



Property Opportunity Notice

AFFORDABLE HOUSING DEVELOPMENT
HALIFAX REGIONAL MUNICIPALITY

700 Rocky Lake Drive





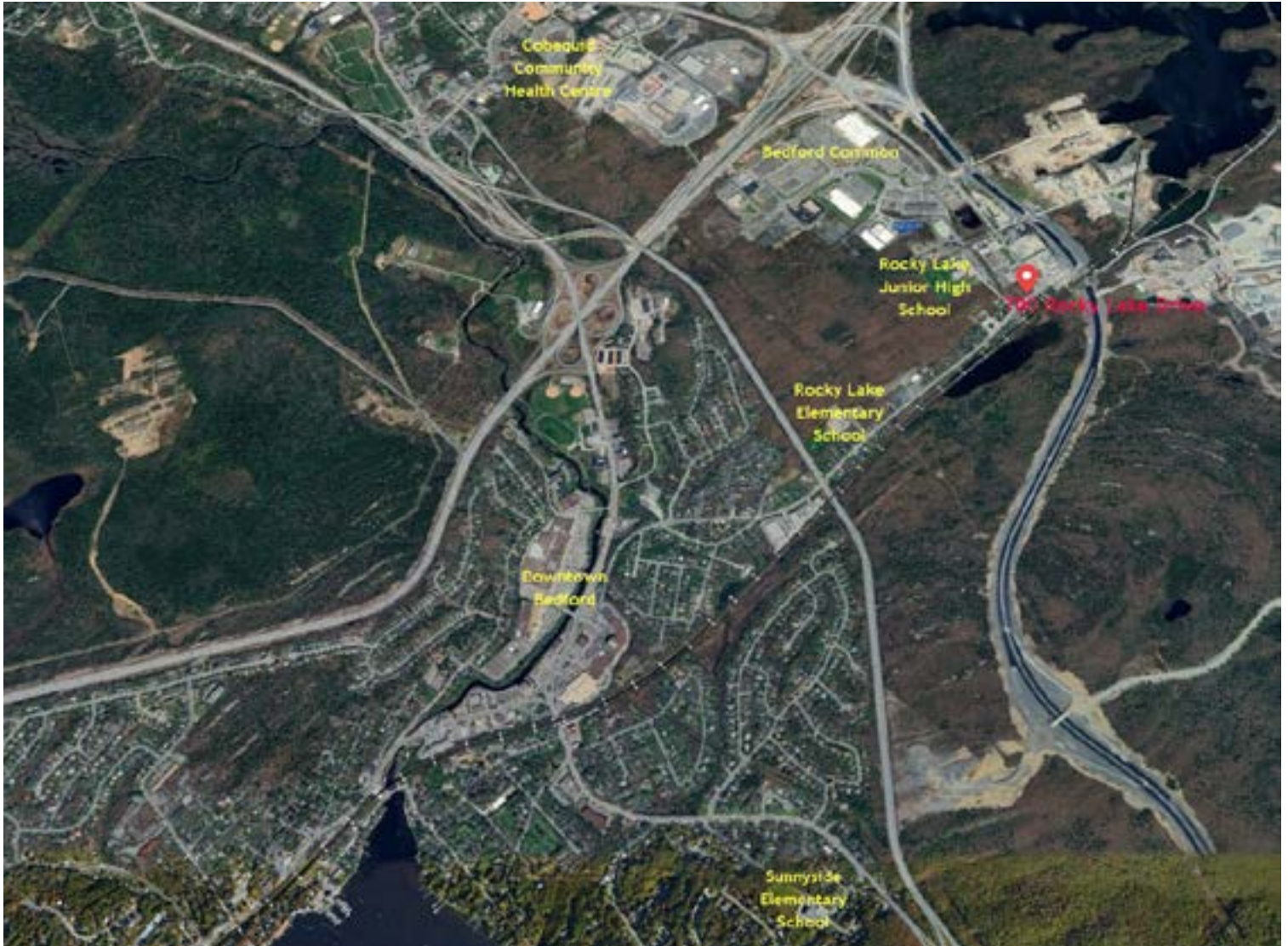
Overview

As the provincial entity responsible for the administration and delivery of affordable housing solutions, the Department of Growth and Development (DGD) supports low-to-modest income Nova Scotians every day through the delivery of programs and services across the housing spectrum. DGD is requesting responses to this Property Opportunity Notice (PON) to have more affordable housing built in communities.

Over the past several years, the Province has made efforts to compile and maintain an inventory of government owned land and identify sites that may be suitable for housing. Under the Land for Housing Program, DGD is making Provincially owned land available to eligible applicants committed to creating new affordable housing in the province. To assist in offsetting some development costs, a long-term land lease for a nominal rent or a sale for a nominal amount will be considered in exchange for a commitment to create and maintain affordable units permanently or over an identified time horizon.

This land contribution will be awarded based on an evaluation of various criteria including the applicant's organizational capacity, their ability to bring new units to the market, and depth of affordability proposed. Additional considerations include, but are not limited to, the level of socio-economic, environmental, and accessibility outcomes to be achieved.

Applicants who demonstrate a commitment to exceed the minimum requirements for affordability, energy efficiency, and accessibility while ensuring the long-term financial viability of their project will be prioritized.



Parcel Identification: : PID 00416164

Registered Owner: The Province of Nova Scotia

Civic Address: 700 Rocky Lake Drive, Bedford, NS

Lot Area: 0.466± acres (20,306± sq. ft.)

Lot Frontage: Rocky Lake Drive and Duke Street

Site Servicing: Municipal Water and Sewer

PON RELEASE DATE: February 19, 2025

SUBMISSION DEADLINE: May 19, 2025

Image 1: Zoning Map. Source: Explore HRM

Property Details

Designation	Housing Accelerator (HA) designation in the Suburban Housing Accelerator Secondary Municipal Planning Strategy.
Zoning	Housing Accelerator (HA) zone in the Suburban Housing Accelerator Land Use By-Law.
Proposed Development	HA zoning allows a wide range of residential uses (such as single-unit, two-unit, three-unit and four unit dwellings, town houses and multi-unit buildings, etc.), certain commercial and institutional uses, and some agricultural, park and community uses. An as-of-right massing analysis completed by FBM offers insight into site potential. For illustrative purposes, an excerpt from the FBM report has been attached to this document. The FBM report suggests a five-storey (plus mechanical penthouse) building height and a total of 61 units (based on an average of 80 sq.m. per unit). However, the proponent should verify the development potential of the site and may suggest an alternative density and land use development.
Current Use	The proposed site is currently undeveloped.
Surrounding Uses	Rocky Lake Drive, low-density residential development and undeveloped land to south; Duke Street, commercial and industrial development to the east; junior high school, commercial and industrial development, and undeveloped land to the north and west.

Eligible Property Type

Eligible affordable housing projects include, but are not limited to:

- Mixed-income;
- Mixed-use;
- Mixed-tenure;
- Permanent housing (Subject to the Residential Tenancies Act);
- Primary use as residential; and
- Single detached dwellings, standard multi-unit residential, single room occupancy and seniors' independent living housing.

Eligible Applicants

Applicant must be, or partner with, a private company, non-profit society, charity, or housing cooperative registered and in good standing with Joint Stocks in any Canadian province or territory authorized to do business in Nova Scotia.

All types of operating models will be considered, including but not limited to:

- Indigenous governing bodies and organizations (off reserve)
- Community housing organizations
- Non-profit organizations (including co-ops)
- Private corporations

Cross-sectoral partnerships are encouraged.

Evaluation Criteria

Proposals received during the submission period will be ranked in comparison to other concurrent proposals based on the project's overall suitability. More specifically, the following criteria will be used to evaluate, rank, and determine a proposals overall strength and level of project suitability.

Financial Viability: Projects must demonstrate a means to be financially sustainable or describe how they will obtain subsidy to offset any projected operating losses. All potential funding sources must be disclosed, together with details of the intended funding strategy and any supporting documentation.

Affordability: Designated affordable units must serve households in core housing need with rental rates established at or below 80% of average market rent (AMR). AMR can be found at the CMHC Housing portal: <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/12/2/Nova%20Scotia>

Environmental Considerations: National Building Code minimum standards required. Priority will be given to projects incorporating Net-Zero energy performance targets by either:

1. Building to Net-Zero from the onset and including all the necessary energy modelling before and after construction to demonstrate that Net-Zero has been achieved. Or,
2. Building to Passive House Standards with the requirement of having the building Net-Zero ready, i.e. have the infrastructure for PVs to be added at a later date so that the energy consumed by the building is equal to the energy generated.

Accessibility Considerations: National Building Code minimum standards required. However, applicants are highly encouraged to integrate Barrier Free (BF) design requirements and CMHC Visitability Standards within a minimum number of units in their project. [Link to CMHC](#)

Property Management: Applicants must have a minimum of five (5) years' property management experience. In lieu of property management experience, applicants may hire or partner with a professional third-party property management firm approved by DGD. Experience in affordable housing property management is an asset.

Real Estate Development Experience: Applicants must have successfully completed a similar project on time and within budget. Alternatively, applicants may hire or partner with a third-party developer, approved by DGD, who has experience building similar projects.

Development Timeline: How rapidly does the proposed project plan bring new affordable housing to market? How realistic is the proposed timeline?

Project Viability & Sustainability: Is the project feasible and viable, both through capital financial assembly and ongoing operating pro-forma, as well as the project environment (MPS policies, environmental, site constraints etc.)? Is the project aligned with the Provincial five year housing plan, the objectives of the National Housing Strategy, the Nova Scotia environmental and accessibility targets, or other government priorities?

Scale: Is the project of a scale that it may have impact? Priority will be given to projects with a higher density of units and higher scale of affordable units.

Ability to Deliver: Can the main applicant and its partners deliver the project as per timeline? Overcome any unforeseen obstacles? Assemble proposed funding?

People Served: Does the project serve people who are part of specific vulnerable population? Any cultural community of significance? Any location of importance? [Visit CMHC](#) for a definition of vulnerable populations.

Equity Contribution: Applicants with sufficient assets to contribute a reasonable equity component to support the proposed development and who have a demonstrated ability to accommodate unexpected increases in construction costs will be given priority. A reasonable minimum equity contribution is typically equivalent to twenty percent (20%) of the proposed project's eligible capital development costs, including land. A five (5%) equity contribution may be considered for community housing and non-profits. Where the land for this project is being contributed by DGD, flexibility will be considered when assessing the applicant's equity contribution.

PLEASE NOTE

This PON is available to projects that meet and/or exceed the minimum requirements as outlined in the above criteria. Verification of project details and evaluation will determine whether a project is selected. Simply meeting the minimum requirements will not guarantee that a proposal will be selected. Applicants are responsible to provide sufficient documentation that will verify compliance with the eligibility requirements.

DGD will work in partnership with the successful applicant to complete any outstanding due diligence, which may include environmental site assessments, traffic impact studies and planning reviews. The successful applicant will be notified to discuss terms and conditions and any other requirements to move the project forward.

Note that DGD will consider all proposals but is under no obligation to approve any application and move forward with the PON if, in DGD's opinion, no suitable submissions are received.

Proposal Submission Requirements

Applicants can present their submission in the form and format of their choice. Proposals must be submitted to LandForHousing@novascotia.ca on or before **May 19, 2025 at 5pm (AST)**. Submissions must be clear, concise and include the following sections:

- 1. Project Description:** Should include, but not limited to:
 - a. Proposed approach – describe the vision for the project and primary objectives.
 - b. Any partnership(s), including the names of key individuals and organizations.
 - c. Total number of project units, including rental rates.
 - d. Meeting or exceeding affordability, environmental, accessibility, etc. standards.
 - e. Aligning with the Provincial five year housing plan, National Housing Strategy, or other provincial priorities (e.g. health, environment, economic growth, seniors).
 - f. Have you also applied to CMHC, DGD or any other sources of funding opportunities?
- 2. Applicant & Development Team:** Should highlight experience in real estate development and property management, with experience in managing affordable housing developments as an asset.
- 3. DGD Contributed Site:** Describe how the proposed development concept is suitable for the land being contributed and identify the land ownership interest being requested for this project (leasehold, fee simple, or other) and provide all supporting rationale.
- 4. Market Demand & People Served:** Analysis of market need and how proposed project aligns.
- 5. Project Funding & Financing:** Detailed breakdown of capital and operational funding sources and expenses.

Appendices should not exceed 20 typewritten pages and should include:

- Drawings and site concept plan
- Proposed Project & Construction Schedule
- Construction Cost Estimates (Class D or higher)
- Details of Project Financing and Funding Strategy, together with potential Sources of Capital
- Operating Pro-Forma Statements

Letters of Reference can also be submitted to demonstrate your experience in delivery of similar projects.

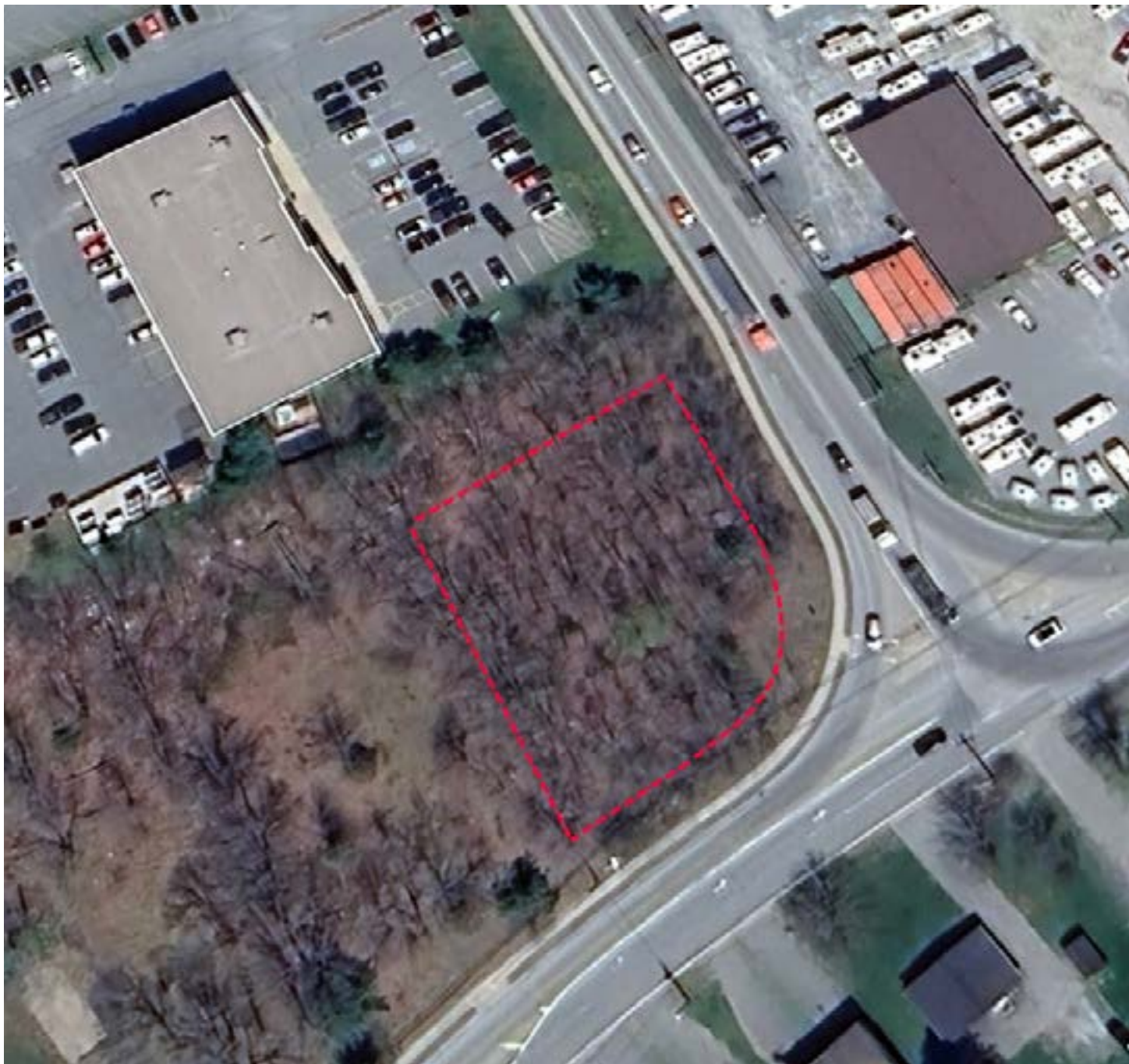
For further information on submitting a proposal please refer to the following proposal guidelines: [Link to Proposal Guidelines](#)

INQUIRIES

Please direct questions about the opportunity up to 5 business days of deadline to: landforhousing@novascotia.ca

Answers that may have material impact on submissions will be compiled and answered online at the Land for Housing Program web page. [Land For Housing Program](#)

Property Overview







DISCLAIMER

The PON is a non-binding document. DGD does not make any representation or provide any undertaking to prospective respondents other than to invite them to submit a proposal. This PON does not oblige DGD to negotiate or execute an agreement with any prospective respondents, not to grant rights of any sort to any prospective respondents and, DGD shall incur no liability to any prospective respondent as a result of responding this PON.

DGD will not be liable for, nor will it reimburse any prospective respondent for costs incurred in the preparation, submission or presentation of any proposal, for interview or any other activity that may be requested as part of the PON process.

Excerpt from FBM Massing Analysis



- | | |
|--|---|
|  Subject Site - HA Zone |  Storeys 1 - 5 |
|  Penthouse (6th Storey) |  Transition Line |

Excerpt from FBM Massing Analysis

Maximum number of buildings per lot

- One (1). However, multiple buildings connected by an underground parking garage are considered to be one building.

Setback requirements

- 4m setback along Rocky Lake Drive streetline
- 4m setback along Duke Street streetline
- 6m side yard setback to transition lines
- 6m rear yard set

Maximum Height

- 5 storeys (does not include mechanical penthouse)

Streetwall Stepback

- Not required for buildings <6 storeys in height

Side and Rear Stepbacks:

- Not required for buildings <8 storeys in height

Maximum Building Dimensions:

- Maximum building depth of 64m
- Maximum tower width of 64m

Mechanical Penthouse (allows for use as amenity space)

- Maximum rooftop coverage = 30%
- Minimum roof edge setback = 3m

