

# FOR SALE - DEVELOPMENT OPPORTUNITY



HALIFAX  
COMMERCIAL  
REAL ESTATE ADVISORS



## 218 - 220 WINDMILL ROAD

Dartmouth, Nova Scotia

# PROPERTY OVERVIEW

<b>ADDRESS</b>	218 - 220 Windmill Road, Dartmouth NS
<b>PID</b>	00067694 / 00067827 / 00067702
<b>SITE SIZE</b>	28,200 square feet
<b>TYPE</b>	Multi-Residential
<b>BUILDING 1 GROSS SF</b>	13,178 square feet
<b>BUILDING 2 GROSS SF</b>	89,077 square feet
<b>NUMBER OF LEVELS</b>	6 levels
<b>UNDERGROUND PARKING</b>	54 spaces
<b>BICYCLE PARKING</b>	47 spaces
<b>RESIDENTIAL UNITS</b>	99 units
<b>LIST PRICE</b>	\$2,970,000 Price per door - \$30,000



## RESIDENTIAL UNITS

<b>1 BEDROOM UNITS</b>	16
<b>1 BEDROOM + DEN UNITS</b>	60
<b>2 BEDROOM UNITS</b>	18
<b>3 BEDROOM UNITS</b>	5

## THE OFFERING

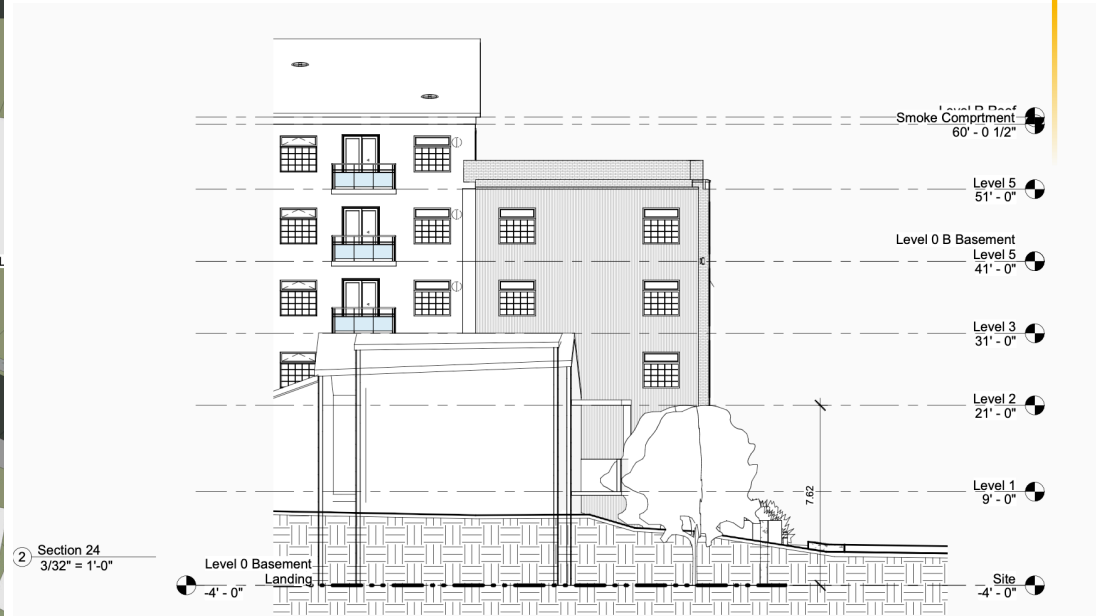
Located in the heart of Halifax Centre Plan Area, 218-220 Windmill Road offers an exceptional redevelopment opportunity in one of the city's fastest-growing corridors. Comprised of three adjoining parcels (PIDs 00067694, 00067827, 00067702), this property is centrally located between the Macdonald and MacKay Bridges, adjacent to public transit stops, and nearby to Halifax ferry and the main Halifax Transit Bridge Terminal which is along the Wyse Road Corridor with access to grocery stores, cafes, restaurants, and services.

At 30,000 square feet this development site in a high-demand urban corridor presents a rare opportunity and provides flexibility for a purchaser to bring forward a custom architectural design or utilize the existing architect zoning submission to take advantage of the Halifax Centre Plan COR designation with zoning site development drawings that have been professionally prepared showing an as-of-right 5 storey building plus two level parkade with 54 spaces and 99 units.

The site is elevated one storey above Windmill Road and is relatively flat allowing at grade access to the first level of parking with utility access to 3 phase power, water, sewer and natural gas across the street. There has been recent excavation work with a building addition on site and a full height basement was installed under the addition which touched what is thought to be the start of potential bedrock; this is deeper in comparison to most sites in Dartmouth.

The Windmill Road corridor is part of Halifax's broader growth and mobility plan, which envisions a more connected, mixed-use community linking Downtown Dartmouth, Shannon Park, and Burnside. Recent municipal planning initiatives, including rezoning through the Housing Accelerator Fund, positions this area for higher-density residential and commercial development—making it an attractive investment within Dartmouth's evolving urban core.



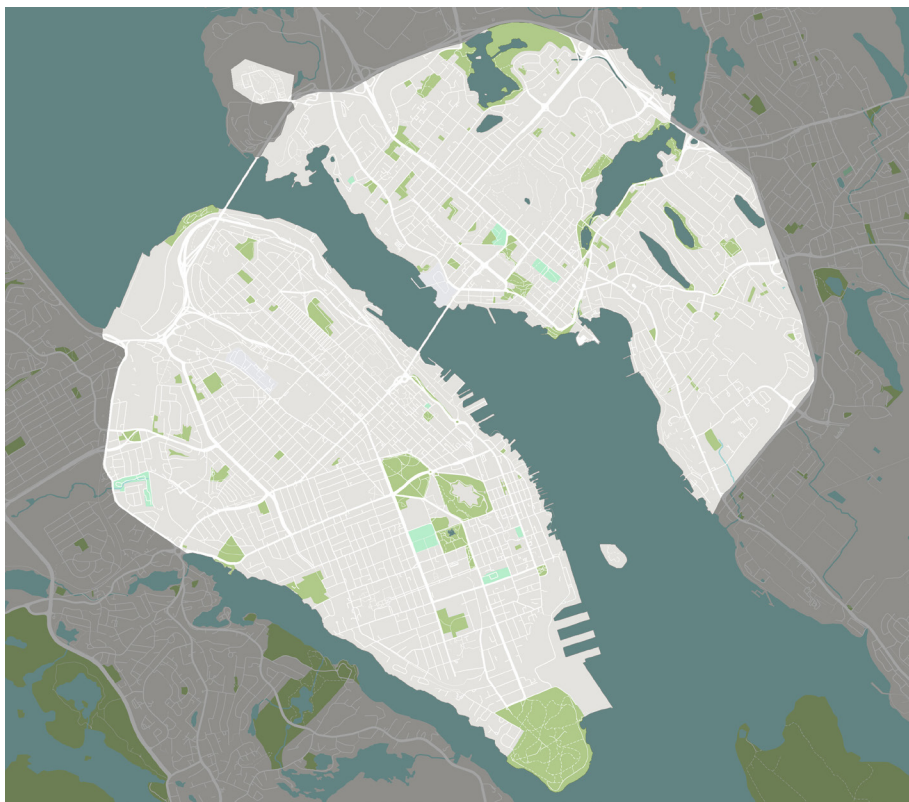
[illegible]

	STEPBACKS	HEIGHT OF STEPBAC
STREET WALL	N.A.	MEETS CLAUSE 183(1)(c), THEREFORE NO STEPBAC ON THE 4TH STOREY
STREET WALL	8M	5th STOREY (16m)
SIDE	N.A.	NO STEPBAC WHEN ABUTTING A COR ZONE
BACK (ER-3)	2M	4th STOREY (10m)
SIDE (ER-3)	2M	4th STOREY (10m)

# HALIFAX CENTRE PLAN OVERVIEW

## What is the Centre Plan?

The **Halifax Regional Municipality (HRM) Centre Plan** is the unified land use and development framework for the Regional Centre – including the Halifax Peninsula and Dartmouth cores. It establishes zoning, land use policies, and urban design rules to guide strategic growth, support complete communities, and align development with transit and infrastructure.



The Regional Centre covers ~33 km<sup>2</sup> – HRM's densest urban core. Strategic growth focuses on transit corridors and areas with existing services.

## Timeline & Status

- **Package A:** Approved 2019 – growth areas, cores, and corridors.
- **Package B:** Approved 2021 – established residential, institutional, commercial, parks, and waterfront areas.
- The Regional Centre Land Use By-law and Secondary Municipal Planning Strategy replaced previous planning documents.

## Key Land Use & Zoning Highlights

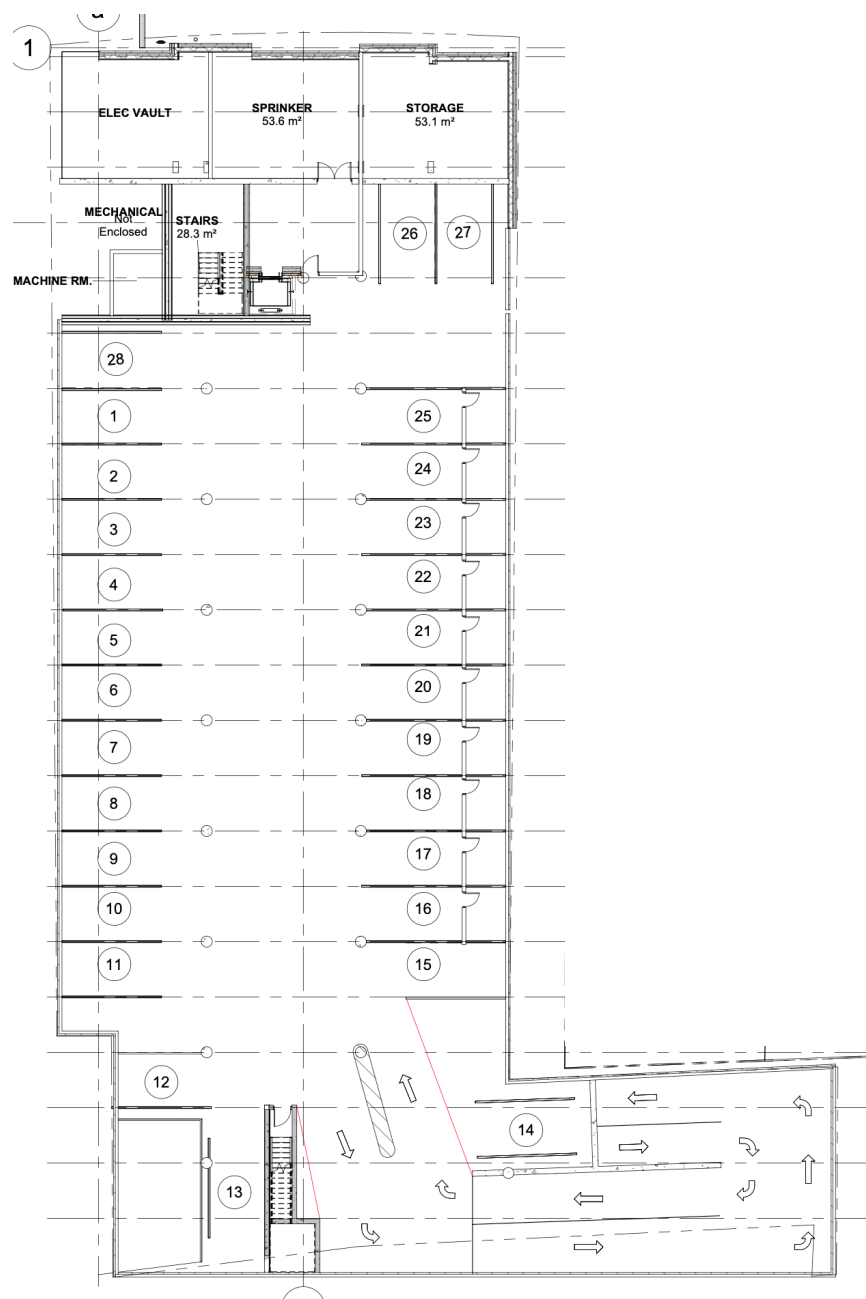
- Urban Structure Designations guide density, use, and building form.
- Package B changes:
  - Established Residential zones allow secondary/backyard suites, shared housing, and modest mixed use.
  - Density bonuses available for public benefits (affordable housing, heritage conservation, public amenities).
- Reduced parking requirements encourage transit, walking, and cycling.
- Height & shadow management, view corridor protection, and heritage preservation policies apply.

## Why This Matters for 218-220 Windmill Road

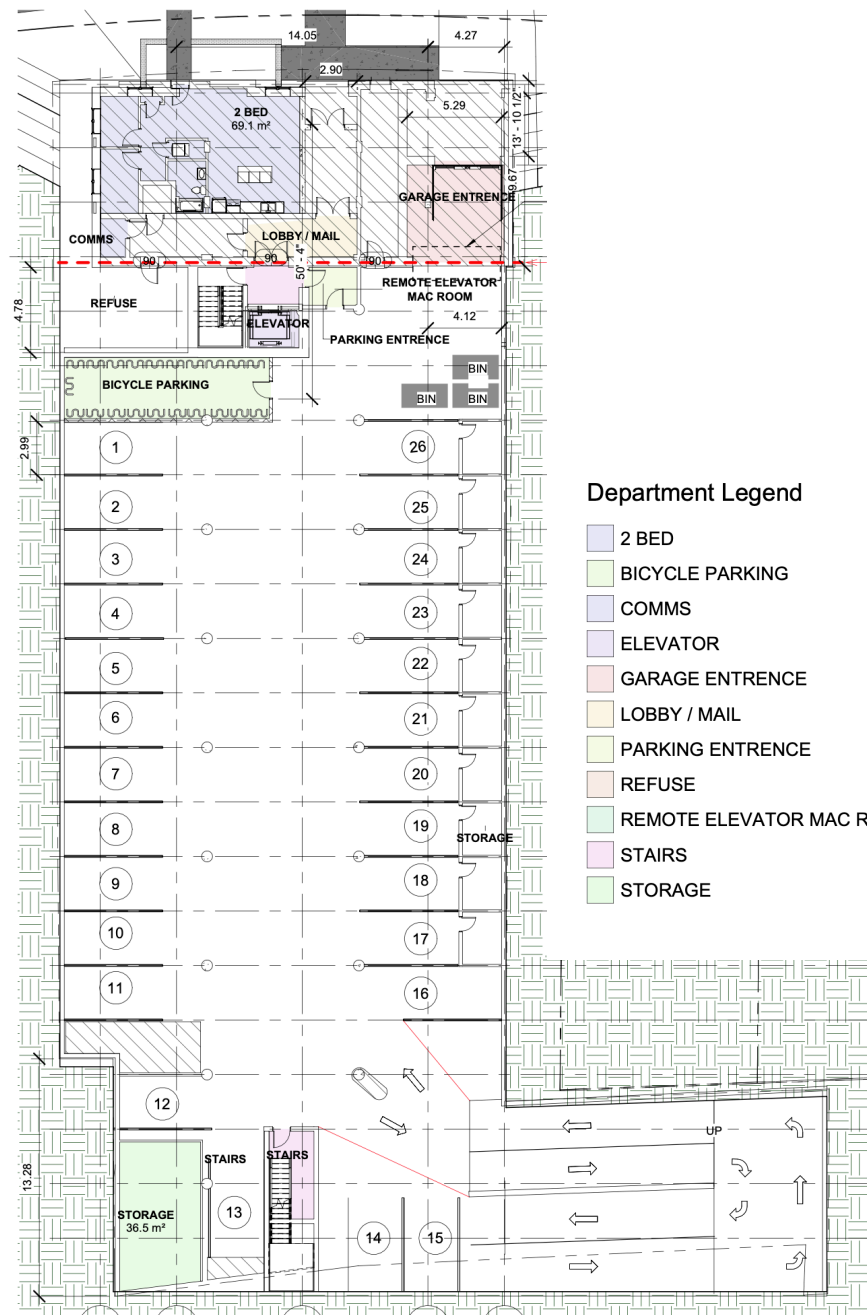
- Centrally located: Adjacent to Halifax ferry, main transit terminals, and key bridges.
- High redevelopment potential: Three adjoining parcels provide flexibility for multi-unit residential or mixed-use projects.
- Zoning clarity: The Centre Plan reduces uncertainty, streamlines approvals, and supports density bonuses.
- Strategic growth alignment: Located along a growth corridor with planned infrastructure improvements.



# FLOOR PLANS



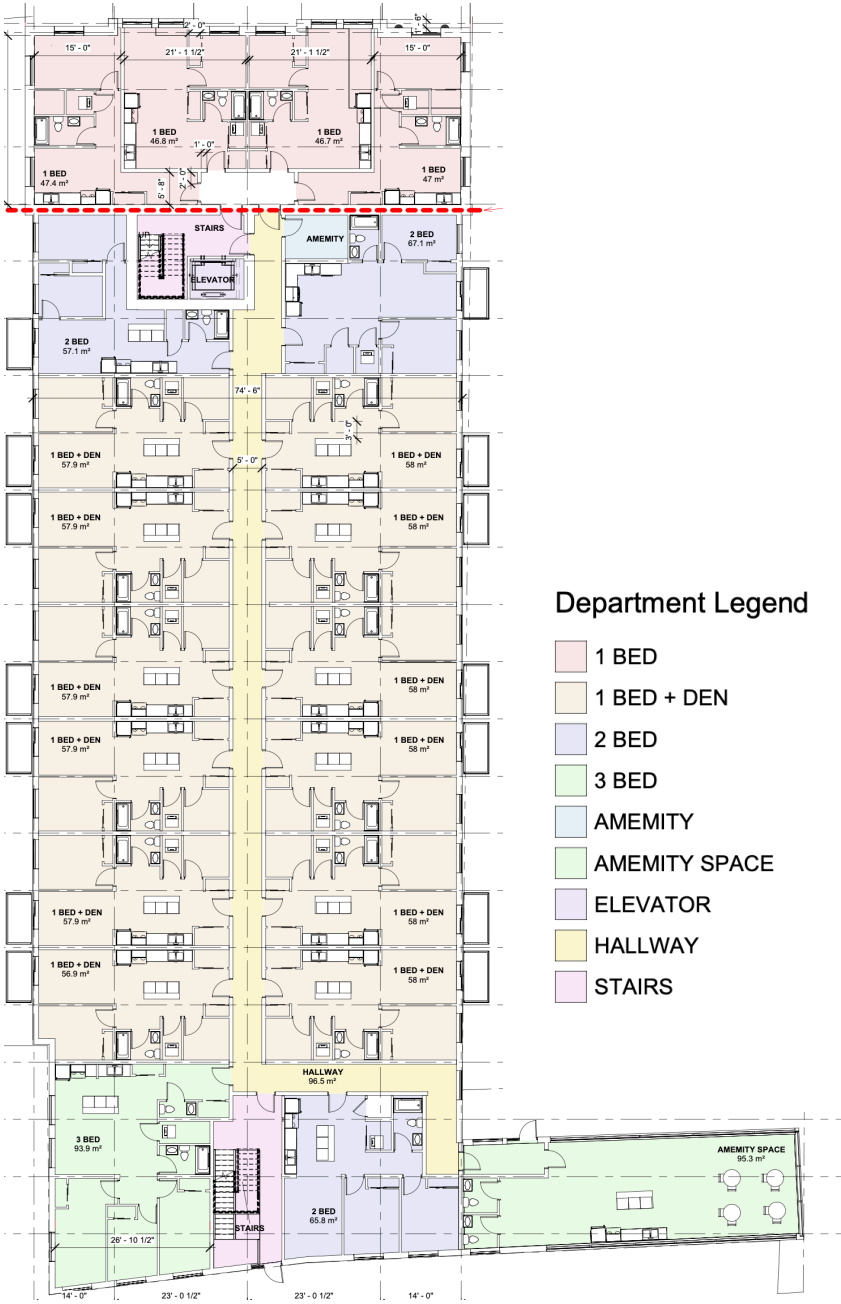
LEVEL 1 BASEMENT



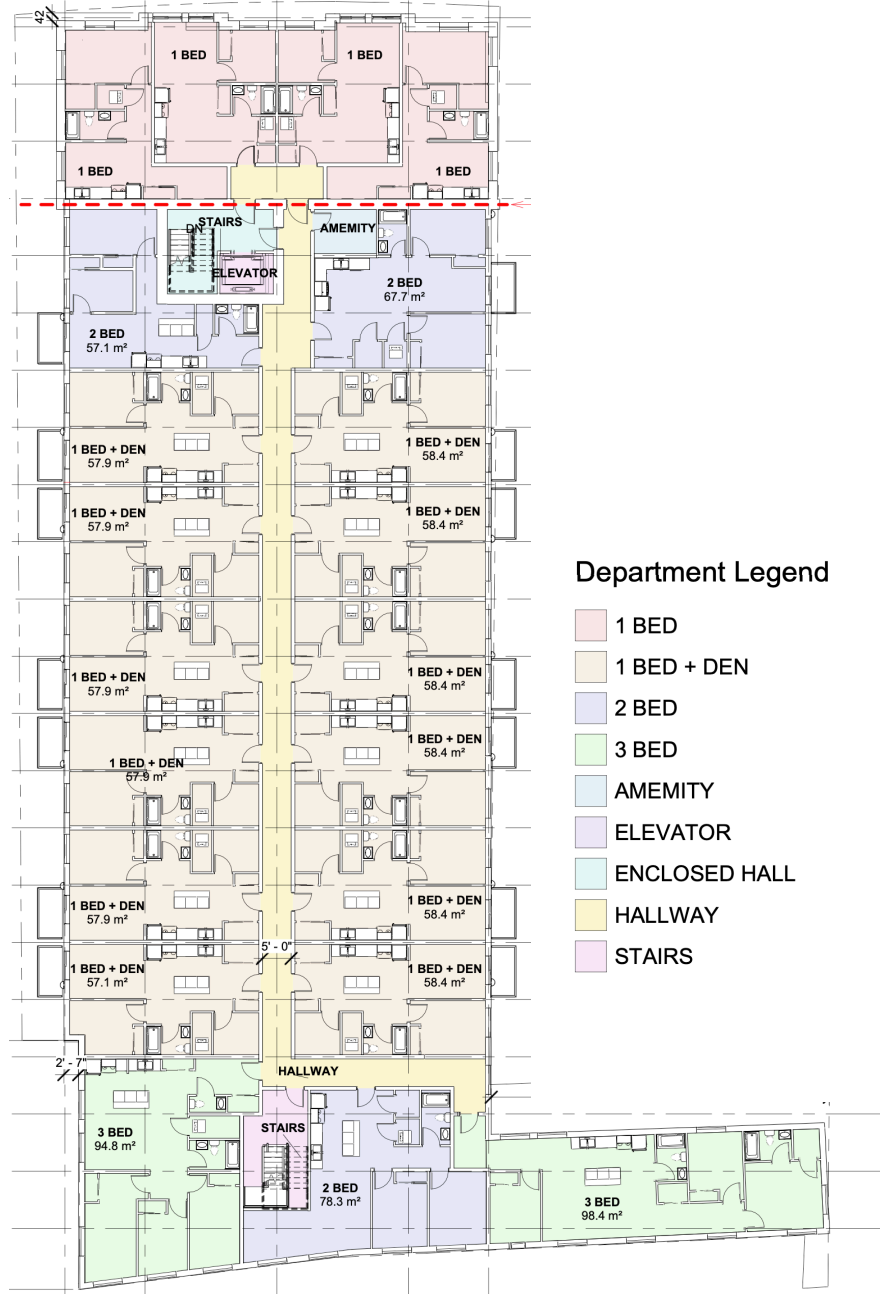
## Department Legend

- 2 BED
- BICYCLE PARKING
- COMMS
- ELEVATOR
- GARAGE ENTRANCE
- LOBBY / MAIL
- PARKING ENTRANCE
- REFUSE
- REMOTE ELEVATOR MAC ROOM
- STAIRS
- STORAGE

LEVEL 0 BASEMENT



## LEVEL 1



## LEVEL 2






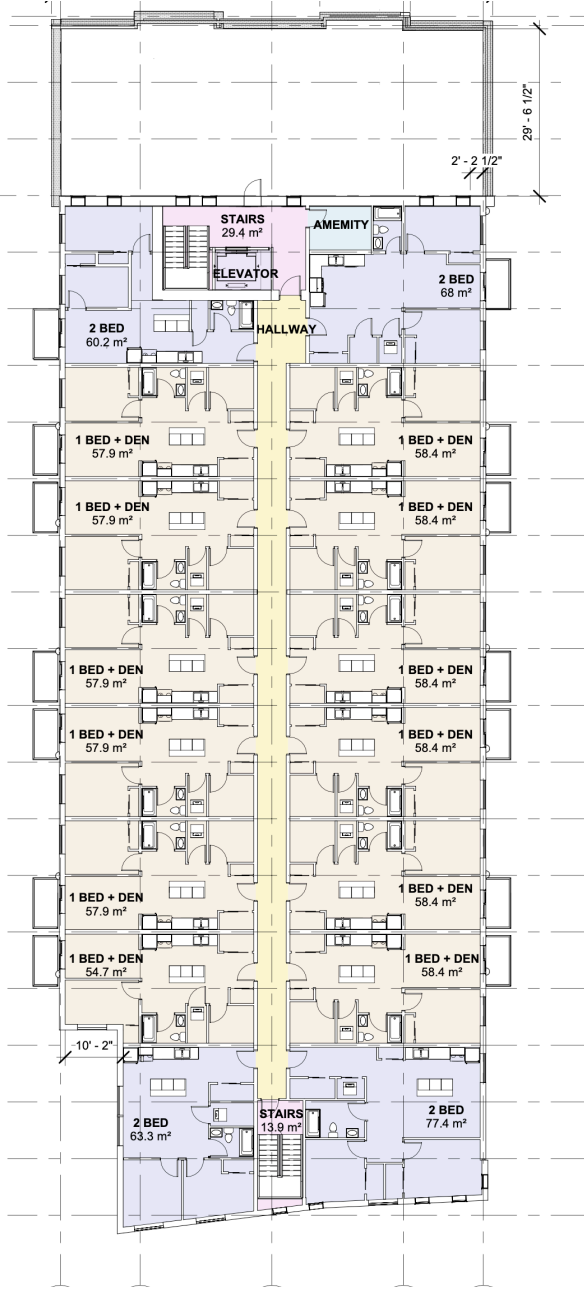
-  1 BED
-  1 BED + DEN
-  2 BED
-  3 BED
-  AMENITY
-  ELEVATOR
-  HALLWAY
-  STAIRS

### LEVEL 3



-  1 BED
-  1 BED + DEN
-  2 BED
-  AMEMITY
-  AMEMITY SPACE
-  ELEVATOR
-  ENCLOSED HALL
-  HALLWAY
-  STAIRS

## LEVEL 4



Department Legend

- 1 BED + DEN
- 2 BED
- AMENITY
- ELEVATOR
- HALLWAY
- STAIRS



FRONT VIEW

LEVEL 5





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## FOR MORE INFORMATION PLEASE CONTACT



**BEN CHAISSON** ASRE, DULE, CCIM, ASC  
Managing Broker



902.482.3213



bchaisson@hcrea.ca



**GREG MORRISON**  
Client Advisory Services



902.277.2552



gmorrison@hcrea.ca



HCREA.CA

PO Box 2992, Dartmouth, NS

The particulars are submitted to the best of our knowledge and are subject to change without notice. Halifax Commercial Real Estate Advisors does not assume responsibility for any errors or omissions.