Baselining Residential Development Pathways

Project Overview

Nova Scotia Housing Development Process End-to-End Pathway Report

Halifax Regional Municipality – Executive Panel on Housing

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Image Source: Build Nova Scotia

DRAFT FOR DISCUSSION

Objectives, Strategic Drivers, and Scope

Objectives

- ✓ Develop a comprehensive understanding of the end-to-end residential development lifecycle and pathways in Nova Scotia
- ✓ Establish a shared baseline that provides a foundation for future process improvement initiatives
- ✓ Identify the highest-impact opportunities to reduce timelines and costs

Strategic Drivers

- Sustained population growth continues to create pressure for new housing supply
- Approval complexity, development costs and capacity constraints continue to slow housing delivery
- Infrastructure constraints impacting development feasibility
- Need for greater clarity and coordination across the development system

Scope

- As-of-right / permitted under existing zoning
- Variance applications
- Rezoning / Land Use By-law amendments
- Development Agreements
- Site Plan Approvals
- Subdivision / lot creation
- Building permits and related inspections
- Demolition and other municipal permits, where required
- Occupancy permits / final approvals

Project Outputs

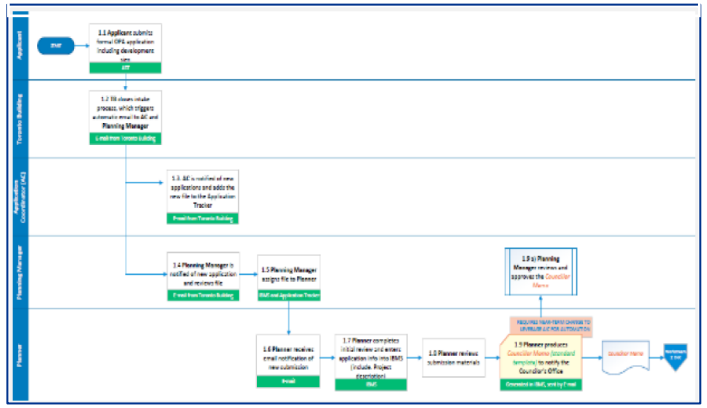
Process Inventory

- A comprehensive inventory of the end-to-end pathway from project initiation through occupancy.
- A structured view of responsible parties, key activities, approvals, required documents, inputs/outputs, dependencies, timelines, fees/cost ranges, and municipal variations.
- A common baseline that captures how the overall process operates and where requirements differ across jurisdictions.



Process Maps

- Clear, visual workflow maps illustrating the end-to-end process and the relationships between key steps and participants.
- Identification of decision points, parallel activities, sequencing, hand-offs, dependencies, and critical-path activities.
- Validated maps reflecting the perspectives of municipalities, utilities, regulators, practitioners, and other key stakeholders.



Final Report

- A public-facing, plain-language report synthesizing the completed process inventory, process maps, and supporting analysis.
- A clear assessment of bottlenecks, process variations, and highest-impact opportunities for improved coordination and process improvement.
- Identification of where the Province has levers to drive change and where action rests with municipalities or other partners and stakeholders.

Partner Engagement Approach

Objectives

- ✓ Validate how development pathways and procedures operate in practice across different application types
- ✓ Capture perspectives from stakeholders across the housing development ecosystem
- ✓ Identify and document where, how, and why development processes vary

Stakeholder Groups

1. Municipal Departments

- Representation from departments with respect to municipal focus areas:
  - › Planning and Development
  - › Building and Inspections
  - › Development Engineering
  - › Transportation
  - › Finance

2. Provincial departments and regulatory agencies

- Department of Growth and Development
- Nova Scotia Environment and Climate Change (NSECC)
- Department of Public Works
- Build Nova Scotia

3. Utilities and infrastructure providers

- Halifax Water
- Nova Scotia Power

4. Industry practitioners

- Canadian Home Builders' Association – Nova Scotia (CHBA-NS)
- Urban Development Institute of Nova Scotia (UDI Nova Scotia)
- Construction Association of Nova Scotia