Re: Item 10.1.1

HALIFAX

Public Hearing
PLANAPP-2025-01427

Rezoning: 13 Pinewood Drive, Dartmouth

Regional Centre Community Council

February 25, 2026

Proposed Development

Applicant: 360 CAD Services

Location: 13 Pinewood Drive, Dartmouth

Proposal: Rezoning to permit a cluster housing development

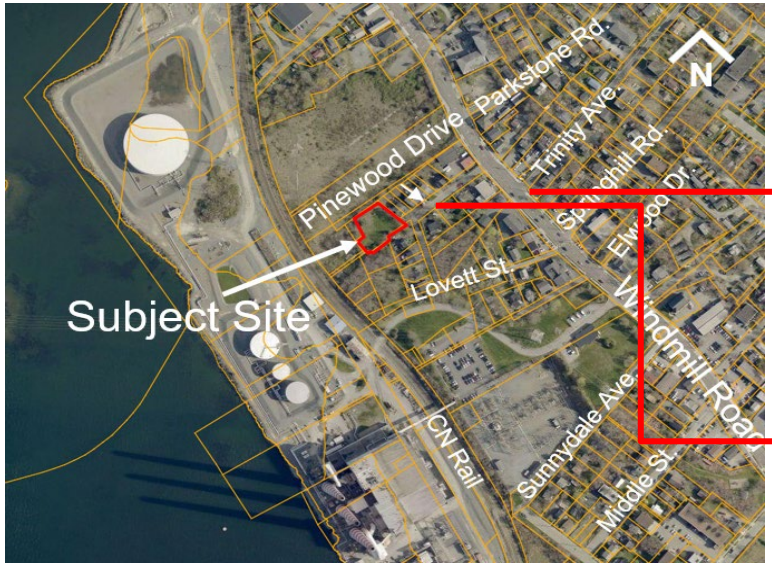
Type of Application: Rezoning

Neighbourhood Context

General Site location in Red

Site Boundaries in Red

Neighbourhood Context



Site Photos

Looking South-west

Site Photos

Looking North-east

Site Photos

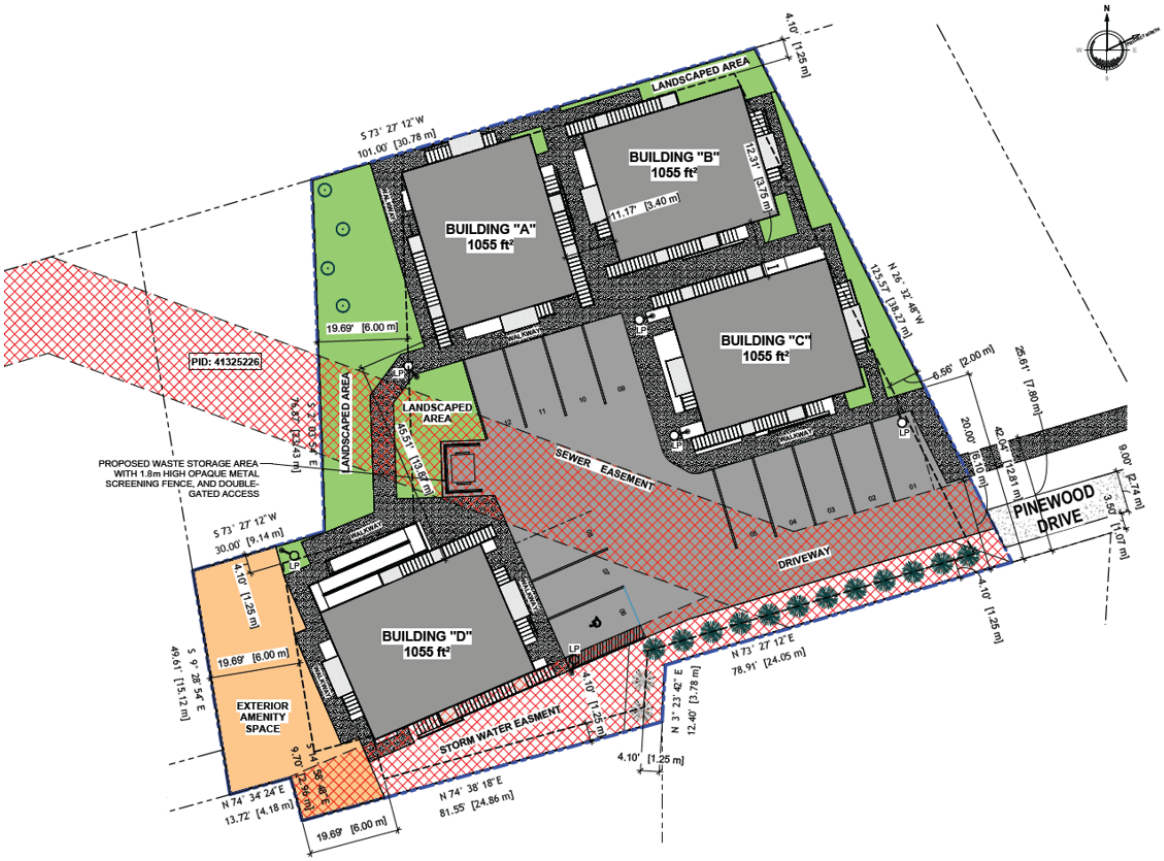
Looking North-west

Proposal Details

- Rezone an existing lot from Existing Residential 3 (ER-3) to Cluster Housing 1 (CH-1) under the Regional Centre Land Use By-law.

- To permit a cluster housing project allowing multiple low-rise residential buildings on a single property without creating a new public street.

- Up to six units per building and a maximum of 24 units on the property, subject to meeting all zone requirements.



Key Aspects of Development Proposal

- Four, 3-storey 6 dwelling buildings
- Mix of one (1), two (2) and three (3) bedroom units
- Walkways providing access to pinewood
- 12 vehicle parking spaces
- “Class A” and “Class B” bicycle parking

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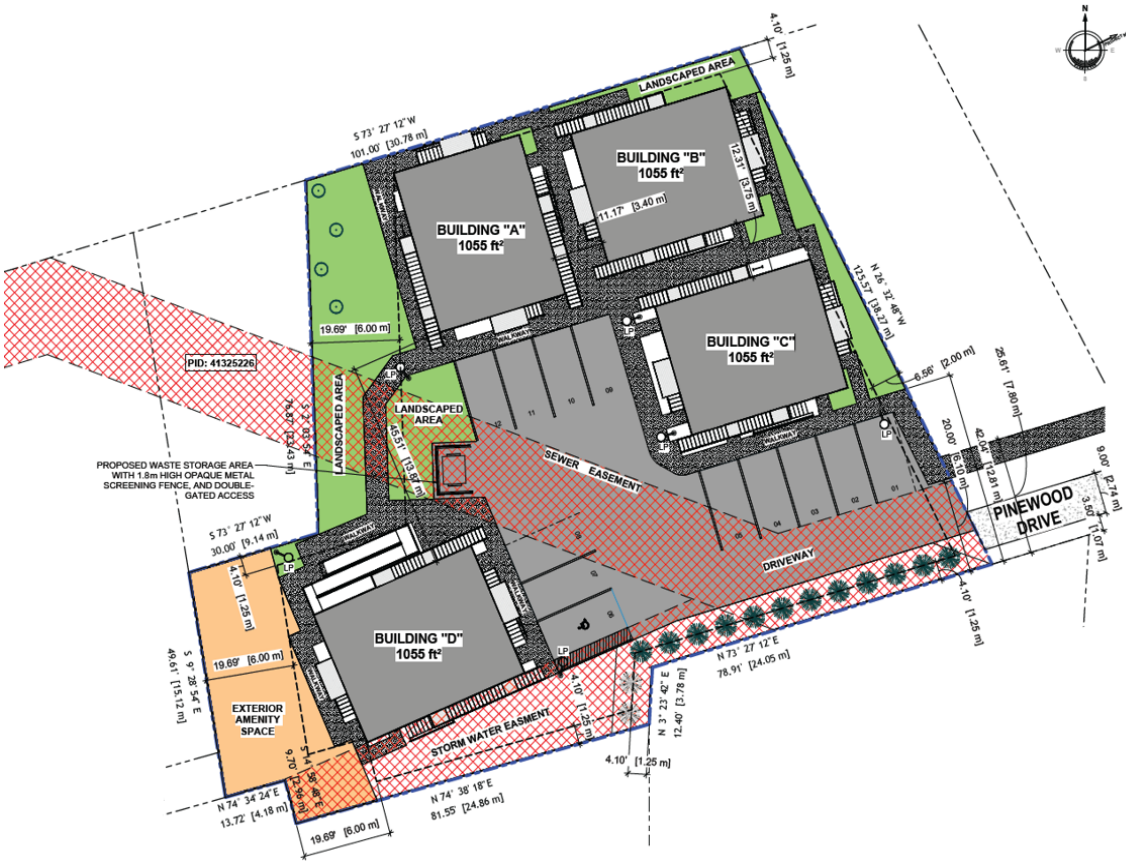


Key Aspects of Development Proposal

- Landscaping provided around perimeter of lot
- Exterior amenity space provided at rear of development

**Note that this site plan was provided for information purposes only.

Planning Policy Overview

Regional Plan & Subdivision By-law

Community Plan

Land Use By-law (Zoning)

Guide where population growth and the investment of services like transit, piped water and sewer should occur.

Planning Policy Overview

Regional Plan & Subdivision By-law

Community Plan

Land Use By-law (Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

Planning Policy Overview

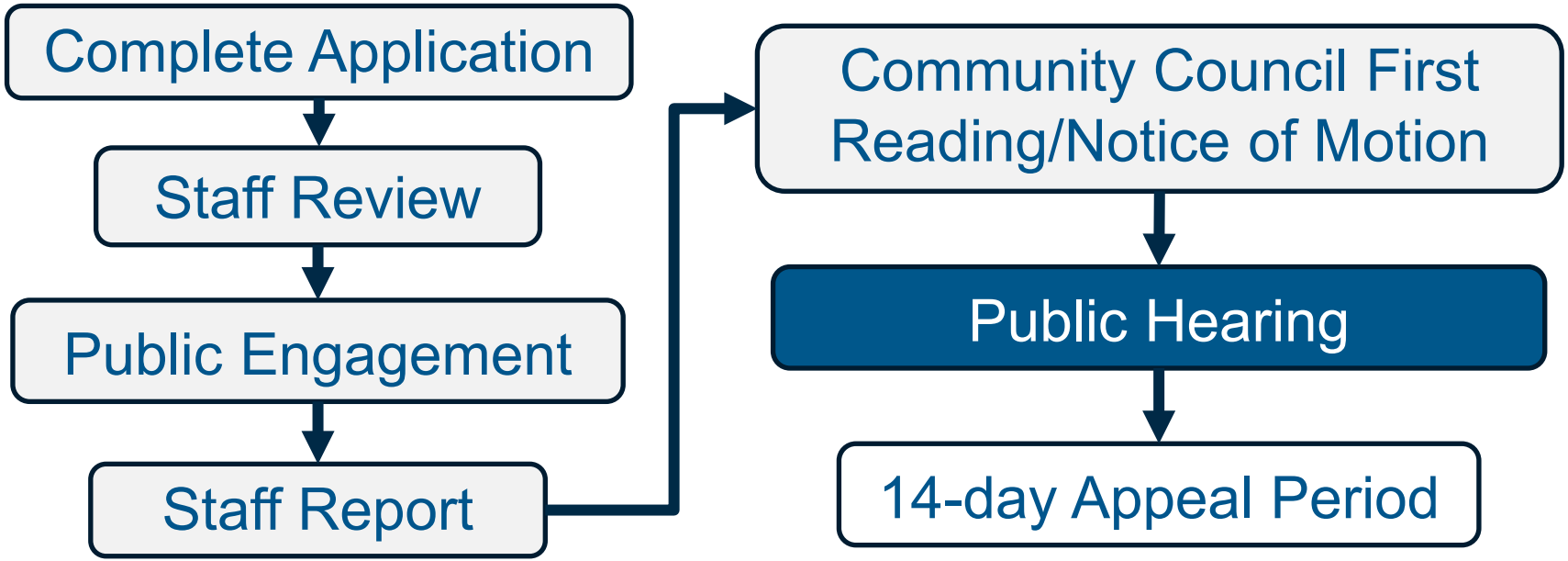
Regional Plan & Subdivision By-law

Community Plan

Land Use By-law (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public.

Rezoning


Complete Application
Staff Review
Public Engagement
Staff Report
Community Council First Reading/Notice of Motion
Public Hearing
14-day Appeal Period

Planning Overview

- Municipal Sewer and/or Water: Yes
- Zone: ER-3
- Designation: Established Residential
- Existing Use: Vacant
- Enabling Policy: Policy E-4, Policy IM-5

Policy Consideration

Policy E-4 - *Council may consider proposals to amend the Land Use By-law zoning map for lands located within the Established Residential Designation to the CH-2 or CH-1 Zones, provided that:*

Council also considers criteria such as:

- Neighbourhood Connectivity;
- A more efficient use of land;
- The proposal meets the Land Use Bylaw Criteria
- Policy IM-7

Policy Consideration

Policy IM-7 - *In considering proposals to amend the Land Use By-law, amend the zoning boundaries, or enter into development agreements, Council shall consider that:*

- The proposal aligns with the Vision, Core Concepts, Urban Design Goals, and all policies of the Regional Centre Municipal Planning Strategy;

- The project is appropriate and sufficiently developed, considering;
  - Municipal costs and service impacts,
  - Proximity to schools and community facilities,
  - Measures to prevent or resolve conflicts.

Public Engagement Feedback

Notifications Mailed	37
Individual Calls/Emails	18
Webpage Views	111

Level of engagement completed was consultation achieved through a mail out notification and a post on the Engage Halifax Website which included a narrated PowerPoint presentation.

Public Engagement Feedback

Feedback included:

- Strong opposition to rezoning; scale seen as incompatible with neighborhood character.
- Traffic and parking concerns on narrow street, plus emergency access risks.
- Environmental issues raised: wildlife displacement, stormwater runoff, and sewer capacity.
- Concerns were raised fearing that there would be more crime and noise.
- E-mails and calls unanimously oppose the rezoning despite acknowledging housing needs.

Staff Recommendation

Staff recommend: That Regional Centre Community Council approve the amendments to Schedule 2 of the Regional Centre Land Use Bylaw and rezone 13 Pinewood Drive from ER-3 to CH-1.

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Thank You

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