



34 & Lot 3 B Craigmere Drive

(Image above is a concept of the style of structure being built, the structure that will be built will differ slightly with an additional floor and unit)

34 Craigmores Street & Lot 3 B Craigmores Street is currently zoned Halifax Mainland R-1. We are requesting an upzoning Halifax Mainland R-3.

We want to build 20 townhome, condominium units. The building will be facing each other with a shared lane way and parking in front of each unit. The structures will each be 80x32 feet and consist of three storeys that do not exceed 50 feet in total height. The first floor will be a one bedroom Condo, while the second and third floor will be a two bedroom Condo. **See Images**

2. Planning Rationale that identifies the planning policies that are in effect which allow Council to consider this request (I have provided relevant policies below from the Halifax Municipal Planning Strategy) – and a brief summary of how you think your application meets the policies

Justification for Upzoning from R-1 to R-3

1. Compatibility with Surrounding Development and Community Context:
Our property is located across from a high-rise apartment, a commercial building, and a row of townhomes. This context shows that the area is already experiencing a mix of residential densities and land uses, which is a crucial factor in determining the appropriateness of upzoning. The current R-1 zoning is inconsistent with the surrounding development, where higher density residential and mixed-use developments already exist. By rezoning to R-3, we would help create a more harmonious zoning pattern that reflects the area's existing diversity.

2. Contribution to Housing Affordability:
We intend to develop attainably priced housing in the form of condominiums, which will contribute to providing the opportunity of ownership on the peninsula, where people are more and more getting priced out. This aligns with the growing demand for attainable housing in Halifax, particularly in areas close to public transportation, employment, and amenities. The Condominium housing stock in the city is very low and single family homes are difficult to find for an obtainable price near our city core. By increasing the density on your 22,000 Square foot lot, we will create an opportunity to deliver more housing units, which can help address the issue of home ownership in the city, especially in desirable urban areas such as ours.

3. Policy Alignment: Planning Rationale

Policy 2.1: Residential Development to Accommodate Growth This policy supports residential development on the Mainland, particularly in areas with existing or budgeted services.

Our property is located in a well-established part of Halifax, where the necessary infrastructure and services are already in place, including major road ways (Joseph Howe and the Armdale Rotary) and public transportation options. As part of our development we are required by Halifax Water to run a new water main then two laterals to our properties, ensuring proper, up to date municipal services are in place. Therefore, the proposed zoning change is in line with the city's objective to accommodate future growth by utilizing existing infrastructure.

Policy 2.4: Retention of Existing Residential Character,

Policy 2.4 emphasizes the importance of maintaining neighborhood stability and character, it also acknowledges the need for a diversity of housing types to accommodate growth. The surrounding area already features a mix of residential scales and types, including high-rise apartments, commercial properties, and townhomes. Upzoning your lot to R-3 would not disrupt the overall character of the neighborhood but would instead provide additional residential opportunities that are compatible with the existing mixed-use environment. Our plan would be to match the aesthetic of the town homes at the corner of Joseph Howe and Craigmore as well as the high rise apartment across the street. **See Images.**

Policy 2.7: Scale and Compatibility of Redevelopment

Policy 2.7 emphasizes that redevelopment should be at a scale compatible with the surrounding area. The proposed upzoning to R-3 would enable the construction of our 20 unit development that is compatible in scale with the high-rise apartments, townhomes, and commercial buildings already present. This would help ensure that the redevelopment is both manageable and acceptable to the local residents, avoiding the negative impacts of massive redevelopment or displacement.

Implementation Policies 3.1.1: Conformity with Planning Policies

This policy directs the city to review zoning amendments for conformity with the overall planning goals. Your application seeks to enhance the neighborhood by introducing a residential development that complements existing densities and land uses. The proposed development aligns with the city's broader goals of accommodating growth in a manner that respects existing infrastructure and land uses.

Policy 4.1: Conformity with City By-Laws and Regulations

Our proposed rezoning and development plan will conform to the applicable city by-laws and regulations. The development will adhere to height, setback, and other zoning requirements specific to the R-3 zone. **See Images**

Policy 4.2: Adequacy of Services

We will ensure that the proposed development is not premature or inappropriate by demonstrating that the site has access to adequate municipal services, such as water, sewer, and transportation infrastructure. The location of our lot, within an established neighborhood, benefits from existing and new services we will put in, meaning that the fiscal capacity of the city to absorb the costs of the development is not a concern. Additionally, the proposed development is in line with the city's plans for growth and does not impose undue strain on public services. **See Images**

Images:

Policy 2.4 Supporting Neighborhood Character

Our structures:



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Current Surroundings:





Policy 4.2

Adequacy of services

