



Executive Panel on Housing in HRM Minutes

May 1, 2025

Present:

Vicki Elliott-Lopez, Kristin O'Toole Scott, Erin MacIntyre, Peter Duncan, Micah Richardson, Jill MacLellan, Brandon Umpherville, Jacqueline Hamilton, Thea Langille, Tanya Davis, Mark Peachey, Dominic Hudlin

Agenda Items

1. PRELIMINARIES

1.1 Welcome & Call to Order

- The Chair called the meeting to order at 12:04 p.m.

1.2 Approval of Agenda

- Agenda was circulated electronically prior to the meeting. No amendments were made.

Motion: Kristin O'Toole Scott

Second: Micah Richardson

Carried: Chair, Vicki Elliott-Lopez

VOTE: *Aye (5) Nay () Abstain ()*

Next steps: Agenda for May 01, 2025 to be posted on the Executive Panel website.

2. Two presentations from HRM staff regarding Development Agreements for Port Wallace and Southdale/Mount Hope for review and recommendations to Minister LeBlanc

- The Panel heard a presentation from HRM staff (Thea Langille) outlining proposed amendments to the development agreement for the Port Wallace Special Planning Area to adjust requirements for subdivision and project phasing to better align with existing property ownership. Staff noted that all parties are comfortable with the proposed amendments.
 - Members of the panel asked questions about the engagement required for development agreement amendments.

Motion

It is recommended the Executive Panel on Housing recommend that the Minister of Municipal Affairs and Housing approve the proposed amending development agreement (Attachments A) in the general form in which the documents are provided.

Motion: Peter Duncan

Second: Micah Richardson

Carried: Chair, Vicki Elliott-Lopez

VOTE: *Aye (5) Nay () Abstain ()*



- The Panel heard a presentation from HRM staff (Thea Langille) summarizing the proposed development for Sub Areas 3A and 3B of the Southdale/Mount Hope Special Planning Area.
 - Secretariat staff asked questions about the details of the wastewater study that is required by the development agreement, as well as the parameters for future non-substantive amendments to the development agreement.
 - The resulting development agreement provides for the following:
 - Approximately 1,875 in 10 multi-use dwellings on 44 hectares of property.
 - Development proposed meets the policies of the Regional Centre Future Growth Node designation already adopted for the area by HRM Regional Council.
 - The proposed development agreement outlines where the heights can be located on the site but other applicable requirements will come from the Regional Centre Land Use By-law for the zone applied.

Motion

It is recommended the Executive Panel on Housing recommend that the Minister of Growth and Development approve the proposed development agreement (Attachments A) in the general form in which the documents are provided, to enable the development of a residential development comprising of:

- 1,040 residential units within 10 buildings;
- The retention and possible expansion of an existing commercial use on site;
- A new park space;
- The realignment and upgrading of an existing public road (Research Dr.); and
- New walking trail and multi-use path.

Motion: Erin MacIntyre

Second: Micah Richardson

Carried: Chair, Vicki Elliott-Lopez

VOTE: *Aye (5) Nay () Abstain ()*

3. ROUND TABLE

- The Panel discussed the Dartmouth Crossing Special Planning Area.

4. NEXT MEETING

- Next meeting: May 8th, 2025

5. ADJOURNMENT

- Meeting adjourned 1:14 pm