



Executive Panel on Housing in HRM Minutes

December 4, 2025

Present: Vicki Elliott, Micah Richardson, Kristin O'Toole Scott, Erin MacIntyre, Peter Duncan, Tanya Davis, Mark Peachey, Dawn Sutherland, Brandon Umpherville, Peter Nightingale

Guests: Thea Langille, Kate Greene

Regrets: Jacqueline Hamilton

Agenda Items:

1. PRELIMINARIES

1.1. Welcome & Call to Order

- The Chair called the meeting to order at 1:08 p.m.

1.2 Approval of Agenda

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

Motion: Micah Richardson

Second: Erin MacIntyre

Carried: Chair, Vicki Elliott

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

Next steps: Agenda for December 4, 2025 to be posted on the Executive Panel website.

1.2 Approval of Minutes

- Minutes for November 6, 2025, were 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: Minutes for November 6, 2025 to be posted on the Executive Panel website.

2. Digitally Accelerated Standardized Housing (DASH) Presentation

- The Panel received a presentation from BC Housing on their DASH program development.
- The team at BC Housing explained the work they're doing to create a digital platform with permit ready designs that incorporate standardized building materials and specifications.



- The platform is intended to speed up the housing design and approval process and after building the program out in BC with funding from CMHC, there are plans to find partner jurisdictions to share lessons and tools with.
- Panel members and staff asked questions of clarification.

Next steps: DASH presentation to be posted on the Executive Panel website.

3. Davis Pier Presentation

- Emma Bartel of Davis Pier attended to present their final report and recommendations on HRM Housing Development Application and Building Permit Review.

Next steps: HRM to seek internal review of the report and return to the Panel with any feedback.

4. Special Planning Area Administrative Adjustment

- The Panel received a recommendation from HRM staff to include PID 41483249 in the boundary of the Dartmouth Crossing Special Planning Area.
- HRM explained that the parcel had been omitted from the original SPA boundary in error and that it should have been included.
- After questions of clarification, the following motion was made:

That the Executive Panel on Housing recommend that the Minister of Housing approve an amendment to the boundary of the Dartmouth Crossing Special Planning Area to include PID 41483249.

Motion: Peter Duncan

Second: Micah Richardson

Carried: Chair, Vicki Elliott

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

5. Roundtable

- The Panel discussed various development issues.
- The Panel discussed ongoing work associated with various Special Planning Areas.

6. Next Meeting

- Next meeting: December 18, 2025

7. ADJOURNMENT

- Meeting adjourned: 2:00 p.m.