

Re: Item No. 8.1

HALIFAX

Public Hearing for Secondary and Backyard Suites

Amendments to Regional Municipal
Planning Strategy and Community Land
Use By-laws

Regional Council
September 1, 2020

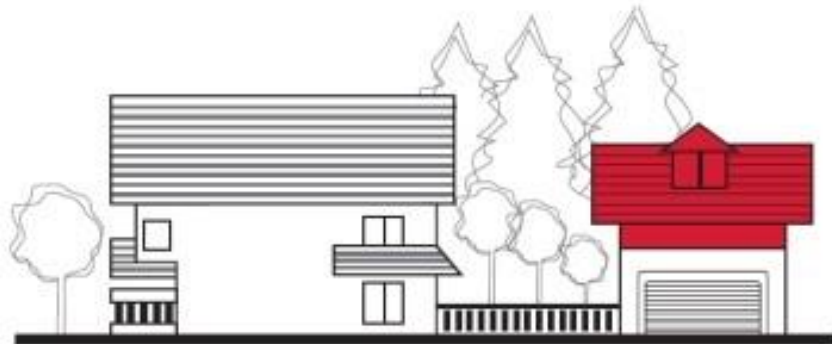
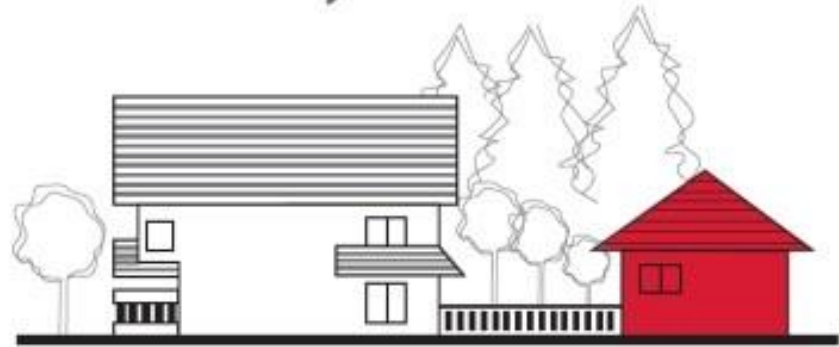
Proposal - Background

What are Secondary and Backyard Suites??

Secondary suite



Backyard suite



Initiation

March 27, 2018

Initiate a process to consider amendments to planning documents to simplify, consolidate and remove barriers to the development of secondary suites and backyard suites



Proposal - Background

Why allow secondary and backyard suites?

- Gentle Density
- Creates more rental accommodation
- Creates more consistent approach across the Municipality

Creates opportunities for:

- Affordable home ownership, or additional income for existing property owners
- Families to create accommodations for aging parents or adult children
- Individuals to downsize and age in place in existing neighborhoods

Housing and Homelessness Partnerships 5 Year Plan and the HRM Affordable Housing Work Plan both speak to removing barriers around the development of secondary and backyard suites.

Current Planning Policy

Secondary Suites under existing Plans and By-laws

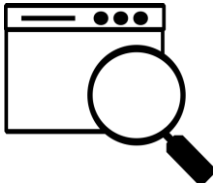
- 5 permit two unit dwellings in all residential zones
- 3 permit the use as-of-right in various zones;
- 6 permit the use through a rezoning;
- 2 permit the use through rezoning in some areas and as-of-right in a general zone in other areas;
- 1 permits the use through a development agreement;
- 6 do not permit the use;

Backyard Suites under existing Plans and By-laws

- Not considered in majority of Community Plans and Land Use By-laws
- 1 permit by development agreement
- 2 permit as-of-right

Public Engagement Feedback

Webpage Views



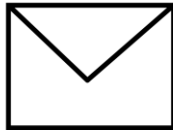
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Online Questionnaire



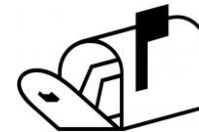
2487

Community Groups Contacted



41

Phone Calls/
Emails Received



100+

Stakeholder Meetings



4

Results of online survey showed **94%** in favour of secondary suites and **84%** in favour of backyard suites

Regional Council – January 28, 2020

- January 28, 2020 Recommendation Report
- Council requested a supplementary report to consider Backyard suites accessory to single unit dwellings, two unit dwellings and town house units
- Several concerns and comments regarding the proposed minimum lot area requirement for backyard suites were also received.

Proposed Amendments

Proposal: Allow secondary and backyard suites accessory to single unit dwellings, two unit dwellings and townhouse dwellings

Location: All areas of HRM (with the exception of areas with Centre Plan Package A)



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Proposed Amendments

Secondary Suites

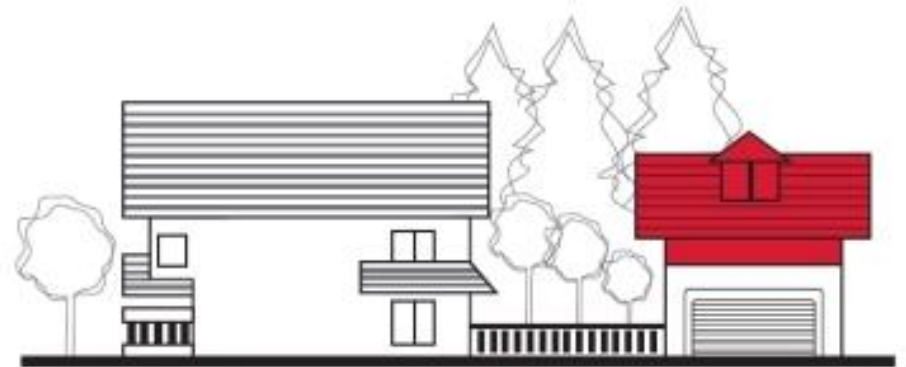
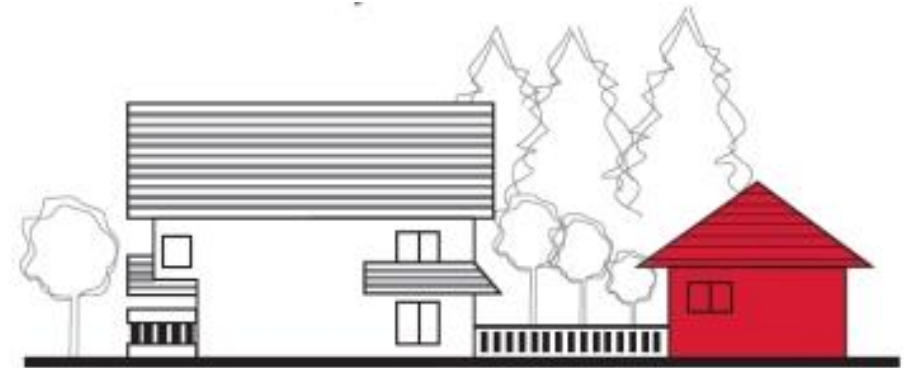
- Conform to the built form requirements of the main dwelling
- Maximum size of 80 square metres



Proposed Amendments

Backyard Suites

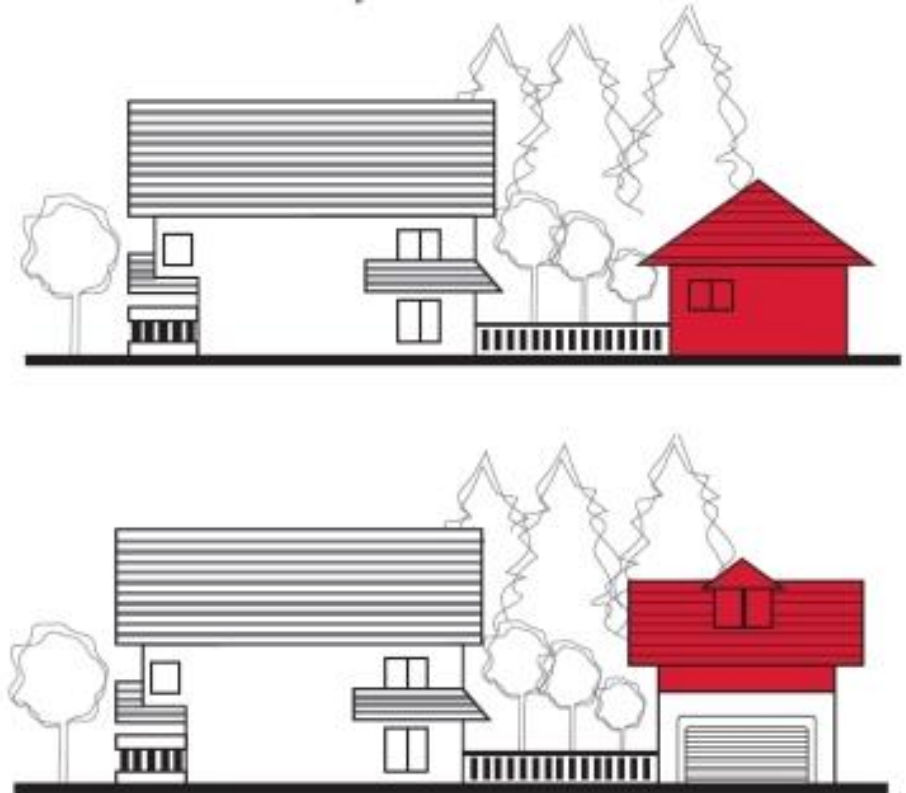
- Conform to the built form requirements of an accessory dwelling
- Maximum size of 90 square metres or the maximum size permitted for an accessory building (garage); **whichever is smaller**



Proposed Amendments

Backyard Suites – Centre Plan

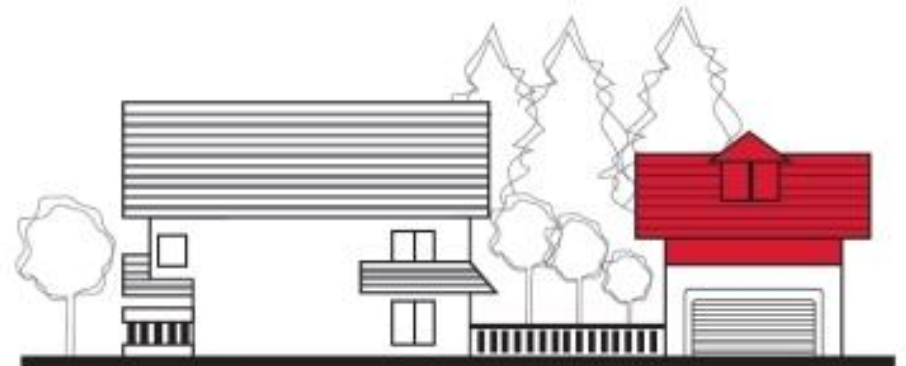
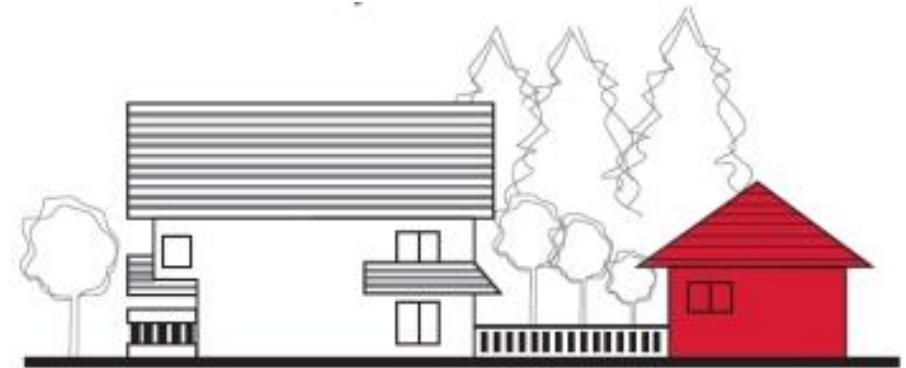
- For Halifax Peninsula and Downtown Dartmouth Land Use By-laws
 - 90 square metres floor area
 - 60 square metres footprint
- Dartmouth not included as LUB already limits accessory buildings to 60 square metres



Proposed Amendments

Backyard Suites

- Backyard suite must be located on the same lot as the main dwelling
- Must have unobstructed access to public street upon same lot as main dwelling



Ongoing Work

Information Sheet/Pamphlet

- Steps required for obtaining a permit
- FAQs

Incentives to Incorporate Affordability

- Exploring possible financial incentives which would require affordability
- Part of our work looking at financial incentives for affordable housing

Centre Plan Package B

- May impact built form provisions for secondary and backyard suites

Staff Recommendation

Staff recommend that Regional Council:

Adopt the proposed amendments to the Regional Municipal Planning Strategy and all land use by-laws to allow secondary suites and backyard suites accessory to single-unit, two-unit or townhouse dwellings.

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Thank You