

September 16, 2025

Re: Item 10.1.1

**HALIFAX**

# **Public Hearing**

## **PLANAPP 2024-03126**

Rezoning: PID 00208280 & 40179202  
(Craigmore Drive, Halifax)

Halifax and West Community Council

# Proposed Development



**Applicant:** Citra Cliffs

**Location:** Craigmore Drive, Halifax  
(PID: 00208280,40179202)

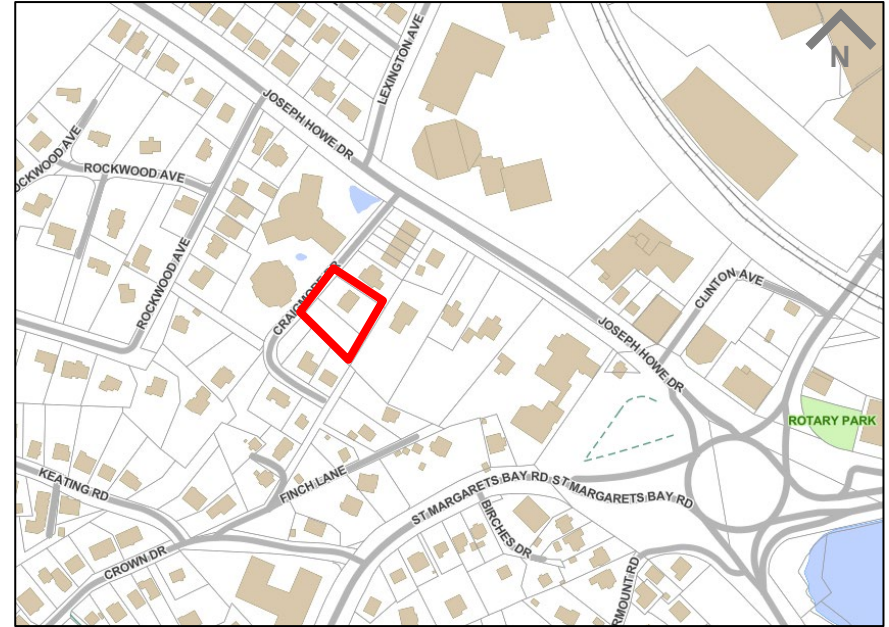
**Proposal:** Rezoning from R-1 (Single Family Dwelling) to R-3 (General Residential and Low Rise Apartment) zone to develop a 3-storey residential building with 10 units on each of the two lots.

**Type of Application:** Rezoning (Land Use By-law Amendment)

# Site Context



**General Site location in Red**



**Site Boundaries in Red**

2



# Neighbourhood Context





# Site Photos





# Site Photos





# Site Photos



View of Craigmore Drive



View of Craigmore Drive towards Joseph Howe Drive 6

# 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.

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# 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

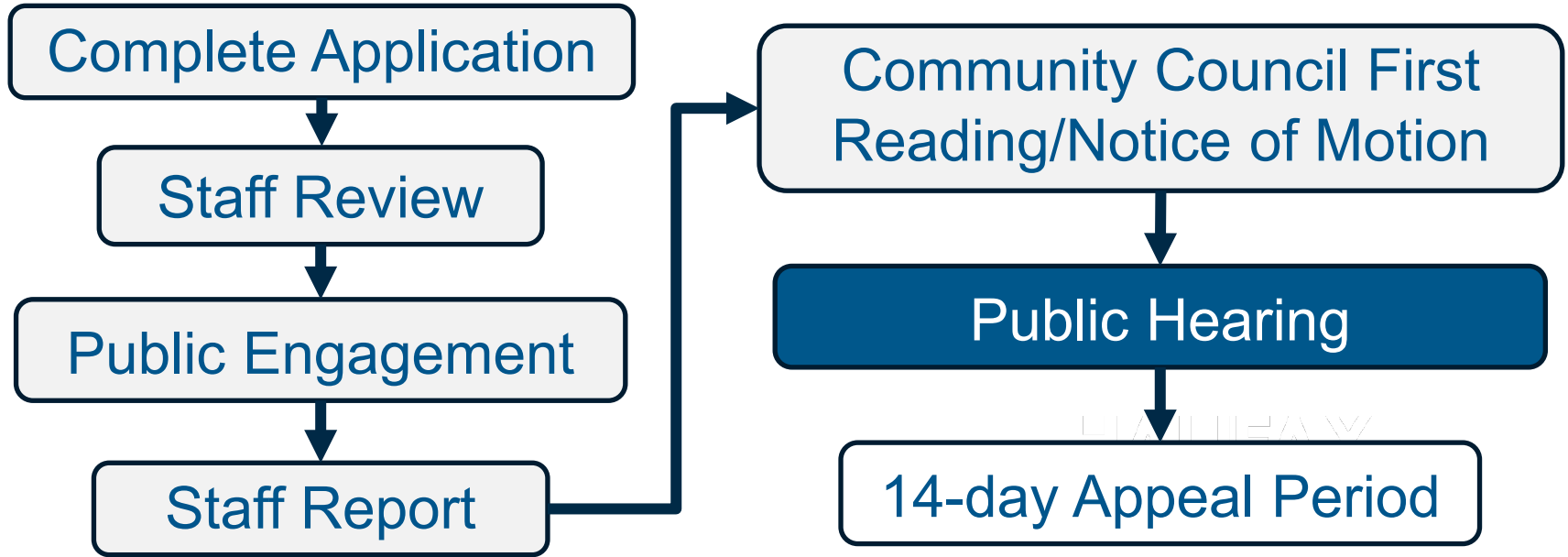
Land Use By-law  
(Zoning)

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

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# Rezoning



# Planning Overview



Municipal Sewer and/or Water: Serviced



Zone: R-1 (Single family dwelling)



Designation: RES (Residential)



Existing Use: Vacant / Residential building



Enabling Policy: Implementation 3.1.1 & City Wide 2.4



# Policy Consideration

## Enabling Policy: Implementation Policy 3.1.1

The City shall review all applications to amend the zoning by-laws or the zoning map in such areas for conformity with the policies of this Plan with particular regard in residential areas to Section II, Policy 2.4.

In addition, Council must consider the following in rendering their decision on a rezoning application:

- Compatibility with area in terms of scale, size, intensity of use, traffic generation, and noise.

# Policy Consideration

## Enabling Policy: City Wide Policy 2.4 (Residential Designation)

Because the differences between residential areas contribute to the richness of Halifax as a city, and because different neighbourhoods exhibit different characteristics through such things as their location, scale, and housing age and type, and in order to promote neighbourhood stability and to ensure different types of residential areas and a variety of choices for its citizens, the City encourages the retention of the existing residential character of predominantly stable neighbourhoods, and will seek to ensure that any change it can control will be compatible with these neighbourhoods.



# Proposal Details



- Rezoning both the properties from R-1 (Single family dwelling) to R-3 (General Residential and Low Rise Apartment)
- A 3-storey condominium with 10 units on each of the two lots (a total of 20 units)
- A shared driveway and parking as per the R-3 zone requirements.

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# Proposal Details

- Rezoning does not bind the applicant to the use they are proposing.
- If approved, any use permitted in the R-3 (General Residential and Low-Rise Apartment) zone such as *R-1 (Single Family)*, *R-2 (Two-Family)*, *R-2T (Townhouse)* and *R-2AM (General Residential Conversion)* uses; *stacked-attached housing; apartment houses of four storeys or less; day care facilities; shared housing use of four storeys or less; and uses accessory to any of the foregoing uses* would be permitted.
- Any use proposed will have to meet any setbacks, angle controls, density and parking requirements at the permitting stage.

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# Public Engagement Feedback

Notifications Mailed



121

Individual Calls/Emails



13

Webpage Views



90

Shape your city



72

Level of engagement completed was consultation achieved through a mail out notification, HRM website, signage on site, and a Shape your city Presentation.

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# Public Engagement Feedback

Feedback included:

- Traffic generation, Parking and Pedestrian safety concerns
- Limitations of Craigmore Drive
- Impact on neighbourhood character
- Concerns regarding compatibility of development density



# Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend: That Halifax and West Community Council approve the proposed rezoning, as outlined in the staff report.

# Thank You

**Aastha Patel**



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