

March 18, 2025
PUBLIC HEARING

HALIFAX

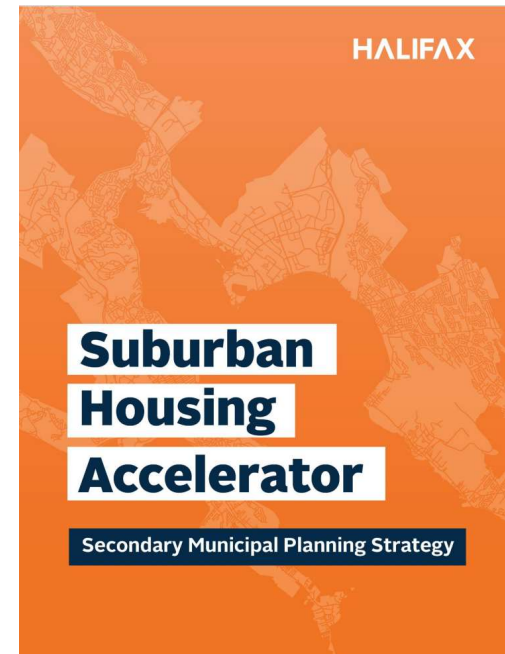
Urgent Changes to Planning Documents for Housing: Additional Sites (2024-01198)

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 - 64x64 m Above streetwall: 40 metre width and 35 metre depth, and max 900 square metres on average per storey. Any tower portions above a streetwall must be located at least 12.5 metres from any property line and 25 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) 6.0 metres if abutting residential or park zone (Transition Line)
REQUIRED REAR YARD	6 metres (6 storeys or less) 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.

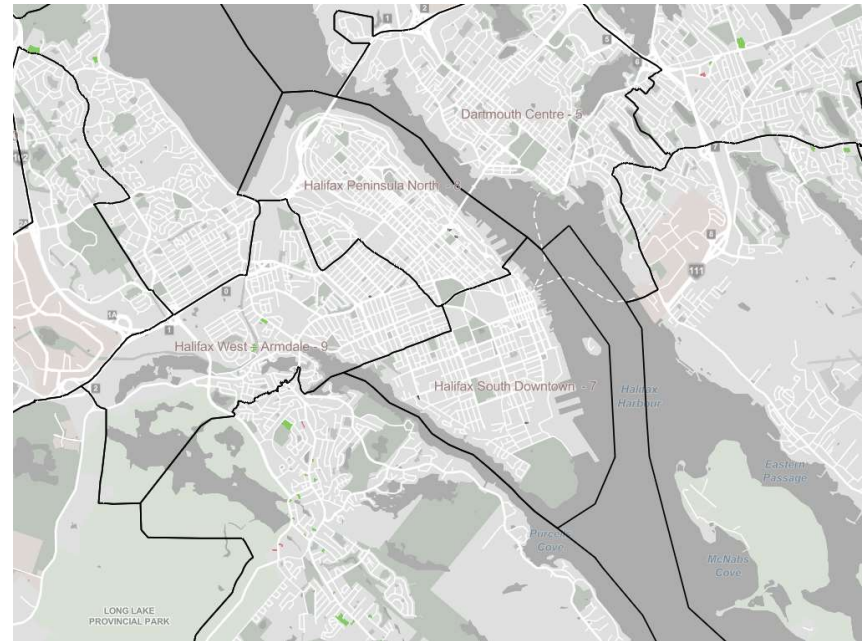
Additional Sites

- 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.

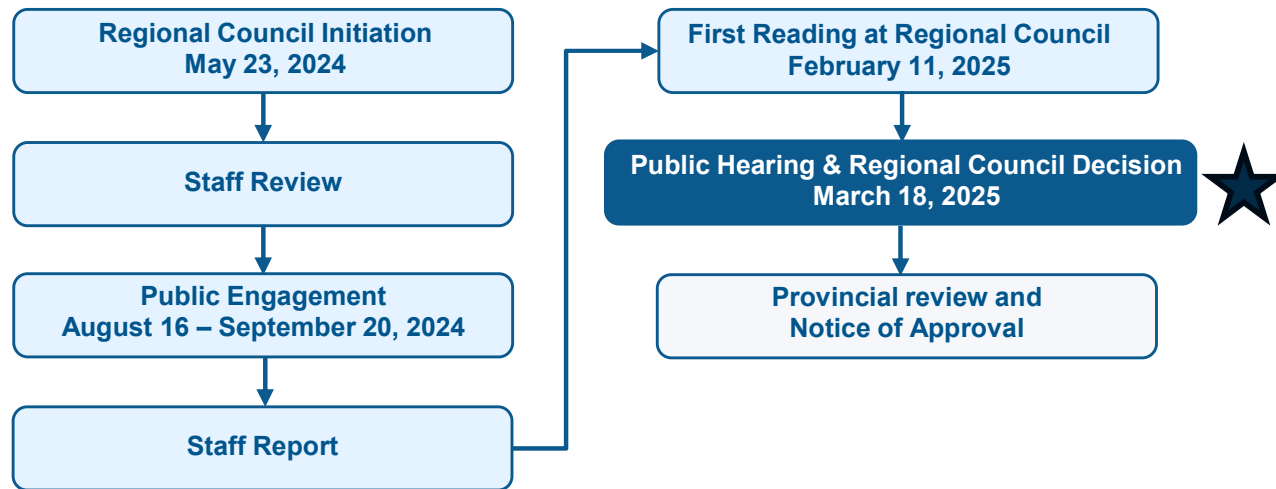
Additional Sites

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



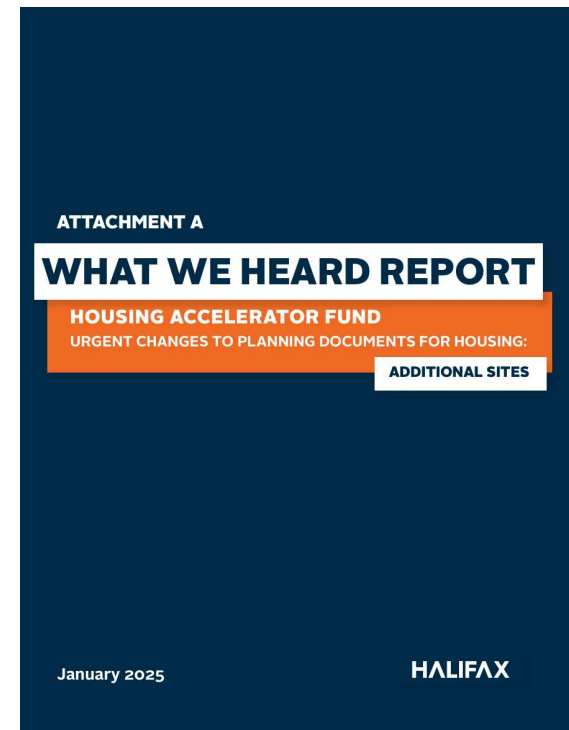
Additional Sites Engagement

- 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

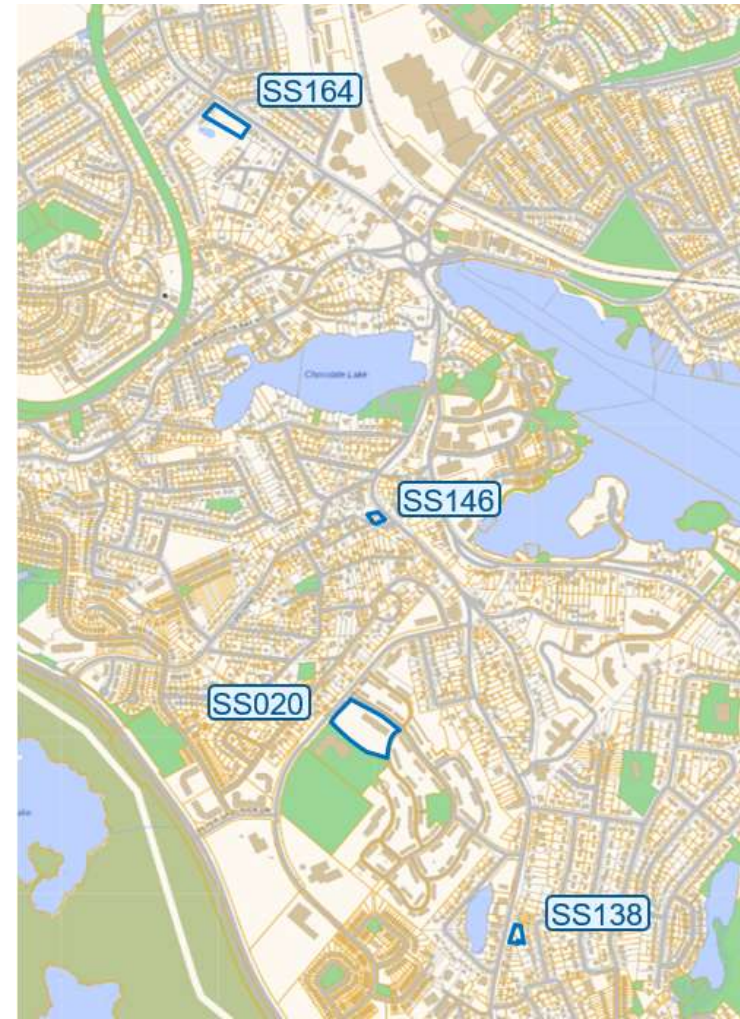
Maximum Height:

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

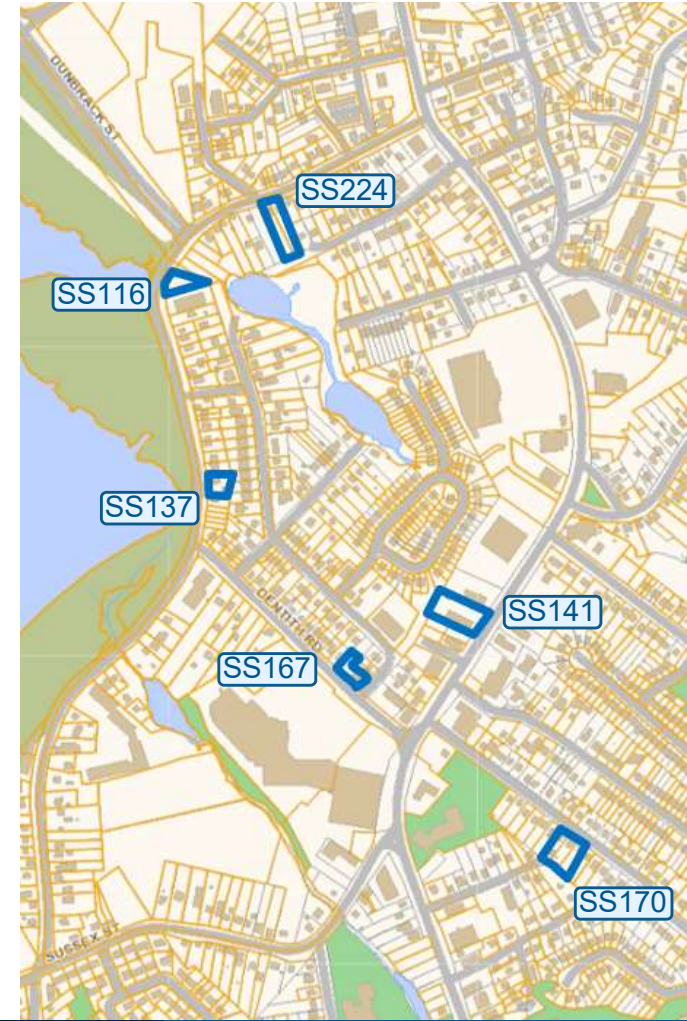
92 Old Sambro Rd (SS137): 5 storeys

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

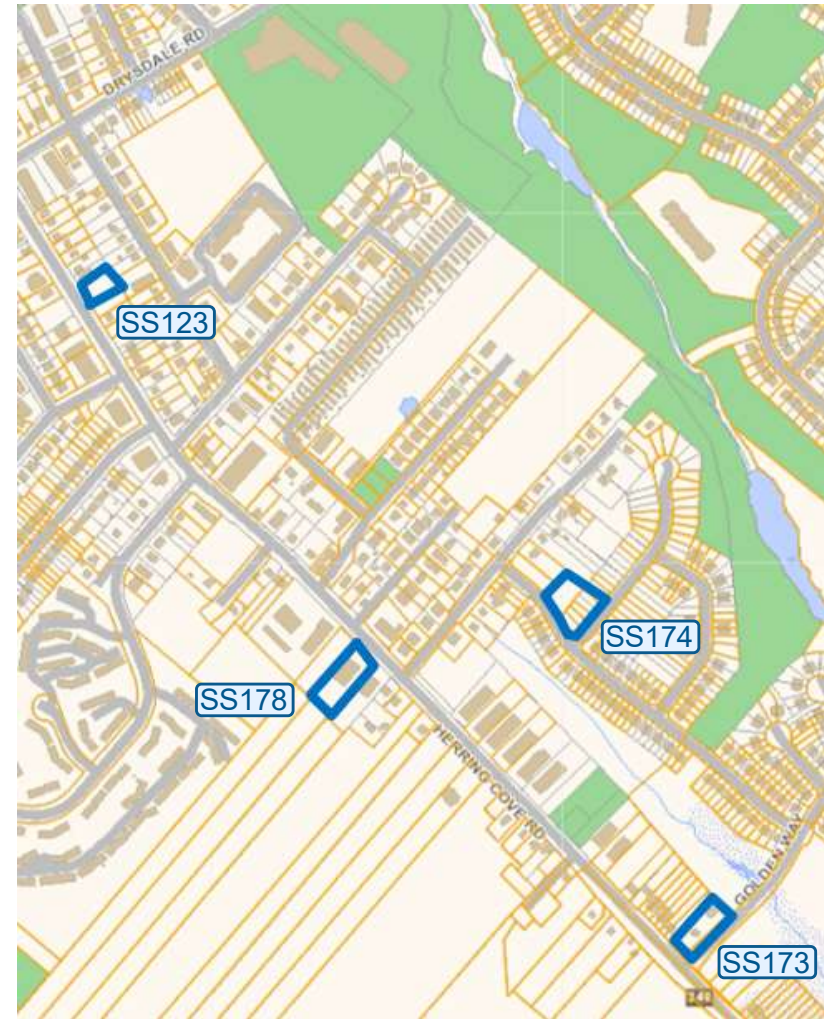
Maximum Height:

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:

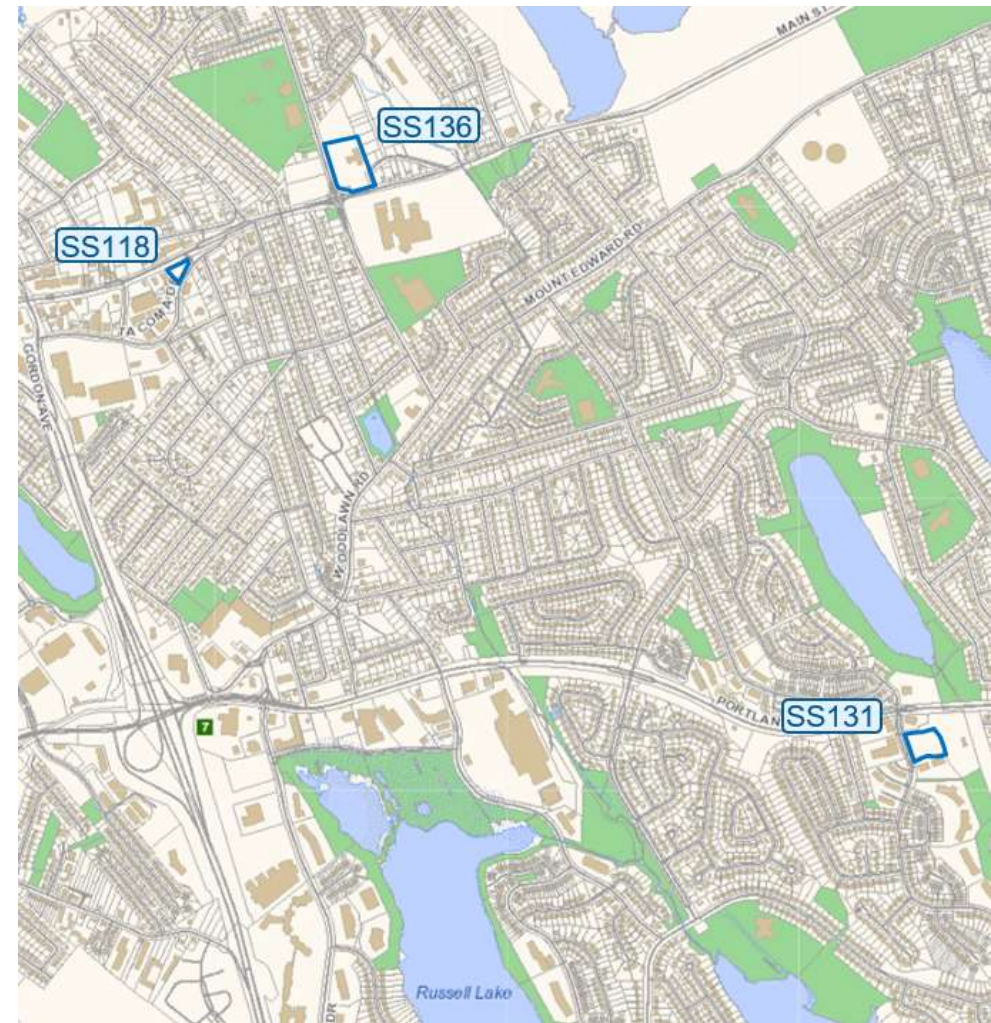
HA Zone

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

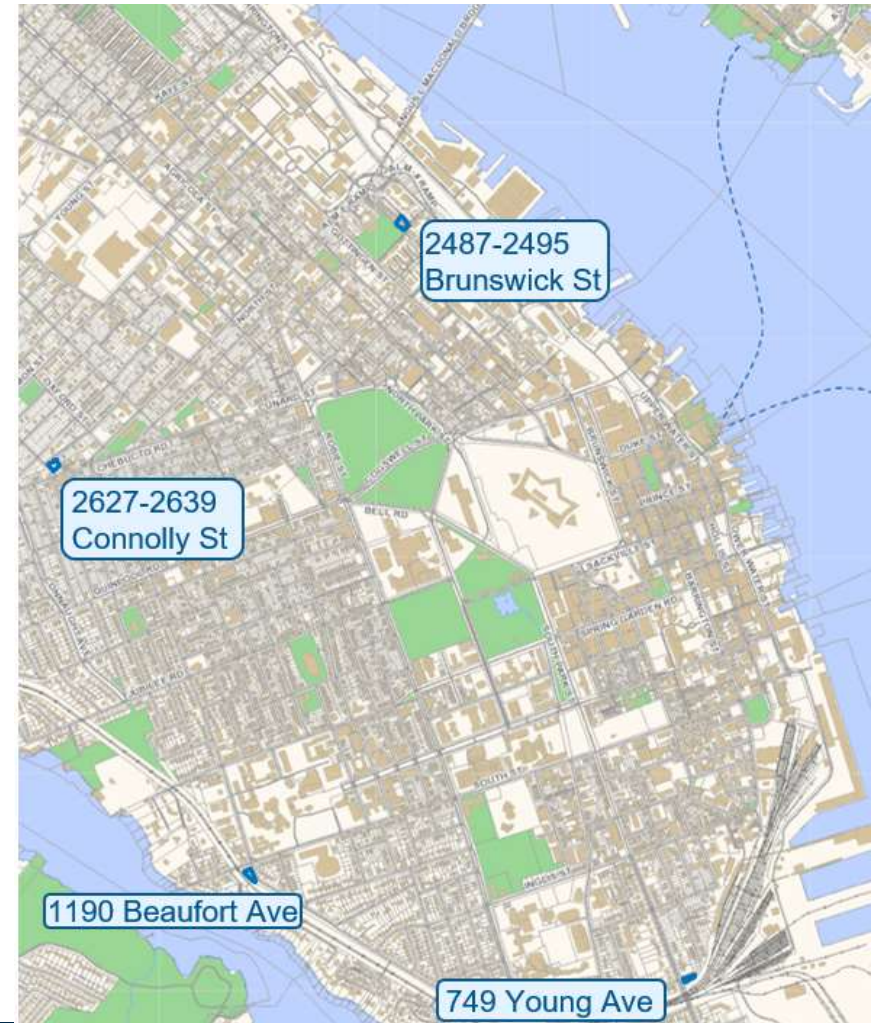
1190 Beaufort Avenue

Recommendation: PCF Zone

749 Young Avenue

Recommendation: ER-2

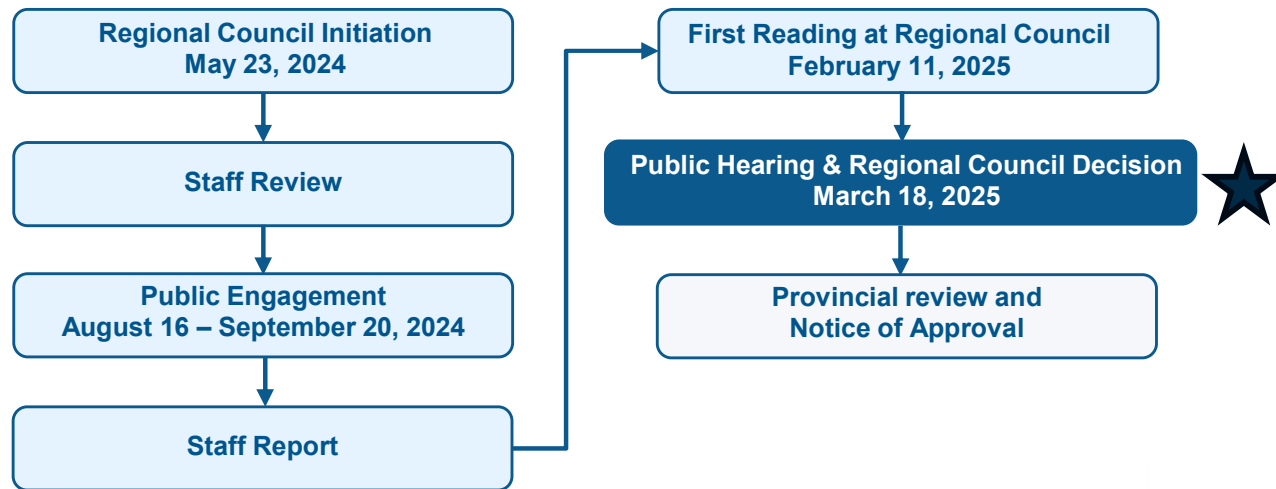
Maximum Height: 11-metres



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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

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