



2032/2050 ROBIE ST

 **WESTWOOD**
Your City. Your Way.



Kassner Goodspeed Architects Ltd.

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May **21** | 2015



Gladstone Ridge



Spring Garden and Doyle



Gladstone North



Garrison Watch



Harbour Ridge



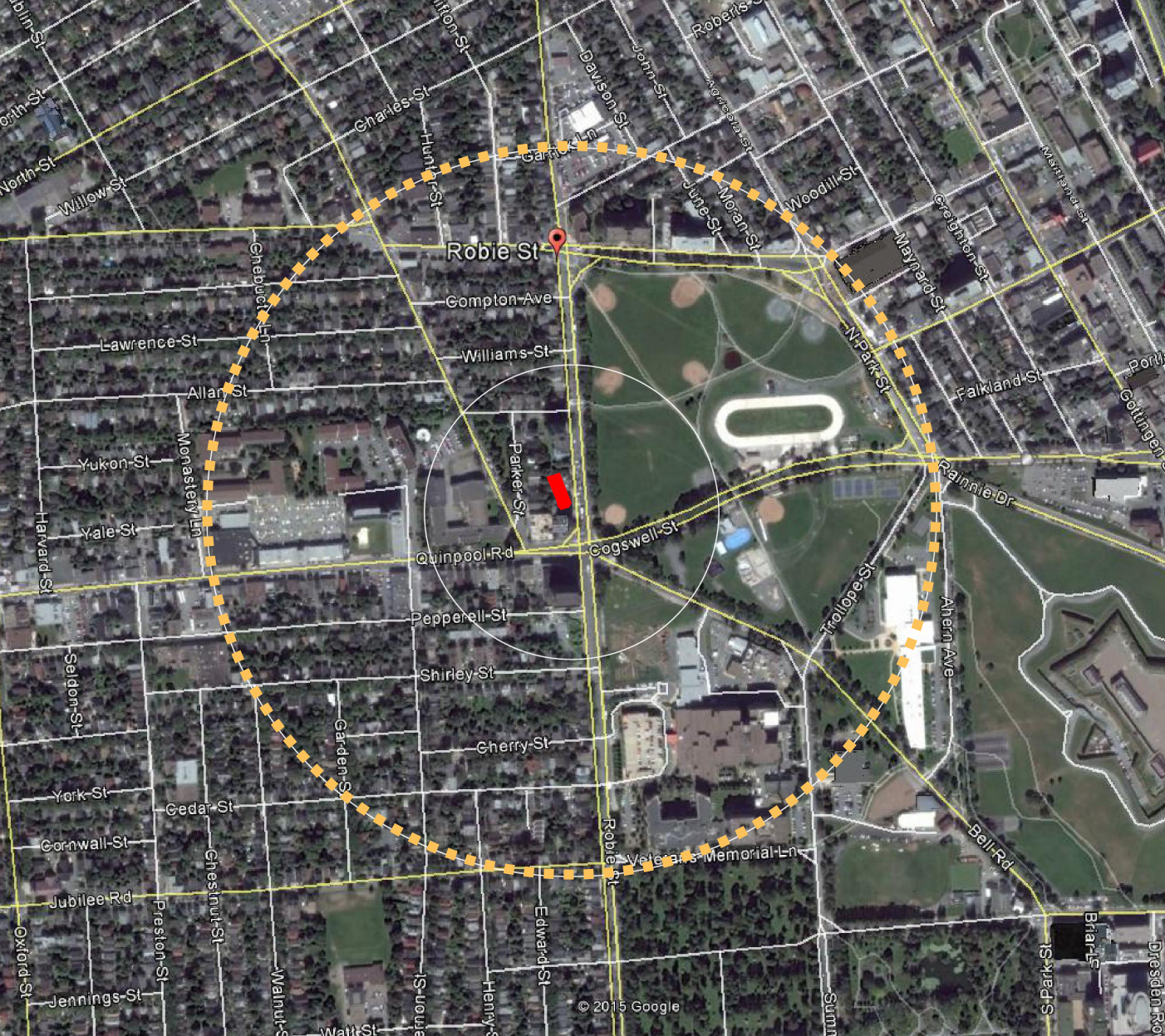
Gladstone Townhouses



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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

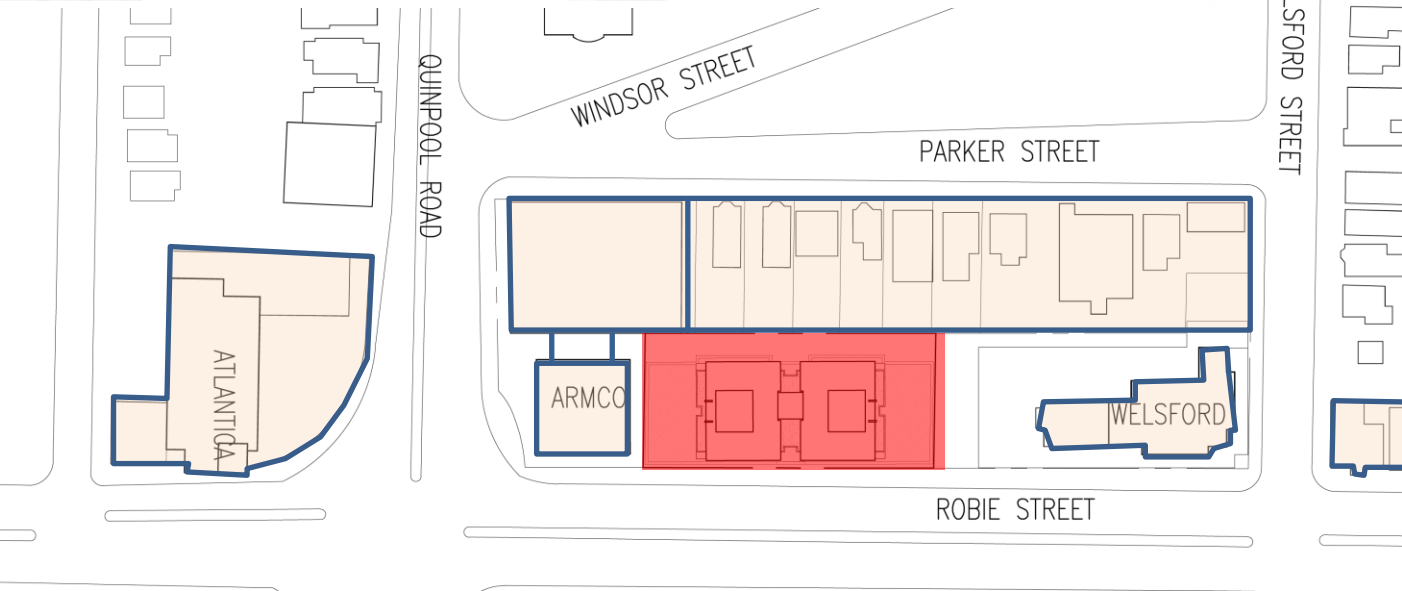
- 2032-2050 ROBIE STREET
- AREA 25,230sf (2345m²)
- FRONTAGE 200ft (61m)
- GROSS SITE AREA 31,230sf (.72 acres)

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







- RESIDENTIAL
- CIRCULATION
- GREEN ROOF
- BALCONY



December 21st, 9am



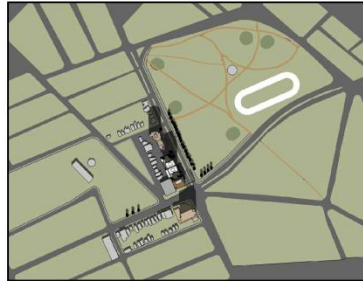
March/September 21st, 7am



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.



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