

HOUSING

Removing barriers to housing and encouraging a mix of options for all.



Housing Choice

- » Create opportunities for a mix of housing types, and encourage growth in locations where transit is available or will be available (Policy H-1)
- » Enable flexibility to develop inclusive housing forms in Mi'kmaq and African Nova Scotian communities (Policy H-5)
- » Enable cluster housing (Policy H-6)
- » Permit shared housing forms in residential areas at a scale and density that is compatible with the zoning (Policy H-7)
- » Allow three or more units per lot in low-density residential zones, with built form regulations to ensure that building scale respects that of the surrounding neighbourhood (Policy H-9)
- » Allow for the adaptive reuse of non-residential buildings to create more housing, in areas where housing is permitted (Policy H-10)
- » Clarify where short-term rentals are permitted (Policy H-25)

“Cluster Housing” refers to the opportunity to cluster several residential buildings on a single property.

“Shared Housing” refers to housing that is shared by a group of individuals under separate leases or agreements, and which may include support services.

“Gentle Density” refers to providing additional housing options with minimal impact on a neighbourhood's built form and character. Examples include backyard suites and internal conversions to add additional units in existing single-unit houses. These options allow homeowners increased flexibility to explore aging-in-place, intergenerational living, and an additional source of income.

“Missing Middle” refers to housing of a scale between that of single-unit dwellings and large multi-unit apartment buildings. Examples include two- and three-unit dwellings, townhouses, rowhouses and smaller-scale apartment buildings. It is called “missing” because many communities have fewer of these building types when compared to the overall housing stock.

“Adaptive reuse” refers to changing the primary function of an existing building when they have outlived their original purpose.



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New Municipal Tools

- » Explore the creation and retention of affordable housing with inclusionary zoning, density bonusing and no net loss/rental replacement (Policy H-16)

“Inclusionary zoning” requires a percentage of units in new development are affordable housing.

“Density Bonusing” requires a development to provide a public benefit, which can include a contribution for financially supporting the construction and maintenance of affordable and deeply affordable housing on other sites.

“No Net Loss/Rental Replacement” requires redevelopment to incorporate the displaced residential units in the new development.



Partnerships for Affordable Housing

- » Consider complementing and supporting affordable housing programs by upper levels of government (Policy H-26)
- » Consider partnering and financially supporting housing organizations in order to develop and retain affordable housing (Policy H-27 and H-28)
- » Study the viability of leveraging surplus or available land, including supporting development of community land trusts (Policy H-29)

HRM is a member of the **Housing and Homelessness Partnership** and participates in federal funding programs such as the Rapid Housing Initiative and the Housing Accelerator Fund.

A **“community land trust”** is typically governed by a non-profit operator which acquires and holds land to be used for the benefit of community (Source and more information: unitedwayhalifax.ca)



What new forms of housing should be encouraged in your community?

NEXT STEPS

Housing Needs Assessment
-
Inclusionary Zoning Study

