



## Executive Panel on Housing in HRM Minutes

July 9, 2024

**Present:** Vicki Elliott-Lopez, Jarrod Baboushkin, Kristin O'Toole Scott, Peter Duncan, Erin MacIntyre, Melissa Eavis, Amy Stephenson, Kathy Cox-Brown, Nadine Smillie, Paula Sibley-Fox

**Regrets:** Mark Peachy, Tanya Davis, Ellen Kelly

### Agenda Items

#### 1. PRELIMINARIES

##### 1.1 Welcome & Call to Order

- The Chair called the meeting to order at 11:32 am.

##### 1.2 Approval of Agenda

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

**Motion:** Kristin O'Toole Scott

**Second:** Jarrod Baboushkin

Carried: Chair, Vicki Elliott-Lopez

**Next steps:** Agenda for July 9, 2024 to be posted on the Executive Panel website.

#### 2. DEVELOPMENT AGREEMENT FOR SPECIAL PLANNING AREA FALL RIVER SITE C

- The Panel heard a presentation summarizing the proposed development at Special Planning Area Fall River Site C
- The proposal includes three (3) apartment buildings, each three (3) stories in height. Each contains 40 dwelling units for a total of 120 dwelling units.
- Proposed development to be serviced by municipal water and wastewater managed by an on-site septic system
- Proposed Development Agreement provides for the following:
  - Siting and sizing of the buildings
  - Retention of a minimum of 60% non-disturbance area
  - Environmental protections against stormwater runoff and phosphorous loading to nearby watercourses
  - Provisions regulating parking, lighting, outdoor amenity areas and pedestrian recreational pathways
- It was determined by the TIS that the local road system could adequately absorb the additional traffic generated from the proposed development.



- All required studies, including a traffic impact study (TIS), were reviewed and accepted by HRM planning staff. Additional information/studies will be required at the HRM permitting stage as per usual practice.
- The question was raised as to why a road connection via Bolton Drive was not provided as a secondary access. HRM clarified that this access was not required as per the Municipal Design Guidelines.

### **2.1 Motion**

*The Panel recommends the Minister of Municipal Affairs and Housing approve the proposed development agreement, as outlined in the attached Memorandum in the general form in which the documents are provided, to enable the proposed development at Ingram Drive, Fall River (PID 40844375).*

**Motion:** Jarrod Baboushkin

**Second:** Kristin O'Toole Scott

**Carried:** Chair, Vicki Elliott-Lopez

**VOTE: Aye ( 3 ) Nay ( 2 ) Abstain ( )**

### **3. NEXT MEETING**

- Next meeting: July 4, 2024

### **4. ADJOURNMENT**

- Meeting adjourned 12:08pm