



Executive Panel on Housing in HRM Minutes

October 24, 2024

Present:

Vicki Elliott-Lopez, Jarrod Baboushkin, Kristin O'Toole Scott, Peter Duncan, Erin MacIntyre, Micah Richardson, Melissa Eavis, Mark Peachy, Tanya Davis, Thea Langille

Regrets: Amy Stephenson, Ellen Kelly

Agenda Items

1. PRELIMINARIES

1.1 Welcome & Call to Order

- The Chair called the meeting to order at 1:06 pm.

1.2 Approval of Agenda

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

Motion: Jarrod Baboushkin

Second: Kristen O'Toole Scott

Carried: Chair, Vicki Elliott-Lopez

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

Next steps: Agenda for October 24, 2024 to be posted on the Executive Panel website.

1.3 Approval of Minutes

- Minutes for June 27, 2024 were circulated electronically prior to the meeting. No amendments were made.

Motion: Kristen O'Toole Scott

Second: Peter Duncan

Carried: Chair, Vicki Elliott-Lopez

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

- Minutes for July 9, 2024 were circulated electronically prior to the meeting. An amendment was made.

Motion: Erin MacIntyre

Second: Kristen O'Toole Scott

Carried: Chair, Vicki Elliott-Lopez

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



- Minutes for July 25, 2024 were circulated electronically prior to the meeting. No amendments were made.
Motion: Kristen O'Toole Scott
Second: Peter Duncan
Carried: Chair, Vicki Elliott-Lopez
VOTE: *Aye (5) Nay () Abstain ()*
- Minutes for August 1, 2024 were circulated electronically prior to the meeting. No amendments were made.

Motion: Kristen O'Toole Scott
Second: Erin MacIntyre
Carried: Chair, Vicki Elliott-Lopez
VOTE: *Aye (5) Nay () Abstain ()*

Next steps: Minutes for June 27, July 9, July 25 and August 1, 2024 to be posted on the Executive Panel website.

2. PRESENTATIONS

2.1 Musquodoboit Special Planning Area, Development Agreement – Summary of presentation by Thea Langille, Manager, Planning Applications HRM

- The Panel heard a presentation summarizing the proposed development at Musquodoboit Special Planning Area
- Members of the panel raised concerns regarding the proposed single driveway access. A proposal to revise the development agreement to include a second driveway access to the development was tabled.
- The resulting proposed development agreement provides for the following:
 - The subdivision of a 7-acre lot without public road frontage;
 - A shared housing with special care use within the boundaries of the new lot; and
 - Two shared common private driveways, one from the development to Little Rock Drive and the other to 7868 Highway 7.

Motion

The Panel recommends that the Minister of Municipal Affairs and Housing approve the attached development agreement with an amendment to include a second access, but otherwise in the general form in which it is provided within Attachment A, to enable the subdivision of a new 7-acre lot without public road frontage, the development of a shared housing with special care use on the new lot, and access provided via a common shared private driveway from Little River Drive and a common shared private driveway at civic address 7868 Highway 7

Motion: Peter Duncan



Second: Kristen O'Toole Scott
Carried: Chair, Vicki Elliott-Lopez

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

2.2 Penhorn Special Planning Area, Amending Development Agreement – Summary of presentation by Thea Langille, Manager, Planning Applications HRM

- The panel heard a presentation summarizing the proposed changes to the development agreement at Penhorn Special Planning Area
- The amending development agreement provides for the following:
 - Allow for increased building heights on Blocks C, D, F, and G;
 - Reduced side yard requirements from an abutting Park and Community Facility (PCF) zoned property; and
 - Balcony encroachments into a yard adjacent to a PCF Zone.

Motion

The Panel recommends the Minister of Municipal Affairs and Housing approve the amending development agreement which would apply to the lands within the Penhorn Special Planning Area, as set out in Attachment "A" or in a form substantially similar.

Motion: Erin Macintyre
Second: Peter Duncan
Carried: Chair, Vicki Elliott-Lopez

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

3. IN CAMERA

- Motion to move the meeting in-camera at 1:58

Motion: Jarrod Baboushkin
Second: Peter Duncan
Carried: Chair, Vicki Elliott-Lopez

- Motion to move the Meeting out of camera at 2:10

Motion: Jarrod Baboushkin
Second: Kristen O'Toole Scott
Carried: Chair, Vicki Elliott-Lopez

4. ROUNDTABLE

- Discussion on recent provincial infrastructure announcements

5. NEXT MEETING

- Next meeting: November 07, 2024



6. ADJOURNMENT

- Meeting adjourned 2:24 pm