



Land for Housing – Municipal Partnership Opportunity

Background

The Province of Nova Scotia launched the **Land for Housing Program** to increase housing supply by making provincially owned land available for residential development. The program identifies suitable provincial sites and releases them to developers (both private and non-profit) through a competitive process that prioritizes affordability, energy efficiency, accessibility, financial viability and timely delivery.

Since 2022, the program has supported the release of dozens of sites across the province and is helping advance hundreds of new housing units.

Progress to Date

- Over 30 Property Opportunity Notice's (PON's) have been released across Nova Scotia.
- Active sites currently represent more than 1,200 potential new housing units, of which around 50% will be affordable.
- Several projects are completed or under construction through partnerships with non-profit housing organizations.
 - **Circassion Drive, Cole Harbour** – 18-unit apartment building completed in July 2025 with 9 affordable units, delivered by Rooted (formerly Dartmouth Housing).
 - **Appleseed Court, Antigonish** – 17 affordable units completed in September 2025 by the Antigonish Affordable Housing Association.
 - **Highbury Road, New Minas** – 32 affordable units currently under construction by Valley Roots Housing Co-operative.
 - **Karen Drive, Westphal** – 30 units currently under construction by Affirmative Ventures.

Municipal Partnership stream

Recognizing that many municipalities also hold land that could support housing, the Province is now exploring a **Municipal Partnership stream** to help support municipalities in bringing forward municipally owned sites.

Program Highlights

- Builds on the Province's existing Land for Housing process, which identifies land suitable for housing and releases it through a competitive call for proposals.
- Property Opportunity Notice's (PON's) are released and invite proposals from qualified housing developers and non-profit organizations.
- Proposals are evaluated based on factors such as affordability, project viability, accessibility, environmental efficiency, and delivery timelines.
- Designed to support both immediate housing needs and long-term strategic phased housing development.

How the Province Can Support Municipalities

The Province can work with municipalities to help advance housing on suitable municipal sites by:

- Sharing the Land for Housing program model and process
- Help with site selection and analysis
- Supporting the preparation and release of Property Opportunity Notice's (PON's) and subsequent site promotion
- Assisting with proposal evaluation and selection
- Providing expertise related to housing development and partnerships with non-profit and private builders
- Reviewing financial feasibility and funding sources
- Helping coordinate joint announcements and project milestones

Municipal councils remain the final decision-makers on the release of municipal land and project outcomes.

We have contacted all municipalities, and three – Kentville, Bridgewater, and Yarmouth – have shown interest in learning more.

Example of a Similar Model

A comparable approach is being used in British Columbia through **BC Builds**, which partners with public landowners to accelerate housing development.

BC Builds Case Study:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/affordable-housing/bc-builds>

Interested in learning more?

The Province is interested in working with municipalities that may have surplus or underutilized land suitable for housing development.

Please Contact: Alexandra.Hernould@novascotia.ca