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MEMORANDUM

TO: Chair and Members of Halifax and West Community Council

CC: Meaghan Maund, Planner II, Regional Planning

FROM: Jason Cooke, Chair, Halifax Peninsula Planning Advisory Committee

DATE: March 3, 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.**

The Halifax Peninsula Planning Advisory Committee (HPPAC) considered Case 22927 at their February 22, 2021 special meeting.

RECOMMENDATION SECTION:

The following recommendation was approved:

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for Case 22927 and recommends that Halifax and West Community Council approve the application with the following condition: -Design enhancements to improve pedestrian safety and the flow of traffic at the building access on Robie Street.

DISCUSSION SECTION:

The proposal is for a mixed-use, 23 storey building with an 11 metre streetwall for the majority of Robie Street. The proposal includes 102 residential units (58 – one-bedroom and 44 two-bedroom units) and between 555 square metres and 910 square metres of commercial space in the two storey podium. This space is primarily located on the ground floor fronting Robie Street. There is a combination of interior and exterior amenity space, including a rooftop terrace. The two-level underground parking includes 84 parking stalls and 41 Class A and 12 Class B bicycle parking spaces.

The Committee considered several points as outlined in Policy 10.29 of the Regional Centre Secondary Municipal Planning Strategy. The Committee noted concerns related to pedestrian safety and traffic flow of egress on and off Robie Street. It was acknowledged that the traffic impact statement had been submitted by the applicant, reviewed by Engineering staff and determined to have met bylaw requirements. Additionally, members noted careful consideration should be given to the design materials to ensure visual architectural interest. The committee discussed the scale of the building including the potential loss for smaller scale infill developments.

Office of the Municipal Clerk

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This information has been provided to HRM planning staff for review and consideration and will be addressed in their staff report to the Halifax and West Community Council.

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