

URGENT CHANGES TO PLANNING DOCUMENTS FOR HOUSING

Regional Centre: Established Residential Zones

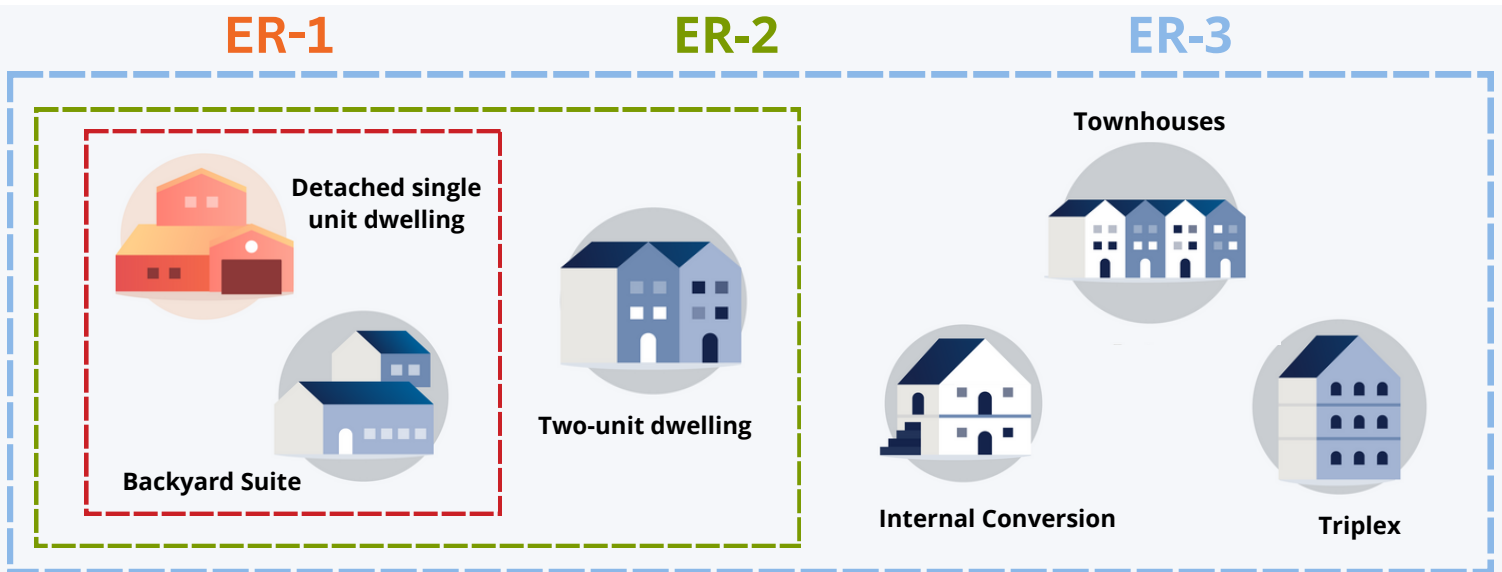
HAF Amendments: Permitted Uses

UPDATED JUNE 2024

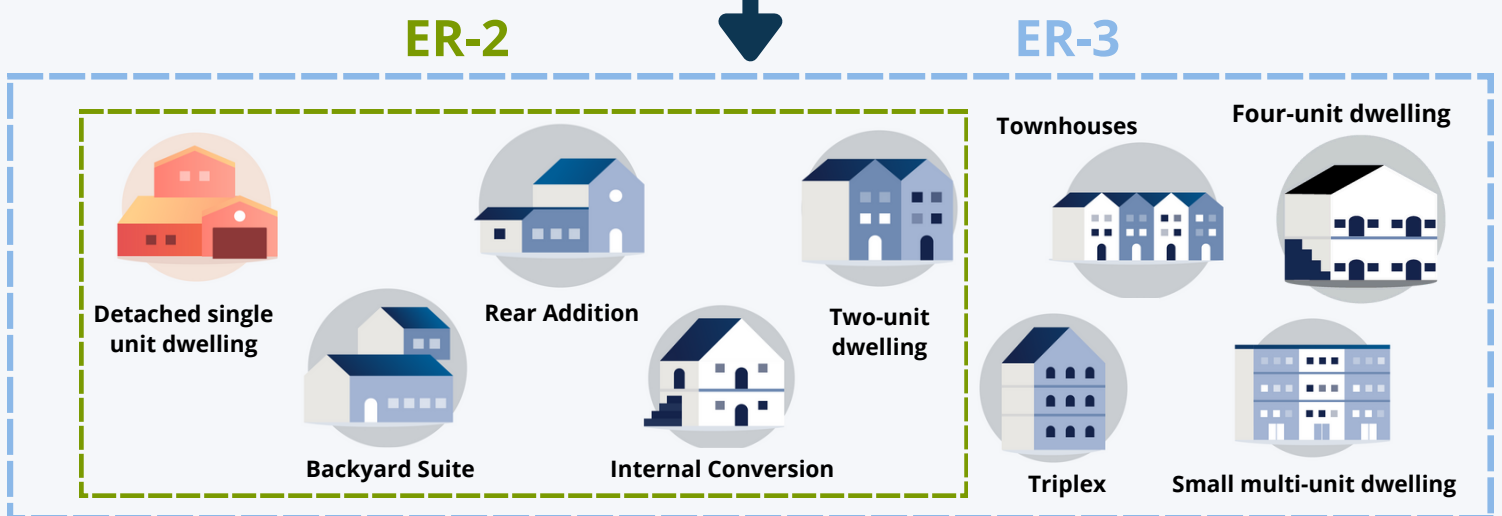
Four or more dwelling units are now permitted in all residential zones in the Regional Centre through Regional Council's amendments to the "Established Residential" (ER) Zones (ER-1, ER-2 and ER-3) in order to enable more housing options.

The ER-1 Zone, which previously limited a large portion of the Regional Centre to single-unit dwellings, was replaced by the ER-2 and ER-3 Zones, which allow for greater density and a broader range of housing types.

See the table on the next page for more details about the approved zone amendments.



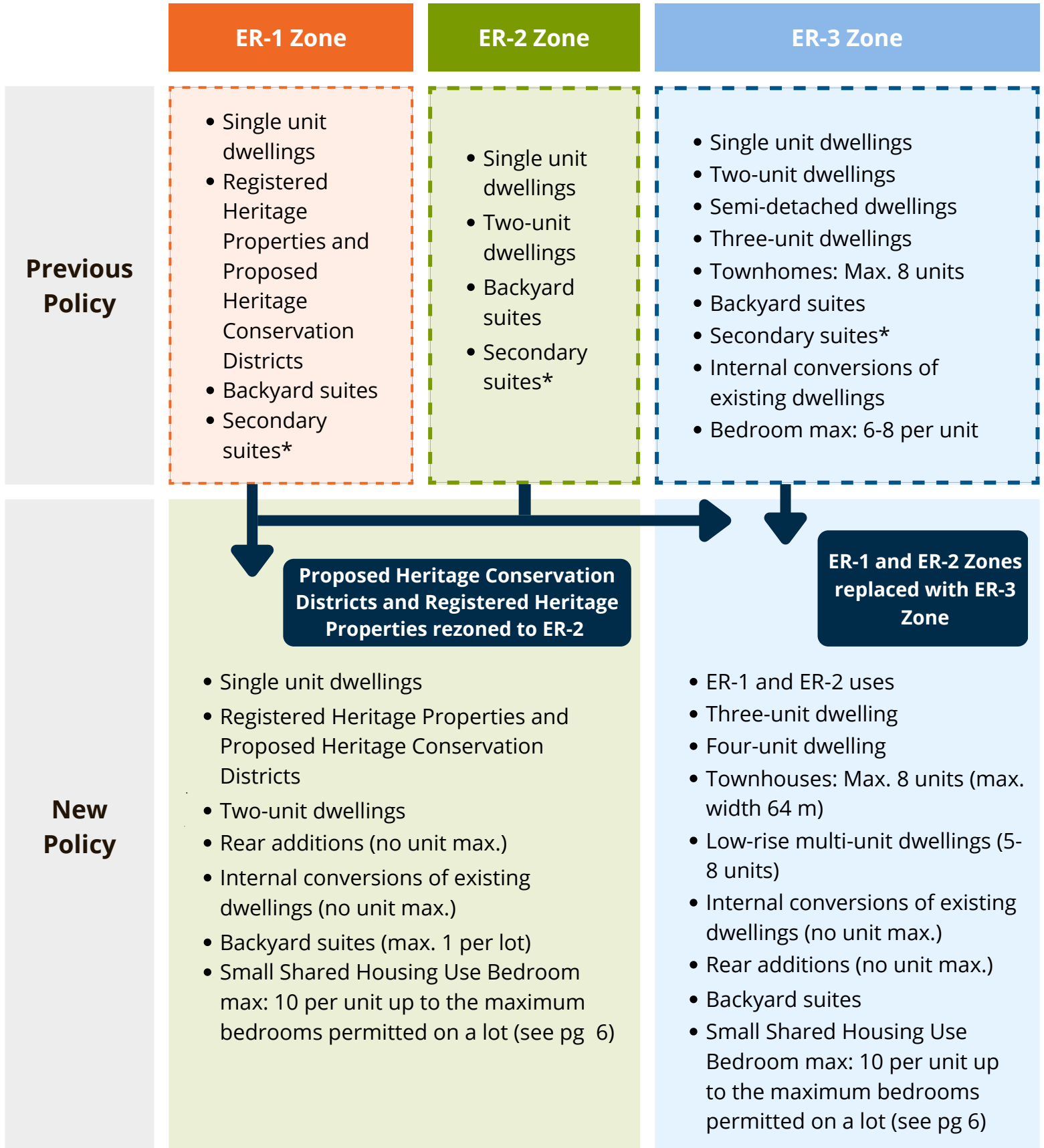
Previous ER Zones



Amended ER Zones

URGENT CHANGES TO PLANNING DOCUMENTS FOR HOUSING

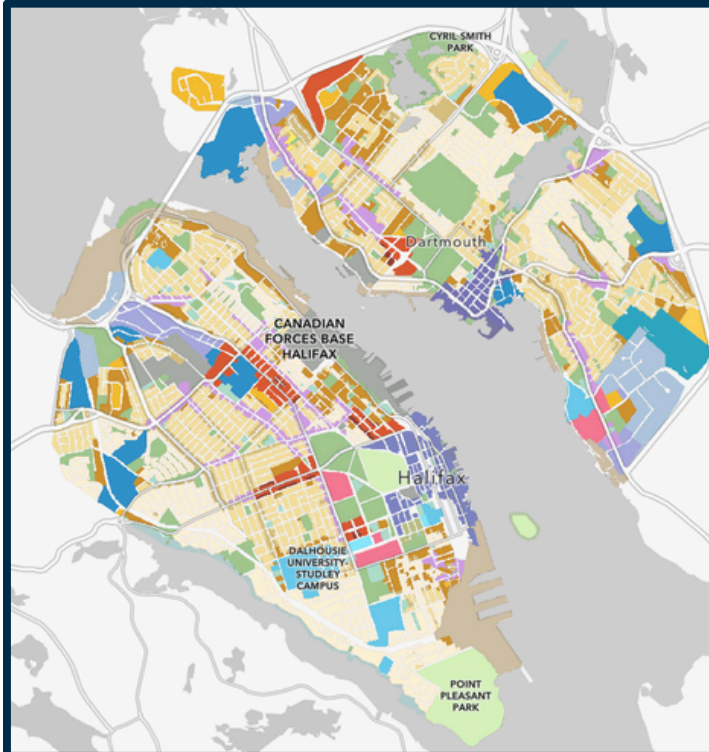
Regional Centre: Established Residential Zones



*Note: Secondary suites are still permitted in the Regional Centre and Suburban Area subject to the National Building Code.

URGENT CHANGES TO PLANNING DOCUMENTS FOR HOUSING

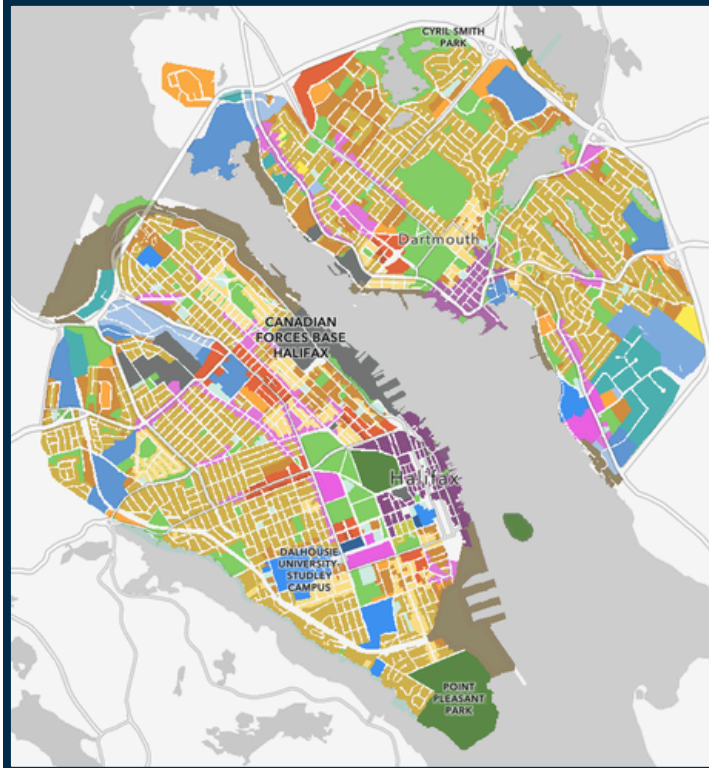
Regional Centre: Established Residential Zones



ER-1

ER-2

ER-3



< Previous zoning

The ER-1 Zone (shown in light beige) limited a significant amount of the Regional Centre to single-unit dwellings.

The ER-2 Zone (shown in medium beige), which allowed up to a maximum of two dwelling units, was also applied broadly.

Previously, there were only a few pockets of ER-3 Zoned neighbourhoods (shown in dark beige), which were mostly located in downtown areas and near universities.



Visit the [interactive map here](#).

< Amended zoning

All ER-1 Zones (shown in light beige) and the majority of the ER-2 Zones (shown in medium beige) were replaced with the ER-3 Zone (shown in dark beige) to permit greater density across the ER designation within the Regional Centre.

The exception to the zoning amendments was the proposed Heritage Conservation Districts and registered heritage properties, which either remained or were rezoned to the ER-2 Zone.

Approved Amendments: Design Requirements

Included in the amendments to the Regional Centre are new and modified design requirements for residential development in the ER Zones.

	ER-2 Zone	ER-3 Zone
New Policy	<ul style="list-style-type: none">• 8-11 metre max. height (no change)• No minimum parking required for any residential development• Garbage screening, 1.2 metres in height (applies to 3+ units)• No ground floor balconies• Maximum bedroom counts	<ul style="list-style-type: none">• 11 metre max. height, with a 3 metre exemption for a pitched roof or attic unit• No minimum parking required for any residential development• Garbage screening (applies to 3+ units)• For multi-unit dwellings (5+ units):<ul style="list-style-type: none">○ Maximum building depth 30 metres○ Maximum building width 20 metres○ If provided, parking must not be located in the front yard○ Parking screening is required from neighbouring properties○ Fenestration (window) minimums and articulation standards for walls facing the street○ Garbage area, with 1.8 metre high screening, must be located in the back or rear yard only○ Street-oriented unit entrances• No ground floor balconies• Maximum bedroom counts



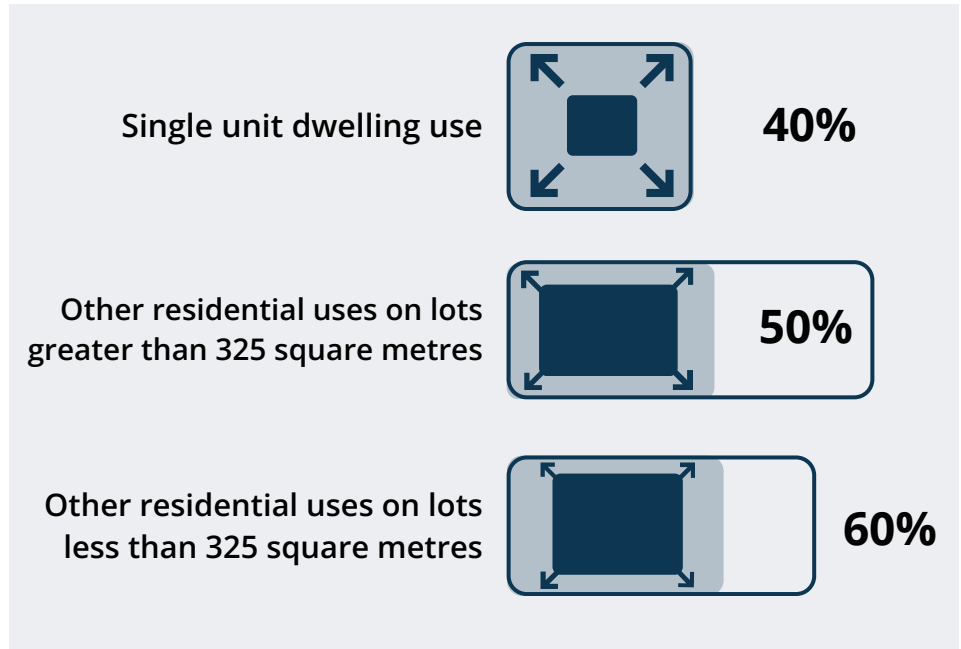
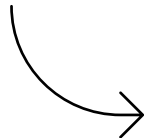
For detailed models of the new and amended design requirements in the ER zones, please see the last page of this fact sheet package.

Approved Amendments: Lot Coverage

New lot coverage in ER Zones

The maximum lot coverage percentage has been increased in the ER Zones.

New max. lot coverage depends on lot size and type of residential use.



Lot coverage generally means the percentage of a lot that is covered by roofed structures over 0.6 metres in height. See the [HAF website](#) for a complete list of ER Zone amendments.

Approved Amendments: Maximum Bedroom Counts

Included in the amendments are new and modified requirements for maximum bedroom counts in the ER-2 and ER-3 Zones.

It is important to note that all bedrooms are subject to the requirements of the National Building Code and By-law M-200: Respecting Standards for Residential Occupancies.

Even though a building may qualify for a certain number of bedrooms per dwelling unit, there are health, safety and structural regulations that may limit the number of bedrooms that can actually be created.

Please see the table on the following page for the maximum number of bedrooms per unit and per lot in the ER Zones.

URGENT CHANGES TO PLANNING DOCUMENTS FOR HOUSING

Regional Centre: Established Residential Zones

Residential Use	Maximum Number of Bedrooms per Unit	Maximum Number of Bedrooms per Lot
Single-unit dwelling	-	6
Semi-detached dwelling	4	-
Townhouse dwelling	4	20 per townhouse block
Two-unit dwelling	-	8
Three-unit dwelling	-	10
Four-unit dwelling	-	12
Five-unit dwelling	4	14
Six-unit dwelling	4	16
Seven-unit dwelling	4	18
Eight-unit dwelling	4	20

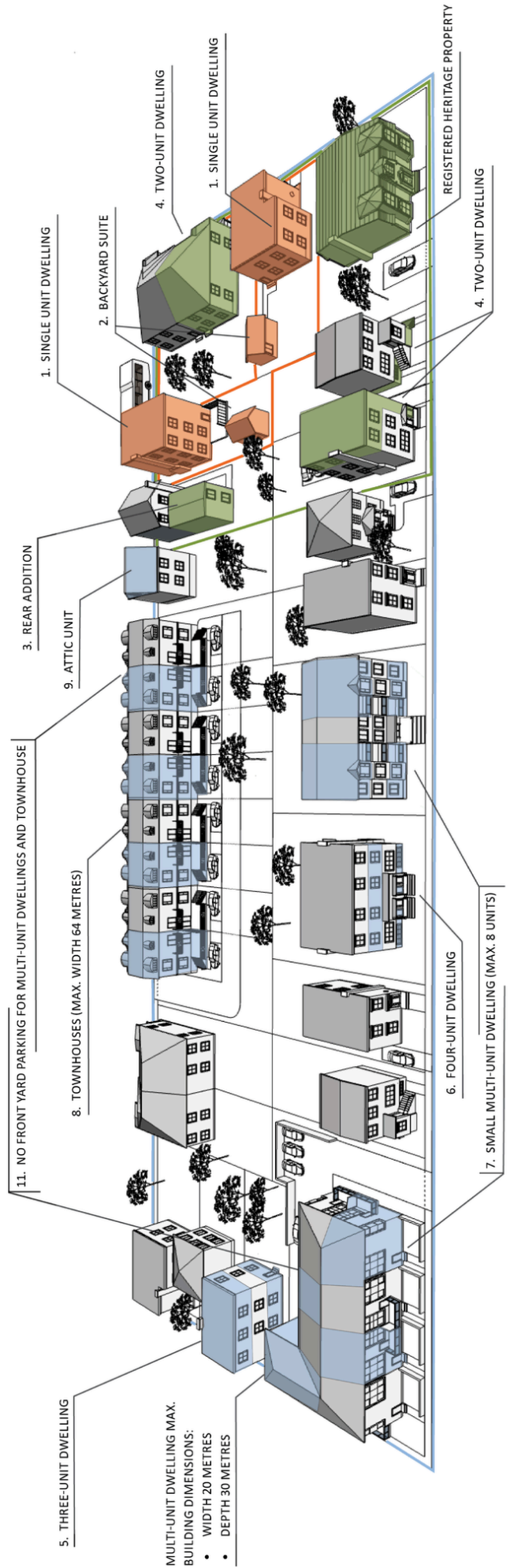


Bedrooms in a backyard suite use or added through an internal conversion are not counted towards the maximum number of bedrooms. See the [HAF website](#) for a complete list of ER Zone amendments.

Housing Accelerator Fund (HAF) Amendments Changes to Established Residential (ER) Zones

HALIFAX

? ER-1, ER-2, and ER-3 Zones are “Established Residential” zones in the Regional Centre. The adopted zoning changes replace all ER-1 Zones with ER-2 and ER-3 Zones to allow for more housing options as-of-right.



ER-1 Zone

The ER-1 Zone permits:

1. Single unit dwellings
2. Backyard suites

ER-2 Zone

The ER-2 Zone applies to registered heritage properties and proposed Heritage Conservation District and permits:

- 1-2. All ER-1 Zone uses
3. Internal conversions and rear additions
4. Two-unit dwellings (e.g. duplex)

ER-3 Zone

The ER-3 Zone permits:

- 1-4. All ER-1 and ER-2 Zone uses
5. Three-unit dwellings
6. Four-unit dwellings
7. Small multi-unit dwellings (max. 8 units)
8. Townhouses (max. width 64 metres)

Other Requirements

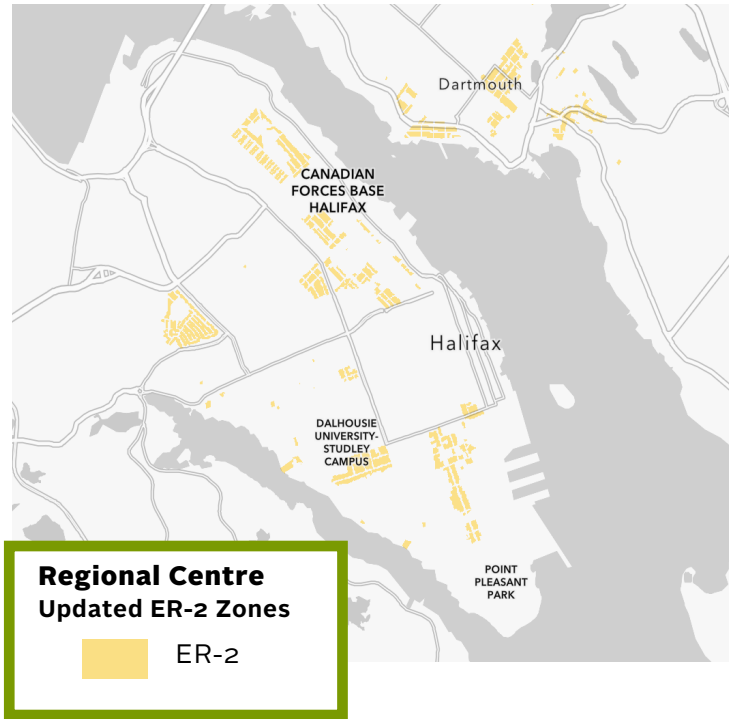
The requirements in the ER Zones include:

9. 3 metre exemption for a pitched roof/attic unit in the ER-3 Zone
10. No minimum parking will be required for any residential development
11. If parking is provided for a multi-unit dwelling (5+ units) or townhouse, it must not be located in the front yard
12. No unit count maximum for internal conversions or rear additions
13. Max. bedroom counts based on use and lot sizes.
14. Max. lot coverage for residential uses
 - 40% - single unit dwellings
 - 50% - lots > 325 sq. metres
 - 60% - lots < 325 sq. metres

ESTABLISHED RESIDENTIAL 2 (ER-2) ZONE

What is the updated ER-2 Zone?

- The updated ER-2 Zone applies to some registered heritage properties and proposed [Heritage Conservation Districts](#).
- The ER-2 Zone aims to incentivize the retention of existing built form by allowing more units through internal conversions and rear additions than through new construction.
- The ER-2 Zone will not permit as much density through new construction as the updated ER-3 Zone, but it will allow a greater range of housing types compared to the previous ER-1 and ER-2 Zones.
- ER-2 Zone locations are mapped in [the updated zoning map](#). To see all changes to zoning within the Regional Centre, please visit the [interactive map](#).



What uses are permitted in the updated ER-2 Zone?

- **Residential uses:** The updated ER-2 Zone allows single-unit dwellings and two-unit dwellings plus one backyard suite and small shared housing uses. Rear additions and internal conversions are permitted with no limit on units.
- **Residential accessory uses:** Urban agriculture, home occupations, backyard and secondary suites, and other uses accessory to residential uses will still be permitted in the ER-2 Zone. Local commercial uses will still be considered by development agreement.

How did the amendments change what is allowed in the ER-2 Zone?

- **More Gentle Density.** The previous ER-2 Zone allowed up to 2 dwelling units plus 1 accessory dwelling unit per lot as-of-right. The updated ER-2 Zone does not have a unit maximum if the existing built form is retained (subject to meeting built form and building code requirements). Small shared housing uses are still permitted, subject to similar unit number and bedroom count limits.
- **More Diverse Housing Types.** The updated ER-2 Zone includes all previously permitted building types as well as rear additions and internal conversions.
- **Built Form Requirements.** Development will continue to be subject to requirements such as maximum height (8 – 11 metres), minimum setbacks, and lot coverage.

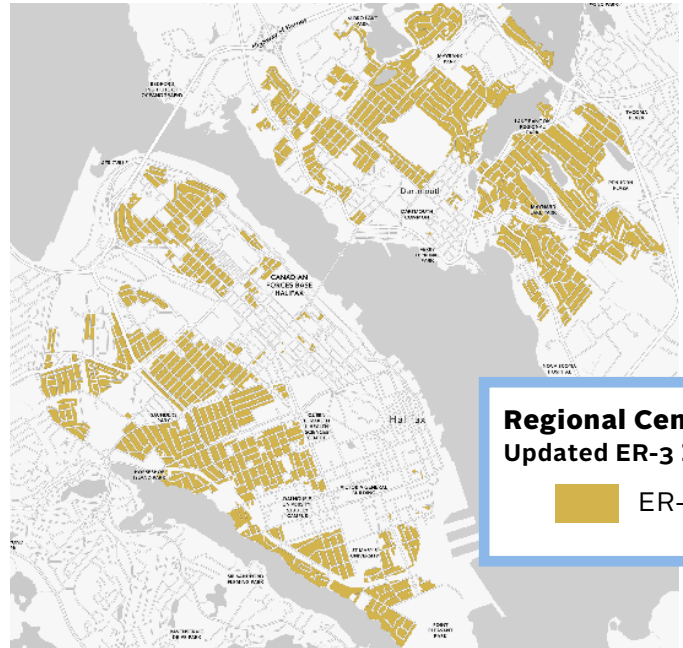
ESTABLISHED RESIDENTIAL 3 (ER-3) ZONE

Where are the updated ER-3 zones located?

The updated ER-3 zone is applied broadly across the Regional Centre to support more gentle density and missing middle housing close to transit and services.

Neighbourhoods that were previously designated ER-1 or ER-2 and are not within proposed [Heritage Conservation District](#) have been re-zoned ER-3.

Exact ER-3 zone locations are mapped in [the updated zoning map](#). To see all changes to zoning within the Regional Centre, please visit the [interactive map](#).



What uses are permitted in the updated ER-3 zone?

Residential uses:

The updated ER-3 zone permits single, two, three and four-unit dwellings plus one backyard suite, small multi-unit dwellings (5-8 units), townhouses and small shared housing uses. Rear additions and internal conversions are permitted with no limit on units.

Residential accessory uses:

Urban agriculture, home occupations, backyard and secondary suites, and other uses accessory to residential uses continue to be permitted in the ER-3 zone. Local commercial uses are still to be considered by development agreement.

How did the amendments change what is allowed in the ER-3 zone?

More Gentle Density. The previous ER-3 zone allowed up to 3 dwelling units plus 1 accessory dwelling unit per lot as-of-right. The updated ER-3 zone permits up to 8 dwelling units per lot (depending on lot size) through new construction. Small shared housing uses are still permitted, subject to similar unit number and bedroom count limits.

More Diverse Housing Types. The updated ER-3 zone allows all previously permitted building types as well as four-unit dwellings and multi-unit dwellings (5-8 dwelling units).

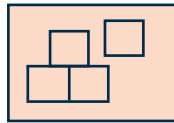
Built Form Requirements. Minimum setback requirements remain in effect. The maximum height is 11 metres (the typical height max. in previous ER-2 and ER-3 zones) with a new 3-metre exemption for pitched roofs. In the updated ER-3 zone, multi-unit dwellings have maximum building dimensions to promote development at a compatible scale with the neighbourhood.

Design Requirements. Multi-unit buildings and townhouses in the updated ER-3 zone have increased design requirements to encourage pedestrian friendly facades that harmonize with local architectural styles.

DENSITY IN THE UPDATED ER-3 ZONE

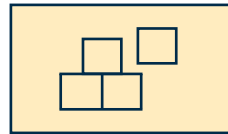
How many dwelling units were previously permitted in the ER-3 Zone?

Previously, the number of dwelling units permitted on a lot in the ER-3 Zone was limited to 3 dwelling units + 1 accessory unit (a backyard suite or secondary suite) as-of-right, regardless of the lot size. Buildings had to meet all other built form requirements, such as setbacks, lot coverage, height maximums, etc.



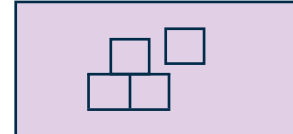
3+1 units

375 sq.m



3+1 units

525 sq.m



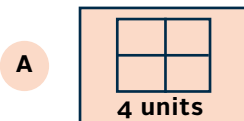
3+1 units

600+ sq.m

Regardless of the lot size, the ER-3 Zone previously permitted a maximum of 3+1 units per lot.

How many dwelling units are permitted in the updated ER-3 Zone?

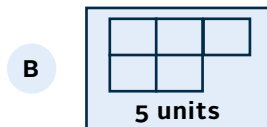
The updated ER-3 Zone permits at least 4 units on any lot and allows up to 8 units as-of-right based on the size of the lot (see table below). Like the previous ER-3 Zone, buildings still need to meet setbacks, lot coverage, height maximums and other built form requirements.



A

4 units

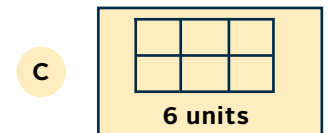
< 375 sq.m



B

5 units

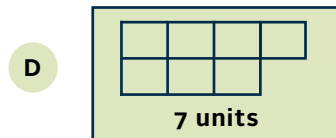
≥ 375 sq.m
< 450 sq.m



C

6 units

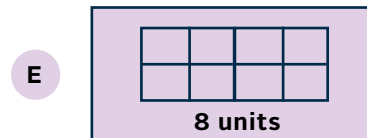
≥ 450 sq.m
< 525 sq.m



D

7 units

≥ 525 sq.m
< 600 sq.m



E

8 units

≥ 600 sq.m

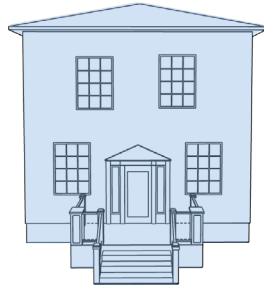
Based on lot size, the updated ER-3 Zone permits up to 8 units per lot.

How many dwelling units are permitted on my lot in the updated ER-3 Zone?

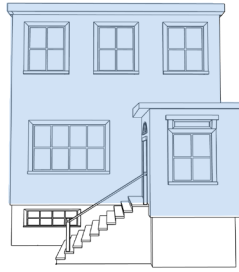
	A	B	C	D	E
If your lot size is:	less than 375 square metres	at least 375 square metres but less than 450 square metres	at least 450 square metres but less than 525 square metres	at least 525 square metres but less than 600 square metres	greater than 600 square metres
You can have up to:	4 dwelling units per lot + 1 backyard suite	5 dwelling units per lot	6 dwelling units per lot	7 dwelling units per lot	8 dwelling units per lot

PERMITTED BUILDING TYPES IN THE UPDATED ER-3 ZONE

What building types were previously permitted in the ER-3 Zone?



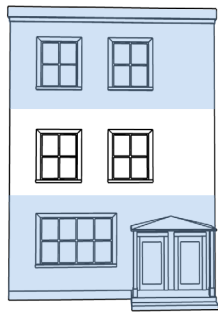
single-unit dwellings



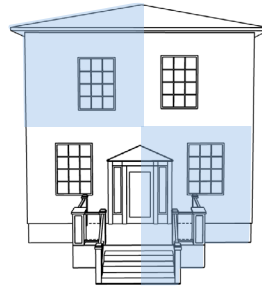
two-unit dwellings



semi-detached dwellings



three-unit dwellings



internal conversion



*accessory to a single, two, three or four-unit dwelling, semi-detached dwelling or townhouse dwelling

What additional housing types are permitted in the updated ER-3 Zone?



four-unit dwellings



small multi-unit dwellings (up to 8 units)

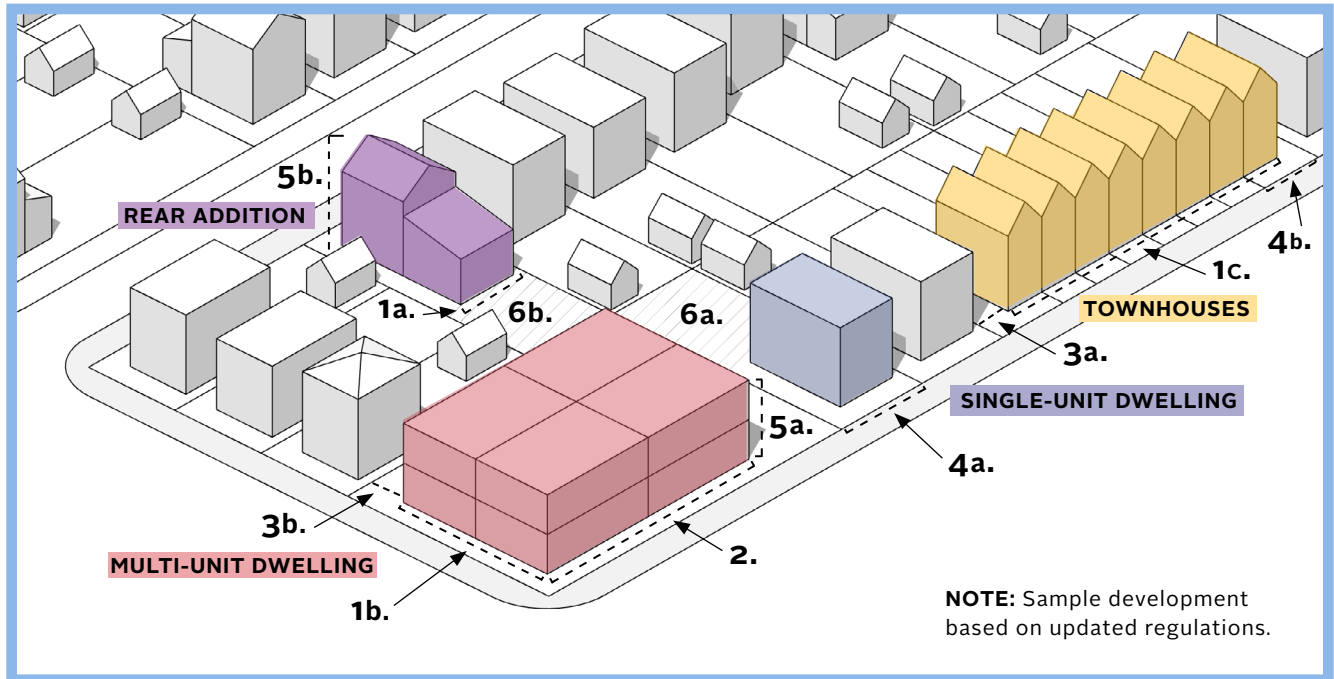


townhouse dwellings (up to 8 units)

BUILT FORM REQUIREMENTS IN THE UPDATED ER-3 ZONE

What is a built form requirement?

- Built form requirements place controls on new development so that buildings are consistent in scale and align with neighbouring sites on the block. These regulations are important because they encourage pedestrian friendly and human-scale design, promote development at a compatible scale with the neighbourhood and manage shadow and wind impacts.
- The updated ER-3 zone introduces some **new built form requirements** in order to strengthen regulations around new development. It also preserves many of the current built form controls in the ER-3 zone, such as setbacks and height maximums.



1: BUILDING WIDTH

- a. **REAR ADDITION:** May not exceed the width or footprint of the main dwelling
- b. **SINGLE, TWO, THREE & FOUR-UNIT AND MULTI-UNIT (5+) DWELLINGS:** 20 metres
- c. **TOWNHOUSES:** 64 metres

2: BUILDING DEPTH

30 metres

3: SETBACKS

- MAX. FRONT/FLANKING: see [Schedule 19](#)
- MIN. FRONT/FLANKING: see [Schedule 18](#)
- MIN. SIDE: a. 3 metres for townhouse dwellings (end units)
b. 1.25 metres elsewhere

4: LOT FRONTAGE

- a. **SINGLE, TWO, THREE & FOUR-UNIT AND MULTI-UNIT (5+) DWELLINGS:** 10.7 metres
- b. **TOWNHOUSES:** 4.5 metres for interior units; 7.5 metres for end units

5: MAXIMUM HEIGHT

- a. 11 metres
- b. **PITCHED ROOF EXEMPTION:** additional 3 metres

NOTE: there may be some variation in ER Special Areas

6: LOT COVERAGE

- a. **SINGLE-UNIT DWELLING:** 40%
- b. **OTHER USES:** 50% if a lot is larger than 325 square metres; 60% if a lot is 325 square metres or smaller

DESIGN REQUIREMENTS IN THE PROPOSED ER-3 ZONE

What is a design requirement?

Like built form controls, **design requirements** encourage pedestrian friendly environments that are welcoming and street-oriented. Design requirements also ensure that new development complements the neighbourhood scale and local design style.

The updated ER-3 regulations introduce design requirements for multi-unit dwellings (buildings with 5 or more dwelling units). For more details, please see the **ER-3 Design Requirement Guidelines** chart below. You can find models illustrating the ER-3 multi-unit and townhouse dwellings design requirements on the following page.

ER-3 Design Requirement Guidelines

1: ENTRANCES

At least one exterior pedestrian entrance is required on a streetwall.

2: REAR PARKING

No parking is permitted in the front yard of a townhouse or multi-unit dwelling.

3: WINDOWS

a. for a streetwall along a front lot line - at least 25% of the length must consist of clear glass glazing;

b. for a streetwall along a flanking lot line - at least 15% of the length must consist of clear glass glazing

4: ARTICULATION

Multi-unit buildings wider than 10.0 metres must have at least two of these features:

- a.** at least one balcony is provided facing the front lot line for each storey above the ground floor;
- b.** at least 20% of the building facing a front lot line is recessed by an additional 0.6 metres from the rest of the streetwall;
- c.** a window bay that projects no more than 1 metre towards the street;
- d.** a covered porch with an area of at least 2 square metres is provided on the ground floor facing a front lot line.

5: SCREENING

a. Outdoors solid waste management areas for buildings with 3 or more dwelling units must be enclosed by an opaque fence or a masonry wall.

i. Minimum height: 1.2 metres for 3 and 4 unit dwellings;
1.8 metres for 5+ unit dwellings

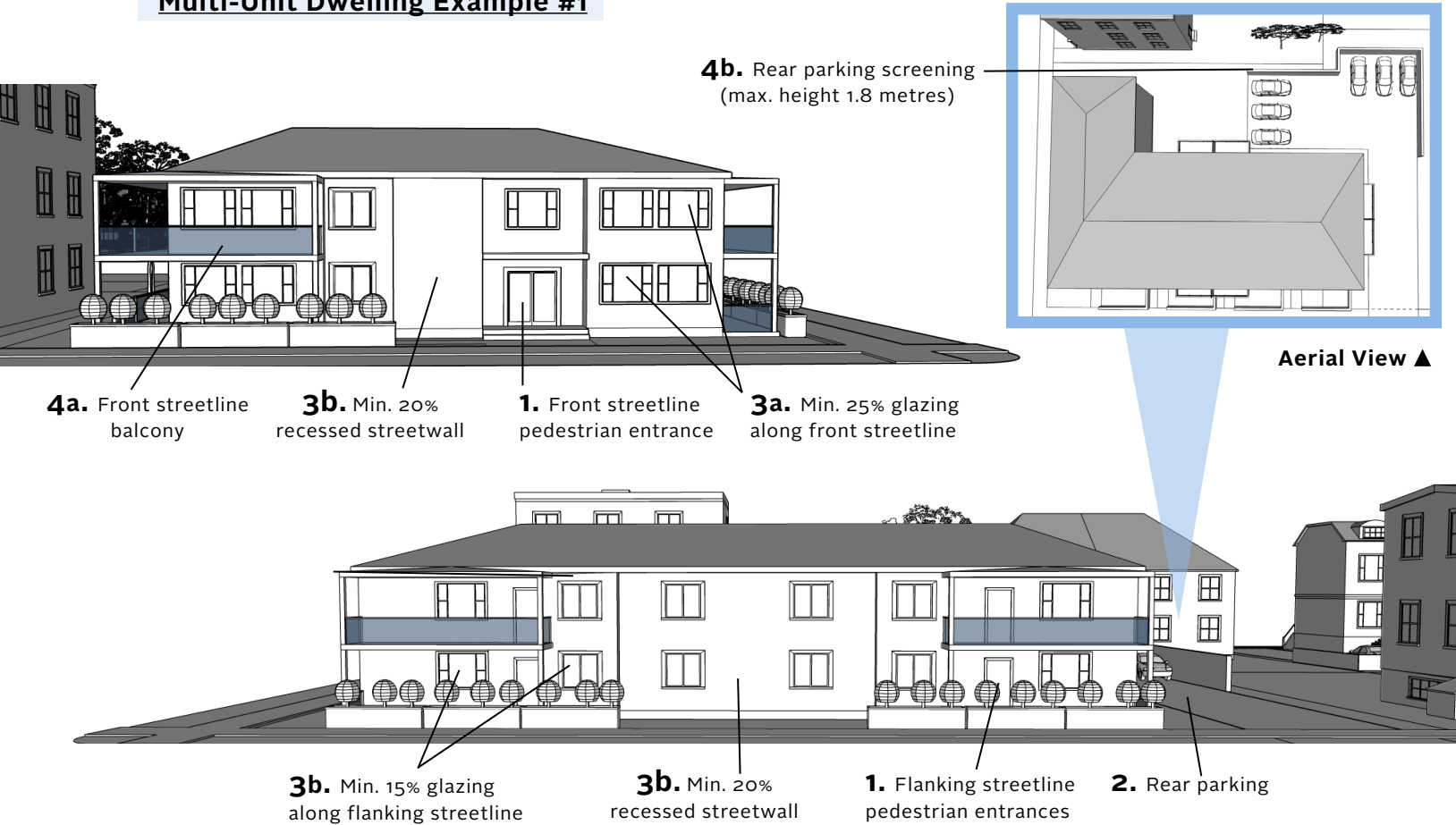
ii. Setback: 3.5 metres from another residential lot (for 5+ unit dwellings only)

iii. Location: side or rear yard (for 5+ unit dwellings only)

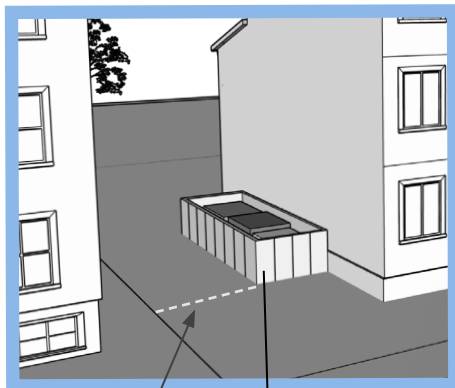
b. Parking lots that are accessory to residential uses must be enclosed by a hedge, an opaque fence or a masonry wall at least 1.8 metres in height.

DESIGN REQUIREMENTS IN THE UPDATED ER-3 ZONE

Multi-Unit Dwelling Example #1



Side Yard View ▼



Multi-Unit Dwelling Example #2

