

HALIFAX

An Overview of Case 22927

An application by WSP to re-enter into a
development agreement for 2032-2050
Robie Street, Halifax

December 2020

Please note: HRM staff are not planning to hold a public information meeting (virtual or in person) for this application. This presentation contains information that would typically be provided at a public information meeting.

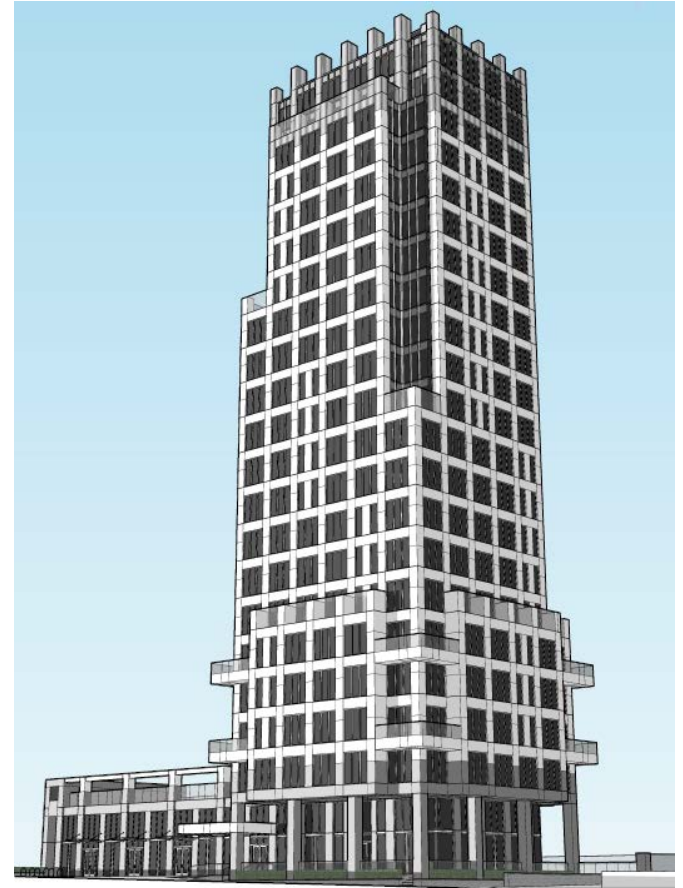
If you have any questions or comments about the application or the Planning Application process, please contact Meaghan Maund, the Planner assigned to the application, at maundm@halifax.ca or 902.233.0726.

Applicant Proposal

Applicant: WSP Canada Inc.

Location: 2032-2050 Robie Street,
Halifax

Proposal: 23-storey mixed use building
with ground floor commercial, 102
residential units, and two floors of
underground parking.



NE PERSPECTIVE
October 8, 2020

2032 ROBIE STREET

HALIFAX

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.

Role of HRM Staff

- Manage the process of the planning application
- Be the 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 Virtual Engagement

- Provide information about the proposed development at 2032-2050 Robie Street, Halifax
- Provide an overview of the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided will inform the process and will form part of the public record.

Site Context

2032-2050 Robie Street, Halifax



General site location



Site boundaries in red

Site Context



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

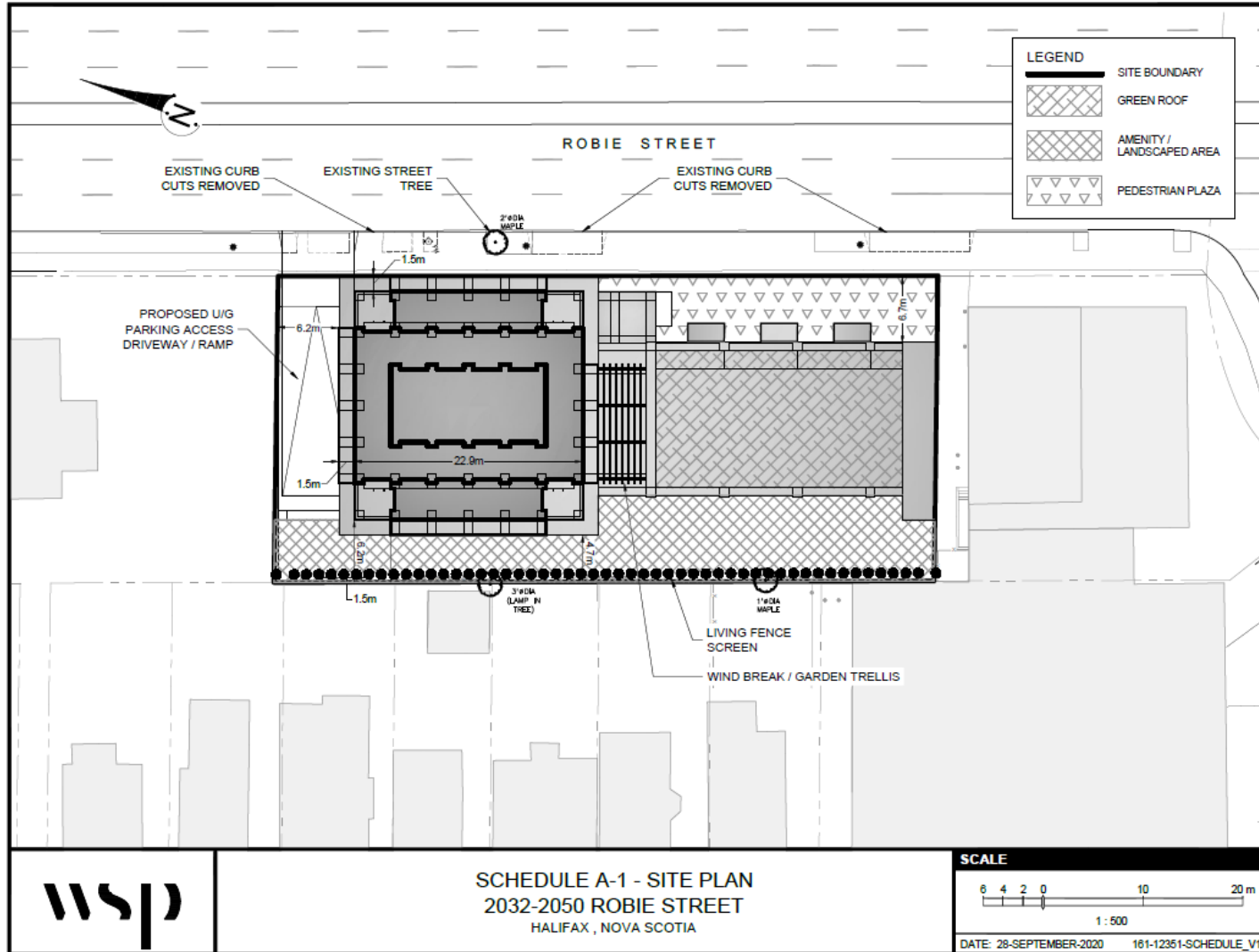
Site Context



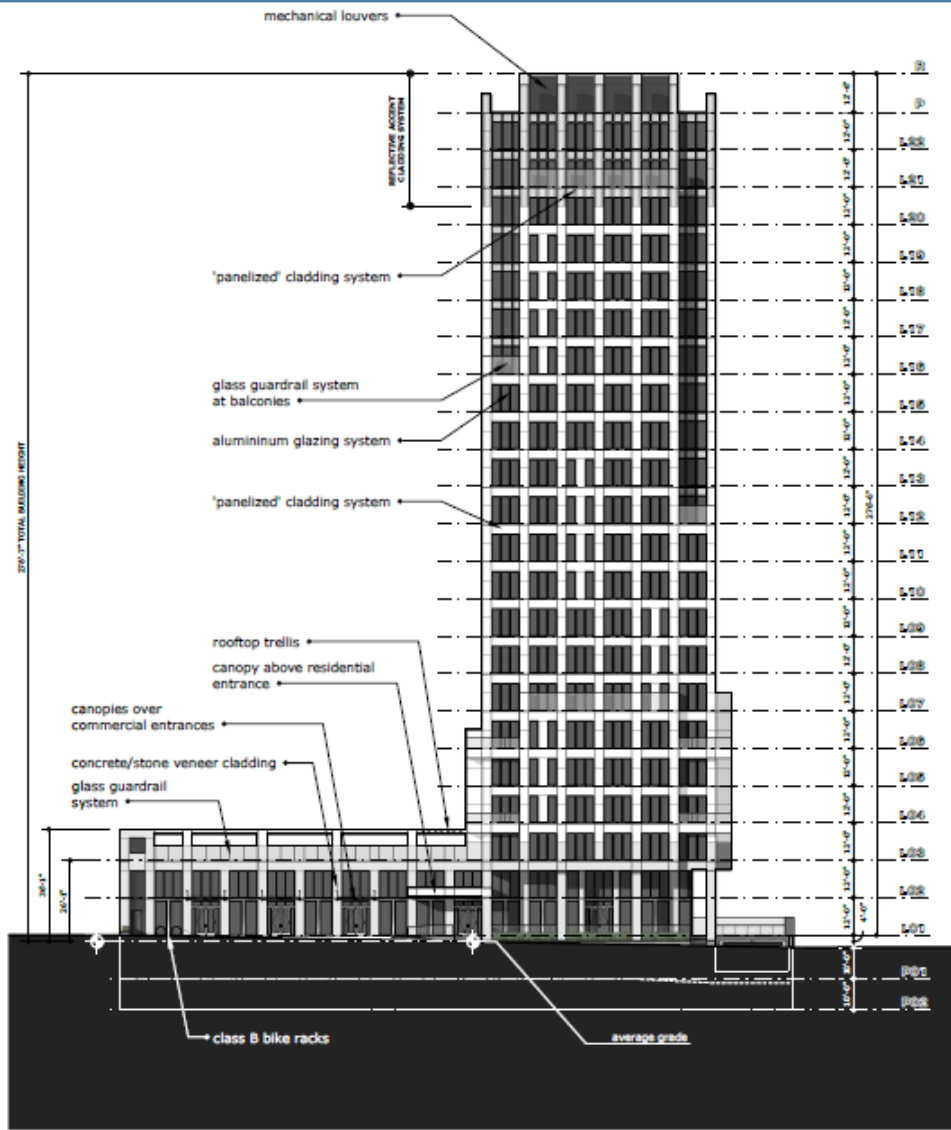
Subject site seen from Robie St. looking toward the intersection of Quinpool Rd., Robie St., and Cogswell St.

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Proposal – Site Plan

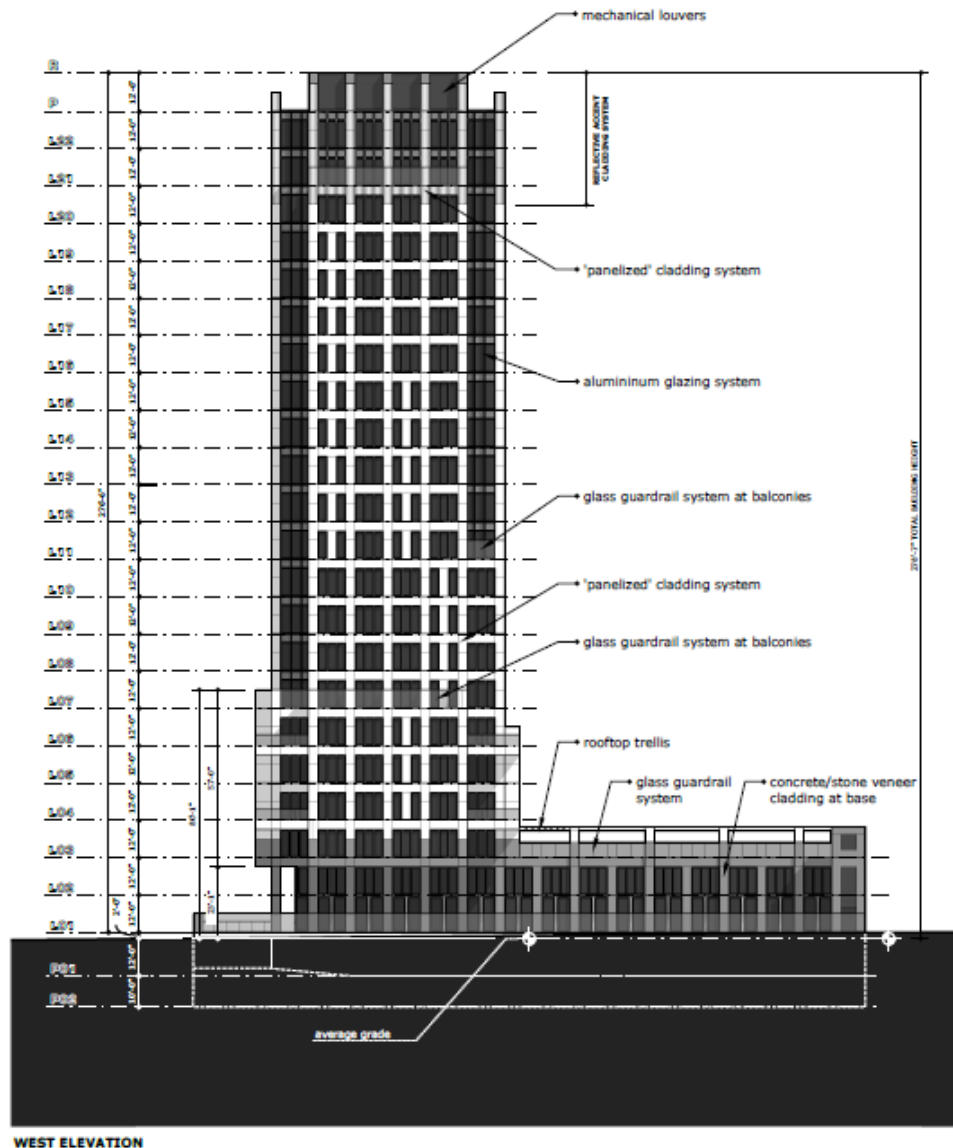


Proposal – Robie Street Elevation

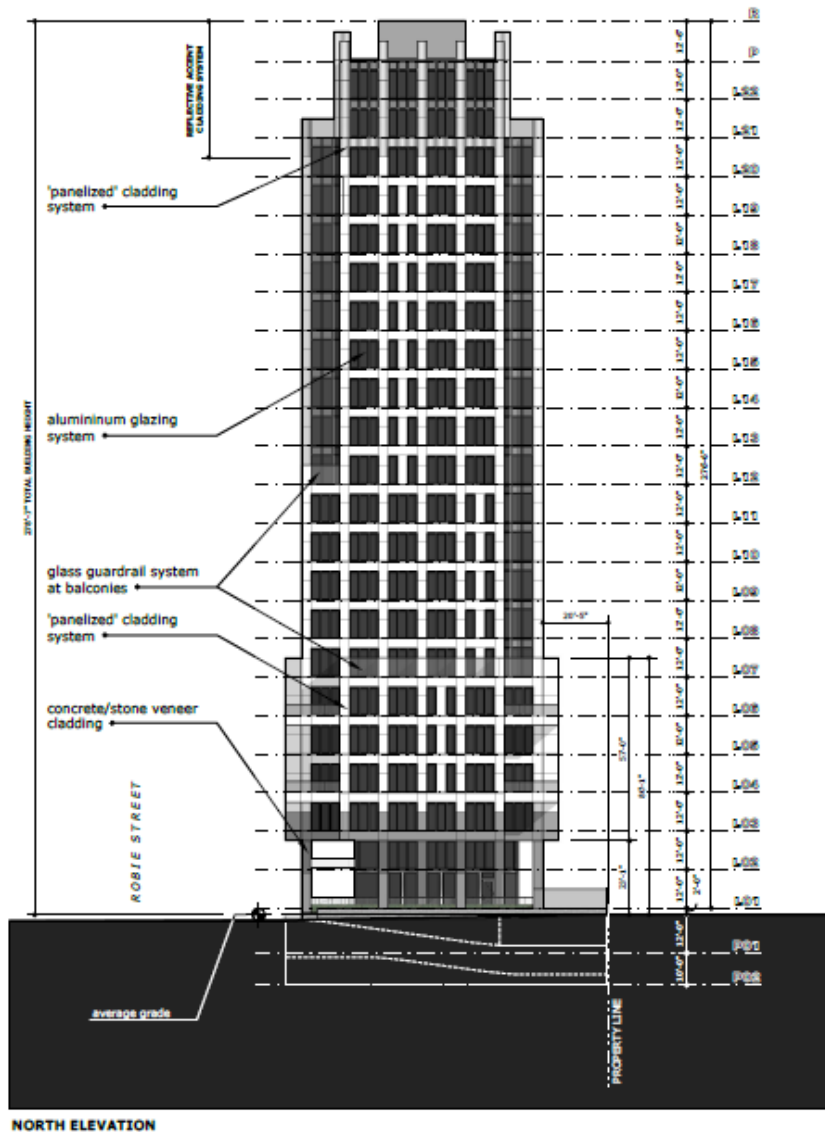


EAST ELEVATION (ROBIE STREET)

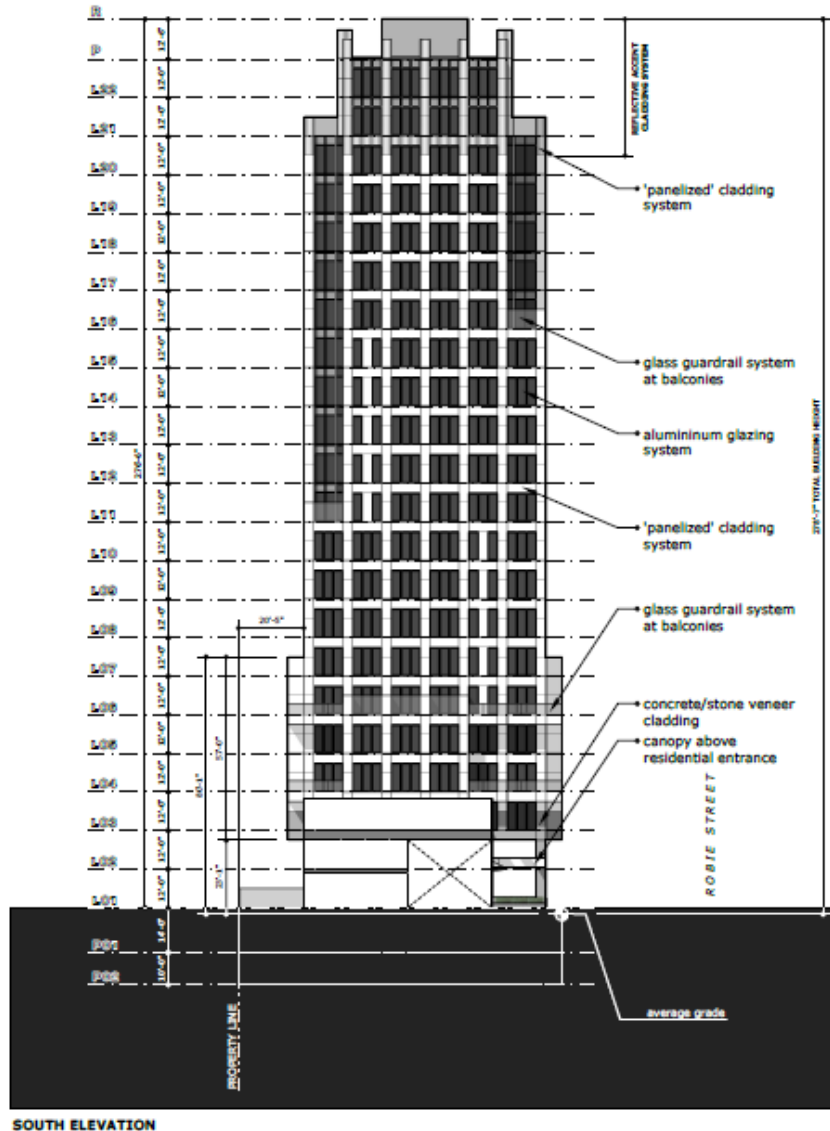
Proposal – Rear Elevation



Proposal – Side Elevation (North)



Proposal – Side Elevation (South)



Policy & By-law Overview

Regional Centre Secondary Municipal Planning Strategy & Land Use Bylaw

- **Zone & Designation**

- CEN-2 (Centre 2) Zone under the Centre Designation

- **Existing Use**

- Funeral Home, Parking Lot, Single Unit Dwelling

- **Enabling Policy**

- Policy 10.29 of the Regional Centre Secondary Municipal Planning Strategy

Policy Consideration

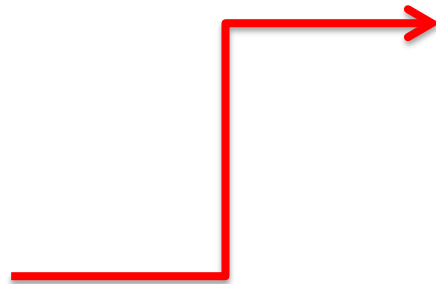
Policy 10.29 of the Regional Centre Secondary Municipal Planning Strategy enables Council to consider an application for a development agreement at 2032-2050 Robie Street. The policy specifies:

- The design of the building be a 22 storey tower atop a 2 storey podium;
- There be a mix of residential and commercial uses;
- There be commercial uses on the ground floor fronting on Robie Street;
- The maximum number of residential units and minimum quantity and size of 2+ bedroom units;
- The minimum setbacks from the front and rear property lines;
- The dimensions and maximum floor area for portions of the tower;
- The external design needs to provide visual architectural interest; and
- There be on-site amenity space, vehicular parking, and bicycle parking.

You can find the complete policy [here](#).

Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation & Review

Public Consultation

Planning Advisory Committee Meeting

Plan Revisions & Refinement

Staff Report with Policy Review & Recommendation

Community Council Hearing & Decision

14 Day Appeal Period

We Want to Hear from You

You are invited to ask questions and provide feedback to the Planner processing the application, Meaghan Maund, either by email at maundm@halifax.ca or by phone at 902-233-0726.

- What do you like about the proposal?
- Are there parts of the proposal that concern you?
- If you have concerns, what would you like to see changed?
- All comments and feedback are welcome.

To find more details about this application, including building plans, visit www.halifax.ca/planning (scroll down to Case 22927).

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Thank You For Your Participation

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Planning & Development
PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Meaghan Maund
Planner II

maundm@halifax.ca
Tel: (902) 233-0726

www.halifax.ca