

March 18, 2025  
PUBLIC HEARING

**HALIFAX**

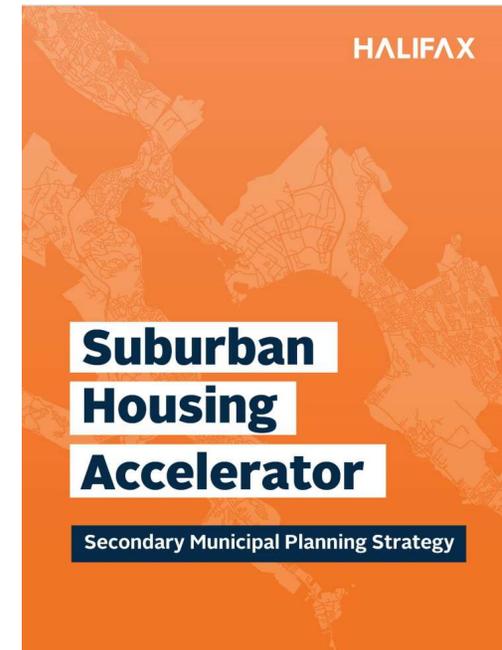
**Urgent Changes to Planning  
Documents for Housing:  
Additional Sites (2024-01198)**

# Outline

- Background on the Urgent Changes to Planning Documents for Housing and the Additional Sites package
- Overview of the Additional Sites recommendations
- Process for consideration by Regional Council

# Background

- Regional Council approved 28 sites for inclusion in the Suburban Housing Accelerator Plan.
- To be selected, sites needed to meet a series of criteria.
- A new Community Plan and Land Use By-law was created to advance opportunity sites in the Suburban Area.
- Approved sites are subject to Interim Density Bonusing.



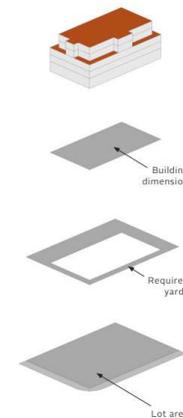
# Site Selection Criteria

- **Lot Size:** Sites must be smaller than 2 hectares
- **Location:** Projects must meet at least one of the following:
  - be within 800 metres of a proposed Rapid Transit route
  - be within 1200 metres of a proposed Rapid Transit terminal
  - be within 800 metres of a post-secondary institution campus, or
  - be a site identified by the Provincial Land for Housing Program or a housing non-profit
- **No Net Loss:** Projects must not result in the demolition of an existing multi-unit dwelling
- **Environmental Protection:** Sites must not be located within a coastal or watercourse setback

# HA Designation & Zone

- Suburban Housing Accelerator Plan & By-law includes one designation and zone (HA) generally based on the requirements of the HR1 zone from the Centre Plan.
- Allows for “as-of-right” development of zone, built form and other by-law requirements are met.

| HOUSING ACCELERATOR (HA) ZONE   |  |
|---|--|
| The Housing Accelerator Designation has only one zone: Housing Accelerator (HA) |  |
| MINIMUM LOT AREA  | 220 square metres  |
| MINIMUM LOT FRONTAGE  | 12.2 metres, except for townhouses   |
| MAXIMUM BUILDING DIMENSIONS   | Below streetwall - 6.4x6.4 m<br>Above streetwall: 40 metre width and 35 metre depth, and max 900 square metres on average per storey.<br>Any tower portions above a streetwall must be located at least 12.5 metres from any property line and 20 metres from any other tower portion of the same development. |
| MAXIMUM HEIGHT  | Ranges from 3 storeys to 14 storeys. See Schedule 2 - Maps 1 to 5 of the SHA LUB.  |
| REQUIRED SIDE YARD  | 3.0 metres if not abutting residential or park zone (Transition Line)<br>6.0 metres if abutting residential or park zone (Transition Line)   |
| REQUIRED REAR YARD  | 6 metres (6 storeys or less)<br>8 metres (6 storeys or taller)   |
| REQUIRED FRONT YARD   | Typically 2.5 to 4.0 metres  |
| MAXIMUM STREETWALL HEIGHT   | 3 storeys, but 6 storeys for a wood-frame or mass timber construction.   |
| ARTICULATION BREAKS   | Every 10 metres  |
| CAR PARKING REQUIREMENTS  | None   |
| UNIT MIX  | New buildings over 40 units must provide at least 25% two-bedroom units  |
| AMENITY SPACE   | 5 square metres per unit; minimum 50% of space provided within indoor spaces (not necessarily in the main dwelling)  |
| APPROVAL PROCESS  | Development Permit, with Density Bonus required. Non-profit Organizations are exempt from Density Bonus.   |



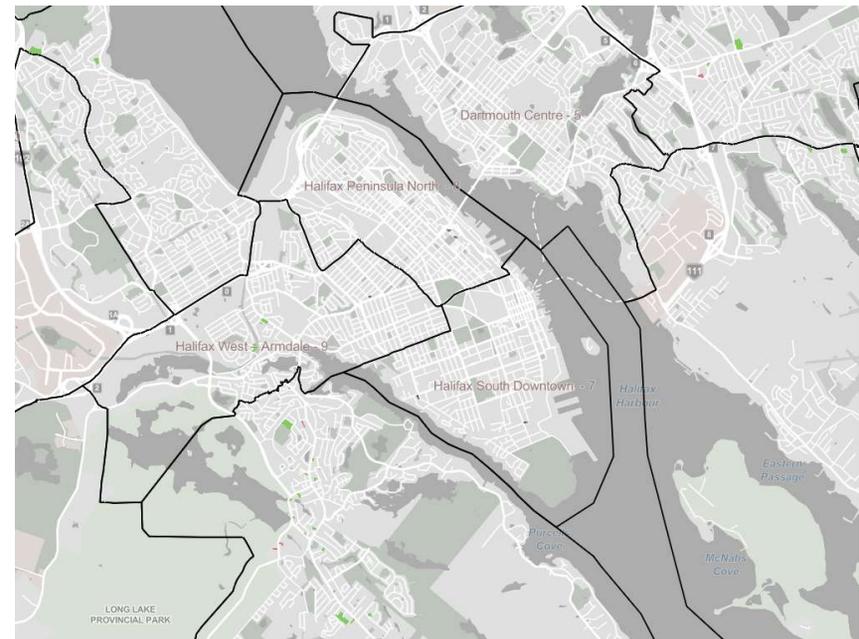
# Additional Sites

- During the 2024 Housing Accelerator Fund engagement, the municipality received an additional 92 site-specific development requests in the Suburban Area.
- Of these, several sites met the established criteria for consideration but were not advanced as they had not been included in the public engagement.
- These sites are what are before Regional Council today for consideration.

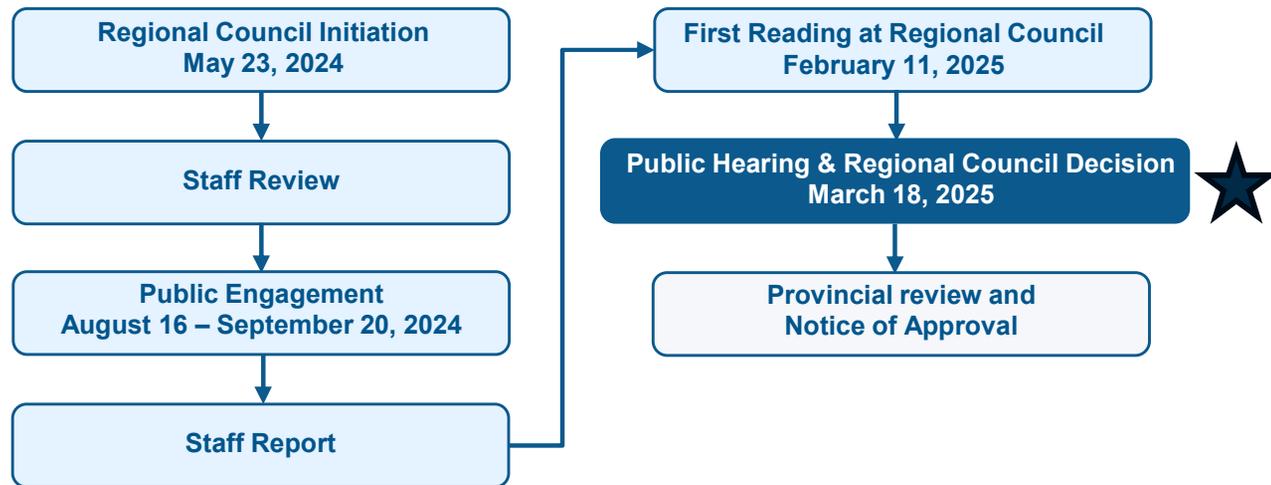
# Additional Sites

As part of the approval of the Urgent Changes to Planning Documents for Housing amendments Council directed that staff further consider amendments for:

- 31 requests in the Suburban Area
- 5 requests in the Regional Centre



# Process to Date



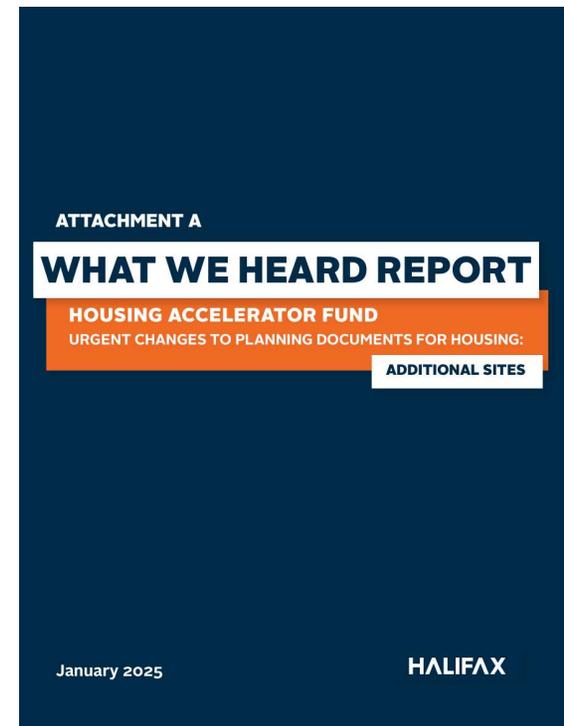
# Additional Sites Engagement

- Public engagement on this additional package of site-specific took place from August 16, 2024 to September 20, 2024.
- Engagement included mailouts to residents within 80 metres of all sites and a project website.
- Requests were also circulated to internal and external service providers for review.



# What We Heard Report

- What We Heard Report for the Additional Sites engagement included as an attachment.
- Provides a summary of the engagement that took place, an overview of the key themes from the feedback, and a record of all correspondence received.



# What Did We Hear?

- The municipality received approximately 200 pieces of correspondence and one petition.
- Feedback included general support for action on the housing crisis and the need to improve housing affordability.
- Concerns included losing community character and impacts on infrastructure, like roads, schools, transit, water and sewer.
- Feedback was largely related to individual site-specific development requests.



# Recommendations

After completing engagement and review, staff are recommending:

- **21** sites in the Suburban Area be added to the Suburban Housing Accelerator Plan and By-law.
- **10** sites in the Suburban Area be referred to the Suburban Planning process for further consideration.
- **4** sites in the Regional Centre be rezoned.
- **1** site in the Regional Centre retain its existing zoning.

# Housekeeping Amendments

- Reviewing the transition lines in the Suburban Housing Accelerator By-law.
- Updating the Suburban Housing Accelerator By-law to maintain consistency with the Centre Plan for minor built form regulations.
- Addressing mapping errors from the original Housing Accelerator Fund Amendments Package.
- Addressing a drafting error for the C-2 Zone in Eastern Passage.

# Administrative Order 48

- Proposed amendments include adding any new Suburban Housing Accelerator Plan sites to Regional Council's jurisdiction for Land Use By-law Amendments.
- These changes are consistent with amendments made for the first package of Suburban Housing Accelerator Plan sites approved in 2024.

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**Site Recommendations for the  
Urgent Changes to Planning  
Documents for Housing:  
Additional Sites Package**

# Bedford & Halifax Mainland Plan Areas

Recommendation:  
HA Zone

Maximum Height:  
390 Bedford Hwy (SS114): 4 storeys  
646 Bedford Hwy (SS129): 5 storeys  
380 Bedford Hwy (SS144): 4 storeys  
117 Kearney Lake Rd (SS158): 7 storeys



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# Halifax Mainland Plan Area

Recommendation:

HA Zone

Maximum Height:

30 Ridge Valley Rd (SS020): 8 storeys

186 & 188 Herring Cove Rd (SS138): 5 storeys

1 & 3 Maplewood Dr (SS146): 4 storeys

2882 Joseph Howe Dr (SS164): 6 storeys



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# Halifax Mainland Plan Area

Recommendation:  
HA Zone

Maximum Height:

48 Old Sambro Rd (SS116): 4 storeys

92 Old Sambro Rd (SS137): 5 storeys

339 Herring Cove Rd (SS141): 7 storeys

9 Dentith Rd (SS167): 5 storeys

29-33 Pine Grove Dr (SS170): 3 storeys

32A, 32B, 34A & 34B Old Sambro Rd (SS224): 4 storeys



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# Halifax Mainland Plan Area

Recommendation:

HA Zone

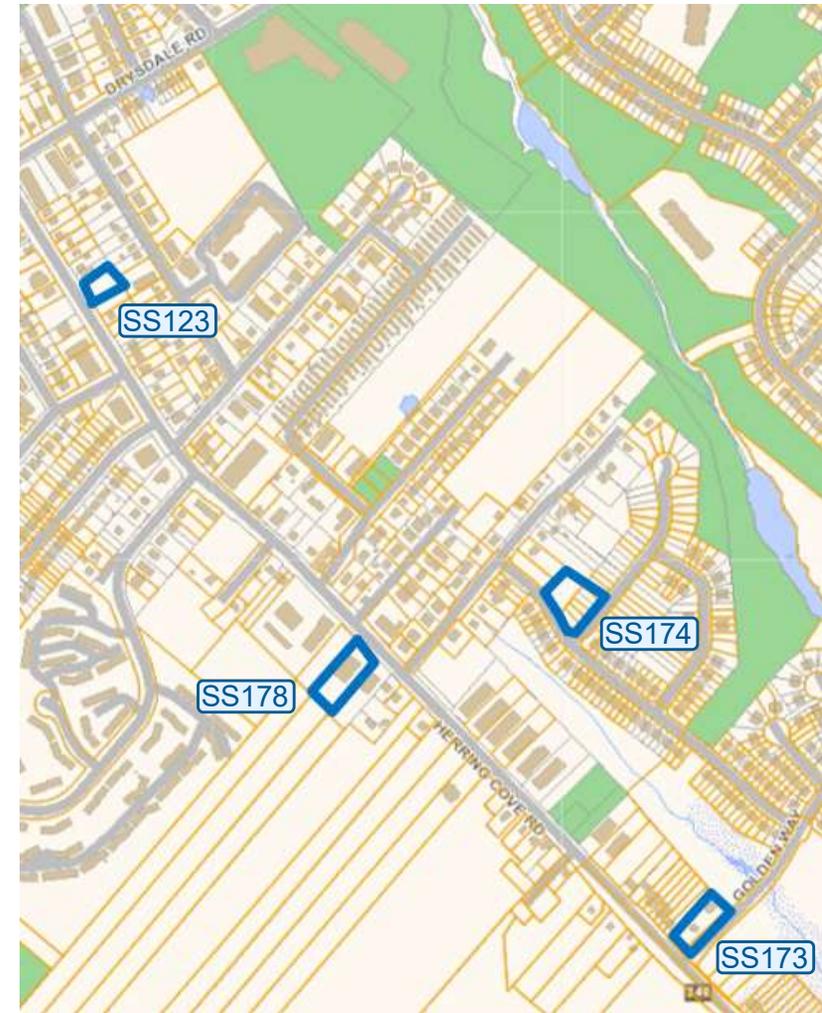
Maximum Height:

466 Herring Cove Rd (SS123): 5 storeys

564 Herring Cove Rd (SS173): 5 storeys

21 McIntosh St (SS174): 3 storeys

531 Herring Cove Rd (SS178): 5 storeys



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# Dartmouth Plan Area

Recommendation:

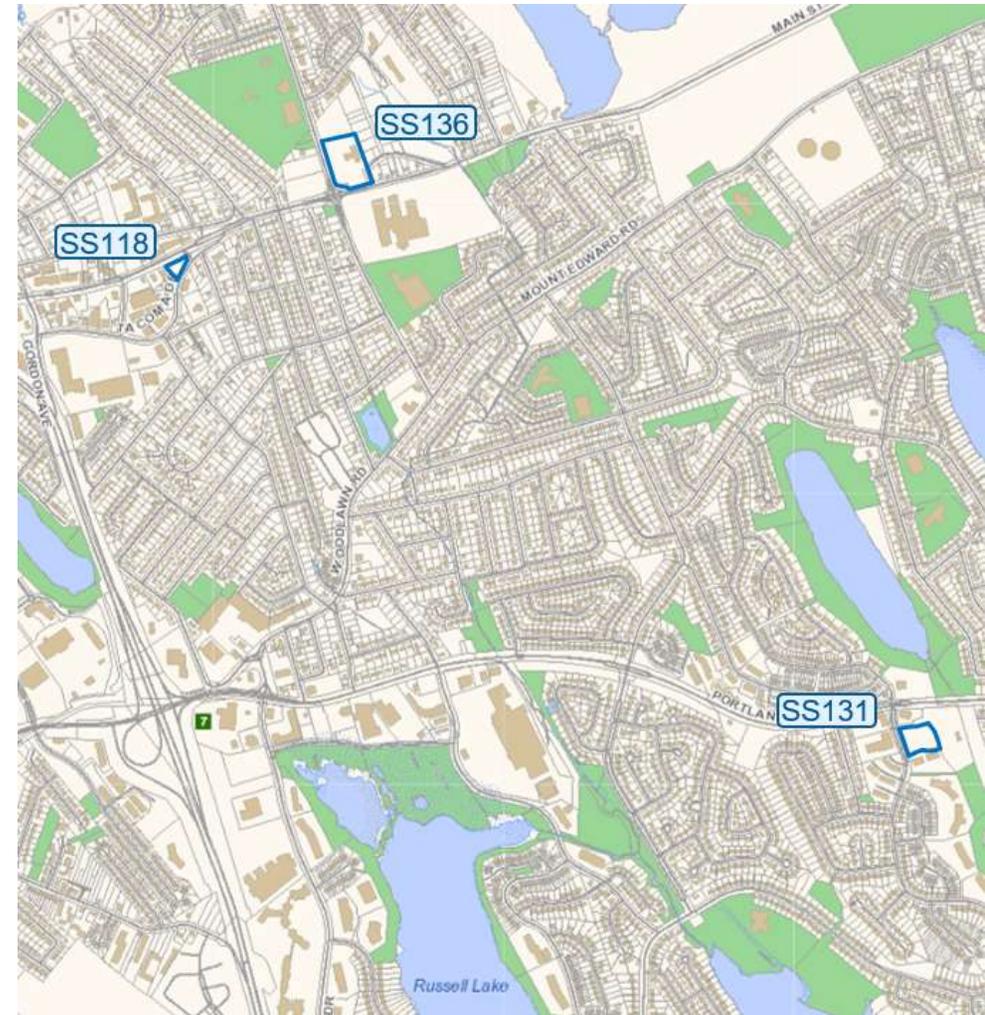
HA Zone

Maximum Height:

174 Main St (SS118): 9 storeys

651 Portland Hills Dr (SS131): 10 storeys

15 Caledonia Rd (SS136): 14 storeys



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# Regional Centre Plan Area

## 2487-2495 Brunswick Street

Recommendation: HR-1 Zone  
Maximum Height: 11-metres

## 2627-2639 Connolly Street

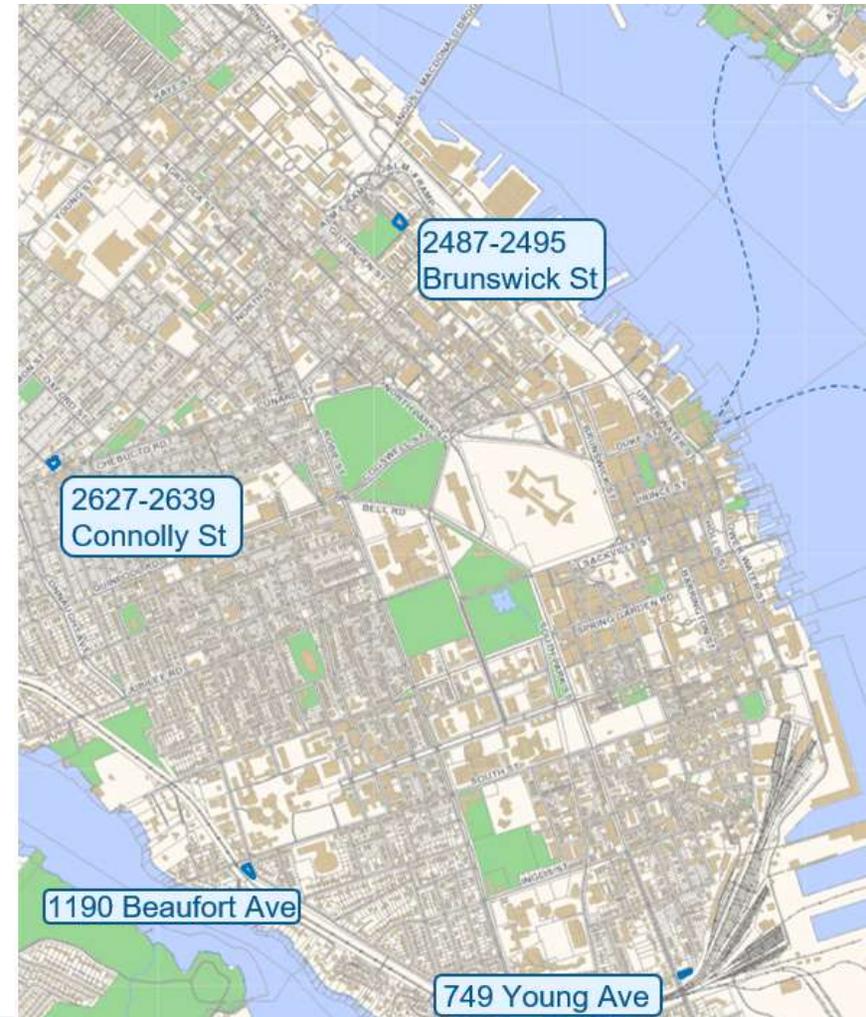
Recommendation: COR Zone  
Maximum Height: 5-storeys

## 1190 Beaufort Avenue

Recommendation: PCF Zone

## 749 Young Avenue

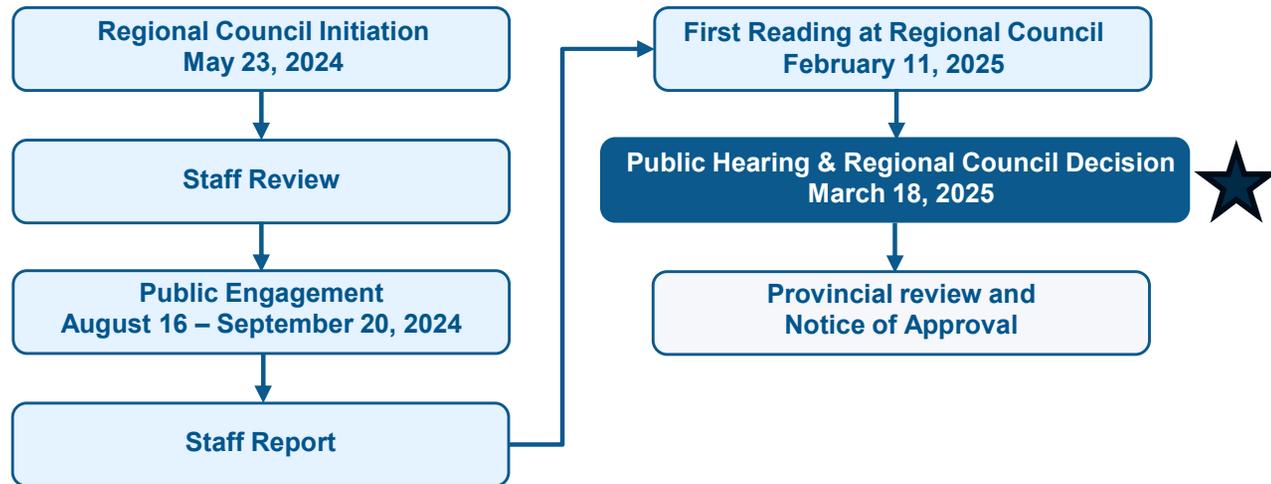
Recommendation: ER-2  
Maximum Height: 11-metres



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**NEXT STEPS**

# What are the next steps?



# Second Reading Council Amendments

- Council may make non-substantive changes to the recommendations.
- Changes deemed to be substantive would require a second public hearing/process.



**RECOMMENDATION**

# Recommendation

That Halifax Regional Council:

1. Adopt the proposed amendments to the applicable secondary municipal planning strategies and land use by-laws, as set out in Attachments 2.02 to 2.18.
2. Adopt the proposed amendments to Administrative Order 48, the Community Council Administrative Order, as set out in Attachment 4.

# Thank You

[www.halifax.ca/haf](http://www.halifax.ca/haf)