



Re: Item No. 12.1

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Shared Housing

Regional Council – Public Hearing

August 9, 2022

Background / Timeline

- **November 2016** – Council request for staff to outline range of planning regulations related to seniors housing
- **August 1, 2017** – Initiation of amendments to planning documents to simplify, consolidate and remove barriers
- **Fall 2017** – Public Engagement (Survey and Workshops)
- **2017-2021** – On-going engagement with staff, stakeholders, best practice research
- **2019/2021** – Shared Housing Use introduced in Centre Plan

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What is Shared Housing?



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Importance of Shared Housing

- Social and Equity Implications
- Affordable housing options
- Flexibility in living arrangements
- Consistency among our 21 Community Plan Areas
- Updates outdated terminology or requirements
- Aligns with Human Rights Act, Provincial Statements of Interest and changes to Department of Community Services' Disability Support Program

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Best Practice Research

- Focus on the scale of the building; as opposed to the residents
- Focus on the residents' level of care instead of their age category
- Broad geographic permissions that permit shared housing
- Require the same or similar built form provisions and other zone regulations as other permitted residential uses

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Engagement

- Public Questionnaire
 - 257 responses
 - 637 webpage visits
- Public Workshops
 - Approximately 50 attendees
- Stakeholder Meetings
 - Shared housing providers, developers, municipal and provincial staff

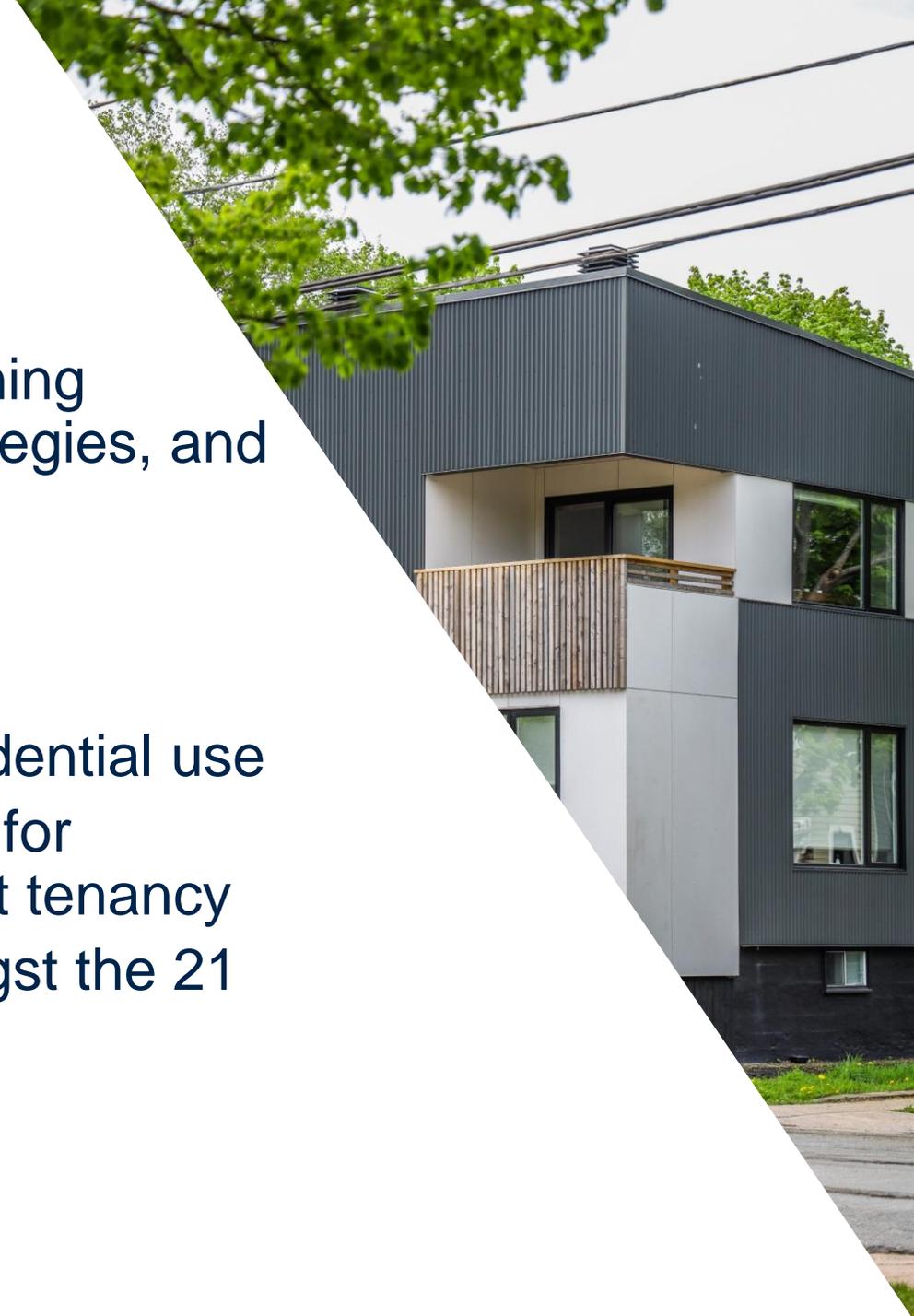
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Proposed Amendments

- Amendments to the Regional Municipal Planning Strategy, Secondary Municipal Planning Strategies, and Land Use By-laws.
- Policy Amendments are focused on
 - Establishing the shared housing as a residential use
 - Removing barriers such as a requirement for provincial licensing or requirement for joint tenancy
 - Establishing a consistent approach amongst the 21 plan areas

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Proposed Amendments

Consistent Terminology

“**Shared Housing Use**” means a use that contains 4 or more bedrooms, that meets one or more of the following:

- (i) that are rented for remuneration as separate rooms for residential accommodation; or
- (ii) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use,

and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act.



Proposed Amendments

Consistent Terminology

“**Shared Housing with Special Care**” means a type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants and must meet the definition of Shared Housing Use.

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Proposed Amendments

Allow Shared Housing in all Residential Zones

Low to Medium Density Zones

A maximum of 10 Bedrooms in conjunction with a permitted dwelling unit

High Density / Multiple Unit Dwelling Zone

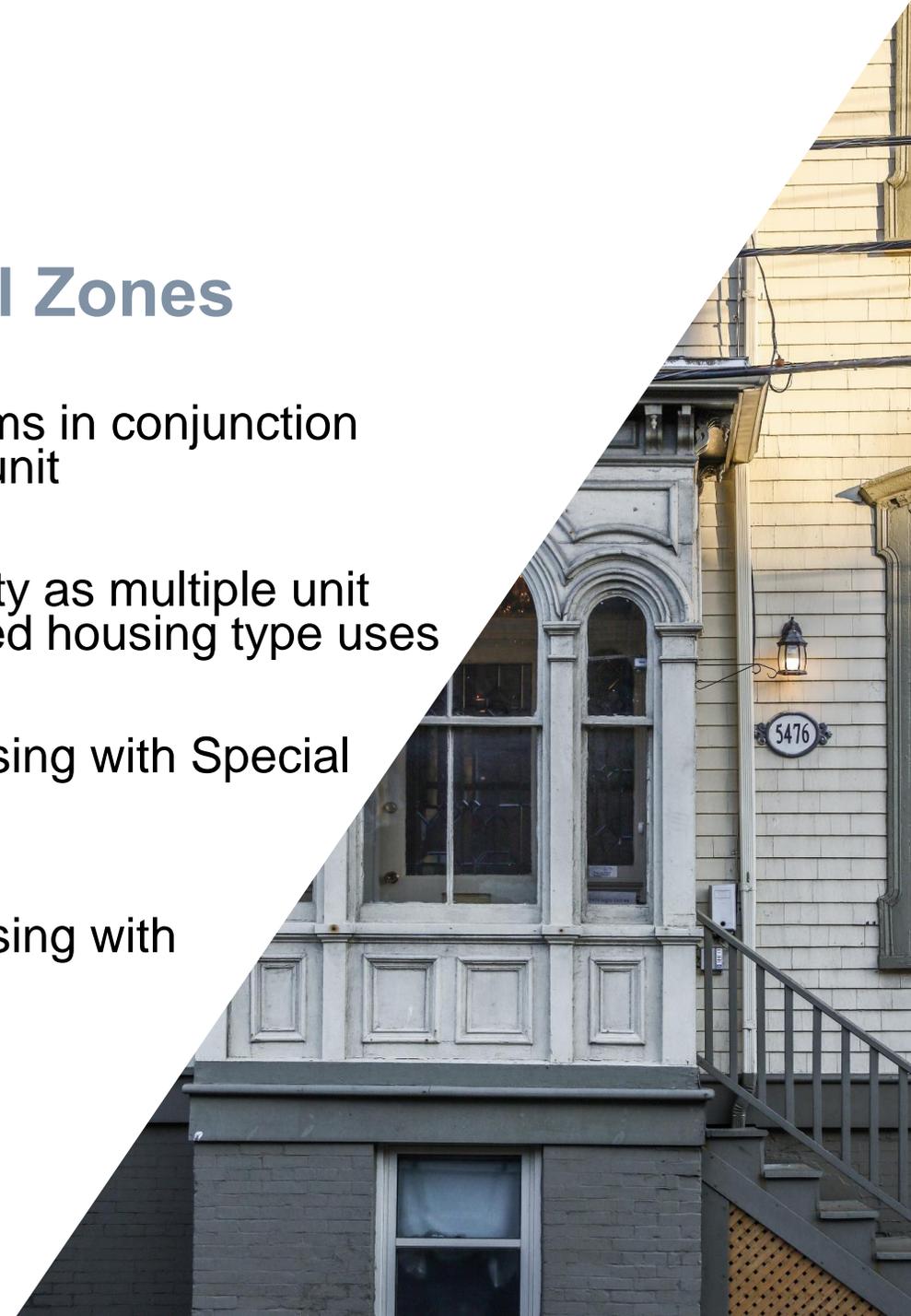
Will allow for similar density as multiple unit dwellings or existing shared housing type uses

Where Seniors Housing is currently permitted

Replace with Shared Housing with Special Care

Where Licensed Residential Care Facilities and Nursing Homes are permitted

Replace with Shared Housing with Special Care



Proposed Amendments

Remove Parking Requirements

- Parking requirements serve as a barrier to some forms of shared housing
- Parking can add to the cost of development
- Parking needs will vary based on the resident – removal of minimum requirement allows property owner to determine the amount of parking needed

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Proposed Amendments

Beaver Bank / Upper Sackville / Hammond Plains LUB

- Reference to “senior citizens housing” will remain until staff return with a new recommendation report
- This will allow projects currently underway to complete steps required for a permit application

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Proposed Amendments

Additional Highlights

- Shared housing with up to 10 bedrooms will be permitted in all institutional zones
- Unified policy to consider shared housing with special care by development agreement
- Complete applications for development agreements can continue to be considered under the old policy for up to 36 months

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Related Initiatives

- 2018 Affordable Housing Work Plan
- Residential Rental Registry
- Regulatory Modernization and Land Use By-law Simplification

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Other By-laws/Legislation that Impact Shared Housing and Other Residential Uses

- By-law M-200 Respecting Standards for Residential Occupancies
- By-law N-200 Respecting Noise
- HRM Charter / AO 30 Respecting Dangerous and Unsightly Premises / Supportive Housing
- Homes for Special Care Act
- Nova Scotia Building Code

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Recommendation

It is recommended that Halifax Regional Council:

1. Approve the proposed amendments to the Regional Municipal Planning Strategy, all Secondary Municipal Planning Strategies and all Land Use By-laws, as set out in Attachments A, B and C of the staff report dated July 5, 2022, to establish consistent region wide policies and regulations for shared housing and schedule a public hearing, with the following amendments to Attachment C:

For the Beaver Bank, Hammonds Plains, and Upper Sackville Land Use By-law,

- a. deleting section 4,
- b. amending section 8 to delete the strike out for senior citizen apartments, senior citizen multiple use dwellings and their required parking, and
- c. amending section 18 to delete the strikeout for senior citizens housing,



Thank You

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