

**Proposed Public Participation Program** for Secondary Municipal Planning Strategy amendments for lands located in Beechville, near Lovett Lake (Case 20226)

**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 website. Information will also be shared through traditional communications methods and through community based resources including church bulletins (directing people to 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.