

Centre Plan Feedback on Secondary and Backyard Suites

The draft Centre Plan is considering creating policy and regulations to widely permit secondary and backyard suites in the Centre Plan area (Halifax and Dartmouth within the Circumferential highway). While public feedback has been received on this topic to date, additional consultation will take place as part of Centre Plan Package B. The Municipality will also be initiating consultation on permitting these forms of housing more broadly in other parts of the Municipality (<https://www.shapeyourcityhalifax.ca/allowing-secondary-suites-as-a-permitted-use>).

Since 2016 Centre Plan stakeholder feedback has consistently included comments on secondary suites in existing residential neighbourhoods. Comments received through public events and submission from individuals, property owners, and community and non-profit groups were generally supportive of increasing the diversity of and density of housing within the Centre Plan area through secondary suites and backyard suites. We heard about the reasons why this was important, and how to make it successful.

Key comments included:

- maintain the overall character of neighbourhoods by blending secondary and backyard suites into the existing residential fabric;
- create opportunities to both increase housing options but also make homeownership in the Centre Plan area more affordable, and create opportunities to house ageing parents near urban amenities; and
- increase population in residential areas can help support and use investments in parks, transit and other services.

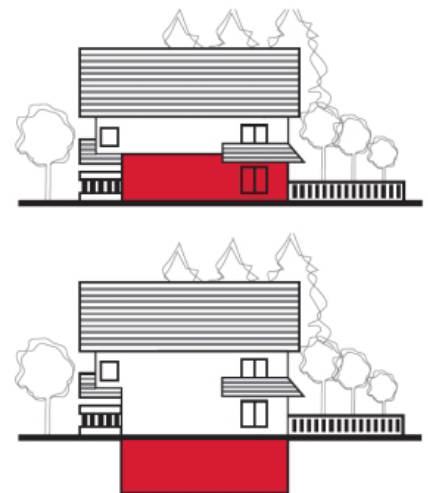
There were also some concerns related to the proposed changes:

- the timing of a broad scale zoning change to enable secondary suites and how it would impact other development control initiatives, specifically the creation of heritage conservation districts; and
- concern over how the additional units would be used, specifically whether they would simply become short term rentals such as Airbnb listings, rather than permanent rental housing.

These valid concerns are being considered and will be addressed through Package B of the Centre Plan and through municipal wide policy and regulations initiated by Council in 2018.

For more information contact planhrm@halifax.ca

Secondary suite



Backyard suite

