

October 31, 2019

Planning Rationale

2322-24 Hunter Street,

Halifax, NS, B3M 1W4

PID: 00145177

Existing Use: 5 Unit building in a R2 zone with 4 residential units and 1 legal non-conforming commercial unit.

Objective: To convert the legal non-conforming commercial unit into a 3 bedroom residential unit creating 5 residential units.

Rationale: Converting the non-conforming commercial space into a residential unit will be a less intensive use for the R2 zone. It will bring the property more in line with the surrounding medium density residential uses. There is also a need for additional housing on the peninsula, and this conversion will help fill some of that need.

Thank you for your consideration.