



Executive Panel on Housing in HRM Minutes

December 18, 2025

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

Guests: Thea Langille, Ben Sivak

Regrets: Jacqueline Hamilton, Tanya Davis

Agenda Items:

1. PRELIMINARIES

1.1. Welcome & Call to Order

- The Chair called the meeting to order at 1:06 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 December 18, 2025 to be posted on the Executive Panel website.

1.2 Approval of Minutes

- Approval of Minutes for December 4, 2025 deferred to next meeting.

2. FSC Studies

- Ben Sivak provided a presentation on the FSC study progress for the Westphal Urban Reserve and Morris Lake Expansion Special Planning Areas.
- The presentation outlined the results of Stantec's study of the Special Planning Areas.
- Topics of analysis and discussion included infrastructure and environmental considerations, project process and timelines, and adjacent uses.

3. Roundtable

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

4. Next Meeting

- Next meeting: January 15, 2025.



5. ADJOURNMENT

- Meeting adjourned: 2:00 p.m.