



West Hants
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HAF Initiatives #1-3 Amendments to Planning Documents

JAN-09-2025

Presentation Overview

- Purpose of HAF
- Purpose of amendments to the planning documents
- Amendments in relation to #1
- Question period
- Amendments in relation to #2
- Question period
- Amendments in relation to #3
- Question period
- Recommendations



Housing Accelerator Fund

- A federal funding program to support local municipalities reducing systemic barriers to housing supply and helping develop **complete, affordable, inclusive, and climate-resilient** communities.
- West Hants Regional Municipality was selected and approved for **\$1.08 million** funding. In February 2024, the Municipality entered into an agreement with CMHC for HAF funding to pursue 7 initiatives in the Housing Action Plan
- The funding agreement requires the Municipality to deliver on the first three initiatives by March 2025 prior to the full Plan Review being completed

#1 - Allow greater density as-of-right within the serviced areas

#2 - Create affordable housing policies

#3 - Reduce minimum parking requirements





Purpose of Amendments

Housing Challenges

Median Housing Sale Price



Source: WHRM Housing Needs Assessment, 2023

Survey Finding: percentage of residents pay over 30% of income toward housing

58.8%
Affordable

41.2%
Unaffordable

Survey Findings: Housing Tenure

- **76% of renters** in the Municipality reported living in unaffordable housing, compared to **33% of homeowners**.
- Renters are **more likely to support** the statement that the municipality should provide incentives to developers to provide affordable housing units within proposals.



Affordability by Income-level

Income level	2022 median sale price:			\$325,000	\$277,500
	% of HHs below income level			Single Detached Dwelling	Semi Detached
	Couples	Lone parents	Single persons		
\$50,000	15%	36%	68%	no	no
\$55,000	18%	44%	73%	no	no
\$60,000	20%	51%	78%	no	no
\$65,000	24%	56%	82%	no	no
\$70,000	28%	61%	84%	no	no
\$75,000	32%	66%	87%	no	no
\$80,000	36%	70%	89%	no	no
\$85,000	40%	74%	91%	no	no
\$90,000	44%	79%	92%	no	no
\$95,000	48%	82%	93%	no	yes
\$100,000	53%	84%	94%	no	yes
\$105,000	56%	87%	95%	no	yes
\$110,000	60%	88%	96%	yes	yes

Table 1, Source: 2023 West Hants Regional Municipality Housing Needs Assessment

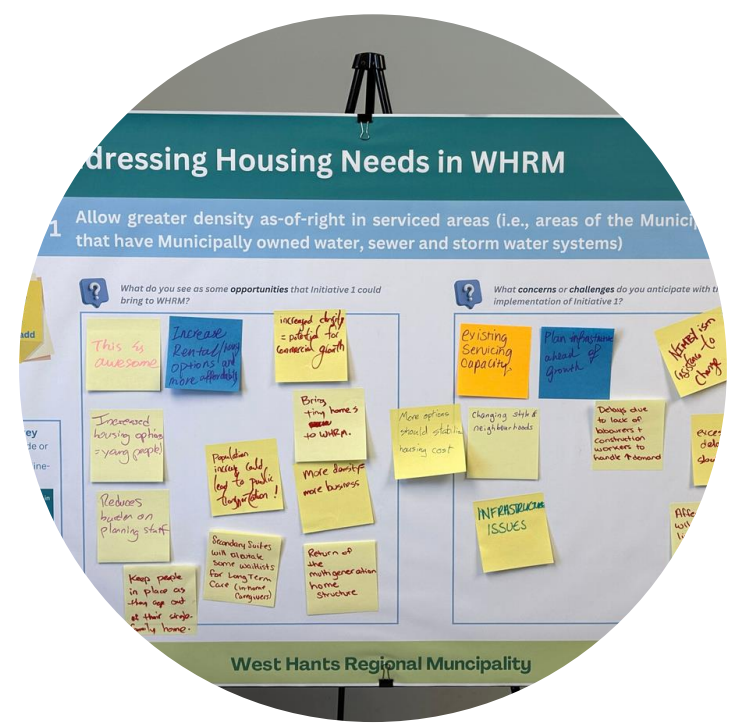




Purpose of Amendments

Public Engagement

Channels/Event	# of Touchpoints
Social Media (17 Facebook Posts)	1,200 people per post
Open House Sessions	20 Attendees
Online Survey	320 Responses
Unique Comments	376 comments



What We Heard:

Housings:

- greater choice in housing
- more housing
- more affordable options
- increased density

Others:

- increase heights
- support for lot coverage
- concerns about reducing parking





Summary of Changes to Planning Documents

Municipal Planning Strategy

- Allow 4 units on a residential lot serviced by municipal water and sewer
- Provide missing middle housing options
- Recognize housing needs of vulnerable populations
- Encourage and promote affordable housing developments

Land Use By-law

- Introduce lot coverage requirement to residential lot
- Adjust minimum lot area and setbacks to be consistent in zones across the board
- Enable bonus zoning for affordable housing units
- Reduce parking requirements within Growth Centres





Initiative 1: Changes to Residential Zones

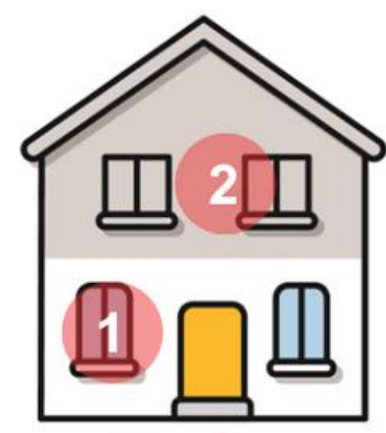
Current Zones	Proposed Zones	Current Density as-of-right	Proposed Density as-of-right
Single Unit Residential (R-1)	Low Density Residential (R-1)	2 Units (1 main unit + 1 ADU)	4 Units
Two Unit Residential (R-2)	Medium Density Residential (R-2)	4 Units (2 main units + 2 ADUs)	6 Units
Multiple Units Residential (R-3)	High Density Residential (R-3)	Varied in areas	12 Units

- Maximum height remain unchanged with 35 ft (3 storeys) as-of-right

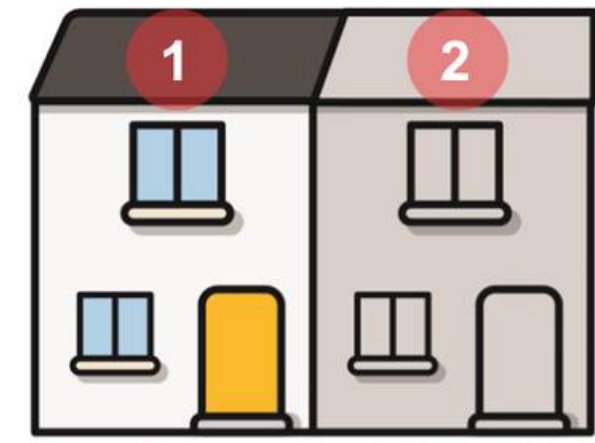


Initiative 1:

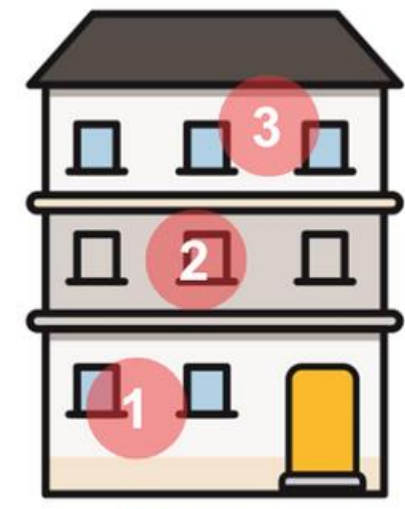
What does up to four units look like in R-1?



Duplex
(Two-unit Dwelling)



Semi-detached Dwelling
(Two-unit Dwelling)



Triplex
(Three-unit Dwelling)



Fourplex
(Four-unit Dwelling)



Townhouse



Three Single Unit Dwellings on the same lot



← Lot Line →



Four Single Unit Dwellings on the same lot





Initiative 1: What will R-2 and R-3 look like?

Medium Density Residential (R-2)

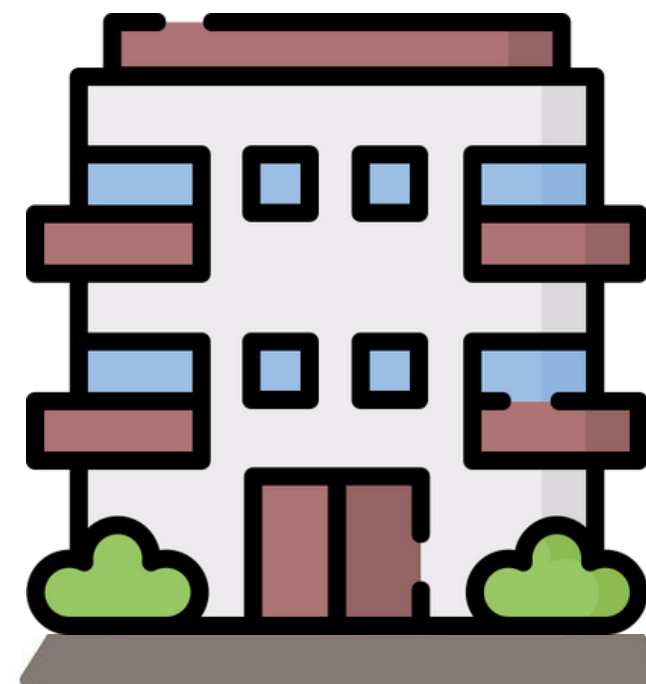


Small Apartment (up to 6 units)



- Maximum lot coverage 50% and landscaping requirements
- Recreational space requirements

High Density Residential (R-3)



Apartment (up to 12 units)



- Maximum lot coverage 40% and landscaping requirements
- Recreational space requirements

Questions regarding Initiative 1?



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Initiative 2: Amendments in relation to Affordable Housing Policies

- Adding a clear definition of “Affordable Housing Unit” to the Land Use By-law
- Introducing policies and provisions to encourage affordable housing units within a development through bonus zoning.
- Introducing policies to allow Council to identify suitable surplus Municipal-owned properties for the purpose of affordable housing development and sell such properties below market value if Council determines that it is in the best interest of the Municipality to do so.





Initiative 2: Amendments in relation to Affordable Housing Policies

Proposed Definition of “Affordable Housing Unit”

Affordable Housing Unit means:

- (a) housing that costs less than 30% of before-tax household income or as otherwise defined by the Canada Mortgage and Housing Corporation (CMHC) or the Province of Nova Scotia; and
- (b) dwellings constructed under the Province of Nova Scotia and/or Federal Affordable Housing cost sharing or funding program.





Initiative 2: Amendments in relation to Affordable Housing Policies

Bonus Zoning Provision in Medium Density Residential (R-2)

Bonus Zoning for Affordable Housing Units

The following bonus zoning shall be permitted if the proposal provides a minimum of five dwelling units that meet the definition of Affordable Housing Unit under this By-law, by way of subsidization through written agreement between the applicant and the Province and/or Federal Government(s) for a specified period of time:

- (a) Maximum number of dwelling units: increased by up to 35%; and
- (b) Lot coverage: increased to a maximum of 60%.



Initiative 2: Amendments in relation to Affordable Housing Policies

Bonus Zoning Provision in High Density Residential (R-3)

Bonus Zoning for Affordable Housing Units

The following bonus zoning shall be permitted if the proposal provides a minimum of five dwelling units that meet the definition of Affordable Housing Unit under this By-law, by way of subsidization through written agreement between the applicant and the Province and/or Federal Government(s) for a specified period of time:

- (a) Height of the main building: increased to a maximum of 4 storeys (45 feet);
- (b) Maximum number of dwelling units: increased by up to 40%; and
- (c) Lot coverage: increased to a maximum of 50%.





Initiative 2: Amendments in relation to Affordable Housing Policies

Surplus Municipal-owned land for the purpose of affordable housing

Section 51 (1) of the MGA allows municipalities to sell or lease property at a price less than market value for any purpose that the council considers to be beneficial to the municipality.

- It shall be the policy of Council to identify surplus Municipal-owned properties that may be suitable for affordable housing development.
- It shall be the policy of Council to consider the disposal of identified surplus Municipal-owned properties to housing providers at a price less than market value for the purpose of affordable housing development, where Council determines that it is in the best interest of the Municipality to do so.



Questions regarding Initiative 2?



P Initiative 3: Amendments in relation to parking

Previous Proposal:

1 parking space per dwelling unit for all dwellings across the Municipality



Revised Proposal after Public Engagement:

Growth Centres (Falmouth, Hantsport, Three Mile Plains and Windsor):

1 parking space per dwelling unit for all dwellings

Outside Growth Centres: parking requirements remain unchanged



Questions regarding Initiative 3?





Next Steps



Recommendation - Windsor (1 of 2)

- ...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the text of the Windsor Municipal Planning Strategy and Windsor Land Use By-law to accommodate a wider range of “missing middle” housing forms, create affordable housing policies, and relax parking requirements in a manner substantively the same as the draft set out in Attachment A and Attachment B of the Planning and Heritage Advisory Committee report #23-21 dated January 9, 2025.



Recommendation - Windsor (2 of 2)

- ...that PAC/HAC recommends that Council give First Reading and hold Public Hearing to consider amending the map of the Windsor Land Use By-law to reflect the proposed zoning changes in a manner substantively the same as the draft set out in Figure 1 of the Planning Advisory Committee report #23-21 dated January 9, 2025.



Recommendation - Hantsport (1 of 2)

- ...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the text of the Hantsport Municipal Planning Strategy and Hantsport Land Use By-law to accommodate a wider range of “missing middle” housing forms, create affordable housing policies, and relax parking requirements in a manner substantively the same as the draft set out in Attachment A and Attachment B of the Planning and Heritage Advisory Committee report #23-21 dated January 9, 2025.

Recommendation - Hantsport (2 of 2)

- ...that PAC/HAC recommends that Council give First Reading and hold Public Hearing to consider amending the map of the Hantsport Land Use By-law to reflect the proposed zoning changes in a manner substantively the same as the draft set out in Figure 1 of the Planning Advisory Committee report #23-21 dated January 9, 2025.



Recommendation - West Hants (1 of 2)

- ...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the text of the West Hants Municipal Planning Strategy and West Hants Land Use By-law to accommodate a wider range of “missing middle” housing forms, create affordable housing policies, and relax parking requirements in a manner substantively the same as the draft set out in Attachment A and Attachment B of the Planning and Heritage Advisory Committee report #23-21 dated January 9, 2025.



Recommendation - West Hants (2 of 2)

...that PAC/HAC recommends that Council give First Reading and hold Public Hearing to consider amending the map of the West Hants Land Use By-law to reflect the proposed zoning changes in a manner substantively the same as the draft set out in Figure 1, Figure 2, Figure 3, and Figure 4 of the Planning Advisory Committee report #23-21 dated January 9, 2025.





Thank You!



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