



2032/2050 ROBIE ST

 **WESTWOOD**
Your City. Your Way.



Kassner Goodspeed Architects Ltd.

5663 Cornwallis Street, Suite 200 Halifax, NS B3K 1B6

tel 902 422 1557 | fax 902 422 8685 | www.kgarch.ns.ca

May **21** | 2015



Gladstone Ridge



Garrison Watch



Harbour Ridge



Spring Garden and Doyle



Gladstone North



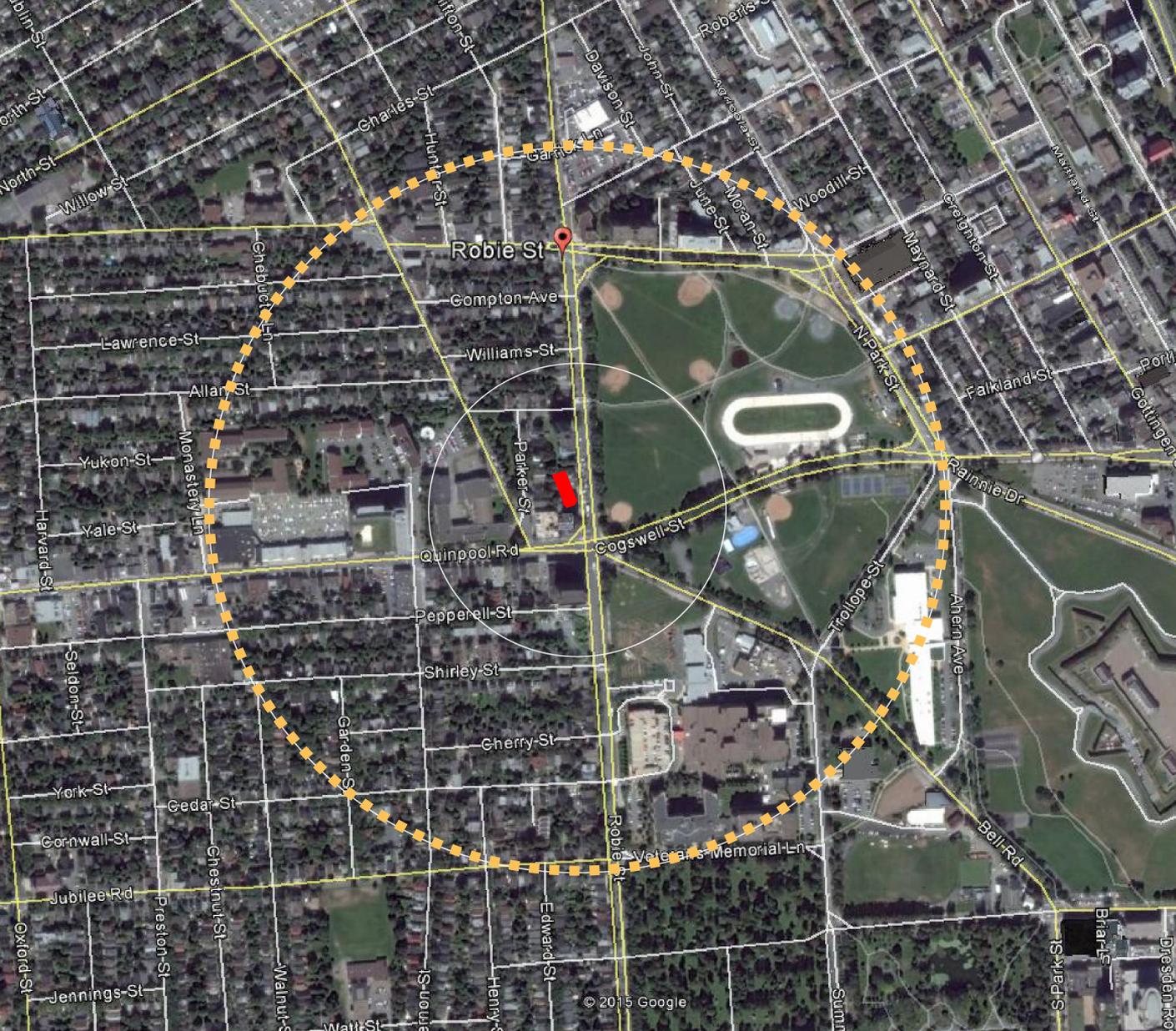
Gladstone Townhouses



Kassner Goodspeed Architects Ltd.

5663 Cornwallis Street, Suite 200 Halifax, NS B3K 1B6

tel 902 422 1557 | fax 902 422 8685 | www.kgarch.ns.ca



5 MINUTE WALK (500 M)

URBAN DENSIFICATION

- REINFORCE URBAN CORE
- PROMOTE 'WALKABLE' LIFESTYLE
- USE EXISTING INFRASTRUCTURE
- IMPROVED TRANSIT UTILIZATION
- REVITALIZE EXISTING COMMERCIAL
- COUNTER URBAN SPRAWL



SITE METRICS

- 2032-2050 ROBIE STREET
- AREA 25,230sf (2345m²)
- FRONTAGE 200ft (61m)
- GROSS SITE AREA 31,230sf (.72 acres)

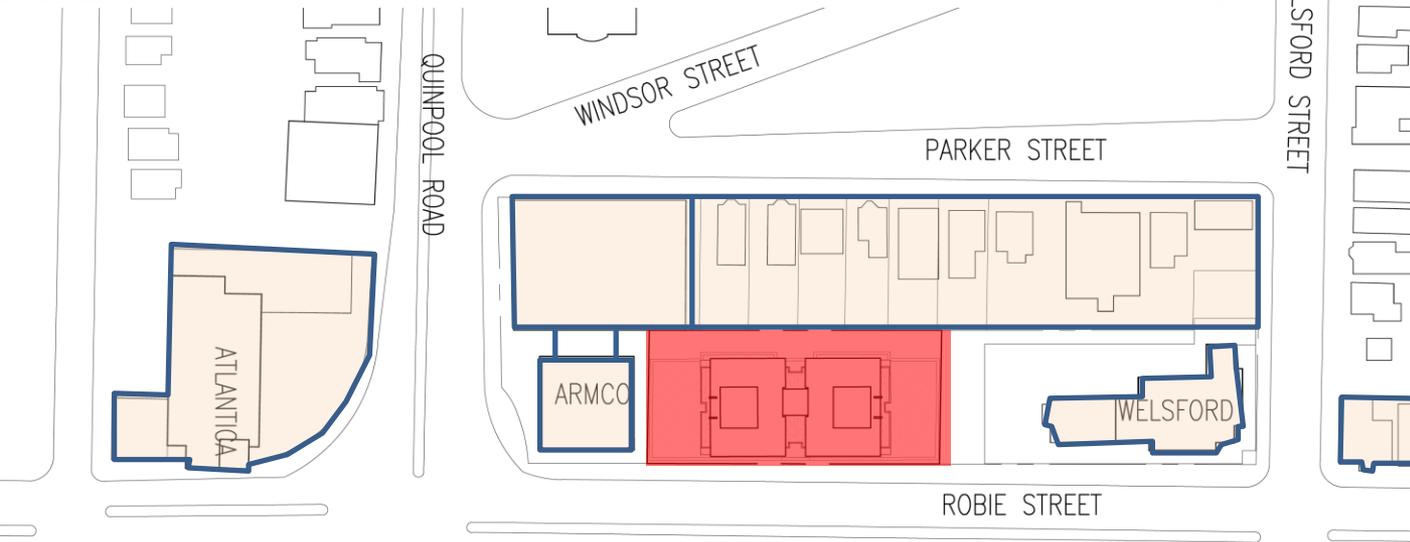
MUNICIPAL CONTROLS

- HALIFAX PENINSULA PLAN
- ZONING :
 - 2032 ROBIE ST - **C-2** GENERAL BUSINESS
 - 2046-2050 ROBIE ST – **R-3** HIGH DENSITY RESIDENTIAL
- PNDAP - planning area 1
- GENERALIZED FUTURE LAND USE – **HDR**
- ROBIE STREET – **PRINCIPAL STREET 100' row**
- HEIGHT PRECINCT - **35ft** (policy 1.4.2)

DESIGN PROGRAM

- GROUND FLOOR COMMERCIAL
- 80 ROOM BOUTIQUE HOTEL
- ~100 APARTMENT SUITES
- 2 LEVELS UNDERGROUND PARKING





2032/2050 ROBIE STREET | MIXED USE DEVELOPMENT

INTRO - SITE





URBAN CONTEXT

- QUINPOOL SHOP DISTRICT
 - THE HALIFAX COMMONS
 - THE OVAL
 - PARKER STREET PARK
 - URBAN ROOTS FARM
-
- ATLANTICA HOTEL 175 ft
 - ARMCO 145 ft (300 ft)
 - THE WELSFORD 225 ft
 - MACDONALD APTS 130 ft
 - QUINPOOL TOWER 125ft
 - ST. PAT'S SITE ?? ft



- PEDESTRIAN AND VEHICLE CIRCULATION
- PEDESTRIAN CIRCULATION
- LOBBIES AND COMMERCIAL STOREFRONTS
- SITE BOUNDARY





2032/2050 ROBIE STREET | MIXED USE DEVELOPMENT

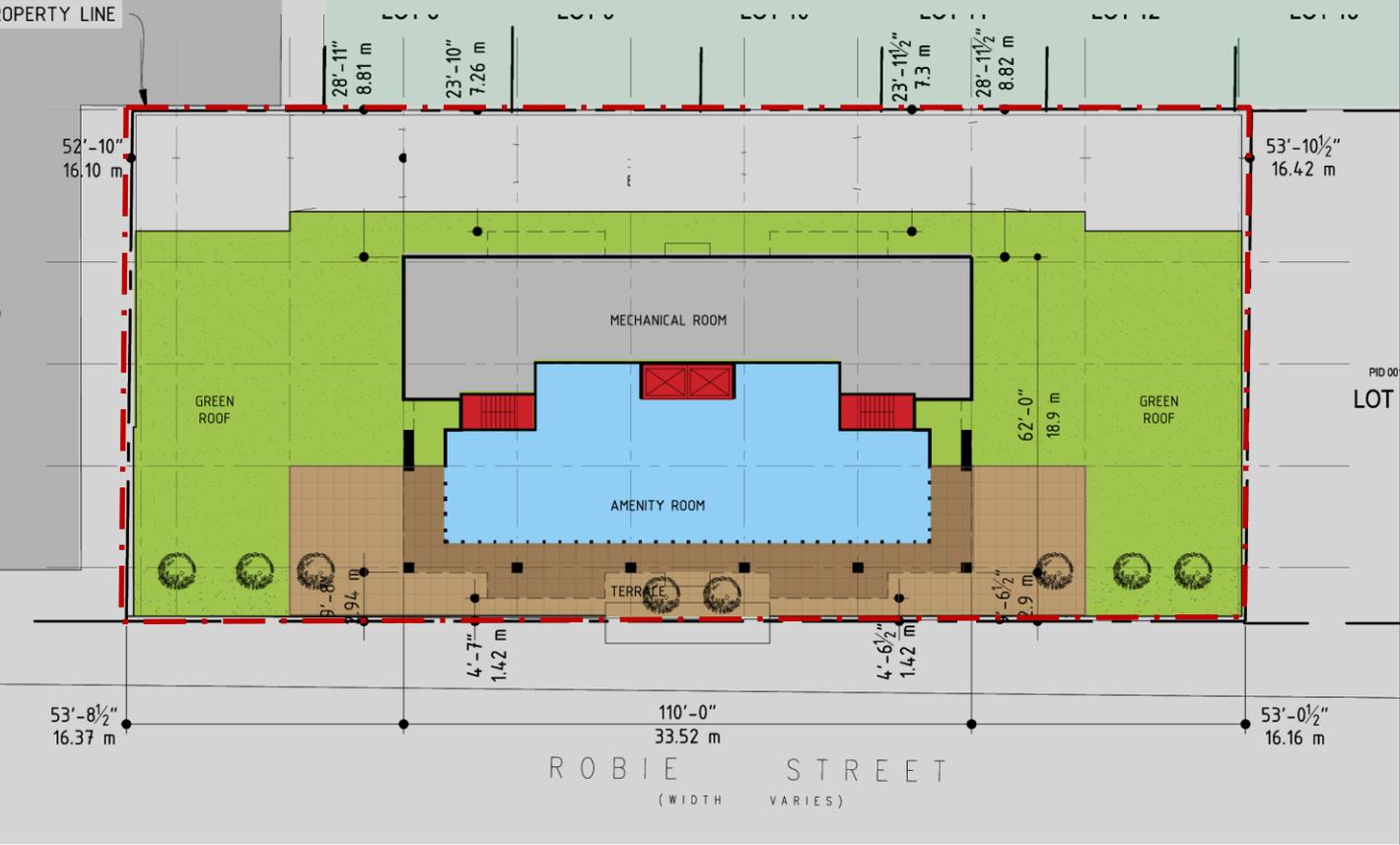
view of activated streetscape





- CIRCULATION
- HOTEL LEVELS





- AMENITY ROOM
- CIRCULATION
- GREEN ROOF
- TERRACE
- COVERED TERRACE





- RESIDENTIAL
- CIRCULATION
- GREEN ROOF
- BALCONY

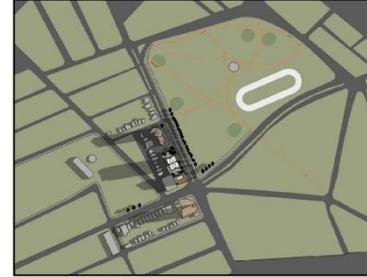




December 21st, 9am



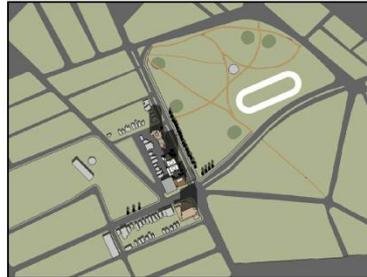
March/September 21st, 7am



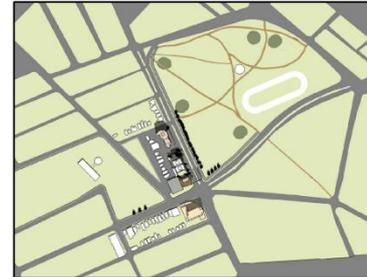
June 21st, 7am



December 21st, 12 noon



March/September 21st, 12 noon



June 21st, 12 noon



December 21st, 4pm



March/September 21st, 6pm



June 21st, 6pm





MAY FIRST - 6PM SHADOW
IMPACT ON BASEBALL
DIAMOND NEGLIGEABLE.



FEBRUARY 3rd 3PM
SHADOW IMPACT ON THE
OVAL IS NEGLIGEABLE.



CONTACTS: Dan Chedrawe – Westwood Developments – 425-7500
Dan Goodspeed - KG Architects – 422-1557