

Item 9.1.1

HALIFAX

Housing Accelerator Fund - Urgent Changes to Planning Documents for Housing & Suburban Housing Accelerator SMPS & LUB (MINORREV-2023-01065)

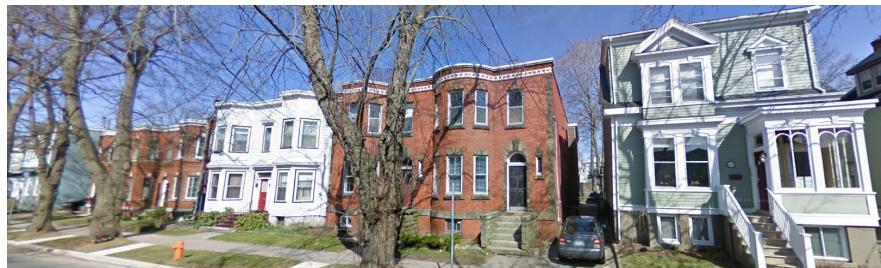
Heritage Advisory Committee

April 17, 2024

About this presentation

The presentation will provide background on:

- Background
- Process
- Public Engagement
- HAC Role
- Heritage Overview
- Recommendation



BACKGROUND

Process to Date

June 6, 2023: Council direction to submit application to the Housing Accelerator Fund (HAF);

Sept. 26, 2023: Council direction on the final agreement and direction to initiate amendments to planning documents by July 2024;

Oct. 12, 2023: HRM & CMHC reach HAF Agreement

Jan. 17 – Feb. 16, 2024: Public comment period on proposed HAF changes to planning documents.

Related Processes:

July 11, 2023: Council initiates Suburban Planning process;

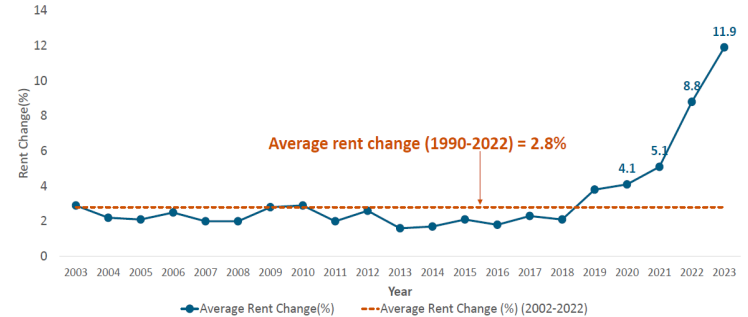
June 20 – Oct. 23, 2023: Community engagement on Draft Regional Plan;

HALIFAX

Why do we need more housing?

- **Housing affordability and availability** are significant challenges for the municipality and across Canada.
- **Rapid population growth** (approx. 2-4.5% per year) has greatly increased demand for housing.
- Growth pressures, along with challenging market and project conditions have led to a **lack of supply** in the market
- The rate of **residential construction** has not been able to keep up with the demand for housing.
- **Vacancy rates are low and prices continue to rise** for renters and potential homeowners.
- There is a **need to act now to support the long-term availability of housing** and to support individual projects in being realized more quickly.

Halifax, percent change in same-sample average rents, all apartment dwellings, 2003 to 2023



PURPOSE-BUILT RENTAL MARKET

Vacancy Rate

1.0%










Average Two-Bedroom Rent

\$1,628

UP by 11%

Source: CMHC 2024

What changes are being considered now?

-  Enabling 4 units per lot as-of-right, where services exist in the municipality
-  Increasing density and height in ER-3, COR and HR Zone and near transit corridors
-  Increasing density in residential areas, with a focus on encouraging wood frame construction
-  Increasing height and floor area ratio (FAR) in Centre Zones in the Regional Centre
-  Increasing density near university and college campuses
-  Removing more parking requirements
-  Increasing as-of-right development approvals
-  Protecting heritage and considering water and wastewater infrastructure
-  Work with the Province to enable unilateral discharge of DAs

Urgent changes to planning documents for housing



www.halifax.ca/haf



Canada



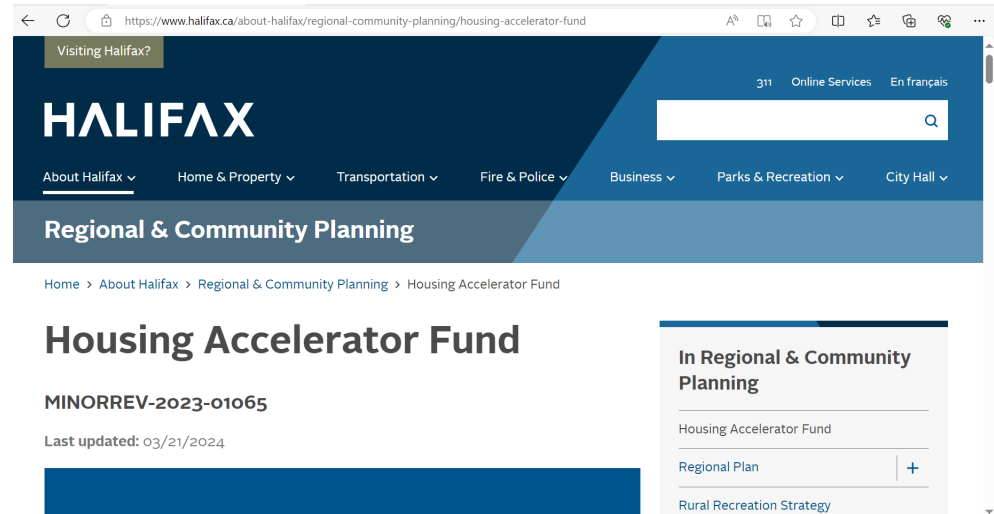
HALIFAX

ENGAGEMENT

How was public feedback gathered?

The municipality published the proposed directions for policy and regulatory changes on the project website on **January 17, 2024** for public review. Comments were accepted via phone and email until **February 16, 2024**.

Small meetings with interested parties, residents, design community



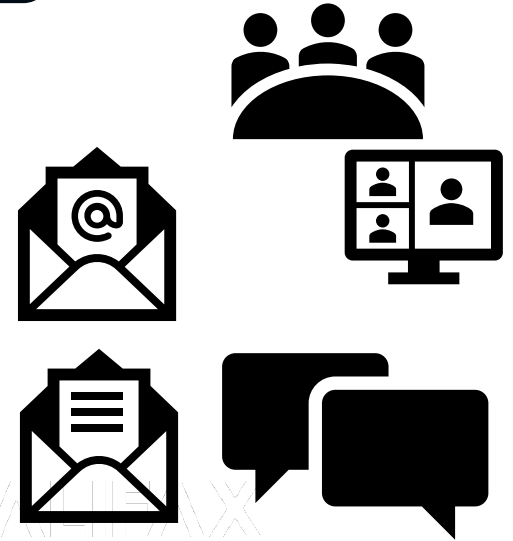
What We Heard – Report Attachment A 8

- **What We Heard Report (Att. 8 of staff report)** includes a summary of process and key themes as well as correspondence received
- Includes feedback on heritage
- Staff also consulted with heritage staff



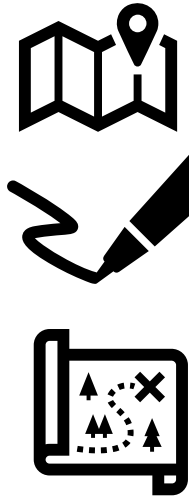
What did we hear?

- The municipality received **over 700 pieces of correspondence** and five petitions.
- Positive feedback included general support for action on the housing crisis, more housing, more transit-oriented development, and more gentle density in communities.
- Concerns included losing community character, lack of infrastructure, and limited engagement on the proposed changes.
- Local concerns accounted for approximately half of all feedback received. Concerns were focused on several neighbourhoods.



How did we use this information?

- Public feedback is recorded and summarized in the **What We Heard Report** and will be included in the report to Regional Council.
- **Some of the changes in response to feedback include:**
 - revised zoning and heights in areas near post-secondary institutions (Peninsula South and Peninsula North), and along Victoria Road;
 - additional lot size and urban design requirements for Established Residential areas;
 - one new and one expanded proposed Heritage Conservation District (HCD) in the Regional Centre;
 - addressing additional site-specific requests in the Regional Centre;
 - minor changes to Suburban Opportunity Sites and a proposed second grouping of Suburban Opportunity Sites and suburban parking requirements.



HERITAGE OVERVIEW

Role of Heritage Advisory Committee

By-law H-200

- Amendments to a Land Use Bylaw which may affect a registered heritage property or amendments to a Municipal Planning Strategy affecting heritage policies.

HALIFAX

Heritage Amendments

- Only Amendments to Regional Centre SMPS & LUB (Att. C1 & C2) include changes to heritage policy



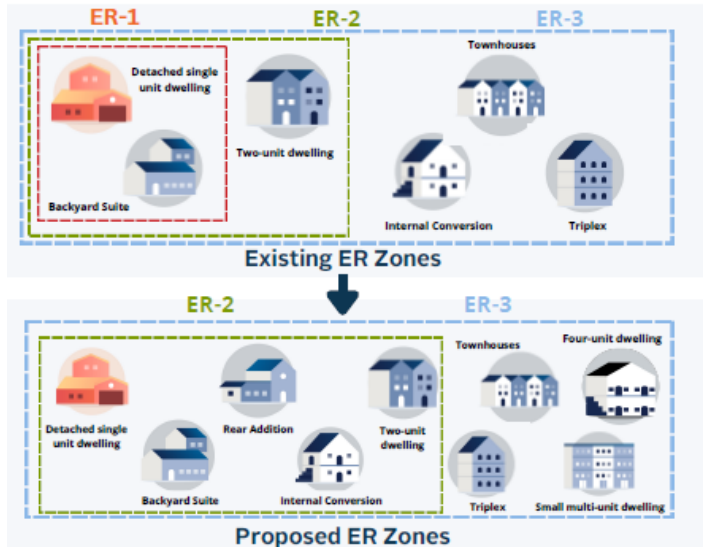
Regional Centre – Zoning of Registered Heritage Properties

CURRENT CENTRE PLAN

- **RC SMPS Policy CHR-6** provides a guide for height and density over registered heritage properties in the Regional Centre in various zones
- **Policy is being maintained**

HALIFAX

Regional Centre – Zoning of Registered Heritage Properties



- Moving from 3 zones to 2 zones
- In the ER-2 zone (where there are existing or proposed heritage resources) four units would be permitted if the structure is large enough to accommodate internal conversions;
- In the ER-2 Zone if the structure is not large enough to accommodate internal conversions two units plus an accessory building are permitted;
- Rear yard additions would also be permitted for existing structures.

Regional Centre - Zoning of Proposed Heritage Conservation Districts

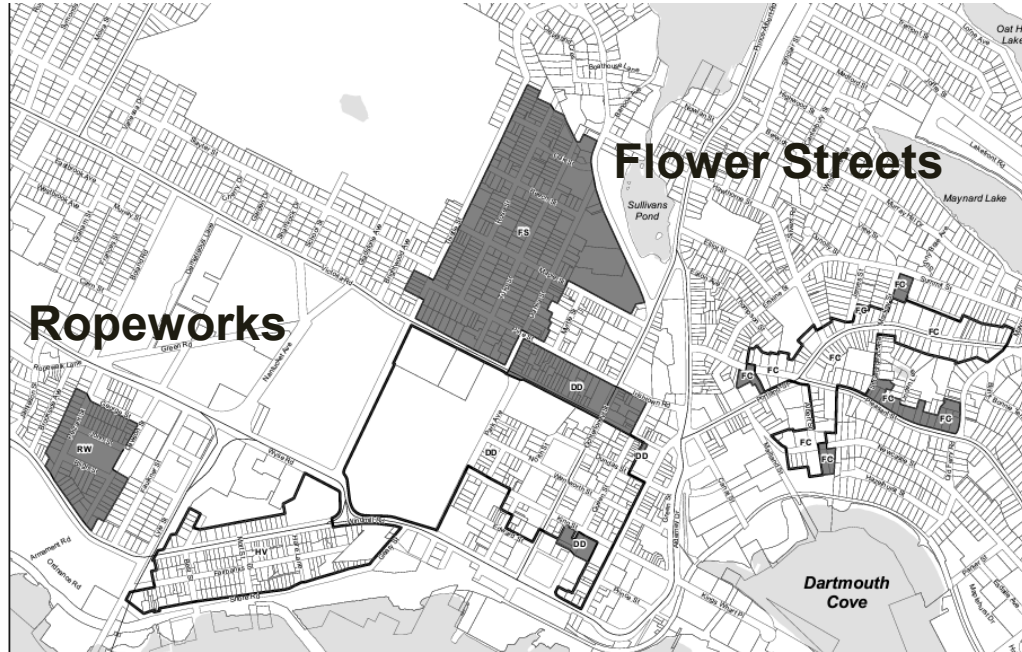
CURRENT CENTRE PLAN

- **Table 4 & Map 20** sets out 10 new proposed HCD Study Areas
- **Policy CHR-11** provides guide to LUB on zoning
- **Proposed HCD Study Areas** - potential candidates for HCDs based on analysis of age, history, cultural associational and architectural styles of the properties in the area

PROPOSED CHANGE

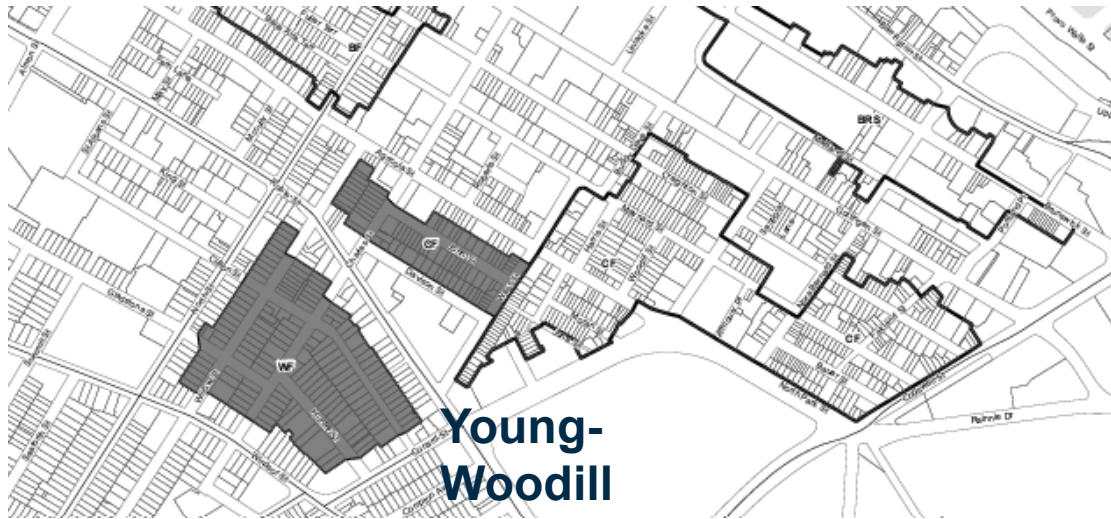
- Change from 10 to 14 proposed HCDs
- **Table 4 & Map 20** set out 4 expanded boundaries, and additions and 4 new HCDs
- **Expanded Boundary:**
 - Downtown Dartmouth (Irishtown Rd/Pine St. & Queen St.)
 - Five Corners (Portland St.)
 - Creighton's Field (between West St. & Willow St.)
 - Oakland Rd (up to South St.)

Regional Centre – Additional Proposed HCDs (Dartmouth)



Attachment C1:
MAP 20 1-3

Regional Centre – Additional Proposed HCDs (Halifax)



**Young-
Woodill
Divisions**



Jubilee Road
Attachment C1: MAP
20 1-2

Regional Centre – Heritagee DAs

- **RC SMPS Policy CHR-7** enables a Heritage DA for any lot containing a registered heritage building located outside of the DH Zone and any approved Heritage Conservation District
 - to support the integrity, conservation and adaptive re-use of registered heritage buildings.
- **PROPOSED CHANGE:** striking out the exception for the Downtown Halifax (DH Zone)
- **SITE SPECIFIC CHANGE:** Policy IM-42 to add a heritage DA option for development in the Spring Garden Road – Robie Street (SGRRS) Special Area, which consists of Site A and Site B.

RECOMMENDATION

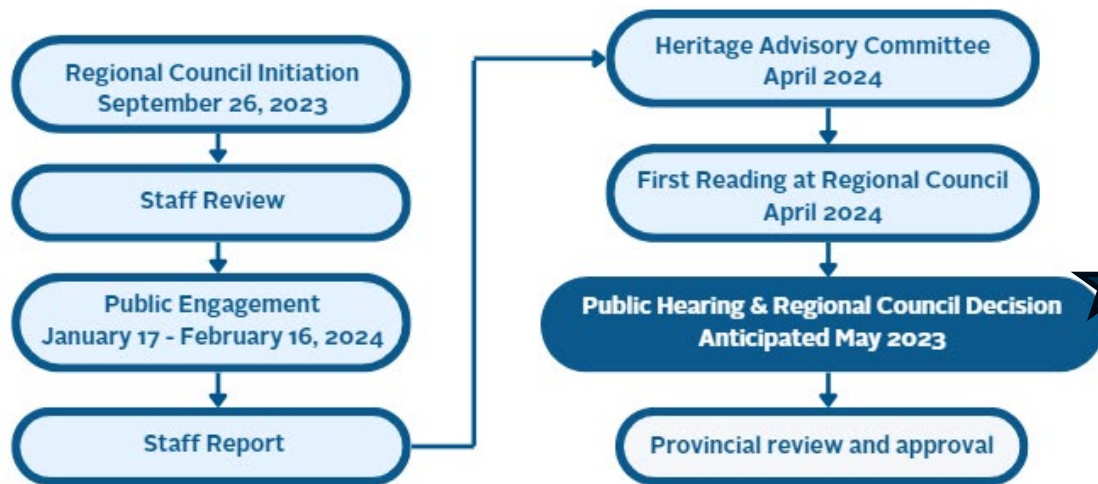
Recommendation

It is recommended that the Heritage Advisory Committee recommend that Halifax Regional Council:

1. Give First Reading to consider approval of the proposed amendments to the Regional Centre Secondary Municipal Planning Strategy Policy and Land Use By-law as set out in Attachment C1 and C2, to implement policy changes related to heritage and schedule a public hearing; and
2. Adopt the proposed amendments to the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law, as set out in Attachment C1 and C2.

HALIFAX

What are the next steps?



Residents can **send questions** to **haf@halifax.ca**. **Feedback** on the proposed amendments can be sent to the **Clerk's Office** at **clerks@halifax.ca**. This feedback will be shared with Regional Council as part of the Public Hearing process.

★ Next Opportunity for Public Feedback

Thank you

www.halifax.ca/haf