



June 16<sup>th</sup>, 2025

## **COVESIDE WALK**

PIDS 40074544, 40074551, 40075087

Substantive Amendment Application,  
Relating to PLANNAPP-2023-00563

PREPARED FOR  
HRM Planning and Development

PREPARED BY  
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June 16<sup>th</sup>, 2025  
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**Re: PLANAPP-2024-00025, Substantive Amendment to a Development Agreement  
Application on PLANAPP-2023-00563, PIDs 40074544, 40074551, 40075087.**

**Dear Maggie:**

Vanguard Developments Inc. has retained Sightline Planning + Approvals (Sightline) to submit and manage an Application for a Substantive Amendment to an existing DA, PLANAPP-2023-00563, within the Chebucto Peninsula Planning Area. The DA approved in September of 2024 allowed for a 37-lot, 56-unit main dwelling subdivision. The DA also approved the following residential uses, under section 3.3.1: Single unit dwellings, two-unit dwellings, and secondary or backyard suites.

This substantive amendment proposes that 'semi-detached dwellings' be added to this list of allowed uses, and changes be made to practically implement semi-detached dwellings. This addition would have no effect on the density or maximum number of main dwelling units on the site, but would allow the total number of lots to be increased to 56 to allow for the subdivision of semidetached uses.

If you have any questions, please do not hesitate to contact us. The Sightline team looks forward to working with you on this project.



Caleb Nakasaki  
Housing Manager

CC: Kevin W. Riles, President & CEO, Sightline Planning + Approvals  
Bassem Iskander, President and CEO, Vanguard Developments



## Contents

Executive Summary.....	1
Planning Rationale .....	2
Rationale for Semi-detached dwelling use.....	2
Municipal Planning Strategy Alignment .....	3
Proposed Text Change.....	3
Minor Supportive Text Changes .....	4
Proposed Concept Plan Changes.....	4
Conclusion .....	4

## Appendix (submitted via POSSEE system)

Appendix A: Approved Development Agreement, PLANAPP-2023-00563

Appendix B: Approved Site Plan, higher resolution version.

Appendix C: Proposed revised Site Plan

## Executive Summary

Sightline Planning + Approvals (Sightline) has been retained by Vanguard Developments Inc. to manage the application for a Substantive Amendment to a Development Agreement process for a proposed residential development, “Coveside Walk”.

- The subject site is identified by PIDs 4007454, 40074551, and 40075087, is approximately 14.1 acres, located along the 800 Block of Herring Cove Road and are accessible from a road reserve connecting to Angler Drive.
- This site has an existing development agreement that was previously approved under PLANAPP-2023-00563, which allowed for 37 residential lots, with a maximum of 56 main dwelling units.
- The allowed uses under this DA are:
  - Single-Unit Dwellings,
  - Two-Unit Dwellings,
  - Secondary and Backyard Suites, in conformance with the applicable Land Use By-law,
  - Home Occupation Uses in conjunction with permitted dwellings, in conformance with the applicable Land Use By-law,
  - Accessory Buildings. In conformance with the applicable Land Use By-law, and
  - Conservation Uses
- Sightline proposes that the Two-Unit dwelling use is substantially the same as the Semi-detached dwelling use. The only difference between these two definitions is the ability to subdivide the semi-detached dwelling use into two smaller and less expensive lots.
- Therefore Sightline proposes to add ‘Semi-Detached Dwelling’ use to the list of allowed uses within the Development Agreement, and minor text changes to allow for this within the DA.
- This proposal would result in no increase in allowed main dwelling units under the DA, and no changes to the form of the development. This would request a change to the allowed number of lots to 56 total, to allow for the subdivision of semi-detached uses.

# Planning Rationale

Halifax continues to be affected by rapid population growth and a lack of housing, which has increased affordability pressures for many across the housing continuum. Vanguard Developments Inc. proposes to create more affordably priced units by developing semi-detached dwellings rather than two-unit dwellings previously enabled via PLANAPP-2023-00563. This would not affect form, or density of the approved DA. The concept plan would only be minorly adjusted.

## Rationale for Semi-detached dwelling use

In this application, we proposed the development of a Semi-detached dwelling use, which has not been specifically permitted under RES-2E(b). However, we believe that the semi-detached dwelling use would functionally match the two-unit dwelling uses, which are already enabled on this site. The text definitions can be found below, in Figure 1.

Chebucto Peninsula Applicable Definitions	
Two Unit Dwelling	Semi-Detached Dwelling
LUB 2.18(d), Pg.4	LUB 2.18(i), Pg.5
“Dwelling, Two Unit means a building containing two dwelling units.”	“Dwelling, Semi-Detached means a building that is divided vertically into two dwelling units by means of an above-grade common wall of at least eight (8) feet in height which constitutes at least fifty (50) percent of the horizontal axis between the two units”

Figure 1

The DA limits this site to 37 lots and 56 main dwelling units. We would propose a change to the number of lots, with the caveat that all newly created lots would be semi-detached and therefore would not change the density or form of the development. The only difference is the ability to subdivide the lots planned for two-unit dwellings. Semi-detached dwelling use would, therefore, have no effect on the built form of the buildings **and no effect on the maximum density of the site.** The only change between these two uses would be the allowed subdivision of semi-detached properties under LUB 4.7A, Pg.20.

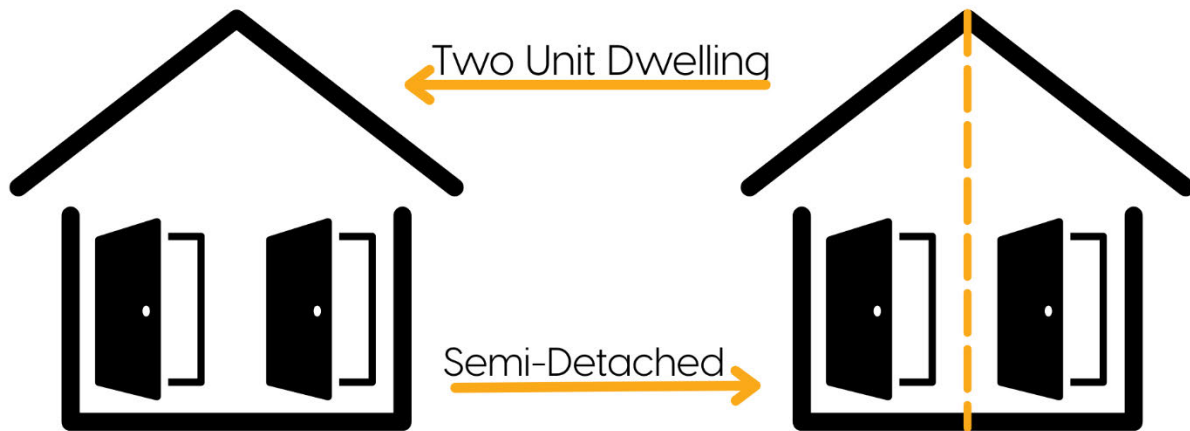


Figure 2 Definitional Differences

This difference is also illustrated in Figure 4. We are requesting this change from the standard DA language in order to create more affordably priced lots for clients. Although two-unit dwellings and semi-detached dwellings would create the same form and the same number of units, subdivision allows each side to be sold separately to single families. Without the subdivision, these properties would need to be sold to someone who already has the capital to purchase and then rent at least one unit of a two-unit property. With subdivision, each side can be sold separately at a reduced cost to someone who can move onto the property ownership spectrum.

### Municipal Planning Strategy Alignment

This DA was previously approved under the Chebucto Peninsula MPS policy RES-2A through RES-2E. RES-2E(b) states “That only single unit dwellings, two unit dwellings and auxiliary dwellings may be considered.” However, Sightline finds that the definition of a Semi-detached Dwelling substantially matches the definition of a Two-unit dwelling.

### Proposed Text Change

In this Substantive amendment we propose the following change. The addition of “and semi-detached dwellings” to section 3.3.1 (b). Doing so would result in the following section, with the proposed change in **bold**.

- 3.3.1 The use(s) of the Lands permitted by this agreement are a maximum of 56 main dwelling units as identified on schedule B, including the following:
- (a) Single-unit dwellings;
  - (b) Two-unit dwellings **and semi-detached dwellings**;
- [following sections remain unchanged]*



## Minor Supportive Text Changes

To support the use proposed under section 3.3.1 of the DA, We would also recommend the following supportive text changes.

DA reference	Current Text	Proposed Change
Page 1, Paragraph 2, Line 2	...Agreement to allow for the subdivision of 37 residential building lots on new public streets on the Lands...	...Agreement to allow for the subdivision of <b>56</b> residential building lots on new public streets on the Lands...
3.2.1(a)	Plan of survey of approved subdivision of 37 residential lots, which shall generally comply with Schedule B and Section 3.7 of this Agreement.	Plan of survey of approved subdivision of <b>56</b> residential lots, which shall generally comply with Schedule B and Section 3.7 of this Agreement.
3.4.1(d)	<i>Proposed addition</i>	In the case of semi-detached lots, the minimum lot frontage shall be 9.195 meters (30 feet).
3.4.1(d)	<i>Proposed addition</i>	In the case of semi-detached lots, the minimum lot area shall be 278.71 square meters (3,000 square feet)
7.3.2	For the purpose of this section, commencement of development shall mean application for final subdivision approval.	For the purpose of this section, commencement of development shall mean application for final subdivision approval, <b>with the exception of subdivision of any semi-detached lots.</b>

## Proposed Concept Plan Changes

To align with the proposed Substantive Amendment, a revised concept plan has also been submitted as Appendix C. In the revised concept plan, additional dotted lines have been added to the plan explaining which lots would have the capability to be subdivided into semi-detached lots. No change has been made to the overall layout, road location, lot lines, or amenity spaces. Measurements of these spaces may have changed to a minor degree, to reflect a new site survey.

## Conclusion

Vanguard Developments seeks to propose this substantive amendment to the Coveside Walk project that allows for a continuum of housing options, within the rapidly developing Herring Cove suburban area. Approving this Substantive Amendment would allow creation of more affordable units for more residents of Halifax.

Thank you for your consideration.