

HALIFAX

**Halifax Peninsula
Planning Advisory
Committee: Case 21984**

Development Agreement,
Civic 2486 Creighton Street,
Halifax

January 28, 2019

Applicant Proposal

Applicant: EDM Planning Services

Location: 2486 Creighton Street,
Halifax

Proposal: Development Agreement
to modify R-2 zone standards to
allow:

- professional office & dwelling; or
- 2-unit dwelling

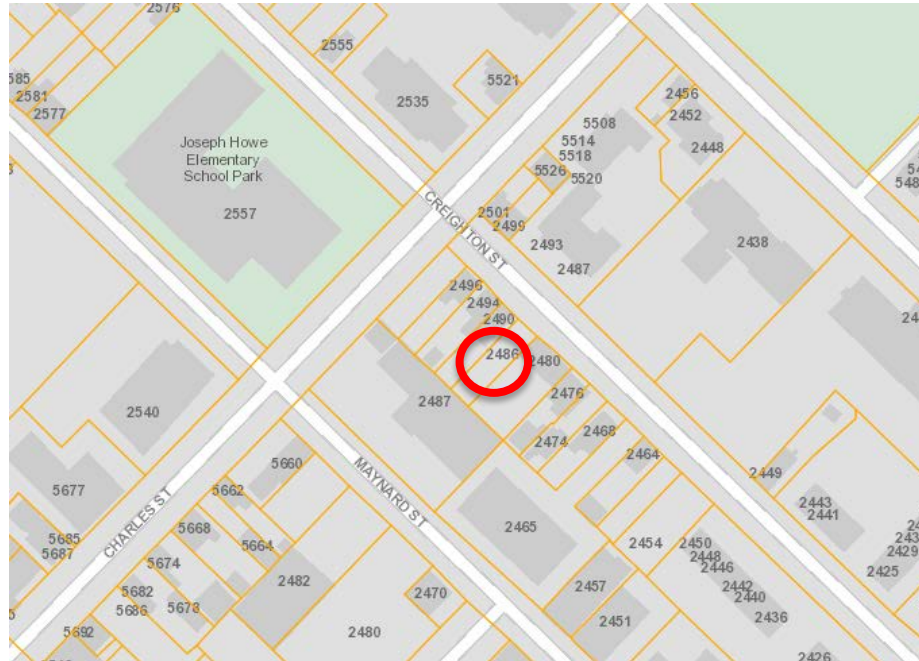


2486 Creighton Street

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Site Context

2165 Gottingen Street, Halifax

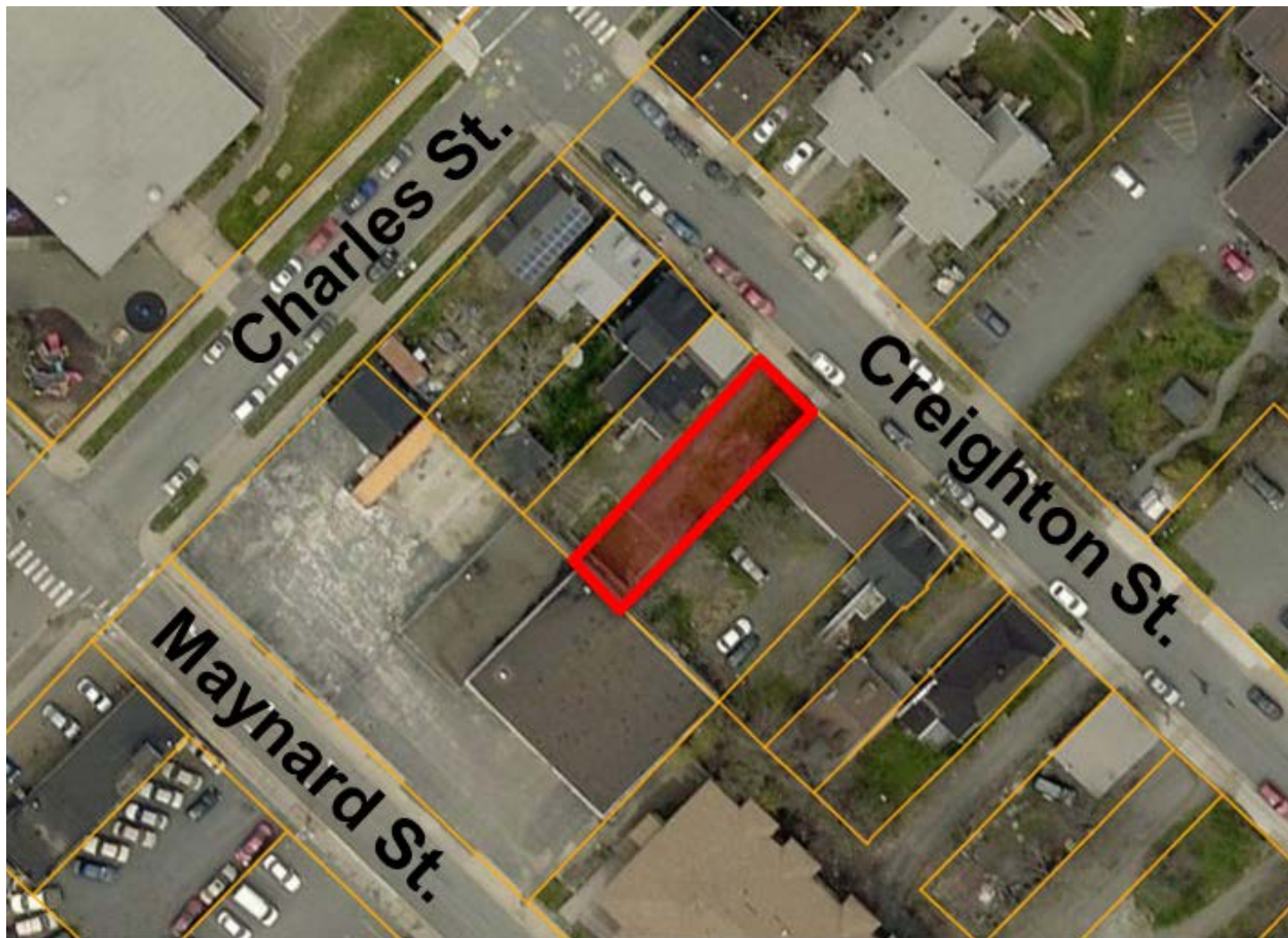


General Site Location



Site Boundaries in Red

Site Context



Subject site.

Site Context



Subject site, 2486 Creighton St.

August 2018

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Site Context

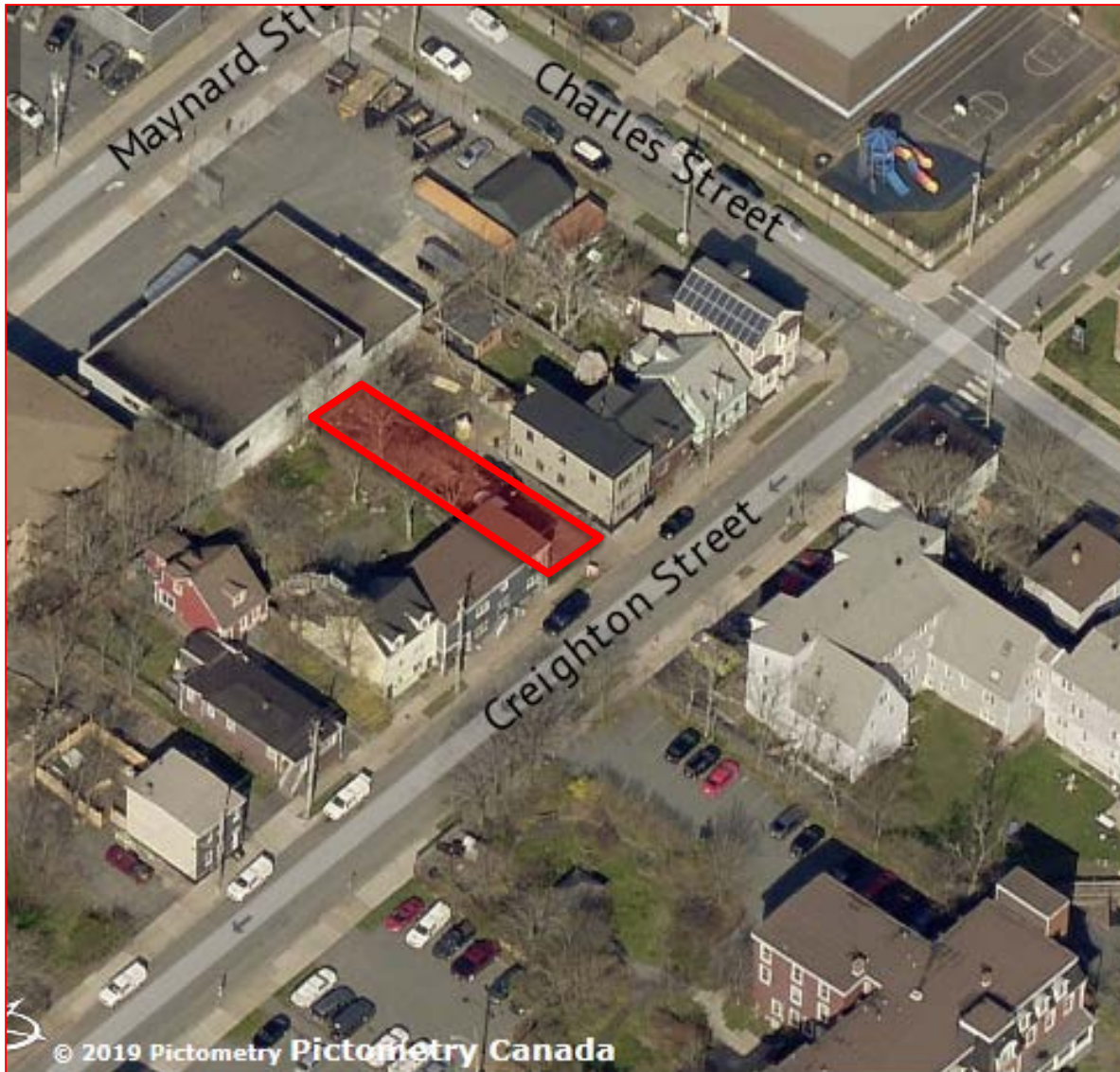


Subject site, 2486 Creighton St.

August 2018

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Site Context



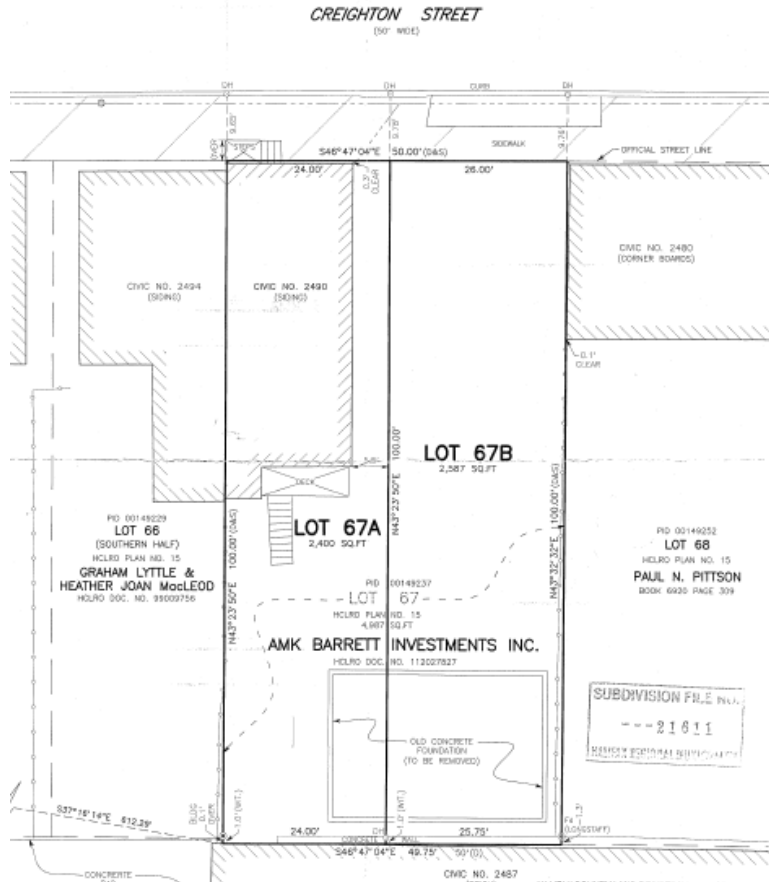
Arial view from SE.

Site Context

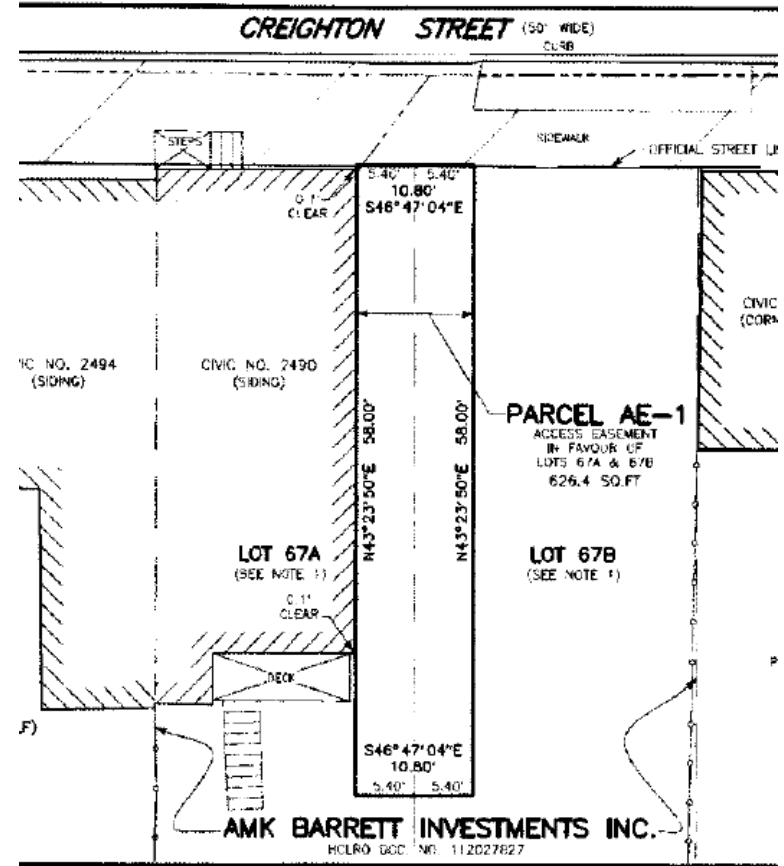


Arial view from NE.

Site Context



Survey Plan

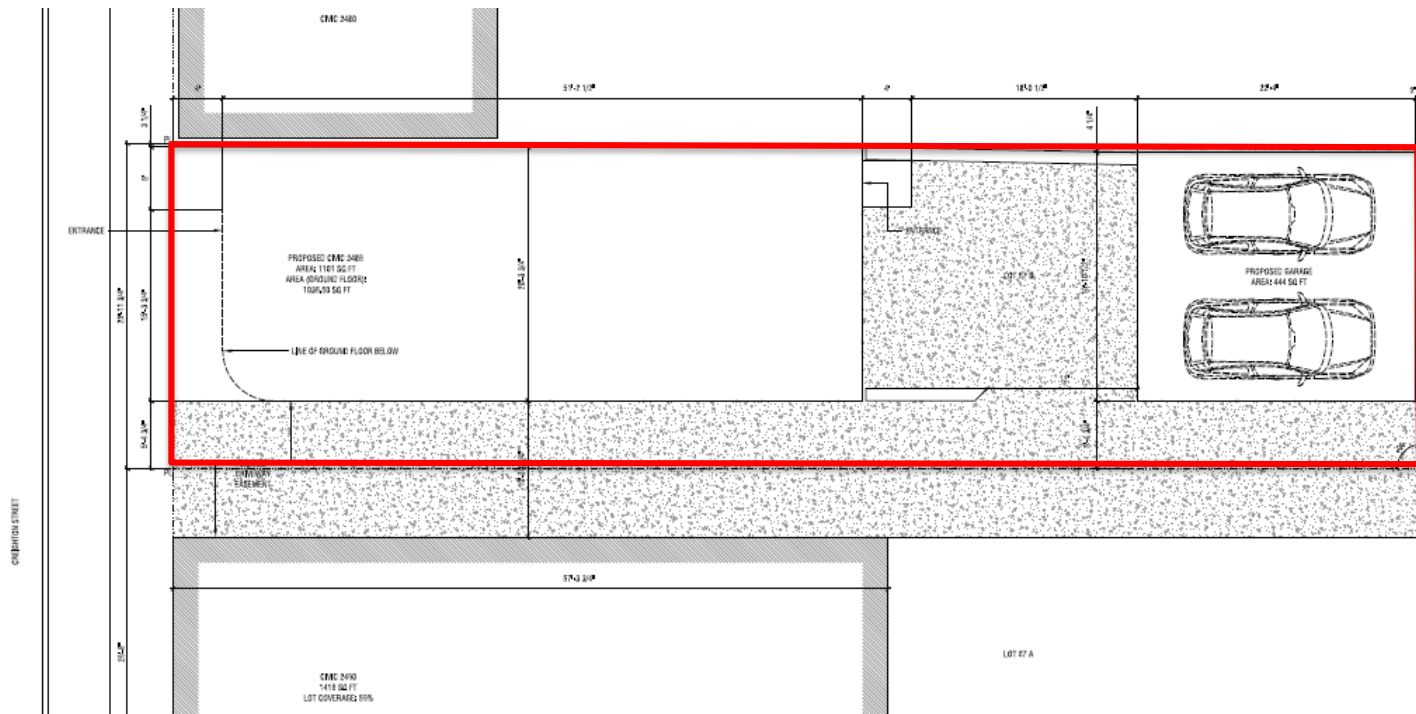


Driveway Easement

*Lot created via subdivision in May of 2018

Proposal

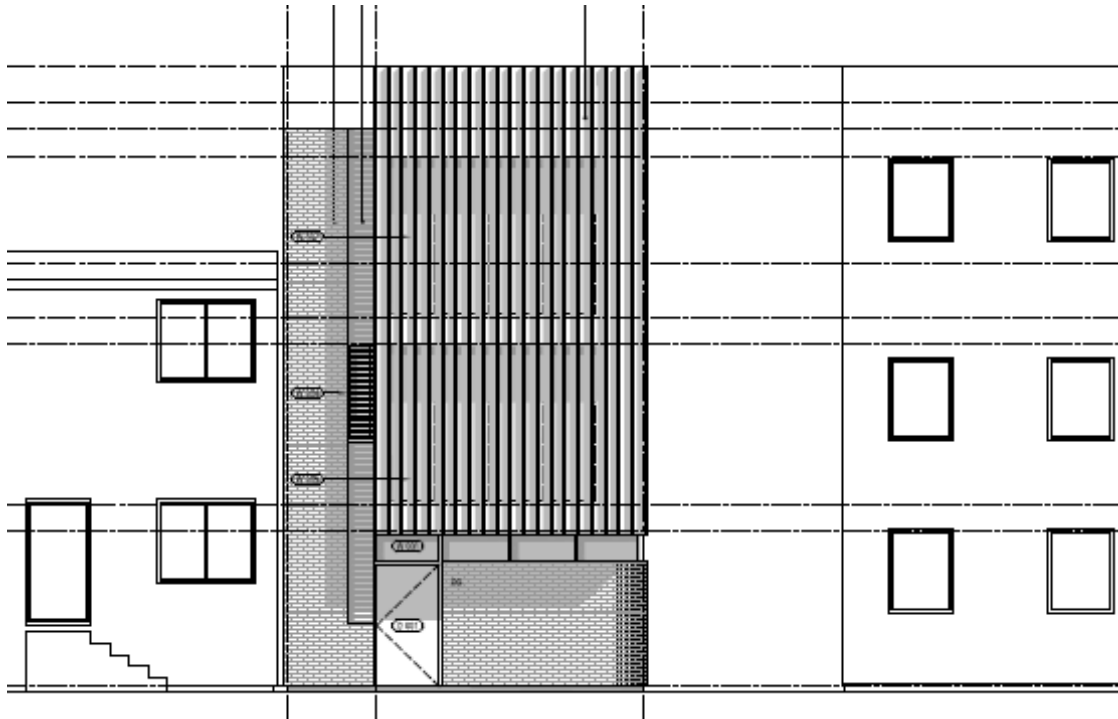
Subject Site/ Building



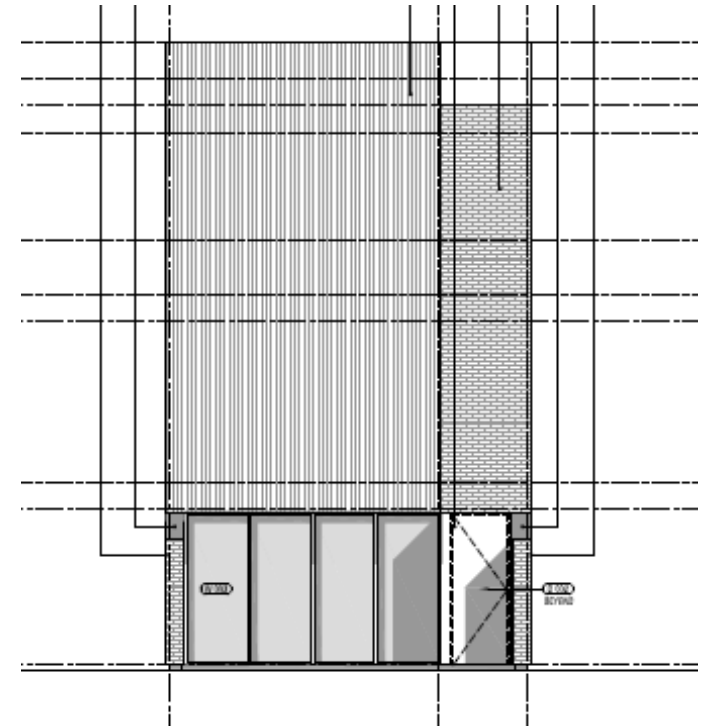
Development Agreement to modify:

- Lot frontage
- Lot area & GFAR;
- Side yard (left)
- *variance required for lot coverage increase (garage)
 - Separate process after DA decision

Proposal



Front

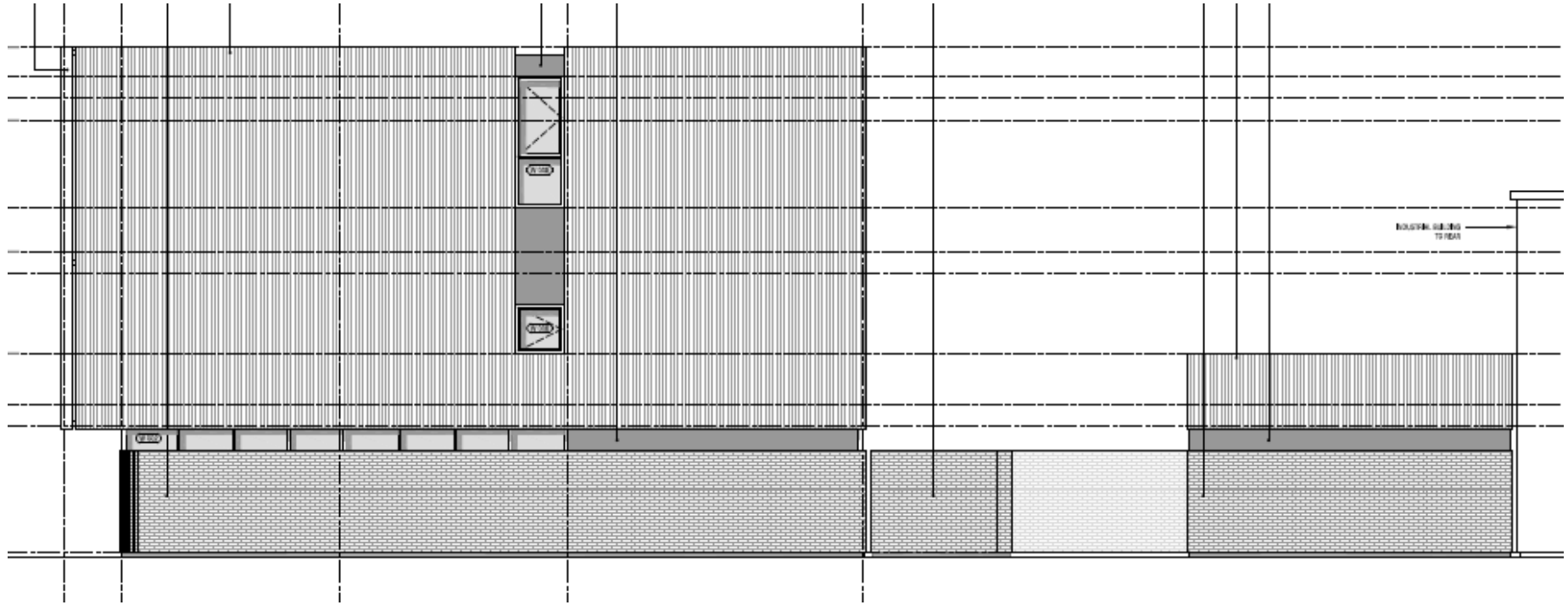


Rear

Proposed Front/ Rear Elevations

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Proposal



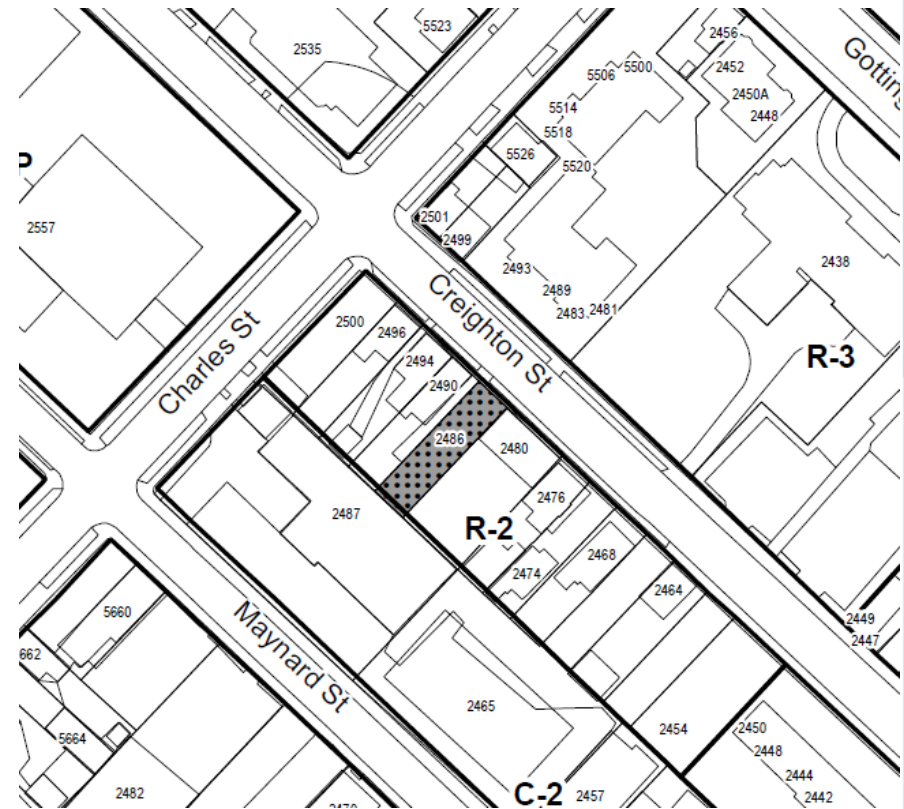
Proposed North/ Side Elevation

Planning Policy

Halifax Municipal Planning Strategy

Peninsula North SPS:

- MDR designation:
 - Medium density residential uses.



Enabling Policy

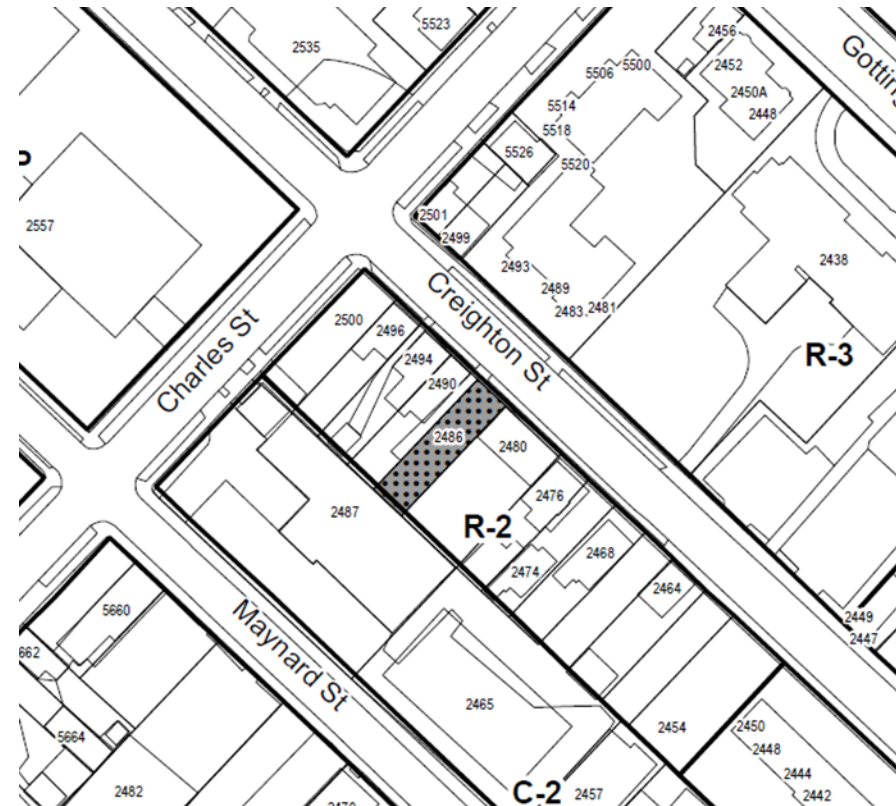
Halifax Municipal Planning Strategy

- Implementation Policy 4.6 allows for modification of LUB requirements, provided: (*paraphrased*)
 - (a) neighbouring properties are not adversely affected;
 - (b) reasons for the modification are unique to the lot and have not been created by the lot owner/ applicant;
 - (c) the modification is necessary to appropriately develop the lot (eg. restricted area, can't otherwise be developed, etc.);
 - (d) the modification is consistent with Section II of the MPS; and
 - (e) the land owner enters into an agreement.

Land Use By-law

Halifax Peninsula LUB

- R-2 Zone (General Residential)
Peninsula North Area 6:
 - Low & medium-density residential uses;
- Lot meets zoning/ building standards for single unit dwelling.



Public Engagement Feedback

- Level of engagement completed was consultation, achieved through a mail out notification (490 letters) requesting feedback, on-site sign and information on HRM website.
- Feedback from the community (1 email) generally included the following:
 - Concern about the noise level during construction process;
 - Concern with the small size of lot for a new building.

Scope of Review

- Please advise whether the proposal complies with the Halifax MPS, taking into account the following policy considerations:
 - Is the proposed “office of a professional person” appropriate for the site and compatible with the surrounding neighbourhood?
 - Is the proposed “two-unit dwelling” appropriate for the site and compatible with the surrounding neighbourhood?
 - Any other land use impacts?

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Questions / Comments

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