

## Site Specific Development Requests Recommended to the Suburban Planning Process

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.

The following table provides an overview of the site requests have been received for consideration through the Suburban Planning process to date. These requests will continue to be reviewed and considered through the Suburban Planning process. Requests are subject to change and no recommended approach has been provided at this time.

<b>Suburban Site-Specific Requests - Consider During Suburban Planning</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>Bayers Lake (Halifax Mainland)</b>					
SS009 (C104)	Request submitted by Fathom Studio on behalf of BANC Group	Land at the corner of Susie Lake Crescent and Julius Boulevard (PID 41515750, 41515768)	Request to permit residential buildings, ranging heights from 12 to 14-storey.  Approximately 700 residential units.	The site consists of a vacant lot.  The area around the site is used primarily for commercial uses, nature area, and Bayers Lake Community Outpatient Centre.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy: Industrial (IND) Designation</li> <li>Halifax Mainland Land Use By-law: Industrial (I-3) Zone</li> </ul>
SS080	Request submitted by KWR Approvals, on behalf of Olympus Properties.	37 Crane Lake Drive (PID 40555021)	Request to permit an 18-storey residential building.  Approximately 135 residential units.	The site contains an industrial use.  The area around the site is used primarily for commercial and industrial uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy: Industrial (IND) Designation</li> <li>Halifax Mainland Land Use By-law: Industrial (I-3) Zone</li> </ul>
SS090	Request submitted by SLI Media.	215 Chain Lake Drive (PID 40682908)	Request to permit digital billboards in the Industrial (I-3) Zone.	The site contains of a commercial use and surface parking.  The area around the site is used primarily for commercial uses, nature area, and Bayers Lake Community Outpatient Centre.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy: Industrial (IND) Designation</li> <li>Halifax Mainland Land Use By-law: Industrial (I-3) Zone</li> </ul>
SS095	Request submitted by property owner.	64 Dugger McNeil Drive (PID 41515735)	Request to permit approximately 60 residential units.	The site consists of a vacant lot.  The area around the site is used primarily for commercial uses, nature area, and Bayers Lake Community Outpatient Centre.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy: Industrial (IND) Designation</li> <li>Halifax Mainland Land Use By-law: Industrial (I-3) Zone</li> </ul>
<b>Bedford</b>					
SS001 (C061-A)	Request submitted by Sunrose Land Use Consulting on behalf of United Gulf	367 Bedford Highway (PID 00325316, 41165481, 00291484, 00456533, 00325308, 00325290)	Request to consider new planning policy to enable comprehensive mixed-use development on these lands.	The site contains a commercial building, surface parking and driveway, vacant land, and an infill shoreline. The site also consists of water lots.  The area around the site is primarily used for gas station, low-density residential uses,	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Bedford Highway Secondary Planning Strategy): Highway Commercial (HC) Designation</li> <li>Halifax Mainland Land Use By-law: Highway Commercial (C-2B) Zone and Two-Family Dwelling (R-2) Zone</li> </ul>

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				multi-unit commercial uses, warehouse uses, the Bedford Highway, CN rail line, and Bedford Basin related uses including offshore research raft, and surface parking on harbour infill. Across the Bedford Highway there is a mix of residential uses ranging from single unit to multi-unit dwellings, a place of worship, a motel, and other retail and service uses.	
SS004 (C061-C)	Request submitted by Sunrose Land Use Consulting on behalf of United Gulf.	763, 771, 793, 805, 807, 809, 811, 813, 815, 817, and 819 Bedford Highway & 12, 16, 26, 27, 28, 29, 21, and 32 Esquire Lane  (PID 00428623, 00360388, 00360396, 00360362)	Request to redeveloped Esquire Motel site and lands adjacent to the Bedford Basin.  Approximately 58 units/acre or 3135 residential units (estimation includes water lots which are unlikely to be infilled).	The site contains commercial buildings, surface parking and driveway, vacant land, and an infill shoreline. The site also consists of a water lot.  The area around the site is primarily used for commercial uses, the Bedford Highway, CN rail line, and Bedford Basin related uses. Across the Bedford Highway there is primarily low-density residential dwellings.	<ul style="list-style-type: none"> <li>Bedford Municipal Planning Strategy: Commercial Comprehensive Development District (CCDD) Designation and Waterfront Comprehensive Development District (WFCDD) Designation</li> <li>Bedford Land Use By-law: Commercial Comprehensive Development District (CCDD) Zone and Waterfront Comprehensive Development District (WFCDD) Zone</li> <li>There is an active planning application (Case 21826) to amend the existing development agreement.</li> </ul>
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 ground-based units fronting onto Crosby Street.	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 the Bedford Waterfront Park.	<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>
SS006 (Case 21661)		Bedford Highway Secondary Planning Area	Direction from Council to review Schedule "R".	The properties covered by schedule "R" cover a mix of residential and commercial uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Bedford Highway Secondary Plan): High Density Residential (HR) Designation</li> <li>Halifax Mainland Land Use By-law: Highway Commercial (C-2B) Zone and Schedule "R"</li> </ul>
SS007 (C621)	Request submitted by Zzap Consulting,	686 Bedford Highway  (PID 00288514)	Request to permit two 8-storey multi-unit building.	The site contains a single unit residential building.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy (Bedford Highway Secondary Plan): Low Density Residential (LDR) Designation</li> </ul>

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	on behalf of the property owner.		Approximately 162 residential units.	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 Mainland Land Use By-law: Single Family Dwelling (R-1) Zone</li> </ul>
SS008 (Case 24077)	Request submitted by Sunrose Land Use Consulting, on behalf of United Gulf.	736, 740, & 746 Bedford Highway & 14 and 14A Millview Avenue  (PID 41092917, 00289496, 00288282, 00430447, 00360412, 00288308)	Request to permit a mixed-use building with ground floor commercial, and a hotel and residential units above.  Proposal includes a new street to be constructed to connect Dowell Drive to Millview Avenue with 42 townhouses and/or small lot single-unit residential buildings.  Approximately 420 residential units in total.	The site is mostly undeveloped, with a commercial building at 746 Bedford Highway, and a residential use at 14 Millview Avenue.  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>Halifax Municipal Planning Strategy: Residential Environment Designation</li> <li>Halifax Mainland Land Use By-law: Wentworth CDD (WCDD) Zone</li> <li>Halifax Municipal Planning Strategy (Bedford Highway Secondary Plan): High Density Residential (HR) Designation</li> <li>Halifax Mainland Land Use By-law: Highway Commercial (C-2B) Zone and Schedule "R"</li> <li>Bedford Municipal Planning Strategy: Commercial (C) Designation and Residential (R) Designation</li> <li>Bedford Land Use By-law: General Business District (CGB) Zone and Single Dwelling Unit (RSU) Zone</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>
SS029	Request submitted by the property owner.	72 Union Street  (PID 00432096)	Request to permit a second single-use residential building on the lot for subdivision.	The site contains a low-density residential use.  The area around the site is primarily used for low-density residential and commercial uses.	<ul style="list-style-type: none"> <li>Bedford Municipal Planning Strategy: Residential Comprehensive Development District (RDCC) Designation and Urban Residential (RES) Designation</li> <li>Bedford Land Use By-law: Residential Comprehensive Development District (RDCC) Zone and Single Dwelling Unit (RSU) Zone</li> </ul>

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SS030	Request submitted by Brighter Community Planning & Consulting, on behalf of Siravista Developments.	Lands located along Fourth Street  (PID 41499096, 41457979)	Request to permit a 9-storey mixed use building.  Approximately 105 residential units.	The site consists of a vacant lot.  The area around the site is primarily used for a mix of low to medium-density residential uses 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> <li>• There is a Development Agreement on the property.</li> </ul>
SS038 (Case 22267)	Request submitted by ZZap Consulting, on behalf of Bedford Holdings Ltd. Request directed to the Suburban Planning Process by Regional Council on June 28, 2022 (15.1.3).	34 Wardour Street & 15 Dartmouth Road  (PID 00415422, 40648339)	Request to permit a 5-storey mixed-use building.  Approximately 51 units.	The sites contain a building used for commercial and institutional uses as well as a surface parking lot.  The area around the site is primarily used for a mix of low to medium density residential uses and commercial uses.	<ul style="list-style-type: none"> <li>• Bedford Municipal Planning Strategy: Residential (R) Designation and Commercial (C) Designation</li> <li>• Bedford Land Use By-law: General Business (CGB) Zone and Single Dwelling Unit (RSU) Zone</li> <li>• There is a Development Agreement on one of the properties.</li> </ul>
SS039 (Case 22267)	Request submitted by Shelley Dickey Land Use Planning, on behalf of The Stevens Group. Request directed to the Suburban Planning Process by Regional Council on June 28, 2022 (15.1.3).	37 and 39 Wardour Street & Dartmouth Road  (PID 00415489, 00415497, 40112799, 00415448, 40345779)	Request to permit a 4-storey residential building.  Approximately 48 units.	The site consists of vacant lots.  The area around the site is primarily used for a mix of low to medium 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: Single Dwelling Unit (RSU) Zone</li> </ul>

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SS041	Request submitted by ARMCO Capital.	Land along Armenia Drive (PID 40732000)	Request to permit a multi-unit residential building.	The site is undeveloped.  The area around the site is primarily used for a mix of residential uses as well as Highway 102.	<ul style="list-style-type: none"> <li>• Bedford Municipal Planning Strategy: Residential Comprehensive Development District (RDCC) Designation</li> <li>• Bedford Land Use By-law: Residential Comprehensive Development District (RDCC) Zone</li> <li>• There is a Development Agreement on the property.</li> </ul>
SS042	Request submitted by the property owner.	12 Wardour Street (PID 40846412)	Request to permit a second residential building on the property, 4-storey multi-unit building.  Approximately 12 residential units.	The site contains an existing low-density residential building.  The area around the site is primarily used for low-density residential uses as well as a cemetery.	<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>
SS081	Request submitted by KWR Approvals, on behalf of Olympus Properties.	1083 and 1091 Bedford Highway (PID 00434977, 00434878)	Request to permit an 8-storey multi-unit residential building.  Approximately 193 residential units.	The site contains a commercial building on one lot and two commercial units and 16 residential units on the second lot.  The area around the site is primarily used for a mix of low and medium-density residential uses 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> <li>• There is a Development Agreement on the property.</li> </ul>
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>

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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>
SS084	Request submitted by KWR Approvals, on behalf of Olympus Properties.	183 Basinview Drive (PID 40378309)	Request to permit a 3-storey multi-unit residential building.  Approximately 6 residential units.	The site consists of a vacant lot.  The area around the site is primarily used for a low-density residential development and located next to a recreation centre.	<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>
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>
<b>Burnside / Wrights Cove (Dartmouth Planning Area)</b>					
SS103	Request submitted by Fathom Studio, on behalf of the property owner.	552, 550, and 560 Windmill Road (PID 40495780, 00098848, 00098855)	Request to permit two multi-unit residential building consisting of the three towers, 12 to 20-storeys.  Approximately 539 residential units.	The site consists of commercial uses.  The area around the site is primarily used for a mix of commercial and industrial uses.	<ul style="list-style-type: none"> <li>• Dartmouth Municipal Planning Strategy: Wrights Cove Secondary Planning Strategy (WCSPS) Designation</li> <li>• Dartmouth Land Use By-law: General Industrial (I-2) Zone</li> </ul>
<b>Clayton Park / Fairview (Halifax Mainland)</b>					

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SS010 (C339)	Request submitted by ZZap Consulting Inc, on behalf of Crombie REIT.	271, 277, and 287 Lacewood Drive and 10 Radcliffe Drive  (PID 40555294, 40594640, 40555278, 40594632, 40594624)	Request to permit a high-density transit-oriented development at the Park West Centre site.	The site is mostly vacant or is contains commercial building and parking lots.  The area around the site is primarily used for commercial, institutional, medium to high density residential uses, with some nearby low density residential areas.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy: Commercial (COM) Designation</li> <li>Halifax Mainland Land Use By-law: General Business (C-2) Zone and Schedule "L"</li> <li>There is an existing Development Agreement for the site.</li> </ul>
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>
SS012 (Case 24656/C 580)	Request submitted by WM Fares Architects, on behalf of Cosmos Properties and Developments.	80 and 90 Camelot Lane  (PID 40524811, 40524803)	Request to permit a four-building development, up to 13-storeys with a floor area of 71,596 square metres.  Approximately 500 units.	The site contains two existing multi-unit residential buildings.  The area around the site is used for a mix of 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: Schedule "K" Zone</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>
SS031	Request submitted by Fathom Studio on behalf of Southwest Properties.	190, 200, 210 Glenforest Drive & 181 Willett Street  (PID 00343830, 00343822, 40595480, 40595498)	Request to permit two 8-storey multi-unit residential buildings.  Approximately 298 residential units.	The site contains four existing multi-unit residential buildings.  The area arounds the site is primarily used for a mix of 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: Multiple Dwelling (R-4) Zone</li> </ul>

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SS032A	Request submitted by Killam.	127 and 141 Harlington Cresent  (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>
SS032B	Request submitted by Killam.	Harlington Cresent  (PID 40177511, 40177529, 40177537, 40177545, 40177552, 40177560, 40177578, 40177586, 40177594, 40177693, 40177602, 40177685, 40177677, 40177669, 40177610, 40177628, 40177636, 40177644, 40177651)	Request to permit the redevelopment of the area to increase the density to approximately 350 units/hectare.	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>
SS047	Request submitted by KWR Approvals. on behalf of property owner.	81 Rufus Avenue  (PID 40488744, 00297267, 40488736)	Request to permit a 6 to 7-storey multi-unit building.  Approximately 50 residential units.	The site contains a multi-unit 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: Low Density Residential (LDR) Designation</li> <li>Halifax Mainland Land Use By-law: Two Family Dwelling (R-2) Zone</li> </ul>
SS058	Request submitted by KWR Approvals, on behalf of Milestone Properties.	295 Main Avenue  (PID 00338244)	Request to raise the density cap to permit a second multi-unit building.  Approximately 36 additional residential units.	The site contains a medium density residential building.  The area around the site is primarily used for medium density residential uses.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy: Residential Environment (RES) Designation under the.</li> <li>Halifax Mainland Land Use By-law: Multiple Dwelling (R-4) Zone</li> </ul>
SS067	Request submitted by KWR Approvals, on behalf of Olympus Properties.	23 and 55 Gristmill Court  (PID 40178519, 40178501)	Request to permit two 10-storey multi-unit buildings.  Approximately 545 residential units.	The site contains two multi-unit residential buildings.  The area around the site is primarily used for medium to high 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: Multiple Dwelling (R-4) Zone</li> </ul>

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SS068	Request submitted by KWR Approvals, on behalf of Olympus Properties.	291 Main Avenue & 3 and 7 Mandaville Court  (PID 00338269, 00338301, 00266932)	Request to permit two multi-unit residential building, 15 and 12-storeys.  Approximately 545 residential units.	The site currently contains three multi-unit residential buildings.  The area around the site is primarily used for medium to high-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: Multiple Dwelling (R-4) Zone</li> </ul>
SS069	Request submitted by KWR Approvals, on behalf of Olympus Properties.	2 and 6 Sybyl Court  (PID 00343806, 00336222)	Request to permit two 8-storey multi-unit building.  Approximately 222 residential units.	The site currently contains two multi-unit residential buildings.  The area around the site is primarily used for medium to high-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: Multiple Dwelling (R-4) Zone</li> </ul>
SS070	Request submitted by KWR Approvals, on behalf of Olympus Properties.	4 Mandaville Court  (PID 00338277)	Request to permit an 8-storey multi-unit building.  Approximately 86 residential units.	The site currently contains a multi-unit residential building.  The area around the site is primarily used for medium to high-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: Multiple Dwelling (R-4) Zone</li> </ul>
SS076	Request submitted by KWR Approvals, on behalf of Olympus Properties.	15 Borden Street  (PID 00320291, 40480808)	Request to permit a 6-storey multi-unit building.  Approximately 36 residential units.	The site currently contains a multi-unit 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: Low Density Residential (LDR) Designation</li> <li>Halifax Mainland Land Use By-law: Two Family Dwelling (R-2) Zone</li> </ul>
SS077	Request submitted by KWR Approvals, on behalf of Olympus Properties.	28 Frederick Avenue  (PID 00183616)	Request to permit a 6-storey multi-unit building.  Approximately 95 residential units.	The site currently contains a multi-unit 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: Low Density Residential (LDR) Designation</li> <li>Halifax Mainland Land Use By-law: Two Family Dwelling (R-2) Zone</li> </ul>
SS078	Request submitted by KWR Assessments Inc, on behalf of Olympic Properties.	33 Berts Drive and 92 Evans Avenue  (PID 00335166, 00335174)	Request to permit a 6-storey multi-unit building.  Approximately 85 residential units.	The site currently contains multiple multi-unit residential buildings.  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: Medium Density Residential (MDR) Designation</li> <li>Halifax Mainland Land Use By-law: General Residential Conversion (R-2AM) Zone</li> </ul>

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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 of 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>
SS096	Request submitted by Zzap Consulting Inc, on behalf of Oikos Management.	71 Greenpark Close (PID 41071994)	Request to permit a multi-unit building with two towers, 18 and 12-storeys.  Approximately 300 residential units.	The site consists of an undeveloped lot.  The area around the site is primarily used for high-density residential development.	<ul style="list-style-type: none"> <li>Halifax Municipal Planning Strategy: Commercial (COM) Designation</li> <li>Halifax Mainland Land Use By-law: Schedule "K" Zone</li> </ul>
<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>
SS045	Request submitted by Cushman & Wakefield on behalf of the property owner.	693 Highway 7 (PID 00619940)	Request to permit a 4-storey mixed-use building.  Approximately 24 residential units.	The site contains a commercial building.  The area around the site is primarily used for commercial uses.	<ul style="list-style-type: none"> <li>Cole Harbour/Westphal Municipal Planning Strategy: Highway Commercial (HC) Designation</li> <li>Cole Harbour/Westphal Land Use By-law: Highway Commercial (C-4) Zone</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>
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>

<b>Suburban Site-Specific Requests - Consider During Suburban Planning</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>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>
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>
<b>Eastern Passage</b>					
SS026	Request submitted by Armco Capital.	Lands located along Hines Road  (PID 40103806, 40103780, 40103772, 40103798)	Request to permit a mix of residential uses, including multi-unit dwellings exceeding twelve units, through a development agreement.	The site is undeveloped.  The area around the site is primarily used for a low-density residential use as well as industrial uses and DND lands.	<ul style="list-style-type: none"> <li>• Eastern Passage/Cow Bay Municipal Planning Strategy: Industrial (I) Designation</li> <li>• Eastern Passage/Cow Bay Land Use By-law: Light Industrial (I-1) Zone, Single Unit Dwelling (R-1) Zone, and Environmental Conservation (EC) Zone</li> </ul>
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>
<b>Herring Cove (Planning District 5)</b>					

<b>Suburban Site-Specific Requests - Consider During Suburban Planning</b>					
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SS037	Request submitted by Polycorp.	815 Herring Cove Road (PID 40074676)	Request to permit a large-scale multi-unit residential project.  Approximately 1000 to 1500 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>Planning District 5 Municipal Planning Strategy: Residential (RES) Designation</li> <li>Planning District 5 Land Use By-law: Herring Cove Residential (HCR) Zone</li> </ul>
SS088	Request submitted by KWR Approvals, on behalf of Vanguard Developments.	Land located at the end of Dale Avenue (PID 40000382)	Request to remove or lift density caps.	The site consists of an undeveloped lot.  The area around the site is primarily used for low-density residential uses and park lands.	<ul style="list-style-type: none"> <li>Planning District 5 Municipal Planning Strategy: Residential (RES) Designation</li> <li>Planning District 5 Land Use By-law: Herring Cove Residential (HCR) Zone</li> </ul>
SS098	Request submitted by KWR Approvals, on behalf of the property owner.	137, 151, and 153 Hebridean Drive (PID 40077042, 40077026, 40077281, 41505843)	Request to be rezoned to allow for more development options.	The site contains institutional uses as well as undeveloped properties.  The area around the site is primarily used for a mix of low-density residential uses and institutional uses.	<ul style="list-style-type: none"> <li>Planning District 5 Municipal Planning Strategy: Village Centre (VC) Designation</li> <li>Planning District 5 Land Use By-law: Community Facility (P-2) Zone and Fishing Village (F-1) Zone</li> </ul>
<b>Sackville</b>					
SS023	Request submitted by Upland Studios, on behalf of the property owner.	70 First Lake Drive (PID 00362442)	Request to permit an 11 and 20-storey mixed-use buildings.	The site contains commercial uses.  The area around the site is primarily used for a mix of low to medium density residential uses as well as institutional, recreational, and park uses.	<ul style="list-style-type: none"> <li>Sackville Municipal Planning Strategy: Community Commercial (CC) Designation</li> <li>Sackville Land Use By-law: Community Commercial (C-2) Zone</li> <li>There is a Development Agreement on the property.</li> </ul>
SS028	Request submitted by the property owner.	4 Temple Terrace (PID 40771503)	Request to permit a mixed-use building including residential, commercial, and a hotel use.	The site contains an industrial use.  The area around the site is primarily used for industrial uses, as well as a place of worship.	<ul style="list-style-type: none"> <li>Sackville Municipal Planning Strategy: Business Park (BP) Designation</li> <li>Sackville Land Use By-law: Community Commercial (C-2) Zone and Business Park (BP) Zone</li> </ul>
SS035	Request submitted by Brighter Community Planning & Consulting, on behalf of FH Development.	103 Cobequid Road (PID 40875593)	Request to permit two multi-unit buildings, 5 and 6-storeys.  Approximately 200 residential units.	The site contains an industrial use.  The area around the site is primarily used for industrial and commercial uses, as well as a the Cobequid Community Heath Centre.	<ul style="list-style-type: none"> <li>Under the Sackville Municipal Planning Strategy: Business Park (BP) Designation</li> <li>Sackville Land Use By-law: Business Park (BP) Zone</li> </ul>

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SS044	Request submitted by Zzap Consulting Inc, on behalf of Mackay's Auto & Custom Ltd	8 Downsview Drive (PID 40102469)	Request to permit a multi-unit residential and short-term rental development.	The site contains a commercial use.  The area around the site is primarily used for multi-unit residential uses, commercial uses, and the Halifax Transit Sackville Terminal.	<ul style="list-style-type: none"> <li>Sackville Drive Municipal Planning Strategy: Downsview/Beaver Bank (DB) Designation</li> <li>Sackville Drive Land Use By-law: Large Scall Commercial (LS) Zone</li> </ul>
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>
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>
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>
<b>Spryfield / Fairmount / Melville Cove (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>
SS015 (Case 24414)	Request submitted by Kevin Riles, on behalf of the property owner.	617 St. Margaret's Bay Road & 14 Coronet Avenue  (PID 00299016, 00299024)	Request to permit a multi-unit building, 3-storey from St Margarets Bay Road and 7-storey from Coronet Avenue.  Approximately 30 residential units.	The site contains a low-density residential building on the other lot.  The area around the site is primarily used for a mix of 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>

<b>Suburban Site-Specific Requests - Consider During Suburban Planning</b>					
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SS016 (C405)	Request submitted by West Coast Holdings Ltd.	17 and 19 Mayor Ave & 6 Layton Road  (PID 00312652, 00312934, 00312926)	Request to permit a 5 to 7-storey multi-unit building.  Approximately 60 residential units.	The site contains a low-density residential building and a multi-unit residential building.  The area around the site is primarily used for a mix of 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>
SS017 (C548)	Request submitted by West Cove Holdings Ltd.	240 Herring Cove Road  (PID 00311951)	Request to permit a 7 to 9-storey multi-unit building.  Approximately 60 residential units.	The site contains a multi-unit residential building.  The area around the site is primarily used for a mix of residential and commercial 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: Low-Rise Apartment (R-3) Zone</li> </ul>
SS018 (C611)	Request submitted by ZZap Consulting Inc, on behalf of the property owner.	8, 10, 12, 14, 16, 18 and 20 Twin Oakes Road  (PID 00314856, 00314500)	Request to permit a 6-storey multi-unit building.  Approximately 110 residential units.	The site contains a multi-unit residential building.  The area around the site is primarily used for a mix of 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: Low-Rise Apartment (R-3) Zone</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>
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>

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SS048	Request submitted by the property owner.	339 St. Margarets Bay Road & 166, 168, 170, and 172 Crown Drive  (PID 00299727, 40018558)	Request to permit a 7-storey multi-unit building, that would connect to the existing 2-storey multi-unit building on Crown Drive.  Approximately 35 residential units.	The site contains an existing multi-unit residential building as one lot and a low-density residential building on the other lot.  The area around the site is primarily used for a mix of 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>
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>
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>
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>
SS053	Request submitted by KWR Approvals, on behalf of Cornerstone Developments.	42 River Road  (PID 00334110)	Request to permit higher density cap to allow for more units through an internal conversion.	The site contains a multi-unit 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>
SS054	Request submitted by KWR Approvals, on behalf of Cornerstone Developments.	28 River Road  (PID 00333864)	Request to permit a 6-storey multi-unit building.  Approximately 35 residential units.	The site contains an existing multi-unit residential building.  The area around the site is primarily used for a mix of 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>

<b>Suburban Site-Specific Requests - Consider During Suburban Planning</b>					
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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>
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>
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>
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>
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>
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>

<b>Suburban Site-Specific Requests - Consider During Suburban Planning</b>					
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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>
SS071	Request submitted by KWR Approvals, on behalf of Olympus Properties.	132 Old Sambro Road  (PID 00285791)	Request to permit an 8-storey multi-unit building.  Approximately 357 residential units.	The site contains a multi-unit residential building.  The area around the site is primarily used for a mix of residential uses as well as park land.	<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>
SS072	Request submitted by KWR Approvals, on behalf of Olympus Properties.	56 Old Sambro Road  (PID 00285528)	Request to permit a 6-storey multi-unit building.  Approximately 75 residential units.	The site contains a multi-unit residential building.  The area around the site is primarily used for a mix of residential uses as well as park land.	<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>
SS073	Request submitted by KWR Approvals, on behalf of Olympus Properties.	242 Herring Cove Road  (PID 00311944)	Request to permit a 6-storey multi-unit building.  Approximately 50 residential units.	The site contains a multi-unit residential building.  The area around the site is primarily used for a mix of residential uses and commercial 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: Low-Rise Apartment (R-3) Zone</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>
SS075	Request submitted by KWR Approvals, on behalf of Olympus Properties.	28, 30, 32, 34, 36, and 38 Lyons Avenue and 47, 47A, and 47B Williams Lake Road  (PID 00328542, 00328112)	Request to permit a 6-storey mixed-use building.  Approximately 86 residential units.	The site contains a multi-unit residential building on one lot and a commercial building on the other.  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 and Neighbourhood Commercial (RC-1) Zone</li> </ul>

<b>Suburban Site-Specific Requests - Consider During Suburban Planning</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>
SS079	Request submitted by KWR Approvals, on behalf of Olympus Properties.	11 and 13 Fenwood Drive (PID 00299826)	Request to permit a 6-storey mixed-use building.  Approximately 14 residential units.	The site contains a 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): Low Density Residential (LDR) Designation</li> <li>Halifax Mainland Land Use By-law: Single Family Dwelling (R-1) Zone</li> </ul>
SS091	Request submitted by Stephen Adams, on behalf of FH Development Group.	Property located at the end of Charlton Avenue (PID 00277228)	Request to permit four multi-unit residential buildings.	The site is a undeveloped lot.  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 and Residential Development District (RDD) Designation</li> <li>Halifax Mainland Land Use By-law: Single Family Dwelling (R-1) Zone, Two-Family Dwelling (R-2) Zone, and Holding (H) Zone</li> </ul>
SS092	Request submitted by Roberto Menendez, on behalf of property owner.	16 Herring Cove Road (PID 00013839, 41120106)	Request to permit a 6-storey multi-unit building.  Approximately 36-40 residential units.	The site contains a single unit residential building.  The area around the site is primarily used for low density residential uses and abuts the Northwest Arm.	<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>
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>
SS099	Request submitted by Fathom Studio, on behalf of the property owner.	130 Purcell Cove Road (PID 00265710, 41485509)	Request to build a 6-storey multi-unit building.  Approximately 159 residential units.	The site consists of undeveloped lots.  The area surrounding the site is used for low-density residential buildings, institutional uses, and park 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: Single Family Dwelling (R-1) Zone</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>

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SS101	Request submitted by Sunrose Land Use Consulting.	8, 10, 13, 14, 20, 22, 24, 26, 32, 34, 36, and 38 Siniuk Lane  (PID 41528480, 41528472, 40088478)	Request to increase the permitted residential density for the site.	The site contains multi-unit residential buildings on each lot.  The area surrounding the site is used for a mix of 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>
SS102	Request submitted by West Cove Holding Ltd.	82, 84, 86, 88, and 92 Old Sambro Road  (PID 00285577, 00285585, 00285643, 00285635, 00309070)	Request to permit a 9-storey multi-unit building.  Approximately 150 residential units.	The site contains low-density residential buildings and a multi-unit residential building.  The area surrounding the site is primarily used for low to medium-density residential building, and park land.	<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: Low-Rise Apartment (R-3) Zone</li> </ul>
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.	The site consists of an undeveloped lot.  The area surrounding the site is used for low density residential uses, an institutional use, radio tower, as well as undeveloped land.	<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>
<b>Timberlea / Lakeside / Beechville</b>					
SS085	Request submitted by KWR Approvals, on behalf of Olympus Properties.	33 Parkdale Avenue and Lot 4B Maple Grove Avenue  (PID 41376344, 41376351)	Request to permit a 5-storey multi-unit building.  Approximately 42 residential units.	The site consists of vacant lots.  The area surrounding the site is used primarily for low-density residential buildings.	<ul style="list-style-type: none"> <li>Timberlea/Lakeside/Beechville Municipal Planning Strategy: Urban Residential (UR) Designation</li> <li>Timberlea/Lakeside/Beechville Land Use By-law: Single Unit Dwelling (R-1) Zone</li> </ul>
SS086	Request submitted by KWR Approvals, on behalf of Olympus Properties.	1789 and 1791 Saint Margarets Bay Road  (PID 40028540, 40026346)	Request to permits a multi-unit residential building.  Approximately 100 residential units.	The site contains a motel and low-density residential building.  The area around the site is primarily used for a low-density residential use and commercial buildings.	<ul style="list-style-type: none"> <li>Timberlea/Lakeside/Beechville Municipal Planning Strategy: Urban Residential (UR) Designation and Commercial Core (CC) Designation</li> <li>Timberlea/Lakeside/Beechville Land Use By-law: Single Unit Dwelling (R-1) Zone and General Business (C-2) Zone</li> </ul>

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SS087	Request submitted by KWR Approvals, on behalf of Olympus Properties.	1591 St. Margarets Bay Road & 6 and 8 Rockcliffe Drive  (PID 40049983, 41266172, 41266180)	Request to permits a multi-unit residential building.  Approximately 77 residential units.	The site consists of vacant lots.  The area around the site is primarily used for a low-density residential use and commercial buildings.	<ul style="list-style-type: none"> <li>• Timberlea/Lakeside/Beechville Municipal Planning Strategy: Urban Residential (UR) Designation</li> <li>• Timberlea/Lakeside/Beechville Land Use By-law: Single Unit Dwelling (R-1) Zone</li> </ul>