

HALIFAX REGIONAL MUNICIPALITY

Resident Feedback of PLANAPP-2025-01427:

A Rezoning Application to rezone 13 Pinewood Drive in Dartmouth, Nova Scotia from the ER-3 (Existing Residential 3) Zone to the CH-1 (Cluster Housing 1) Zone under the Regional Centre Land Use Bylaw.

Feedback was gathered through the following engagement methods:

- Installation of Halifax Regional Municipality-branded signage on the subject site, providing application details and the Planner's contact information.
- Mailing 37 fact sheets to properties within an 80-meter radius of the site, outlining the application specifics and including contact information for the Planner.
- Creation of a dedicated webpage on Halifax.ca to share comprehensive application information and proposal details and provided the Planner's contact information.
- Publication of a narrated PowerPoint presentation on EngageHalifax.ca, explaining the request and its context in detail and the Planner's contact information.

The feedback notice time frame to residents was between October 23rd, 2025, and November 13th, 2025 and before that signage was installed on site. Comments could be phoned in or be emailed to the planner processing the application, Craig Wournell, craig.wournell@halifax.ca.

The following comment was indicated in the fact sheet notice to residents:

All Comments and Feedback are Welcome.

As of November 13, 2025:

- 18 residents responded, all of whom expressed their concern and opposition to the rezoning application.

SUMMARY of ISSUES:

- Strong opposition to rezoning; scale seen as incompatible with neighborhood character.
- Traffic and parking concerns on narrow street, plus emergency access risks.
- Property impacts feared, including reduced parking, lower property values, and loss of character.
- Environmental issues raised: wildlife displacement, stormwater runoff, and sewer capacity.
- Concerns were raised fearing that there would be more crime and noise.
- Community unanimously opposes rezoning despite acknowledging housing needs.

Below is a compilation and summary of the 18 public comments and concerns received regarding impacts the proposed rezoning may have on the existing neighbourhood.

General Concern

Residents expressed strong opposition to the proposed rezoning at 13 Pinewood Drive. The prevailing sentiment is that the rezoning would result in a built form that is incompatible with the existing neighbourhood character. Many residents emphasized that Pinewood Drive is a quiet street, and the proposed scale would disrupt its privacy and several residents noted that the developer should work within the current zoning, which allows for up to eight units.

Traffic Concerns

Traffic and parking concerns were among the most frequently raised issues. Residents point out that Pinewood Drive is a narrow street and already struggles with two-way traffic, snow removal, and emergency vehicle access. Residents fear that adding 24 units will lead to congestion, collision risks at the Windmill Road intersection, and unsafe conditions for pedestrians and children. There are currently no vehicle parking requirements for this type of development, which residents believe will result in overflow parking on the street, further compounding safety risks. Questions were also raised about where construction vehicles and workers would park during the build period.

Property Concerns

Many homes have small front yards, and residents feel any proposed addition of a sidewalk, although within the municipal right of way would infringe on their access to vehicle parking at their homes. There is also widespread fear that property values will decline due to increased density, noise, and loss of neighborhood character.

Environmental and infrastructure

Environmental and infrastructure issues were another common theme. Residents reported frequent sightings of deer and other wildlife, which may be displaced by development. Concerns were raised about stormwater runoff, erosion, and sewer capacity given the scale of the project.

Design

The design and aesthetics of the proposed development were criticized for being out of context with the established streetscape of single-family and semi-detached homes. Box-style buildings with minimal landscaping were viewed as incompatible with the traditional character of the area. Residents also expressed concerns about increased crime, citing recent vehicle break-ins and fearing that more street parking will exacerbate the problem.

Conclusion

In summary, the community's key concerns include overcrowding on Pinewood Drive, insufficient parking & traffic congestion, possible emergency access limitations, environmental disruption, noise impact, and concerns with the overall site design. While some residents acknowledge the need for housing, all who responded were not in support of rezoning application.