

CHAPTER 5: FOSTERING DIVERSE AND AFFORDABLE HOUSING

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5.0 INTRODUCTION

Housing affordability and availability are significant challenges facing the Municipality. The Region's low vacancy rate and lack of sufficient housing to meet the needs of our growing population is a critical issue that demands urgent attention.

HRM needs more housing across the entire housing continuum. Housing exists on a continuum (Figure 5.1) where the supply of housing responds to the range of housing demand in a community. However, due to social, economic, and geographic factors, the full range of housing needs in a community is not always met by market housing. The housing needs of individuals and families with low incomes or with special housing needs are often met by non-market housing provided by the public and not-for-profit sectors. Non-market housing encompasses a wide range of housing, including emergency shelters, transitional housing, supportive housing, cooperative or community housing, and subsidized housing.

THE HOUSING CONTINUUM

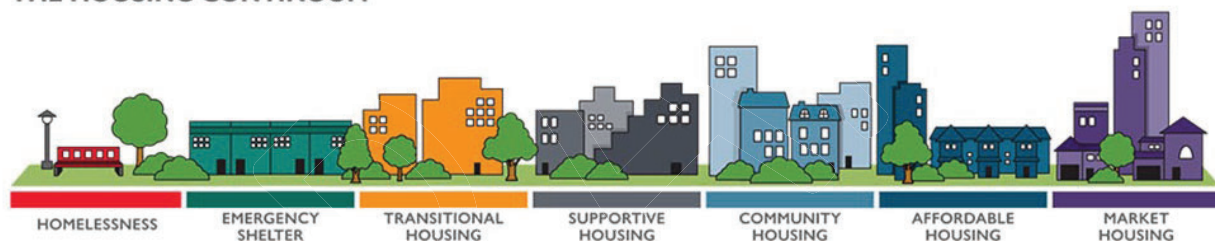


Figure 5.1: Housing Continuum. Source: About Affordable Housing In Canada, CMHC: <https://www.cmhc-schl.gc.ca/en/professionals/industry-innovation-and-leadership/industry-expertise/affordable-housing/about-affordable-housing/affordable-housing-in-canada>

The housing landscape has been significantly impacted by the region's high rate of population growth since 2016. The rapid population growth rate, influenced by interprovincial and international migration, present challenges for the Municipality to ensure there is sufficient affordable housing for all. The COVID-19 pandemic and remote work possibilities increased inter-provincial migration from other Canadian provinces, while pandemic restrictions, high commodity prices, and labour and logistical constraints continue to present challenges for new housing construction.

The region's record-high home prices and low vacancy rates have led to affordability issues for both renters and potential homeowners. The vacancy rate dropped to a historic low of 1%, contributing to unaffordable rents. The rental market has experienced significant rent increases, far surpassing historical growth rates. Only a small percentage of available rentals are affordable for households in the lowest income bracket.

As a result, HRM is experiencing an affordable housing and homelessness crisis. The Halifax Charter defines 'affordable housing' as housing that meets the needs of a variety of households in the low to moderate income range, and CMHC defines 'core housing need' as households that spend more than 30 per cent of their income on shelter. In 2021, more than 11% of total households in the region were in core housing need, and between 2018 and 2022 the number of people who are homeless more than doubled

with the number of people forced to shelter outside increased 500%.¹⁵ While the rise in homelessness is driven by several factors, the primary one is a lack of affordable, stable, and supportive housing.

Quickly increasing housing supply requires rethinking historical approaches to land use that have kept supply low and exacerbated economic and social inequities. The best qualities of HRM's varied neighbourhoods are found in the people living there, and this Plan will provide more people with choices of where and how to live. Increasing density in neighbourhoods rich in amenities improves housing inventory in the places best able to support growth and helps to reduce urban sprawl. Enabling the development of a mix of housing types throughout HRM helps residents to find an affordable housing option that matches their household size, composition, level of ability, and lifestyle. Supporting the development of affordable housing across the housing continuum is necessary to ensure everyone has safe and supportive housing. Having a range of housing options helps to create socially inclusive communities by allowing for a diverse range of households in every neighbourhood.

This Plan recognizes that current housing opportunities are not evenly distributed across HRM, and that we need to embrace neighbourhoods as works in progress and create housing for new residents to make more equitable communities. Increasing the affordability and range of housing available across our region is essential to ensuring resilient and socially inclusive communities where everyone can access housing.

5.1 OBJECTIVES

- 1. Collaborate with government, non-profit and private sector partners to end homelessness and housing poverty in HRM.**
- 2. Remove barriers to increasing housing supply for all residents across the Municipality.**
- 3. Expand opportunities and incentives to support developing and retaining affordable housing.**
- 4. Increase the diversity of housing types available in the Regional Centre, Suburban, and Rural communities to ensure all residents can choose housing that meet their needs.**
- 5. Support increased housing density in existing residential areas with access to transit and services and provide more residents with a range of housing choices in established neighbourhoods.**

5.2 REMOVING BARRIERS TO HOUSING

As the municipality continues to face unprecedented house prices and vacancy rates, it is essential to ensure a coordinated approach to housing across the region. Many of the existing community plans were developed at a time when the region was facing a low rate of growth, and these plans must be updated to reflect recent population trends and allow the Municipality to respond to the growing demand for all types

¹⁵ A Framework to Address Homelessness in the Halifax Regional Municipality. <https://cdn.halifax.ca/sites/default/files/documents/city-hall/regional-council/230221rc1515.pdf>

of housing. All community plans must be aligned with the policies and objectives of this Plan with regard to increasing housing supply, diversifying available housing options, and increasing housing affordability.

H-1 When preparing new secondary municipal planning strategies or amendments to existing secondary municipal planning strategies to allow new developments, means of furthering housing choice and social inclusion shall be considered including:

- a) creating opportunities for a mix of housing types that serve all residents based on social, economic, physical, and cultural needs;**
- b) encouraging growth in locations where transit is or will be available;**
- c) reducing lot frontage, lot size, and parking requirements;**
- d) allowing infill development and additional housing in areas in the Regional Centre, Suburban and Rural centres consistent with policies in Chapters 2 and 3 of this Plan;**
- e) identifying existing affordable housing and development of measures to protect it;**
- f) enabling the adaptive reuse of obsolete, underused, or abandoned structures.**

5.2 INCREASING OUR HOUSING SUPPLY

Since 2014, the municipality has welcomed record numbers of interprovincial and international newcomers and is one of the fastest growing regions in Canada. While the increase in population enriches HRM's social and economic wellbeing, this unprecedented population growth has created significant challenges for housing availability and affordability. Demand for housing has outpaced the rate of construction of new housing, putting pressure on the supply of housing that will continue to increase as the municipality grows to 1 million people. Recognizing that meeting the demand for housing is critical for building a successful region, in addition to identifying major locations for new growth as set out in Chapter 3, the Municipality will aim to increase the supply of housing by:

- Allowing **more diverse housing types**;
- Increasing **gentle density and missing middle housing**;
- Encouraging the **adaptive reuse** of former institutional and commercial properties; and
- Considering the removal of **parking minimums** for residential uses.

5.2.1 BUILDING DIVERSE HOUSING TYPES

Diverse forms of housing allow people greater variety and flexibility in deciding how to live. Housing types exist on a size and density spectrum, ranging from tiny houses that are home to a few people to large multi-unit apartment buildings that are home to hundreds. There is a need for housing to accommodate multi-generational families, seniors looking to age in place, students and young people, and housing that allows for shared accommodation and cohousing. Allowing more housing options in all types of residential areas increases housing capacity on an existing supply of land and provides opportunities for homeowners and renters to choose a neighbourhood that meets their needs. Building different types of housing is an important component to helping the Municipality meet the strategic growth objectives and targets of this Plan as set out in Chapter 2. Diversifying our housing stock requires looking beyond historical approaches

to home construction and neighbourhood design to focus on providing housing that meets the needs of people now and into the future.

- H-2** The Municipality shall continue to identify and remove policy and regulatory barriers to alternative forms of housing.
- H-3** To support the construction of diverse and affordable housing options, the Municipality shall continue to further explore and remove barriers to cohousing and land sharing initiatives.
- H-4** The Municipality shall, through the applicable land use by-laws, permit tiny homes, inclusive of mobile dwellings, as a form of residential use.
- H-5** To support the development of inclusive housing that meets the needs of diverse communities, including but not limited to Mi'kmaq, Indigenous, and African Nova Scotian communities, Council may consider variations to land use by-law built form and siting requirements through site plan approval.
- H-6** Cluster housing provide opportunities to cluster several residential buildings on a single property where the development of a new public street is not practical or needed to support pedestrian connectivity. The Municipality may:
- a) through applicable land use by-laws, permit up to 4 main residential buildings on a single lot within the Urban Settlement Designation;
 - b) through applicable secondary municipal planning strategies and land use by-laws, permit 5 or more main residential buildings on one lot by development agreement. In considering such development agreement proposals, Council shall consider:
 - i. the clustering of residential buildings on the same lot as separate dwellings or in townhouse blocks;
 - ii. provisions to mitigate the impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;
 - iii. the provision of pedestrian infrastructure that is separated from vehicular traffic;
 - iv. the provision of active transportation connections to the street network;
 - v. the adequacy of indoor and outdoor amenity space for residents;
 - vi. the proposal conforms to the density supported under the applicable secondary planning strategy;
 - vii. the general maintenance of the development; and
 - viii. any applicable matter as set out in Policy I-9 of this Plan.
- H-7** Shared housing use is a broad term that describes a variety of household forms where housing is shared by a group of individuals living under separate leases or agreements where support services may or may not be provided. In supporting the provision of shared housing uses, the Municipality:
- a) shall, through the applicable land use by-laws, permit shared housing forms in all zones that permit residential uses at a scale and density that is compatible with the intent of the applicable zones. Additional controls beyond those for dwelling units shall be minimized to reduce regulatory barriers for shared housing developments;

- b) may, through the applicable land use by-laws, permit shared housing in institutional zones at a scale and density that is compatible with surrounding uses; and
- c) may, through the applicable land use by-laws and secondary municipal planning strategies, permit shared housing uses through a development agreement at a larger scale than would be permitted by the zone or in zones that do not permit residential uses.

H-8 Shared housing with special care is a form of shared housing use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations. It shall be the intention of Council to replace, within existing secondary municipal planning strategies, references to residential care facilities, nursing homes, long term care, assisted care or housing targeted towards seniors housing with the term shared housing with special care.

5.2.2 GENTLE DENSITY AND THE MISSING MIDDLE

Many of the region's existing community plans envision low-density neighbourhoods which permit primarily only single unit detached houses and provide limited areas where apartments can be located. Planning and zoning in this way has limited residents' choices of where and how to live. Permit data from the five-year period between 2018 and 2022 shows that of the total number of new units approved, an average of 22% of units were in one-unit buildings, 71% of new units were in buildings containing five or more units, and only 7% were in buildings containing two, three, or four units.¹⁶ Building the full range of the housing continuum and ensuring existing and future neighbourhoods have a full range of housing options available for residents requires supporting development of Gentle Density and Missing Middle Housing.

Gentle Density refers to providing additional housing options with minimal impact on a neighborhood's built form and character. Examples of gentle density include backyard suites and internal conversions to add additional units to existing single-unit homes. These types of projects can be less expensive and complex than new home construction and can provide affordable and well-located units in existing or new neighbourhoods. These housing options also allow homeowners increased flexibility to explore aging-in-place, intergenerational living, and an additional source of income.

Missing Middle Housing refers to housing intended to fill the gap between single-unit dwellings and large multi-unit apartments or mixed-use residential buildings. It is called 'missing' because many communities have fewer of these building types when compared to their overall housing stock. Examples include townhomes, two and three-unit dwellings, and small-scale multi-unit dwellings.

Supporting the development of Gentle Density and Missing Middle housing creates additional housing options in areas best able to accommodate growth and provides residents an opportunity to access housing that aligns with their household demographics and lifestyle preferences. These buildings maintain the existing neighbourhood scale while increasing the amount of housing available across communities, particularly in desirable neighbourhoods with access to services and amenities. Providing more housing options in more neighbourhoods can help to create socially inclusive communities for residents with different household sizes and incomes.

¹⁶ Source: HRM Open Data. Numbers exclude mobile home permits.

- H-9 To provide more housing choice across the municipality, the Municipality shall amend existing low-density residential zones to allow any form of low-density housing to a minimum of three units per lot. Built form regulations within land use by-laws shall ensure that the building scale respects the scale of the surrounding neighbourhood.**

5.2.3 ADAPTIVE REUSE

Adaptive reuse is the process of changing the primary function of an existing building and giving it a new life by adapting it and allowing new uses. When buildings have outlived their original purpose, adaptive reuse is an alternative to tearing the structure down and building a new one in its place. Enabling the repurposing of structures is environmentally sustainable, can help to protect structures of historical and cultural value to their communities, and provides opportunities for creative residential spaces. While the Suburban and Rural Community Planning programs will examine redevelopment opportunities across the region, interim measures can enable the adaptive reuse of existing structures and provide greater flexibility in land use policy. The housing possibilities presented by adaptive reuse support the Municipality's efforts to increase housing availability.

- H-10 The Municipality supports the adaptive reuse of existing non-residential buildings for the creation of more housing. Within the Urban Area:**

- a) Where the applicable secondary municipal planning strategy designation permits residential uses, Council shall through applicable by-laws allow for the conversion of non-residential buildings to residential. Land use by-law provisions shall:**
 - i. permit dwellings units;**
 - ii. reduce parking requirements;**
 - iii. permit increases to the building floor area that do not exceed 10% of the current floor area.**
- b) Excepting lands within the Business/Industrial Sub-Designation, Council may consider, by development agreement, increases to the footprint of a building and/or conversions of buildings to permit residential uses in areas that otherwise do not permit residential uses under the applicable secondary municipal planning strategies. Such development agreement policy shall consider:**
 - i. the number of permitted dwellings units;**
 - ii. reduced parking requirements;**
 - iii. the appropriateness of residential uses in industrial zones or areas;**
 - iv. that there is sufficient indoor and outdoor common amenity space for residents;**
 - v. the level of proposed investment in conservation measures, reduction in greenhouse gas emissions and housing affordability is generally proportional with the additional development rights provided through the agreement;**

- vi. site context including cultural, heritage, and other considerations or priorities of this Plan; and
- vii. Policy considerations outlined in Policy I-9.

H-11 In the Rural Area, except within the Business Industrial Sub-Designation, Council may consider by development agreement, permitting residential uses within existing buildings that would not otherwise be permitted by the applicable secondary municipal planning strategy or land use by-law. In considering such a development agreement, in accordance with Table 5.1, Council shall consider the following:

- a) a planning rationale that demonstrates:
 - i. how the proposed structure is underused, abandoned, or is no longer functional for its original occupation and,
 - ii. how the proposal is compatible within its rural context;
- b) that the development is capable of being serviced by on-site water and wastewater services;
- c) where the original occupancy of the main structure has been granted for a commercial land use, the proposed conversion to residential use shall retain a ground floor commercial presence;
- d) the lands adequately support the proposed use in terms of lot size, configuration and vehicular access with regards to landscaping inclusive of buffering, amenity, lighting, refuse collection and other matters incidental to the operation of the proposed development; and,
- e) the provisions of Policy I-9 of this Plan.

Table 5.1: Requirements for Rural Adaptive Reuse Conversions by Development Agreement

Existing Use	Proposed Use	Additional Requirements
Residential	• 1-3 dwelling units • 3-10 dwelling units	• Lot size of 3716 m² (40,000 sq. ft.) required for the first 3 dwelling units • 1858 m² (20,000 sq. ft.) of additional lot area is required for every additional dwelling unit greater than 3
Institutional	• 1-3 dwelling units • 3-10 dwelling units	• Lot size of 3716 m² (40,000 sq. ft.) required for the first 3 dwelling units • 1858 m² (20,000 sq. ft.) of additional lot area is required for every additional dwelling unit greater than 3

Commercial Uses	• 1-10 dwelling units • Commercial ground floor (maximum of 2,000 sq ft)	• Lot size of 3716 m² (40,000 sq. ft.) required for the first 3 dwelling units • 1858 m² (20,000 sq. ft.) of additional lot area is required for every additional dwelling unit greater than 3
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5.2.4 REDUCING MINIMUM PARKING REQUIREMENTS

Minimum parking requirements—regulations found in land use by-laws that require minimum ratios of parking spots per dwelling unit—can pose a barrier to building new housing. Parking is expensive to construct, raising the overall cost of the building and subsequent costs to own or rent, and is often provided in the form of expansive surface parking lots that consume greenspace. Providing more agency to homeowners, developers, and business owners to decide their own parking needs acknowledges that there is not a one-size-fits-all approach to parking.

Not all residents require a mandatory parking spot associated with their home as people choose to not own a personal vehicle, use transit, active transportation modes like walking, rolling and cycling, carpool, or access ride-share services. Being able to choose a place to live without the added costs of parking will better meet those residents' needs. Removing parking minimums for new residential developments can reduce the costs of building structured parking, provide consumers more choices and free up space on property that can be used for housing.

H-12 To support development of additional housing and efficient use of land, the Municipality shall consider reducing or removing parking minimums for residential developments, especially where transit exists or is planned.

5.3 INCREASING HOUSING AFFORDABILITY

Housing affordability has become a critical issue across the municipality's urban, suburban, and rural areas. Historically considered one of Canada's more affordable cities, Halifax saw housing prices and rents rise dramatically over the past several years. The average home prices and rents have risen significantly in recent years. As the cost of housing rises, unprecedented numbers of residents are unable to find housing that is affordable and meets their needs. The number of people experiencing homelessness has continued to rise, and with highest number of people needing housing and the most people sheltering outside in HRM's history, other than after the Halifax Explosion in 1917.

Marginalized and equity deserving groups can often face systemic barriers to accessing housing, and past approaches to land use planning have historically contributed to the uprooting and displacement of these communities through urban renewal programs, gentrification, and encampment removal. A disproportionate number of those experiencing homelessness today identify as Indigenous, black, and have a disability or mental health challenges. Immigrants, refugees, and migrant individuals and families can also experience language barriers, discrimination, and struggle to find safe and affordable housing. One of the principles guiding the Municipality's *Framework to Address Homelessness* is 'Housing First,' an approach that focuses on moving people experiencing homelessness quickly from a shelter or sleeping rough to safe, sustainable,

and supportive housing. Building new affordable housing and retaining the Municipality's existing stock of affordable housing units is essential to the Housing First approach and meeting residents' needs across the entire housing continuum. Housing programs must include incentives to retain existing affordable housing stock and planning process will consider the impact of redevelopment by proactively assessing for unintended consequences, preventing harms, and maximizing equity.

HRM acknowledges the need for affordable housing across the housing continuum and is supporting the development and maintenance of affordable housing through:

- **Exploring municipal initiatives** to support the creation and retention of affordable housing such as inclusionary zoning, density bonusing, opportunities to provide surplus land to the not-for-profit sector, and policies requiring no net loss of existing affordable housing;
- **Participating in partnerships and programs** with local housing organizations, the Province, and the Government of Canada.

5.3.1 MUNICIPAL INITIATIVES

The Municipality's role in supporting and encouraging affordable housing has increased steadily over the past several years. HRM can play an important role in supporting affordable and diverse housing options through policies and regulations. Examples of key tools that support affordable housing are:

- **Inclusionary Zoning** – A planning tool that includes policies, by-laws and programs that requires private market developments to include a percentage or portion of the new units as affordable housing units. Affordable units can be required to be maintained as affordable for a set period or may be required to be affordable in perpetuity. Inclusionary zoning helps to create mixed-income housing that allows a wider range of people to enjoy the benefits a community has to offer without being priced out or displaced by new development.
- **Density Bonusing** – Is a type of Inclusionary Zoning that allows the Municipality to require a development to provide public benefits in exchange for additional development rights or relaxing certain requirements. The intent of this tool is to supplement other municipal investments so that new density is accompanied by the amenities and public benefits that can contribute to complete and inclusive communities.
- **No Net Loss/Rental Replacement** – No Net Loss/Rental Replacement housing policies require residential redevelopments to incorporate the previously existing (and often more affordable) residential units into the new development. This helps provide new housing while avoiding displacing former residents.

HRM continues to explore and implement these policies, among other initiatives, to support affordable housing and streamline its construction across all areas of the municipality.

H-13 The Municipality shall monitor housing and demographic trends to assist in determining future housing needs through annual updates to the Housing Needs Assessment and evaluating data from the federal and provincial governments, By Name List and Point In Time Count.

- H-14 The Municipality shall continue to explore how to financially support the construction and maintenance of affordable and deeply affordable housing.**
- H-15 The Municipality shall continue to streamline zoning, bylaws, and permitting processes to support various forms of affordable housing.**
- H-16 The Municipality shall explore ways to support the creation and retention of affordable housing through development approvals, which may include inclusionary zoning, density bonusing, and policies requiring no net loss/rental replacement of existing affordable housing.**
- H-17 The Municipality shall explore opportunities to incentivize the development of housing on vacant property.**

5.3.2 INCENTIVE OR BONUS ZONING

Incentive or bonus zoning is a planning tool enabled under the HRM Charter that allows the Municipality to require a development to provide public benefits in exchange for additional development rights or relaxing certain requirements. The intent of this tool is to supplement other municipal investments so that new density is accompanied by the amenities and public benefits that can contribute to complete and inclusive communities. Mixed-use developments in the Regional Centre are already required to provide bonus zoning public benefits.

To support growth and development in the suburban communities before a comprehensive plan review is completed, incentive or bonus zoning shall be required where applications are approved by Council to amend this Plan or a Secondary Municipal Planning Strategy to enable new or increased density of residential, commercial, or mixed land use in the Urban Service Area outside of the Regional Centre, including future serviced communities. Public benefits will be required in addition to any other requirements.

Public benefits shall include a mandatory contribution to affordable housing, and may include other public benefits as set out in the applicable Land Use By-law. Where the proposed development includes public benefits in the form of affordable housing provided by a not-for-profit or registered Canadian charitable organization, or a government organization, the public benefit requirements may be waived at the development permit stage.

- H-18 Council shall require incentive or bonus zoning public benefits or money-in-lieu of a contribution in those areas identified in the land use by-law when considering site specific amendments to this Plan or to a Secondary Plan after February 28, 2023 outside of the Regional Centre in the Urban Service Area Boundary or Future Serviced Communities to permit:**
 - a) new multi-unit residential, commercial, or mixed-use development; or**
 - b) to permit additional density.**

- H-19** The applicable land use by-laws shall require incentive or bonus zoning agreements or money-in-lieu of a contribution for any developments resulting from a plan amendment process considered after February 28, 2023 and shall provide for a method of tracking such developments in the land use by-law. Affordable housing developments developed by a registered Canadian charitable organization, or not-for-profit organization, or where such organizations have a housing agreement with a government organization for the site, shall not be required to provide bonus zoning public benefits.
- H-20** The applicable land use by-laws shall provide a method for determining the value of incentive or bonus zoning public benefits for any developments resulting from a plan amendment process as outlined in Policy H-18 and may prescribe different rates of public benefits for multi-unit sites developed through a zone and for larger sites developed by a development agreement.
- H-21** The applicable land use by-laws shall identify:
- a) the sites or areas subject to incentive or bonus zoning requirements, consistent with Policy H-18, including a method of tracking any future plan amendments;
 - b) the matters that the Development Officer may consider before approving an incentive or bonus zoning agreement;
 - c) the method to be used to determine the contribution for incentive or bonus zoning;
 - d) the density bonus rates and districts based on average market land values in specified areas multiplied by a coefficient of 0.6 for multi-unit sites;
 - e) a method to determine the value of public benefits for sites larger than 10 hectares and developed by development agreement;
 - f) the method used to annually update local area incentive or bonus zoning rates;
 - g) the method to determine, evaluate and accept the value of the public benefits; and
 - h) the means of administering an incentive or bonus zoning agreement.
- H-22** Subject to Policy H-18 where a development is enabled by a development agreement, the development agreement may provide for a method of when the public benefit value is paid.
- H-23** The applicable land use by-laws shall set out the public benefits that are eligible for incentive or bonus zoning, including when money-in-lieu of a contribution shall be accepted. The majority of the calculated value of the public benefit shall be dedicated toward affordable housing, except for registered heritage properties and properties located within a Heritage Conservation District. In addition to affordable housing, the public benefit may be in the form of:
- a) conservation of a registered heritage property or a property located within a Heritage Conservation District;
 - b) improvements to and acquisition of lands for municipal parks;

- c) **affordable community or cultural indoor space;**
- d) **public art; or**
- e) **other public benefits identified in the land use by-law.**

For registered heritage properties and properties located within a Heritage Conservation District, the majority of the public benefit shall be dedicated to the conservation of heritage buildings and part of the remainder of the public benefit shall be dedicated toward affordable housing.

- H-24 The Municipality shall establish policies to administer public benefits provided as money-in-lieu of a contribution to ensure that the funds are used for the purposes for which they were collected. This may include grants and programs in the urban, suburban, and rural areas of the Municipality.**

5.3.3 SHORT TERM RENTALS

Short-term rentals are dwelling units rented out by property owners or tenants that provide temporary overnight accommodation. Short-term rentals may be offered as a rental of an entire dwelling unit, or in the form of a short-term bedroom rental, where individual bedrooms are rented out separately. This form of short-term rental is often associated with bed and breakfasts, but can also include less formal types of tourist accommodation such as lodging houses. While short-term rentals can provide unique opportunities for tourism, they can also have an impact on the long-term rental market if unregulated. HRM intends to provide a consistent approach to the regulation of short-term rentals throughout the municipality to protect housing supply while still providing opportunities for tourist accommodations.

- H-25 HRM shall, through the applicable land use by-laws, establish special provisions to:**
- a) **permit short-term rentals in residential zones, where the short-term rentals are located within the short-term rental operator's primary residence; and**
 - b) **permit short-term rentals in zones where commercial tourist accommodation uses are permitted.**

5.3.4 PARTNERSHIPS

While the provision of affordable housing is often noted as the responsibility of the province, HRM acknowledges it is a shared responsibility. As a regulator of development, HRM plays a significant role in where and how housing can be developed. Our land use provisions impact housing supply, housing types and densities. The Housing and Homelessness Partnership, which is a collaborative of nine partners from the three levels of government, the private sector and non-profit organizations in Halifax, was created in 2013. The mandate of the Partnership is to “end homelessness and housing poverty in Halifax” by addressing policy and systemic issues, with the acknowledgment that affordable housing and homelessness cannot be solved by any single group or any single solution. For any significant change, all partners need to work together.

The theme of partnership has been integral for ongoing work related to housing and affordable housing, ranging from the Municipality's participation in national programs such as the Rapid Housing Initiative and the Housing Accelerator Fund to more localized initiatives such as partnering with United Way Halifax in exploring a Community Land Trust model and through working with community service providers in addressing urban encampments and homelessness. HRM has also played a formal role in provincial housing initiatives including participation in the Provincial Housing Commission and our role on the Provincial Housing Task Force.

While external partnerships are of great importance, this plan also acknowledges the significance of partnership among HRM's diverse departments and businesses units. Issues surrounding housing require expertise from all business units ranging from Finance, Real Estate, Planning and Development and Public Safety. In 2018, HRM Council endorsed 6 key initiatives to support affordable housing through the Affordable Housing Work Plan. While all 6 of the initiatives have been implemented, this work could not have been undertaken without the successful partnerships with community, housing professionals, HRM business units and external levels of government.

- H-26 Where Federal and Provincial strategies or programs are made in support of affordable housing, the Municipality may consider means to further or complement such strategies or programs through its programs, policies or regulations.**
- H-27 The Municipality may consider partnerships or financial support for housing organizations and shall continue to participate in funding affordable housing projects through municipal programs and supporting programs offered by other levels of government.**
- H-28 The Municipality shall continue to explore partnerships with non-profit housing organizations, private developers and the Province, to encourage the development and retention of affordable housing.**
- H-29 The Municipality may study and consider the viability of new tools and programs to further leverage surplus or available land to support affordable housing, including supporting the development of community land trusts.**