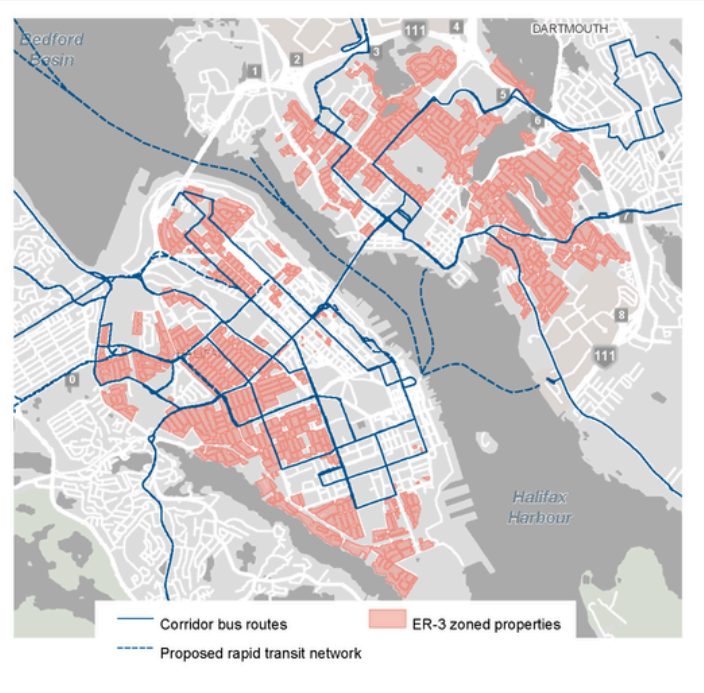
Missing middle housing in the Established Residential (ER-3) zone

ER-3 neighbourhoods are already serviced with water and wastewater infrastructure and are within walking or rolling distance to transit, parks, retail, services, education and jobs, making these communities ideal places to direct housing.

Permitting missing middle housing as-of-right (meaning it can be developed according to zoning regulations without requiring special permission) in the ER-3 zone spreads the impacts of new development across the Regional Centre instead of limiting it to one area.

Increased density supports investment in improved services and infrastructure in your community. It can also attract businesses and institutions that encourage complete communities, such as daycares, grocery stores, medical clinics.



The Established Residential Designation makes up over 30 per cent of land in the Regional Centre, and nearly all ER-3 zoned properties are within a 400 metre distance from a corridor transit route (1-10) or proposed Rapid Transit route. The Centre Plan directs infill development, including missing middle housing, to areas where transportation infrastructure and services already exist. Gradually increasing density in these locations can:

- Support investments in the transit system and active transportation network, making the system more economically viable; and
- Reduce car-dependency and transportation-related greenhouse gas emissions.

Municipal employees continuously share information and work with service providers, municipal partners and external agencies. This allows us to assist in coordinating infrastructure planning in response to population growth in the municipality.

There is ongoing work that will identify upgrades and direct funding to support anticipated population growth in the Regional Centre.

- Halifax Water - updated Integrated Resource Plan
- Regional Plan Review – Phase 5
- Strategic Growth and Infrastructure Plan
- Functional plans (such as Portland Street, Windmill Road and Alderney Drive) and Transit Priority Corridor planning

Addressing constraints in local water, wastewater, stormwater and transportation infrastructure are the responsibility of the developer. The municipality and Halifax Water will continue to address regional infrastructure and service needs in both the short and long-term.