



Executive Panel on Housing in HRM Minutes

February 1, 2024

Present:

Vicki Elliott-Lopez, Jarrod Baboushkin, Peter Duncan, Erin MacIntyre, Paula Sibley-Fox, Kristin O'Toole Scott, Tanya Davis, Kathy Cox-Brown, and Ellen Kelly.

Regrets:

Mark Peachey

Agenda Items

1. PRELIMINARIES

- 1.1. Welcome & Call to Order
 - The Chair called the meeting to order at 1:03 pm.
- 1.2. Approval of Agenda
 - No amendments were made.
Motion: Jarrod Baboushkin
Second: Peter Duncan
Carried: Chair, Vicki Elliott-Lopez
- 1.3. Approval of Minutes
 - Approval of January 18, 2024 meeting minutes deferred to next meeting.

2. Proposed Housing Accelerator Fund (HAF) Amendments

- 2.1. Presentation by Kate Greene, Director of Regional and Community Planning, Halifax Regional Municipality (see Attachment B).
 - Proposed adjustments to Regional Centre and Suburban Area planning strategies required to meet HAF targets for new units.
 - Proposed amendments in Regional Centre will support more density on transit corridors, near post-secondary institutions, and revise how density is calculated for certain built forms.
 - Proposed amendments will enable identified opportunity sites in the Suburban Area ahead of the completion of the Suburban Plan.
 - Changes to the planning process are being proposed to accelerate the completion of the Suburban Area Plan.



2.2. Panel Discussion

- Amendments are currently out for public comment after which a final version of the proposed amendments will be presented to Council at a public hearing.
- It was noted that added density being proposed can impact capacity of municipal water, wastewater, and transportation networks. As such, amendments have been well thought out, and the implementation strategy will be also.

3. Special Planning Areas – Fall River Site C

3.1. Fall River Site C Summary

- 120 units in three multi-unit buildings currently being proposed.
- Since 2004 multiple development proposals have been submitted and considered for the site.
- Under the existing planning policy, the site requires access to Cobequid Road and involves crossing over an existing CN Railway line which CN will not permit.
- HRM Planning staff were supportive of amending the policy to allow an alternative plan for an access route through existing sub-divisions.
- Despite the positive recommendation by HRM Planning and Development in 2022, the North West Community Council voted not to proceed to public hearing.

3.2. Motion to Declare Fall River Site C as a Special Planning Area

The Panel recommends the Minister of Municipal Affairs and Housing designates the area of the Fall River Site C delineated in the map attached as Schedule "A" of February 1, 2024 meeting agenda as a Special Planning Area.

- Members from HRM abstained from the motion.
- The Chair voted to carry the motion.

Motion: Jarrod Baboushkin
Second: Kristin O'Toole Scott
Carried: Chair, Vicki Elliott-Lopez
VOTE: Aye (3) Nay (0) Abstain (2)



4. Round Table:

- Site studies are underway in several areas in HRM to inform infrastructure capacity,
- Department of Municipal Affairs and Housing will be reaching out to seek input from HRM on future Land For Housing program proposals,
- Upcoming: will review Bill 329 and supporting regulations to ensure Panel's work is in alignment.

5. NEXT MEETING

- Next meeting: February 15, 2024.
- Presentation on Stantec Studies Interim Report
- Panel moving to weekly meeting cadence for 2-3 months

6. ADJOURNMENT

- Meeting adjourned 2:40 pm