

HALIFAX

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

Development Agreement,
Civic 2486 Creighton Street,
Halifax

February 25, 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

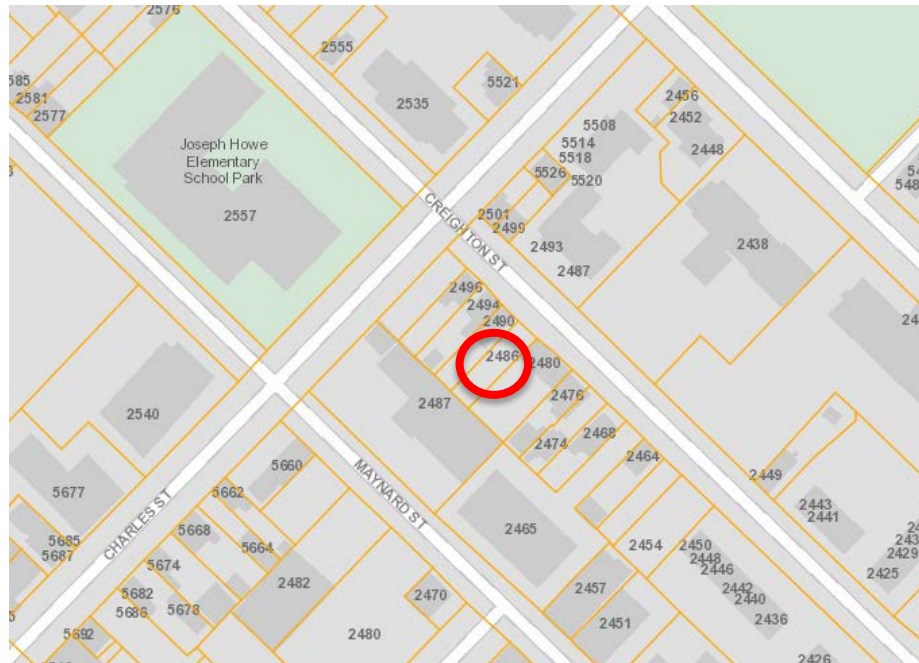


2486 Creighton Street

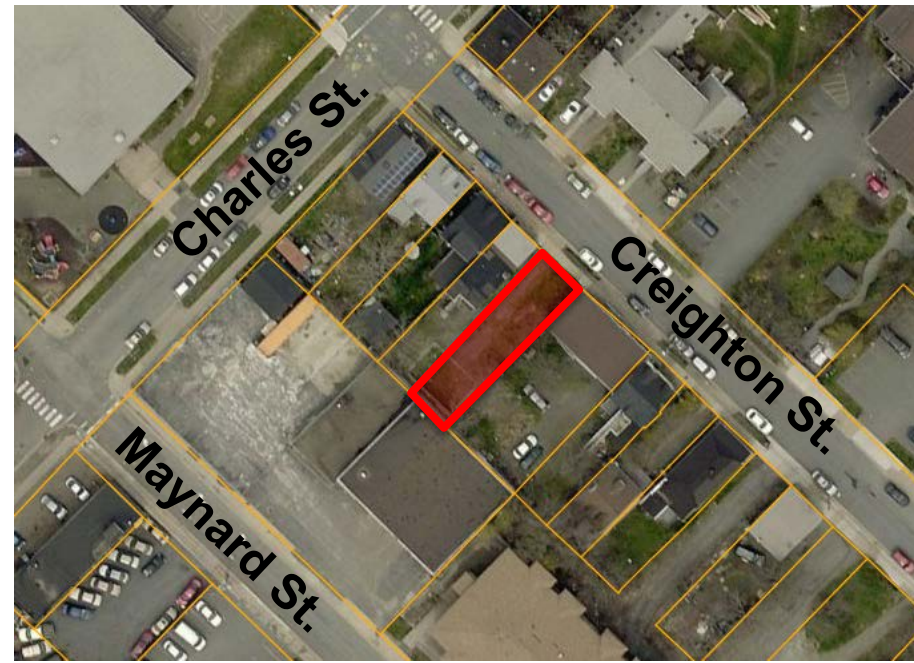
HALIFAX

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

HALIFAX

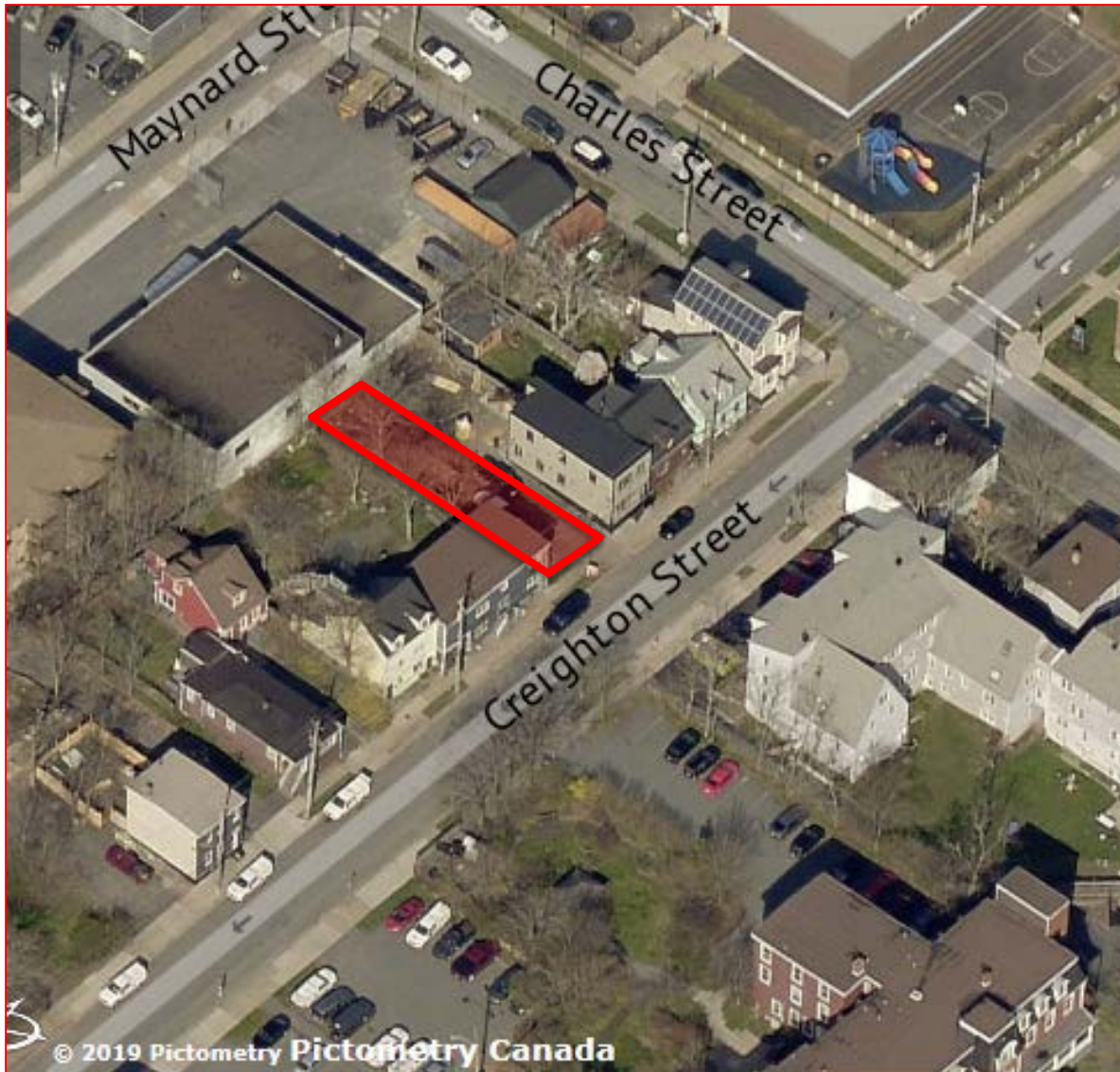
Site Context



Subject site, 2486 Creighton St.

August 2018

Site Context



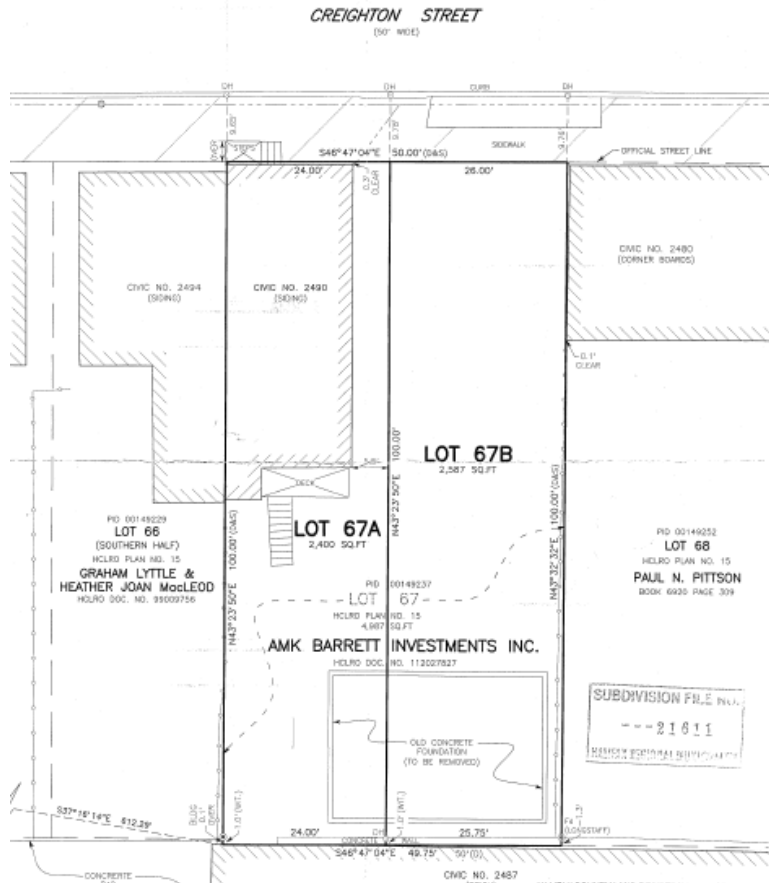
Aerial view from SE.

Site Context

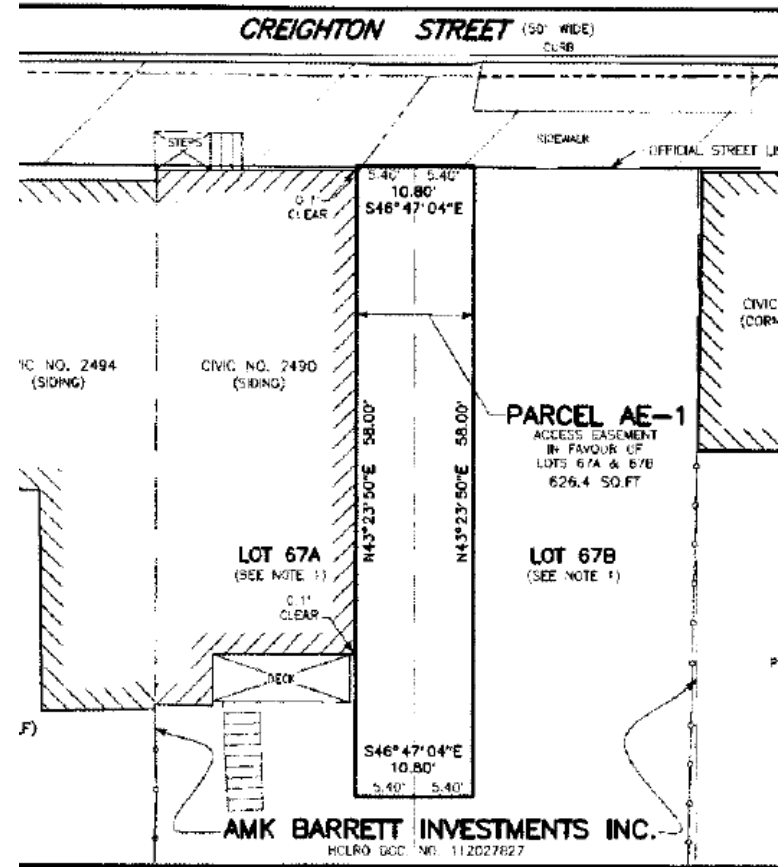


Arial view from NE.

Site Context



Survey Plan

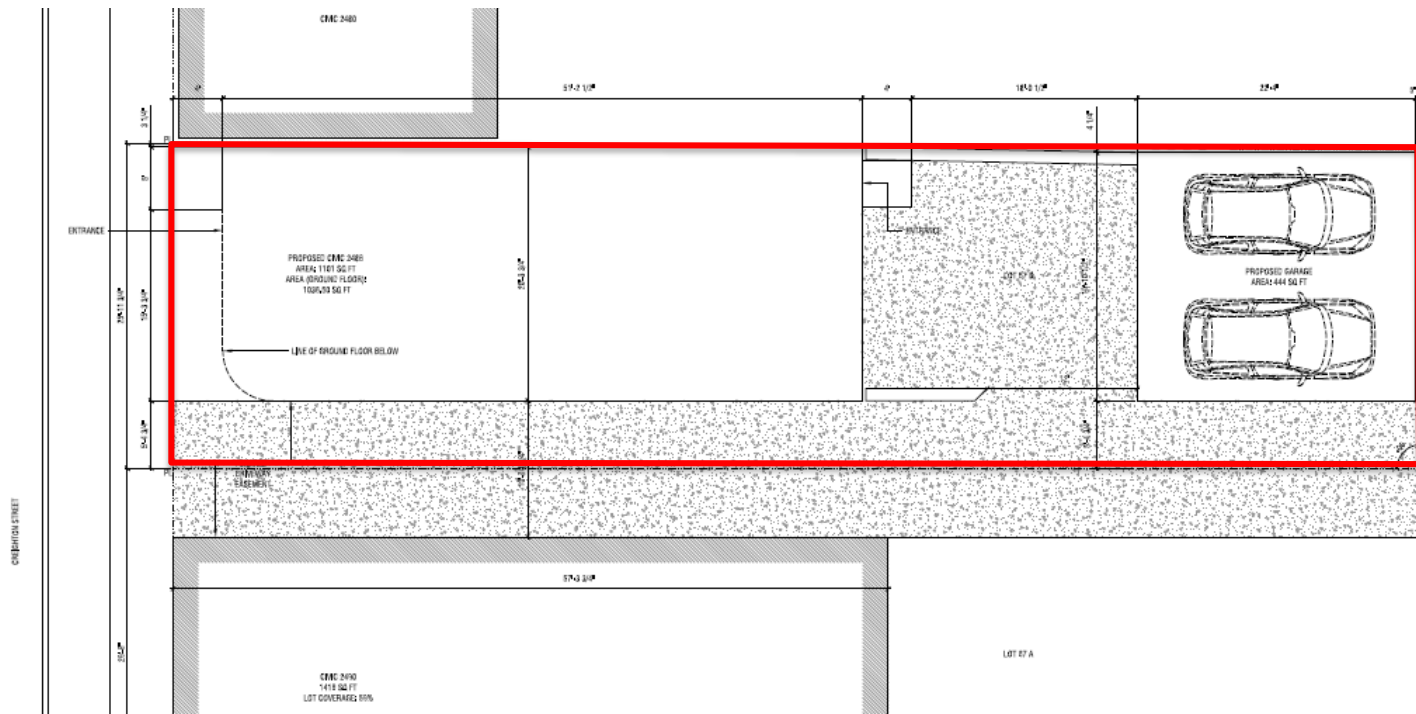


Driveway Easement

*Lot created via subdivision in May of 2018

Proposal

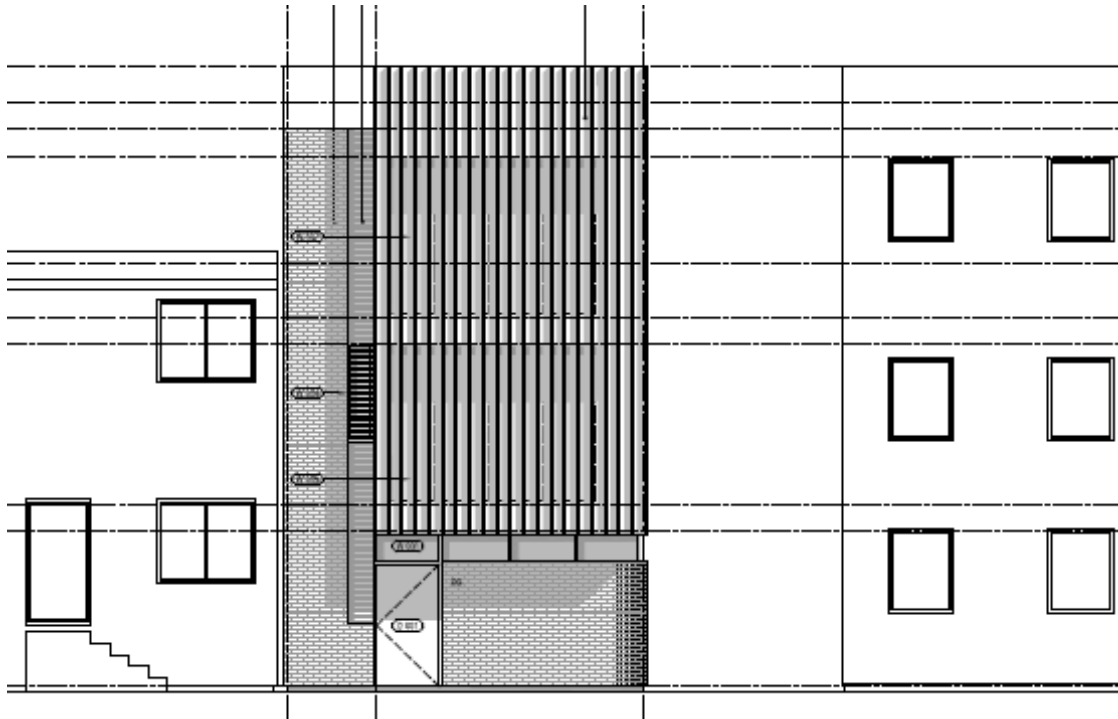
Subject Site/ Building



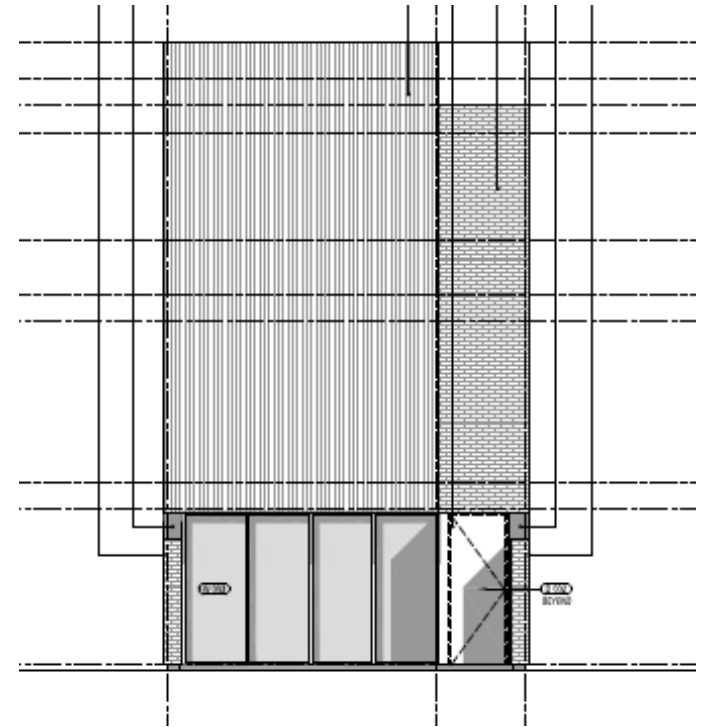
That the Development Agreement modify:

- Lot frontage
- Lot area & GFAR;
- Side yard (left)
- Lot coverage

Proposal



Front

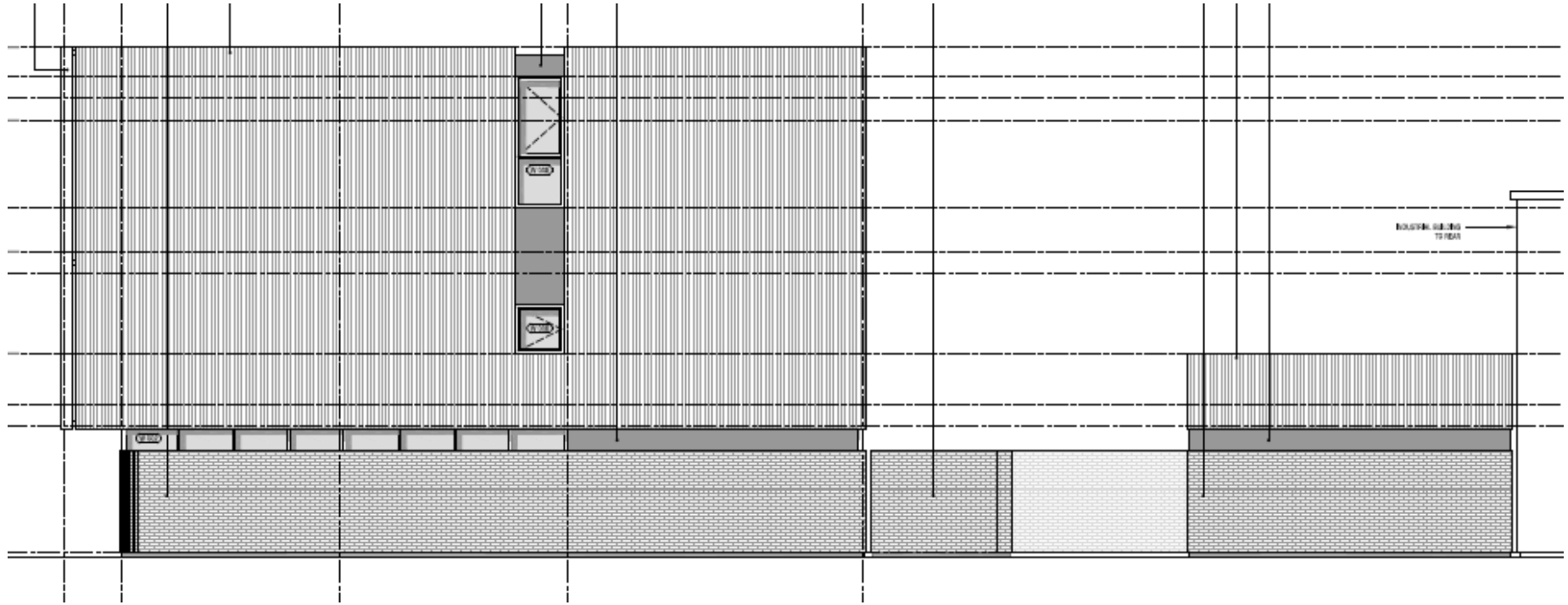


Rear

Proposed Front/ Rear Elevations

HALIFAX

Proposal



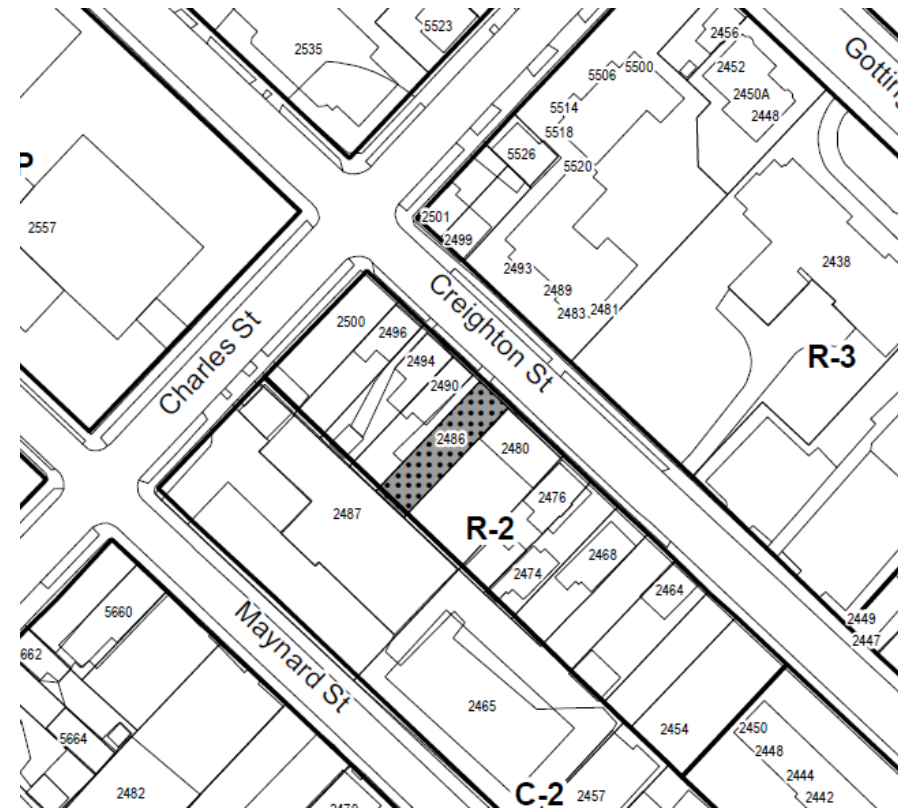
Proposed North/ Side Elevation

Planning Policy

Halifax Municipal Planning Strategy

Peninsula North SPS:

- MDR designation:
 - Medium density residential uses.



Enabling Policy

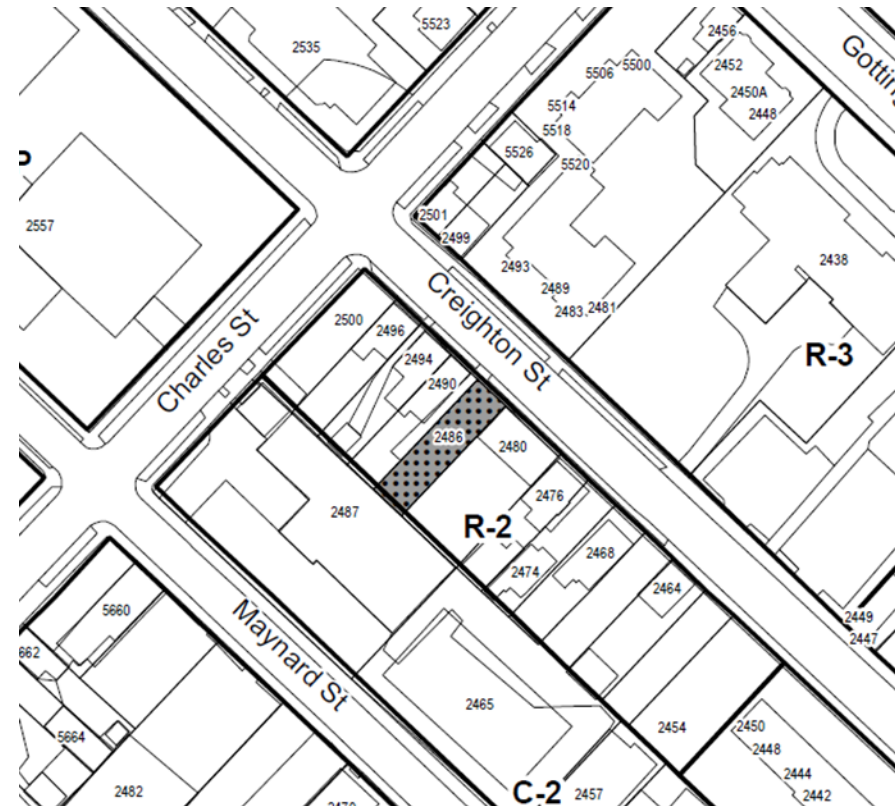
Halifax Municipal Planning Strategy

- 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?

HALIFAX

Questions / Comments

HALIFAX

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

Paul Sampson

Planner II

sampsop@halifax.ca

Tel: (902) 490-6259

www.halifax.ca

	LUB Requirements based on Use			Proposal	LUB Satisfied?
	Single Family Dwelling (S. 43M)	Professional Office (S. 43H)	Two-unit dwelling (S. 37)		
Lot Area	2000 sf	3,000 sf	5,000 sf	2587	No - DA Required
Coverage %	50%	35%	35%	60%	No - DA Required
GFAR	0.75			1.18	No - DA Required
Frontage	20 feet	30 feet	50 feet	26	No - DA Required
Left Side Yard	0'	4'	5'	0	No - DA Required
Right Side Yard	0'	4'	5'	5' 4 3/4"	Yes
Rear Yard	-			0	Yes
Front Yard	Streetline			0	Yes
Parking	1	0	2	2	Yes