

Cape Breton Regional Municipality

Special Council Meeting

AGENDA

MONDAY, NOVEMBER 22ND, 2021

1:00 PM

Council Chambers
City Hall
320 Esplanade, Sydney, NS

Cape Breton Regional Municipality

Special Council Meeting

Monday, November 22nd, 2021

1:00 pm

AGENDA ITEMS

Land Acknowledgement

Roll Call

1. **APPROVAL OF AGENDA:** (Motion Required)
2. **PROCLAMATION:**
 - 2.1 **United Way Cape Breton Giving Tuesday:**
Councillor Steve Gillespie (See page 4)
3. **Overview of Meeting Process and Expectations:** Mayor Amanda M. McDougall
4. **NS Department of Municipal Affairs and Housing:** Spokespersons
Deputy Minister Paul LaFleche and Associate Deputy Minister Mark Peck
 - Government Bill No. 32 (as passed): Municipal Government Act (amended) and Halifax Regional Municipality Charter (amended) Respecting Inclusionary Zoning - (See page 5)
5. **Council Discussion**
6. **Nova Scotia Affordable Housing Commission:**
 - Homelessness Perspective: "*Homelessness & Housing in CBRM*"
Fred Deveaux, Executive Director - Cape Breton Community Housing Association (See page 8)
 - Municipal Perspective & Work of Commission: Marie Walsh, CBRM Chief Administrative Officer (*Note: to be distributed prior to meeting*)

Continued...

**Special Council Meeting Agenda
November 22, 2021 (Cont'd)**

7. **Seton School Affordable Housing Project/North Sydney Food Bank:**
Spokesperson Erika Shea, President/CEO – New Dawn Enterprises
(Note: to be distributed prior to meeting)

8. **Dr. Catherine Leviten-Reid re: Affordable Housing/Homelessness:**
(Note: to be distributed prior to meeting)

9. **Review of Action Items from the Meeting:** Mayor Amanda M. McDougall

ADJOURNMENT

Cape Breton Regional Municipality
Proclamation
“United Way Cape Breton GivingTuesday”

- Whereas:** It is the mission of the United Way of Cape Breton to improve lives and build communities by engaging individuals and mobilizing collective action in Cape Breton;
- And Whereas:** GivingTuesday is a “Global Day of Giving” taking place after Black Friday and Cyber Monday;
- And Whereas:** GivingTuesday is a time to celebrate and encourage activities that support charities and non-profits;
- And Whereas:** Whether it’s making a donation, volunteering time, helping a neighbour or spreading the word, GivingTuesday is a movement for everyone who wants to give something back;
- And Whereas:** This year GivingTuesday takes place on Tuesday, November 30th and so far there have been forty-three Mayoral Proclamations approved across Canada. United Way Cape Breton staff have been promoting GivingTuesday in various capacities for the last few years;
- And Whereas:** United Way Cape Breton plans to celebrate Giving Tuesday by promoting charitable acts across the CBRM and asking folks to give a “Hand up” for those in need. If you are not sure where to give, United Way Cape Breton is accepting donations to support programs helping the most vulnerable of our neighbours and friends;
- Be It Therefore Resolved:** That Mayor Amanda M. McDougall and CBRM Council hereby recognize November 30th, 2021, as **GivingTuesday** in the Cape Breton Regional Municipality.

Councillor Steve Gillespie - CBRM District 4

November 22nd, 2021



BILL NO. 32

Government Bill

*1st Session, 64th General Assembly
Nova Scotia
70 Elizabeth II, 2021*

**An Act to Amend Chapter 18
of the Acts of 1998,
the Municipal Government Act,
and Chapter 39 of the Acts of 2008,
the Halifax Regional Municipality Charter,
Respecting Inclusionary Zoning**

CHAPTER 33
ACTS OF 2021

**AS ASSENTED TO BY THE LIEUTENANT GOVERNOR
NOVEMBER 5, 2021**

The Honourable John Lohr
Minister of Municipal Affairs and Housing

**An Act to Amend Chapter 18
of the Acts of 1998,
the Municipal Government Act,
and Chapter 39 of the Acts of 2008,
the Halifax Regional Municipality Charter,
Respecting Inclusionary Zoning**

Be it enacted by the Governor and Assembly as follows:

MUNICIPAL GOVERNMENT ACT

1 Section 57 of Chapter 18 of the Acts of 1998, the *Municipal Government Act*, as amended by Chapter 12 of the Acts of 2021, is further amended by adding immediately after subsection (3) the following subsection:

(4) Notwithstanding subsection (2), a municipality may provide direct financial assistance to a business for the purpose of increasing the availability of affordable housing in the municipality.

2 Subsection 220(5) of Chapter 18, as amended by Chapter 9 of the Acts of 2003, Chapter 25 of the Acts of 2008 and Chapter 16 of the Acts of 2014, is further amended by adding immediately after clause (j) the following clause:

(ja) require and regulate the provision of affordable housing within developments, including requiring that a specified percentage of affordable housing units be provided within a development;

3 Chapter 18 is further amended by adding immediately after Section 223 the following Section:

223A Where provided for in a municipal planning strategy, council may accept money instead of all or part of any required provision of affordable housing.

HALIFAX REGIONAL MUNICIPALITY CHARTER

4 Section 71 of Chapter 39 of the Acts of 2008, the *Halifax Regional Municipality Charter*, as amended by Chapter 12 of the Acts of 2021, is further amended by adding immediately after subsection (3) the following subsection:

(4) Notwithstanding subsection (2), the Municipality may provide direct financial assistance to a business for the purpose of increasing the availability of affordable housing in the Municipality.

5 Subsection 235(5) of Chapter 39, as amended by Chapter 41 of the Acts of 2008, Chapter 18 of the Acts of 2013, Chapter 16 of the Acts of 2014, Chapter 9 of the Acts of 2018

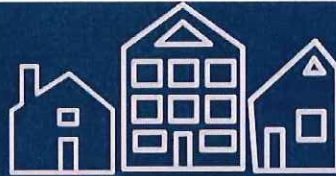
and Chapter 10 of the Acts of 2018, is further amended by adding immediately after clause (jb) the following clause:

(jc) require and regulate the provision of affordable housing within developments, including requiring that a specified percentage of affordable housing units be provided within a development;

6 Chapter 39 is further amended by adding immediately after Section 238 the following Section:

238A Where provided for in a municipal planning strategy, the Council may accept money instead of all or part of any required provision of affordable housing.

HOMELESSNESS AND HOUSING IN CBRM



PRESENTED BY: FRED DEVEAUX, EXECUTIVE DIRECTOR

CAPE BRETON COMMUNITY HOUSING

1

RESEARCH CONTEXT: HOMELESSNESS IN THE CBRM

- Research studies were conducted in 2016, 2018, and 2021 to determine the number of homeless individuals in CBRM
- A Service-Based Count was held in April of 2016 and enumerated **304** homeless individuals over a one month period
- In the Service-Based Count, 237/279 (88%) of the adults enumerated were singles; 90% of these singles were younger than 60, 48% were female and 52% were male; 38% of those counted were under the age of 30
- 69% of respondents reported Low Income and Poor Housing Options as the main reason for their homelessness
- The Service-Based Count was replicated during the month of April, 2018, and found 278 homeless individuals. The 2021 Service-Based Count is currently being conducted during the month of November.

2

RESEARCH CONTEXT: HOMELESSNESS IN THE CBRM

- A Point in Time Count (PiT) was conducted during a twelve-hour period on a single day in April, 2016 and found 137 homeless individuals
- In the PiT Count, 88% of the adults enumerated were singles; 52% were female and 48% were male; 19% were youth under the age of 24
- The PiT Count found 24 unsheltered homeless individuals who were sleeping outside or in a place not fit for habitation
- The PiT Count was replicated in 2018 and 2021, and there were 115 and 119 homeless individuals enumerated respectively

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RESEARCH CONTEXT: HOMELESSNESS IN THE CBRM

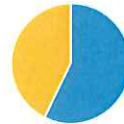
- The CBCHA Homelessness Programs assisted 515 individual experiencing homelessness last year alone. Of these, 117 were youth between the ages of 16-24. CBCHA housed 267 clients during this period.
- The Community Homeless Shelter **averages 300+ clients per year.**
- The greatest obstacle to ending homelessness for CBCHA is the lack of affordable, safe, stable and accessible housing in the CBRM
- Recent research has recommended that at least 5000+ units of affordable housing are needed in the CBRM immediately to lift individuals out of core housing need

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HOUSING STOCK RESEARCH CONDUCTED BY CAPE BRETON UNIVERSITY

For housing stock:

- The researchers merged an inventory of rental housing in CBRM with a provincial database of property owners
- The researchers also called people they knew with rental housing, and used contacts from CBU and newspaper ads
- The response rate was 63% (N=5,627 units, including all public and non-profit housing) and 84 rooms in the CBRM

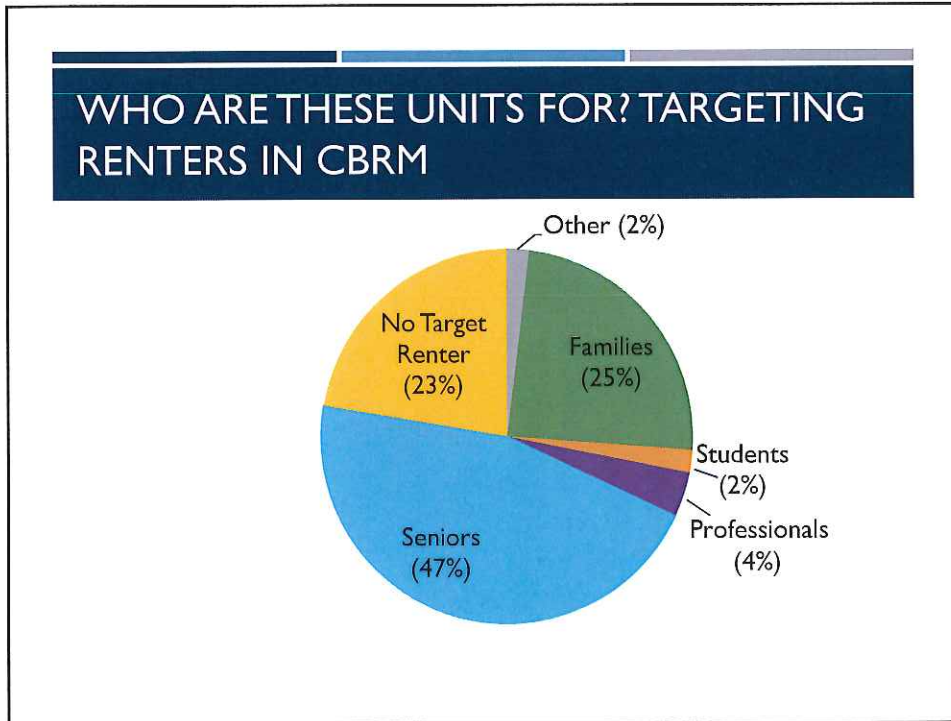


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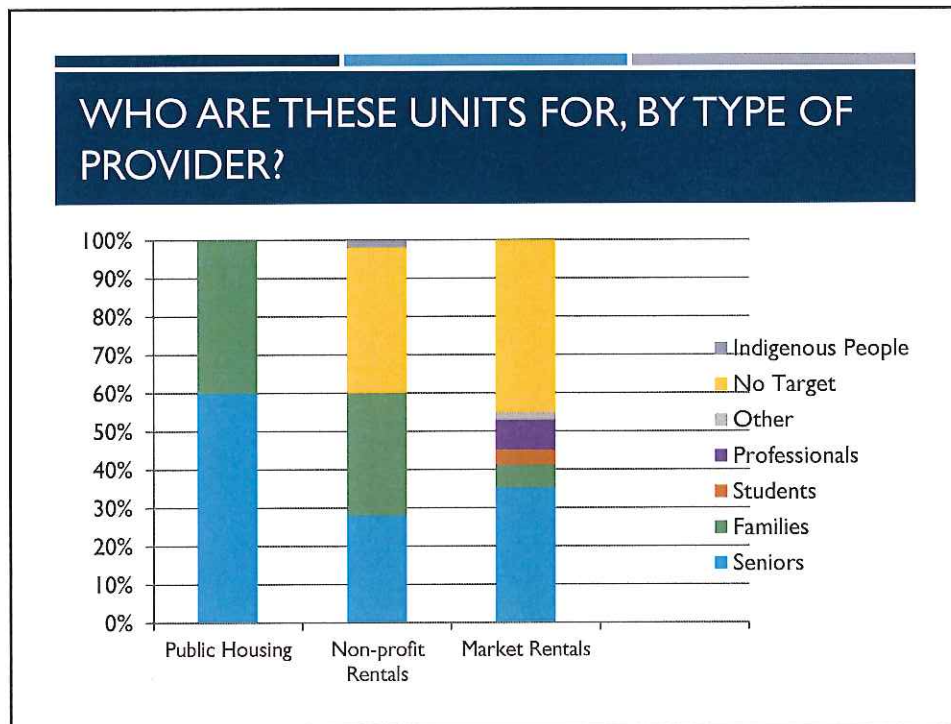
HOUSING STOCK RESEARCH RESULTS

- The study on housing stock is a mirror image of the service-based homelessness count
- Single, younger people (<59, without children) are left out of decent, affordable housing opportunities in the CBRM
- Leaving people out has consequences for health, sense of belonging, and is a serious impediment to ending homelessness
- At a basic level, data show a policy gap, where housing provision has not yet caught up with socio-economic trends

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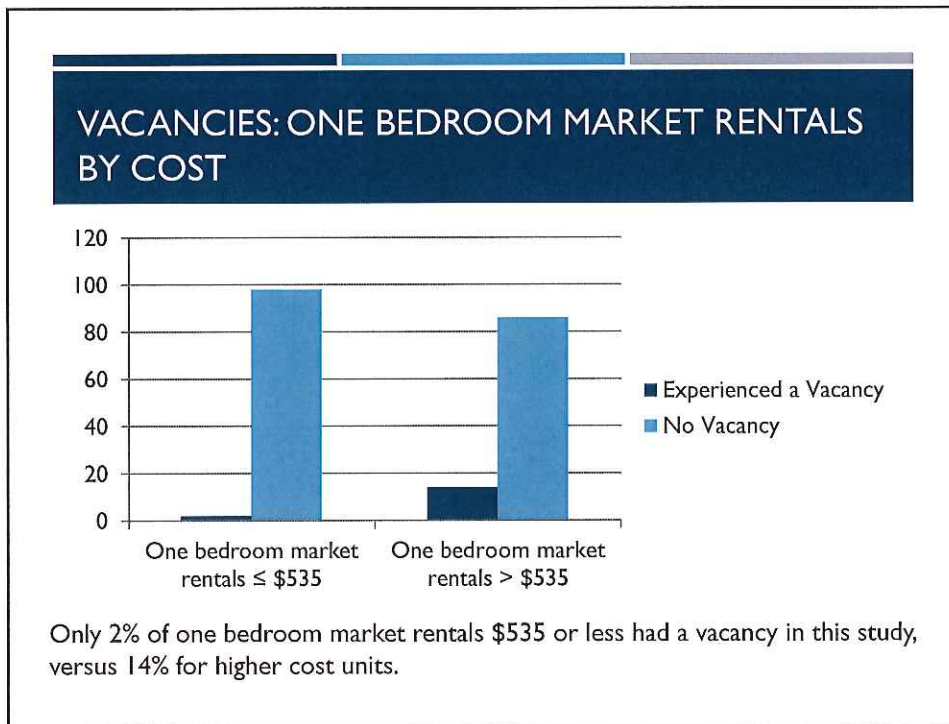
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MEDIAN SHELTER COSTS VERSUS SHELTER ALLOWANCES

	One Bedroom	Room	Two Bedroom	Three Bedroom
Median Shelter Cost	\$630 - \$650	\$451	\$800 - \$850	\$925 - \$1060
Shelter Allowance	\$300 (up to \$535)	\$223	\$570	\$620
% of Shelter Cost Covered by Shelter Allowance	46% - 48% (or 82% to 84% for a single person with a disability)	54%	67% - 71%	58% - 67%

- The shelter allowance provided to single, non-senior households (as long as they are able-bodied) is the least generous

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