



Executive Panel on Housing in HRM Minutes

February 15, 2024

Present:

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

Regrets:

Paula Sibley-Fox

Agenda Items

1. PRELIMINARIES

1.1. Welcome & Call to Order

- The Chair called the meeting to order at 12:37 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

- January 18, 2024, meeting minutes:
- 2 amendments proposed to correct spelling of Kristin O'Toole Scott, and reflect Tanya Davis' title as Vice President, JRTA
Motion: Peter Duncan
Second: Kristin O'Toole Scott
Carried: Chair, Vicki Elliott-Lopez
- February 1, 2024, meeting minutes:
- No amendments were made.
Motion: Kristin O'Toole Scott
Second: Erin MacIntyre
Carried: Chair, Vicki Elliott-Lopez

2. Stantec Studies – Interim Report

2.1. Presentation by Ben Sivak, Manager of Planned Growth, Halifax Regional Municipality

- There are 4 areas within the study: Sandy Lake, 102 West Corridor, Morris Lake expansion, and Westphal (Akoma) lands.
- Sandy Lake is a Special Planning Areas covering 400 hectares.

- Environmental field work, water sampling, wastewater study, stakeholder consultations, development scenarios, and interim reporting have all been completed.
- Progress of land suitability and watershed analysis reporting has been impacted by 2023 wildfires and flooding.
- Other remaining work includes mapping of wildlife corridors, water quality modelling, archeological assessment, and cumulative mapping of environmental constraints.
- Potential traffic impacts, transit routes and requirements, as well as infrastructure report are expected later in 2024.

2.2. Panel Discussion

- Water and wastewater capacity are sufficient for the area based on maximum proposed units and residential/commercial land use mix.
- Additional studies on flooding and mitigation analysis may need to be considered.
- Traffic modelling is expected later this year to provide more insight into infrastructure and transit impacts.

3. Special Planning Areas – Bedford West Sub 10 - Universal

3.1. Summary of Presentation by Thea Langille, Manager, Planning Applications, Halifax Regional Municipality

- Sub area 10B, 12 acres of land, 155 residential units in one 12-storey building.
- Adjacent to Special Planning Area of Bedford West 10, approved November 2023.
- Public engagement was conducted via website, presentations, signs and by mail.
- Staff believe public input has been addressed under current proposal.
- There are no policy or land-use by-law changes required for the development and it is able to proceed within existing policy.
- Controls on the maximum permitted density within the sub area prior to required interchange upgrades.

Panel Discussion

- It was noted that there are no egress concerns on the site.
- Discussed the required interchange upgrades, and potential impact of bus rapid-transit in the area to allow for additional density in future.

3.2. Motion to Recommend Approval of Bedford West Sub-Area 10B Development Agreement

The Panel recommends the approval of the Bedford West 10 Special Planning Area development agreement as set out in the HRM Staff Memo Attachment "A" dated February 9, 2024, or in a substantially similar form.



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

4. Round Table:

- Due to unprecedented growth, updated transportation modelling will help to inform future decisions in Special Planning Areas and HRM in general.

5. NEXT MEETING

- Next meeting: February 22, 2024.

6. ADJOURNMENT

- Meeting adjourned 2:05 pm