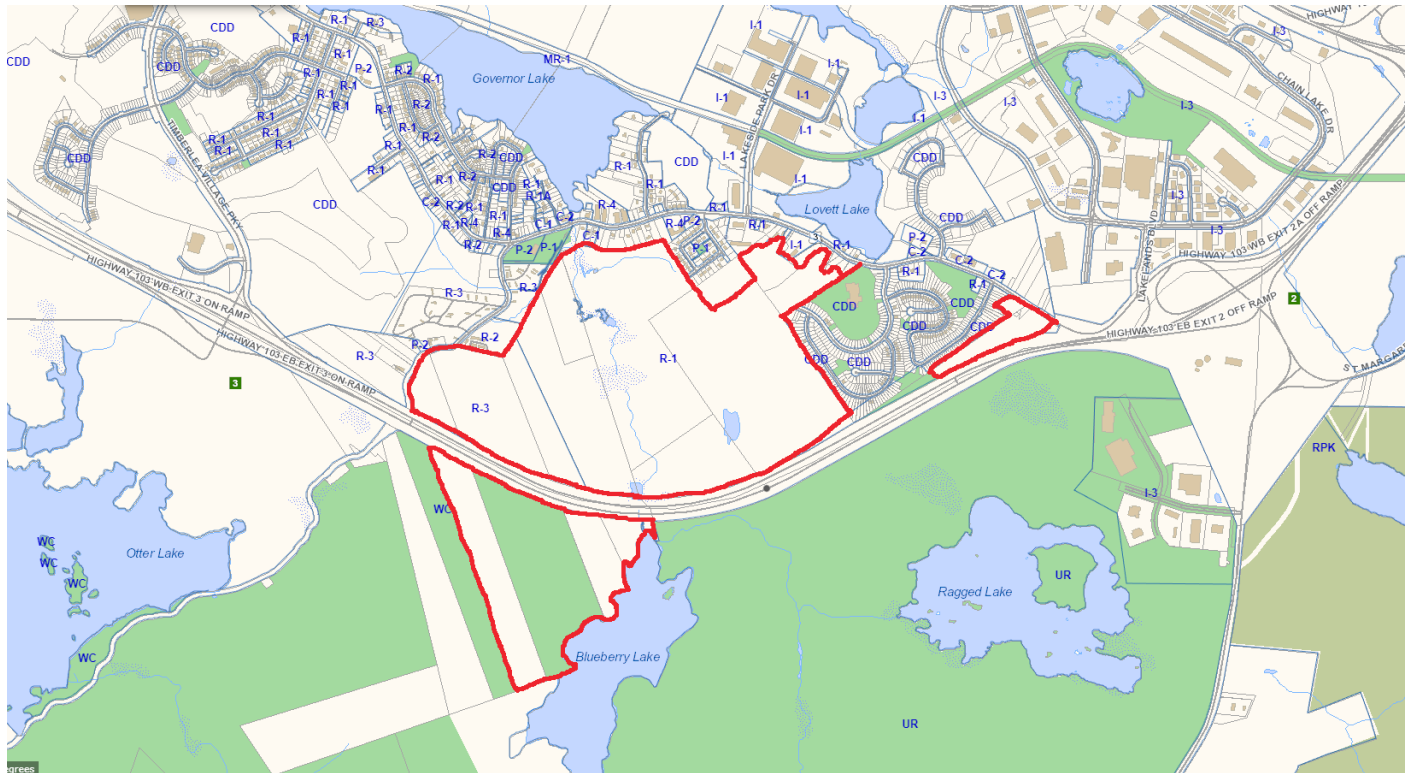


# PROPOSED BEECHVILLE COMPREHENSIVE DEVELOPMENT DISTRICT



## WHAT IS A COMPREHENSIVE DEVELOPMENT DISTRICT, AND HOW CAN IT ACHIEVE COMMUNITY GOALS?

### WHAT IS A CDD ZONE?

CDD zones require a comprehensive neighbourhood design plan to ensure an area is redeveloped as a complete community. CDD policies require site specific criteria to be addressed in a development agreement which sets out what can be constructed. These criteria are created through a public engagement process.

### WHY IS THIS ZONING CHANGE BEING PROPOSED?

The current land use policies for Beechville are decades old. Halifax Regional Council directed the policies to be updated and to specifically ensure the African Nova Scotian community has an opportunity to participate. The CDD proposal is the first step in an engagement process that will see a new overall plan created for Timberlea-Lakeside-Beechville.

### HOW DOES THIS ACHIEVE COMMUNITY GOALS?

The development agreement required in a CDD zone usually sets out road connections, park locations, infrastructure like water servicing, and the number of housing units permitted. In this new proposed CDD zone, the development agreement would also require community priorities to be addressed. These priorities would be established through a public engagement process, and could include things like type of housing units built, culture and heritage preservation, community gardens, sidewalks and crosswalks, etc.

## PROCESS TO DEVELOP A CDD ZONE

### 1. DESIGNATE LANDS AS CDD

Zone as CDD and include policy direction requiring site specific Development Agreement criteria as part of a master planning process

### 2. CREATE DEVELOPMENT AGREEMENT CRITERIA

Public engagement process to develop vision, community priorities and development agreement criteria

### 3. APPROVE DEVELOPMENT AGREEMENT THAT INCLUDES:

- site specific community priorities
- road & active transportation connections
- parks and open space
- infrastructure & phasing
- density
- built form requirements