

Attachment 3.1

Urgent Changes to Planning Documents for Housing Additional Suburban Sites Final Recommendations

Request No.	Applicant	Location	District	Request Summary	Existing Conditions	Selection Criteria	Recommendation	Rationale
SS020	Universal Reality Group	30 Ridge Valley Road (PID 00274407)	11	10 storey and 16 storey residential buildings	<p>Site is developed with an existing 12 storey residential building, and residential parking lot. The area is a mix of low, medium and high density residential uses, an elementary school and public parks.</p> <p>Halifax MPS: HDR Designation Halifax LUB: R-4 Zone</p>	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of the existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 8 storeys	<p>This request was originally an application to amend the Halifax MPS and enter into a Development Agreement (Case 23600), which Regional Council directed for consideration outside of the Suburban Planning process. Staff are recommending consideration of this request through the UCPDH Additional Sites package for inclusion in the SHA Plan and By-law, rather than creating site specific policy for the property through a Development Agreement under the Halifax MPS. This approach allows the request to be considered holistically with the other requests in the area. Additionally, by enabling development of the site through the SHA Plan and By-law, the more modern planning regulations established in the SHA By-law will be applied to the site, should Council approve the recommendation.</p> <p>The site is recommended for inclusion in the SHA Plan and By-law as it is currently developed with a high density residential building and features significant surface parking. As a result, it represents an opportunity for infill residential development in an area that is serviced and meets the criteria of the UCPDH without significant impacts to the character of the area.</p> <p>A maximum height of 8 storeys is recommended to ensure that the redevelopment of the existing 12 storey residential building is not incentivized, potentially resulting in the loss of existing dwelling units. Additionally, the construction of 8 storey buildings on the site would provide a more gradual transition from the existing 12 storey building on the property to the surrounding properties, including an adjacent school. The built form requirements of the SHA By-law would also provide a visual transition to the lower density uses in the area.</p>

Request No.	Applicant	Location	District	Request Summary	Existing Conditions	Selection Criteria	Recommendation	Rationale
SS114	WM Fares Architects on behalf of the property owner	390 Bedford Highway (PID 40619785)	10	7 storey residential building	<p>Site is developed with an existing single detached residential building. The area is a mix of low density residential and commercial uses.</p> <p>Halifax MPS: MDR Designation Halifax LUB: R-2 Zone</p>	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Purple Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 4 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because the size and location of the property between low density residential and commercial uses allow it to accommodate some additional density without significantly impacting the visual character of the area. The property is in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 4 storeys is recommended based on the site's context, abutting low density residential uses, and to maintain consistency with sites in the area approved through the original UCPDH/HAF package. Additionally, the site is located on the Bedford Highway within 125 metres of a major intersection (Kearney Lake Road). This is a key area of the Bedford Highway where the character of the roadway itself and the built form in the area transitions. As such, it requires further consideration through the Suburban Planning process before significant amounts of density are enabled. The Bedford Highway Functional Plan indicated that the characteristics of the Bedford Highway change significantly throughout its length but there are consistent physical constraints related to implementing transit priority measures on the Bedford Highway. The Plan cautioned against significant density increases along the corridor.</p> <p>There are three sites being recommended for inclusion in the SHA Plan in this area, and five sites were previously approved during the first package of HAF amendments. As a result, staff are concerned about permitting significantly greater density at this time and setting a precedent for this area prior to the Suburban Planning process, the results of the Bedford Highway Functional Plan and plans for the potential future ferry service.</p>

Request No.	Applicant	Location	District	Request Summary	Existing Conditions	Selection Criteria	Recommendation	Rationale
SS116	WM Fares Architects on behalf of the property owner	48 Old Sambro Road (PID 00285429)	11	4 storey residential building	Site is currently being developed with a multiunit residential building. The area is a mix of low and medium density residential uses, across from the Long Lake Provincial Park. Halifax MPS: MDR Designation Halifax LUB: R-3 Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 4 storeys	<p>This site is currently under development and the building has been substantially completed.</p> <p>The site is recommended for inclusion in the SHA Plan and By-law as it would potentially enable the creation of 3 new units in existing unused portions of the building. The property is in an area that is serviced and meets the criteria of the UGPDH.</p> <p>A maximum height of 4 storeys is recommended to maintain the maximum height recently approved for the site through an LUB Amendment application (Case 22890). Staff do not have concerns with this minor increase of density as the built form of the site will remain consistent with what has been approved.</p>
SS118	WM Fares Architects on behalf of the property owner	174 Main Street (PID 00175455)	6	14 storey residential building	Site is undeveloped. The area is a mix of low and high density residential uses and fronts on the Main Street commercial area. Dartmouth MPS: MS Designation Dartmouth LUB: C-2 Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed of a Nova Scotia Community College campus. 	HA Zone Max Height: 9 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law based on the property's location on a major commercial and transportation corridor (Main Street) where amendments were made through the original UCPDH package to encourage greater density.</p> <p>Staff are recommending a maximum height of 9 storeys to provide a more gradual transition from the higher building heights enabled on the north side of Main Street (approximately 15 storeys) to the lower density residential neighbourhood on the other side of the site.</p>
SS120	WM Fares Architects on behalf of the property owner	81 Brook Street and 1 Palmer Hill Road (PID 40493710, 00232686)	9	5 storey residential building	Site is developed with an existing single detached residential building. The area is developed with low density residential uses. Halifax MPS: RDD Designation Halifax LUB: RDD Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	Consider through the Suburban Planning process.	<p>Staff are recommending that no changes be made to this site at this time and that this site-specific development request be considered further through the Suburban Planning process.</p> <p>During the review of the request with internal and external service providers, concerns around access and stormwater were identified. In particular, the shape and topography of the site may impact the ability to provide access in a manner that would meet emergency service requirements. Staff recommend that this request be considered further through the Suburban Planning process, when additional policy tools and regulations can be explored through that comprehensive project to help address these concerns.</p>

Request No.	Applicant	Location	District	Request Summary	Existing Conditions	Selection Criteria	Recommendation	Rationale
SS123	WM Fares Architects on behalf of the property owner	466 Herring Cove Road (PID 00283408)	11	7 storey residential building	Site is developed with an existing single detached residential building. The area is a mix of low density residential and commercial uses. Dartmouth MPS: HDR Designation Dartmouth LUB: R-4 Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 5 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because the size and location of the property between low density residential and commercial uses allow it to accommodate some additional density without significantly impacting the visual character of the area. The property is in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 5 storeys is recommended based on the site's context, directly fronting on a proposed BRT route but abutting low density residential uses. A maximum height of 5 storeys also maintains consistency with sites in the area approved through the original UCPDH package.</p>
SS129	WM Fares Architects on behalf of the property owner	646 Bedford Highway (PID 00289686)	16	7 storey residential building	Site is undeveloped. The area is a mix of low and high density residential and commercial uses. Halifax MPS: HC Designation Halifax LUB: C-2B Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Larry Uteck Ferry Terminal proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 5 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because the location of the property in a mixed-use area allows it to accommodate some additional density without significantly impacting the visual character of the area. The property is in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 5 storeys is recommended based on the size of the site and the built form in the surrounding area.</p>
SS131	Property Owner	651 Portland Hills Drive (PID 41398579)	3	10 storey residential building	Site is undeveloped. It abuts the Portland Hills Transit Terminal. The area is a mix of low and high density residential and commercial uses. Dartmouth MPS: R Designation Dartmouth LUB: CDD Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Red Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 10 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because it is a vacant property that is located next to the Portland Hills Transit Terminal and other commercial uses. As a result, the site is able to accommodate additional density and support the creation of a transit oriented complete community in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 10 storeys is recommended due to its proximity to the Portland Hills Transit Terminal, which represents an opportunity to introduce transit supportive levels of density where residents have a variety of mobility options and services are available within walking or rolling distances.</p>

Request No.	Applicant	Location	District	Request Summary	Existing Conditions	Selection Criteria	Recommendation	Rationale
SS136	WM Fares Architects on behalf of the property owner	15 Caledonia Road (PID 00186213)	6	Five 19-27 storey residential buildings	Site is developed with an existing church. It is across the street from Nova Scotia Community College Akerley Campus. The area is a mix of low and high density residential and commercial uses. Dartmouth MPS: R Designation Dartmouth LUB: S Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed of a Nova Scotia Community College campus. 	HA Zone Max Height: 14 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because it is a largely vacant property on a major commercial and transportation corridor (Main Street) where amendments were made through the original UCPDH package to encourage greater density. The property is also located across the street from an NSCC campus.</p> <p>A maximum height of 14 storeys is recommended due to the property's proximity to services and institutions and to be consistent with enabled development in the area.</p>
SS137	Property Owner	92 Old Sambro Road (PID 00309070)	11	7 storey residential building	Site is developed with an existing single detached residential building. The area is a mix of low and medium density residential uses, across from the Long Lake Provincial Park. Halifax MPS: MDR Designation Halifax LUB: R-2P Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 5 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because the size and location of the property between low and medium density residential uses allow it to accommodate some additional density without significantly impacting the visual character of the area. The property is in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 5 storeys is recommended based on the site's location near transit routes, commercial services and parkland.</p>
SS138	Property Owner	186 and 188 Herring Cove Road (PID 41537200, 00312165)	11	9 storey residential building	Site is developed with an existing single detached residential building. The area is a mix of low and high density residential and commercial uses. Halifax MPS: LDR Designation Halifax LUB: R-2 Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 5 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because the size and location of the property between low and high density residential uses allow it to accommodate some additional density without significantly impacting the visual character of the area. The property is in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 5 storeys is recommended based on the site's context, directly fronting on a proposed BRT route but abutting low density residential uses. A maximum height of 5 storeys also maintains consistency with sites in the area approved through the original UCPDH package.</p>

Request No.	Applicant	Location	District	Request Summary	Existing Conditions	Selection Criteria	Recommendation	Rationale
SS140	Property Owner	Lands along Greystone Drive (PID 40098881, 40098774, 40098931, 40098873)	11	Permitting additional density for a multi-unit residential building	Site is undeveloped. The area is a mix of low and medium density residential uses. Halifax MPS: MDR Designation Halifax LUB: R-3 Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	Consider through the Suburban Planning process.	<p>Staff are recommending that no changes be made to this site at this time and that this site-specific development request be considered further through the Suburban Planning process.</p> <p>During the review of the request with internal and external service providers, staff identified concerns around access. There is currently only one access to Greystone Drive and enabling increased density without a secondary access point was identified as a potential safety issue. Additionally, the property contains steep slopes, as shown on Map 3b “Environmental Sensitivity - Slopes” of the Halifax Mainland MPS which indicates that the area around the site contains slopes of 25% or greater, raising concerns regarding site developability, soil erosion, and storm water management. Staff recommend that this request be considered further through the Suburban Planning process, when additional policy tools and regulations can be explored through that comprehensive project to help address these concerns.</p>
SS141	WM Fares Architects on behalf of the property owner	339 Herring Cove Road (PID 00284463)	11	9 storey residential building	Site is developed with an existing two-storey commercial building. The area is a mix of low density residential and commercial uses. Halifax MPS: MDR Designation Halifax LUB: R-3 Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 7 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because the size and location of the property in a commercial area allows it to accommodate some additional density without significantly impacting the visual character of the area. The property is in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 7 storeys is recommended based on the site’s context, directly fronting on a proposed BRT route with no impact on low density residential uses, but in an area generally characterized by 2 storey built form.</p>

Request No.	Applicant	Location	District	Request Summary	Existing Conditions	Selection Criteria	Recommendation	Rationale
SS144	Zzap Consulting Inc on behalf of the property owner	380 Bedford Highway (PID 00325217)	10	9 storey residential building	<p>Site is developed with an existing two-storey commercial building. The area is a mix of low density residential and commercial uses.</p> <p>Halifax MPS: HC Designation Halifax LUB: C-2B Zone</p>	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Purple Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 4 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because the size and location of the property between low density residential and commercial uses allow it to accommodate some additional density without significantly impacting the visual character of the area. The property is in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 4 storeys is recommended based on the site's context, abutting low density residential uses, and to maintain consistency with sites in the area approved through the original UCPDH/HAF package. Additionally, the site is located on the Bedford Highway within 125 metres of a major intersection (Kearney Lake Road). This is a key area of the Bedford Highway where the character of the roadway itself and the built form in the area transitions. As such, it requires further consideration through the Suburban Planning process before significant amounts of density are enabled. The Bedford Highway Functional Plan indicated that the characteristics of the Bedford Highway change significantly throughout its length but there are consistent physical constraints related to implementing transit priority measures on the Bedford Highway. The Plan cautioned against significant density increases along the corridor.</p> <p>There are three sites being recommended for inclusion in the SHA Plan in this area, and five sites were previously approved during the first package of HAF amendments. As a result, staff are concerned about permitting significantly greater density at this time and setting a precedent for this area prior to the Suburban Planning process, the results of the Bedford Highway Functional Plan and plans for the potential future ferry service.</p>

Request No.	Applicant	Location	District	Request Summary	Existing Conditions	Selection Criteria	Recommendation	Rationale
SS146	Property Owner	1 and 3 Maplewood Drive (PID 41068677, 41068685)	11	25-40 unit residential building	Site is developed with an existing single detached residential building. The area is a mix of low density residential and commercial uses. Halifax MPS: LDR Designation Halifax LUB: R-2 Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 4 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because the size and location of the property, backing on a major commercial and transportation corridor (Herring Cove Road), allow it to accommodate some additional density without significantly impacting the visual character of the area. The property is in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 4 storeys is recommended based on the site's topography and context, abutting low density residential uses, while recognizing that the property backs on to a future BRT Corridor and is located a short distance to the Regional Centre.</p>
SS154	WM Fares Architects on behalf of the property owner	144 Old Sambro Road (PID 00334417)	11	8 storey residential building	Site is developed with an existing two-unit residential building. The area is a mix of low and medium density residential uses, across from the Long Lake Provincial Park. Halifax MPS: HDR Designation Halifax LUB: R-2P Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	Consider through the Suburban Planning process.	<p>Staff are recommending that no changes be made to this site at this time and that this site-specific development request be considered further through the Suburban Planning process.</p> <p>Further consideration of this site is required due to concerns regarding the developability of the lot using the regulations of the HA Zone.</p>

Request No.	Applicant	Location	District	Request Summary	Existing Conditions	Selection Criteria	Recommendation	Rationale
SS158	Zzap Consulting Inc on behalf of the property owner	117 Kearney Lake Road (PID 40662413)	10	14 storey residential building	<p>Site is developed with an existing one-storey commercial building that contains a number of local commercial uses and a daycare. The area is a mix of low, medium and high density residential and commercial uses. It is next to the Kearney Lake Road-Highway 102 interchange.</p> <p>Halifax MPS: COM Designation Halifax LUB: C-2 Zone</p>	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Purple Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 7 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because the size and location of the property between low to high density residential and commercial uses allow it to accommodate some additional density without significantly impacting the visual character of the area. The property is in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 7 storeys is recommended because, while the site can accommodate additional density, it is located within 100 metres of the Kearney Lake Drive/Highway 102 interchange. During the review of the request with internal and external service providers, staff identified that this interchange currently has issues with capacity. As a result, staff are concerned about permitting significantly greater density at this time and setting a precedent for this area prior to the Suburban Planning process, the results of the Joint Regional Transportation Agency's Regional Transportation Plan and plans for the potential future upgrades to the interchange.</p>
SS164	Property Owner	2882 Joseph Howe Drive (PID 00207902, 40429037, 40429045)	9	6 storey residential building	<p>Site is undeveloped. It is the site of the former Halifax Zoo. The area is a mix of low and medium density residential uses.</p> <p>Halifax MPS: RES Designation Halifax LUB: R-1 Zone</p>	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Purple and Yellow Lines proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 6 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because the size and location of the property, near major transportation routes and commercial services, allow it to accommodate some additional density without significantly impacting the visual character of the area. The property is in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 6 storeys is recommended based on the site's context in an area that is generally lower density but features some taller buildings.</p>

Request No.	Applicant	Location	District	Request Summary	Existing Conditions	Selection Criteria	Recommendation	Rationale
SS167	Upland Studio on behalf of the property owner	9 Dentith Road (PID 40415465)	11	10 storey mixed use building	Site is developed with an existing one-storey commercial building. It is across the street from a large commercial plaza. The area is a mix of low density residential and commercial uses. Halifax MPS: MNC Designation Halifax LUB: C-2A Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 5 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because the size and location of the property, near major transportation routes and commercial services, allow it to accommodate some additional density without significantly impacting the visual character of the area. The property is in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 5 storeys is recommended as the site is in an area that includes a mix of low density residential and commercial uses but is not located direction on the future BRT Corridor.</p>
SS169	Sightline Approvals on behalf of the property owner	4 Cherry Lane (PID 00314781)	11	7 storey residential building	Site is developed with an existing two-unit residential building. The area is a mix of low and medium density residential and commercial uses. Halifax MPS: MDR Designation Halifax LUB: R-3 Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	Consider through the Suburban Planning process.	<p>Staff are recommending that no changes be made to this site at this time and that this site-specific development request be considered further through the Suburban Planning process.</p> <p>An LUB Amendment application (PLANAPP 2023-00465) was recently approved for this property, rezoning it to R-3 and increasing the maximum height to 4 storeys. Staff identified concerns about further increasing height following such a recent public approval process. Staff also identified the proposed development, which is currently under review for a development permit, would not meet the regulations of the HA Zone, which would prevent it from proceeding without a redesign.</p>
SS170	Sightline Approvals on behalf of the property owner	29-33 Pine Grove Drive (PID 00327627, 00327635, 00327643)	11	5 storey residential building	Site is developed with three existing single-detached residential buildings. The area includes low density residential uses and an elementary school. Halifax MPS: MDR Designation Halifax LUB: R-2P Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 3 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because the size and location of the property, within walking and rolling distance of a proposed BRT Corridor and some commercial services, allow it to accommodate some additional density. The property is in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 3 storeys is recommended as the site is located in a primarily low density residential area and does not directly front on the future BRT Corridor.</p>

Request No.	Applicant	Location	District	Request Summary	Existing Conditions	Selection Criteria	Recommendation	Rationale
SS171	Sightline Approvals on behalf of the property owner	2 and 4 Mayor Avenue, 219 Herring Cove Road (PID 00313023, 00313031, 00311829)	11	7 storey residential building	Site is developed with two existing single-detached residential buildings. The area includes low density residential and commercial uses. Halifax MPS: MNC Designation Halifax LUB: C-2A Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	Consider through the Suburban Planning process.	The applicant has withdrawn their request as part of the Additional Opportunity Sites and asked to be instead considered through the Suburban Planning process.
SS172	Sightline Approvals on behalf of the property owner	155 and 157 Old Sambro Road (PID 00334797, 00334789)	11	5 storey residential building	Site is developed with two existing single-detached residential buildings. The area is a mix of low and medium density residential uses, across from the Long Lake Provincial Park. Halifax MPS: LDR Designation Halifax LUB: R-2 Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	Consider through the Suburban Planning process.	<p>Staff are recommending that no changes be made to this site at this time and that this site-specific development request be considered further through the Suburban Planning process.</p> <p>Further consideration of this site is required due to concerns regarding the distance of the site from the proposed future BRT Corridor without sidewalks or crosswalks nearby to access it. Staff also identified that development of the lot using the regulations of the HA Zone would likely be challenging due to transition requirements and could be better considered through the more comprehensive Suburban Planning process.</p>
SS173	Sightline Approvals on behalf of the property owner	564 Herring Cove Road (PID 40019127)	11	7 storey residential building	Site is developed with an existing two-unit residential building. The area is a mix of low and medium density residential uses. Halifax MPS: LDR Designation Halifax LUB: R-2 Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 5 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because the size and location of the property between low and medium density residential uses allow it to accommodate some additional density without significantly impacting the visual character of the area. The property is in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 5 storeys is recommended based on the site's context, directly fronting on a proposed BRT route but abutting low density residential uses. A maximum height of 5 storeys also maintains consistency with sites in the area approved through the original UCPDH package.</p>

Request No.	Applicant	Location	District	Request Summary	Existing Conditions	Selection Criteria	Recommendation	Rationale
SS174	Sightline Approvals on behalf of the property owner	21 McIntosh Street (PID 41539818, 41540337, 41540311, 41480427, 41100041, 40096794, 40096802)	11	5 storey residential building	Site is undeveloped. The area is currently being developed with a low density residential subdivision. Halifax MPS: LDR/RDD Designation Halifax LUB: R-2/RDD Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 3 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law as it is located on a corner lot in a residential subdivision that is currently under development. It can accommodate some additional density without significantly impacting the visual character of the area. The property is in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 3 storeys is recommended as the site is in a future lower density residential area and does not front directly on the future BRT Corridor.</p>
SS178	Sightline Approvals on behalf of the property owner	531 Herring Cove Road (PID 00325910)	11	7 storey residential building	Site is developed with an existing two-storey commercial building. The area is a mix of low and medium density residential and commercial uses. Halifax MPS: MNC Designation Halifax LUB: C-2A Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 5 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because the size and location of the property between low and medium density residential and commercial uses allow it to accommodate some additional density without significantly impacting the visual character of the area. The property is in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 5 storeys is recommended based on the site's context, directly fronting on a proposed BRT route but abutting low density residential uses. A maximum height of 5 storeys also maintains consistency with sites in the area approved through the original UCPDH package.</p>
SS179	Fathom Studio on behalf of the property owner	85 Tacoma Drive (PID 00175554)	6	14 storey residential building	Site is developed with an existing self-storage building. It is across the street from a large commercial plaza. The area is a mix medium density residential and commercial uses. Dartmouth MPS: MS Designation Dartmouth LUB: C-2 Zone	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Red Line proposed by the Rapid Transit Strategy. 	Consider through the Suburban Planning process.	<p>Staff are recommending that no changes be made to this site at this time and that this site-specific development request be considered further through the Suburban Planning process.</p> <p>This site is located in an area that staff have identified for more comprehensive planning through the Suburban Planning process due to its size, location beside the Main Street corridor and the availability of land currently used for surface parking. This comprehensive planning process would include the identification of appropriate densities, current and future transportation network design and open space needs for the area prior to enabling significant development.</p>

Request No.	Applicant	Location	District	Request Summary	Existing Conditions	Selection Criteria	Recommendation	Rationale
SS192	NDD Law on behalf of the property owner	97 Tartan Avenue (PID 00282988)	11	Additional density.	<p>Site is undeveloped. The area is a mix of low and medium density residential uses. Several school and recreation centres are also located in the area.</p> <p>Halifax MPS: LDR Designation Halifax LUB: R-2 Zone</p>	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	Consider through the Suburban Planning process.	<p>Staff are recommending that no changes be made to this site at this time and that this site-specific development request be considered further through the Suburban Planning process.</p> <p>Further consideration of this site is required due to concerns regarding the developability of the lot using the regulations of the HA Zone.</p>
SS195	Property Owner	6 Brighton Avenue (PID 00273870)	11	4 storey residential building or 13 townhouses	<p>Site is developed with an existing single detached residential building. The area is a mix of low and medium density residential uses.</p> <p>Halifax MPS: MDR Designation Halifax LUB: R-2P Zone</p>	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	Consider through the Suburban Planning process.	<p>Staff are recommending that no changes be made to this site at this time and that this site-specific development request be considered further through the Suburban Planning process.</p> <p>Further consideration of this site is required due to concerns regarding the developability of the lot using the regulations of the HA Zone.</p>

Request No.	Applicant	Location	District	Request Summary	Existing Conditions	Selection Criteria	Recommendation	Rationale
SS199	Sightline Approvals on behalf of the property owner	782 Portland Street (PID 00230896)	3	9 storey residential building	<p>Site is developed with an existing single detached residential building. The area is a mix of low and medium density residential uses.</p> <p>Dartmouth MPS: R Designation Dartmouth LUB: H Zone</p>	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Red Line proposed by the Rapid Transit Strategy. 	Consider through the Suburban Planning process.	<p>Staff are recommending that no changes be made to this site at this time and that this site-specific development request be considered further through the Suburban Planning process.</p> <p>During the review of the request with internal and external service providers, staff identified concerns around access to the site. The property fronts on Portland Street in an area where abutting properties are publicly owned and residential lots are accessed from side streets. Additionally, the property is located on a portion of Portland Street that has a significant curve. Staff identified concerns about increasing the number of vehicles accessing the site on an ongoing basis without a more comprehensive review and consideration through the ongoing Portland Street Functional Plan. Staff recommend that this request be considered further through the Suburban Planning process, when additional policy tools and regulations can be explored through that comprehensive project to help address these concerns.</p>
SS224	Property Owner	32A, 32B, 34A, and 34B Old Sambro Road (PID 00309013, 00309021)	11	4 storey residential building	<p>Site is developed with two existing two-unit residential buildings. The area is a mix of low and medium density residential uses, across from the Long Lake Provincial Park.</p> <p>Halifax MPS: MDR Designation Halifax LUB: R-2P Zone</p>	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800m walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	HA Zone Max Height: 4 storeys	<p>The site is recommended for inclusion in the SHA Plan and By-law because the request supports an affordable housing development on a property in an area that is serviced and meets the criteria of the UCPDH.</p> <p>A maximum height of 4 storeys is recommended as the site is in an area that includes a mix of low and medium density residential uses and is located away from the future BRT Corridor.</p>