

Planning and Infrastructure

HRM Housing Affordability
Functional Plan and
Regional Plan Review

Halifax Regional Council, December, 6, 2011



HRM's Housing Affordability
Initiatives to Date

Planning and Infrastructure

- ✓ Land use policy
- ✓ Alternative planning standards
- ✓ Reduced parking standards
- ✓ Streamlined municipal approval process
- ✓ Density Bonusing Amendments for the
Downtown Core
- ✓ Inclusionary development policies



HRM's Housing Affordability Initiatives to Date

Planning and Infrastructure

- ✓ Housing Affordability Assistance
- ✓ Res. Property Tax Exemption Program
- ✓ Res. Property Tax Deferral Program
- ✓ Non-Profit Sector Assistance
- ✓ Surplus Public Lands



Continuing Housing Affordability HRM's Proposed Approach

Planning and Infrastructure

1. Planning and Development Policy
2. Financial Measures
3. Partnerships
4. Annual Monitoring



HRM's Housing Affordability Physical Planning

Planning and Infrastructure

1. Density Bonusing
2. Inclusionary Zoning – Moderately Priced Dwelling Units;
3. Permitting Secondary Suites As-of-Right



HRM's Housing Affordability Financial Measures

Planning and Infrastructure

1. Exemption of Fees;
2. Designated Reserve Account;
3. Expand Existing Programs
4. Partnerships with Provincial and Federal Governments.



HRM Housing Affordability Physical Planning

Planning and Infrastructure

Two added recommendations from
CPEC Standing Committee:

5. Geographically Based Tools
(Regional Centre, Suburban, Rural)
6. Parking Incentives



Next Steps

Planning and Infrastructure

Going forward, as part of the Regional Plan review
process, staff intends to undertake the following:

1. Define our operational definitions of Housing
Affordability
2. Evaluate full range of incentives (development
and financial related)
3. Analyse and assess the impact of diverting a
portion of development application fees.



Next Steps (continued)

Planning and Infrastructure

4. Investigate Partnerships with Provincial and Federal Governments
5. Complete Housing Affordability Functional Plan;
6. Adopt and integrate measures through the larger Regional Plan/Centre Plan review;
7. Develop a Housing Affordability Monitoring Program



Planning Services

Questions, Discussion and
Direction

