



DRAFT Executive Panel on Housing in HRM Minutes

March 28, 2024

Present:

Vicki Elliott-Lopez, Jarrod Baboushkin, Peter Duncan, Erin MacIntyre, Mark Peachey, Kristin O'Toole Scott, Tanya Davis, and Kathy Cox-Brown.

Regrets:

Ellen Kelly

Agenda Items

1. PRELIMINARIES

1.1. Welcome & Call to Order

- The Chair called the meeting to order at 2:02 pm.

1.2. Approval of Agenda

- The agenda was circulated at the start of the meeting.

Motion: Peter Duncan

Second: Erin MacIntyre

Carried: Chair, Vicki Elliott-Lopez

1.3. Approval of Minutes

The approval of minutes March 21, 2024 - Deferred

2. Presentation by Mona Power, Power Strategy Consultants on commercial conversions which included:

- Commercial market trends,
- Commercial conversion criteria,
- HRM's commercial market and conversion opportunities, and
- Considerations regarding possible incentives to expediate conversions.

Highlights of Panel Discussion:

- For Calgary, every \$1 invested in incentives resulted in \$4 economic spinoff due to their large commercial vacancies in that city.
- Need to ensure healthy commercial vacancy level is maintained,
- Financial feasibility is usually the primary deciding factor to convert,
- Conversions are happening organically in HRM.
- Potential incentives such as reduction in permit timelines and fees along with potential tax incentives could expediate conversions.



- HRM commercial conversion potential, per Canadian Urban Institution study was noted at 625-840 units, HRM has few commercial buildings with 50% vacancy, based on further analyses HRM commercial conversion was found to be closer to 255-340 units

Presentation is Attached to Minutes

3. ROUNDTABLE

- Executive Panel was able to provide funding in support of the following:
 - \$500,000 additional to support a broader scope for the Young District Infrastructure Study for total funding of \$700,000. The study will determine infrastructure requirements to enable significant residential development in the area and will be co-lead by HRM and the JRTA.
 - \$300,000 to support three positions to implement the Trusted Partner Program.
- Province is streamlining the NS Secondary Suites program's processes along with changes to criteria to expand eligibility.

4. IN-CAMERA

- Motion to move meeting in-camera at 3:21 pm
Motion: Jarrod Baboushkin
Second: Kristin O'Toole Scott
Carried: Chair, Vicki Elliott-Lopez
- Motion to move meeting out of camera at 3:25 pm
Motion: Peter Duncan
Second: Erin MacIntyre
Carried: Chair, Vicki Elliott-Lopez

5. NEXT MEETING

- Next meeting: April 4, 2024.

6. ADJOURNMENT

- Meeting adjourned 3:26 pm