Re: Item 10.1.1

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Public Hearing
PLANAPP 2023-00408

Development Agreements for lands near the Halifax Mainland Common (PIDs 41477720, 40550774, and 00330845)

Halifax and West Community Council

April 21, 2026

Proposed Development

Applicant: WM Fares Architects

Location: Lands near Halifax Mainland Common

Proposal: Mixed use, multi lot development

Type of Application: Development Agreement

Site Context

General Site location in Red

Site Boundaries in Red

Neighbourhood Context

Planning Policy Overview

Regional Plan & Subdivision By-law

Community Plan

Land Use By-law (Zoning)

Guide where population growth and the investment of services like transit, piped water and sewer should occur.

Planning Policy Overview

Regional Plan & Subdivision By-law

Community Plan

Land Use By-law (Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

Planning Policy Overview

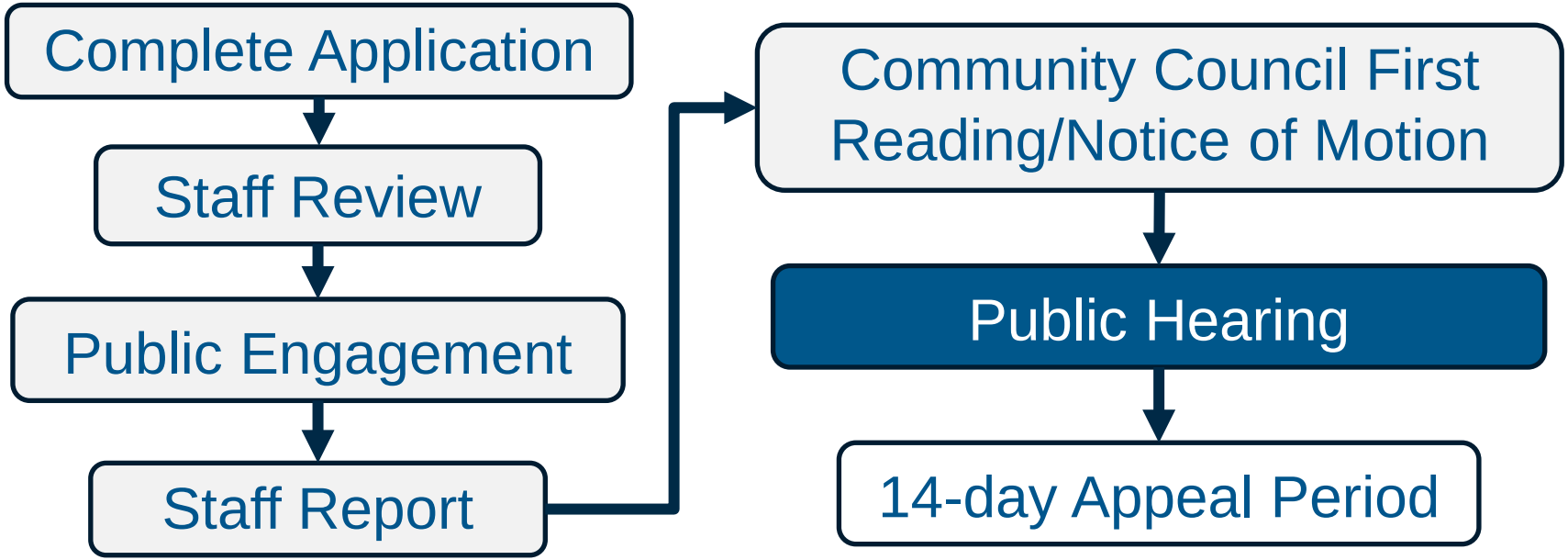
Regional Plan & Subdivision By-law

Community Plan

Land Use By-law (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public.

Development Agreement

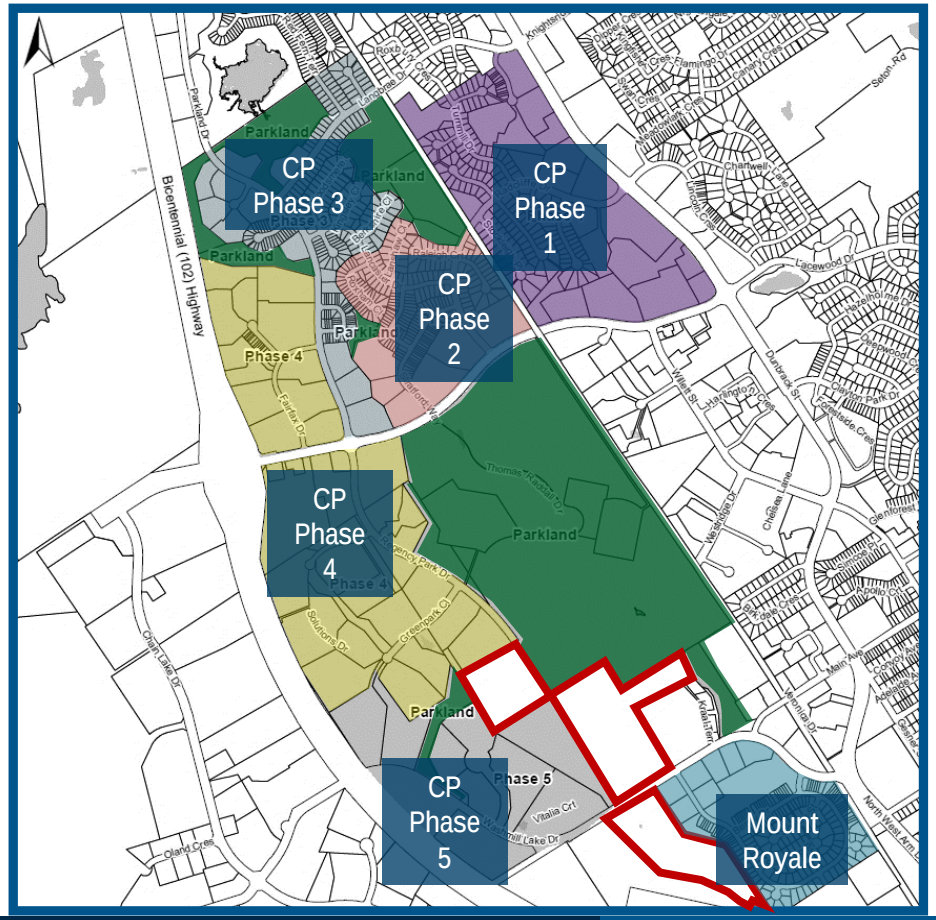


Planning Overview

- Municipal Sewer and/or Water: Yes
- Zone: R-3 (General Residential and Low-Rise Apartment) Zone
- Designation: Residential Environments
- Existing Use: Commercial Recreation and Vacant
- Enabling Policy: Policy 3.23 & Policies 3.3, 3.3.1, and 3.3.2

Planning History

- Schedule ‘K’ Developments
- Est. 45 years ago to guide the development of large undeveloped areas in Clayton Park



Planning History

Schedule K – Two Stage Approval Process

Stage I: High-level matters such as land use, residential densities, parking requirements, parkland dedication and road networks.

Stage II: Detailed matters such as residential unit types and locations, and architectural building designs.

The applicant is requesting consideration of both the Stage I and Stage II development agreements under this application

Planning History

- In 2018, Community Council approved a Stage I development agreement for the site.
- That agreement permits 1,216 residential units, including apartments and townhouses.

Planning History

- In 2023, the property owner applied to amend the existing development agreement (subject application).
- Given significant changes, it is proposed to discharge the existing Stage I DA and replace it with the proposed application

Planning History

- In 2024 HAF amendments repealed Schedule ‘K’ and applied Halifax Mainland LUB zones to reflect existing development patterns.

- Intent was to allow expanded development rights (up to four units per lot) to areas already built under Schedule K policies.

Policy Consideration

Enabling Policy 3.23:
This is a transition policy that allows Council to consider in progress applications for lands within the former Schedule K lands.

- Applications that were submitted prior to Council's April 9, 2024 notice of intent to consider the HAF amendments can continue to be evaluated.
- Applications proceed to a public hearing within 36 months of April 9, 2024.

Policy Consideration

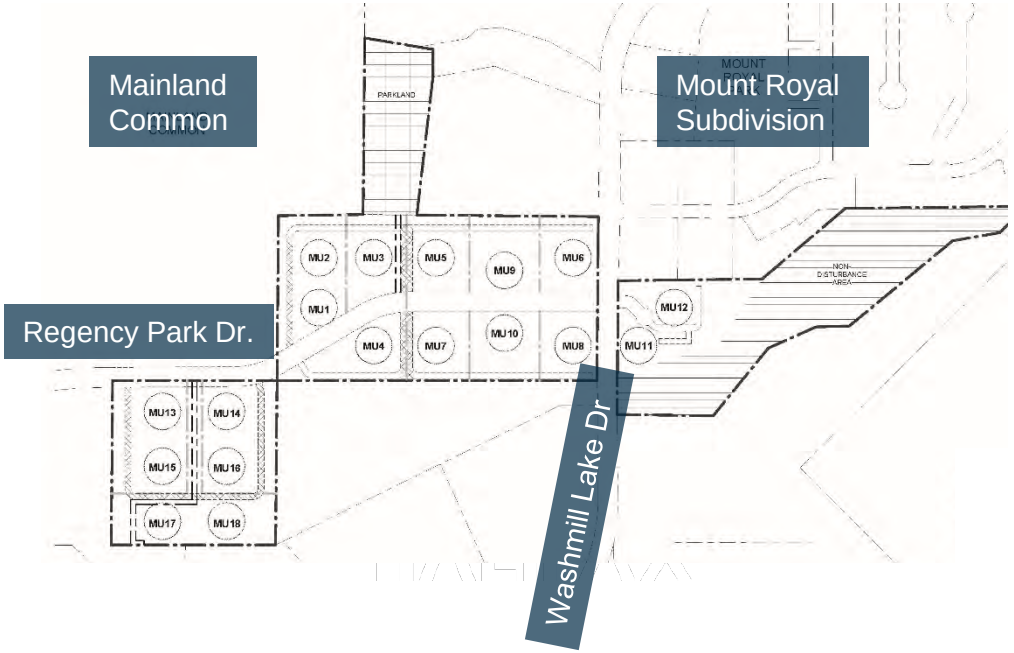
Enabling Policies 3.3, 3.3.1, and 3.3.2:
These policies allow for Council to consider comprehensive developments within Schedule K lands that consist of a mixture of uses and housing

Proposals made under these policies must consider the following:

- Primarily residential
- Emphasis on a mix of housing types
- Provision for commercial uses
- Conservation of natural environment
- Provides a multi-modal transportation network

Proposal Details

- 18 buildings ranging from 16 to 28 storeys (~3,830 residential units)
- Commercial space located along Regency Park Drive
- ~4 acres of public parkland
- ~2.96 acres of private landscaped open space and amenity areas
- ~9.8 acres of non-disturbance area
- Extension of Regency Park Drive



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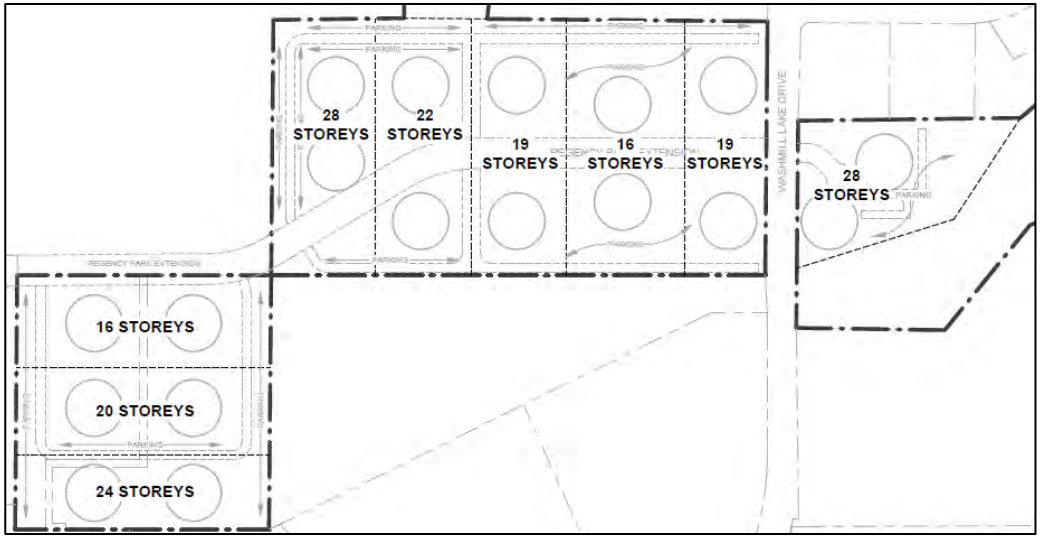
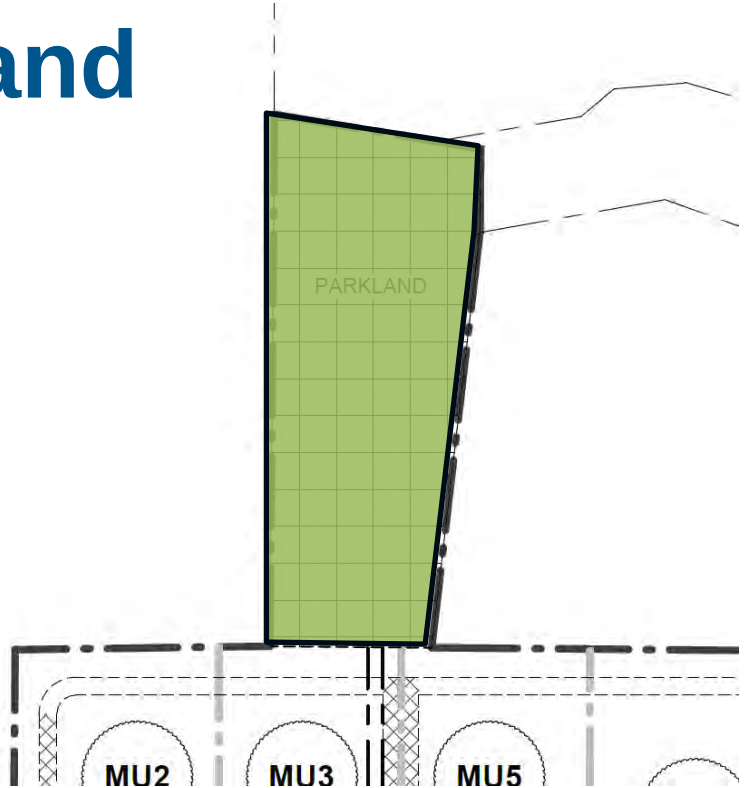
Development – Built Form

- Building height provisions
- Maximum streetwall heights
- Maximum floor plate requirements
- Pedestrian-oriented ground floor requirements
- Wind and microclimate study requirements



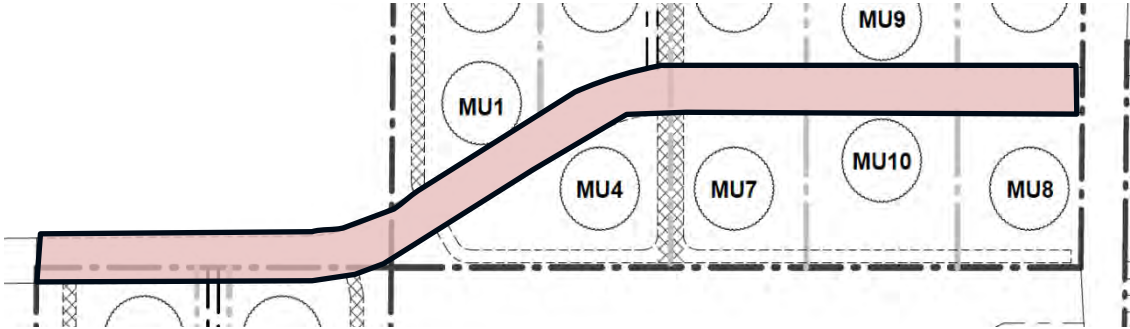
Development – Parkland

- Approximately 3.95 acres of parkland to be added to the existing Mainland Commons.
- Requirement to construct a trail as part of the dedication on the new parkland.



Development – Regency Park Drive Ext.

- Completes a key gap in the mobility network, improving overall multimodal connectivity.
- Designed as a complete street, supporting vehicles, transit, cyclists, and pedestrians and confirmed feasible through a Traffic Impact Study with targeted intersection upgrades.



Public Engagement Feedback

Notifications Mailed	2,640
Individual Calls/Emails	12
Webpage Views	2,866
Survey Responses	105

Level of engagement completed was consultation achieved via the HRM website, signage posted on the subject site, a mail out notification, an online survey, and an online information video.

Public Engagement Feedback

Feedback included:

- Traffic Safety
- Construction and Impact on Infrastructure
- Loss of Green Space
- Need for Housing/Support for the Development

Development Process

Concept Stage – Development Agreement

Overall site layout and land use

- Location of roads and access points
- Location and size of parks and open space
- General building locations and massing
- Pedestrian and trail network concept
- Establishment of design standards
- Broad urban design and public realm framework

If Approved

Detailed Design – Subdivision & Building Permits

Detailed site plans

- Road geometry, grading, and servicing
- Street tree species and spacing
- Detailed landscaping and planting plans
- Trail alignment and construction details
- Building architecture and materials
- Wind and microclimate studies
- Detailed stormwater management

Elements of Development Agreement

- 18 buildings, ranging from 16 to 28 storeys
- ~3,830 residential units (multi-unit and grade-oriented)
- ~14,461 m² of commercial space along Regency Park Drive
- Regency Park Drive extended to Washmill Lake Drive with bike lanes, transit, and active transportation connections
- Parks, trails, and open space integrated into Mainland Commons, including ~4 acres of parkland and ~3 acres of landscaped amenity space
- ~9.8 acres (39,659 m²) of non-disturbance area to protect a significant wetland and riparian zone
- Mixed-use high-rise development required to meet Regional Centre LUB–type regulations (e.g. wind impact analysis)

Key Aspects - Development Agreement

- Approval establishes a pseudo-LUB, with detailed building and site design addressed at permitting.
- Regulations and standards are set now, via the DA, to guide detailed design (e.g., wind studies, streetscape requirements, detailed stormwater management).
- An updated Transportation Impact Study is required at 60% build-out to reassess infrastructure and impacts.

Non-Substantive Amendments

A ‘Non-Substantive Amendment’ is a change to the agreement which can be made without a formal Public Hearing. The Development Officer or Community Council could authorize this change by resolution. These include:

- Changes to the building siting and landscaping requirements due to unforeseen topographical challenges at detailed design;
- Changes to the bike parking requirements to reflect the standards of the underlying land use by-law regarding the rate of Class A and B parking provisions; and
- Extension to the dates of commencement and completion of development.

Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend:

HWCC approve the proposed development agreements, which shall be substantially of the same form as set out in Attachments A and B of the staff report.

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Thank You

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April 21, 2026