

HALIFAX

Public Hearing: Case 21984

Development Agreement for Civic 2486
Creighton Street

Halifax & West Community Council

August 6, 2019

Applicant Proposal

Applicant: EDM Planning Services

Location: 2486 Creighton Street,
Halifax

Proposal: Development Agreement
to modify R-2 zone standards to
allow a single-unit dwelling with:

- “Office of a professional person”; or
- A “home occupation”

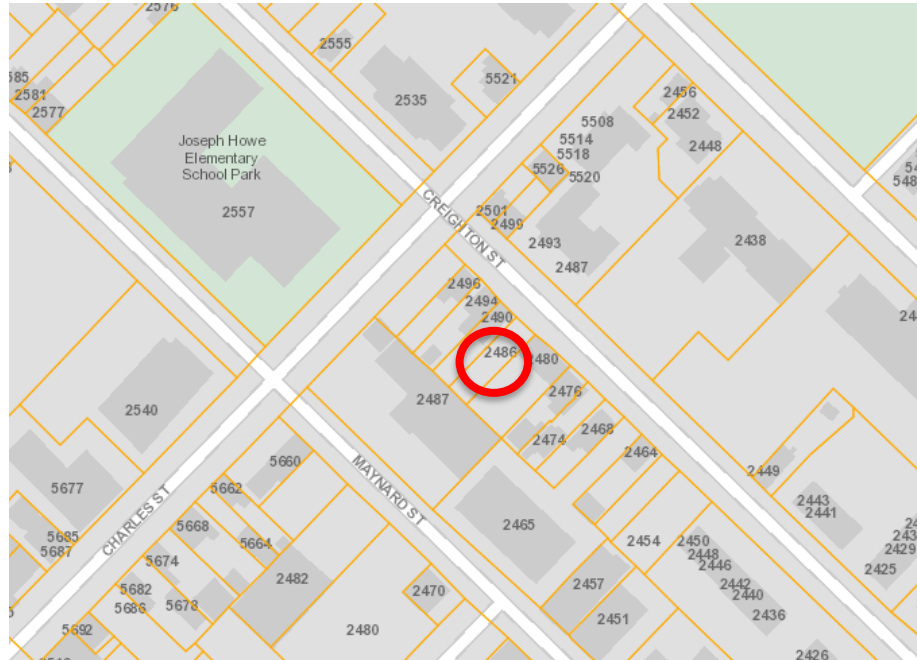


2486 Creighton Street

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Site Context

2165 Gottingen Street, Halifax



General Site Location



Site Boundaries in Red

Site Context



Subject site, 2486 Creighton St.

August 2018

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Site Context



Subject site, 2486 Creighton St.

August 2018

Site Context



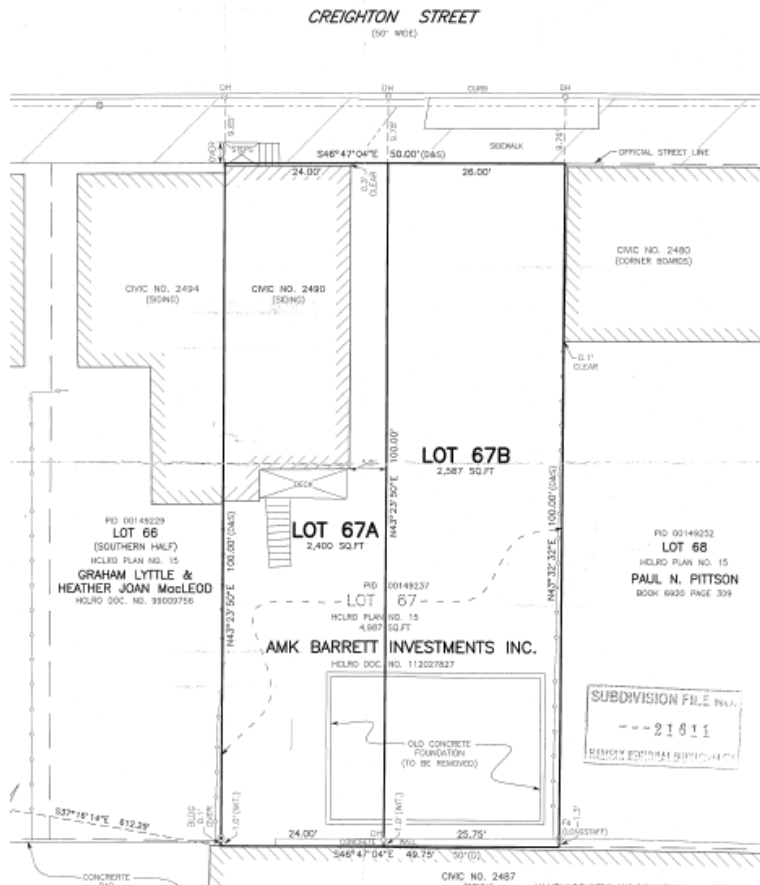
Arial view from SE.

Site Context

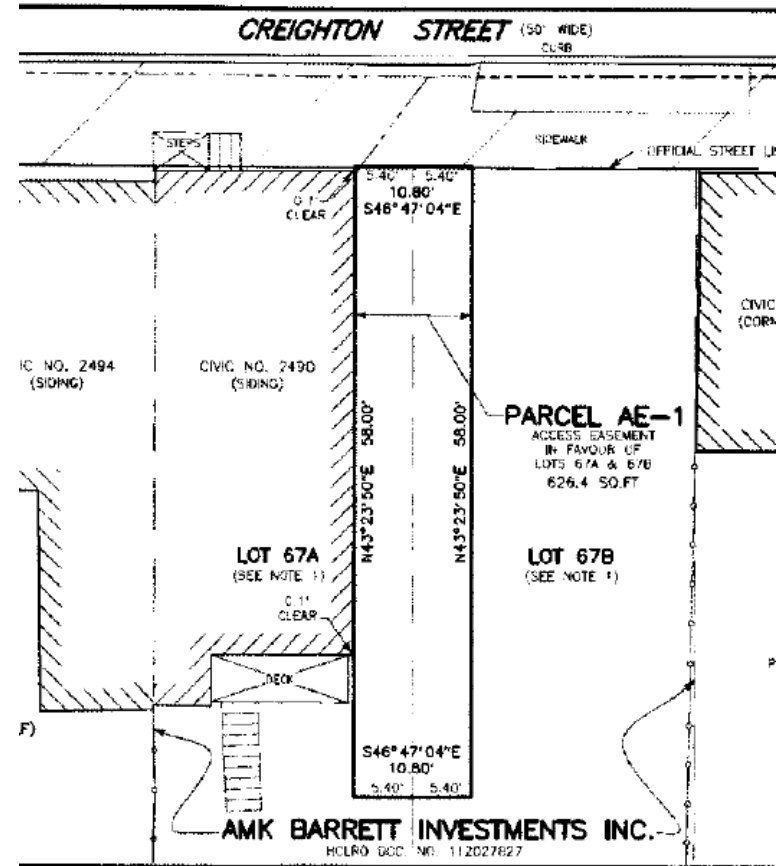


Aerial view from NE.

Site Context



Survey Plan



Driveway Easement

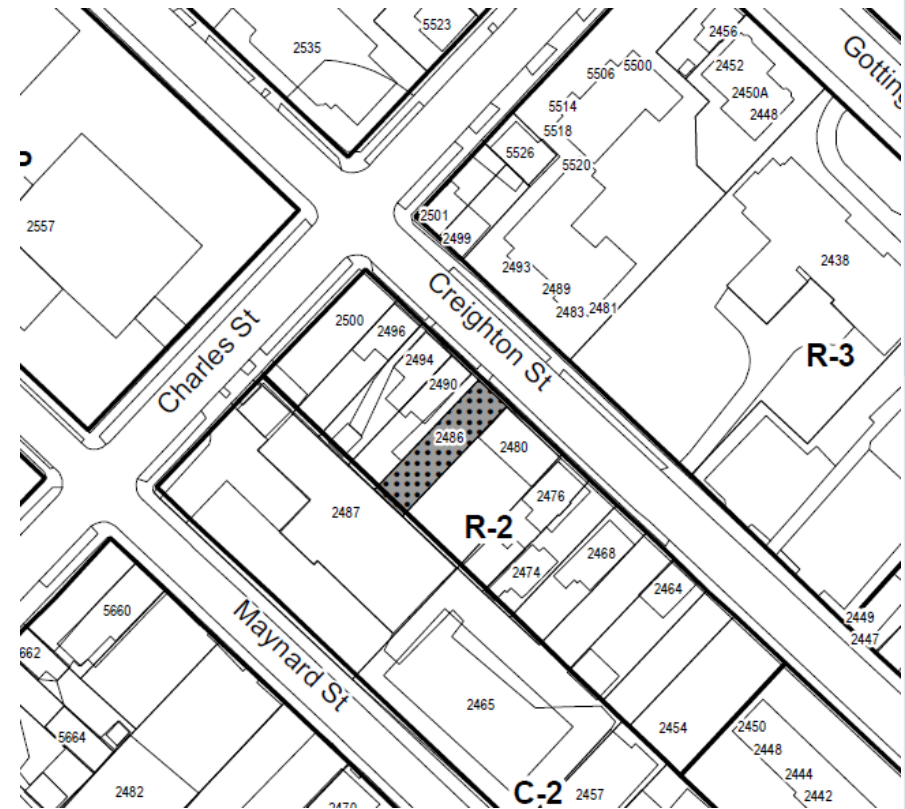
*Lot created via subdivision in May of 2018

Planning Policy

Halifax Municipal Planning Strategy

Peninsula North Secondary Planning Strategy:

- MDR designation:
 - Medium density residential uses.



Enabling Policy

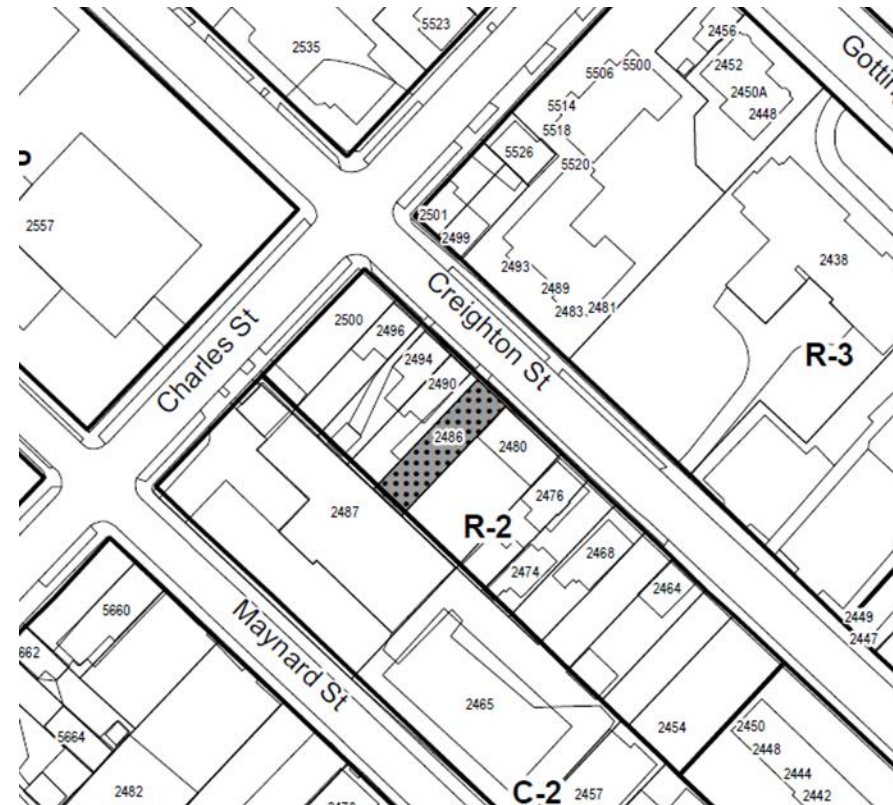
Halifax Municipal Planning Strategy

- 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

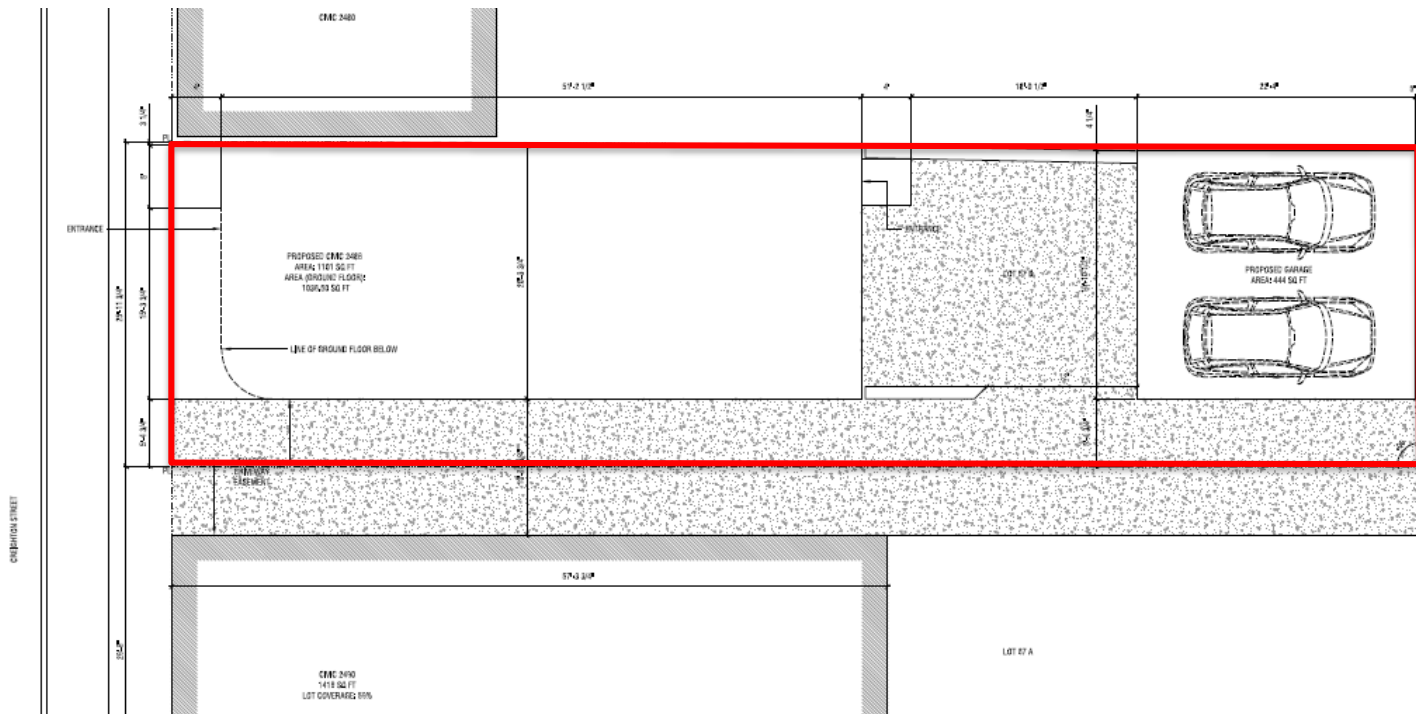
Halifax Peninsula LUB

- R-2 Zone (General Residential)
Peninsula North Area 6:
 - Low & medium-density residential uses;
- Lot meets zoning/ building standards for single unit dwelling.



Proposal

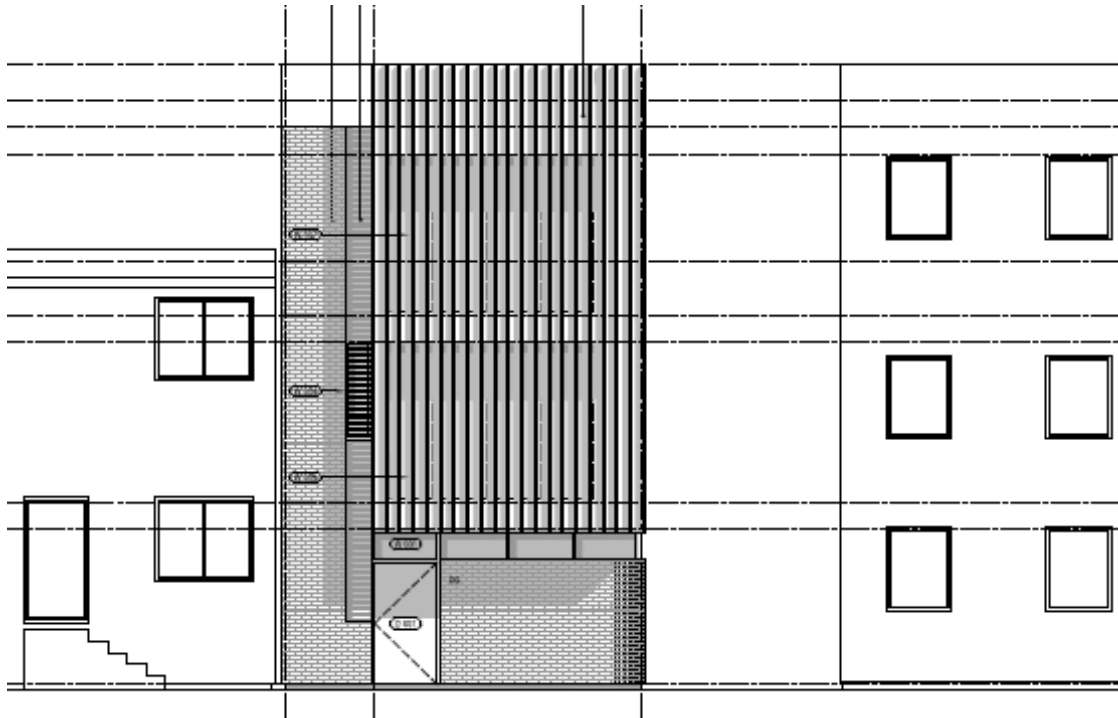
Subject Site/ Building



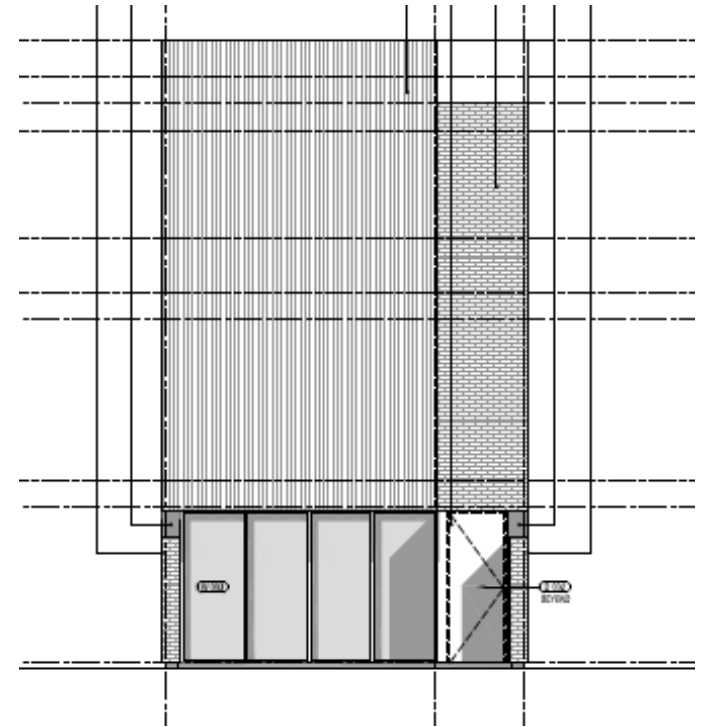
That the Development Agreement modify:

- Lot frontage
- Lot area & GFAR (to accommodate larger building);
- Side yard (left)
- Lot coverage (to allow dwelling & garage buildings)

Proposal



Front

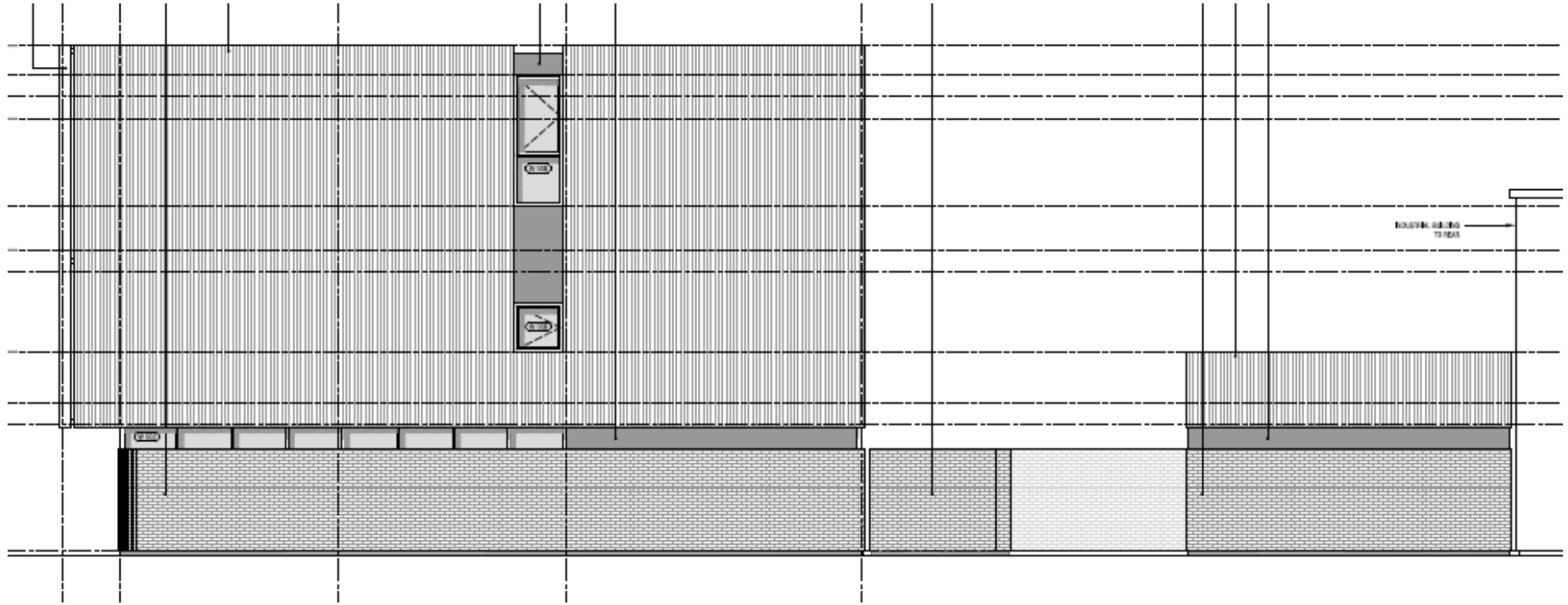


Rear

Proposed Front/ Rear Elevations

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Proposal



Proposed North/ Side Elevation

Policy Considerations

Halifax Municipal Planning Strategy

- Proposal does not meet MPS Policy 4.6 (clauses b. & c.) for the following reasons:
 - The situation is not unique to the lot, as there are similar residential properties in the area and the lot was recently created; and
 - The modification is not necessary to appropriately develop the lot, since a single unit dwelling can be built on the lot.
- Proposal meets the MPS policies related to neighbourhood compatibility (4.6 a. & d., and general “City-Wide” policies) and fits in with its surroundings.

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, 1 phone call) generally included the following concerns:
 - Noise level during construction process;
 - The small lot size for a new building; and
 - Maintenance issues with a 0-foot side yard.

PAC Recommendation

The Halifax Peninsula PAC:

- Agrees that the design is a creative and appropriate use of the space; and
- Values a single unit with ground-floor professional use over a two-unit dwelling.

*As a result of feedback from the PAC and staff, the proposal was changed to remove the option for a 2-unit dwelling.

Staff Recommendation

- Staff recommend that Halifax and West Community Council refuse the proposed development agreement, as set out in Attachment A; or
- Alternatively, if Council wishes to approve the agreement, the version in Attachment A would enable the applicant's proposal.