

Re: Item No. 15.1.8

HALIFAX

Case 24529

Inclusionary Zoning

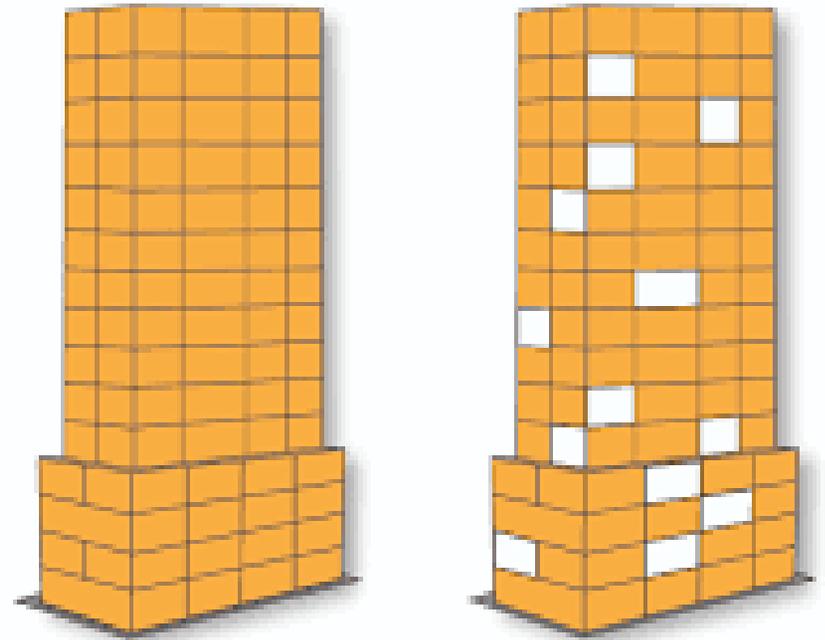
Program Framework

Halifax Regional Council
May 9, 2023

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Planning & Development

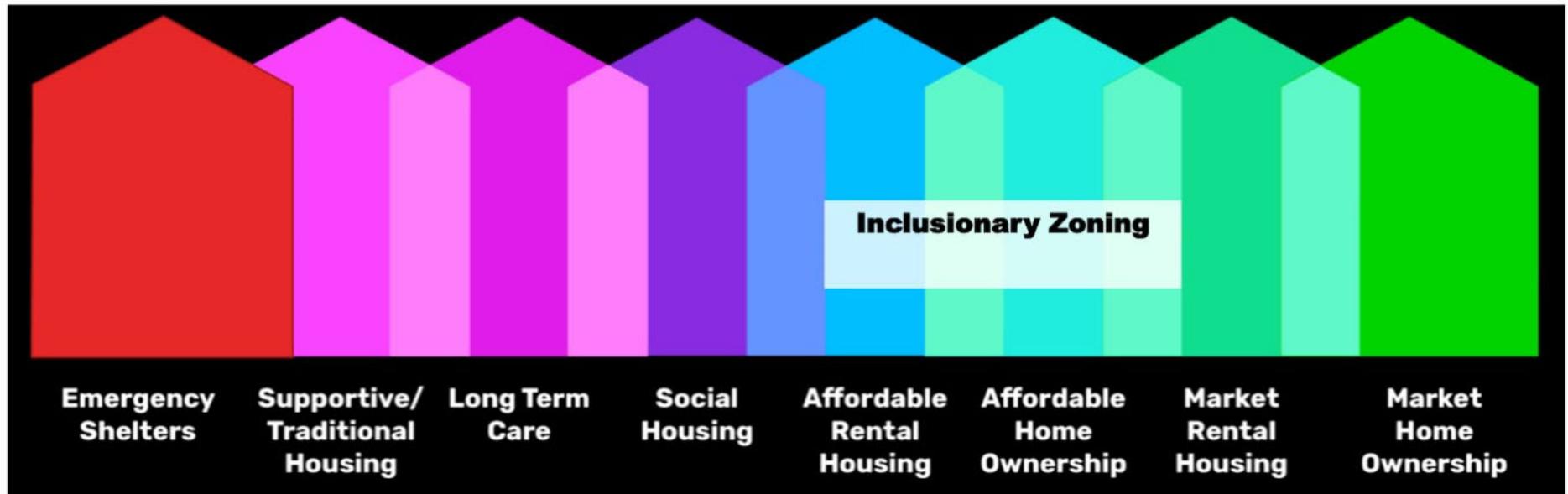
What is Inclusionary Zoning?

- A planning tool that allows municipalities to require that new developments include affordable housing on site
- Two goals:
 - Increasing supply of affordable housing with minimal government subsidy; and
 - Fostering social integration
- Changes to *HRM Charter* in 2021 enabled inclusionary zoning
- In 2022 HRM hired WSP to complete a jurisdictional and best practice review of inclusionary zoning programs.



Who does Inclusionary Zoning help?

Typically addresses needs of those who earn too much to be eligible for social housing but not enough to afford market rents or sale prices



→ Most effective at providing moderately affordable housing

Proposed Framework

1. Prioritize a mandatory inclusionary zoning program
2. Prioritize Program in Areas of High Growth
3. Consider all types of housing
4. Require cash-in-lieu contributions from small residential and non-residential developments
5. Prioritize on-site affordable housing

Next Steps

1. Conduct a fiscal impact analysis
2. Engagement
3. Administration

Staff Recommendations

Staff recommend that Halifax Regional Council:

1. Initiate a process to amend the Regional Municipal Planning Strategy and all applicable secondary municipal planning strategies and land-use by-laws to create an Inclusionary Zoning Program for HRM, and
2. Follow the public participation program as set out in the Community Engagement section of the staff report.