

HALIFAX

Public Information Meeting for Case 21288

Development Agreement for 2859
Robie Street

June 6, 2018

Agenda for Tonight's Meeting

1. Welcome and Introductions
2. HRM Staff Presentation
3. Applicant Presentation
4. Public Feedback
5. Wrap-Up, Next Steps, Feedback Form

Introductions

Melissa Eavis – Planner

Lindell Smith – Councillor

Cara McFarlane – Planning Controller

Holly Kent – Planning Technician

W.M. Fares Architects – Applicant

Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendations to Council

Purpose of this Meeting

- Provide information to the public on the proposed development at 2859 Robie Street, Halifax
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided tonight will inform the process

No decisions will be made tonight

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 residential building

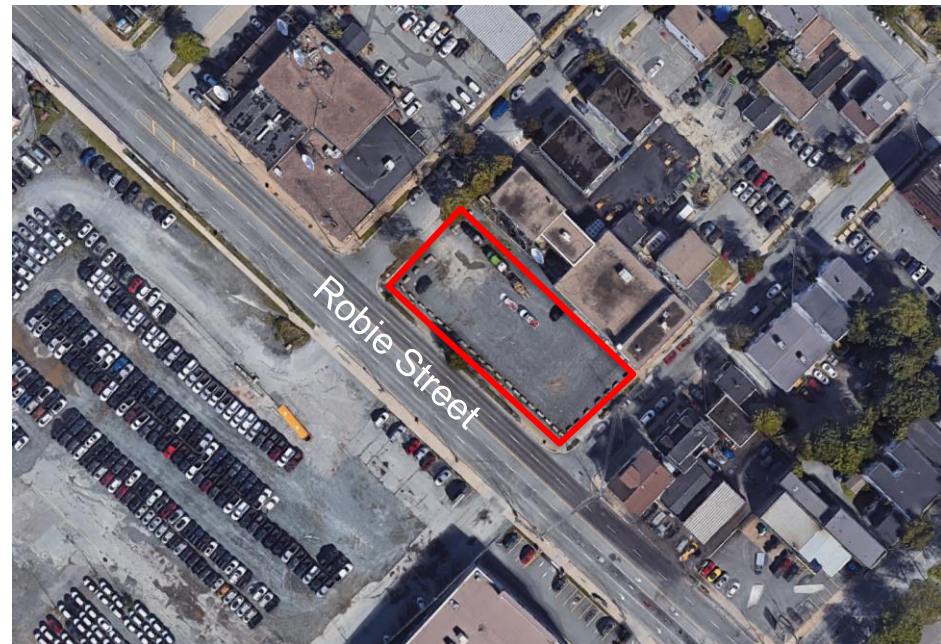


Site Context

2859 Robie Street, Halifax



General Site location



Site Boundaries in Red

Site Context



Subject site seen from southwest on Robie Street

Site Context



Subject site seen from the northwest on Robie Street

Site Context



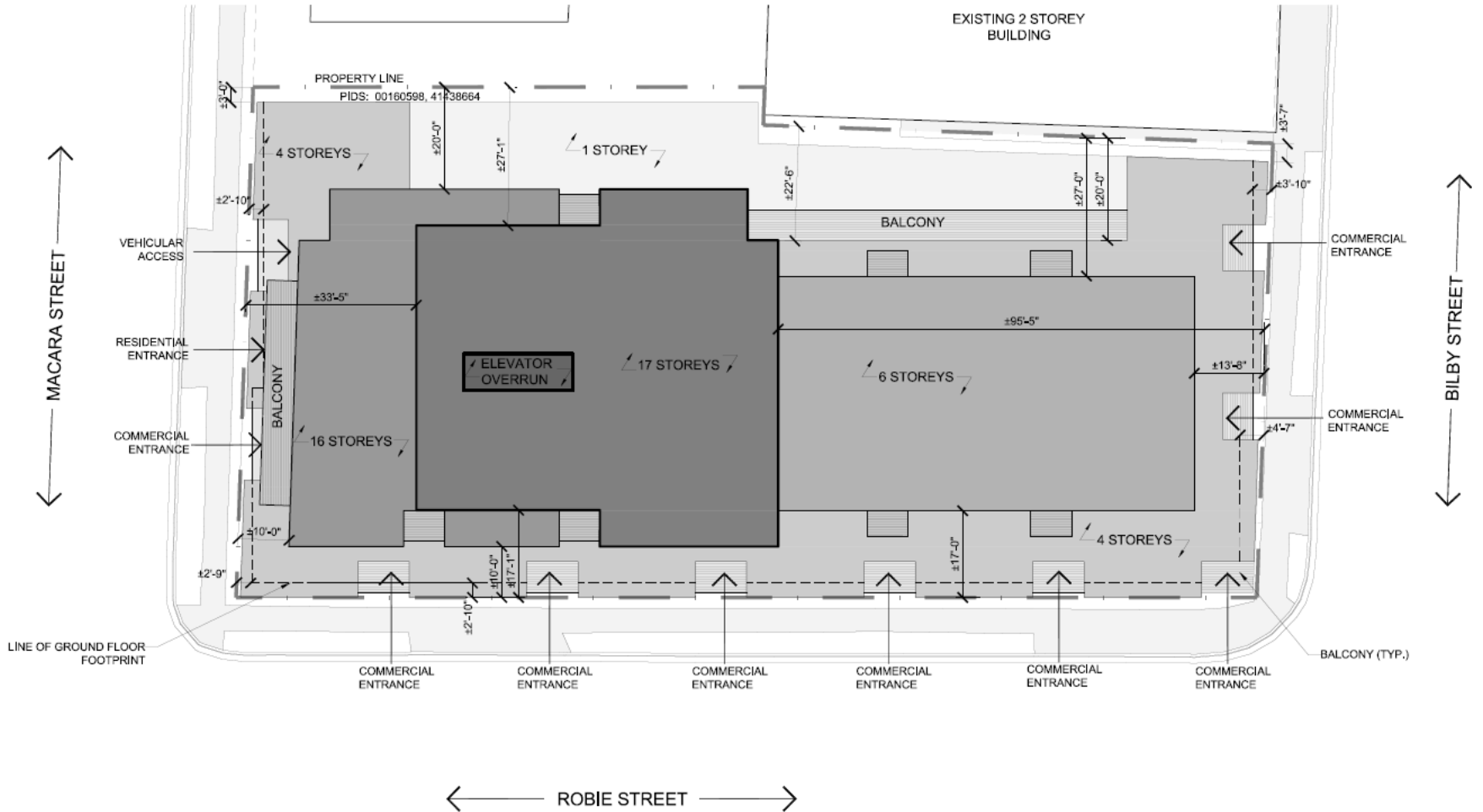
Subject site seen from the north east on Macara Street

Site Context

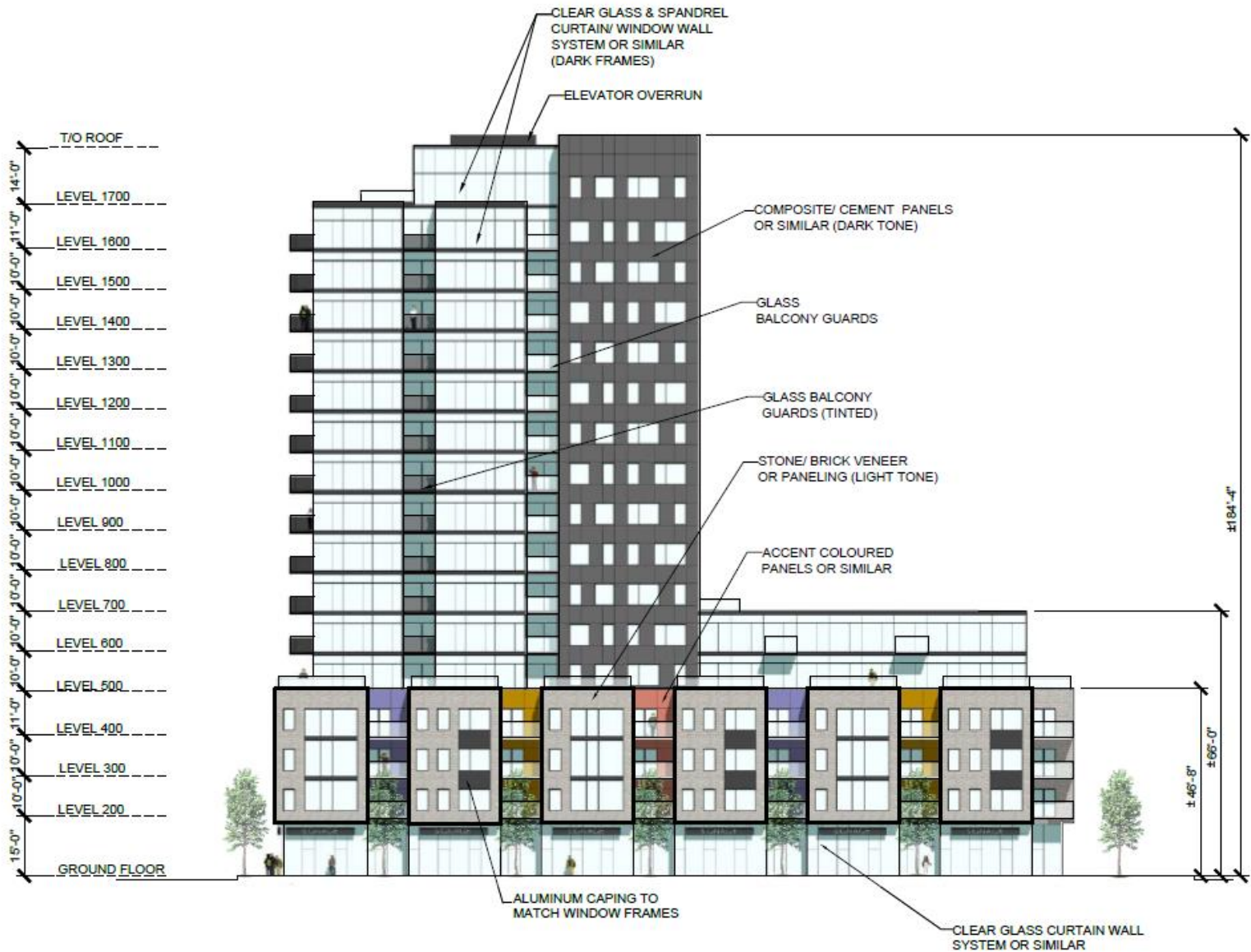


Subject site seen from the southeast on Bilby Street

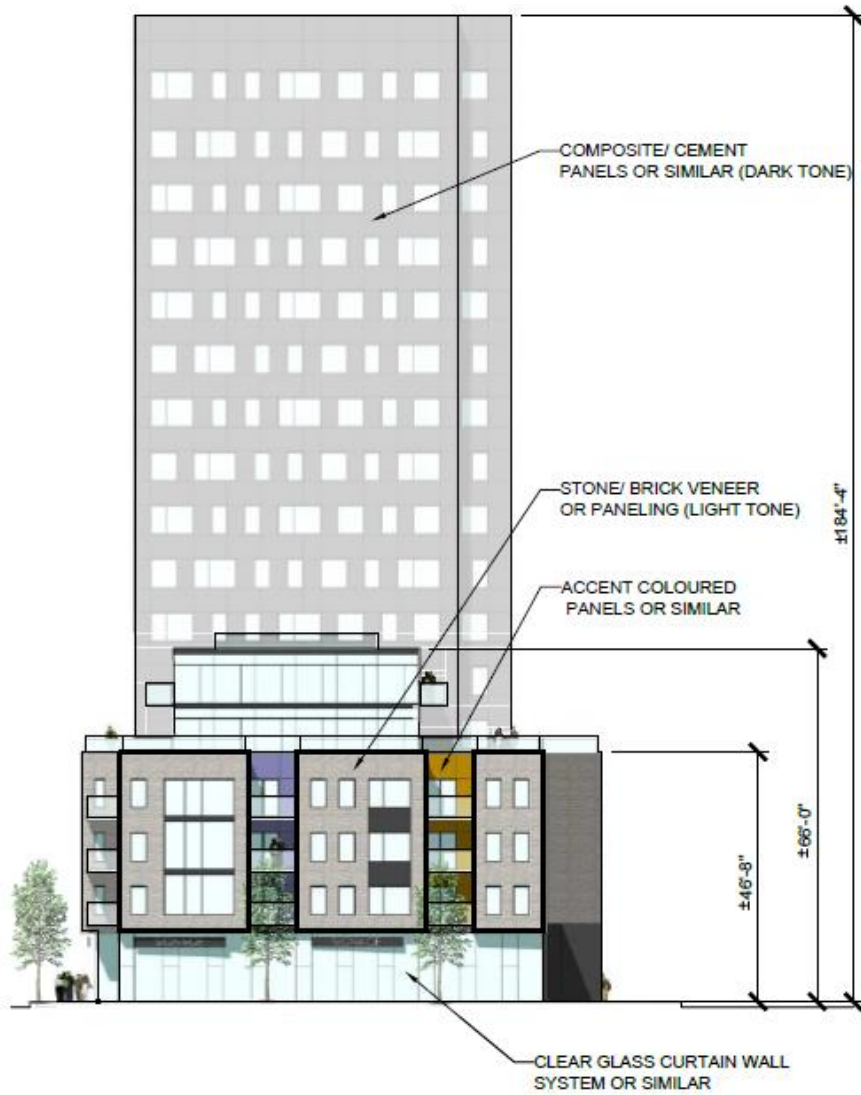
Proposal

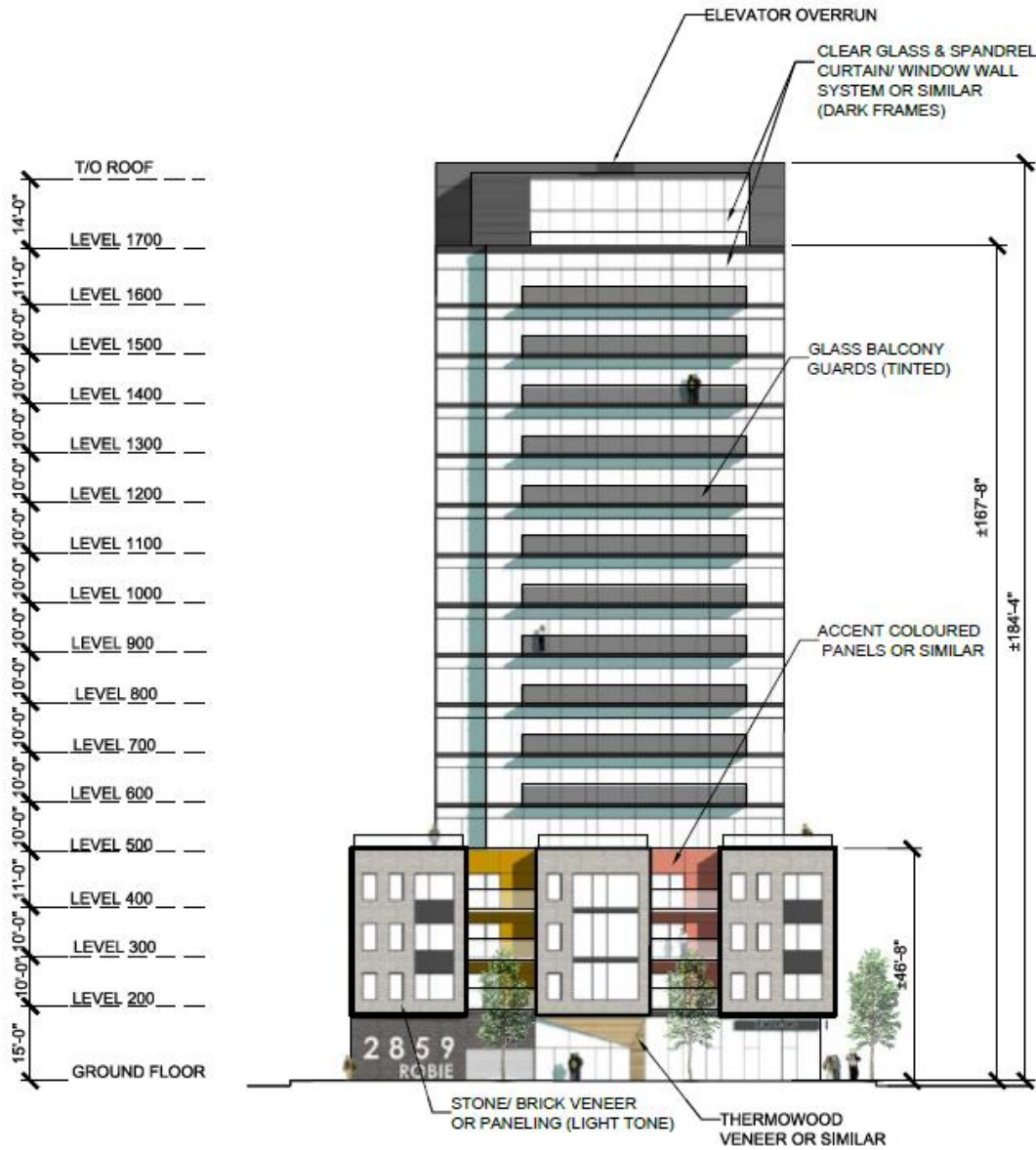


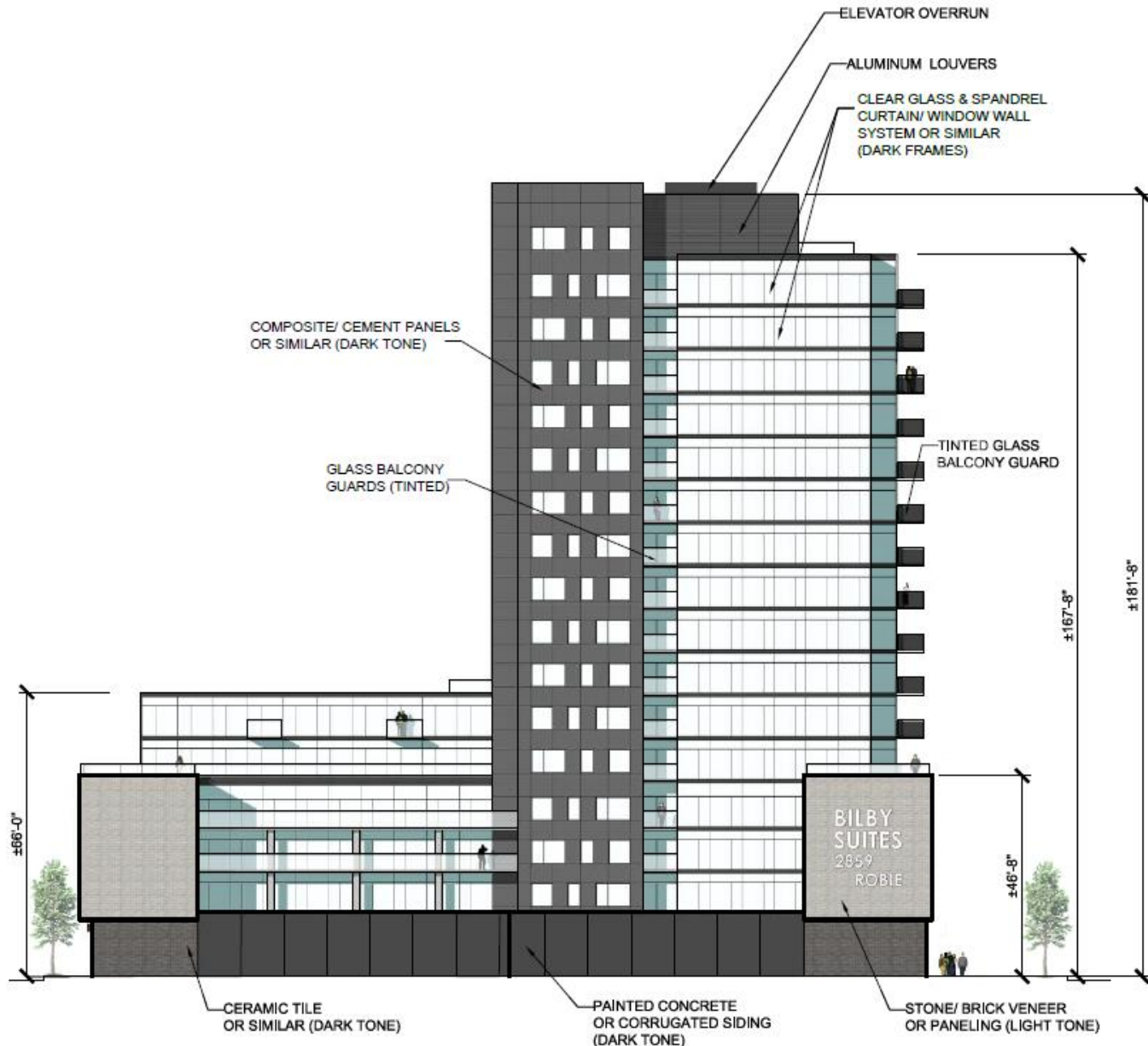
Proposed Site Plan



1
 A09
 SOUTHWEST ELEVATION
 SCALE: 1" = 30'-0"







HALIFAX

Policy & By-law Overview

Halifax Municipal Planning Strategy – Halifax Peninsula LUB

- **Zone**

- C-2 (General Business) Zone

- **Designation**

- MJC (Major Commercial), Peninsula North – Area 5

- **Existing Use**

- Vacant

- **Enabling Policy**

- 2.3.1, 2.3.2 and 2.3.3 – Schedule Q Policy

Policy Consideration

Enabling Policy 2.3.1 – 2.3.3 requires Council to consider the following:

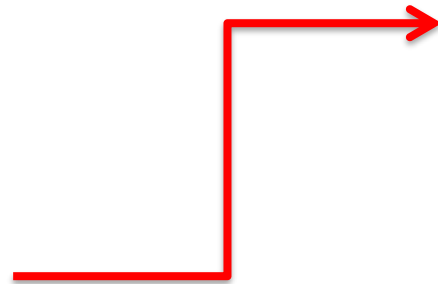
- 1) the relationship of new development to adjacent properties and uses; and, the mitigation of impacts on the amenity, convenience and development potential of adjacent properties through effective urban design and landscape treatment;
- 2) the appropriate integration of the development into the traditional grid street system of the Peninsula;
- 3) the design and layout of the development should encourage vehicular traffic to use Principal Streets and discourage traffic from infiltrating through existing neighbourhoods;
- 4) the creation of high quality design detail at street level through attention to such matters as landscaping, signs, building entrances, and vehicle layby areas;
- 5) the provision of high quality open space and leisure areas of a size and type adequate for the resident population;
- 6) residential and commercial densities consistent with municipal services;
- 7) encouraging high quality exterior construction materials such as masonry; and
- 8) other relevant land use considerations which are based on the policy guidance of this Section.

What Is a Development Agreement?

- A development agreement enables construction of a project under local planning policy
- A binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping, and infrastructure
- Can be approved by Community Council provided that any development complies with local planning policy

Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation &
Review

Public Information Meeting

Planning Advisory
Committee Meeting

Plan Revisions &
Refinement

Staff Report with Draft
Policy & Recommendation

Public Hearing and
Community Council
Decision

Appeal Period

HALIFAX

**Presentation by
Applicant**

W.M Fares Architects

Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone ***(comments voiced without using the microphone are not guarantee to be captured)***
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Comments are recorded and provided in a summary format

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Thank You For Your Participation

We are Looking to Improve the way we
Communicate with Community Members

Please Complete a Survey Before You Go

HALIFAX

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- Add all available plans following last slide for reference in questions as needed
- Include additional site photos in this section as well