



Mayor Mike Savage
Via electronic mail: mayor@halifax.ca

October 4, 2023

Dear Mayor Savage,

Last month, I wrote to you to ask that Halifax supplement its application to the federal government's Housing Accelerator Fund. I asked that you and Council do more to legalize housing so that more homes can be built, faster.

To do this, I made four suggestions: permitting four units as-of-right, creating a public facing affordable housing strategy, increasing density near universities, and allowing four storeys as-of-right.

Council has moved ahead with the suggested measures, except for permitting four storeys as-of-right. On this point, Council came back with a made-in-Halifax plan that they believe is not only better for the local context, but in fact bolder to deliver more "missing middle" units. If Council believes it can achieve the same ends, if not more, with this amended proposal, then I welcome the approach, especially if we are able to avoid any delay in implementation.

This is important work, because we need more homes for more families as soon as possible, and I trust your plan will offer just that. I appreciate your and Council's willingness to collaborate to ensure more affordable family-sized homes get built. Additionally, I look forward to working with Halifax to unlock more housing through the implementation of your rapid transit strategy, and through improvements to the city's infrastructure.

On the understanding that you will:

- Increase height in Established Residential 3 Zones;
- Increase height in Higher Order Residential and Corridor Zones;
- Increase height and Floor Area Ratio (FAR) increases in Centre Zones;
- Increase density near universities;
- Remove more minimum parking requirements;
- Increase as-of-right development approvals; and
- Work with the Province to enable unilateral discharge of DAs

I am pleased to inform you that Halifax's Housing Accelerator Fund application is approved.

I would like to thank you, Mayor Savage, as well as Council and staff for the work that you have put into this initiative. I would likewise like to thank my colleagues in who represent various parts of Halifax Regional Municipality: MP Lena Diab, MP Andy Fillmore, MP Darren Fisher, and MP Darrell Samson for their continued advocacy for housing in HRM.

Sincerely,

The Honourable Sean Fraser, P.C., M.P.
Minister of Housing, Infrastructure and Communities