

**HALIFAX**

**Case 22624  
Development  
Agreement:**

**2322-24 Hunter Street, Halifax**

**Halifax Peninsula Planning Advisory Committee**

March 9, 2020

# Applicant Proposal

Applicant: James Thibault,  
property owner.

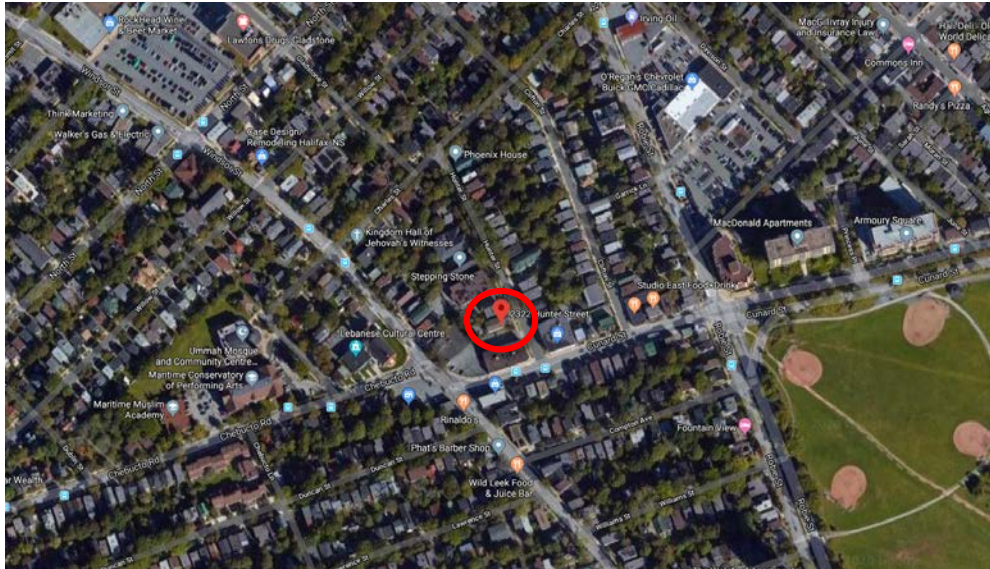
Location: 2322-24 Hunter Street,  
Halifax.

Proposal: conversion of a legal  
non-conforming commercial unit  
to a residential unit. Resulting in  
a 5-unit residential building.



# Site Context

2322-24 Hunter Street, Halifax



General Site location



Site Boundaries in Red

# Site Context



Subject site seen from Hunter Street

# Site Context



Subject site- side yard

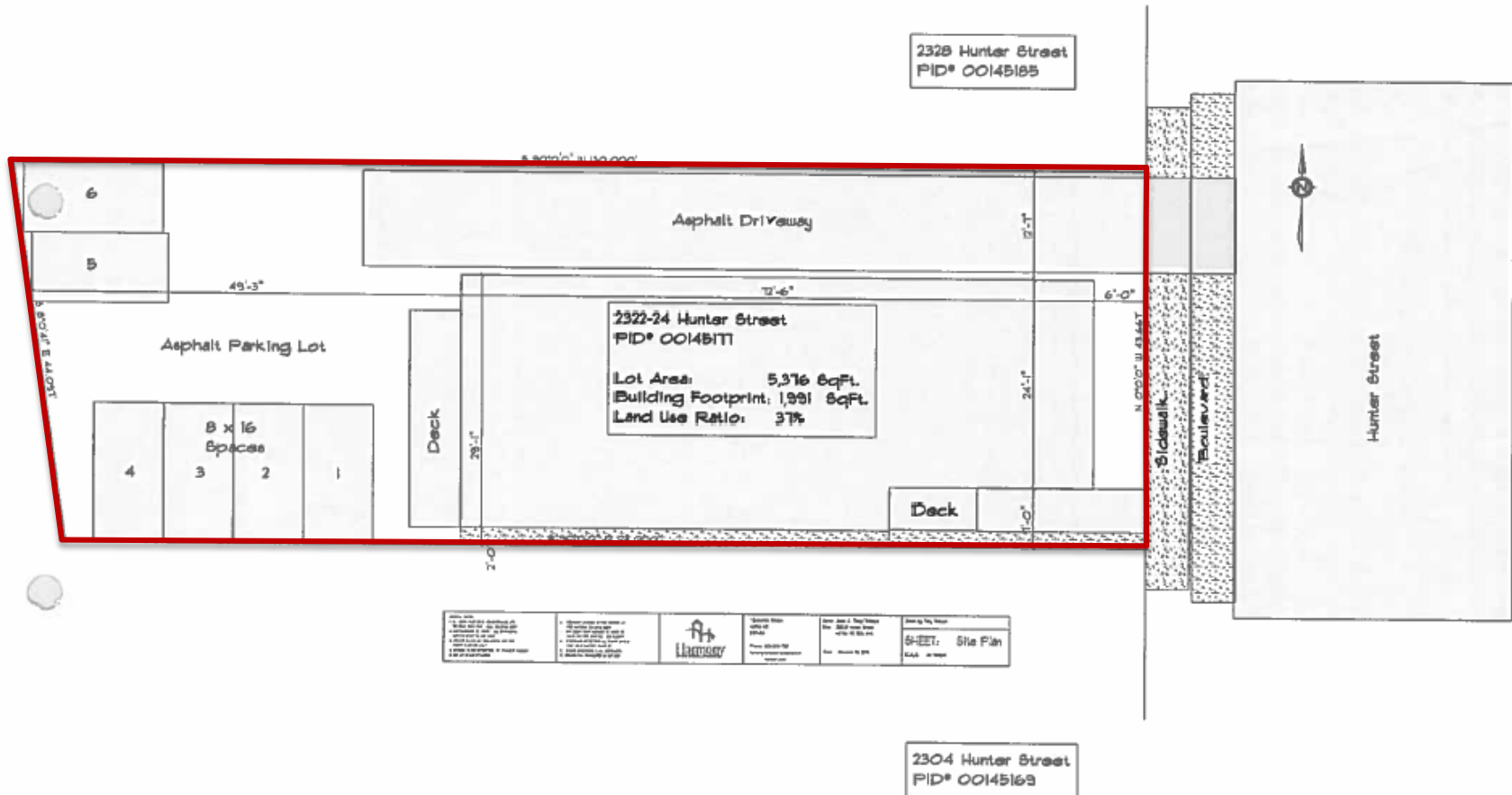
# Site Context

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Subject site- rear yard from Cunard Street

# Proposal Details

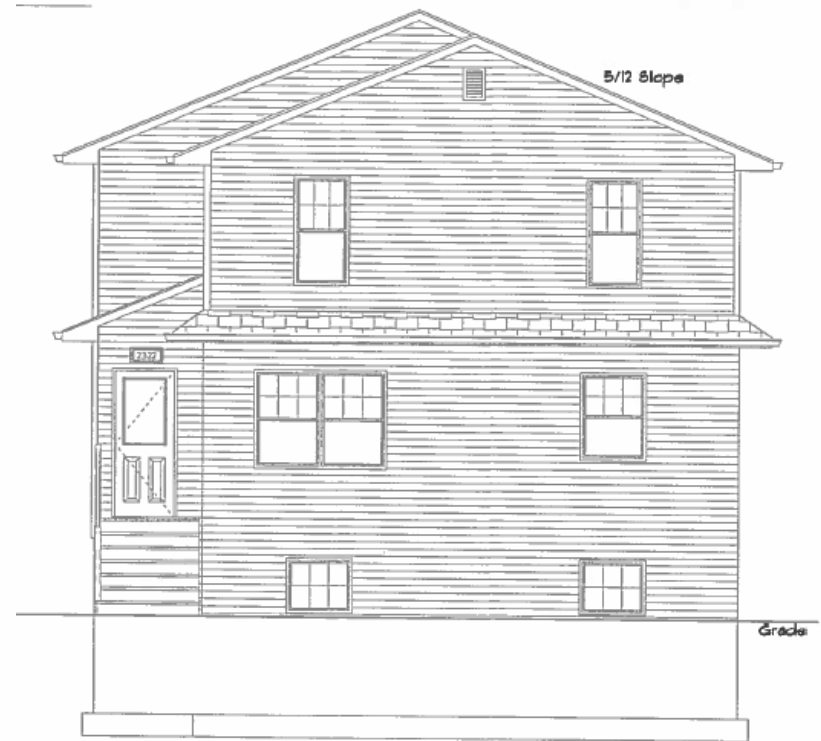


Proposed Site Plan

# Proposal Details



Existing Facade



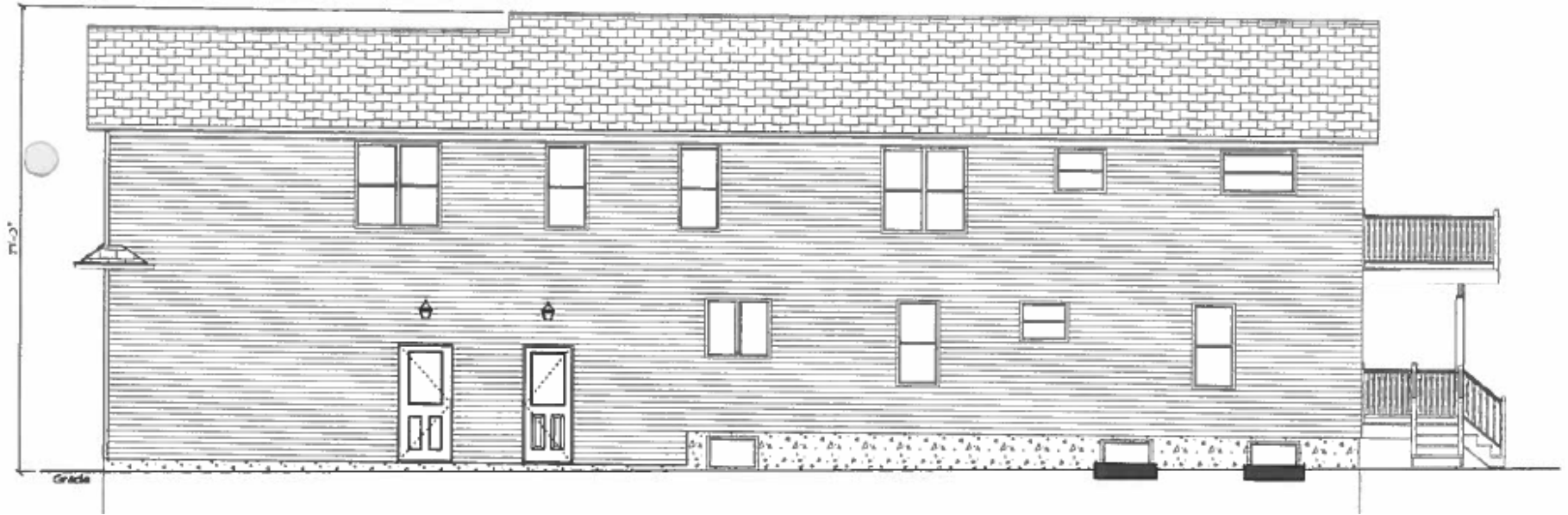
Proposed Facade





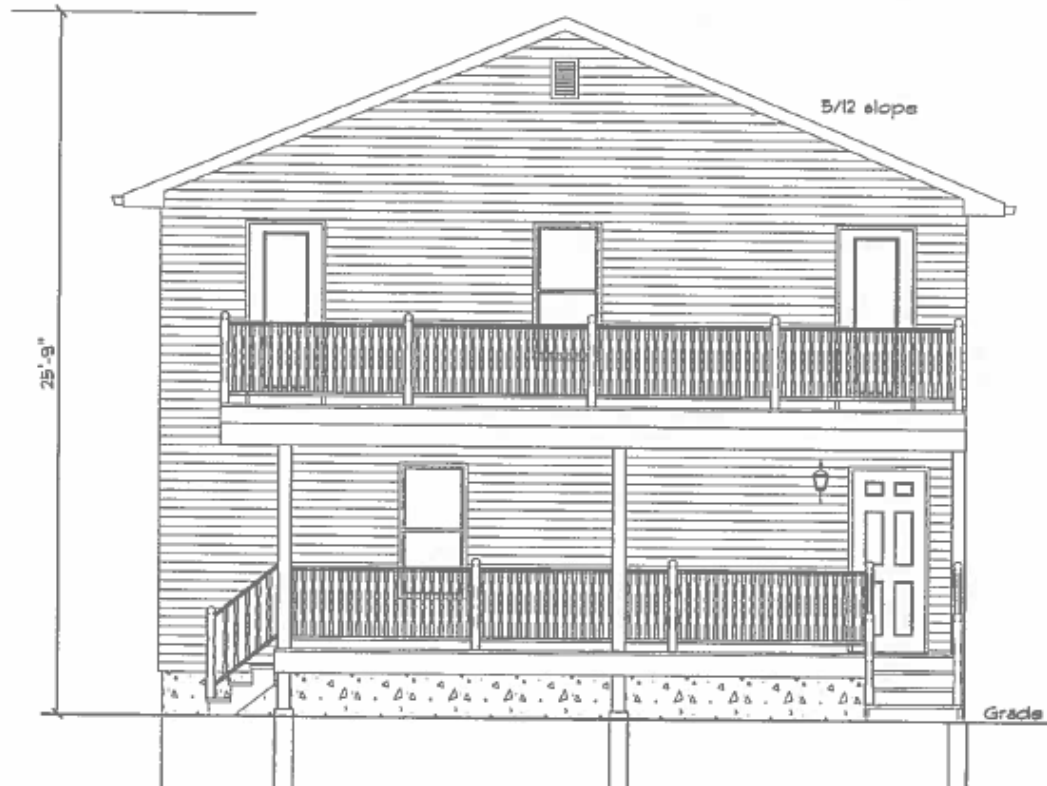
# Proposal Details

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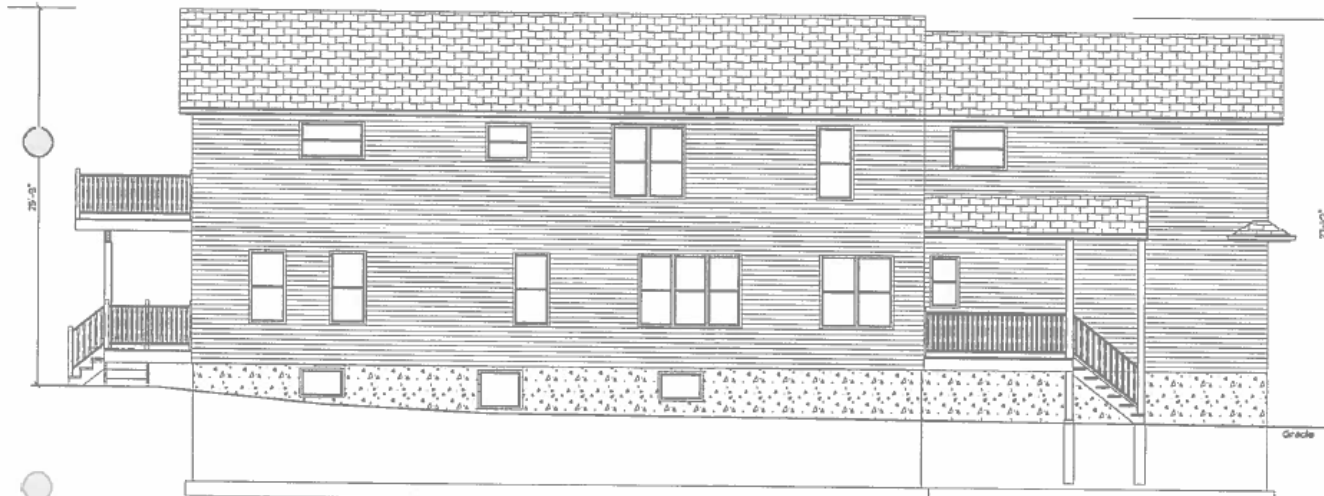
North Elevation- no change

# Proposal Details

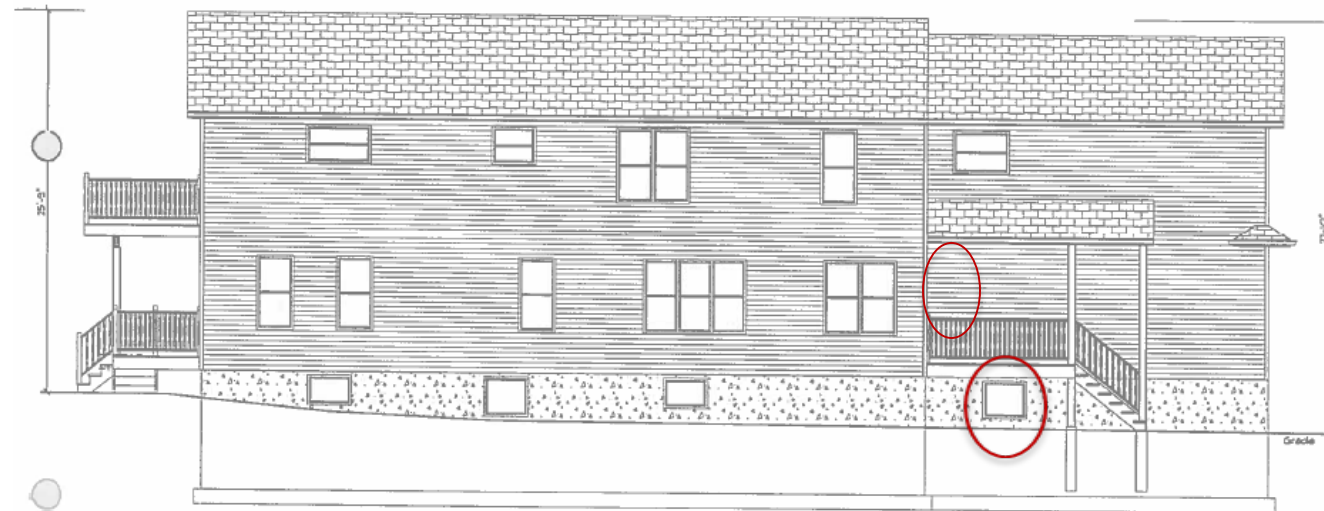


West (rear) Elevation- no change

# Proposal Details



Existing  
South  
Elevation

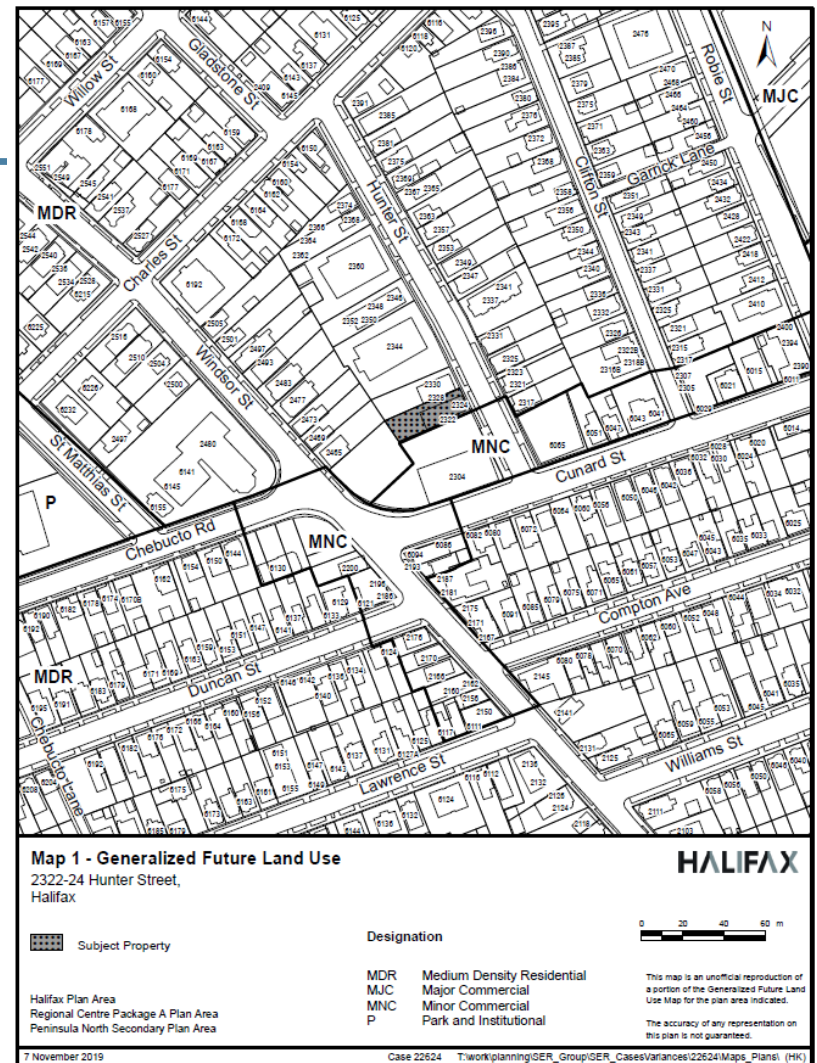


Proposed  
South  
Elevation

# Planning Policy

## Halifax Municipal Planning Strategy

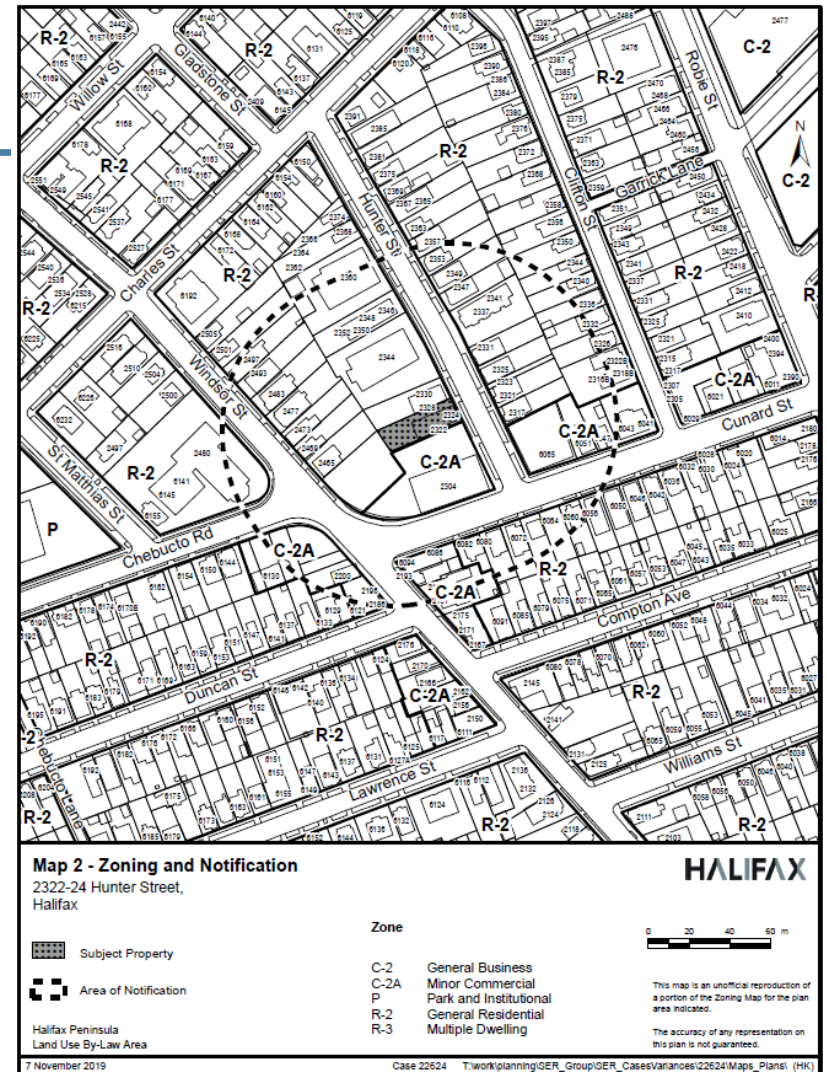
- Designated Medium Density Residential
- Implementation Policy 3.14: non-conforming use to a less intensive non-conforming use or permit the structure in which such a use is located to be altered or expanded.



# Land Use By-law

## Halifax Peninsula LUB

- Existing use:
  - 4 residential units
  - 1 non-conforming commercial unit (now unoccupied)
- Zoned R-2 (General Residential)



# Enabling Policy (Policy 3.14)

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3.14 Council may, by development agreement, permit a non-conforming use to be changed to another less intensive non-conforming use, or permit the structure in which such a use is located to be altered or expanded, provided that:

- the layout and design of the property shall be complementary to the fabric of the neighbourhood
- facilities for parking, loading, vehicular access, outdoor display, and outdoor storage shall be designed to avoid any adverse effects on adjacent properties



# Scope of Review

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- Layout and design of property is complimentary to the fabric of the neighborhood in terms of:
  - primary and secondary entrances to the building;
  - Architectural design; and
  - Vehicular parking designed to not adversely affect the neighborhood causing nuisance.



# HALIFAX

## Thank You

**HALIFAX**

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