

Attachment A7: Suburban Site Specific Development 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 outlined in the staff report.

The following tables provide an overview of the site specific development requests that were received prior to and during the public feedback period for the HAF Urgent Changes to Planning Documents:

Table A7-1 outlines the sites that are recommended to be addressed through the proposed HAF Urgent Changes to Planning Documents amendments. Should these recommendations be approved by Regional Council, the changes will be adopted at this time, and could be further refined through the Suburban Planning process and brought into the larger Suburban Planning framework.

Table A7-2 outlines the sites that were received **prior to** the initiation of the HAF Urgent Changes to Planning Documents public engagement on January 17, 2024. These requests did not meet the criteria for consideration or had additional considerations that require further review. The table includes direction on next steps for their consideration.

Table A7-3 outlines the sites that were received **after** the initiation of the HAF Urgent Changes to Planning Documents public engagement on January 17, 2024. These requests meet the criteria for consideration but require further public engagement. The table includes direction on next steps for their consideration.

Table A7-4 outlines the sites that were received **after** the initiation of the HAF Urgent Changes to Planning Documents public engagement on January 17, 2024. These requests did not meet the criteria for consideration and require further review and public engagement. The table includes direction on next steps for their consideration.

Table A7-1: Suburban Site Specific Requests Addressed Through HAF Urgent Changes to Planning Documents							
Request Number	Applicant	Location	Request Summary	Existing Site Conditions	Existing Community Level Planning Policy	Selection Criteria	Recommended Approach
SS005 (C616)	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	Lands along the Bedford Highway & 23 and 25 Crosby Street (PID 41377920, 41377938, 41377946, 41377953, 41377961, 00429407, 00429340)	Request to permit an 8-storey mixed-use building with commercial uses fronting on to the Bedford Highway and ground-based units fronting onto Crosby Street.	The site consists of uncleared, undeveloped lots. The area around the site is primarily a mix of low-density residential uses with a commercial along the Bedford Highway. Nearby are larger 6-storey residential buildings and the Bedford Waterfront Park.	<ul style="list-style-type: none"> Bedford Municipal Planning Strategy: Residential (R) Designation Bedford Land Use By-law: Single Dwelling Unit (RSU) Zone. 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Mill Cove 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 7-storeys fronting on Bedford Highway, 3 storeys fronting on Crosby Street.
SS007 (C621)	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	686 Bedford Highway (PID 00288514)	Request to permit two 8-storey multi-unit buildings.	The site contains a single unit residential building. The area around the site is primarily multi-unit residential buildings, low-density residential uses, and a large undeveloped property.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Bedford Highway Secondary Plan): Low Density Residential (LDR) Designation Halifax Mainland Land Use By-law: Single Family Dwelling (R-1) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 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 7-storeys.
SS011 (C579)	Request submitted by Fathom Studio, on behalf of the property owner.	70 Lacewood Drive (PID 00296806)	Request to permit 8 and 18-storey mixed-use buildings.	The site contains a commercial strip mall and surface parking. The area around the site is primarily commercial uses and medium to high density residential uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy: Commercial (COM) Designation and Residential (R) Halifax Mainland Land Use By-law: Minor Commercial (C-2A) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Green 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 9-storeys.

Table A7-1: Suburban Site Specific Requests Addressed Through HAF Urgent Changes to Planning Documents							
Request Number	Applicant	Location	Request Summary	Existing Site Conditions	Existing Community Level Planning Policy	Selection Criteria	Recommended Approach
SS014 (C620)	Request submitted by Fathom Studio, on behalf of the property owner.	1 Craigmere Drive & 2760 Joseph Howe Drive (PID 41067836)	Request to permit a FAR of 5.00 and a 20-storey maximum height for the property.	The site contains a high-rise residential apartment building and a commercial office building. The area around the site is primarily low density residential buildings and an office tower across Joseph Howe Drive.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Residential Environment (RES) Designation Halifax Mainland Land Use By-law: Commercial (C-1) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed for the Yellow Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Designate and Zone the undeveloped portion of the property HA under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 9-storeys.
SS019 (MPSA-2023-00851)	Request submitted by ZZap Consulting Inc, on behalf of the property owner.	41 Cowie Hill Road (PID 00274241)	Request to permit two additional multi-unit residential buildings, 11-storeys and 8-storeys.	The site contains a high-rise residential apartment building. The area around the site is primarily used for a mix of residential buildings.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): High Density Residential (HDR) Designation and Low Density Residential (LDR) Designation Halifax Mainland Land Use By-law: Multiple Dwelling (R-4) Zone and Two Family Dwelling (R-2) Zone 	<ul style="list-style-type: none"> MPSA was initiated by Council on May 31, 2022. Public Information Meeting was held in the community regarding the proposed development. 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.
SS021 (Case 24660)	Request submitted by Sunrose Land Use Consulting, on behalf of the property owner	219 Main Street (PID 40612228, 40612236)	Request to permit three towers varying in height from 27 to 33-storeys.	The site consists of two vacant lots. The area around the site is primarily 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"> Dartmouth Municipal Planning Strategy: Main Street (MS) Designation Dartmouth Land Use By-law: General Business (C-2) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed of a Nova Scotia Community College campus. 	<ul style="list-style-type: none"> 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 90 metres under a new policy new Policy C-50A that includes considerations related to site design, built form, amenity space, landscaping, unit mix, parking etc.
SS027	Request submitted by the property owner.	1 Lodge Drive & 544 Bedford Highway (PID 00286930, 00286948)	Request to permit 18 and 12-storey multi-unit buildings.	The site is mostly undeveloped land with a low density residential building. The area around the site is primarily low-rise residential development, medium to high density residential development, parkland and the CN rail lines across the Bedford Highway.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Bedford Highway Secondary Plan): Low Density Residential (LDR) Designation Halifax Bedford Land Use By-law: Single Family Dwelling (R-1) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 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 7-storeys.

Table A7-1: Suburban Site Specific Requests Addressed Through HAF Urgent Changes to Planning Documents							
Request Number	Applicant	Location	Request Summary	Existing Site Conditions	Existing Community Level Planning Policy	Selection Criteria	Recommended Approach
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 medium to high-density residential uses and commercial uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy: Residential (RES) Designation Halifax Mainland Land Use By-law: Multiple Dwelling (R-4) Zone 	<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 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.
SS033	Request by Fathom Studio, on behalf of the property owner.	400 Golf View Drive (PID 00602474)	Request to amend the DA policies to permit a mixed-use development.	The site contains a driving range. The area around the site is primarily commercial and low-density residential uses, and the Highway 107. The site is located partially within the Lemont Lake Water Supply Shed. The site was brought under CDD policies through Regional Plan Phase 3.	<ul style="list-style-type: none"> Dartmouth Municipal Planning Strategy: Comprehensive Development District (CDD) Designation Dartmouth Land Use By-law: Comprehensive Development District (CDD) Zone 	<ul style="list-style-type: none"> Amendments to support the development of the property were approved as part of Phase 3 of the Regional Plan Review. 	<ul style="list-style-type: none"> Amend the Dartmouth MPS and LUB to update the CDD policies for the subject property to support the development of a complete mixed-use community, and higher density subject to additional requirements and considerations under a revised CDD policy.
SS034	Request submitted by Stephen Adams, on behalf of the property owner.	247 Herring Cove Road (PID 00311902, 00312892)	Request to permit a 10-storey mixed use building.	The site contains a commercial building. The area around the site is a mix of low to medium-density residential uses and neighbouring commercial uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Minor Commercial (MNC) Designation Halifax Mainland Land Use By-law: Minor Commercial (C-2A) Zone. 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 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.
SS040	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	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-storeys, and ground floor commercial.	The site contains multiple commercial buildings. The area around the site is primarily low density residential uses and commercial uses.	<ul style="list-style-type: none"> Dartmouth Municipal Planning Strategy: Main Street (MS) Designation Dartmouth Land Use By-law: General Business (C-2) Zone and Multiple Family Residential-Medium Density (R-3) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed of a college/university campus. 	<ul style="list-style-type: none"> Amend the Dartmouth MPS and LUB to rezone the north side of Main Street from Major Street to Helene Avenue to the C-2 Zone. Maximum height of 45 metres (approximately 15 storeys).

Table A7-1: Suburban Site Specific Requests Addressed Through HAF Urgent Changes to Planning Documents							
Request Number	Applicant	Location	Request Summary	Existing Site Conditions	Existing Community Level Planning Policy	Selection Criteria	Recommended Approach
SS050	Request submitted by KWR Approvals, on behalf of the property owner.	Land located along Golden Way, 574 and 576 Herring Cove Road (PID 00319897, 41282526, 41282534)	Request to permit a 10 to 12-storey multi-unit building.	The site is a vacant lot. The area around the site is primarily used for low density residential uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Low Density Residential (LDR) Designation Halifax Mainland Land Use By-law: Two Family Dwelling (R-2) Zone 	<ul style="list-style-type: none"> The portion of the site being considered 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 extended 1200-metre end of route 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.
SS051	Request submitted by KWR Approvals, on behalf of the property owner.	454, 456, 458 and 460 Herring Cove Road (PID 00283358, 00283366, 00283374, 00283382)	Request to permit 10-storey multi-unit building.	The site contains a single unit residential building on each lot. The area around the site is primarily low to medium density residential uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): High Density Residential (HDR) Designation Halifax Mainland Land Use By-law: Multiple Dwelling (R-4) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 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.
SS052	Request submitted by KWR Approvals, on behalf of the property owner.	43 and 45 River Road (PID 00319772, 00319764)	Request to permit 7-storey multi-unit building.	The site contains a single unit residential building on each lot. The area around the site is primarily low to medium density residential uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): High Density Residential (HDR). Halifax Mainland Land Use By-law: Multiple Dwelling (R-4) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 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.
SS055	Request submitted by KWR Approvals, on behalf of the property owner.	15 Drysdale Road (PID 00334151)	Request to permit a 7-storey multi-unit building.	The site contains a single low density residential building. The area around the site is primarily low to medium density residential uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): High Density Residential (HDR) Designation Halifax Mainland Land Use By-law: Multiple Dwelling (R-4) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 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 A7-1: Suburban Site Specific Requests Addressed Through HAF Urgent Changes to Planning Documents

Request Number	Applicant	Location	Request Summary	Existing Site Conditions	Existing Community Level Planning Policy	Selection Criteria	Recommended Approach
SS056	Request submitted by KWR Approvals, on behalf of the property owner.	560A, 560B, 560C, and 560D Herring Cove Road (PID 41503947, 41503947, 41503962, 41503970)	Request to permit a 10-storey multi-unit building.	The site is a vacant lot. The area around the site is primarily low to medium density residential uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Low Density Residential (LDR) Designation Halifax Mainland Land Use By-law: Two Family Dwelling (R-2) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 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.
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.	The site contains a single low density residential building. The area around the site is primarily low density residential uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Minor Commercial (MNC) Designation Halifax Mainland Land Use By-law: Minor Commercial (C-2A) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 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.
SS062	Request submitted by KWR Approvals, on behalf of the property owner.	410, 412A and 412B Herring Cove Road & 7, 9, and 11 River Road (PID 00333518, 00333526, 00333682, 00333690, 00333708)	Request to permit 10 and 7-storey multi-unit buildings.	The site contains a single unit residential building on each lot. The area around the site is primarily low to medium density residential uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): High Density Residential (HDR) Designation Halifax Mainland Land Use By-law: Multiple Dwelling (R-4) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 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.
SS063	Request submitted by KWR Approvals, on behalf of the property owner.	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 low to medium density residential uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): High Density Residential (HDR) Designation Halifax Mainland Land Use By-law: Multiple Dwelling (R-4) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 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.
SS064	Request submitted by KWR Approvals, on behalf of the property owner.	472 Herring Cove Road & 57 and 59 River Road (PID 00319798, 40547929, 40095614, 40095622)	Request to permit 10-storey and 7-storey multi-unit buildings.	The site contains a single unit residential building on each lot. The area around the site is primarily low to medium density residential uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): High Density Residential (HDR) Designation Halifax Mainland Land Use By-law: Multiple Dwelling (R-4) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 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 A7-1: Suburban Site Specific Requests Addressed Through HAF Urgent Changes to Planning Documents							
Request Number	Applicant	Location	Request Summary	Existing Site Conditions	Existing Community Level Planning Policy	Selection Criteria	Recommended Approach
SS082	Request submitted by KWR Approvals, on behalf of the property owner.	1067 Bedford Highway & 11A and 11B Shore Avenue (PID 40307936, 40018061, 00430942)	Request to permit an 8-storey multi-unit building.	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 low-rise residential development and commercial uses along the Bedford Highway.	<ul style="list-style-type: none"> Bedford Municipal Planning Strategy: Mainstreet Commercial (MC) Designation Bedford Land Use By-law: Mainstreet Commercial (MC) Zone There is a Development Agreement on the property. 	<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 Mill Cove 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 7-storeys.
SS089	Request submitted by KWR Approvals, on behalf of the property owner.	167 Willet Street (PID 00343970)	Request to permit an 8-storey multi-unit building.	The site contains a place or worship building. The area around the site is primarily low to medium density residential uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy: Residential (RES) Designation Halifax Mainland Land Use By-law: Two Family Dwelling (R-2) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 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 7-storeys.
SS093	Request submitted by Black Bay Real Estate Group.	556 Herring Cove Road (PID 40019077)	Request to amend a mapping error for a portion of the property from a Low-Density Residential Designation and Two-Family Dwelling (R-2) Zone to a 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"> Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Low Density Residential (LDR) Designation Halifax Mainland Land Use By-law: Two Family Dwelling (R-2) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 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.
SS094	Request submitted by the property owner.	299 First Lake Drive (PID 40198145)	Request to amend the urban service boundary to include remainder of parcel.	The site is a vacant lot. The area around the site is primarily low density residential uses as well as park and recreational uses.	<ul style="list-style-type: none"> Sackville Municipal Planning Strategy: Urban Residential (RES) Designation Sackville Land Use By-law: Single Unit Dwelling (R-1) Zone 	<ul style="list-style-type: none"> The request is amending a municipal mapping error. The site is part of the provincial Land for Housing Program. 	<ul style="list-style-type: none"> Amend the Subdivision By-law to include the full property under the Urban Service Boundary.
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.	The site is a vacant lot. The area around the site is primarily low-density residential uses.	<ul style="list-style-type: none"> Cole Harbour/Westphal Municipal Planning Strategy: Urban Residential (UR) Designation Cole Harbour/Westphal Land Use By-law: Single Unit Dwelling (R-1) Zone 	<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 part of the provincial Land for Housing Program. 	<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.

Table A7-1: Suburban Site Specific Requests Addressed Through HAF Urgent Changes to Planning Documents

Request Number	Applicant	Location	Request Summary	Existing Site Conditions	Existing Community Level Planning Policy	Selection Criteria	Recommended Approach
SS100	Request submitted by Sunrose Land Use Consulting, on behalf of the property owner.	545 and 547 Herring Cove Road (PID 00325951, 00325969)	Request to permit 5 and 6-storey multi-unit buildings.	The site consists of undeveloped lots. The area surrounding the site is a mix of residential uses as well as undeveloped and vacant lots.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Low Density Residential (LDR) Designation, Minor Commercial (MNC) Designation, and Residential Development District (RDD) Designation Halifax Mainland Land Use By-law: Single Family Dwelling (R-1) Zone, Minor Commercial (C-2A) Zone, and Holding (H) Zone 	<ul style="list-style-type: none"> The portion of the site being considered is under 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.
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 is a vacant 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"> Halifax Municipal Planning Strategy (Mainland South Secondary Planning Strategy): Institutional (INS) Designation Halifax Mainland Land Use By-law: Park and Institutional (P) Zone 	<ul style="list-style-type: none"> The portion of the site being considered is under 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site requires access improvements to be developed. The site is part of the provincial Land for Housing Program. 	<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
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 is a vacant lot. The area surrounding the site is used for low density residential uses, recreational and commercial uses.	<ul style="list-style-type: none"> Cole Harbour/ Westphal Municipal Planning Strategy: Urban Residential (UR) Designation Cole Harbour/ Westphal Land Use Bylaw: Single Unit Dwelling (R-1) Zone 	<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 part of the provincial Land for Housing Program. 	<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
SS107	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"> Bedford Municipal Planning Strategy: Residential (R) Designation Bedford Land Use By-law: Two Dwelling Unit (RTU) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is part of the provincial Land for Housing Program. 	<ul style="list-style-type: none"> Designate and Zone the property under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 5-storeys.

Table A7-1: Suburban Site Specific Requests Addressed Through HAF Urgent Changes to Planning Documents

Request Number	Applicant	Location	Request Summary	Existing Site Conditions	Existing Community Level Planning Policy	Selection Criteria	Recommended Approach
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 is a vacant lot. The area surrounding the site is low density residential uses, institutional, and light industrial uses.	<ul style="list-style-type: none"> Sackville Municipal Planning Strategy: Urban Residential (UR) Designation Sackville Land Use By-law: Rural Residential (R-6) Zone. 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is part of the provincial Land for Housing Program. 	<ul style="list-style-type: none"> Designate and Zone the property under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 4-storeys.
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 is a vacant lot. The area surrounding the site is low density residential and commercial uses.	<ul style="list-style-type: none"> Sackville Municipal Planning Strategy: Urban Residential (UR) Designation Sackville Land Use By-law: Community Facility (P-2) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is part of the provincial Land for Housing Program. 	<ul style="list-style-type: none"> Amend the Sackville LUB to rezone the property to Single Unit Dwelling (R-1) Zone.
SS112	Request submitted by Sunrose Land Use Consulting, on behalf of the property owner.	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 two 8-storey mixed-use buildings (originally submitted as MPSA application).	The site contains an institutional building and undeveloped land. The area around the site is primarily low density residential uses. The original cap on 12 units per lot originated due to limited capacity in the Eastern Passage sewage treatment plant, which has since been upgraded.	<ul style="list-style-type: none"> Eastern Passage / Cow Bay Municipal Planning Strategy: Urban Residential (UR) Designation Eastern Passage / Cow Bay Land Use By-law: Two Unit Dwelling (R-2) Zone and Community Facility (P-2) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site was originally submitted as MPSA application in 2022. 	<ul style="list-style-type: none"> Amend the Eastern Passage/Cow Bay MPS and LUB to permit up to 12 units, increase maximum building height from 35 feet to 46 feet, reduce the rear yard setback from 40 feet to 20 feet and establish a maximum gross floor area of 15,000 square feet. Amend the Eastern Passage/Cow Bay MPA and LUB to allow for the consideration of more than 12 units by Development Agreement.
SS127	Request submitted by WM Fares Architects, on behalf of the property owner.	3476 and 3480 Dutch Village Road (PID 00183152)	Request to permit a 7-storey multi-unit residential building.	The site contains commercial buildings. The area around the site is primarily a mix of residential and commercial uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Halifax Fairview Secondary Planning Strategy): Commercial (COM) Designation Halifax Mainland Land Use By-law: Dutch Village Road Mixed Use (C-2C) 	<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 Green Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Maximum building depth increased to 50 metres through MPSA 2023-00484. The properties current max. height is 20 m (approximately 7 storeys) under the Dutch village Rd. C-2C zone, which has recently been updated. The applicant did not request a change to max. height, but indicated that the previous restrictive building depth in current regulations was an impediment to development.

Table A7-1: Suburban Site Specific Requests Addressed Through HAF Urgent Changes to Planning Documents

Request Number	Applicant	Location	Request Summary	Existing Site Conditions	Existing Community Level Planning Policy	Selection Criteria	Recommended Approach
SS128	Request submitted by WM Fares Architects, on behalf of the property owner.	3291 and 3297 Westerwald Street (PID 00198580, 00198598)	Request to permit a 9-storey multi-unit residential building.	The site contains a low-density residential building on each lot. The area around the site is primarily a mix of low to medium -density residential uses. The properties current max. height is 26 m (approximately 9 storeys) under the Dutch village Rd. C-2C zone, which has recently been updated.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Halifax Fairview Secondary Planning Strategy): Commercial (COM) Designation Halifax Mainland Land Use By-law: Dutch Village Road Mixed Use (C-2C) The properties were recently redesignated and rezoned through an MPS amendment process (Case 22816 & 23245) in May of 2023. 	<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 Green Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Maximum building depth increased to 50 metres through MPSA 2023-00484. The properties current max. height is 20 m (approximately 9 storeys) under the Dutch village Rd. C-2C zone, which has recently been updated. The applicant did not request a change to max. height, but indicated that the restrictive building depth in current regulations was an impediment to development.
SS130	Request submitted by the property owner.	3582 and 3566 Joseph Howe Drive (PID 00180661, 41317306)	Requesting to permit a 14-storey mixed-use building.	The site consists of vacant lots. The area around the site is primarily a mix of residential and commercial uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Halifax Fairview Secondary Planning Strategy): Commercial (COM) Designation Halifax Mainland Land Use By-law: Dutch Village Road Mixed Use (C-2C) 	<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 Green Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Maximum building depth increased to 50 metres through MPSA 2023-00484. The properties current max. height is 20 m (approximately 9 storeys) under the Dutch village Rd. C-2C zone, which has recently been updated.
SS134	Request submitted by Stephen Adams Consulting, on behalf of the property owner.	Land off of Karen Drive (PID 40204133)	Request to permit a one storey multi-unit building for veteran housing.	The site is a vacant lot. The area around the site is primarily used for a mix of commercial and low-density residential uses.	<ul style="list-style-type: none"> Cole Harbour / Westphal Municipal Planning Strategy: Residential (R) Designation Cole Harbour / Westphal Land Use By-law: Comprehensive Development District (CDD) Zone There is a Development Agreement on the property. 	<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 part of not-for-profit housing initiative. 	<ul style="list-style-type: none"> Designate and Zone the property under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law. Maximum height of 3-storeys.
SS143	Request submitted by Starling Architects, on behalf of the property owner.	674 Rocky Lake Drive (PID 00416008)	Request to permit a 4-storey residential building.	The site is a vacant lot. The area surrounding the site is used for low density residential, commercial, and institutional uses.	<ul style="list-style-type: none"> Bedford Municipal Planning Strategy: Residential (R) Designation Bedford Land Use By-law: Two Dwelling Unit (RTU) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is part of not-for-profit housing initiative. 	<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 A7-1: Suburban Site Specific Requests Addressed Through HAF Urgent Changes to Planning Documents

Request Number	Applicant	Location	Request Summary	Existing Site Conditions	Existing Community Level Planning Policy	Selection Criteria	Recommended Approach
SS153	Request submitted by WM Fares Architects, on behalf of the property owner.	3325, 3331, and 3343 Westerwald Street (PID 00198549, 00198531, 00198523)	Request to permit a 9-storey multi-unit residential building.	The site contains a low-density residential building on each lot. The area around the site is primarily a mix of low to medium -density residential uses. The properties current max. height is 26 m (approximately 9 storeys) under the Dutch village Rd. C-2C zone, which has recently been updated.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Halifax Fairview Secondary Planning Strategy): Commercial (COM) Designation Halifax Mainland Land Use By-law: Dutch Village Road Mixed Use (C-2C) The properties were recently redesignated and rezoned through an MPS amendment process (Case 22816 & 23245) in May of 2023. 	<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 Green Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Maximum building depth increased to 50 metres through MPSA 2023-00484. The properties current max. height is 20 m (approximately 9 storeys) under the Dutch village Rd. C-2C zone, which has recently been updated. The applicant did not request a change to max. height, but indicated that the restrictive building depth in current regulations was an impediment to development.
SS157	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	135 Main Street (PID 00191726)	Request to permit a 14-storey residential building.	The site contains commercial buildings. The area around the site is primarily used for commercial uses.	<ul style="list-style-type: none"> Dartmouth Municipal Planning Strategy: Main Street (MS) Designation Dartmouth Land Use By-law: Commercial (C-2) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed of a college/university campus. 	<ul style="list-style-type: none"> Amend the Dartmouth MPS and LUB to rezone the north side of Main Street from Major Street to Helene Avenue to the C-2 Zone. Maximum height of 45 metres.
SS160	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	Lot A-2C Golf View Drive and 525 Main Street (PID 00261917, 41053281)	Request to amend the DA policies to permit a mixed-use development.	The site consists of a vacant lot and lot containing a low-density residential building. The area around the site is primarily 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"> Dartmouth Municipal Planning Strategy: Comprehensive Development District (CDD) Designation Dartmouth Land Use By-law: Comprehensive Development District (CDD) Zone 	<ul style="list-style-type: none"> Amendments to support the development of the property were approved as part of Phase 3 of the Regional Plan Review. 	<ul style="list-style-type: none"> Amend the Dartmouth MPS and LUB to update the CDD policies for the subject property to support the development of a complete mixed-use community with additional requirements and considerations.
SS165	Request submitted by Xâne Designs on behalf of the property owner.	22 McIntosh Street (PID 40096372, 40096547)	Request to permit multiple 4-unit residential buildings.	The site contains a low-density residential building. The area around the site is a mix of low to medium- density residential uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy: Low Density Residential (LDR) Designation Halifax Mainland Land Use By-law: Two Family Dwelling (R-2) Zone 	<ul style="list-style-type: none"> The request is being addressed by the general amendments proposed through the HAF Urgent Changes to Planning Documents. 	<ul style="list-style-type: none"> HAF Urgent Changes to Planning Documents amendments to allow 4-unit maximum on all serviced residential lots.

Table A7-1: Suburban Site Specific Requests Addressed Through HAF Urgent Changes to Planning Documents							
Request Number	Applicant	Location	Request Summary	Existing Site Conditions	Existing Community Level Planning Policy	Selection Criteria	Recommended Approach
SS201	Request submitted by WSP, on behalf of the property owner.	58 Lakecrest Drive (PID 00191775)	Request to permit a 10-storey residential building.	The site contains commercial buildings. The area around the site is primarily commercial and low-density residential uses.	<ul style="list-style-type: none"> Dartmouth Municipal Planning Strategy: Main Street (MS) Designation Dartmouth Land Use By-law: Multiple family Residential- Medium Density (R-3) Zone 	<ul style="list-style-type: none"> The site is less than 2 hectares in size. The proposed development does not require the demolition of an existing multi-unit dwelling. The site is located within the 800-metre walkshed of a college/university campus. 	<ul style="list-style-type: none"> Amend the Dartmouth MPS and LUB to rezone the north side of Main Street from Major Street to Helene Avenue to the C-2 Zone. Maximum height of 45 metres.
MPSA 2023-00484 (Case 24378)	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	44, 44B, 46, 48 50A, 50B, 52, 54, and 58 Main Avenue (PID 00180109, 00180091, 00180083, 40702185, 00180075, 00180067, 00180059, 00180042)	Request to permit a 6-storey apartment building by extending Area D of Plan Dutch Village Road by designating and zoning the site Commercial (COM) and Dutch Village Road Mixed Use (C-2C). Request to make site specific amendments to the C-2C Zone regarding ground floor commercial uses, building dimensions, and side yard landscape requirements.	The site contains a mix of residential uses on individual lots. The area around the site is primarily a mix of residential and commercial uses.	<ul style="list-style-type: none"> Halifax Municipal Planning Strategy (Halifax Fairview Secondary Planning Strategy): Medium Density Residential (MDR) Designation Halifax Mainland Land Use By-law: General Residential Conversion (R-2AM) and General Residential (R-2P) 	<ul style="list-style-type: none"> MPSA was initiated by Regional Council on December 13, 2022. Public Information Meeting was held in the community regarding the proposed development. The site is located within the 800-metre walkshed for the Green Line proposed by the Rapid Transit Strategy. 	<ul style="list-style-type: none"> Amend the Halifax MPS and Halifax Mainland LUB, Area D of Plan Dutch Village Road, to redesignate rezone the sites to Commercial and the C-2C Zone. Increase C-2C Zone maximum building depth to 50 metres. Amend C-2C Zone requirements for ground floor commercial uses and side yard landscape requirements for the site.

Table A7-2: Suburban Site Specific Requests Not Being Addressed Through HAF Urgent Changes to Planning Documents (Received Prior to January 17, 2024)

Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
SS001 (C061-A)	Request submitted by Sunrose Land Use Consulting on behalf of the property owner.	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.	<ul style="list-style-type: none"> Concerns around access to the site. Concerns around proximity to the coastline. 	Consider through the Suburban Planning Process.
SS002	Request submitted by Sunrose Land Use Consulting on behalf of the property owner.	Paper Mill Lake (PID 00360677)	Request to permit a mixed use development.	<ul style="list-style-type: none"> Comprehensive planning process required. 	Directed to the Planned Growth team.
SS003	HRM initiated, in collaboration with United Gulf.	Mill Cove (PID 40600520, 00360354, 40601072)	Request to permit a mixed use development.	<ul style="list-style-type: none"> Comprehensive planning process required. 	Directed to the Planned Growth team.
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 redevelop the subject property.	<ul style="list-style-type: none"> Comprehensive planning process required. 	Directed to the Planned Growth team.
SS006 (Case 21661)	HRM initiated.	Bedford Highway Secondary Planning Area (PID 41263096, 41072778, 41072398, 41043837, 40877383, 40728081, 40342727, 40342719, 40313652, 00289850, 00289835, 00289827, 00289801, 00289769, 00289694, 00289686, 00289678, 00289637, 00289629, 00289611, 00289595, 00289561, 00289553, 00289546, 00289496, 00288282, 00288266)	Direction from Council to review Schedule "R".	<ul style="list-style-type: none"> The review of Schedule "R" is outside the scope of the HAF Report. 	Consider through the Suburban Planning process.
SS008 (Case 24077)	Request submitted by Sunrose Land Use Consulting, on behalf of the property owner.	736, 740, & 746 Bedford Highway & 14 and 14A Millview Avenue (PID 41092917, 00289496, 00288282, 00430447, 00360412, 00288308)	Request to permit a mixed-use building, a new street to be constructed to connect Dowell Drive to Millview Avenue and 42 townhouses and/or small lot single-unit residential buildings.	<ul style="list-style-type: none"> The site is greater than 2 hectares in size. 	Consider through the Suburban Planning process.
SS009 (C104)	Request submitted by Fathom Studio, on behalf of the property owner.	Land at the corner of Susie Lake Crescent and Julius Boulevard (PID 41515750, 41515768)	Request to permit 12 to 14 storey residential buildings.	<ul style="list-style-type: none"> The site is greater than 2 hectares in size. The location of the site does not meet the HAF Criteria. Further study required to determine how the Bayers Lake area can effectively accommodate residential development. 	Consider through the Suburban Planning process.

Table A7-2: Suburban Site Specific Requests Not Being Addressed Through HAF Urgent Changes to Planning Documents (Received Prior to January 17, 2024)

Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
SS010 (C339)	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	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.	<ul style="list-style-type: none"> The site is greater than 2 hectares in size. 	Consider through the Suburban Planning process as a potential Growth Node.
SS012 (Case 24656/C5 80)	Request submitted by WM Fares Architects, on behalf of the property owner.	80 and 90 Camelot Lane (PID 40524811, 40524803)	Request to permit a four-building development, up to 13-storeys.	<ul style="list-style-type: none"> The proposed development would require the demolition of an existing multi-unit dwelling. Concerns around the complexity of discharging Schedule K Development Agreements. 	Consider through the Suburban Planning process.
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 buildings.	<ul style="list-style-type: none"> The proposed development would require the demolition of an existing multi-unit dwelling. Concerns around the complexity of discharging Schedule K Development Agreements. 	Consider through the Suburban Planning process.
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 two 8-10 storey residential buildings.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
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.	<ul style="list-style-type: none"> The proposed development would require the demolition of an existing multi-unit dwelling. 	Consider through the Suburban Planning process.
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.	<ul style="list-style-type: none"> The proposed development would require the demolition of an existing multi-unit dwelling. 	Consider through the Suburban Planning process.
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.	<ul style="list-style-type: none"> The proposed development would require the demolition of an existing multi-unit dwelling. 	Consider through the Suburban Planning process.
SS020	Request submitted by Universal Reality Group.	30 Ridge Valley Road (PID 00274407)	Request to permit two additional multi-unit residential buildings, 16-storey and 10-storey.	<ul style="list-style-type: none"> Requires additional review through the MPSA process. Public engagement required. 	Continue to consider through the active MPSA/Development Agreement application.
SS023	Request submitted by Upland Studios, on behalf of the property owner.	70 First Lake Drive (PID 00362442)	Request to permit 11 and 20-storey mixed-use buildings.	<ul style="list-style-type: none"> The site is greater than 2 hectares in size. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS024	Request submitted by Fathom Studies, on behalf of the property owner.	Bedford Commons	Request to permit a mixed use development.	<ul style="list-style-type: none"> Comprehensive planning process required. 	Directed to the Planned Growth team.
SS025	Request by Stephen Adams, on behalf of the property owner.	PIDs 00277228, 00319871, 00330811, 00325985, 00330803, 41182643, 00330795, 00277913, 41282179	Request to extend the Urban Service Boundary.	<ul style="list-style-type: none"> Review of the Urban Service Boundary taking place at a regional scale. 	Directed to Phase 5 of the Regional Plan Review.

Table A7-2: Suburban Site Specific Requests Not Being Addressed Through HAF Urgent Changes to Planning Documents (Received Prior to January 17, 2024)

Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
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.	<ul style="list-style-type: none"> The site is greater than 2 hectares in size. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS028	Request submitted by the property owner.	4 Temple Terrace (PID 40771503)	Request to permit a mixed-use building including residential, commercial, and hotel uses.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
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.	<ul style="list-style-type: none"> Unable to be subdivided under the Subdivision By-law. 	Amendments permitting cluster-housing are being proposed through Phase 4 of the Regional Plan Review.
SS030	Request submitted by Brighter Community Planning & Consulting, on behalf of the property owner.	Lands located along Fourth Street (PID 41499096, 41457979)	Request to permit a 9-storey mixed use building.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS031	Request submitted by Fathom Studio on behalf of the property owner.	190, 200, 210 Glenforest Drive & 181 Willett Street (PID 00343830, 00343822, 40595480, 40595498)	Request to permit two 8-storey multi-unit residential buildings.	<ul style="list-style-type: none"> The proposed development would require the demolition of an existing multi-unit dwelling. 	Consider through the Suburban Planning process.
SS032B	Request submitted by Killam.	Harlington Crescent (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.	<ul style="list-style-type: none"> The site is greater than 2 hectares in size. The proposed development contains existing multi-unit dwelling. 	Consider through the Suburban Planning process.
SS035	Request submitted by Brighter Community Planning & Consulting, on behalf of the property owner.	103 Cobequid Road (PID 40875593)	Request to permit 5 and 6 storey two multi-unit buildings.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS036	Request submitted by AOA Architects, on behalf of the property owner.	6 & 14 Michaels Ave (PIDs 00285171, 00285189, 00285247, 40876674, 40089666, 00285239, 00286567)	Request to permit a mixed-use development.		Request withdrawn by applicant.
SS037	Request submitted by Polycorp.	815 Herring Cove Road (PID 40074676)	Request to permit a residential development.	<ul style="list-style-type: none"> The site is greater than 2 hectares in size. The location of the site does not meet the HAF Criteria 	Consider through the Suburban Planning process.
SS038 (Case 22267)	Request submitted by Zzap Consulting, on behalf the property owner.	34 Wardour Street & 15 Dartmouth Road (PID 00415422, 40648339)	Request to permit a 5-storey mixed-use building.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria 	Consider through the Suburban Planning process.

Table A7-2: Suburban Site Specific Requests Not Being Addressed Through HAF Urgent Changes to Planning Documents (Received Prior to January 17, 2024)

Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
SS039 (Case 22267)	Request submitted by Shelley Dickey Land Use Planning, on behalf of the property owner	37 and 39 Wardour Street & Dartmouth Road (PID 00415489, 00415497, 40112799, 00415448, 40345779)	Request to permit a 4-storey residential building.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria 	Consider through the Suburban Planning process.
SS041	Request submitted by ARMCO Capital.	Land along Armenia Drive (PID 40732000)	Request to permit a multi-unit residential building.	<ul style="list-style-type: none"> The site is greater than 2 hectares in size. 	Consider through the Suburban Planning process.
SS042	Request submitted by the property owner.	12 Wardour Street (PID 40846412)	Request to permit a second 4-storey residential building on the property.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria 	Consider through the Suburban Planning process.
SS043	Request submitted by the property owner.	9 Bruce Street (PID 00226456)	Request for additional development options.	<ul style="list-style-type: none"> Additional information required. 	Consider through the Suburban Planning process.
SS044	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	8 Downsview Drive (PID 40102469)	Request to permit a multi-unit residential and short-term rental development.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria 	Consider through the Suburban Planning process.
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.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria 	Consider through the Suburban Planning process.
SS046	Request submitted by the property owner.	Montague Gold Mines	Request to extend the Urban Service Boundary.	<ul style="list-style-type: none"> Review of the Urban Service Boundary taking place at a regional scale. 	Directed to Phase 5 of the Regional Plan Review.
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.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
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.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria 	Consider through the Suburban Planning process.
SS049	Request submitted by the property owner.	PID 41164203, 41164211	Request to permit two multi-unit buildings.	<ul style="list-style-type: none"> Requires review through the Regional Plan. 	Directed to Phase 5 of the Regional Plan Review.
SS053	Request submitted by KWR Approvals, on behalf of the property owner.	42 River Road (PID 00334110)	Request to permit higher density cap to allow for more units through an internal conversion.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS054	Request submitted by KWR Approvals, on behalf of the property owner.	28 River Road (PID 00333864)	Request to permit a 6-storey multi-unit building.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS057	Request submitted by KWRA Approvals, on behalf of the property owner.	20 Trelyn Road (PID 00312413)	Request to permit an 8-storey multi-unit building.	<ul style="list-style-type: none"> Concerns regarding access from Trelyn Road and private streets. 	Consider through the Suburban Planning process.
SS058	Request submitted by KWR Approvals, on behalf of the property owner.	295 Main Avenue (PID 00338244)	Request to raise the density cap to permit a second multi-unit building.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.

Table A7-2: Suburban Site Specific Requests Not Being Addressed Through HAF Urgent Changes to Planning Documents (Received Prior to January 17, 2024)

Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
SS059	Request submitted by KWR Approvals, on behalf of the property owner.	Crane Hill Road (PID 41058439)	Request to redesignate the property to RCD to permit a mixed-use development.	<ul style="list-style-type: none"> Requires review through the Regional Plan. 	Directed to Phase 5 of the Regional Plan Review.
SS061	Request submitted by the property owner.	(PID 40326217, 40418824, 40662777, 4066973, 40676215, 40829657, 41018763, 41060435, 41070921, 41070939, 40162943, 40573446, 40705154, 40788713, 41294463, 41294471, 41346099)	Request to extend the Urban Service Boundary.	<ul style="list-style-type: none"> Review of the Urban Service Boundary taking place at a regional scale. 	Directed to Phase 5 of the Regional Plan Review.
SS065	Request submitted by the property owner.	35 Gills Lane and 474 Cobequid Road (PID 40094443, 40094450)	Request to extend the Urban Service Boundary.	<ul style="list-style-type: none"> Review of the Urban Service Boundary taking place at a regional scale. 	Directed to Phase 5 of the Regional Plan Review.
SS066	Request submitted by the property owner.	(PID 00283283, 40872053, 00315283, 00315291)	Request to extend the Urban Service Boundary.	<ul style="list-style-type: none"> Review of the Urban Service Boundary taking place at a regional scale. 	Directed to Phase 5 of the Regional Plan Review.
SS067	Request submitted by KWR Approvals, on behalf of the property owner.	23 and 55 Gristmill Court (PID 40178519, 40178501)	Request to permit two 10-storey multi-unit buildings.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS068	Request submitted by KWR Approvals, on behalf of the property owner.	291 Main Avenue & 3 and 7 Mandaville Court (PID 00338269, 00338301, 00266932)	Request to permit two 15 and 12-stores multi-unit buildings.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS069	Request submitted by KWR Approvals, on behalf of the property owner.	2 and 6 Sybyl Court (PID 00343806, 00336222)	Request to permit two 8-storey multi-unit buildings.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS070	Request submitted by KWR Approvals, on behalf of the property owner.	4 Mandaville Court (PID 00338277)	Request to permit an 8-storey multi-unit building.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS071	Request submitted by KWR Approvals, on behalf of the property owner.	132 Old Sambro Road (PID 00285791)	Request to permit an 8-storey multi-unit building.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS072	Request submitted by KWR Approvals, on behalf of the property owner.	56 Old Sambro Road (PID 00285528)	Request to permit a 6-storey multi-unit building.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS073	Request submitted by KWR Approvals, on behalf of the property owner.	242 Herring Cove Road (PID 00311944)	Request to permit a 6-storey multi-unit building.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS074	Request submitted by KWR Approvals, on behalf of the property owner.	41 and 43 Lyons Avenue (PID 40502593, 40446296)	Request to permit a multiunit building.	<ul style="list-style-type: none"> Concerns regarding the feasibility of developing properties that each include halves of existing semi-detached dwellings. 	Consider through the Suburban Planning process.
SS075	Request submitted by KWR Approvals, on behalf of the property owner.	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.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.

Table A7-2: Suburban Site Specific Requests Not Being Addressed Through HAF Urgent Changes to Planning Documents (Received Prior to January 17, 2024)

Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
SS076	Request submitted by KWR Approvals, on behalf of the property owner.	15 Borden Street (PID 00320291, 40480808)	Request to permit a 6-storey multi-unit building.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS077	Request submitted by KWR Approvals, on behalf of the property owner.	28 Frederick Avenue (PID 00183616)	Request to permit a 6-storey multi-unit building.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS078	Request submitted by KWR Approvals, on behalf of the property owner.	33 Berts Drive and 92 Evans Avenue (PID 00335166, 00335174)	Request to permit a 6-storey multi-unit building.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS079	Request submitted by KWR Approvals, on behalf of the property owner.	11 and 13 Fenwood Drive (PID 00299826)	Request to permit a 6-storey mixed-use building.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS080	Request submitted by KWR Approvals, on behalf of the property owner.	37 Crane Lake Drive (PID 40555021)	Request to permit an 18-storey multi-unit building.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria. Further study required to determine how the Bayers Lake area can effectively accommodate residential development. 	Consider through the Suburban Planning process.
SS081	Request submitted by KWR Approvals, on behalf of the property owner.	1083 and 1091 Bedford Highway (PID 00434977, 00434878)	Request to permit an 8-storey multi-unit residential building.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS083	Request submitted by KWR Approvals, on behalf of the property owner.	10 Shore Avenue (PID 00430959)	Request to permit a 4-storey multi-unit building.	<ul style="list-style-type: none"> Concerns regarding access from Shore Avenue. 	Consider through the Suburban Planning process.
SS084	Request submitted by KWR Approvals, on behalf of the property owner.	183 Basinview Drive (PID 40378309)	Request to permit a 3-storey multi-unit residential building.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS085	Request submitted by KWR Approvals, on behalf of the property owner.	33 Parkdale Avenue and Lot 4B Maple Grove Avenue (PID 41376344, 41376351)	Request to permit a 5-storey multi-unit building.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS086	Request submitted by KWR Approvals, on behalf of the property owner.	1789 and 1791 Saint Margarets Bay Road (PID 40028540, 40026346)	Request to permit a multi-unit residential building.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS087	Request submitted by KWR Approvals, on behalf of the property owner.	1591 St. Margarets Bay Road & 6 and 8 Rockcliffe Drive (PID 40049983, 41266172, 41266180)	Request to permits a multi-unit residential building.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.

Table A7-2: Suburban Site Specific Requests Not Being Addressed Through HAF Urgent Changes to Planning Documents (Received Prior to January 17, 2024)

Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
SS088	Request submitted by KWR Approvals, on behalf of the property owner.	Land located at the end of Dale Avenue (PID 40000382)	Request to remove or lift density caps.	<ul style="list-style-type: none"> The site is greater than 2 hectares in size. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS090	Request submitted by SLI Media.	215 Chain Lake Drive (PID 40682908)	Request to permit digital billboards in the Industrial (I-3) Zone.	<ul style="list-style-type: none"> The request is not related to the intent of the Housing Accelerator Fund. 	Consider through the Suburban Planning process.
SS091	Request submitted by Stephen Adams, on behalf of the property owner.	Charlton Avenue (PID 00277228)	Request to permit four multi-unit residential buildings.	<ul style="list-style-type: none"> The site is greater than 2 hectares in size. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
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.	<ul style="list-style-type: none"> Concerns around proximity to the coastline. 	Consider through the Suburban Planning process.
SS095	Request submitted by property owner.	64 Dugger McNeil Drive (PID 41515735)	Request to permit a residential building.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria. Further study required to determine how the Bayers Lake area can effectively accommodate residential development. 	Consider through the Suburban Planning process.
SS096	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	71 Greenpark Close (PID 41071994)	Request to permit a multi-unit building with two towers, 18 and 12-storeys.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. Concerns around the complexity of discharging Schedule K Development Agreements. 	Consider through the Suburban Planning process.
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.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
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.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS101	Request submitted by Sunrose Land Use Consulting, on behalf of the property owner.	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.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
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.	<ul style="list-style-type: none"> The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
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 12-20 storey multi-unit residential buildings.	<ul style="list-style-type: none"> The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.

Table A7-2: Suburban Site Specific Requests Not Being Addressed Through HAF Urgent Changes to Planning Documents (Received Prior to January 17, 2024)					
Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
SS106	Request submitted by the Nova Scotia Department of Municipal Affairs and Housing.	67 Old Beaver Bank Road	Request to upzone the site as part of the Land for Housing program.		Request withdrawn by applicant.
SS109	Request submitted by the Nova Scotia Department of Municipal Affairs and Housing.	2 Beaver Bank Cross Road	Request to upzone the site as part of the Land for Housing program.		Request withdrawn by applicant.
SS111	Request submitted by the Nova Scotia Department of Municipal Affairs and Housing.	14 Beaver Bank Cross Road	Request to upzone the site as part of the Land for Housing program.		Request withdrawn by applicant.

Table A7-3: Suburban Site Specific Requests, That Meet The Criteria, Not Being Addressed Through HAF Round 1 Urgent Changes to Planning Documents (Received After to January 17, 2024)

Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
SS113	Request submitted by WM Fares Architects, on behalf of the property owner.	10 Kearney Lake Road (PID 00291088)	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. 	Consider through the Suburban Planning process.
SS114	Request submitted by WM Fares Architects, on behalf of the property owner.	390 Bedford Highway (PID 40619785)	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. 	Consider through the Suburban Planning process.
SS116	Request submitted by WM Fares Architects, on behalf of the property owner.	48 Old Sambro Road (PID 00285429)	Request to permit 4-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. 	Consider through the Suburban Planning process.
SS118	Request submitted by WM Fares Architects, on behalf of the property owner.	174 Main Street (PID 00175455)	Request permit a 14-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. 	Consider through the Suburban Planning process.
SS120	Request submitted by WM Fares Architects, on behalf of the property owner.	81 Brook Street and 1 Palmer Hill Road (PID 40493710, 00232686)	Request to permit a 5-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. 	Consider through the Suburban Planning process.
SS123	Request submitted by WM Fares Architects, on behalf of the property owner.	466 Herring Cove Road (PID 00283408)	Request to permit a 7-storey multi-unit building.	<ul style="list-style-type: none"> Public engagement required. 	Consider through the Suburban Planning process.
SS129	Request submitted by WM Fares Architects, on behalf of the property owner.	646 Bedford Highway (PID 00289686)	Request to permit a 7-storey residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS131	Request submitted by the property owner.	651 Portland Hills Drive (PID 41398579)	Requesting to permit a 10-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required The site is zoned CDD under the Morris – Russell Lake Secondary Plan 	Consider through the Suburban Planning process.
SS136	Request submitted by WM Fares Architects, on behalf of the property owner.	15 Caledonia Road (PID 00186213)	Request to permit five 19-27 storey multi-unit residential buildings.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS137	Request submitted by the property owner.	92 Old Sambro Road (PID, 00309070)	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS138	Request submitted by the property owner.	186 and 188 Herring Cove Road (PID 41537200, 00312165)	Request to permit a 9-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS140	Request submitted by the property owner.	Lands along Greystone Drive (PID 40098881, 40098774, 40098931, 40098873)	Request to permit additional density on the site to develop a multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.

Table A7-3: Suburban Site Specific Requests, That Meet The Criteria, Not Being Addressed Through HAF Round 1 Urgent Changes to Planning Documents (Received After to January 17, 2024)

Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
SS141	Request submitted by WM Fares Architects, on behalf of the property owner.	339 Herring Cove Road (PID 00284463)	Request to permit a 9-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS144	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	380 Bedford Highway (PID 00325217)	Request to permit a 9-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS146	Request submitted by the property owner.	1-3 Maplewood Drive (PID 41068677, 41068685)	Request to permit a 25-40 unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS154	Request submitted by WM Fares Architects, on behalf of the property owner.	144 Old Sambro Road (PID 00334417)	Request to permit an 8-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS158	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	117 Kearney Lake Road (PID 40662413)	Request to permit a 14-storey residential building.	<ul style="list-style-type: none"> Public engagement required Existing commercial plaza 	Consider through the Suburban Planning process.
SS164	Request submitted by the property owner.	2882 Joseph Howe Drive (PID 00207902, 40429037, 40429045)	Request to permit a 6-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS167	Request submitted by Upland Studio, on behalf of the property owner.	9 Dentith Road (PID 40415465)	Request to permit a 10-storey mixed use building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS169	Request submitted by KWR Approvals, on behalf of the property owner.	4 Cherry Lane (PID 00314781)	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS170	Request submitted by KWR Approvals, on behalf of the property owner.	29-33 Pine Grove Drive (PID 00327627, 00327635, 00327643)	Request to permit a 5-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
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)	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS172	Request submitted by KWRA, on behalf of the property owner.	155-157 Old Sambro Road (PID 00334797, 00334789)	Request to permit a 5-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS173	Request submitted by KWRA, on behalf of the property owner.	564 Herring Cove Road (PID 40019127)	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS174	Request submitted by KWR Approvals, on behalf of the property owner.	21 McIntosh Street (PID 41100041, 40096794, 40096802)	Request to permit a 5-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS178	Request submitted by KWR Approvals, on behalf of the property owner.	531 Herring Cove Road (PID 00325910)	Request to permit a 7-storey residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.

Table A7-3: Suburban Site Specific Requests, That Meet The Criteria, Not Being Addressed Through HAF Round 1 Urgent Changes to Planning Documents (Received After to January 17, 2024)

Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
SS179	Request submitted by Fathom Studio, on behalf of the property owner.	85 Tacoma Drive (PID 00175554)	Request to increase the maximum height to 14 metres.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS192	Request submitted by NDD Law, on behalf of the property owner.	97 Tartan Avenue (PID 00282988)	Request to increase density.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS195	Request submitted by the property owner.	6 Brighton Avenue (PID 00273870)	Request to permit a 4-storey residential building or 13, 2-unit, townhouses.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS196	Request submitted by the property owner.	22 McIntosh Street and 19 Autumn Drive (PID 40096372, 40096380)	Request to permit a 40-unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.
SS199	Request submitted by KWR Approvals, on behalf of the property owner.	782 Portland Street (PID 00230896)	Request to permit a 9-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through the Suburban Planning process.

Table A7-4: Suburban Site Specific Requests, That Do Not Meet The Criteria, Not Being Addressed Through HAF Urgent Changes to Planning Documents (Received After to January 17, 2024)

Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
SS115	Request submitted by WM Fares Architects, on behalf of the property owner.	Land at the corner of Dunbrack Street and Ruth Goldbloom Drive (PID 41437567)	Request to permit an 18-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. Concerns around the complexity of discharging Schedule K Development Agreements. 	Consider through the Suburban Planning process.
SS117	Request submitted by WM Fares Architects, on behalf of the property owner.	1200 and 1216 Cole Harbour Road (PID 00407635, 00406850)	Request to permit a 9-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS119	Request submitted by WM Fares Architects, on behalf of the property owner.	26 and 34 Walker Service Road (PID 40706822, 40124398, 40699829)	Request to permit four 6-storey multi-unit buildings.	<ul style="list-style-type: none"> Public engagement required. The site is greater than 2 hectares in size and zoned CDD The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS121	Request submitted by WM Fares Architects, on behalf of the property owners.	Land along Beaver Bank Road (PID 40117236)	Request to permit a 5-storey multi-unit residential building. Amend the Subdivision Bylaw to correct the Urban Service Boundary to include the entire property.	<ul style="list-style-type: none"> Public engagement required. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS122	Request submitted by WM Fares Architects, on behalf of the property owner.	6 Hamshaw Drive (PID 40094922)	Request to subdivide the existing low-density residential building and permit a 7-storey multi-unit residential building on the remainder.	<ul style="list-style-type: none"> Site is located on the opposite side of Highway 102 from the BRT Corridor so not walkable to residents. The site is designated and zoned US under the Bedford West SMPS which requires a comprehensive planning process. It is located in the study area for the Highway 102 West Corridor Future Serviced Community where background studies funded by the Province are currently underway. 	Consider through the Suburban Planning process.
SS124	Request submitted by WM Fares Architects, on behalf of the property owner.	30 Memory Lane (PID 00483107)	Request to permit a 9-storey multiunit residential building.	<ul style="list-style-type: none"> Public engagement required. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS125	Request submitted by WM Fares Architects, on behalf of the property owner.	1483 Saint Margarets Bay Road (PID 40050114)	Request to permit a 5-storey multi-unit building.	<ul style="list-style-type: none"> Public engagement required. The site is greater than 2 hectares in size. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS126	Request submitted by WM Fares Architects, on behalf of the property owner.	221 Sackville Drive (PID 00364596)	Request to permit a 7-storey multiunit residential building.	<ul style="list-style-type: none"> Public engagement required. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.

Table A7-4: Suburban Site Specific Requests, That Do Not Meet The Criteria, Not Being Addressed Through HAF Urgent Changes to Planning Documents (Received After to January 17, 2024)

Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
SS132	Request submitted by Fathom Studio, on behalf of the property owner.	285 and 305 Larry Uteck Boulevard (PID 41340928, 41379264)	Request to permit 6 storey, 8 storey, and 12 storey multi-unit residential buildings.	<ul style="list-style-type: none"> Public engagement required. The site is greater than 2 hectares in size. The site is zoned WCDD under the Wentworth Secondary Plan 	Consider through the Suburban Planning process.
SS133	Request submitted by Zzap, on behalf of the property owner.	33 Randall Avenue (PID 00322107)	Request to permit a 9-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS135 (Case 2023-02697)	Request submitted by Zzap Consulting, on behalf of the property owner.	23, 24, 25 and 28 Novawood Drive (PID 00227629, 00227611, 00259820, 00259812)	Request to permit two 5-storey multi-unit residential buildings.	<ul style="list-style-type: none"> Public engagement required Site already being considered though a development agreement for a 5-storey building 	Consider through active Development Agreement Application.
SS139	Request submitted by the property owner.	18 Coronet Avenue (PID 40018574)	Request to permit 8 residential units.	<ul style="list-style-type: none"> Public engagement required The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS142	Request submitted by the property owner.	16 and 18 Old Sambro Road (PID 00285353, 00312876)	Request to permit an 8-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS145	Request submitted by NUVO Architecture, on behalf of the property owner.	341 Sackville Drive (PID 41513326, 41513334, 41513342, 41513359)	Request to permit a 7-8 storey residential building on each lot.	<ul style="list-style-type: none"> Public engagement required The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS148	Request submitted by Fathom Studio, on behalf of the property owner.	10 Cumberland Drive (PID 40127003)	Request to permit an 8-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required The location of the site does not meet the HAF Criteria. 	Consider through active Development Agreement Application.
SS149	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	Shore Road (PID 41427295 & 00400135)	Request to permit a 17-lot subdivision with 4-6 unit buildings.	<ul style="list-style-type: none"> Public engagement required. The site is greater than 2 hectares in size. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS150	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	31 Lakecrest Drive (PID 00203901)	Request to permit a 5-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS151	Request submitted by KWR Approvals, on behalf of the property owner.	46 Sunnydale Crescent (PID 00415281)	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.

Table A7-4: Suburban Site Specific Requests, That Do Not Meet The Criteria, Not Being Addressed Through HAF Urgent Changes to Planning Documents (Received After to January 17, 2024)

Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
SS152	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	209 Bedford Highway (PID 00291633)	Request to permit a 9-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS155	Request submitted by WM Fares Architects, on behalf of the property owner.	1294 and 1300 Bedford Highway (PID 00434753, 00428540)	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS156	Request submitted by Zzap Consulting Inc, on behalf of the property owner.	Land along Rossing Drive (PID 40634735)	Request to permit 198 units, including approximately 60 affordable units.	<ul style="list-style-type: none"> Public engagement required. The site is greater than 2 hectares in size. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process or Development Agreement application process enabled under existing policy.
SS159	Request submitted by the property owner.	457A & B and 479A & B Sackville Drive (PID 00350744)	Request to increase density and building heights.	<ul style="list-style-type: none"> Public engagement required The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS161	Request submitted by Brighter Communities, on behalf of the property owner.	Land along Herring Cove Road (PID 40074544, 40074551, 40075087)	Request to permit a 37-lot subdivision.	<ul style="list-style-type: none"> Public engagement required. The site is greater than 2 hectares in size. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS162	Request submitted by Brighter Communities, on behalf of the property owner.	24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, and 48 Maple Street Bedford (PID 40112609, 40112591, 40112583, 40112575, 40112518, 40112500, 40112492)	Request to permit two 6-storey multi-unit buildings on a shared podium with 2 storey townhouse units along the street.	<ul style="list-style-type: none"> Public engagement required The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS163	Request submitted by Brighter Communities, on behalf of the property owner.	179 Lacewood Drive and 24 Parmbelle Lane (PID 00295873, 41020454)	Request to permit a 12-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS166	Request submitted by Upland Studios, on behalf of the property owner.	779-799 Sackville Drive (PID 40093049, 40669731)	Request to permit a 9-storey mixed use building.	<ul style="list-style-type: none"> Public engagement required The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.

Table A7-4: Suburban Site Specific Requests, That Do Not Meet The Criteria, Not Being Addressed Through HAF Urgent Changes to Planning Documents (Received After to January 17, 2024)

Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
SS168	Request submitted by OSO planning+design, on behalf of the property owner.	Hammond Plains Road (PID 00645846)	Request to permit a mixed-use development.	<ul style="list-style-type: none"> Public engagement required. The site is greater than 2 hectares in size. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS175	Request submitted by KWR Approvals, on behalf of the property owner.	4-12 Catamaran Road (PID 40089096, 00283846, 00283838, 00283820, 00283812)	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS176	Request submitted by KWR Approvals, on behalf of the property owner.	1-5 Coronet Avenue (PID 00299297, 41482720, 00299271)	Request to permit a 7-storey residential building.	<ul style="list-style-type: none"> Public engagement required. The site contains an existing multi-unit dwelling and does not meet HAF criteria. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS177	Request submitted by KWR Approvals, on behalf of the property owner.	247 Main Street (PID 00186338)	Request to permit a 25-storey residential building.	<ul style="list-style-type: none"> Public engagement required Complexity related to servicing concerns 	Consider through an active Development Agreement Application (PLANAPP 2023-00324 Formerly Case 24654 - Main Street and Kuhn Road, Dartmouth) for a 1 4-storey mixed-use building containing 148 residential units.
SS180	Request submitted by Upland Studios, on behalf of the property owner.	323 Sackville Drive (PID 41486515, 40872103)	Request to permit a 6 to 7-storey residential building.	<ul style="list-style-type: none"> Public engagement required The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS181	Request submitted by Upland Studios, on behalf of J.F.B. Holdings Limited.	209 Cobequid Road and 11 Glendale Road (PID 40278525, 40267247)	Request to permit a 12-storey residential or mixed-use building.	<ul style="list-style-type: none"> Public engagement required The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS182	Request submitted by Fathom Studio, on behalf of the property owner.	766 St. Margaret's Bay Road (PID 00271817, 40426108)	Request to permit a 12-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS183	Request submitted by KWR Approvals, on behalf of the property owner.	18 Sylvia Avenue (PID 40095747)	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.

Table A7-4: Suburban Site Specific Requests, That Do Not Meet The Criteria, Not Being Addressed Through HAF Urgent Changes to Planning Documents (Received After to January 17, 2024)

Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
SS184	Request submitted by KWR Approvals, on behalf of the property owner.	137 Venture Run (PID 41398843, 41398850)	Request to permit a 4-building mixed use development.	<ul style="list-style-type: none"> Public engagement required. The site is greater than 2 hectares in size. 	Consider through the Suburban Planning process.
SS185	Request submitted by KWR Approvals, on behalf of the property owner.	643-701 St Margarets Bay Road (PID 41206012, 00299065, 00299073, 41402041, 41402033, 41402025, 41357724, 41357716, 41357708)	Request to increase density.	<ul style="list-style-type: none"> Public engagement required. The site contains an existing multi-unit dwelling and does not meet HAF criteria. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS186	Request submitted by KWR Approvals, on behalf of the property owner.	447 Sackville Drive (PID 00350728)	Request to permit a 10-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS187	Request submitted by KWR Approvals, on behalf of the property owner.	893 Sackville Drive (PID 40093163)	Request to permit a 12-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS188	Request submitted by KWR Approvals, on behalf of the property owner.	67 Metropolitan Avenue (PID 40418360)	Request to permit two additional 4-storey multi unit residential buildings.	<ul style="list-style-type: none"> Public engagement required. The location of the site does not meet the HAF Criteria. The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS189	Request submitted by NDD Law, on behalf of the property owner.	3824 Joseph Howe Drive (PID 00177964)	Request to be rezoned to C-2C.	<ul style="list-style-type: none"> Public engagement required. The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS190	Request submitted by NDD Law, on behalf of the property owner.	16 and 22 Balcomes Drive & 280, 282, 284, 286, and 292 St Margarets Bay Road (PID 00300905)	Request to increase density.	<ul style="list-style-type: none"> Public engagement required. The site contains an existing multi-unit dwelling and does not meet HAF criteria. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS191	Request submitted by NDD Law, on behalf of the property owner.	1798, 1800, 1802, 1804, and 1820 St. Margaret's Bay Road (PID 40027377)	Request to increase density.	<ul style="list-style-type: none"> Public engagement required. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.

Table A7-4: Suburban Site Specific Requests, That Do Not Meet The Criteria, Not Being Addressed Through HAF Urgent Changes to Planning Documents (Received After to January 17, 2024)

Request Number	Applicant	Location	Request Summary	Considerations for Further Study	Recommended Approach
SS193	Request submitted by Stephen Adams Consulting, on behalf of the property owner.	416 Rocky Lake Drive (PID 00428318)	Request to permit a 12-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. The site contains an existing multi-unit dwelling and does not meet HAF criteria. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS194	Request submitted by the property owner.	18 Coronet Avenue and 635 St Margarets Bay Road (PID 41513938, 40018574)	Request to increase density.	<ul style="list-style-type: none"> Public engagement required. The site contains an existing multi-unit dwelling and does not meet HAF criteria. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS197	Request submitted by KWR Approvals, on behalf of the property owner.	74 and 90 Union Street (PID 00431833, 00431841)	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. The location of the site does not meet the HAF Criteria. 	Consider through the Suburban Planning process.
SS198	Request submitted by KWR Approvals, on behalf of the property owner.	471 and 475 Herring Cove Road (PID 00281329, 00281337)	Request to permit a 7-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required. The site contains an existing multi-unit dwelling and does not meet HAF criteria. 	Consider through the Suburban Planning process.
SS200	Request submitted by the property owner.	21 Hogan Court (PID 41308602)	Request to permit a mixed-use building.	<ul style="list-style-type: none"> Public engagement required The location of the site does not meet the HAF Criteria. Concerns around the complexity of Bedford West Development Agreements (zoned BWCDD) 	Consider through the Suburban Planning process.
SS202	Request submitted by the property owner.	Bedford West Sub Area 4 Block 3-11A (PID 41479932)	Request to permit two 12-storey multi-unit residential buildings.	<ul style="list-style-type: none"> Public engagement required. The location of the site does not meet the HAF Criteria. Concerns around the complexity of Bedford West Development Agreements (zoned BWCDD) 	Consider through the Suburban Planning process.
SS147	Request submitted by the property owner.	636 Bedford Highway (PID 41072778)	Request to permit a 9-storey multi-unit residential building.	<ul style="list-style-type: none"> Public engagement required 	Consider through active Development Agreement Amendment Application.