

Attachment A1: Urgent Changes to Planning Document for Housing Additional Opportunity Site Requests

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 initially submitted for consideration through the ongoing Regional Plan Review, and those that have been directed to the Suburban Planning process. The Housing Accelerator Fund (HAF) Urgent Changes to Planning Documents was identified as an opportunity to advance some of these site-specific development requests that are consistent with the goals of the Housing Accelerator Fund and the direction of the Regional Plan.

As part of the adoption of the Urgent Changes to Planning Documents for Housing on May 23, 2024, Regional Council initiated the review of site-specific development requests received **after** the initiation of the HAF Urgent Changes to Planning Documents public engagement on January 17, 2024, that met the criteria for consideration as a suburban opportunity site. These criteria include:

- The site must be smaller than 2 hectares.
- The proposal must meet at least one of the following:
 - Be located within 800 metres of a proposed Rapid Transit route.
 - Be located within 1200 metres of a proposed Rapid Transit terminal.
 - Be located within 800 metres of a post-secondary institution campus; or
 - Be a site identified by the Provincial Lands for Housing Program or an affordable housing project by a registered non-profit.
- The proposal must not result in the demolition of an existing multi-unit dwelling (three units or more).
- The site must not be located within a coastal or watercourse setback.

Table A1 outlines the sites that are being considered through this additional package of suburban opportunity sites, including staff initial recommendations based on the criteria, surrounding context, and other analysis. Staff recommendations may be amended as a result of additional review, analysis and public feedback. Final staff recommendations will be presented to Council, and if approved, the changes will be adopted at this time. Policy directions may be further refined through the Suburban Planning process. A small number of housekeeping changes may also be proposed.

Table A#: Suburban Site-Specific Requests Addressed Through HAF Urgent Changes to Planning Documents						
Request Number	Applicant	Location	District	Request Summary	Selection Criteria	Initial Staff Recommendation
SS020	Request submitted by Universal Reality Group.	30 Ridge Valley Road (PID 00274407)	<ul style="list-style-type: none"> • District 9 • Councillor Cleary 	Request to permit two additional multi-unit residential buildings, 16-storey and 10-storey.	<ul style="list-style-type: none"> • The site is less than 2 hectares in size. • The proposed development does not require the demolition of an existing multi-unit dwelling. • The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> • Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. • Maximum height of 8-storeys.
SS114	Request submitted by WM Fares Architects, on behalf of the property owner.	390 Bedford Highway (PID 40619785)	<ul style="list-style-type: none"> • District 10 • Councillor Morse 	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> • The site is less than 2 hectares in size. • The proposed development does not require the demolition of an existing multi-unit dwelling. • The site is located within the 800-metre walkshed for the Purple Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> • Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. • Maximum height of 4-storeys.
SS116	Request submitted by WM Fares Architects, on behalf of the property owner.	48 Old Sambro Road (PID 00285429)	<ul style="list-style-type: none"> • District 11 • Councillor Cuttell 	Request to permit 4-storey multi-unit residential building.	<ul style="list-style-type: none"> • The site is less than 2 hectares in size. • The proposed development does not require the demolition of an existing multi-unit dwelling. • The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> • Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. • Maximum height of 4-storeys.

Table A#: Suburban Site-Specific Requests Addressed Through HAF Urgent Changes to Planning Documents						
Request Number	Applicant	Location	District	Request Summary	Selection Criteria	Initial Staff Recommendation
SS118	Request submitted by WM Fares Architects, on behalf of the property owner.	174 Main Street (PID 00175455)	<ul style="list-style-type: none"> District 6 Councillor Mancini 	Request permit a 14-storey multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed of a Nova Scotia Community College campus. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 9-storeys.
SS120	Request submitted by WM Fares Architects, on behalf of the property owner.	81 Brook Street and 1 Palmer Hill Road (PID 40493710, 00232686)	<ul style="list-style-type: none"> District 9 Councillor Cleary 	Request to permit a 5-storey multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 3-storeys.
SS123	Request submitted by WM Fares Architects, on behalf of the property owner.	466 Herring Cove Road (PID 00283408)	<ul style="list-style-type: none"> District 11 Councillor Cuttell 	Request to permit a 7-storey multi-unit building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 5-storeys
SS129	Request submitted by WM Fares Architects, on behalf of the property owner.	646 Bedford Highway (PID 00289686)	<ul style="list-style-type: none"> District 16 Councillor Outhit 	Request to permit a 7-storey residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Larry Uteck Ferry Terminal proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 5-storeys
SS131	Request submitted by the property owner.	651 Portland Hills Drive (PID 41398579)	<ul style="list-style-type: none"> District 3 Councillor Kent 	Requesting to permit a 10-storey multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Red Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 10-storeys
SS136	Request submitted by WM Fares Architects, on behalf of the property owner.	15 Caledonia Road (PID 00186213)	<ul style="list-style-type: none"> District 6 Councillor Mancini 	Request to permit five 19-27 storey multi-unit residential buildings.	<ul style="list-style-type: none"> The site is greater than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed of a Nova Scotia Community College campus. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 14-storeys
SS137	Request submitted by the property owner.	92 Old Sambro Road (PID 00309070)	<ul style="list-style-type: none"> District 11 Councillor Cuttell 	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 4-storeys
SS138	Request submitted by the property owner.	186 and 188 Herring Cove Road (PID 41537200, 00312165)	<ul style="list-style-type: none"> District 9 Councillor Cleary 	Request to permit a 9-storey multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 5-storeys

Table A#: Suburban Site-Specific Requests Addressed Through HAF Urgent Changes to Planning Documents						
Request Number	Applicant	Location	District	Request Summary	Selection Criteria	Initial Staff Recommendation
SS140	Request submitted by the property owner.	Lands along Greystone Drive (PID 40098881, 40098774, 40098931, 40098873)	<ul style="list-style-type: none"> District 11 Councillor Cuttell 	Request to permit additional density on the site to develop a multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 3-storeys
SS141	Request submitted by WM Fares Architects, on behalf of the property owner.	339 Herring Cove Road (PID 00284463)	<ul style="list-style-type: none"> District 11 Councillor Cuttell 	Request to permit a 9-storey multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 7-storeys
SS144	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	380 Bedford Highway (PID 00325217)	<ul style="list-style-type: none"> District 10 Councillor Morse 	Request to permit a 9-storey multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Purple Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 4-storeys
SS146	Request submitted by the property owner.	1-3 Maplewood Drive (PID 41068677, 41068685)	<ul style="list-style-type: none"> District 9 Councillor Cleary 	Request to permit a 25 to 40 unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 4-storeys
SS154	Request submitted by WM Fares Architects, on behalf of the property owner.	144 Old Sambro Road (PID 00334417)	<ul style="list-style-type: none"> District 11 Councillor Cuttell 	Request to permit an 8-storey multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> No recommended change at this time, consider further through the Suburban Planning process. Concerns about the developability of the site due to zone requirements.
SS158	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	117 Kearney Lake Road (PID 40662413)	<ul style="list-style-type: none"> District 10 Councillor Morse 	Request to permit a 14-storey residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Purple Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 14-storeys
SS164	Request submitted by the property owner.	2882 Joseph Howe Drive (PID 00207902, 40429037, 40429045)	<ul style="list-style-type: none"> District 9 Councillor Cleary 	Request to permit a 6-storey multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 6-storeys
SS167	Request submitted by Upland Studio, on behalf of the property owner.	9 Dentith Road (PID 40415465)	<ul style="list-style-type: none"> District 11 Councillor Cuttell 	Request to permit a 10-storey mixed use building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 5-storeys

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Request Number	Applicant	Location	District	Request Summary	Selection Criteria	Initial Staff Recommendation
SS169	Request submitted by KWR Approvals, on behalf of the property owner.	4 Cherry Lane (PID 00314781)	<ul style="list-style-type: none"> District 9 Councillor Cleary 	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 4-storeys
SS170	Request submitted by KWR Approvals, on behalf of the property owner.	29-33 Pine Grove Drive (PID 00327627, 00327635, 00327643)	<ul style="list-style-type: none"> District 11 Councillor Cuttell 	Request to permit a 5-storey multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 4-storeys
SS171	Request submitted by KWR Approvals, on behalf of the property owner.	2 and 4 Mayor Avenue, 219 Herring Cove Road (PID 00313023, 00313031, 00311829)	<ul style="list-style-type: none"> District 11 Councillor Cuttell 	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 4-storeys
SS172	Request submitted by KWRA, on behalf of the property owner.	155-157 Old Sambro Road (PID 00334797, 00334789)	<ul style="list-style-type: none"> District 11 Councillor Cuttell 	Request to permit a 5-storey multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> No recommended change at this time, consider further through the Suburban Planning process. Concerns about the developability of the site due to zone requirements.
SS173	Request submitted by KWRA, on behalf of the property owner.	564 Herring Cove Road (PID 40019127)	<ul style="list-style-type: none"> District 11 Councillor Cuttell 	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 5-storeys
SS174	Request submitted by KWR Approvals, on behalf of the property owner.	21 McIntosh Street (PID 41100041, 40096794, 40096802)	<ul style="list-style-type: none"> District 11 Councillor Cuttell 	Request to permit a 5-storey multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 3-storeys
SS178	Request submitted by KWR Approvals, on behalf of the property owner.	531 Herring Cove Road (PID 00325910)	<ul style="list-style-type: none"> District 11 Councillor Cuttell 	Request to permit a 7-storey residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 5-storeys
SS179	Request submitted by Fathom Studio, on behalf of the property owner.	85 Tacoma Drive (PID 00175554)	<ul style="list-style-type: none"> District 6 Councillor Mancini 	Request to increase the maximum height to 14 storeys.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed of a Nova Scotia Community College campus. 	<ul style="list-style-type: none"> No recommended change at this time, consider further through the Suburban Planning process. Review this area more comprehensively through the Suburban Planning process.

Table A#: Suburban Site-Specific Requests Addressed Through HAF Urgent Changes to Planning Documents						
Request Number	Applicant	Location	District	Request Summary	Selection Criteria	Initial Staff Recommendation
SS192	Request submitted by NDD Law, on behalf of the property owner.	97 Tartan Avenue (PID 00282988)	<ul style="list-style-type: none"> District 11 Councillor Cuttell 	Request to increase density.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> No recommended change at this time, consider further through the Suburban Planning process. Concerns about the developability of the site due to zone requirements.
SS195	Request submitted by the property owner.	6 Brighton Avenue (PID 00273870)	<ul style="list-style-type: none"> District 11 Councillor Cuttell 	Request to permit a 4-storey residential building or 13, 2-unit, townhouses.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> No recommended change at this time, consider further through the Suburban Planning process. Concerns about the developability of the site due to zone requirements.
SS199	Request submitted by KWR Approvals, on behalf of the property owner.	782 Portland Street (PID 00230896)	<ul style="list-style-type: none"> District 3 Councillor Kent 	Request to permit a 9-storey multi-unit residential building.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Red Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 4-storeys
SS224	Request submitted by the property owner.	32A, 32B, 34A, and 34B Old Sambro Road (PID 00309013, 00309021)	<ul style="list-style-type: none"> District 11 Councillor Cuttell 	Request to permit a 4-storey multi-unit residential building for affordable housing.	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 4-storeys