

Preliminary Housing and Population Issue Paper

Supplementary Report

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HALIFAX

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1 Report Purpose

1.1 Overview

As part of the engagement on the Themes and Directions Report, staff have been receiving feedback on the Preliminary Housing and Population Issue Paper¹.

Each time the Regional Plan is reviewed, the Municipality assesses its progress toward achieving the housing growth targets. This requires evaluating population and housing forecasts and their relationship to the available supply of developable land, housing supply and demand, and the provision of a range of housing choices.

The goal of this work is to understand the dynamic between the projected demand for housing and Halifax's land use capacity to accommodate residents in different housing types. The projections and assessments of regulatory capacity are not meant to be predictions, but instead a way of testing and assessing the resiliency of our policy, regulations, and growth targets. This will help us to understand the different ways we can create strong policy to support housing our residents today and in the future.

Transitioning from an estimation of regulatory capacity to a built unit is influenced by a myriad of factors. The capacity of existing infrastructure, the capacity of the development industry to construct, and the size and number of households that will occupy these units are all examples of factors that influence the supply of housing. The market will ultimately establish how much additional intensification and housing is provided.

This Report is meant to provide Regional Council and the public with more information in support of the Preliminary Housing and Population Issue Paper, based on additional analysis staff have completed to respond to changing conditions, as well as the feedback we received over the course of the Phase 2 engagement period.

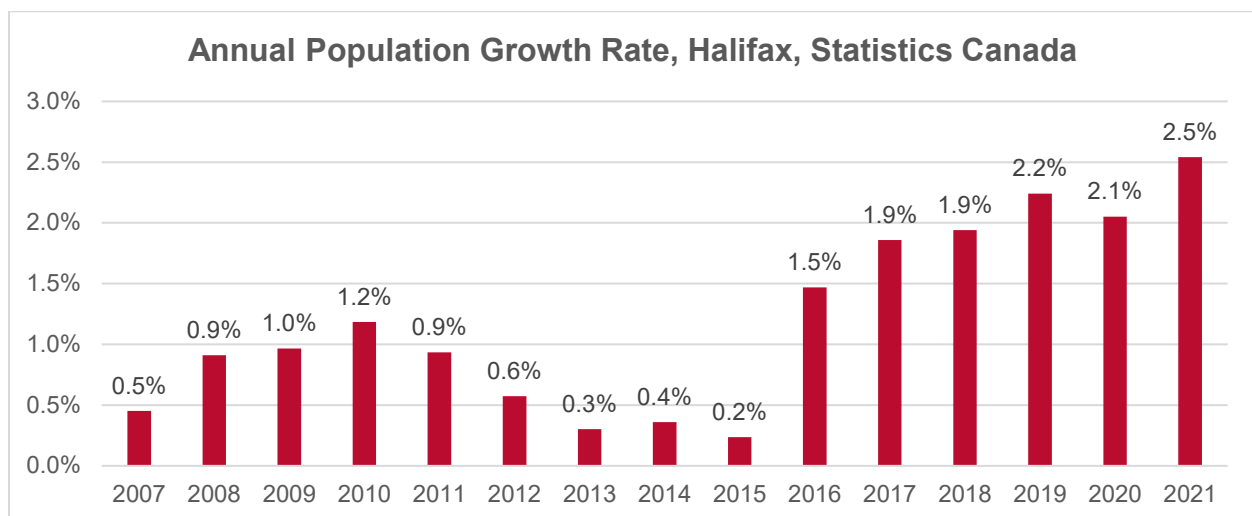
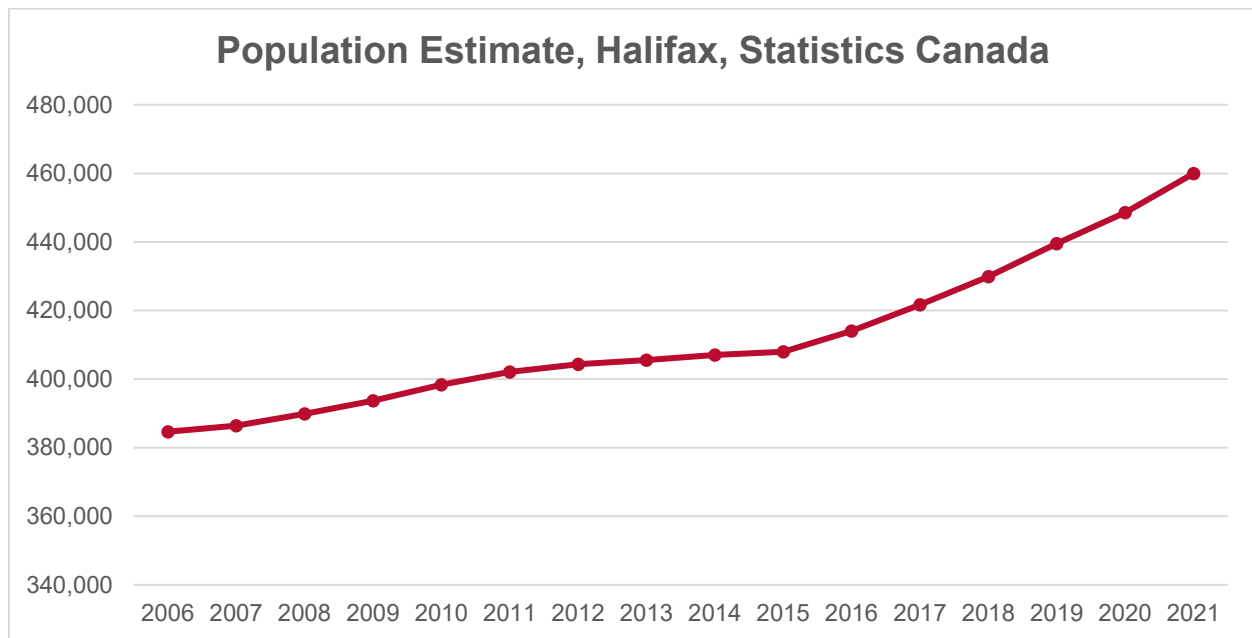
HRM staff will continue to receive feedback on the analysis and will monitor data as it is published. We will be re-examining population scenarios with the release of the components of population change for this past year in early 2022, with any updated information from the Provincial or Federal Governments, and as new population estimates are published every year.

¹ <https://www.shapeyourcityhalifax.ca/12651/widgets/93522/documents/58875>

2 Population Scenarios

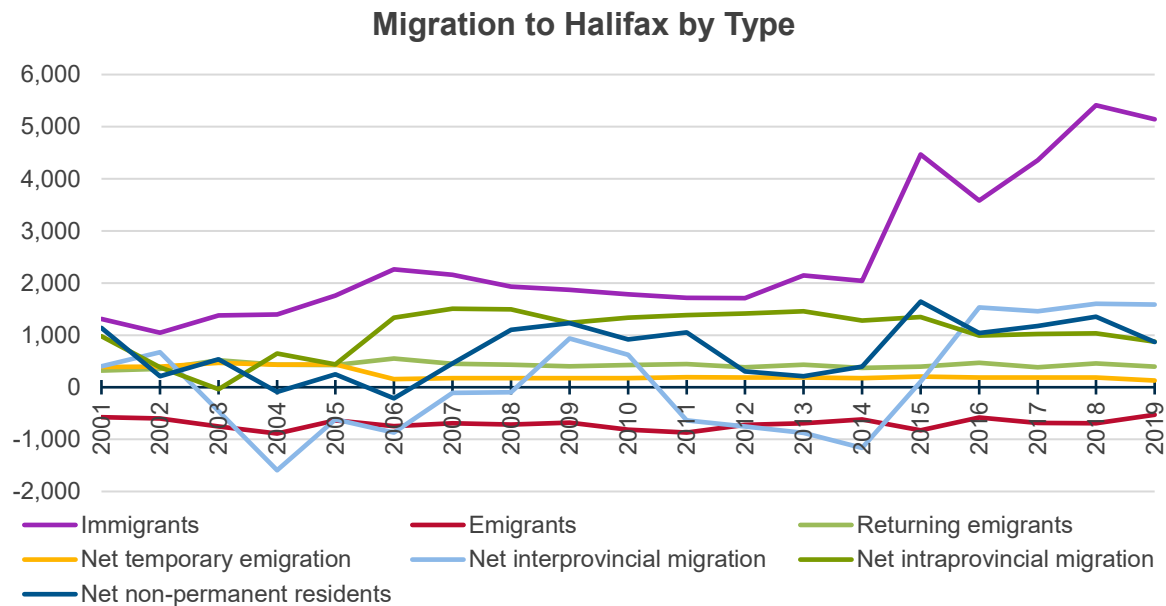
2.1 Population Trends 2021

In the last few years, Halifax has experienced unprecedented population growth; going from an approximate 1% growth rate in the earlier 2000s to a 2% annual growth rate in the last few years. This sudden change began in 2016 and has continued since. Recent estimates released in November 2021 by Statistics Canada indicate that HRM has experienced record growth this year, with our population increasing by 2.5% to 459,938.



The two largest contributors to Halifax's population growth over the last few years are **immigration** (new permanent residents of Canada) and **interprovincial migration** (people

moving from other Canadian provinces). The net number of **non-permanent residents** (people coming from outside Canada with work or study visas) has also increased over the last few years.

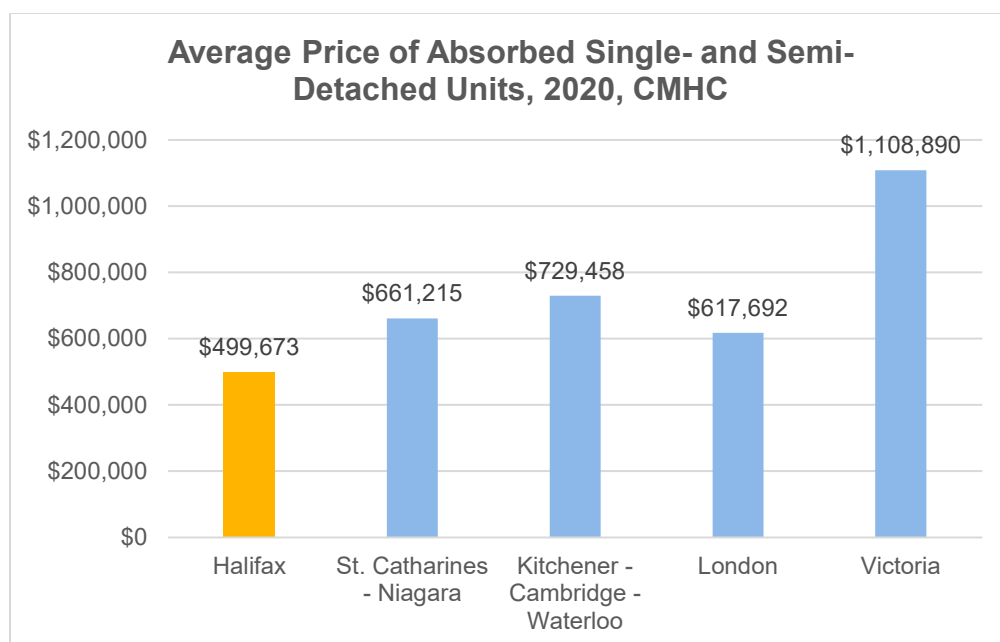


The Federal Government has increased targets for immigration in recent years, and the Atlantic Immigration Pilot – which focused on addressing labour shortages in the Atlantic Provinces² – saw enough success that a permanent program is set to replace the pilot³. The increase in interprovincial migration post-2015, after several years of a net loss of Halifax residents to other provinces, coincides with the Alberta oil crash. This is reflective of how economic opportunity across Canada tends to be a main driver of interprovincial migration.

Halifax is also in a unique position, in that it has many of the amenities of urban living, but has less expensive housing prices than cities of comparable size in Ontario and other parts of Canada, making it competitive as a destination from an affordability perspective.

² Nova Scotia Welcomes Record Breaking Number of Immigrants, Nova Scotia News Release, Feb. 2020, retrieved from <https://novascotia.ca/news/release/?id=20200212001>

³ Atlantic Immigration Pilot, Nova Scotia Immigration, retrieved from <https://novascotiainmigration.com/help-for-employers/atlanctic-immigration-pilot/>



Further, COVID-19 has brought forward several trends that have contributed to interprovincial migration to Nova Scotia and other Atlantic Provinces throughout the pandemic:

- spending more time at home and a resulting desire for more space,
- loss of many of the activities that made living in large urban centres attractive,
- desire for better access to wilderness and outdoor recreation when indoor recreation is not possible,
- remote work options increasing the ability to live at a distance from employment,
- stability of Nova Scotia and other Atlantic Provinces relative to the spread of the virus and shorter periods of lockdown compared to other parts of Canada.

While the components of population growth for July 2020 – June 2021 will not be available until early 2022, some estimates can be made. Immigration, Refugees, and Citizenship Canada (IRCC), publishes monthly data on immigration, and the natural increase component (births minus deaths) can be estimated using recent fertility and mortality rates applied to the existing population.

	Halifax	Source
Population July 2020	448,544	Statistics Canada
Population July 2021	459,938	Statistics Canada
Population Growth 2020-21	11,394	
Population Growth 2020-21 (%)	2.54%	
New Permanent Residents (Immigration) July 2020-June 2021	2,775	IRCC

Natural Increase (births minus deaths, <i>estimated</i>) July 2020 -June 2021	1,353	Estimated using data from the Preliminary Population & Housing Analysis
Remaining Increase (net inter/intra-provincial migration and net not permanent residents, minus emigrants)	7,266	

By removing immigration and natural increase from Halifax's population growth this year, an estimated growth of 7,300 people result from the net effects of interprovincial migration (moving to or from other provinces), intraprovincial migration (moving to or from other parts of Nova Scotia), non-permanent residents, and emigrants (leaving Canada). Since the COVID-19 pandemic has made international travel more challenging and rural living more desirable, it seems likely that the majority of this net growth of 7,300 people results from interprovincial migration.

Further, since the election of a new Provincial Government in Nova Scotia in August 2021, new targets for population growth and migration were identified in a ministerial mandate from the Premier⁴. These targets aim to increase the population of Nova Scotia to 2 million by 2060 through an annual

- 15,000 new immigrants, and
- 10,000-15,000 interprovincial migrants (people moving from other parts of Canada).

With these most recent trends, and the possibility for interprovincial migration and immigration to increase, it is reasonable to anticipate higher population growth.

2.2 Revised Growth Scenarios

As part of the Preliminary Population & Housing Analysis conducted as part of the Themes & Directions package for the Regional Plan Review, staff developed three population scenarios based on different migration assumptions.

Scenario	Assumptions
Low Immigration & Economic Downturn	• Statistics Canada low immigration scenario for Nova Scotia • Net negative interprovincial migration (at observed level from 2011-2014) • Net neutral intraprovincial migration
Moderate Immigration & Continued Growth	• Statistics Canada medium immigration scenario for Nova Scotia

⁴ Ministerial Mandate Letter, The Honourable Tim Houston, Premier of Nova Scotia, Sept. 2021, retrieved from https://novascotia.ca/exec_council/letters-2021/ministerial-mandate-letter-2021-LSI.pdf

	Averages from 2016-2019 for other components of migration
High Immigration & Economic Boom	- Statistics Canada high immigration scenario for Nova Scotia - Adjustments made to inter- and intra-provincial migration of the same amount <i>above</i> the moderate scenario as the low scenario was below the moderate scenario

The Statistics Canada immigration projections were from their 2018-2068 population projections⁵. The immigration assumptions they used were created by combining IRCC targets in the short-term future, and results from a survey of demographic experts in the long-term future. They note, however, that immigration is a particularly difficult component to project, since it is determined by the government of the day, and targets can change quickly. Since this projection was published, the IRCC has increased immigration targets for all of Canada by 51,000 for 2021⁶⁷.

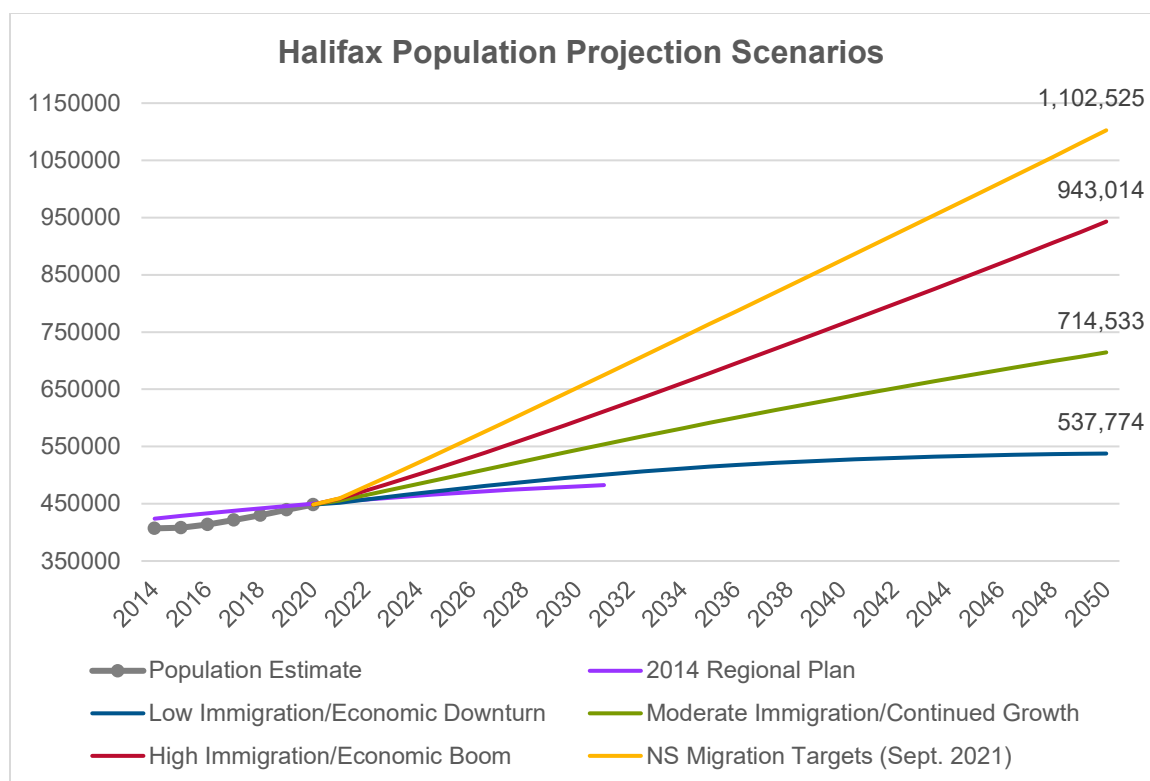
With the new targets for population growth and migration that were identified in a ministerial mandate from the Premier⁸, HRM staff created a new population scenario for Halifax based on these targets being realized. Due to the limited information in the mandate, some assumptions were necessary. It is assumed that 83.5% of the 15,000 annual immigrants and 46% of 10,000 interprovincial migrants would go to Halifax. These percentages are based on the averages from 2016 to 2019. The assumption about interprovincial migration in particular may be low for the future.

⁵ Population Projections for Canada (2018 to 2068), Provinces and Territories (2018 to 2043): Technical Report on Methodology and Assumptions, Statistics Canada, Catalogue no. 91-620-X, retrieved from <https://www150.statcan.gc.ca/n1/en/pub/91-620-x/91-620-x2019001-eng.pdf?st=iiCwQhV>

⁶ 2018 Annual Report to Parliament on Immigration, IRCC, retrieved from <https://www.canada.ca/content/dam/ircc/migration/ircc/english/pdf/pub/annual-report-2018.pdf>

⁷ 2020 Annual Report to Parliament on Immigration, IRCC, retrieved from <https://www.canada.ca/content/dam/ircc/migration/ircc/english/pdf/pub/annual-report-2020-en.pdf>

⁸ Ministerial Mandate Letter, The Honourable Tim Houston, Premier of Nova Scotia, Sept. 2021, retrieved from https://novascotia.ca/exec_council/letters-2021/ministerial-mandate-letter-2021-LSI.pdf



Note that this is a preliminary scenario that aims to visualize what the new Nova Scotia population targets may look like.

Although this scenario is higher than others that staff initially proposed, there are several reasons to expect high population growth in the coming years:

- Halifax (and Nova Scotia overall) has relatively low housing prices when compared to other Canadian markets, which is unlikely to change in the near-term.
- Remote work appears to be remaining in some capacity, even when no longer explicitly required by public health measures, allowing more opportunities for people who work in larger Canadian cities to move to Halifax while keeping their jobs.
- Halifax is the largest city in the Atlantic Provinces, and as it continues to grow, the growth in opportunity will likely inspire further growth.
- The Greater Halifax Partnership already promotes Halifax as a place to live and do business; their work along with other advertising campaigns (for example, from the Provincial Government, both existing and planned) draws attention to Halifax and Nova Scotia as a destination, making it more attractive for individuals and businesses to locate here.
- Nova Scotia is likely to be a place less affected by climate change than many other parts of the world and other parts of Canada and could become a climate refuge.
- The current Federal Government has been increasing their immigration targets for Canada overall.

However, there are also arguments that the population growth may not be as substantial as targeted:

- People who made hurried decisions about moving here to escape the pandemic may not stay.
- Nova Scotia may not get as many immigrants allocated to this province as the target states, since this is subject to negotiations with the Federal Government.
- Some large industry boom on the scale of the Alberta Oil Patch may draw people away from Nova Scotia, like in the 2011-2015 period.

Depending on the population scenario used, Halifax may need to accommodate the following number of new households:

Population Scenario	Approximate Projected Annual Population Increase*	Approximate Projected Annual Household Increase*
Low	5,300	2,500
Moderate	9,800	4,300
High	14,600	6,400
High High	21,100	8,700
<i>*These values represent the average annual growth projected in each population scenario for the years 2022-2026 and are not meant to be predictive but to help demonstrate order of magnitude of change.</i>		

HRM staff will continue to monitor data as it is published and will be re-examining population scenarios with the release of the components of population change for this past year in early 2022, with any updated information from the Provincial or Federal Governments, and as new population estimates are published every year.

3 Regulatory Capacity

3.1 Policy and Regulatory Framework

Although there are many aspects of the housing ecosystem and construction process that HRM does not have direct control over, HRM contributes to the provision of market-based housing in two principal ways:

- ensuring there is sufficient regulatory capacity to accommodate changes in housing demand; and
- ensuring the efficient service delivery of development and construction approvals.

The Regional Plan Review (as well as other policy exercises like the Centre Plan) are focused on the first of these – ensuring regulatory capacity to accommodate changes in housing demand.

HRM's Regional Plan, first adopted in 2006, created the first comprehensive blueprint for growth for the entire municipality. It identifies where people should live and how development across the region should be organized and change over time, in a way that furthers community goals and builds a healthy, thriving economy. The plan focuses on creating mixed use, walkable communities and housing in areas that could be easily serviced with piped water and wastewater services, and transit.

The Regional Plan Review will assess the flexibility of current regulations to respond to moderate term (2031) and longer term (2050) housing demand. It will adjust the ongoing growth management targets, mobility targets, and ongoing supply of serviced land to reflect revised population and growth scenarios. These determinations will ultimately inform advice to Council on where and how HRM should continue to grow in a strategic manner that protects its fiscal, environmental, and social health.

By being clear about where change will occur and allowing development in those places, municipal and provincial investments in infrastructure can be organized to support the long-term fiscal, environmental, and social health of the Municipality, Nova Scotia, and the Atlantic Region. Studies showed that this comprehensive approach to planning would help to protect the fiscal health of the Municipality and save taxpayers \$670 million dollars in costs when compared to previous development patterns of uncontained sprawl⁹.

In response to this, the Regional Plan has focused on organizing growth of the municipality in two main ways, **through infill and expansion**.

3.2 Future Development Resulting from Infill

Infill development represents urban intensification, where underutilized sites are redeveloped, or

⁹ <https://www.halifax.ca/sites/default/files/documents/about-the-city/regional-community-planning/HRMGrowthScenariosFinalReportJuly82013.pdf>

existing buildings are converted to accommodate additional units or commercial space. The rate of infill development is also vulnerable to variable market conditions. Planning policy may identify an underutilized site (for example, a lot containing a small commercial building with a large parking lot in an urban area) as an appropriate place for significant residential intensification. Despite the potential regulatory capacity of this site, the current use may still be more economically viable in the short to medium term than a redevelopment project. It may take several years for the market conditions to make an infill project economically viable.

HRM has enabled infill by identifying sites suitable for intensification along transit lines and in areas that are ready for redevelopment, that align with delivery of key services. This work is being completed through the Plan and By-Law Simplification project – which has a key goal to support turnover of these sites by creating a more streamlined process for these projects.

- The Centre Plan is expected to facilitate quicker approvals, consistency and clarity in development rights and improved approval processes.
- Initial estimates suggest that additional regulatory capacity has been created in Downtowns, Centres, Corridors and Higher Order Residential Areas, to the order of 37,000 residential units.
- In addition, significant areas for intensification were approved in 2019 through the Centre Plan, these are called Future Growth Nodes.
- A number of these already have enabling policy, which means only a Development Agreement is required to proceed.
- Many of these are being negotiated now and represent approximately 12,000 new residential units enabled (Shannon Park, Penhorn, Young Street, Dartmouth Cove).
- In other instances, Planning Policy and a Development Agreement will be required.
- Many of these are being negotiated now and represent approximately 12,000 new residential units (Halifax Shopping Centre, Joseph Howe Rail, Mic Mac Mall, Kempt Road, West End Mall).
- Following the Centre Plan, the Municipality will focus efforts on the Suburban Plan, which will again facilitate quicker approvals and intensification in areas prime for redevelopment and servicing in suburban communities.
- The Rapid Transit Strategy identified some of the areas that will be considered for intensification under the Suburban Plan. Initial estimates suggest that additional regulatory capacity could be created to the order of 50,000-60,000 residential units.

3.3 Future Development Resulting from Expansion

When development occurs on previously undeveloped land, it often represents an expansion of the existing urban area. expansion of the service boundary requires analysis of infrastructure constraints, coordination often among various levels of government, and often among multiple landowners. In HRM, significant expansion and intensification has been enabled through the Regional Plan through Master Planning, which is a comprehensive infrastructure and planning process (for example Bedford South, Bedford West, Russell Lake West).

As part of this process, HRM and the land developers have been able to plan for subdivision and permit approvals and phase construction based on expected construction lead times and market absorption rates. However, sometimes the rate of construction can be faster or slower than anticipated. For example, recent suburban development and subdivision in Bedford West

has been faster than anticipated and units have been constructed at an annual rate of about 150 ground-oriented units and 400 apartment units per year. The Regional Plan Review is focused on creating new capacity by expanding the service boundary.

- Future Service Communities, which are planned growth areas (i.e: Sandy Lake, Highway 102, Dartmouth East, and Akoma/Westphal lands) are being recommended to advance. Initial estimates suggest this represents approximately 18,506 new residential units of regulatory capacity.
- To ensure planning in these growth areas proceeds with urgency and specialty, a dedicated staff team is being assembled to advance this work.
- The Regional Plan will also create a process to identify:
 - Additional small adjustments that can be made to the service boundary or existing regulations that will enable regulatory capacity in the short term
 - Future areas for growth (Urban Reserves and other lands) to ensure continued land is enabled for growth in the coming years, to respond to potential population growth.

3.4 Existing Approved Units

As part of the preliminary housing analysis staff identified locations where housing was approved but not yet built (areas with approved Development Agreements or Site Plan Approvals for 50 units or more that had been approved since 2014, plus Subdivisions that have been approved but not yet fully developed outside of the Regional Centre Package A areas). A copy of the list of projects is included as an attachment to this report. The list includes a range of development types: In addition to individual buildings, there are larger projects like Seton Ridge, Bedford West or Brunello, that we would expect to be completed in the coming years.

For these larger developments, staff considered them “approved”, even if there are likely to be multiple phases, which will likely include additional processes like subdivision, and often requires amendments to the original development agreement before construction gets underway. This exercise was designed to gain a broad and general understanding of total regulatory capacity in the Municipality in the short term, where housing could be built without additional changes to policy. To get a full and complete understanding of how many housing units are likely to be built in the very near term, a much more detailed analysis including consultation with the development industry would be required. As staff noted in the report, based on the Municipality’s projected population and household growth, there is a need to focus on policy and regulatory changes to make additional lands available for development as soon as possible.

4 Market Influences on Housing Conditions

4.1 Regulatory Capacity and Housing Development

As we continue to plan for HRM's housing, it is important to highlight that the act of creating regulatory capacity in planning frameworks does not guarantee that all potential units can or will be built. Planning policy and zoning regulations permit housing to be built at certain densities, housing types and locations, but private market factors heavily influence whether land is viable for development. When calculating HRM's "regulatory capacity", we must recognize that many factors influence how quickly housing can be built.

While a potential developer has likely assumed some level of economic feasibility at the approval stage, as project planning progresses, challenges may arise that limit that feasibility, for example: expected market price, availability of capital, cost of supplies and labour, competing projects, etc. If a project continues to be economically feasible, the length of time to realize all units in a project depends heavily on the type of development proposed (subdivision vs. individual building), the level of complexity in site development, and market conditions such as absorption rates.

When considering whether development projects are viable, private sector proponents will consider factors such as:

- Land ownership and location
- Land suitability including the size of site and environmental site conditions such as slope, soil conditions and presence of bedrock, watercourses, and wetlands
- Market conditions, including land values, market price and demand for different unit types
- Construction costs, including supplies and labour

Despite establishing policy and regulations that enable housing, there is no guarantee that the number of units envisioned will be the number of units ultimately built.

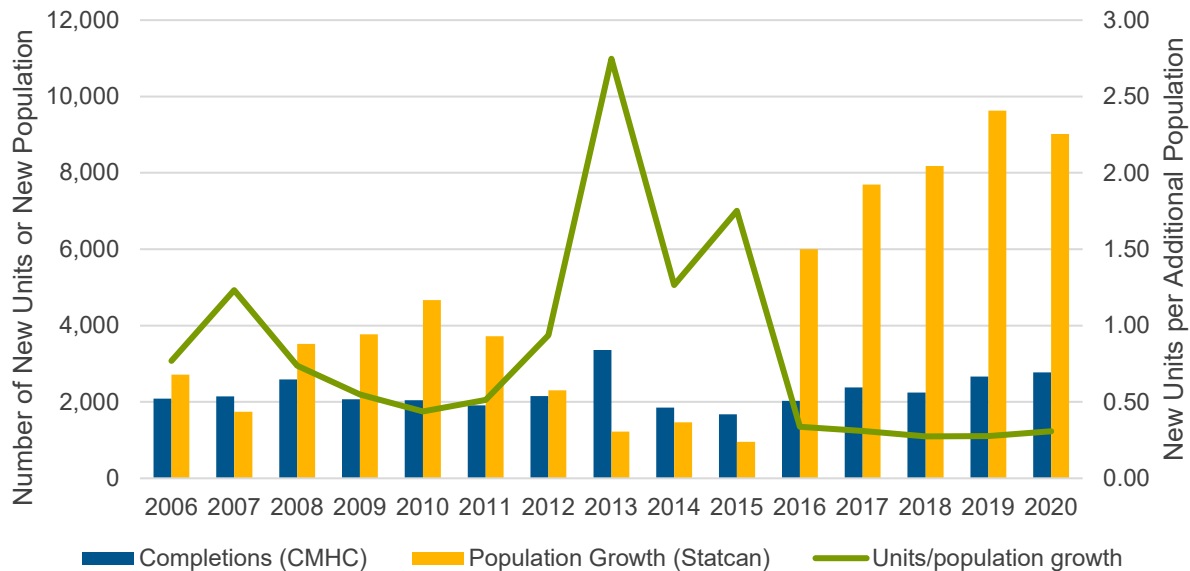
4.2 Market Indicators

In assessing the housing demand and supply needs, a number of market indicators help in understanding the dynamic between the projected demand for housing and Halifax's land use capacity to accommodate residents in different housing types.

4.2.1 Population Growth and Housing Construction

Since 2016, residential unit construction has grown, but the scale of population growth has outpaced the growth in housing construction.

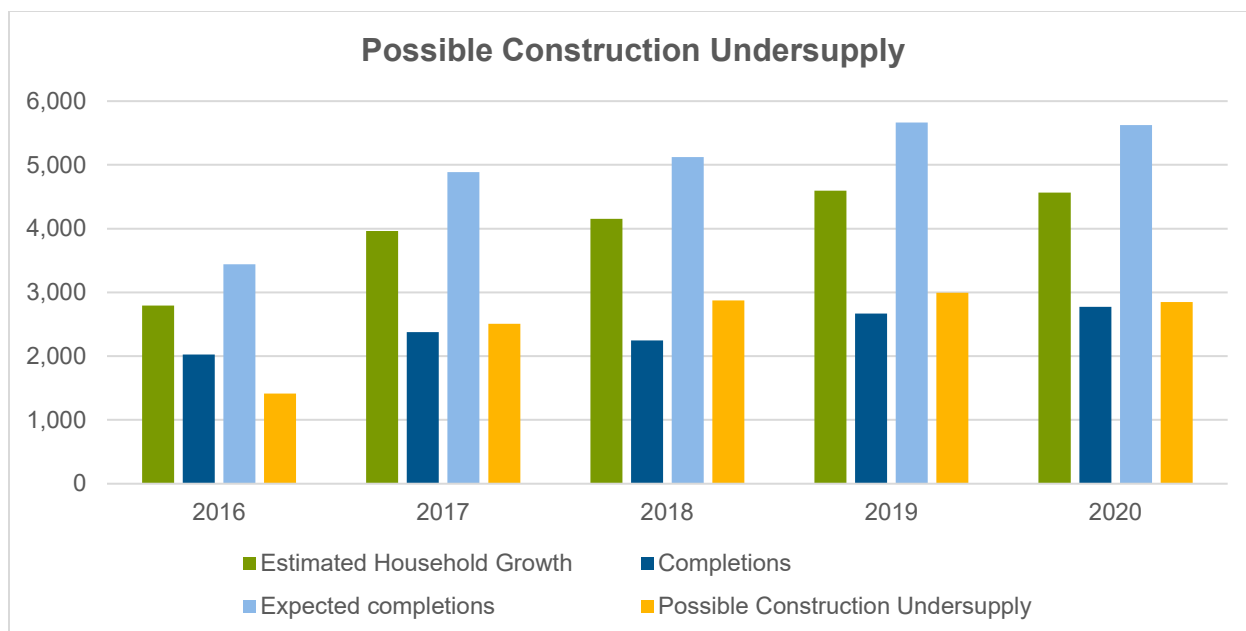
New Residential Units and Population Growth



Staff have attempted to determine how much unit construction would have happened in Halifax from 2016-2020, if there were the same number of completions compared to new household growth as was experienced in the 2006-2015 period (business as usual).

Staff also adjusted the ratio to assume that there had been an 'ideal vacancy rate' of 3% for rental units from 2006-2015, making the completions to household growth ratio an 'ideal' business as usual. This ratio was applied to the household growth experienced from 2016-2020, to determine how many completions would have been expected according to 2006-2015 'ideal business as usual'.



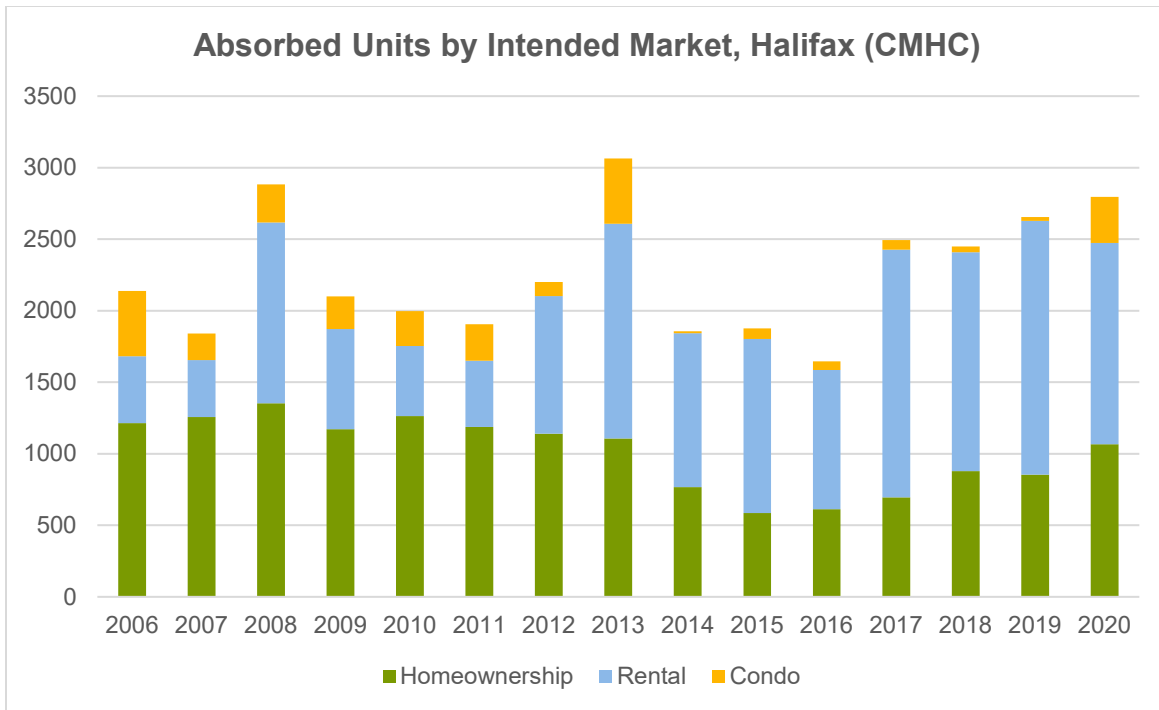


	2016	2017	2018	2019	2020	2016-2020
Estimated Household Growth	2,792	3,965	4,155	4,596	4,565	20,074
Completions	2,028	2,380	2,246	2,668	2,776	12,098
Expected completions	3,442	4,887	5,122	5,665	5,627	24,742
Possible Construction Undersupply	1,414	2,507	2,876	2,997	2,851	12,644

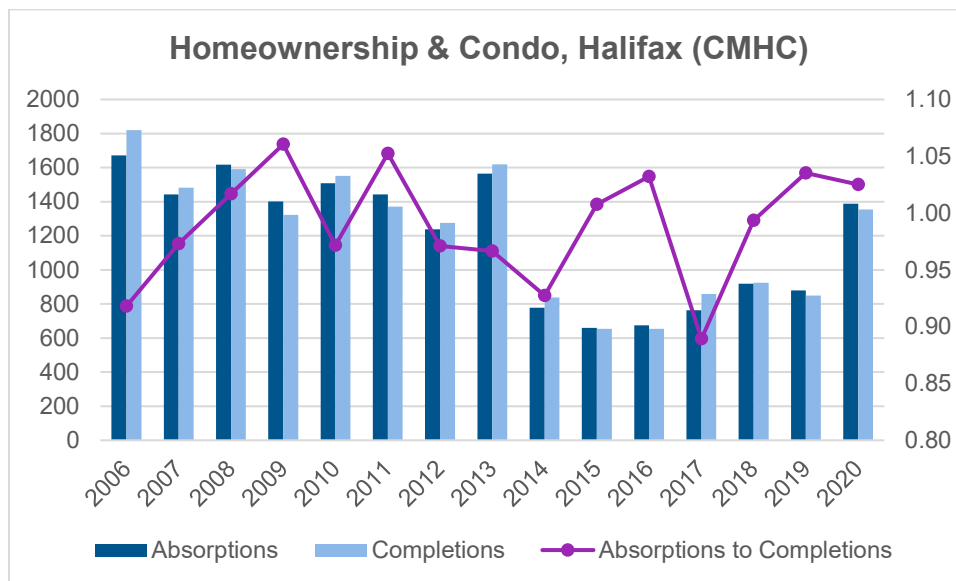
4.2.2 Absorption Rates

Staff examined HRM's absorption rates, which show how quickly new housing is built and occupied. This can help us understand how quickly housing is being constructed in relation to demand and indicate how much new housing inventory is available.

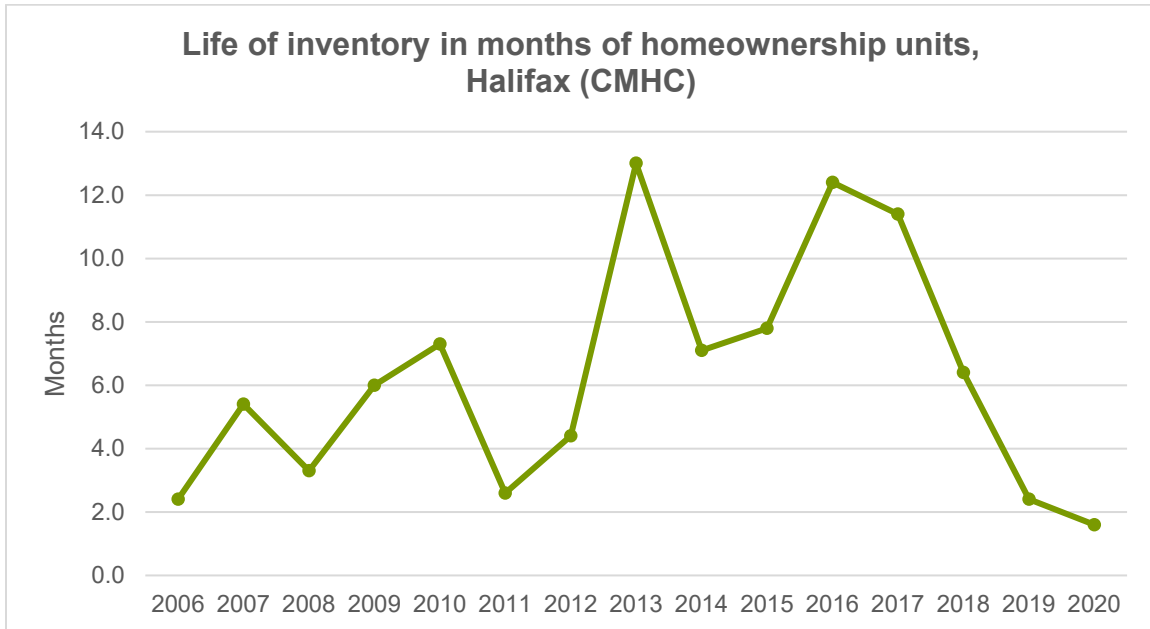
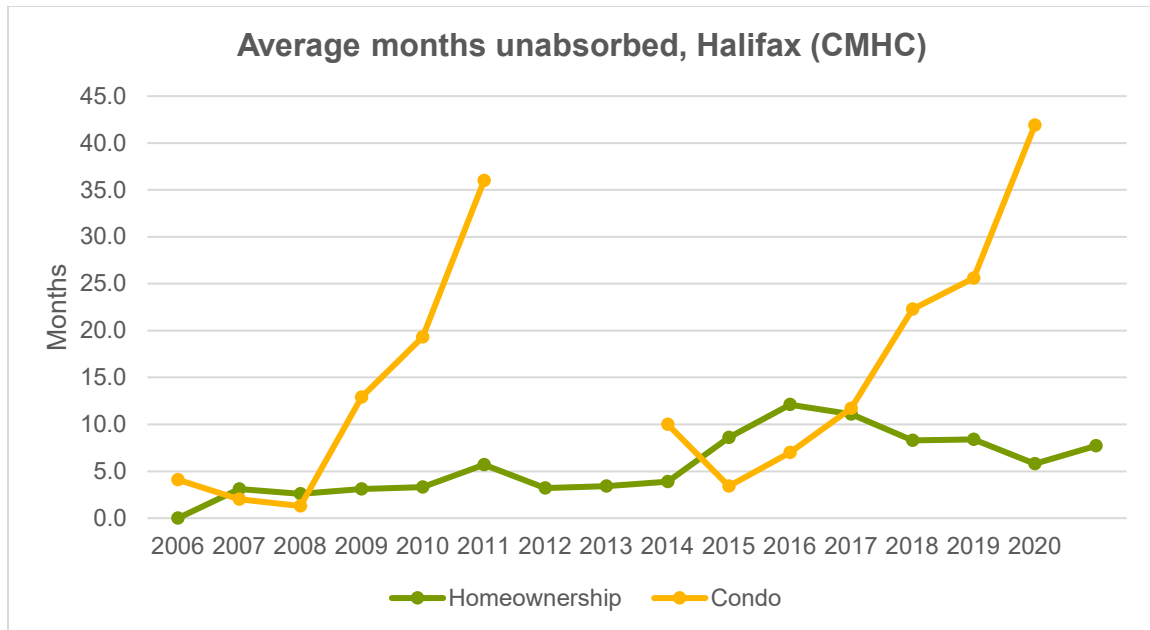
The graph below shows the absorbed units broken down by intended market (homeownership, rental, condo) from 2006-2020. In recent years (2017-2020), an average of about 2600 new units have been absorbed per year. Since 2017, rental units have made up an increasing proportion of the number of absorbed units.



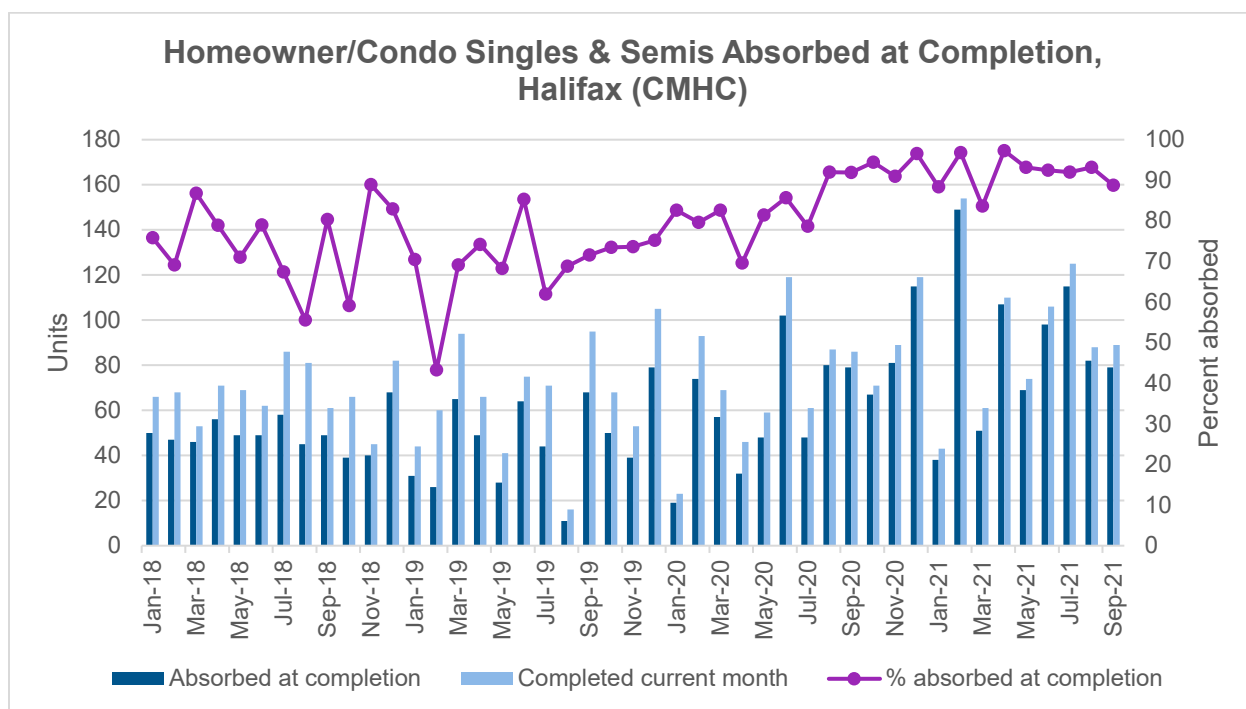
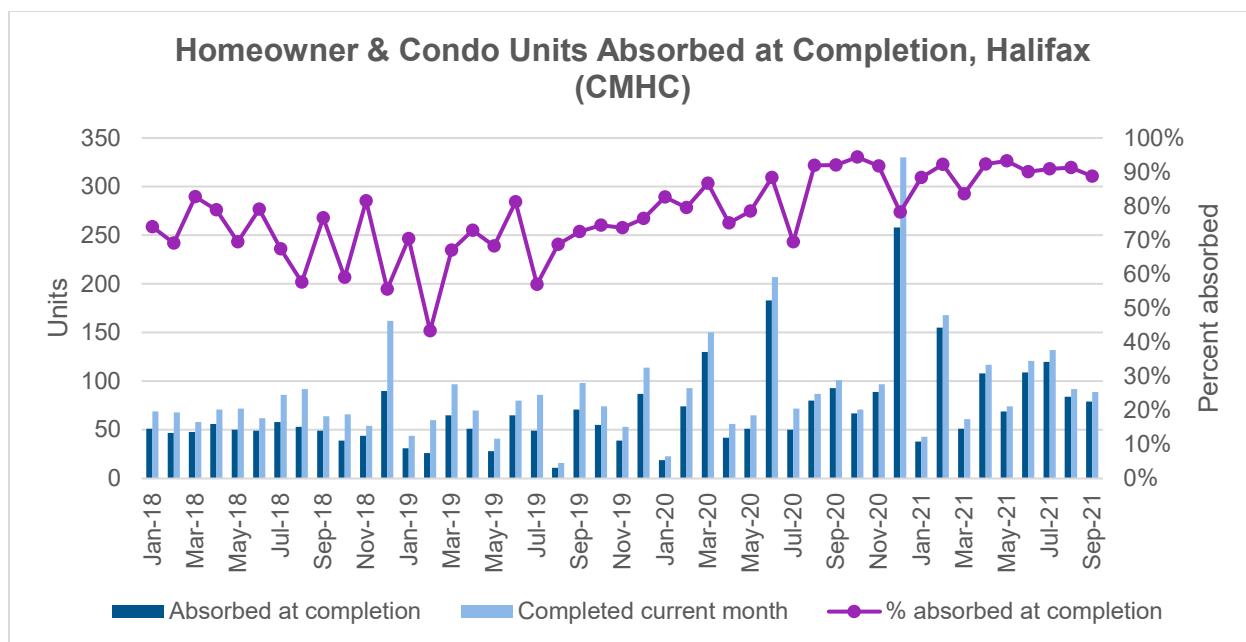
The graph below shows the relationship between absorptions and completions from 2006-2020 among both homeownership and condo units. It is important to note that through these CMHC tables, there is no way of knowing whether the units absorbed in a given year were completed in that same year (which is why there are sometimes more units absorbed than completed – these would be units completed in a previous year).



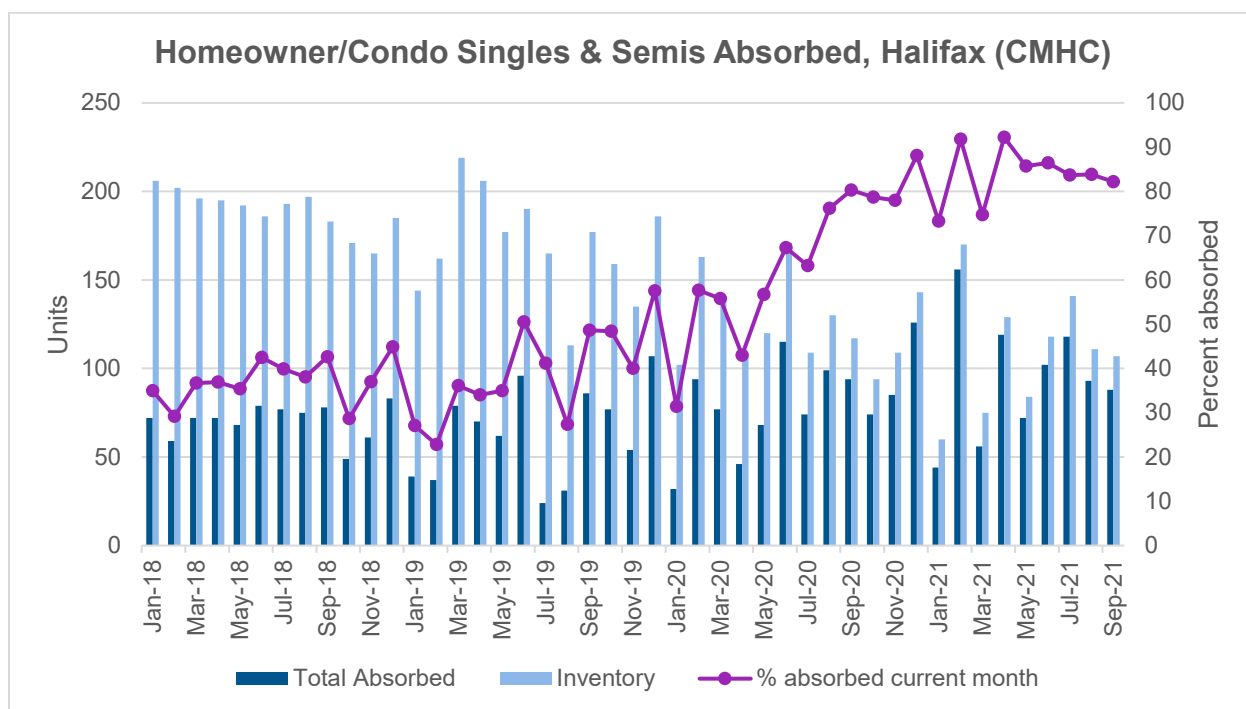
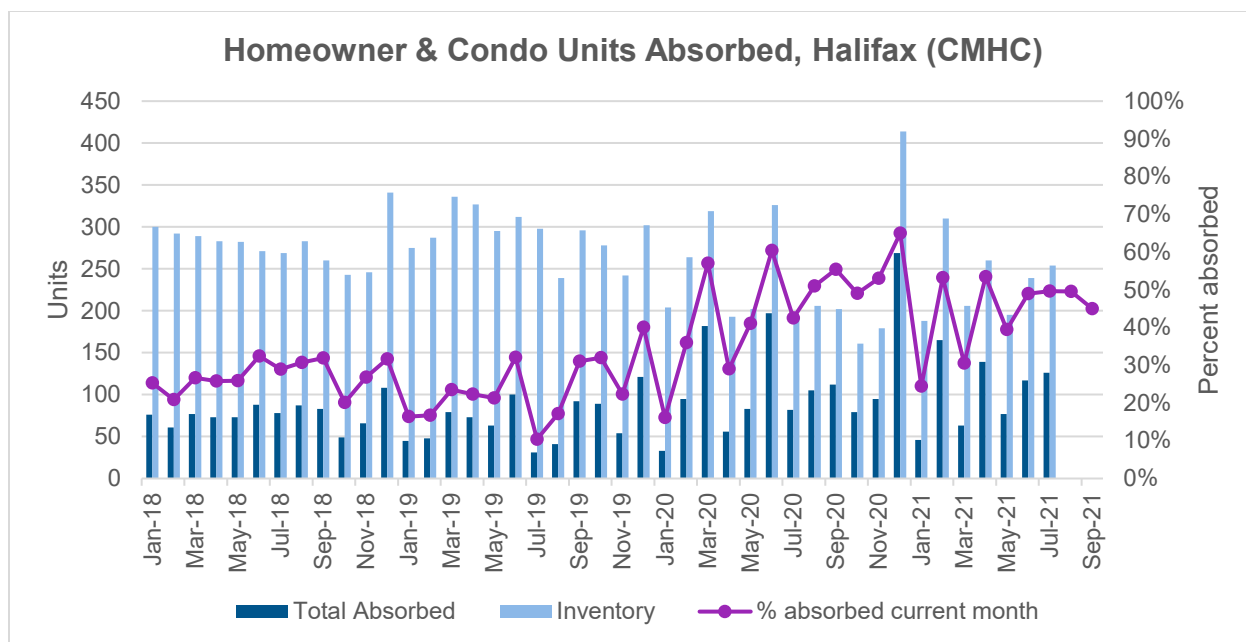
In order to get a sense of how long units have been on the market, the following charts present the average months unabsorbed, and the life of the inventory (data for life of inventory for condos was mostly unavailable so it was excluded). It is evident that as population increased dramatically after 2016, the life of the inventory for homeownership units decreased.



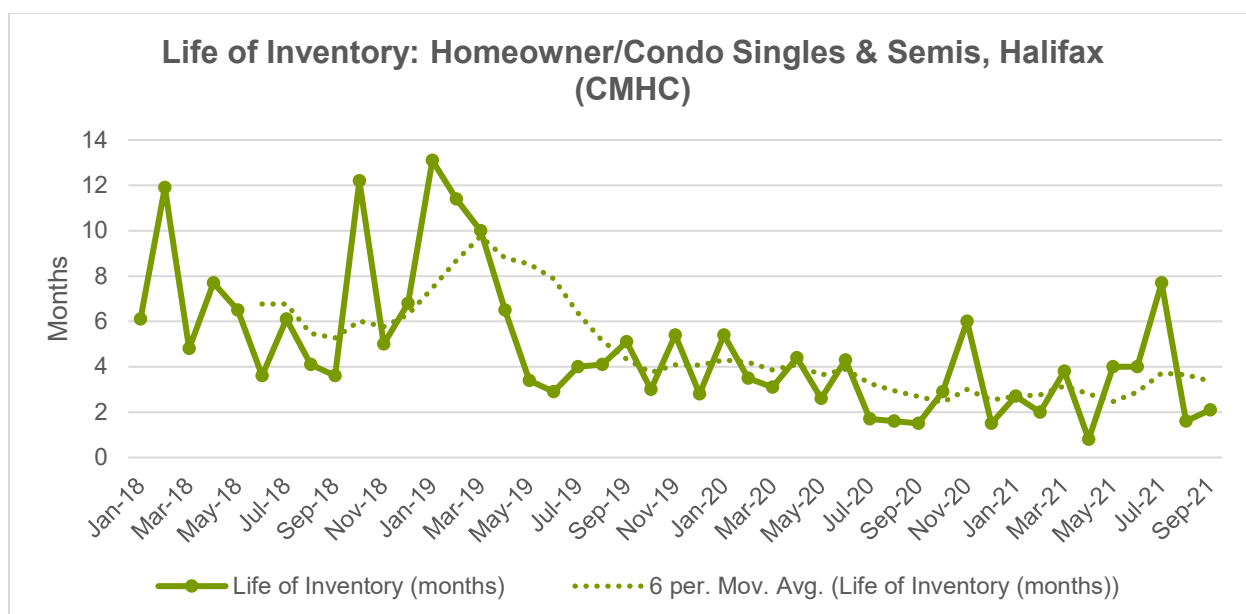
CMHC's monthly absorption data provides more detail on how many units were **absorbed at completion**, vs. how many remained on the market. This data is only available starting in 2018. The two graphs below show units absorbed at completion – first, for all homeowner and condo units, and second, for just single and semi-detached units that are for homeownership or condo. Since mid-2020, about 90% of units have absorbed at completion, indicating high demand as compared to overall inventory.



The graphs below display all absorptions, including absorptions of units that were completed in previous months, as well as the inventory of units that could have been absorbed in that month (completions plus remaining unabsorbed units from previous months). The graphs below first show all homeowner/condo units, and second, only single and semi-detached homeowner/condo units. Since mid-2020, the proportion of single and semi-detached units absorbed compared to the available inventory has increased significantly, indicated a low overall level of inventory compared to demand for that type of housing.



The inventory of newly constructed single and semi-detached has been steadily decreasing since 2019. Increasing absorption rates show a high demand for this type of housing and can contribute to increased housing prices.



As the population grows and there is increased pressure on the available housing inventory, housing prices can escalate and become unaffordable. In September 2021, CMHC's Housing Market Assessment identified that Halifax's housing market shows evidence of overvaluation, as the market price of housing is higher than what can be supported by local incomes, interest rates and real disposable incomes.¹⁰

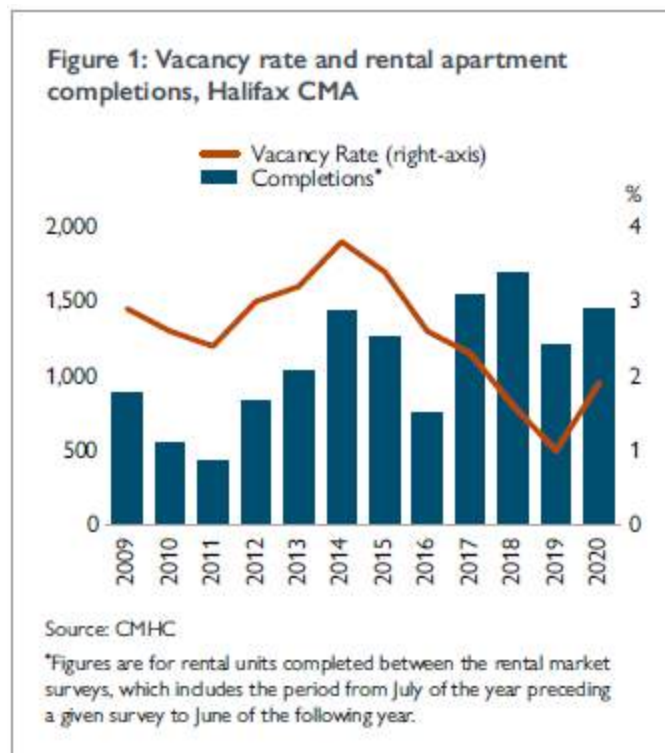
4.2.3 Vacancy Rates

In addition to the homeownership and condo market, CMHC data provides information on the amount of purpose-built rental housing in HRM and tracks the vacancy rate against available inventory. Apartment vacancy rates increased only slightly from their historic low of 1% in 2019 to 1.9% in 2020 and overall average rent prices increased by 4.1%.¹¹ CMHC's January 2021 Rental Market Report showed that a 2.9% increase in the rental universe in 2020, and more newly completed units were added than in 2019. CMHC's data shown in the graph¹² below shows that despite growth in new apartment unit completions in recent years, the vacancy rate remains very low.

¹⁰CMHC Housing Market Assessment, September 2021. Available at: <https://assets.cmhc-schl.gc.ca/sites/cmhc/professional/housing-markets-data-and-research/market-reports/housing-market-assessment/2021/housing-market-assessment-2021-09-en.pdf?rev=cd88efa7-53ec-4e31-b9fe-7a3e17a671e3>

¹¹ CMHC Rental Market Report, January 2021. Available at: <https://assets.cmhc-schl.gc.ca/sites/cmhc/data-research/publications-reports/rental-market-reports/2020/rental-market-report-69720-2020-en.pdf?rev=936ca622-a6c5-4cbc-b937-d29b1d63cc14>

¹² Ibid.



Attachment A - List of Approved Development Agreements & Site Plans

The list of approved units was originally compiled in spring 2021 for the Regional Plan Review Issue Paper “Preliminary Population & Housing Analysis”. This exercise was designed to gain a **broad** and **general** understanding of enabled housing capacity in the municipality in the short term.

The list consisted primarily of Development Agreements and Site Plans for 50 residential units or more that had been approved since 2014. The total number of approved units approved was taken from either the staff report or the Development Agreement itself.

Where there were multiple applications relating to one project (i.e., amendments), all applications were examined to determine the most up-to-date total number of approved units.

Staff reviewed the list compiled in spring 2021 (to include both approvals inside and outside the Regional Centre) and re-categorized Approved Development Agreements and Site Plan Approvals as “Built”; “Under Construction”; “Approved, not yet built”; or “Expired” (i.e. the development agreements had since expired and were no longer valid).

- **4,706 units** on this list were categorized as “**Built**” or “**Under Construction**”.
- **19,540 units** on this list were categorized as “**Approved, not yet built**”.
- **1,989 units** on this list have been categorized as “**Expired**”

Additional planning approvals have been granted since May 2021; these have not been included in this list.

The list includes a range of development types: In addition to individual buildings, there are larger

developments (Master planned neighbourhoods or comprehensive developments¹³) that we would expect to be developed over time. For these larger developments, staff considered them “approved”, even if there are likely to be multiple phases, which will likely include additional processes like subdivision, and often requires amendments to the original development agreement before construction gets underway.

Because of the complexity of these larger developments, staff have generally categorized them as “Approved, not yet built”; however, some were considered “Under Construction” depending on the progression of the construction.

¹³ **Master Planned Neighbourhood Developments** (like Bedford West, Brunello, Seton Ridge, Paper Mill Lake, Seven Lakes, Rockingham South, etc.). The original development agreement may approve the overall concept, and additional approvals may be required for sub-areas. Amendments are common for adjustments as the development progresses. Following the planning application approval, developments would need to go through the subdivision process. The overall development would be expected to take several years to build out in phases.

Comprehensive Developments include multiple buildings, often of different types, under one agreement (like Ben’s Bakery, Harbour Isle, King’s Wharf, Evergreen Village, etc.). Similar to Master Planned Neighbourhoods, the development is likely to be undertaken in phases, and amendments are common. Depending on the complexity of the project, a subdivision process may be required after the development agreement is approved and before building permits can be approved.

Development Agreement or Site Plan Approval	Ground-based Units	Apartment Units	Total
Built	22	674	696
Under Construction	12	3,998	4,010
Approved, Not Yet Built	3,348	16,192	19,540
Expired Development Agreements	297	1,692	1,989
Total	3,679	22,556	26,235

Approved, But Not Yet Built Developments – ALL AREAS (including Centre Plan)				
Case Number	Development Name	Sub-Type	Approved Units	Total Remaining
	Bedford West	Master Planned Neighbourhood	8871	5836
20141	Brunello	Master Planned Neighbourhood	3200	2849
19514	Seton Ridge	Master Planned Neighbourhood	2500	2500
19532	Mainland Common	Master Planned Neighbourhood	1216	1216
21296	King's Wharf	Comprehensive Development	1500	1146
95-01	Paper Mill Lake	Master Planned Neighbourhood	921	763
21937	Seven Lakes	Master Planned Neighbourhood	634	587
22444	Skye Halifax	Building	416	416
20594	Opportunity Site B Fall River	Comprehensive Development	400	389
19531	Windsor / Young	Building	335	335
20395	Commodore and Finlay	Building	325	325
22708	Cunard Block	Building	254	254
18255	Evergreen Village Multiple Units	Comprehensive Development	263	238
20653	Horizon Court	Building	216	216
17575	Lake Echo	Master Planned Neighbourhood	204	184
22143	Charleswood Open Space	Master Planned Neighbourhood	176	176

22285	Bartlin Rd	Building	175	172
18288	Lake Loon	Master Planned Neighbourhood	162	158
20883	Richmond Street Dartmouth	Building	148	148
18599	1490 Main Road Eastern Passage	Building	120	119
21880	360 Portland Street (near Maynard Lake)	Building	111	111
20406	Highfield Conversion	Building	110	110
18270	Carlton Terrace - 5885 Spring Garden Road	Building	104	104
20747	Bluenose Hotel Site	Building	102	102
22463	Windmill	Building	103	99
19056	Walker Service	Building	86	84
20658	Bayers/Young	Comprehensive Development	113	84
17651	Inn On The Lake Condos	Building	75	75
20573	Portland Hills Mixed Use	Building	75	75
20924	Habitat For Humanity Drysdale	Comprehensive Development	78	74
20694	Windmill Road Project	Building	72	71
21321	Gottingen St	Building	63	63
20149	Gottingen/Macara	Building	66	62
20577	Tony's Variety Robie & Cunard 13-Storey	Building	88	62
19168	910 Bedford Hwy	Building	60	60
19694	Oakfield	Master Planned Neighbourhood	111	60
16367	286/290 Herring Cove Rd	Building	50	50
20762	Lynett Road	Comprehensive Development	46	46
19105	Meadow Ridge	Master Planned Neighbourhood	56	40

20417	St. Patricks Rectory	Building	51	39
21861	2581 Brunswick St	Building	34	27
17602	Monarch Drive	Master Planned Neighbourhood	15	15