

# HALIFAX

## **Case 22624 Development Agreement:**

**2322-24 Hunter Street, Halifax**

**Halifax and West Community Council**

September 26, 2020

# Applicant Proposal

2

Applicant: James Thibault,  
property owner.

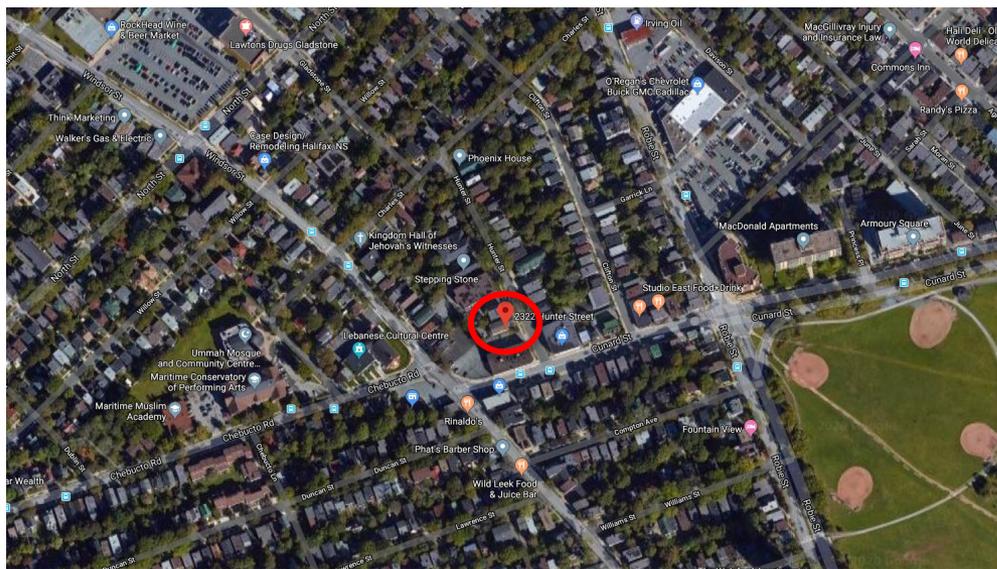
Location: 2322-24 Hunter Street,  
Halifax.

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



# Site Context

2322-24 Hunter Street, Halifax



General Site location



Site Boundaries in Red

# Site Context

4



Subject site seen from Hunter Street

**HALIFAX**

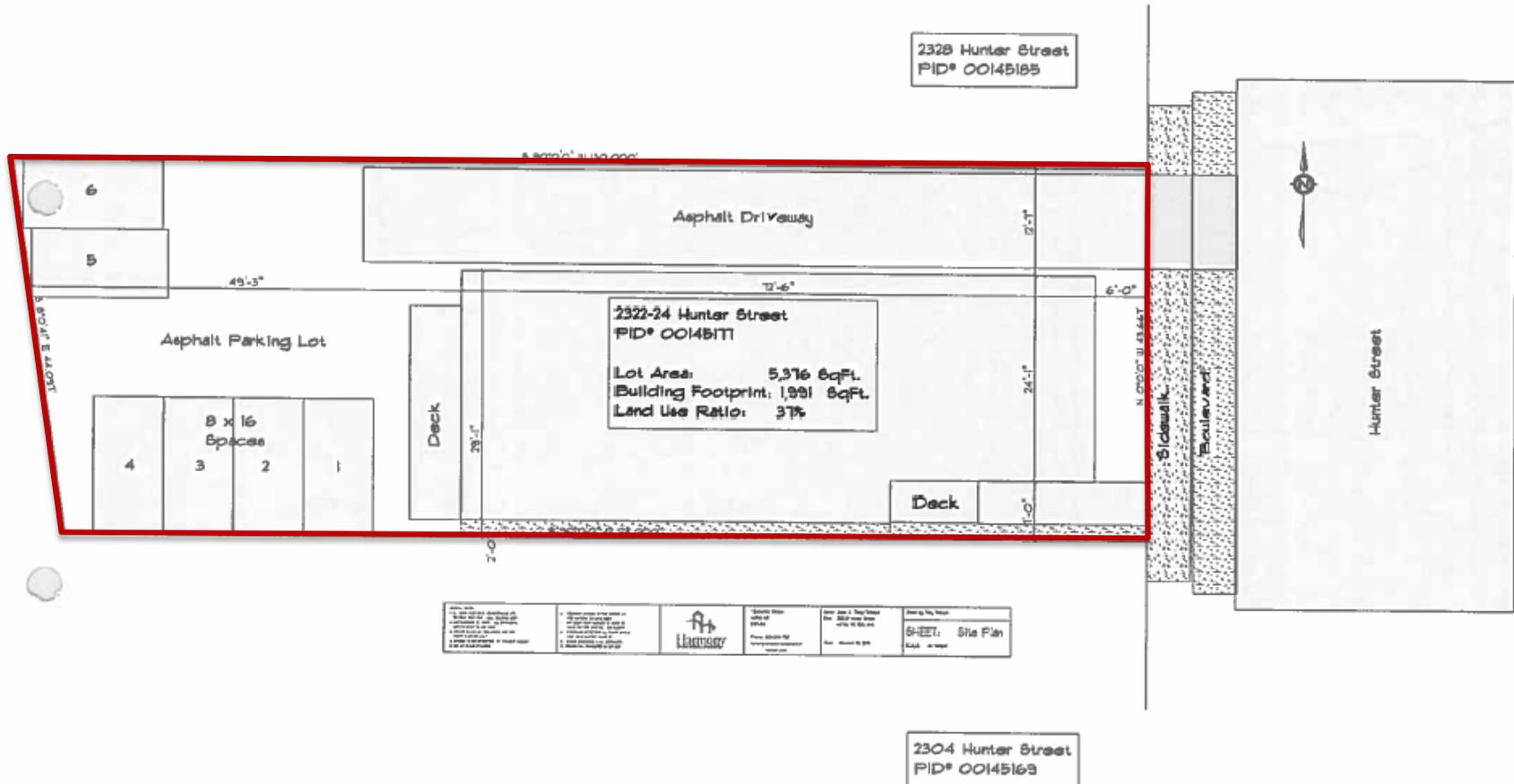
# Site Context



Subject site- rear yard from Cunard Street

# Proposal Details

6



Proposed Site Plan

# Proposal Details

7



Existing Facade



Proposed Facade

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# Proposal Details

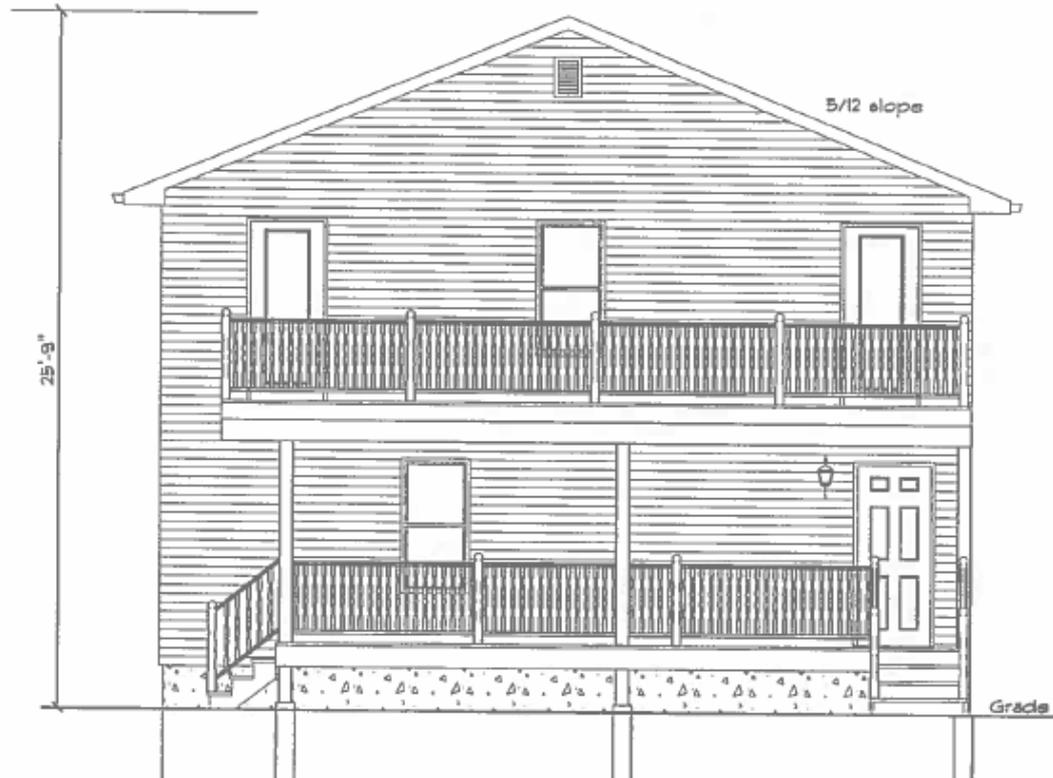
8



North Elevation- no change

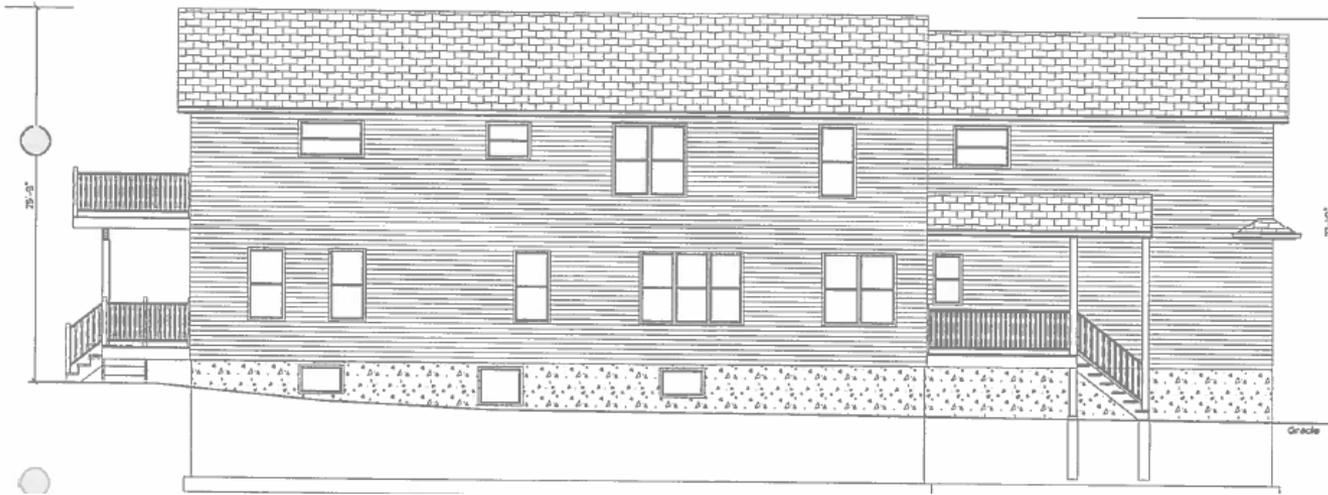
# Proposal Details

9



West (rear) Elevation- no change

# Proposal Details



Existing  
South  
Elevation

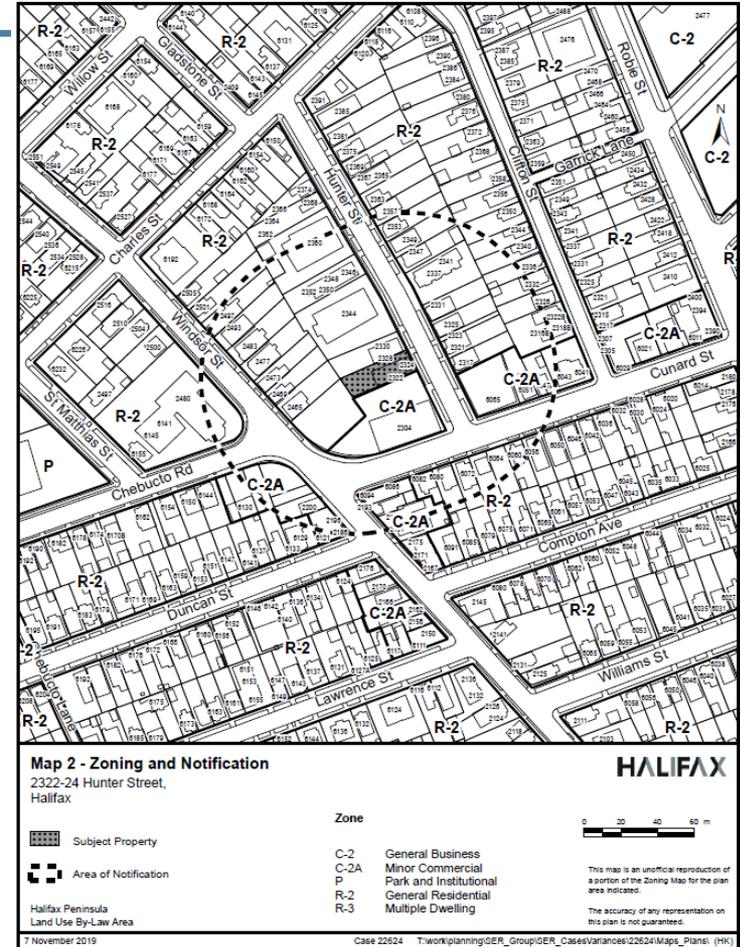


Proposed  
South  
Elevation

# Land Use By-law

## Halifax Peninsula LUB

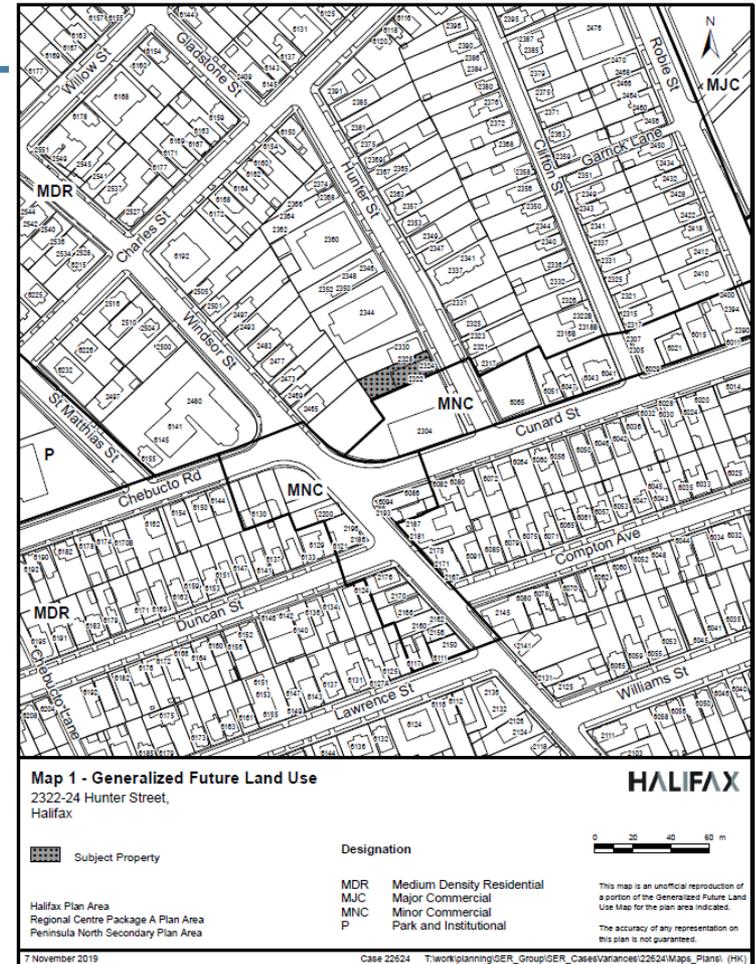
- Existing use:
  - 4 residential units
  - 1 non-conforming commercial unit (now unoccupied)
  
- Zoned R-2 (General Residential)



# 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 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

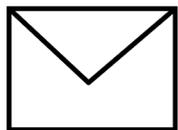


- Less intensive use of the property:
  - lower trip generation rates by vehicles
  - decreased parking on-site
  - proposed exterior modifications to reflect residential use.
- Improves the availability of housing and variety of unit types available in both the building and the neighborhood.
- Brings the use of the building into consistency with the residential character of the neighborhood.
- Ability to place controls on residential use that otherwise would not exist if the building use remained used as it is today through DA.

# 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**



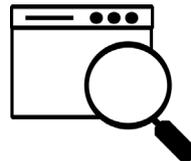
**199**

**Calls  
Received**



**1**

**Webpage  
Views**



**231**

**Letters/Emails  
Received**



**0**

# Halifax Peninsula PAC Recommendation<sup>15</sup>

June 2, 2020

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The PAC provided the following feedback:

- Concern about accessibility needs
- Concern that no solid waste management was shown, in particular waste pick up and location of bins
- The furnace room should have separate access and not be accessed through a unit.

The PAC recommended that the application be approved.

# Summary: Key Aspects of Proposed Development Agreement

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- **Permitted uses:** a six-unit residential building
- **Building massing and siting:** as per schedules of the development agreement.
- **Lot coverage:** 40% maximum
- **Building height:** maximum of 35 feet
- **Parking requirements:** minimum of 5 spaces
- **Opaque fencing** is required in the rear/side yards of the rear yard
- **Exterior refuse containers** are to be located in the screened rear yard

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Minor changes to the building siting and architectural requirements
- Minor changes to the parking requirements
- The granting of an extension to the date of commencement of construction
- The length of time for the completion of the development

Staff recommend that Halifax and West Community Council:

1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report.

# HALIFAX

## Thank You

**HALIFAX**

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