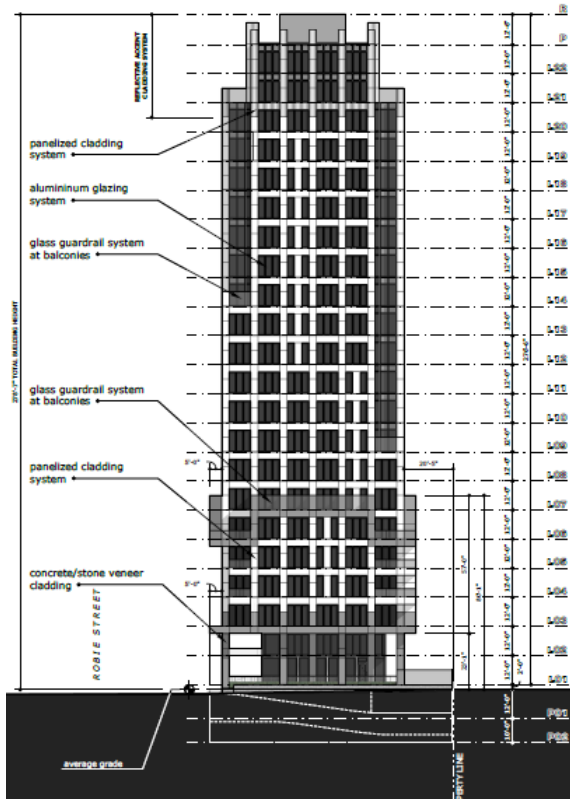
Proposal – Robie Street Elevation



Proposal – Rear (Western) Elevation



Proposal – Northern & Southern Elevations



Policy Consideration

Regional Centre Secondary MPS & LUB

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

- 22 storeys tower atop a 2 storey podium;
- Mix of residential and commercial uses;
- Commercial uses on the ground floor fronting on Robie Street;
- Max. number of dwelling units & min. number & size of 2+ bedroom units;
- Min. setbacks from the front and rear property lines;
- Dimensions and max. floor area for portions of the tower;
- External design provides visual architectural interest; and
- On-site amenity space, vehicular parking, and bicycle parking.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a narrated presentation on Shape Your City.
- Feedback from the community generally included the following:
 - Negatively affect the surrounding area (e.g., shadowing, wind, traffic, parking)
 - Too tall and will add too much density to the area
 - Adds dwelling units to the market
 - Design is suitable for the area

**Notifications
Mailed**



306

**Individual Contacts
(Phone Calls & Email)**



172

**Unique
Webpage Views**



1,268

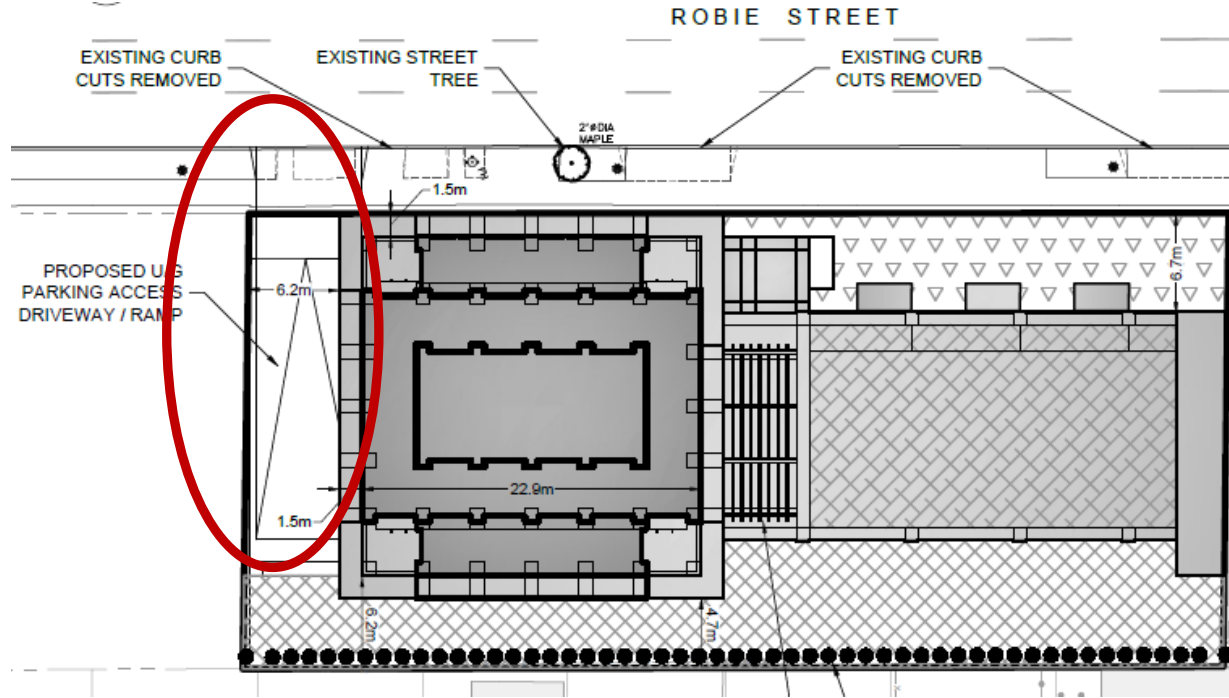
PAC Recommendation

Halifax Peninsula Planning Advisory Committee recommends Halifax and West Community Council approve the application with the following condition:

- Design enhancements to improve pedestrian safety and the flow of traffic at the building access on Robie Street.

Vehicle Access & Pedestrian Safety

- Currently 4 curb cuts, but will be reduced to 1
- Underground parking
- Garage door made primarily of windows or translucent material



Wind and Shadow Impacts

- Built form established in the enabling policy.
- Impact of shadows was known at time the enabling policies were adopted.
- Pedestrian Wind Impact Assessment concluded anticipated wind conditions expected to generally be similar to current conditions and are acceptable for the intended pedestrian use.

Summary: Proposal Key Aspects

- Max. 85 metres tall, 22 storey tower above 2 storey podium;
- Max. FAR of 5.00;
- Max. 102 residential units, 43% two+ bedroom units with min. floor area of 75 sq. m.;
- Commercial uses at grade fronting on Robie Street;
- Min. 255 of indoor amenity space and min. 450 of outdoor amenity space, including a rooftop terrace on the 3rd floor;
- Two levels of underground parking with min. 70 spaces; and
- Public benefit / incentive zoning as per the requirements of the LUB.

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Changes to the amenity space;
- Changes to the parking, access, and circulation;
- Changes to the landscaping; and
- Extension to the commencement and completion dates.

Staff Recommendation

Staff recommend Halifax and West Community Council:

- Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and
- Approve, by resolution, the proposed discharging agreements, which shall be substantially of the same form as set out in Attachments B and C of this report.

HALIFAX

Thank You

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