

MEMORANDUM

TO: Chair and Members of Halifax Peninsula Planning Advisory Committee
FROM: Meaghan Maund, Planner II, Urban Enabled Applications
DATE: February 22, 2021

SUBJECT: Case 22927: Application by WSP Canada Inc., on behalf of the property owner, requesting to re-enter into a development agreement to allow for a 23-storey mixed-use building at 2032 to 2050 Robie Street, Halifax.

On June 10, 2014, Regional Council initiated a process to consider amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law to create site specific policy and provisions for 2032-2050 Robie Street to enable a mixed-use development by development agreement (Case 19281). The application was still in progress when the Regional Centre planning documents were planned to go to Regional Council. The Regional Centre planning documents would replace portions of the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law, including those policies and provisions that applied to 2032-2050 Robie Street. In June 2019, Regional Council directed staff to amend the proposed Regional Centre planning documents to allow for the development of 2032-2050 Robie Street as detailed in the [June 4, 2019 Staff Report under Case 19281](#).

In September 2019, Regional Council adopted the [Regional Centre Secondary Municipal Planning Strategy](#) and the [Regional Centre Land Use By-law](#). Section 10.10.2 of the RCSMPS contains site specific policies to enable Council to consider a development agreement for a mixed-use development at 2032-2050 Robie Street.

The major aspects of the proposal are as follows:

- Mixed-use building with residential and commercial uses;
- 85 metres tall or approximately 23 storeys with an 11 metre streetwall for the majority or Robie Street;
- Primarily commercial space on the ground floor fronting Robie Street;
- Between 555 square metres and 910 square metres of commercial space in the two-storey podium;
- 102 residential units (58 one-bedroom and 44 two-bedroom);
- A combination of interior and exterior amenity space, including a rooftop terrace;
- Two levels of underground parking that contain approximately 84 parking stalls; and
- 41 Class A and 12 Class B bicycle parking spaces.

The applicant is also asking to discharge the development agreement registered on PIDs 40448037, 41340613, 00140038, and 40448045 that permits a funeral home and parking lot and the development agreement registered on PID 00140061 that permits a parking lot.

Implementation Policy 10.29 of the [Regional Centre Secondary Municipal Planning Strategy](#) enables Council to consider a development agreement for this site, and feedback is sought

relative to the application. In preparing a recommendation to the Halifax and West Community Council, the Committee is being asked to assess potential impact on the community, specifically:

- Quality of indoor and outdoor amenity space;
- Adequacy of vehicular parking and bicycle parking;
- Visual architectural interest of the external design;
- Quality of the streetwall design (e.g., human-scaled; distinguished entrances; high quality, durable materials; reflects neighbourhood character);
- Quality of design detail at street level, including landscaping and building entrances;
- General access, safety, and comfort for pedestrians, and wind effects.

The following documents are before the Committee:

- [Application letter](#)
- [Site plan](#)
- [Building drawings](#)
- [Preliminary landscape plan](#)
- [Traffic impact statement](#)
- [Preliminary servicing schematic](#)
- [Preliminary consolidation plan](#)
- [Existing development agreements](#)
- [Wind study](#)
- Engagement Summary (distributed separately)

<https://www.halifax.ca/business/planning-development/applications/case-22927-2032-2050-robie-street-halifax>

Information at the above link will be updated as required. For a copy of the materials presented to the Planning Advisory Committee, please contact the Clerk's Office.