

## Site Specific Development Requests Recommended to the Housing Accelerator Fund

The Suburban Planning process was initiated by Regional Council on July 11, 2023. As part of the initiation, Council directed that all site-specific development requests that require amendments to Municipal Planning Strategies within the Suburban Area (areas with piped water and sewer outside the Regional Centre) be considered through the Suburban Planning process. This includes development requests that may have been submitted for consideration through the ongoing Regional Plan Review, that have been directed to the Suburban Planning process.

Of the site-specific development requests that have been submitted, several were selected to receive minor policy changes to increase as-of-right housing options through the Housing Accelerator Fund (HAF) Amendments Package. The recommended HAF Opportunity Sites will receive temporary up-zoning based on the framework of the Regional Centre Plan while a complete community plan is developed for the Suburban Area.

Site specific requests have been selected based on their ability to meet the following criteria:

- Lot size: Properties must be smaller than 2 hectares
- Location: Developments must meet at least one of the following:
  - Be within 800 metres of a proposed Rapid Transit route
  - Be within 1200 metres of a proposed Rapid Transit terminal
  - Be within 800 metres of a post-secondary institution campus
  - Be a site identified by the Provincial Land for Housing Program or a project by a housing not-for-profit
- No Net Loss: Projects must not result in the demolition of an existing multi-unit dwelling (3 units or more)
- Environmental Protection: Sites must not be located less than 3.2 metres above the CGVD2013 standard OR within 30 metres of a high-water mark

Site-specific development requests not considered through the HAF Amendments Package will continue to be considered through the Suburban Planning process along with any future site-specific development requests submitted to the Suburban Planning Team.

The following table lists the site-specific development requests being recommended to Council as HAF Opportunity Sites and the recommended amendments. **(subject to change)**

<b>Table 1: Suburban Site Specific Request – Consider During Housing Accelerator Fund</b>							
<b>Site Specific #</b>	<b>Applicant</b>	<b>Location</b>	<b>Request</b>	<b>Existing Site Conditions</b>	<b>Existing Community Level Planning Policy</b>	<b>Selection Criteria</b>	<b>Recommended Approach</b>
<b>Bedford / Bedford Highway</b>							
SS005 (C616)	Request submitted by ZZap Consulting on behalf of Pat Croskerry.	Lands along the Bedford Highway & 23 and 25 Glenmont Avenue  (PID 41377920, 41377938, 41377946, 41377953, 41377961, 00429407, 00429340)	Request to permit an 8-storey mixed-use building with underground parking and commercial uses fronting on to the Bedford Highway and 98 residential units located in the upper storeys and 5	The site consists of uncleared, undeveloped lots.  The area around the site is primarily used for a mix of low-density residential uses with a commercial strip across the Bedford Highway. Nearby are larger 6- residential buildings and	<ul style="list-style-type: none"> <li>• Bedford Municipal Planning Strategy: Residential (R) Designation</li> <li>• Bedford Land Use By-law: Single Dwelling Unit (RSU) Zone.</li> </ul>	<ul style="list-style-type: none"> <li>• The site is less than 2 hectares in size.</li> <li>• The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>• The site is located within the 800-metre walkshed for the Mill Cove Ferry Terminal</li> </ul>	Recommend Council Approval through HAF: <ul style="list-style-type: none"> <li>• Amend the Bedford MPS and LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>• Support the designation and zoning of the property to</li> </ul>

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			ground-based units fronting onto Crosby Street.	the Bedford Waterfront Park.		proposed by the Rapid Transit Strategy.	permit a 7-storey multi-unit residential building.
SS007 (C621)	Request submitted by Zzap Consulting, on behalf of the property owner.	686 Bedford Highway (PID 00288514)	Request to permit two 8-storey multi-unit building.  Approximately 162 residential units.	The site contains a single unit residential building.  The area around the site is primarily used for multi-unit residential buildings, low-density residential uses, and a large undeveloped property.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Bedford Highway Secondary Plan): Low Density Residential (LDR) Designation</li> <li>Halifax Mainland Land Use By-law: Single Family Dwelling (R-1) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Larry Uteck Ferry Terminal proposed by the Rapid Transit Strategy.</li> </ul>	Recommend Council Approval through HAF: <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Corridor (COR) Zone.</li> <li>Support the designation and zoning of the property to permit a 7-storey multi-unit residential building.</li> </ul>
SS027	Request submitted by the property owner.	1 Lodge Drive & 544 Bedford Highway (PID 00286930, 00286948)	Request to permit an 18 and 12-story wooden towers with a 60-metre maximum height.  Approximately 215 residential units.	The site is mostly undeveloped land with a single low density residential building.  The area around the site is primarily used for low-rise residential development, medium to high density residential development, and the CN rail lines across the Bedford Highway.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Bedford Highway Secondary Plan): Low Density Residential (LDR) Designation and Open Space (OS) Designation</li> <li>Halifax Bedford Land Use By-law: Single Family Dwelling (R-1) Zone and Park (P) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Larry Uteck Ferry Terminal proposed by the Rapid Transit Strategy.</li> </ul>	Recommend Council Approval through HAF: <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the property to permit a 7-storey multi-unit residential building.</li> </ul>

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SS082	Request submitted by KWR Approvals, on behalf of Olympus Properties.	1067 Bedford Highway & 11A and 11B Shore Avenue  (PID 40307936, 40018061, 00430942)	Request to permit an 8-storey multi-unit building.  Approximately 188 residential units.	The site contains a ground level commercial space, a 52-room motel, and a two-unit residential dwelling on another lot.  The area around the site is primarily used for low-rise residential development and commercial uses along the Bedford Highway.	<ul style="list-style-type: none"> <li>Bedford Municipal Planning Strategy: Mainstreet Commercial (MC) Designation</li> <li>Bedford Land Use By-law: Mainstreet Commercial (MC) Zone</li> <li>There is a Development Agreement on the property.</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Mill Cove Ferry Terminal proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Bedford MPS and LUB to include a Housing Accelerator (HA) Designation and Corridor (COR) Zone.</li> <li>Support the designation and zoning of the property to permit a 9-storey multi-unit residential building.</li> </ul>
SS083	Request submitted by KWR Approvals, on behalf of Olympus Properties.	10 Shore Avenue  (PID 00430959)	Request to permit a 4-storey multi-unit building.  Approximately 20 residential units.	The site contains a single unit residential building.  The area around the site is primarily used for a mix of low density and low-rise residential development and commercial uses.	<ul style="list-style-type: none"> <li>Bedford Municipal Planning Strategy: Mainstreet Commercial (MC) Designation</li> <li>Bedford Land Use By-law: Mainstreet Commercial (MC) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the extended 1200-metre end of route 2 hectares the Mill Cove Ferry Terminal proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Bedford MPS and LUB to include a Housing Accelerator (HA) Designation and Corridor (COR) Zone.</li> <li>Support the designation and zoning of the property to permit a 7-storey multi-unit residential building.</li> </ul>
SS105	Request submitted by the Nova Scotia Department of Municipal Affairs and Housing.	700 Rocky Lake Drive (PID 00416164)	Request to up zone the site as part of the Land for Housing program.	The site consists of an undeveloped lot.  The area surrounding the site is used for low density residential uses, and commercial uses.	<ul style="list-style-type: none"> <li>Bedford Municipal Planning Strategy: Residential (R) Designation</li> <li>Bedford Land Use By-law: Two Dwelling Unit (RTU) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is not located within the proposed Rapid Transit Network walkshed.</li> <li>The site is part of the provincial Land for Housing Program.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Bedford MPS and LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the property to permit a 5-storey multi-unit residential building.</li> </ul>

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<b>Clayton Park / Fairview (Halifax Mainland)</b>							
SS011 (C579)	Request submitted by Fathom studio, on behalf of the property owner.	70 Lacewood Drive (PID 00296806)	Request to permit an 8 and 18-storey mixed-use buildings.  Approximately 300 residential units.	The site contains a commercial strip mall and surface parking.  The area around the site is primarily used for commercial uses and medium to high density residential uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy: Commercial (COM) Designation and Residential (R)</li> <li>Halifax Mainland Land Use By-law: Minor Commercial (C-2A) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Green Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Corridor (COR) Zone.</li> <li>Support the designation and zoning of the property to permit a 9-storey multi-unit residential building.</li> </ul>
SS013 (C536)	Request submitted by Fathom Studio, on behalf of the property owner	7 Langbrae Drive (PID 40494346)	Request to permit 10 to 12-storey multi-unit building.  Approximately 112 residential units.	The site contains a single commercial strip mall with surface parking.  The area around the site is primarily used medium to high density residential uses, with some nearby low density residential areas.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy: Residential Environment (RES) Designation</li> <li>Halifax Mainland Land Use Bylaw: Schedule "K" Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Purple Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Corridor (COR) Zone.</li> <li>Support the designation and zoning of the property to permit an 9-storey multi-unit residential building.</li> </ul>

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SS032A	Request submitted by Killam.	127 and 141 Harlington Crescent  (PID 40177537, 40177545)	Request to rezone the undeveloped land between the existing buildings along Dunbrack Street to ZM-13 permit a high-rise residential development.	The site contains multi-unit residential buildings.  The area arounds the site is primarily used for medium to high-density residential uses and commercial uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy: Residential (RES) Designation</li> <li>Halifax Mainland Land Use By-law: Multiple Dwelling (R-4) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is greater than 2 hectares in size.</li> <li>The proposed development would require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Purple Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the property to permit a 14-storey multi-unit residential building.</li> </ul>
SS089	Request submitted by KWR Approvals, on behalf of Saint Mena's Coptic Orthodox Church.	167 Willet Street  (PID 00343970)	Request to permit an 8-storey multi-unit residential building.  Approximately 94 residential units.	The site contains a place or worship building.  The area around the site is primarily used for low to medium density residential uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy: Residential (RES) Designation</li> <li>Halifax Mainland Land Use By-law: Two Family Dwelling (R-2) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Purple Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the property to permit a 7-storey multi-unit residential building.</li> </ul>

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<b>Cole Harbour / Westphal</b>							
SS033	Request by Fathom Studio, on behalf of the property owner.	400 Golf View Drive (PID 00602474)	Request to amend the DA policies implemented during Regional Planning Process Phase 3 Quick Adjustments to permit a mixed-use development.	The site contains driving range.  The area around the site is primarily used for commercial and low-density residential uses, and the Highway 107. The site is located partially within the Lemont Lake Water Supply Shed.	<ul style="list-style-type: none"> <li>Dartmouth Municipal Planning Strategy: Comprehensive Development District (CDD) Designation</li> <li>Dartmouth Land Use By-law: Comprehensive Development District (CDD) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is greater than 2 hectares in size.</li> <li>The proposed development would require the demolition of an existing multi-unit dwelling.</li> <li>The site is not located within the proposed Rapid Transit Network walkshed.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend Policy H-3 (B) (o) to support the development of a complete mixed-use community.</li> </ul>
SS097	Request submitted by Fathom Studio, on behalf of the property owner.	78 Sherwood Street (PID 40606345)	Request to permit three 3-storey multi-unit buildings and 8 townhouse units.  Approximately 198 residential units.	The site consists of an undeveloped lot.  The area around the site is primarily used for low-density residential uses.	<ul style="list-style-type: none"> <li>Cole Harbour/Westphal Municipal Planning Strategy: Urban Residential (UR) Designation</li> <li>Cole Harbour/Westphal Land Use By-law: Single Unit Dwelling (R-1) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is greater than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is not located within the proposed Rapid Transit Network walkshed.</li> <li>The site is part of the provincial Land for Housing Program.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Cole Harbour/Westphal MPS and LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the property to permit a 5-storey multi-unit residential building as of right.</li> <li>Include policy to permit greater development options for properties greater than 1 hectare by Development Agreement.</li> </ul>

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SS105	Request submitted by the Nova Scotia Department of Municipal Affairs and Housing.	Land located along Broom Road (PID 40111056)	Request to up zone the site as part of the Land for Housing program.	The site consists of an undeveloped lot.  The area surrounding the site is used for low density residential uses, and commercial uses.	<ul style="list-style-type: none"> <li>• Cole Harbour/Westphal Municipal Planning Strategy: Urban Residential (UR) Designation</li> <li>• Cole Harbour/Westphal Land Use Bylaw: Single Unit Dwelling (R-1) Zone</li> </ul>	<ul style="list-style-type: none"> <li>• The site is greater than 2 hectares in size.</li> <li>• The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>• The site is not located within the proposed Rapid Transit Network walkshed.</li> <li>• The site is part of the provincial Land for Housing Program.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>• Amend the Cole Harbour/Westphal MPS and LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>• Support the designation and zoning of the property to permit a 5-storey multi-unit residential building as of right.</li> <li>• Include policy to permit greater development options for properties greater than 1 hectare by Development Agreement.</li> </ul>
<b>Dartmouth</b>							
SS021 (Case 24660)	Request submitted by Sunrose Land Use Consulting, on behalf of United Gulf Developments Limited.	219 Main Street (PID 40612228, 40612236)	Request to permit three towers varying in height from 27 to 33-storeys.  Approximately 1,037 residential units and approximately 125,000 sq. ft. commercial spaces.	The site consists of two vacant lots.  The area around the site is primarily used for low density residential uses, commercial uses, and institutional uses including a NSCC campus, high school, community/recreational centre, and daycare.	<ul style="list-style-type: none"> <li>• Dartmouth Municipal Planning Strategy: Main Street (MS) Designation</li> <li>• Dartmouth Land Use By-law: General Business (C-2) Zone</li> </ul>	<ul style="list-style-type: none"> <li>• The site is less than 2 hectares in size.</li> <li>• The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>• The site is not located within the proposed Rapid Transit Network walkshed; however, it is located within the 800-metre walkshed for a Nova Scotia Community Collage campus.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>• Amend the Dartmouth MPS and LUB to support the development of the property by Development Agreement with a maximum FAR of 6 and a maximum height of 120 metres.</li> </ul>



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SS040	Request submitted by Zzap Consulting, on behalf of Yellowstone Commercial.	141, 141A, and 143 Main Street & 72 Lakecrest Drive  (PID 40271488, 00191676, 40271504, 40271496)	Request to permit a mixed-use building with two towers, 6 and 15-storey, as well as ground floor commercial.  Approximately 190 residential units.	The site contains multiple commercial buildings.  The area around the site is primarily used for low density residential uses and commercial uses.	<ul style="list-style-type: none"> <li>Dartmouth Municipal Planning Strategy: Main Street (MS) Designation</li> <li>Dartmouth Land Use By-law: Town Centre (TC) Zone and Town Residential (TR) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is not located within the proposed Rapid Transit Network walkshed.</li> <li>The site is located within the 800-metre walkshed of a college/university campus.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Dartmouth MPS and LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the property to permit a 14-storey multi-unit residential building as of right.</li> </ul>
<b>Eastern Passage</b>							
SS112	Request submitted by Sunrose Land Use Consulting, on behalf of Gary Edwards	385 Cow Bay Road, 1798 Caldwell Road, and land at the corner of Cow Bay and Caldwell Road  (PID 40081176, 00373167, 00373142)	Request to permit 2 mixed-use buildings up to 8-storey.  Approximately 98 residential units and 12,000 sq. ft. of commercial space.	The site contains an institutional building and undeveloped land.  The area around the site is primarily used for low density residential uses.	<ul style="list-style-type: none"> <li>Eastern Passage / Cow Bay Municipal Planning Strategy: Urban Residential (UR) Designation</li> <li>Eastern Passage / Cow Bay Land Use By-law: Two Unit Dwelling (R-2) Zone and Community Facility (P-2) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is not located within the proposed Rapid Transit Network walkshed</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amending Policy UR-8 to allow a Development Agreement.</li> </ul>
<b>Sackville (Lower / Middle)</b>							
SS094	Request submitted by the property owner.	299 First Lake Drive (PID 40198145)	Request to amend mistake in the urban service boundary to include remainder of parcel.	The site consists of a vacant lot.  The area around the site is primarily used for low density residential uses as well as park and recreational uses.	<ul style="list-style-type: none"> <li>Sackville Municipal Planning Strategy: Urban Residential (RES) Designation</li> <li>Sackville Land Use By-law: Single Unit Dwelling (R-1) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The request is amending a municipal mapping error.</li> </ul>	<ul style="list-style-type: none"> <li>Amend the Subdivision By-law to Include the full property under the urban service boundary.</li> </ul>



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SS108	Request submitted by the Nova Scotia Department of Municipal Affairs and Housing.	241 Beaver Bank Road (PID 40443285)	Request to upzone the site as part of the Land for Housing program.	The site consists of a vacant lot.  The area surrounding the site is used for low density residential uses, institutional, and light industrial uses.	<ul style="list-style-type: none"> <li>Sackville Municipal Planning Strategy: Urban Residential (UR) Designation</li> <li>Sackville Land Use By-law: Rural Residential (R-6) Zone.</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is not located within the proposed Rapid Transit Network walkshed.</li> <li>The site is part of the provincial Land for Housing Program.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Sackville MPS and LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the property to permit a 5-storey multi-unit residential building as of right.</li> </ul>
SS110	Request submitted by the Nova Scotia Department of Municipal Affairs and Housing.	10 Beaver Bank Cross Road (PID 40109183)	Request to upzone the site as part of the Land for Housing program.	The site consists of a vacant lot.  The area surrounding the site is used for low density residential and commercial uses.	<ul style="list-style-type: none"> <li>Sackville Municipal Planning Strategy: Urban Residential (UR) Designation</li> <li>Sackville Land Use By-law: Community Facility (P-2) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is not located within the proposed Rapid Transit Network walkshed.</li> <li>The site is part of the provincial Land for Housing Program.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Rezone the property to Single Unit Dwelling (R-1) Zone under the Sackville LUB.</li> </ul>

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<b>Spryfield / Fairmount (Halifax Mainland South)</b>							
SS014 (C620)	Request submitted by BANC Investments Ltd.	1 Craigmere Drive & 2760 Joseph Howe Drive (PID 41067836)	Request to permit more residential uses on the property by adding a residential tower to the front area. The request suggested applying a FAR of 5.00 and a 20-storey maximum height on the entire property.	The site contains a high-rise residential apartment building and a commercial office building.  The area around the site is primarily used for low density residential buildings except for the Manulife Office Tower across Joseph Howe Drive.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Residential Environment (RES) Designation</li> <li>Halifax Mainland Land Use By-law: Commercial (C-1) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the front portion of the property to permit a 7-storey multi-unit residential building as of right.</li> </ul>
SS034	Request submitted by Stephan Adams on behalf of 4428196 Nova Scotia Limited.	247 Herring Cove Road (PID 00311902, 00312892)	Request to permit a 10-storey mixed use development with ground floor commercial and residential tower.	The site contains a commercial building.  The area around the site is primarily used for a mix of low to medium-density residential uses and neighbouring commercial uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Minor Commercial (MNC) Designation</li> <li>Halifax Mainland Land Use By-law: Minor Commercial (C-2A) Zone.</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Corridor (COR) Zone.</li> <li>Support the designation and zoning of the properties to permit up to a 9-storey multi-unit residential building.</li> </ul>

<b>Table 1: Suburban Site Specific Request – Consider During Housing Accelerator Fund</b>							
<b>Site Specific #</b>	<b>Applicant</b>	<b>Location</b>	<b>Request</b>	<b>Existing Site Conditions</b>	<b>Existing Community Level Planning Policy</b>	<b>Selection Criteria</b>	<b>Recommended Approach</b>
SS036	Request submitted by AOA, on behalf of the property owner.	6 and 14 St Michaels Avenue & 3 and 9 Williams Lake Road  (PID 00285171, 00285189, 00285247, 40876674, 40089666, 00285239, 00286567)	Request to permit a mixed-use development that includes a new parish component and two medium-rise buildings with approximately 48 residential units. All units are proposed to be affordable (i.e., 40%, 60%, and 80% MMR).	The site contains a place of worship, surface parking, a single residential building, and undeveloped land.  The area around the site is primarily used for low density residential and commercial uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Low Density Residential (LDR) Designation</li> <li>Halifax Mainland Land Use By-law: Two Family Dwelling (R-2) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the properties to permit up to a 7-storey multi-unit residential building.</li> <li>Include policy to permit greater development options for properties greater than 1 hectare by Development Agreement.</li> </ul>
SS050	Request submitted by KWR Approvals on behalf of Vanguard Developments.	Land located along Golden Way  (PID 00319897)	Request to permit a 10 to 12-storey multi-unit building.  Approximately 150 residential units.	The site is vacant land.  The area around the site is primarily used for low density residential uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Low Density Residential (LDR) Designation</li> <li>Halifax Mainland Land Use By-law: Two Family Dwelling (R-2) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The portion of the site being considered is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the extended 1200-metre end of route walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the front portion of the property that is located at the corner of Herring Cove Road and Golden Way, to permit a 7-storey multi-unit residential building.</li> </ul>

<b>Table 1: Suburban Site Specific Request – Consider During Housing Accelerator Fund</b>							
<b>Site Specific #</b>	<b>Applicant</b>	<b>Location</b>	<b>Request</b>	<b>Existing Site Conditions</b>	<b>Existing Community Level Planning Policy</b>	<b>Selection Criteria</b>	<b>Recommended Approach</b>
SS051	Request submitted by KWR Approvals, on behalf of Cornerstone Developments.	454, 456, 458 and 460 Herring Cove Road  (PID 00283358, 00283366, 00283374, 00283382)	Request to permit 10-storey multi-unit building.  Approximately 134 residential units.	The site contains a single unit residential building on each lot.  The area around the site is primarily used for low to medium density residential uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): High Density Residential (HDR) Designation</li> <li>Halifax Mainland Land Use By-law: Multiple Dwelling (R-4) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Corridor (COR) Zone.</li> <li>Support the designation and zoning of the properties to permit up to a 7-storey multi-unit residential building.</li> </ul>
SS052	Request submitted by KWR Approvals, on behalf of Cornerstone Developments.	43 and 45 River Road  (PID 00319772, 00319764)	Request to permit 7-storey multi-unit building.  Approximately 50 residential units.	The site contains a single unit residential building on each lot.  The area around the site is primarily used for low to medium density residential uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): High Density Residential (HDR).</li> <li>Halifax Mainland Land Use By-law: Multiple Dwelling (R-4) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the properties to permit up to a 7-storey multi-unit residential building.</li> </ul>

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<b>Site Specific #</b>	<b>Applicant</b>	<b>Location</b>	<b>Request</b>	<b>Existing Site Conditions</b>	<b>Existing Community Level Planning Policy</b>	<b>Selection Criteria</b>	<b>Recommended Approach</b>
SS055	Request submitted by KWR Approvals, on behalf of Cornerstone Developments.	15 Drysdale Road (PID 00334151)	Request to permit a 7-storey multi-unit building.  Approximately 35 residential units.	The site contains a single low density residential building.  The area around the site is primarily used for low to medium density residential uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): High Density Residential (HDR) Designation</li> <li>Halifax Mainland Land Use By-law: Multiple Dwelling (R-4) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the properties to permit up to a 5-storey multi-unit residential building.</li> </ul>
SS056	Request submitted by KWR Approvals, on behalf of Cornerstone Developments.	560A, 560B, 560C, and 560D Herring Cove Road (PID 41503947, 41503947, 41503962, 41503970)	Request to permit a 10-storey multi-unit building.  Approximately 120 residential units.	The site is a vacant lot.  The area around the site is primarily used for low to medium density residential uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Low Density Residential (LDR) Designation</li> <li>Halifax Mainland Land Use By-law: Two Family Dwelling (R-2) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the properties to permit up to a 7-storey multi-unit residential building.</li> </ul>

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<b>Site Specific #</b>	<b>Applicant</b>	<b>Location</b>	<b>Request</b>	<b>Existing Site Conditions</b>	<b>Existing Community Level Planning Policy</b>	<b>Selection Criteria</b>	<b>Recommended Approach</b>
SS057	Request submitted by KWR Approvals, on behalf of Cornerstone Developments.	20 Trelyn Road (PID 00312413)	Request to permit an 8-storey multi-unit building.  Approximately 62 residential units.	The site is a vacant lot.  The area around the site is primarily used for low to medium density residential uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Medium Density Residential (MDR) Designation</li> <li>Halifax Mainland Land Use By-law: General Residential (R-2P) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the property to permit a 7-storey multi-unit residential building.</li> </ul>
SS060	Request submitted by the property owner.	559 Herring Cove Road (PID 40099020)	Request to increase the maximum density and building height above the permitted 12 units and 31 ft.	The site contains a single low density residential building.  The area around the site is primarily used for low density residential uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Minor Commercial (MNC) Designation</li> <li>Halifax Mainland Land Use By-law: Minor Commercial (C-2A) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Corridor (COR) Zone.</li> <li>Support the designation and zoning of the properties to permit up to a 7-storey multi-unit residential building.</li> </ul>



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<b>Site Specific #</b>	<b>Applicant</b>	<b>Location</b>	<b>Request</b>	<b>Existing Site Conditions</b>	<b>Existing Community Level Planning Policy</b>	<b>Selection Criteria</b>	<b>Recommended Approach</b>
SS062	Request submitted by KWR Approvals, on behalf of Spryfield Developments.	410, 412A and 412B Herring Cove Road & 7, 9, and 11 River Road  (PID 00333518, 00333526, 00333682, 00333690, 00333708)	Request to permit a 10 and 7-storey multi-unit buildings.  Approximately 202 residential units.	The site contains a single unit residential building on each lot.  The area around the site is primarily used for low to medium density residential uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): High Density Residential (HDR) Designation</li> <li>Halifax Mainland Land Use By-law: Multiple Dwelling (R-4) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Corridor (COR) and Higher-Order Residential (HR) Zones.</li> <li>Support the designation and zoning of the properties to permit up to a 7-storey multi-unit residential building along Herring Cove Road and a 5-storey multi-unit residential building along River Road.</li> </ul>
SS063	Request submitted by KWR Approvals, on behalf of Spryfield Developments.	422 and 424 Herring Cove Road  (PID 00333567, 00333575)	Request to permit a 10-storey multi-unit building.  Approximately 78 residential units.	The site contains a single unit residential building on each lot.  The area around the site is primarily used for low to medium density residential uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): High Density Residential (HDR) Designation</li> <li>Halifax Mainland Land Use By-law: Multiple Dwelling (R-4) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Corridor (COR) Zone.</li> <li>Support the designation and zoning of the properties to permit up to a 7-storey multi-unit residential building.</li> </ul>

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SS064	Request submitted by KWR Approvals, on behalf of Spryfield Developments.	472 Herring Cove Road & 57 and 59 River Road  (PID 00319798, 40547929, 40095614, 40095622)	Request to permit a 10- storey and 7- storey multi-unit buildings.  Approximately 131 residential units.	The site contains a single unit residential building on each lot.  The area around the site is primarily used for low to medium density residential uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): High Density Residential (HDR) Designation</li> <li>Halifax Mainland Land Use By-law: Multiple Dwelling (R-4) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Corridor (COR) and Higher-Order Residential (HR) Zones.</li> <li>Support the designation and zoning of the properties to permit up to a 7-storey multi-unit residential building along Herring Cove Road and a 5-storey multi-unit residential building along River Road.</li> </ul>
SS074	Request submitted by KWR Approvals, on behalf of Olympus Properties.	41 and 43 Lyons Avenue  (PID 40502593, 40446296)	Request to permit a small apartment block with 20 apartment units.	The site contains 2 two-unit buildings.  The area around the site is primarily used for low density residential uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Low Density Residential (LDR) Designation</li> <li>Halifax Mainland Land Use By-law: Two Family Dwelling (R-2) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> <li>The site is part of the provincial Land for Housing Program.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the properties to permit up to a 5-storey multi-unit residential building.</li> </ul>

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SS093	Request submitted by Black Bay Real Estate Group.	556 Herring Cove Road (PID 40019077)	Request to amend a mapping error that mislabeled a portion of a property as a Low-Density Residential Designation and Two-Family Dwelling (R-2) Zone instead of the intended High-Density Residential Designation and Multiple Dwelling (R-4) Zone.	The site contains a low-density residential building.  The area around the site is primarily used for low to medium density residential uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Low Density Residential (LDR) Designation</li> <li>Halifax Mainland Land Use By-law: Two Family Dwelling (R-2) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The site is less than 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the property to permit a 7-storey multi-unit residential building.</li> </ul>
SS100	Request submitted by Sunrose Land Use Consulting.	545 and 547 Herring Cove Road (PID 00325951, 00325969)	Request to permit two multi-unit buildings on the property, 5 and 6-storeys.  Approximately 200 residential units.	The site consists of undeveloped lots.  The area surrounding the site is used for a mix of residential uses as well as undeveloped and vacant lots.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Low Density Residential (LDR) Designation, Minor Commercial (MNC) Designation, and Residential Development District (RDD) Designation</li> <li>Halifax Mainland Land Use By-law: Single Family Dwelling (R-1) Zone, Minor Commercial (C-2A) Zone, and Holding (H) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The portion of the site being considered is under 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the front portion of the properties currently designated Minor Commercial (MNC) to permit a 7-storey multi-unit residential building.</li> </ul>

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SS104	Request submitted by the Nova Scotia Department of Municipal Affairs and Housing.	107 Lyons Avenue (PID 41352998)	Request to upzone the site as part of the Land for Housing program.	<p>The site consists of an undeveloped lot.</p> <p>The area surrounding the site is used for low density residential uses, an institutional use, radio tower, as well as undeveloped land.</p>	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Institutional (INS) Designation</li> <li>Halifax Mainland Land Use By-law: Park and Institutional (P) Zone</li> </ul>	<ul style="list-style-type: none"> <li>The portion of the site being considered is under 2 hectares in size.</li> <li>The proposed development does not require the demolition of an existing multi-unit dwelling.</li> <li>The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy.</li> <li>The site is part of the provincial Land for Housing Program.</li> </ul>	<p>Recommend Council Approval through HAF:</p> <ul style="list-style-type: none"> <li>Amend the Halifax MPS and Halifax Mainland LUB to include a Housing Accelerator (HA) Designation and Higher-Order Residential (HR) Zone.</li> <li>Support the designation and zoning of the front portion of the properties currently designated Minor Commercial (MNC) to permit a 7-storey multi-unit residential building.</li> </ul>