

## **Beechville Community Plan Review Process (Case 20226)**

### **Phase 2 Outcomes: Summary of the Beechville African Nova Scotian Community Liaison Group's Work**

#### **Overview**

Halifax Regional Council has approved a public participation program (PPP) for the Beechville Community Plan Review Process, which includes 5 Phases. The PPP is outlined in Attachment A.

In Phase 1, the Beechville African Nova Scotian Community Liaison Group (CLG) was established. In Phase 2, the CLG mapped assets in their community and created a list of opportunities. From the opportunities list, HRM Planning staff created a summary of the opportunities, which includes recommendations on how to further explore each opportunity. The CLG's Asset Map is outlined in Attachment B. The Opportunities Summary is outlined in Attachment C.

As directed by Halifax Regional Council's PPP, the Beechville Community Plan Review Process will now focus creating initial goals, policy and concepts for the Beechville Community that incorporate the CLG's Phase 2 work.

#### **Attachments**

Attachment A: The Public Participation Program (PPP)

Attachment B: The CLG's Asset Map

Attachment C: The Opportunities Summary

## **Attachment A: The Public Participation Program (PPP)**

**Purpose:** To gather feedback from residents and community groups about possible amendments to the planning documents for Timberlea / Lakeside / Beechville and for Halifax. Staff will work with the HRM African Nova Scotian Affairs Integration Office (ANSAIO) to ensure the African Nova Scotian community in Beechville is engaged. The process will look at creating a full set of planning policies and land use regulations for land in Beechville and in Bayer's Lake Business Park. The General Study Area is shown in Attachment B of this report. The process will establish policy consistent with the Regional Municipal Planning Strategy, for consideration by Regional Council. This proposed process is the minimum engagement that the Municipality will conduct.

HRM will post proposal details, technical studies, and the record of the community engagement process on the [halifax.ca](http://halifax.ca) website. Information will also be shared through traditional communications methods and through community based resources including church bulletins (directing people to [Halifax.ca](http://Halifax.ca)), community newsletters, and copies may be made available in public community spaces. HRM will invite nearby property owners and Beechville residents to public meetings, by regular mail. HRM will invite public comment via mail submissions, online submissions, and by email.

**Process:** A program for public engagement is required under the *HRM Charter* to allow community input on any SMPS and corresponding LUB amendments. At a minimum, the public participation program will include five phases as outlined below:

### **Phase 1 (Information Sharing)**

- Working with the African Nova Scotian Affairs Integration Office (ANSAIO), staff will establish a Beechville African Nova Scotian Community Liaison Group (CLG) and host a meeting to review the CLG role and overview the process
- Staff will also host a broader public information meeting in Beechville to present the application and process. The applicant will present their proposal and answer any questions about their project.

### **Phase 2 (Mapping Assets and Opportunities)**

- Staff will host a second CLG meeting dedicated to mapping assets and opportunities within the General Study Area, including but not limited to: (1) cultural and heritage assets; (2) opportunities for public parkland and for community uses.

### **Phase 3 (Initial Policy Framework and Conceptual Design)**

- Staff will host a second public meeting in Beechville. This will be a workshop with the community to create initial goals, policy and concepts for the subject site and General Study Area. This workshop will also focus on incorporating the assets and opportunities coming out of the community mapping exercise in Phase 2.

### **Phase 4 (Technical Analysis)**

- Following Phase 3, additional review of the General Study Area will by the applicant will include:
  - Additional analysis related to identifying and mapping assets and opportunities within the General Study Area, including but not limited to: (1) cultural and heritage assets; (2) opportunities for public parkland and community uses;
  - The applicant providing an updated traffic impact study and transportation analysis that considers all modes of transportation;
  - The applicant providing studies on piped services, as required by Halifax Water and the Municipality;
  - The applicant providing a Heritage Impact Statement discussing how development may impact the property of the Beechville Baptist Church;

- The applicant providing an analysis of potential environmental impacts on Lovett Lake and any other impacted water bodies, including a wetland study and an analysis of available water monitoring data;
- The applicant providing analysis and recommendations in relation to stormwater management
- Additional studies may be required, based on the findings of Phases 1, 2, 3 and 4. At the end of Phase 4, staff will present the findings of technical studies and engagement to the CLG and the Halifax and West Community Council.

#### **Phase 5 (Developing a New Policy Approach)**

- Following this staff will begin to draft potential policy and regulations for the subject site and for the General Study Area. This work will be based on the public participation program and the technical studies. This policy would be consistent with the Regional Plan's characteristics for Urban Local Growth Centres. Policy will address several issues, which may include:
  - lot sizes, building heights and appropriate density;
  - appropriate land uses;
  - appropriate heritage considerations, especially near the Beechville Baptist Church;
  - building design and urban design;
  - transportation options, including walking, cycling, transit and street connections;
  - phasing of development, based on servicing capacity and transportation impacts;
  - parks, natural areas and buffers for water bodies;
  - detailed infrastructure planning; and,
  - stormwater management best practices and standards for the quality and quantity of run-off generated by development.
- When staff has finished drafting potential policy and regulations, they will hold a meeting with the CLG and another meeting with the community. These meetings will provide an opportunity to receive public feedback on the potential policy and regulations. After this meeting, the standard application review process will take place, as outlined in the HRM Charter.

#### **(General Study Area Note)**

Staff has proposed a General Study Area, shown in Attachment B of this staff report. The study area is preliminary, and may change based on the findings of public engagement and technical studies.



# Community Inventory Map

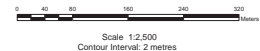
- Parent
- Community Businesses
  - Cultural Facilities and Spaces
  - Cultural Festivals and Events
  - Cultural Heritage
  - Living Heritage
  - Natural Heritage
  - Other

UID Name

- | UID | Name                                |
|-----|-------------------------------------|
| 1   | Blueberry Picking                   |
| 2   | Blueberry Picking                   |
| 3   | Blueberry Picking                   |
| 4   | Blueberry Picking                   |
| 5   | Flat Rock                           |
| 6   | Baptist Path                        |
| 7   | Old School #2                       |
| 8   | Old School #1                       |
| 9   | Sandy Beach                         |
| 11  | Community Centre Old School #3      |
| 12  | Bay Bishop's                        |
| 13  | The Field Siding Hill               |
| 14  | Beechville Baptist Church           |
| 15  | Burial Grounds                      |
| 17  | Esso Gas Station                    |
| 18  | The Burnt                           |
| 27  | Blueberry Picking                   |
| 28  | Mother's Day                        |
| 31  | Apartment Building or Rooming House |
| 32  | Rainier's Hill                      |
| 33  | Ball Field                          |
| 34  | Duck Pond                           |
| 35  | Train                               |
| 36  | Flagpole Hill                       |
| 39  | Ball Hockey                         |
| 39  | Bay Road Tire and Auto Service      |
| 40  | Woodland                            |
| 41  | Woodland                            |
| 54  | Art's Canteen                       |
| 55  | Woodland                            |
| 56  | Coca-Cola Vending                   |
| 59  | Bay Road Tire and Auto Service      |
| 60  | Pizza Town                          |
| 70  | Mrs. Hill's Store                   |
| 10  | Meadow Club                         |
| 80  | Playground - Munroe Subdivision     |
| 23  | Beechville Days                     |
| 42  | Foot Trail                          |
| 13  | The Field Siding Hill               |
| 37  | Mr. Munroe's Field                  |
| 33  | Ball Field                          |
| 90  | Beechville Sign                     |
| 91  | Lakeside Community Centre           |
| 33  | Ball Field                          |
| 92  | Mr. Monroe                          |

## Attachment B: The CLG's Asset Map

Creation Date: June 26, 2018  
Updated: October 15, 2018



Prepared By:  
Halifax Regional Municipality

**HALIFAX**

HRM does not guarantee the accuracy of any representation on this map.



## Community Planning in Beechville – Phase 2

African Nova Scotian Community Liaison Group (CLG)

Re: Opportunities in Beechville

### Summary of Opportunities Identified (to date)

#### 1. Reviewing Beechville's Community Boundary

#### 2. Protecting and Celebrating Beechville

- a. Securing the Burial Grounds and the Baptismal Path for the Church*
- b. Protecting and Celebrating "The Burnt"*
- c. Renaming the Industrial Park*
- d. Changing Industrial Zoning along St. Margarets Bay Road*

#### 3. Improving Community Amenities

- a. Securing Land for the Community*
- b. Improved Access to Lovett Lake*
- c. Creating a Community/Cultural Centre in Beechville*
- d. Improving How People Move (Walking; Cycling; Cars; Buses; etc.)*

#### 4. Providing New Housing Options

- a. Expanding the Munroe Subdivision*
- b. Creating Affordable Housing*
- c. Creating Seniors Housing*

Next Pages: How to Work on the Opportunities

## Summary of: How to Work on the Opportunities

### 1. Reviewing Beechville's Community Boundary

**ACTION 1 (Complete):** Formally start the boundary review for the community of Beechville. On July 16, 2019, Regional Council requested a staff report to consider modifications to the community boundaries of Beechville.

**ACTION 2 (Ongoing):** Gayle MacLean, HRM's Civic Addressing Coordinator, will lead the Beechville Community Boundary Review.

## **Summary of: How to Work on the Opportunities (continued)**

### **2. Protecting and Celebrating Beechville**

#### **a. Securing the Burial Grounds and the Baptismal Path for the Church**

- i. **ACTION (Ongoing)**: The Community and Armco will continue to work on this. HRM Planning Staff will assist wherever possible.

#### **b. Protecting and Celebrating “The Burnt”**

- i. **ACTION 1 (Ongoing)**: Through the Planning Process, the Community will work with HRM Planning Staff to further specify the areas to be protected through Planning regulations.
- ii. **ACTION 2 (Ongoing)**: HRM Planning Staff will prepare a report for Regional Council’s consideration, which identifies other necessary HRM and Provincial partners, and seek direction from Regional Council on how to proceed.

#### **c. Renaming the Industrial Park**

- i. **ACTION 1 (Complete)**: Rename the Industrial Park in Beechville. On July 31, 2019, Regional Council officially changed the name of the Industrial Park to the Beechville Industrial Park.
- ii. **ACTION 2 (Ongoing)**: The existing Industrial Park sign will be replaced.

#### **d. Changing Industrial Zoning along St. Margarets Bay Road**

- i. **ACTION (Ongoing)**: Through the Planning Process, the Community will work with HRM Planning Staff to further specify appropriate changes to the zoning regulations along this section of St Margarets Bay Road.

## Summary of: How to Work on the Opportunities (continued)

### **3. Improving Community Amenities**

#### **a. Securing Land for the Community**

- i. **ACTION 1 (Ongoing):** Through the Planning Process, the Community will work with HRM Planning Staff to further specify lands that should be designated for public uses, including parkland, through the Planning regulations.
- ii. **ACTION 2 (Ongoing):** HRM Planning Staff will prepare a report for Regional Council's consideration, which identifies other necessary HRM and Provincial partners, and seek direction from Regional Council on how to proceed.

#### **b. Improved Access to Lovett Lake**

- i. **ACTION 1 (Ongoing):** Through the Planning Process, the Community will work with HRM Planning Staff to further specify lands that should provide public access to the Lake, including future parkland through the Planning regulations.
- ii. **ACTION 2 (Ongoing):** HRM Planning Staff will prepare a report for Regional Council's consideration, which identifies other necessary HRM and Provincial partners, and seek direction from Regional Council on how to proceed.

#### **c. Creating a Community/Cultural Centre in Beechville**

- i. **ACTION 1 (Ongoing):** Through the Planning Process, the Community will work with HRM Planning Staff to further specify lands that should be designated for public uses, including a Community/Cultural Centre through the Planning regulations.
- ii. **ACTION 2 (Ongoing):** HRM Planning Staff will prepare a report for Regional Council's consideration, which identifies other necessary HRM and Provincial partners, and seek direction from Regional Council on how to proceed.

#### **d. Improving How People Move (Walking; Cycling; Cars; Buses; etc.)**

- i. **ACTION 1 (Ongoing):** Through the Planning Process, the Community will work with HRM Planning Staff to specify how and where development should be permitted in Beechville through the Planning regulations.
- ii. **ACTION 2 (Ongoing):** HRM Planning Staff will prepare a report for Regional Council's consideration, which identifies other necessary HRM and Provincial partners, and seek direction from Regional Council on how to proceed.



## Summary of: How to Work on the Opportunities (continued)

### 4. Providing New Housing Options

#### a. Expanding the Munroe Subdivision

- i. **ACTION 1 (Ongoing):** Through the Planning Process, the Community will work with HRM Planning Staff to specify how and where residential development should be permitted behind the Munroe Subdivision through the Planning regulations.
- ii. **ACTION 2 (Ongoing):** HRM Planning Staff will prepare a report for Regional Council's consideration, which identifies other necessary HRM and Provincial partners, and seek direction from Regional Council on how to proceed.

#### b. Creating Affordable Housing

- i. **ACTION 1 (Ongoing):** Through the Planning Process, the Community will work with HRM Planning Staff to specify how and where affordable housing should be required through the Planning regulations.
- ii. **ACTION 2 (Ongoing):** HRM Planning Staff will prepare a report for Regional Council's consideration, which identifies other necessary HRM and Provincial partners, and seek direction from Regional Council on how to proceed.

#### c. Creating Seniors Housing

- i. **ACTION 1 (Ongoing):** Through the Planning Process, the Community will work with HRM Planning Staff to specify how and where seniors housing should be permitted through the Planning regulations.
- ii. **ACTION 2 (Ongoing):** HRM Planning Staff will prepare a report for Regional Council's consideration, which identifies other necessary HRM and Provincial partners, and seek direction from Regional Council on how to proceed.