



Executive Panel on Housing in HRM Minutes

August 20, 2026

Present: Vicki Elliott, Micah Richardson, Kristin O'Toole Scott, Erin MacIntyre, Peter Duncan, Brandon Umpherville, Peter Nightingale, Kenda MacKenzie, Gary Rafuse (for Mark Peachey), Matt Neville (for Tanya Davis).

Regrets: Dawn Sutherland, Mark Peachey, Tanya Davis.

Guests: Christa Korens, Jacqueline Hamilton, Thea Langille, Youssef Habboush

Agenda Items:

1. PRELIMINARIES

1.1. Welcome & Call to Order

- The Chair called the meeting to order at 12:08 p.m.

1.2 Approval of Agenda

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

Motion: Peter Duncan

Second: Micah Richardson

Carried: Chair, Vicki Elliott

VOTE: *Aye (4) Nay () Abstain ()*

Next steps: Agenda for August 20, 2026 to be posted on the Executive Panel website.

1.3 Approval of Minutes

- Minutes for June 4, 2026, June 18, 2026, June 25, 2026, July 2-3, 2026, and July 30, 2026, were circulated electronically prior to the meeting.
- It was noted that the approval for minutes over the summer months was delayed due to a series of absences from past Panel meetings and business carrying over between meetings.
- No amendments were made.

Motion: Micah Richardson

Second: Kristin O'Toole

Carried: Chair, Vicki Elliott

VOTE: *Aye (4) Nay () Abstain ()*

Next steps: Minutes for June 4, 2026, June 18, 2026, June 25, 2026, July 2-3, 2026, and July 30, 2026, to be posted on the Executive Panel website.



2. SPECIAL PLANNING AREA UPDATES

2.1. Bedford West 10

- HRM gave a presentation on planning application # PLANAPP-2024-02891 for 189 Kearney Lake Road, and presented a memorandum recommending approval of a development agreement for a multi-unit dwelling with 98 units and five single unit dwellings on the property.
- HRM answered questions from the Panel regarding Capital Cost Contribution (CCC) charges, subdivision, and off site infrastructure.
- The following motion was placed on the floor:

THAT the Executive Panel on Housing recommend that the Minister of Housing approves the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the memo dated August 14, 2026.

Motion: Kristin O'Toole

Second: Peter Duncan

Carried: Chair, Vicki Elliott

VOTE: *Aye (4) Nay () Abstain ()*

Next steps: Recommendation for approval of the development agreement to be forwarded to the Minister of Housing for consideration.

2.2. Integrated Municipal Infrastructure Servicing Plan (IMISP) Update

- HRM provided an update on the IMISP for the Sandy Lake, Bedford West 12+1, and Highway 102 West Corridor Special Planning Areas.
- The study is on track for completion this year, and the findings will allow secondary planning to progress for these areas.

3. ROUNDTABLE

- The Panel discussed various development matters, including project-specific and broader process-related issues, with a focus on removing barriers, improving timelines, and identifying opportunities for more efficient review and progression.

4. NEXT MEETING

- Next meeting: September 10, 2026.

5. ADJOURNMENT

- Meeting adjourned: 1:19 p.m.