



## Executive Panel on Housing in HRM Minutes

November 2, 2023

### Present:

Fred Crooks, Vicki Elliott-Lopez; Jarrod Baboushkin, Peter Duncan, Erin MacIntyre, Paula Sibley-Fox, Kathy Cox-Brown, Graham Fisher, and Sacha Rutledge.

**Guests:** Luc Ouellet, Dali Salih, Eric Lucic and Thea Langille from the Halifax Regional Municipality (HRM)

**Regrets:** Christina Lovitt and Debbie Brown

### Agenda Items

#### 1. Welcome & Call to Order

- The Chair called the meeting to order at 1:01 pm.

#### 2. Approval of Minutes

2.1. It was noted that minutes were circulated electronically for feedback. The October 19, 2023, minutes were approved.

Motion: Peter Duncan

Second: Erin MacIntyre

Carried: Chair, Fred Crooks

VOTE: Aye (5) Nay (0) Abstain (0)

2.2 **Next steps** – October 19, 2023, minutes will be posted on the Executive Panel Website.

#### 3. Special Planning Area- Bedford West 1 and 12

3.1 Presentation by Dali Salih, Planner III at HRM (see attachment A) which included:

- HRM Staff assessment
- Proposed amendments to the Municipal Planning Strategy for Bedford and Bedford Land Use By-laws and how the proposed amendments will:
  - Apply to all lands within the Bedford West 1 and 12 Special Planning Area and will create new zones and guide two development agreements, and future development applications;
  - Encourage transit, multimodal travel, mixed housing and mixed use;
  - Require more parks as part of future projects and support dense, walkable development;
  - Require transportation network connections and environmental protection; and
  - Allow low to high-rise buildings.



- Highlights of Bedford West 1 and 12 Phase 1 and 3 Development Agreements:
  - Phase 1 development agreement with MICCO WBHL Developments GP Limited, includes approximately 579 dwelling units of which are 470 multi-units and 109 in townhomes, semi-attached or single-unit dwellings) with parkland, active transportation, and two access points.
  - Phase 3 development agreement with West Bedford Holdings Ltd, includes approximately 834 dwelling units of which 749 multi-units and 85 in townhomes, semi-attached or single-unit dwellings, parkland, and active transportation.
  - HRM confirmed that in the event of a delay in completion of Phase 2 and as a second access point, there are controls in place to prevent Phase 3 from exceeding limits required for a development with only one access point.
- The community engagement approach, comments and any mitigating actions taken were discussed.

### **3.2 Motion on Proposed Amendments**

The Panel recommends the approval of the amendments to the Municipal Planning Strategy for Bedford and Bedford Land Use By-laws as set out in HRM Staff Memo Attachment “A” and “B” dated October 17, 2023.

Motion: Jarrod Baboushkin  
Second: Erin MacIntyre  
Carried: Chair, Fred Crooks  
VOTE: Aye (5) Nay (0) Abstain (0)

### **3.3 Motion on Proposed Development Agreement for Phase 1**

The Panel recommends the approval of the Bedford West 1 and 12 Special Planning development agreement for Phase 1 as set out in the HRM Staff Memo Attachment “C” and “D” dated October 17, 2023, or in substantially similar forms.

Motion: Vicki Elliott-Lopez  
Second: Peter Duncan  
Carried: Chair, Fred Crooks  
VOTE: Aye (5) Nay (0) Abstain (0)

### **3.5 Motion on Proposed Development Agreement Phase 3**

The Panel recommends the approval of the Bedford West 1 and 12 Special Planning development agreement for Phase 3 as set out in the HRM Staff Memo Attachment “C” and “D” dated October 17, 2023, or in substantially similar forms.

Motion: Vicki Elliott-Lopez  
Second: Peter Duncan  
Carried: Chair, Fred Crooks  
VOTE: Aye (5) Nay (0) Abstain (0)



#### **4. Special Planning Area- Bedford West 10 Development Agreement**

**4.1.** Presentation by Ms. Thea Langille Principal Planner at HRM (see Attachment B) which included:

- Overview of HRM Staff assessment;
- Proposed amendments to the Municipal Planning Strategy for Bedford and Halifax Municipal Planning Strategy and amendments to the Halifax Mainland Land Use By-law;
- Proposed Bedford West 10 Sub Areas (B) and (C0 Proposed Development Agreement for a total of 12 hectares (29.8 acres);
  - A total of 647 residential units consisting of 5 multiple-unit dwellings and townhouse-style units;
  - Options for local commercial uses on the ground floor;
  - Built form framework to addresses items such as building heights, building setbacks, parking, and landscaping; and
- The community engagement approach, comments and any mitigating actions taken were discussed.

#### **4.2 Motion on Proposed Amendments**

The Panel recommends the approval of the amendments to the Municipal Planning Strategy for Halifax and Bedford, and Halifax Mainland Land Use By-laws as set out in HRM Staff Memo Attachment "A", "B" and "C" dated October 23, 2023.

Motion: Jarrod Baboushkin  
Second: Vicki Elliott-Lopez  
Carried: Chair, Fred Crooks  
VOTE: Aye (5) Nay (0) Abstain (0)

#### **4.3 Motion on Proposed Development Agreement for Bedford West 10(C)**

The Panel recommends the approval of the Bedford West 10 (c)Special Planning development agreement as set out in the HRM Staff Memo Attachment "D" dated October 23, 2023, or in a substantially similar form.

Motion: Vicki Elliott-Lopez  
Second: Peter Duncan  
Carried: Chair, Fred Crooks  
VOTE: Aye (5) Nay (0) Abstain (0)

#### **5. Adjournment**

- Meeting Adjourned 2:26 pm