

HALIFAX

Case 22624 Development Agreement:

2322-24 Hunter Street, Halifax

Halifax Peninsula Planning Advisory Committee

June 2, 2020

Applicant Proposal

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Applicant: James Thibault,
property owner.

Location: 2322-24 Hunter Street,
Halifax.

Proposal: conversion of a legal
non-conforming commercial unit
to 2 residential units, resulting in
a 6-unit residential building. ■



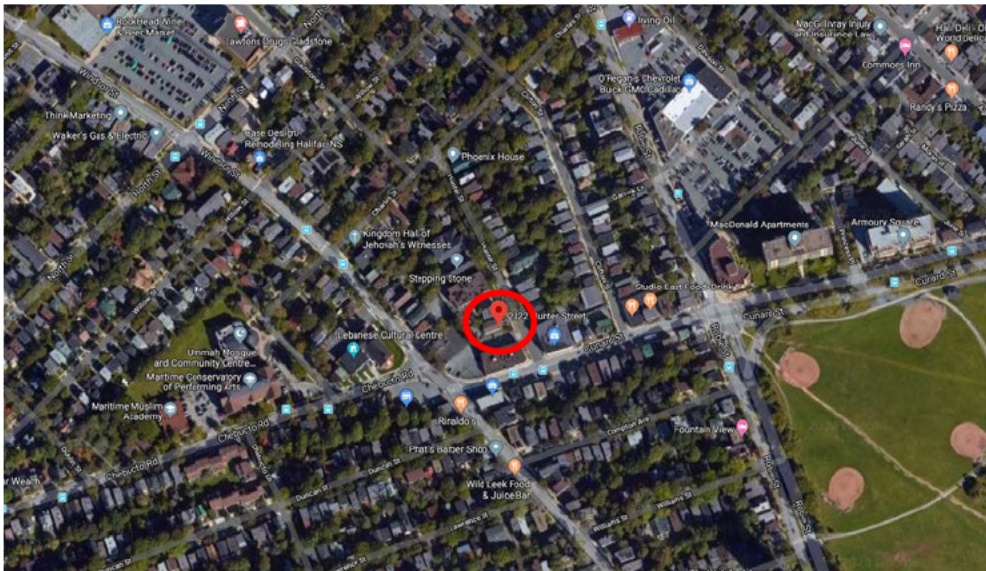
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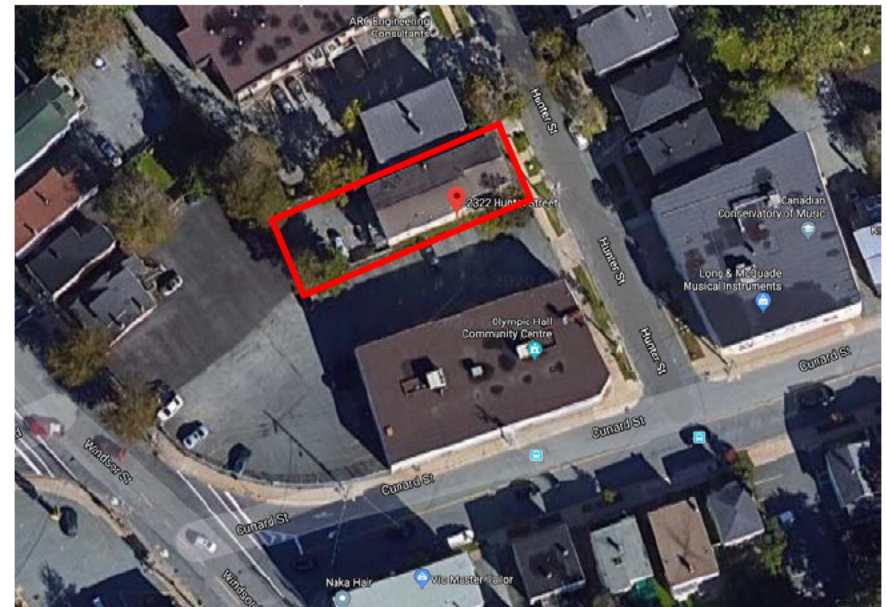
Site Context

2322-24 Hunter Street, Halifax

3



General Site location



Site Boundaries in Red

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3

Site Context

4



Subject site seen from Hunter Street

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Site Context

5



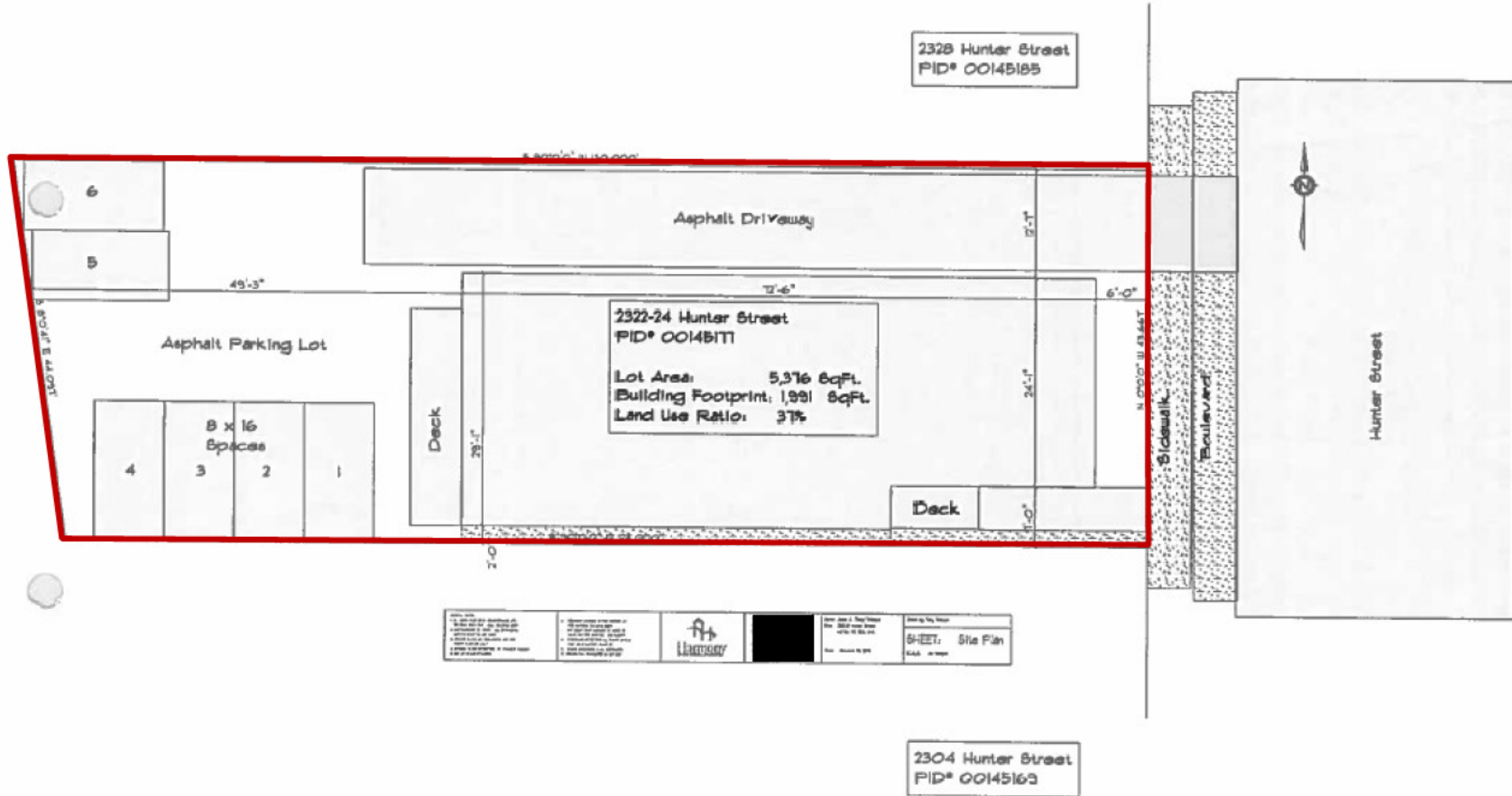
Subject site- rear yard from Cunard Street

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Proposal Details

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Proposed Site Plan

Proposal Details

7



Existing Facade



Proposed Facade

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Proposal Details

8



North Elevation- no change

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Proposal Details

9



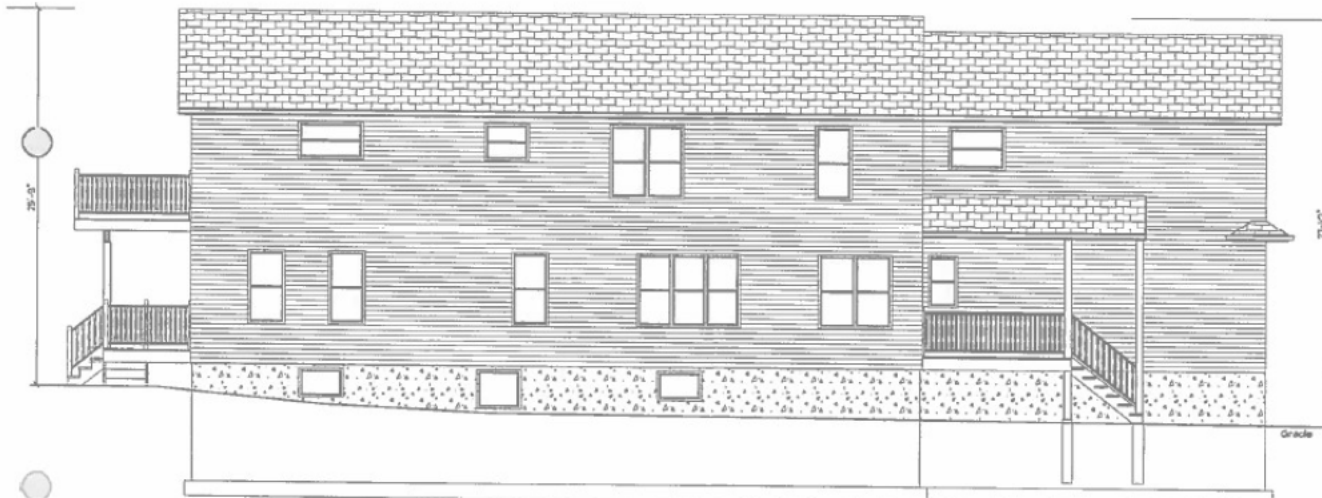
West (rear) Elevation- no change

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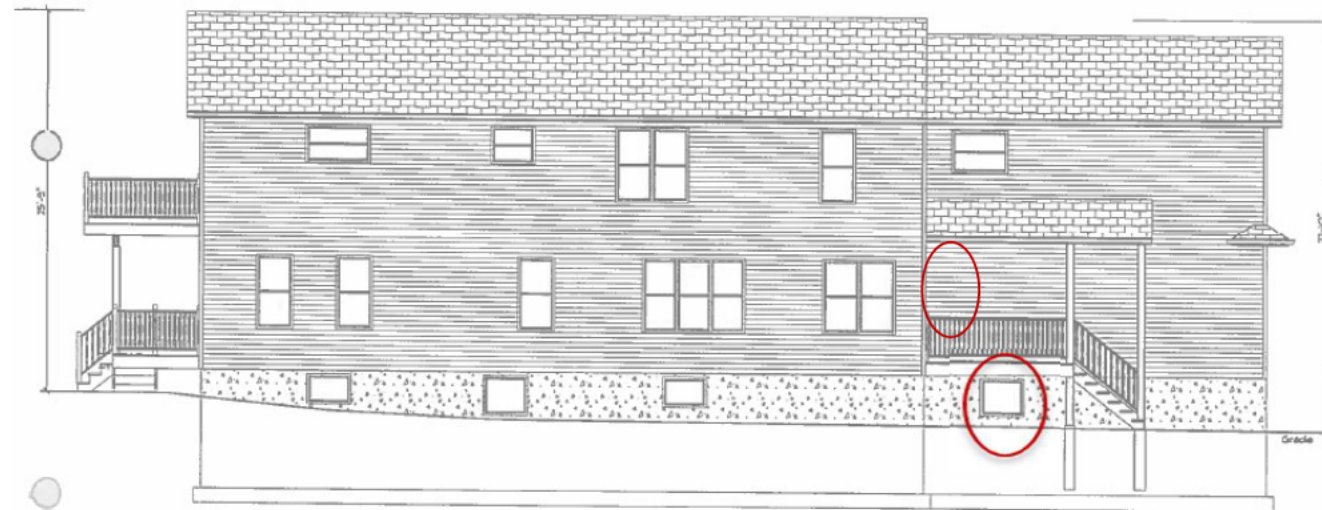
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Proposal Details

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Existing
South
Elevation



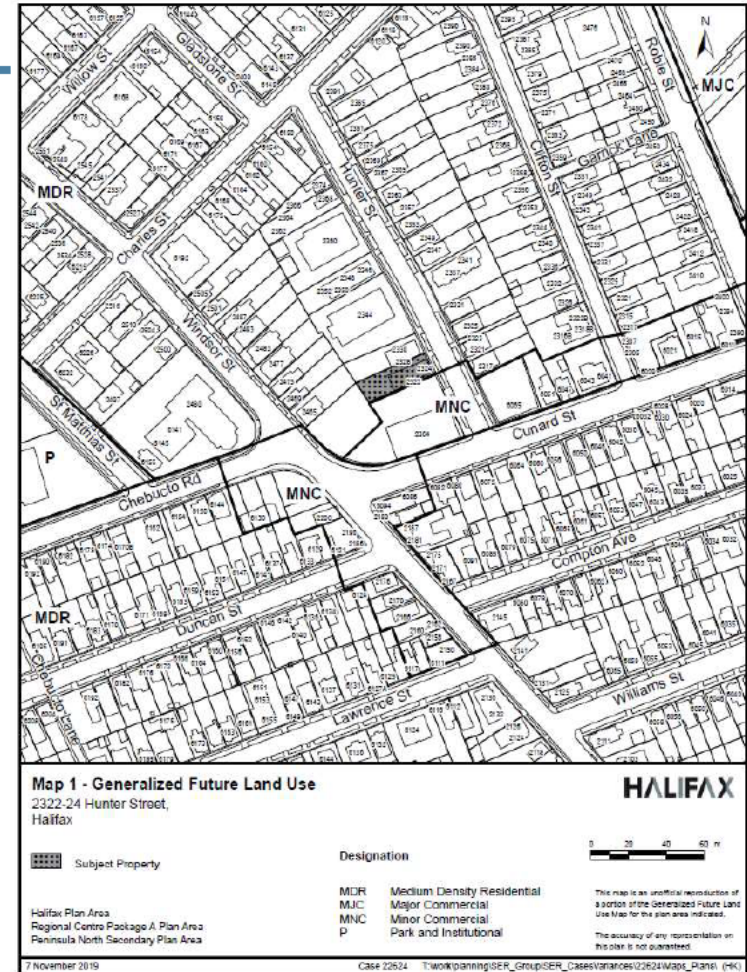
Proposed
South
Elevation

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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.

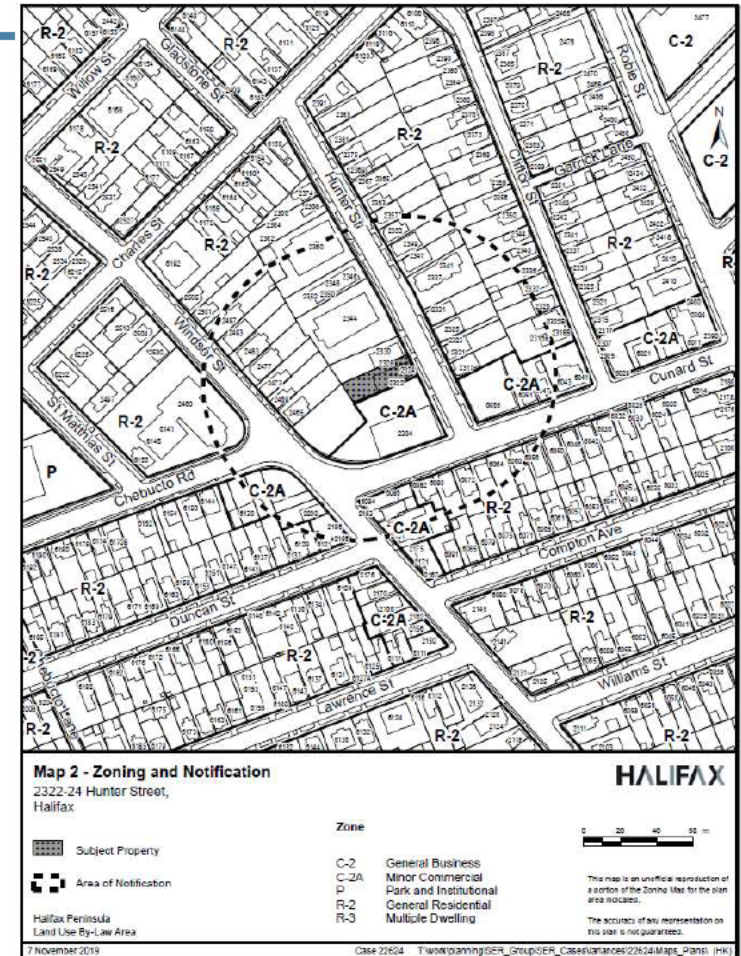


Land Use By-law

Halifax Peninsula LUB

- Existing use:
 - 4 residential units
 - 1 non-conforming commercial unit (now unoccupied)

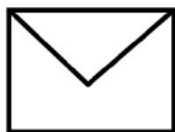
- Zoned R-2 (General Residential)



Public Engagement Feedback

- Level of engagement completed was consultation achieved through providing information and seeking comments through the HRM website, signage posted on the subject site, and postcards mailed to property owners.
- Feedback from the community generally included the following:
 - Additional information request

Notifications
Mailed



199

Calls
Received



1

Webpage
Views



19

Letters/Emails
Received



0

Enabling Policy (Policy 3.14)

14

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.



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Thank You

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

Brittney MacLean

Planner II

macleab@halifax.ca

Tel: (902) 490-4919

www.halifax.ca