

HALIFAX

**Public Hearing Case 24528:
Shared Housing Supplementary
Report**

Halifax Regional Council

September 12, 2023

Background/ Major Dates

May 23, 2023:

- Public Hearing held on the proposed amendments to **remove “Senior Citizens Housing”** from Beaver Bank/ Hammonds Plains/ Upper Sackville Land Use By-Law
 - PH closed
 - **Deferred motion**
 - Supplementary Report

Background/ Major Dates

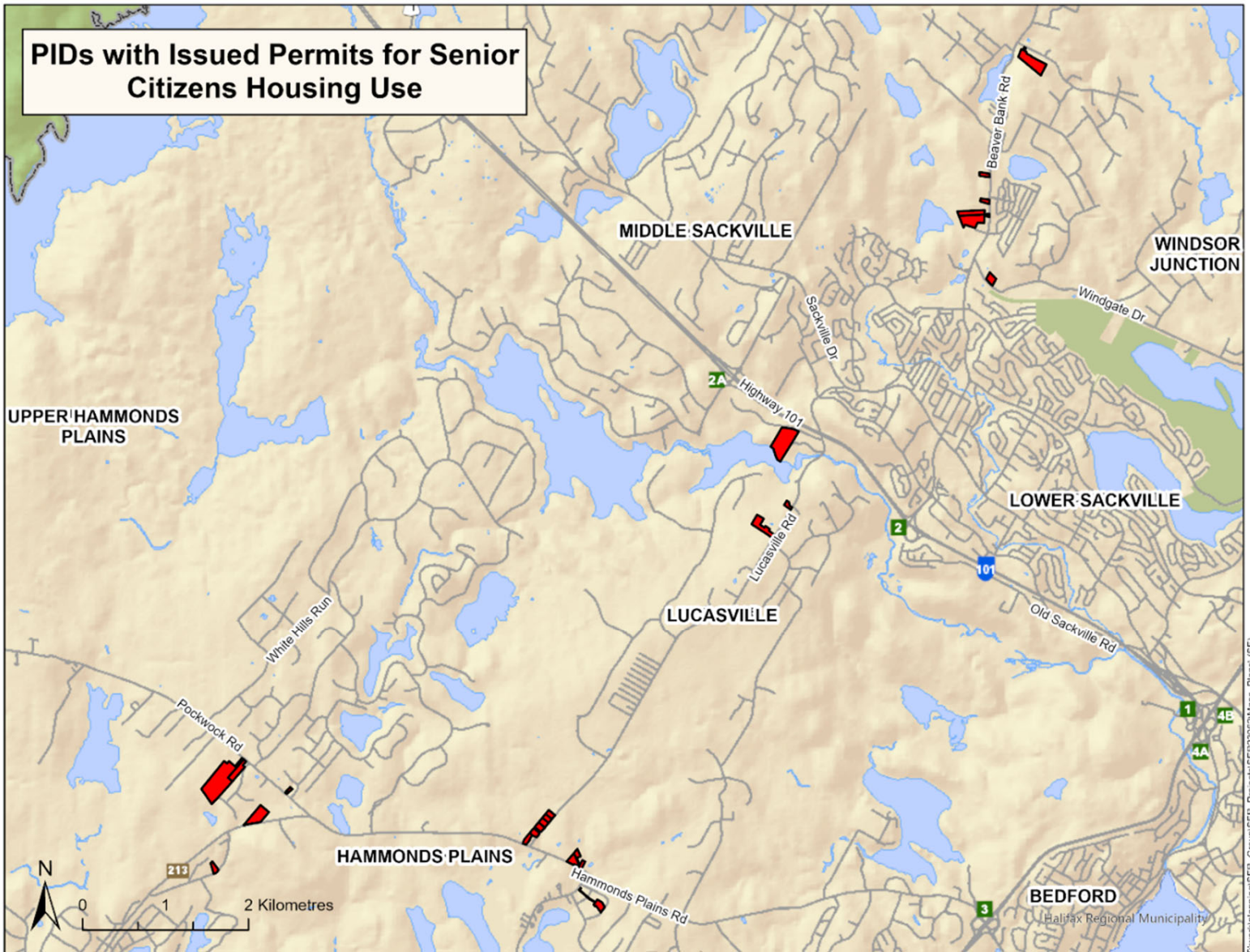
August 22, 2023:

1st reading & amended motion to extend construction timeline for all issued permits listed within the supplementary report (**May 23, 2026**)

Proposed Amendments

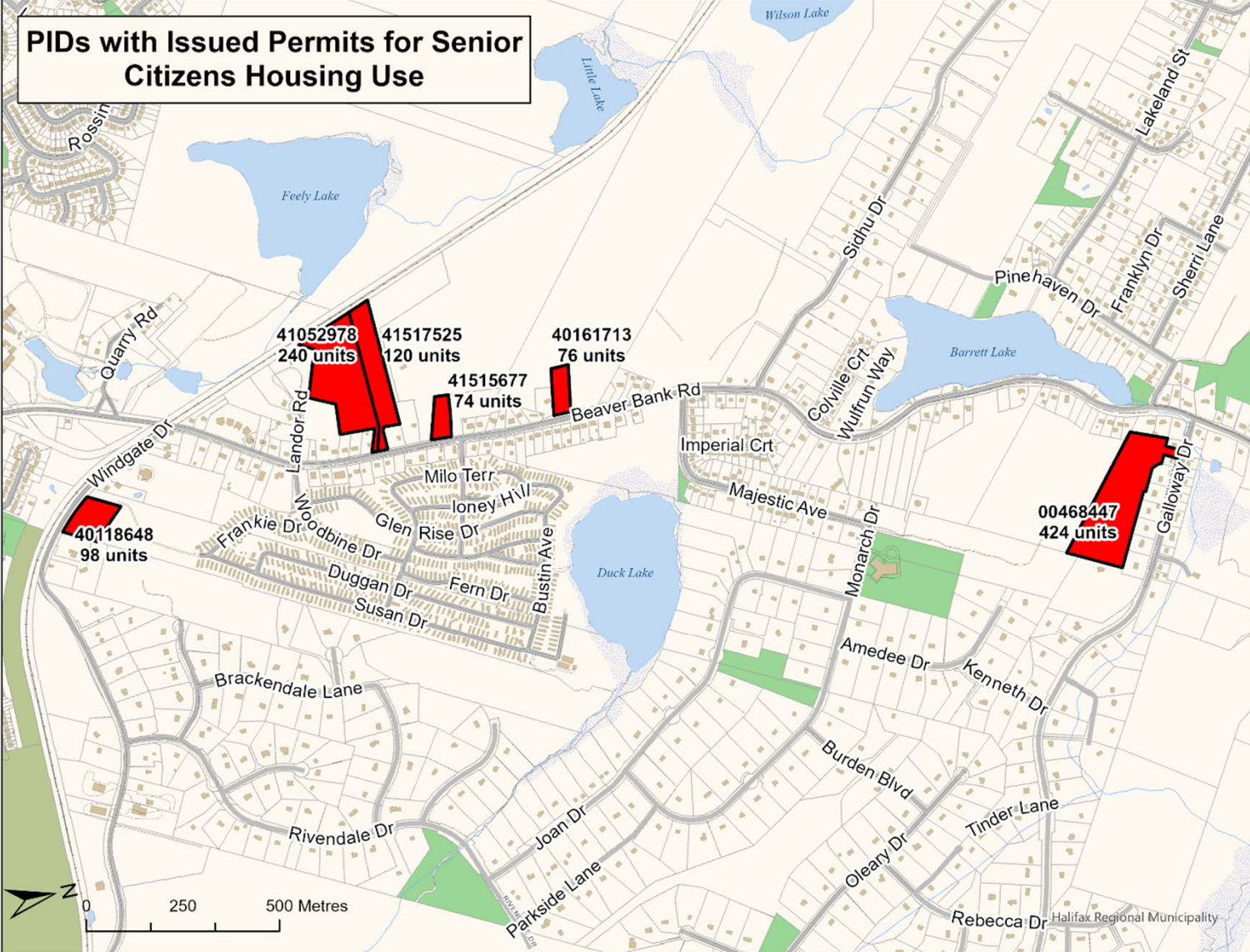
- Amendment to the BB/ HP/ US MPS to permit existing Senior Citizens Housing on specific properties
- Amendment to the BB/HP/US LUB to:
 - include Existing Senior Citizens Housing on properties listed in Appendix A-1
 - Add Appendix A-1, which lists all properties with existing permits for Senior Citizens Housing

PIDs with Issued Permits for Senior Citizens Housing Use

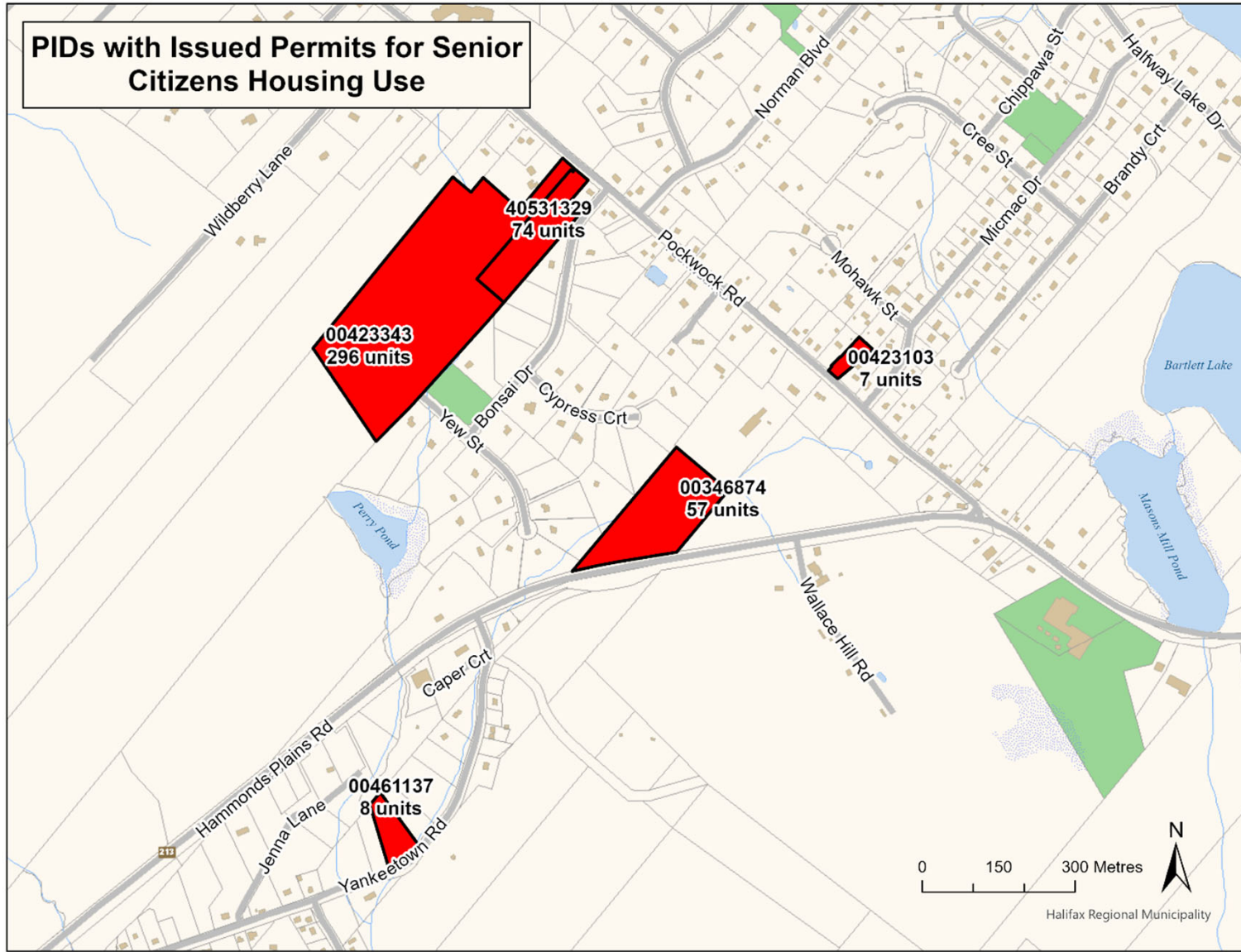


Site Map: All Locations

Beaver Bank Rd. and Windgate Dr.



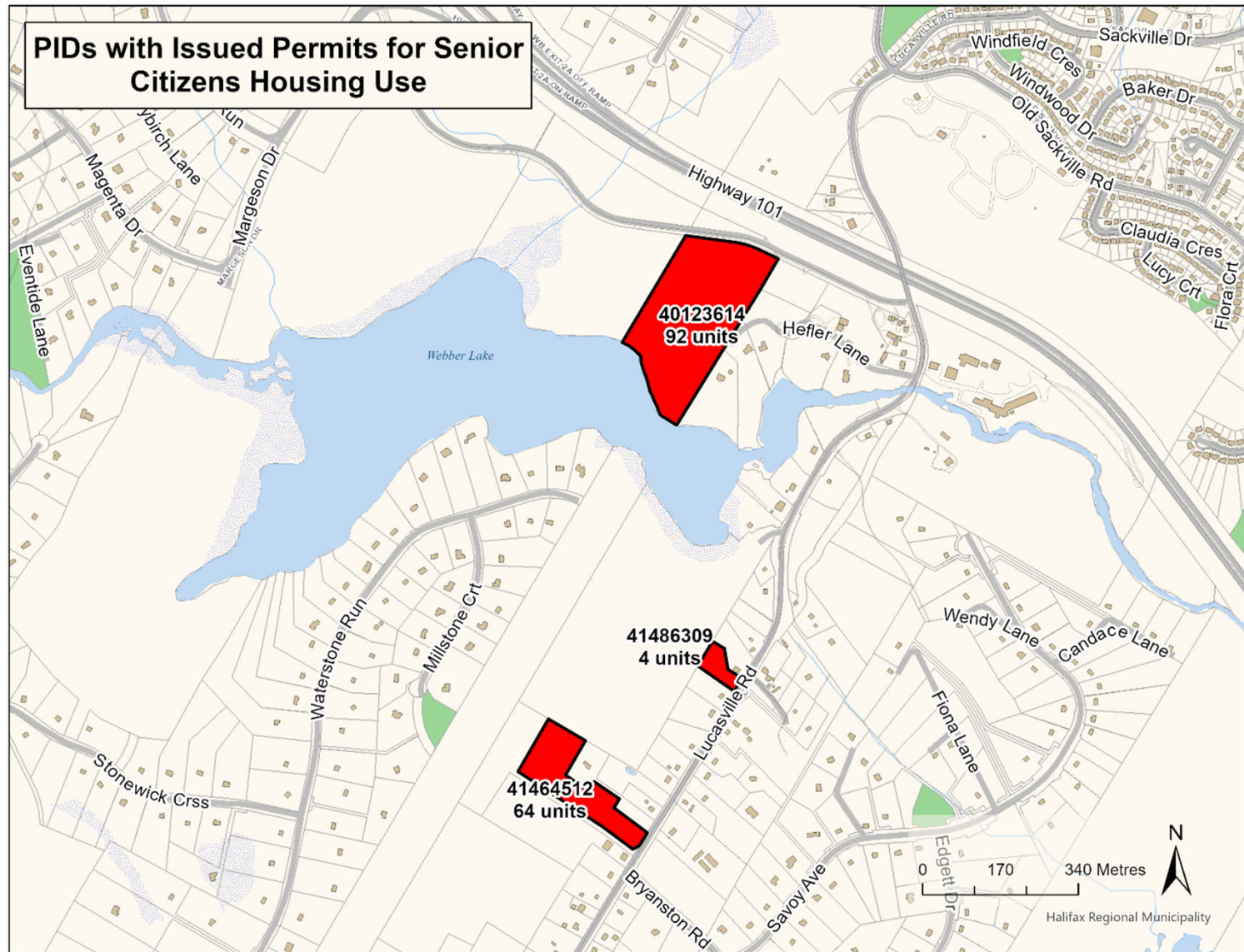
Hammonds Plains Rd. and Pockwock Rd.



The accuracy of any representation on this map is not guaranteed.

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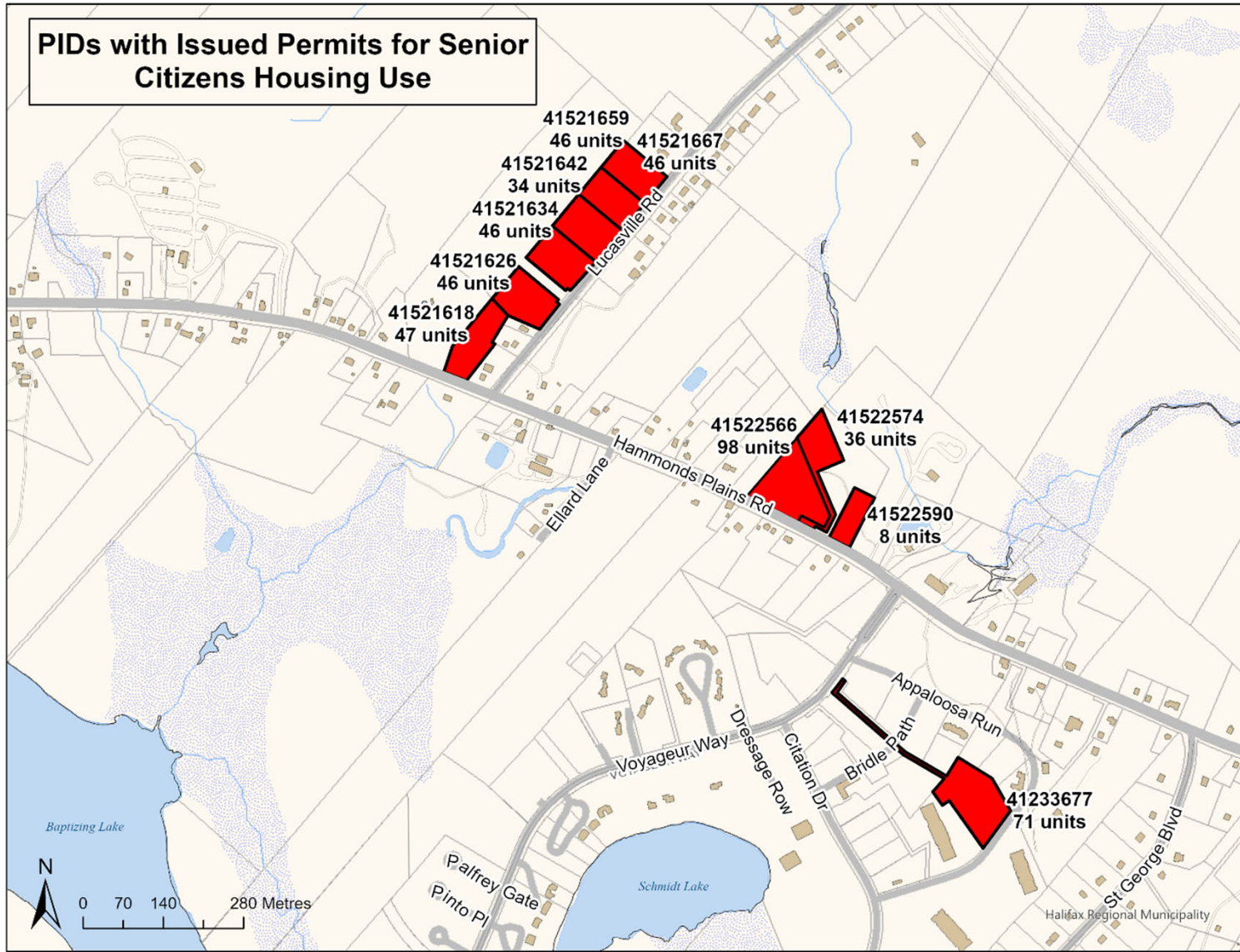
Lucasville Rd. and HWY 101



The accuracy of any representation on this map is not guaranteed.

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Lucasville Rd. and Hammonds Plains Rd.



The accuracy of any representation on this map is not guaranteed.

Proposed Amendments

- Development Permits may only be re-issued for existing senior citizens' housing uses until **May 23, 2026**
- This date is based on the latest permit expiry date - **May 23, 2024**
- All permit holders get at least 2 additional years beyond standard *HRM Charter* provisions

Implications of Amendments

- *HRM Charter* 12-month deadline removed (Existing Use)
- Deadline to receive a Development Permit: **May 23, 2026**
 - Building Permit can be issued within 1 year after that (DP expires in 12 months from issuance)

Recommendation

Adopt the proposed amendments to the Secondary Municipal Planning Strategy and Land Use By-law for Beaver Bank/ Hammonds Plains/ Upper Sackville, to establish Senior Citizens Housing use as an existing use on specified lots, as set out in Attachments A & B (revised) of the supplementary staff report dated July 7, 2023, with an amendment to section 5 of Attachment B (revised) (Appendix A-1) so the first paragraphs would read as follows:

An Existing Senior Citizen Housing Use that was issued a development permit for Senior Citizens Housing prior to First Reading of this Appendix may only be re-issued for that use until May 23, 2026, and shall only be a permitted use for those properties listed below¹¹

Thank You

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