



Executive Panel on Housing in HRM Minutes

September 11, 2025

Present: Vicki Elliott, Micah Richardson, Peter Duncan, Jill MacLellan, Brandon Umpherville, Tanya Davis, Thea Langille, Nalini Naidoo, Jacqueline Hamilton, Stephanie Salloum

Regrets: Kristin O'Toole Scott, Erin MacIntyre, Mark Peachey

Agenda Items:

1. PRELIMINARIES

1.1. Welcome & Call to Order

- The Chair called the meeting to order at 1:05 p.m.

1.2 Approval of Agenda

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

Motion: Micah Richardson

Second: Peter Duncan

Carried: Chair, Vicki Elliott

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

Next steps: Agenda for September 11, 2025 to be posted on the Executive Panel website.

1.2 Approval of Minutes

- Minutes for July 17, August 14, and August 23, 2025 were circulated electronically prior to the meeting. No amendments were made.

Motion: Peter Duncan

Second: Micah Richardson

Carried: Chair, Vicki Elliott

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

Next steps: Minutes for July 17, August 14, and August 23, 2025 to be posted on the Executive Panel website.

2. 1226 Cole Harbour Road Development Agreement

- The Panel heard a presentation from HRM staff (Thea Langille) outlining a development agreement for the 1226 Cole Harbour Road Special Planning Area.
- The proposal includes a total of 511 residential units within 4 multi-unit buildings (8 and 12 storeys).



- The 12-storey buildings will be kept to the middle of the lot to minimize the visual impact to the adjacent low-density neighbourhood adjacent to the site and Bissett Run.
- Provisions to allow the multi-unit buildings to establish commercial units on the ground floor.
- A Shared Housing with Special Care facility with a maximum of 144 beds.
- A private driveway servicing the entire site, connecting to Cole Harbour Road and Bissett Road.
- Private open space in the centre of the lands, with a sidewalk and trail system throughout the development for pedestrian movement.
- A non-disturbance area (20 metre buffer) established along portions of the north and south sides of the lands and along the entire western side of the lands.
- Panel members and staff asked clarifying questions of Thea.

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.

Motion: Micah Richardson

Second: Peter Duncan

Carried: Chair, Vicki Elliott-Lopez

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

3. Special Planning Area – Detailed Updates

- The Panel discussed all of the Special Planning Areas and the outstanding work necessary to achieve development in them.

4. Next Meeting

- Next meeting: September 25, 2025

5. ADJOURNMENT

- Meeting adjourned at 2:35 p.m.