



**Virtual Public Information Meeting  
Case 22879**

***The following does not represent a verbatim record of the proceedings of this meeting.***

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**Thursday, June 17, 2021  
6:00 p.m.  
Virtual**

**STAFF IN**

**ATTENDANCE:** Brittney MacLean, Planner II, HRM Planning & Development  
Maggie Holm, Principle Planner, HRM Planning & Development  
Carl Purvis, Planning Applications Program Manager, HRM Planning & Development  
Miles Agar, Principal Planner, HRM Planning & Development  
Mapfuma Chidzonga, Diversity & Inclusion Advisory, HRM Planning & Development  
Ayo Aladejebi, Senior Advisor, African Nova Scotia Affairs  
Cara McFarlane, Processing Coordinator - Planning, HRM Planning & Development

**ALSO IN**

**ATTENDANCE:** Iona Stoddard (District 12) - Councillor for Timberlea-Beechville-Clayton Park-Wedgewood  
Chris Markides, Zzap Consulting Inc.  
Marc Ouellet, Armco Capital Inc.  
Laura Masching, Armco Capital Inc.  
Greg O'Brien, WSP Canada Inc.

**PUBLIC IN**

**ATTENDANCE:** Approximately: 43

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**1. Call to order and Introductions – Brittney MacLean, Planner**

Case 22879 - Application by ZZap Consulting Inc., on behalf of Armco Capital Inc., requesting substantive amendments to the existing development agreement for Lovett Lake to add additional lands and allow for a Phase 3 of Lovett Lake, Beechville with 91 residential units, resulting in an increase of residential units from 257 to 348 units on the site.

B. MacLean is the Planner and Facilitator guiding the above-noted application through the planning process and introduced other staff members, the applicant and presenters for this application and the area Councillor for District 12, Iona Stoddard.

**2. Presentations**

2a) Presentation by HRM Staff – Mapfuma Chidzonga

**M. Chidzonga's** presentation acknowledged that the land is in Mi'kma'ki, the ancestral tradition lands of the Mi'kmaq people. HRM acknowledges the Peace and Friendship Treaties signed in this Territory and recognizes that we are all Treaty People. M. Chidzonga acknowledged the Indigenous Communities and survivors and too often ignored deadly legacy of the Canadian Indian Residential School System. African American Nova Scotians are a distinct founding people in our Community who have been a key part of

Nova Scotia culture and history. The Road to Economic Prosperity Action Plan continues the work that African Nova Scotian Communities have been doing for generations and recognizes future opportunities for people of African descent. Regional Council recently endorsed an anti-black racism framework which is a roadmap that will inform the creation of a strategy and action plan for combating anti-black racism in all municipal services. Also recognized, was the Beechville Community Development Association (BCDA) and Carolann Write, Director of Capacity Building and Strategic Initiatives, African Nova Scotian Communities and the Halifax Partnership, who provides support for the BCDA for their continuous work in the Community and participation in community engagement with HRM through the Beechville Municipal Planning Strategy (MPS) review and Community Benefit Action Plan. A previous public engagement session as part of the review and Community Benefit Action Plan was attended by many. The detailed feedback from the Community and BCDA during the previous engagement will be factored into the engagement for this newly proposed application.

2b) Presentation by HRM Staff - Miles Agar

**M. Agar** gave some background and an overview of the Beechville MPS Review Action Plan:

- (a) previous Armco development proposal;
- (b) Regional Council's direction (2017): community planning process for Beechville, Beechville African Nova Scotian Community, Armco's development proposal considered as part of the community planning process for Beechville;
- (c) Armco proposal withdrawn (2019): current development proposal; and
- (d) Regional Council's direction (2020): community planning process for Beechville, Beechville community benefit action plan, BCDA, no longer consider previous development proposal.

2c) Presentation by HRM Staff – Brittney MacLean

**B. MacLean's** presentation included information on the following:

- (a) the purpose of the meeting, to share information and collect public feedback about the proposal - no decisions were made at this meeting;
- (c) the role of HRM staff through the planning process; and
- (d) a brief description of the application including: application proposal, subject property proposal (B. MacLean noted that located on the lands are areas of historic significance. A historic baptismal path used by the Beechville Baptist Church and gravesite. There is also an area of land where a historic building foundation remains related to the habitations and activity of the first-generation War of 1812 black refugees that formed the Community were uncovered and excavated in 2014.), site context, proposal, what a development agreement is, Council's direction, planning context, planning process and status of the application.

2d) Presentation by the Applicant – Chris Markides

**C. Markides** introduced staff from Armco Capital Inc. and WSP Canada Inc. and presented details about Zzap's Consulting Inc.'s proposal including background and timeline, 2014 concept plan for Phases 1 and 2, proposed concept plan for Phase 3, transportation, traffic impact study (prior to Covid-19 pandemic), stormwater management, and open space and commemoration sites.

### 3. Questions and Comments

**B. MacLean** welcomed attendees to ask questions to staff and the presenters and provide their feedback. Attendees that were connected via Teams webcast were called upon to provide their comments and questions.

(1) Questions from people connected via MS Teams

**M. Holms** invited the speakers from the public, one at a time, to unmute themselves and provide their comments:

**(i) Danielle Jackson, Jacob Sampson, Shawna Wright – BCDA - Beechville:**

**D. Jackson** - The BCDA does not support the proposal. Acknowledged that the land is on ancestral

and unseeded territory of the Mi'kmaq people and is covered by Treaties of Peace and Friendship which the Mi'kmaq first signed with the British Crown in 1725. Background was given on the ancestral and historical significance of the Beechville Community and their contribution to building this nation. As black descendants of Beechville, they are committed to form alliances with indigenous peoples in hopes to make the promises of truth and reconciliation available to all. The Beechville Community stands in solidarity to mark these lands of the indigenous people to be sacred lands. The proposed development is detrimental to the Beechville Community causing harm to ancestral lands, people and artifacts. Armco's development goes directly against the anti-black racism framework that HRM created by violating the cultural significance, self-representation and authority of the black community. The power of privilege continues to squeeze Beechville (and surrounding black communities) out of existence. In 2008, Armco Inc. originally agreed to transfer the baptismal path and surrounding lands back to the Community. The Community demands the lands be returned immediately. In 2017, Council approved a plan that included five phases that named Beechville, HRM and Armco as participants and Armco continued unethical practices and disrespect towards the Community of Beechville by pulling out of the agreement that was to work towards an outcome to benefit all. A strong working relationship was built between the former Councillor and HRM Staff which resulted in many firsts and the Community expects to receive the same level of support moving forward by HRM continuing to listen and learn from the voices of those that have been silenced for centuries. The Community wants their lands returned which would lead to Beechville's preservation and revitalization and would demonstrate that HRM is both recognizing and reconciling the wrongs made and it would show HRM as a leader in decolonizing practices.

**J. Sampson** – Is not in favour of the proposed amendments. Over the past two years in Halifax, there has been fierce debate about what parts of black history should be upheld or glorified and what should be given further context. There is fear of black history being erased. Education teaches mostly European and Anglo-Saxon history. The city is designed around Citadel Hill. Black history is omitted from history books and is being erased. The foundation and artifacts found on the Armco lands confirm that our roots existed on these lands. There is fear in the Community that other items may have been lost, or are buried, on those lands and outlying areas, that would have given context to current traditions. There has to be a process for when significant sites are found and a guarantee of preservation and that history is commemorated properly and appropriately with the Community's involvement. The proposed amendments would continue to put black history at risk.

**Shawna Wright** – The quality of life in the Beechville Community is dependent on the revitalization of our culture through many programs and activities. The lack of access to community space and green space that the Community controls is important to this progress. People of African descent must make significant and immediate progress in regards to acquiring the land in Beechville. The Community is tired of broken promises. S. Wright is concerned about the environment with the clear-cutting of trees leaving very little vegetation which can cause temperature changes and decrease in oxygen. The development will also have an affect on ecosystems in the area. Traffic will increase with the addition of at least 1000 more cars. A buffer was promised but never created. The lakes need cleaning in the area. St. Margarets Bay Road will become more dangerous with more houses and accessways.

**B. MacLean** – Suggested to the previous speakers to share these same comments at the public hearing.

- (ii) **From the chat** – Did the traffic study consider school bus traffic for the right in/right out entrance?  
**Greg O'Brien** – The direction of travel for the school busses is unknown. At the time the of design, those types of vehicles will have to be considered.

- (iii) **Antonio Jackson, Beechville:**  
A participant and youth leader in many Beechville programs. The development negatively impacts the Beechville Community. A. Jackson referred to a picture (see Appendix A) of how the development makes him feel because the development shows disrespect to their ancestors and land by damaging property. The Community will not take anymore bribes and are tired of the trauma caused. Enough is enough.

**B. MacLean** – Received A. Jackson's picture and will make sure it makes public record.

**(iv) Patsy Crawford, BCDA, Beechville:**

This land belongs to the Beechville Community. Apologies mean nothing if the same mistakes happen constantly. Promises are forever being broken. The traffic is already bad in the whole community. Our people have been here for over 200 years and will stand to the end. The Lakeside Industrial Park sign took a long time to have changed to Beechville but that's what it should have been in the first place. The church property has been damaged and the trees removed.

**(v) Reverend Lloyd Grant, Beechville:**

Came to the Beechville Baptist Church in 2021. Development continues without consideration for the Community. The physical and emotional state of individuals along with the mental state of mind and spirituality has been emotionally damaged. The emotional impact of the Community elders is detrimental. This is systemic racism and the Community is being disregarded as an African Nova Scotian Community. If black lives matter, people of African Nova Scotia expect to be treated equally and fairly. The Development Agreement promised a 150-foot buffer. Why has it been reduced to 50 feet?

**B. MacLean** – The Development Agreement states that a 15-foot buffer (consisting of trees, shrubbery and existing vegetation) be provided on all lands for residential development that abuts a registered municipal heritage property and no development is permitted within that buffer. The feedback will be taken into consideration when preparing the staff report.

**(vi) Carolann Wright, Beechville / Director of Strategic Initiatives and Capacity Building for African Nova Scotian Communities within HRM with Halifax Partnership:**

Impossible to support the proposed amendments knowing the work that the Community has done. The details in the Attachments of the Beechville Staff Report of 2020 that was supported unanimously by Council need to be initiated and in place. A black community waiting for the return of their property at the behest of a developer is very problematic. The cultural and historical sights are not for Armco to decide when and where they happen. The pipe shown beside the Armco site have aboriginal slogans on them, are extremely significant and have local, Provincial and international implications. The Beechville Community is connected to Aboriginalists which means that the Community was settled between 1812 and 1815. The people were fighting to free people in the United States and elsewhere that were still enslaved. Black history is often lost and there is nothing that the Community can visit, see or acknowledge. As a black community, we have an over-riding of policies and administrative orders that have historically affected our communities. This amendment and process needs to be halted and a roundtable discussion on the protection and revitalization of African Nova Scotian Communities needs to happen with HRM. C. Wright suggested that blasting does not occur during Covid.

**B. MacLean** – Blasting can continue unless it does not adhere to the Blasting By-law. Will express the Community's concerns to Council.

**M. Holm** – Blasting is governed by a by-law and Council would have to amend that by-law to revoke or change those rights. Permits in accordance with the by-law have already been issued for blasting.

**(vii) Matt DeLeon, BCDA – Housing Committee, Beechville:**

Our ancestors were given licenses of occupation rather than deeds or titles which resulted in the land being reduced, rezoned, repurposed, repackaged as an affordable amenity housing development rather than a historical significant community. The land has been physically altered forever and subdivisions have been presented that don't pay homage to the blood and tears that were shed during the long journey from the Southern United States. Would like to see Phase 3 water treatment moved because it is adjacent, or on top of, one of the longest landholder properties of the original community. Would like to have some details on the significant investment and infrastructure for the parks and an invitation for community participation as to what goes into the parks. Access to the lake was always a selling feature but now this seems highly unlikely. Would like to know how the street names were created and would like to see ones that pay homage to the significance of the land.

**M. Holm** – Staff can ask the developer to choose street names that better reflect the Community while meeting the requirements of the Street By-law.

**B. MacLean** – The Parks Department confirmed that there will be access to the lake but they don't currently know what it will look like. The access may be by stairs limiting access for people with mobility difficulties. The Parks Department would like more community input regarding the parkland.

**C. Markides** – Will speak to their client regarding reviewing the stormwater pond close to Phase 3 as they didn't realize the impact on the history of the site.

**(viii) Reginaldo Marcelo dos Santos, Beechville:**

Commented on the right in/right out access. Would like to see houses and no apartment buildings. Is school capacity considered when creating a new development? Are more crossings planned?

**B. MacLean** – HRM sends planning applications with significant residential development to the Halifax Regional Centre for Education (HRCE) for their comment. The HRCE Act mandates that every person between the ages of 5 and 21 has the right to attend a public school within the region with which they live. The Engineering Department indicated that other than the intersection upgrades for Phase 1, the development does not include any crosswalks. There is a crosswalk along the St. Margarets Bay Road at the end of Beechville Estates. It was mentioned that beginning this year, there is a HRM Road Safety Plan for St. Margarets Bay Corridor.

**(ix) Peter Service, Beechville Estates:**

More ethical consideration has to be put forth by HRM before this proposal continues. Concerned about the increase vehicular and pedestrian traffic and the two exits from one neighbourhood on the same street within a few hundred metres of each other. The traffic study was done mid-week in the afternoon in early 2020. Documentation on the HRM website indicates that there was originally supposed to be an exit into the park itself. This should be given serious consideration because adding another large development amongst an already congested area will cause problems in the event of a mass evacuation. Recommends reconsidering the original street plan. Consideration has to be given to the existing infrastructure.

**G. O'Brien** – This is the reason the second access was recommended as right in/right out movements only. The traffic study (done prior to Covid) included volumes from the Irving car block and historical counts for St. Margarets Bay Road. There are no pedestrian amenities on the south side of St. Margarets Bay Road in the vicinity of the right in/right out access point and the next crossing point (push button with flashing beacons) would be at Sheppards Run. A crosswalk at the main intersection of the development will be provided.

**M. Ouellett** – The previous MPS amendment for additional density showed a connection to Bayers Lake Business Park; however, at the time HRM Traffic and Engineering were not keen about that connection.

**P. Service** – What about EMO?

**M. Ouellett** – The MPS requires developments to have two access points.

**P. Service** – What would take to reconsider and make the community viable and safe to exit?

**M. Ouellett** – Phase 1 and 2 are fully designed.

**(x) Terry Pulliam, Beechville:**

Is very respectful of the work that is being done by the BCDA and supports in preserving the special unique heritage of the area. Concerned about the lake. T. Pulliam was unsuccessful when asking for a water test be done on the lake. Water quality testing and monitoring should be done. Concerns with the homes being 20 metres up against the watercourse. The proposal includes more properties encroaching on the watercourse buffer and as a result more people accessing the lake. Would like to see a further study and report about the environmental impact on this lake. Is Armco currently harvesting trees?

**B. MacLean** – A permit from Department of Environment is required for any wetland alteration on the site. Additionally, any kind of grade alteration and stormwater management plans are required at the permitting stage.

**M. Agar** – The 2020 Regional Council report recommended staff go back and look at any water quality monitoring data that the municipality has. A program existed in 2012 where a study was done on Lovett Lake. There is some background data that can be brought forward and made available to the public. A report is coming to Regional Council soon to bring back the water quality monitoring program.



**M. Ouellet** – There has been some site prep for the work starting soon in terms of the construction activity. Phase 1 and 2 are continuing under the original Development Agreement from 2014. Phase 1 has been approved. Blasting permits will likely be issued tomorrow or Monday and blasting will begin soon after that. This amendment is proposing to include Phase 3 with Phases 1 and 2. Originally, Armco was going to apply for just Phase 3 but HRM staff recommended that the original Development Agreement include Phase 3 but also include some tweaks to Phases 1 and 2 to give more benefits to the Community. Currently, the Development Agreement does not easily allow the transfer of the areas of historical significance to the Community.

**(xi) From the chat:**

**M. Holm** – Will the housing styles be similar to Beechville Estates?

**M. Ouellett** – Those details haven't been decided but it will be a bit different.

**(x) Suzanne Sheffield, Beechville:**

Shares the same concerns as BCDA. Wasn't aware that Phase 1 was approved and is concerned about the tree cutting that is happening so close to the church and perhaps the gravesites. The lands around the lake aren't really protected but unbuildable. Concerned the land will be clear cut and destroy the wildlife. What will happen to the parkland up against the lake? Are the trees going to be maintained? Wanted clarification about Phase 2 along St. Margarets Bay Road. Can it be retained as parkland, continued tree land? In addition, S. Sheffield is concerned about the two accesses feeding into St. Margarets Bay Road especially the one closest to Bayers Lake (right in and out) due to safety concerns. Would like to see more land left around the church.

**B. MacLean** – The watercourse setback is undevelopable. The only consideration would be if the Parks Department were trying to get lake access (eg. a pathway). The orange area by the road was originally designated as parkland but when the applicant came back with the intent to deed the land back to the Community, it cut off the parkland connection to the trail. The Parks Department would have had to, and did not want to, create an easement over the baptismal path to the parkland.

**C. Markides** – HRM did not want that land as parkland and the developer requested that the land be converted to two single family lots.

**(xi) Charline Cormier, Beechville:**

Concerned about traffic and would like to see additional studies done during high peak hours. Concerned about the high density of the development and also wanted clarification about the three properties added in the orange area. Would like to see it left as greenspace. Would like to know Armco's sustainability goals. The Community's needs have to be met. C. Cormier was surprised to find out that Phase 1 has begun. There should be more greenery and sustainability design in the development. Asked for another traffic study to be done that better reflects what is currently happening in the Community.

**M. Ouellet** – The treed lots in Beechville Estates were always private lots. In terms of this subdivision, in the previous MPS amendment, there was a proposed street leading to Lovett Lake to permit that access but HRM wasn't going to approve it; therefore, it was turned into a lot. The opportunity is lost at this point. There are policies that requires 10% parkland dedication which have been met with this project (this doesn't include the transfer to the church).

**B. MacLean** – HRM does require a minimum of 10% parkland and the applicant would have to meet that. The 10% does not include the land the developer intends to deed to the Community. The application is at the beginning stages and Engineering is still reviewing the plans. Feedback regarding additional traffic studies will be taken back to internal agencies and it will be captured for Council.

**C. Cormier** – Are the lots for Phase 1 all sold?

**M. Ouellet** – The property behind the development, which were owned by Armco, are industrial lands. If there were a connection, it would have taken place between Hobsons Lake Drive and this development. Those properties have since been sold.

**C. Cormier** – Do you have a timeline on when Phase 1 construction will begin?

**M. Ouellet** – The work will begin as soon as the blasting permit is approved and will be ongoing until September/October 2022.

- (xi) **From the chat** – What year was Phase 1 approved?  
**B. MacLean** – The application was approved by Council on August 14, 2014 and the Development Agreement registered shortly after that.
- (xii) **Ian Angus, Beechville:**  
 There will be added traffic on St. Margarets Bay Road with multiple developments being constructed within the area. No exit out of the backend of this development will definitely create traffic issues.  
**G. O'Brien** – Any traffic studies for the other developments have been completed and done after the studies for this development would have been done. However, the traffic study that was completed as part of this development does include background traffic growth.  
**I. Angus** – Agreed with Carolann Wright that conversations have been had with certain people and believes that more community interaction has to be done with Armco and the Community of Beechville. Armco could arrange to have something done with the slope of the park area to make it more accessible.  
**M. Holm** – Staff could have a discussion with Armco and the Parkland Planners.  
**I. Angus** – It is important to also include the Community members in Beechville. Has there been discussion regarding new schools in the area?  
**B. MacLean** – HRCE is informed of the number of units and population density. They have a mandate to provide schooling for children in the area in which they live; therefore, it would be the responsibility of HRCE.  
**M. Holm** – All development applications are circulated to HRCE in order to do their long-term planning but HRM is not privy to the information afterwards.  
**I. Angus** – There has to be more transparency with regards to all aspects of the process.
- (xiii) **From the chat** – How do the townhouses next to the right in/right out access get vehicular access?  
**C. Markides** – It would be internal from their site.
- (xiv) **Chris Muller, Beechville:**  
 Has a lot of the same concerns as previously mentioned. Schools are near capacity and would like more of an explanation in regards to schooling instead of putting the responsibility on HRCE. It is irresponsible of HRM to consider an application without knowing all the information. Agreed with the other comments regarding the increase of traffic. Did Armco make any effort to go back to HRM after their proposal changed regarding the connection to Hobsons Lake Drive? Was a water pressure study done and can the current infrastructure cope with 100s of additional homes? Will we experience increased water and power outages?  
**B. MacLean** – Plans are sent to Halifax Water who do capacity analysis. Their comments revealed that the proposed density would be manageable with the capacity that currently exists in the pipes in the area.
- (xv) **Irvine Carvery, Beechville, Co-Chair of the Nova Scotia Road to Prosperity, President of the Africville Genealogy Society:**  
 The Committee's mandate is to work with the African Nova Scotian communities within HRM to work on economic prosperity, community wellbeing, and building capacities within our communities. Believes that no one has learned from what happened to Africville. Apologies have been given but the same mistakes keep happening. No one communicates with the affected community. The foundation that was found on the property implies that there were more houses belonging to our ancestors and forms a part of that whole Community of Beechville. All African Nova Scotian Communities continue to be under siege. Back in 1815, the black communities were deliberately placed, but currently the urban area want to encroach upon our lands. Black communities continue to be the victims of institutionalized racism. Is the historic homestead site still intact? I. Carvery is opposed to this amendment.  
**M. Holm** – An archaeological study is done for all of the lands. Ground sonar may be able to see some stones and things on a map that there was, at one time, a foundation there. Everything of significance has been removed by archaeologists and are at the Nova Scotia Museum.

- (xvi) **From the chat** – What will be the cost of the homes?  
**M. Ouellet** – Currently, the cost would be quite unpredictable as prices have risen within the past year.
- (xvii) **D. Jackson** – The access to the lake should be accessible to all. It is insulting to bring us here for a meeting and not have any answers.  
**M. Holm** – Due to the significance of the slope from the road, a pathway or set of stairs to the lake would cause less disturbance to the land but would not allow full accessibility. The developer hasn't done all the design work yet and there are challenges due to the slope.
- (xviii) **P. Service** – Has assurance from Dexter Construction that a house inspection would be done prior to the blasting commencing. Wants confirmation when blasting will commence upon receipt of that certificate.  
**M. Ouellet** – Through the Councillor, it was communicated that P. Service's property is outside the blasting area.  
**P. Service** – Has assurance from Dexter Construction. All of these houses are going to be affected. P. Service expects the inspection to be done prior to blasting. What is the value of the properties within your business plan?
- (xix) **C. Wright** – Concerns about the blasting as well and stated that there needs to be a discussion on the blasting time. Permits seem to be the answer for everything but general respect for the residents of the Community should be important. Believes that blasting should be held off until everyone is assured the houses will be safe when it happens.  
**M. Ouellet** – Clarified that there will be a lot of blasting in Phases 1 and 2 of the development but the blasting for Phase 3 would be very limited.

#### 4. Closing Comments

**B. MacLean** thanked everyone for their participation in the meeting.

#### 5. Adjournment

The meeting adjourned at approximately 8:50 p.m.



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