

The word "HALIFAX" in a bold, white, sans-serif font, positioned in the upper right corner of the slide. The background features a dark blue geometric shape in the top right and a light blue shape in the bottom right, meeting at a diagonal line.

HALIFAX

Shared Housing Public Workshop

HRM Planning and Development
Jill MacLellan

November 29, 2017

Agenda for the Workshop

1. Welcome and Introductions
2. HRM Staff Presentation
3. Group Questions / Discussion
 - HRM staff provide brief overview
 - Group Discussion
 - Sharing of Highlights of Group Discussion
4. Next Steps, Other Comments, Feedback Form

Why Are We Here?

- Council Initiation August 1, 2017
- Goal to simplify, consolidate and remove barriers to the development of shared housing
- Only to address issues with Regional Plan, Municipal Planning Strategies and Land Use By-laws

What is Shared Housing



HALIFAX

Current Municipal Land Use Regulations

- 21 Municipal Planning Strategies and 22 Land Use By-laws
- Multiple Terms for Similar Uses
- Inconsistent Requirements
- Outdated Requirements
- Outdated Language

Q.1 – Introductions / Current Municipal Land Use Regulations

- What type(s) of shared housing do you associate with?
- What is your role with shared housing?
- What municipal regulatory barriers have you encountered when developing or operating your form of Shared Housing?

Proposed Approach: Key Principles

- Shared housing is considered a type of residential use.
- Shared housing uses should be permitted in all residential zones, although scale may vary to fit with neighbourhood.
- Shared housing should be considered a single type of use—not broken up into various types of uses or categories.
- Additional provisions/separate regulations, apart from what is required for a general residential use, should be limited

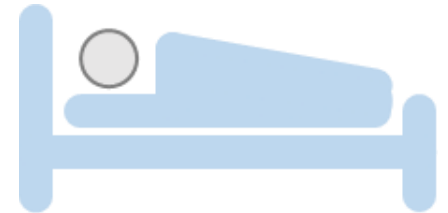
Proposed Approach: Definition

Shared Housing means a residential use where a building or part of a building is operated as one integrated facility in which accommodation is provided to individuals with or without support services including but not limited to medical care, supervisory or personal care, and counselling.

Proposed Approach: Land Use Provisions

Proposed Bedroom Limits

- In low density zones: Up to 6 bedrooms permitted
- In medium density zones: Up to 12 bedrooms permitted
- In high density zones: Building and density must comply with the requirements for a multiple unit dwelling



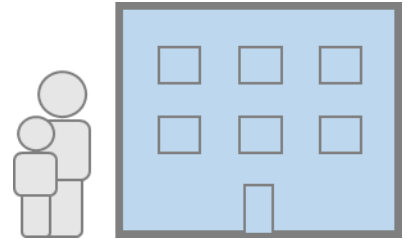
Q.2 – Proposed Approach

- What are your thoughts regarding the key principles of the proposed approach?
- What are your thoughts regarding the proposed definition?
- What are your thoughts regarding the proposed limit on bedrooms in low density neighbourhoods?

Proposed Approach: Other Land Use Provisions???

**Should Land Use Provisions
(Regulations) Differ from General
Residential Requirements??**

- parking requirements??
- density??
- amenity/common space??
- refer to Building Code for larger scale residential care facilities??



Q.3 – Other Ideas / Recommendations

- Should land use provisions differ from what is required for a general residential use?
- Is there anything unique about your form of shared housing that we should consider?
- Should provisions in urban areas differ from provisions in rural areas?
- Any other comments??

What's Next???

- Staff will review comments from workshops and survey
- Comments will be incorporated into draft approach
- Report to Council with proposed new land use provisions

Thank You

Any Other Comments??

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