

Community Liaison Group

Lovett Lake – Beechville Proposal (Case 20226)

February 6, 2018

November 28th Council Motion:

THAT Regional Council:

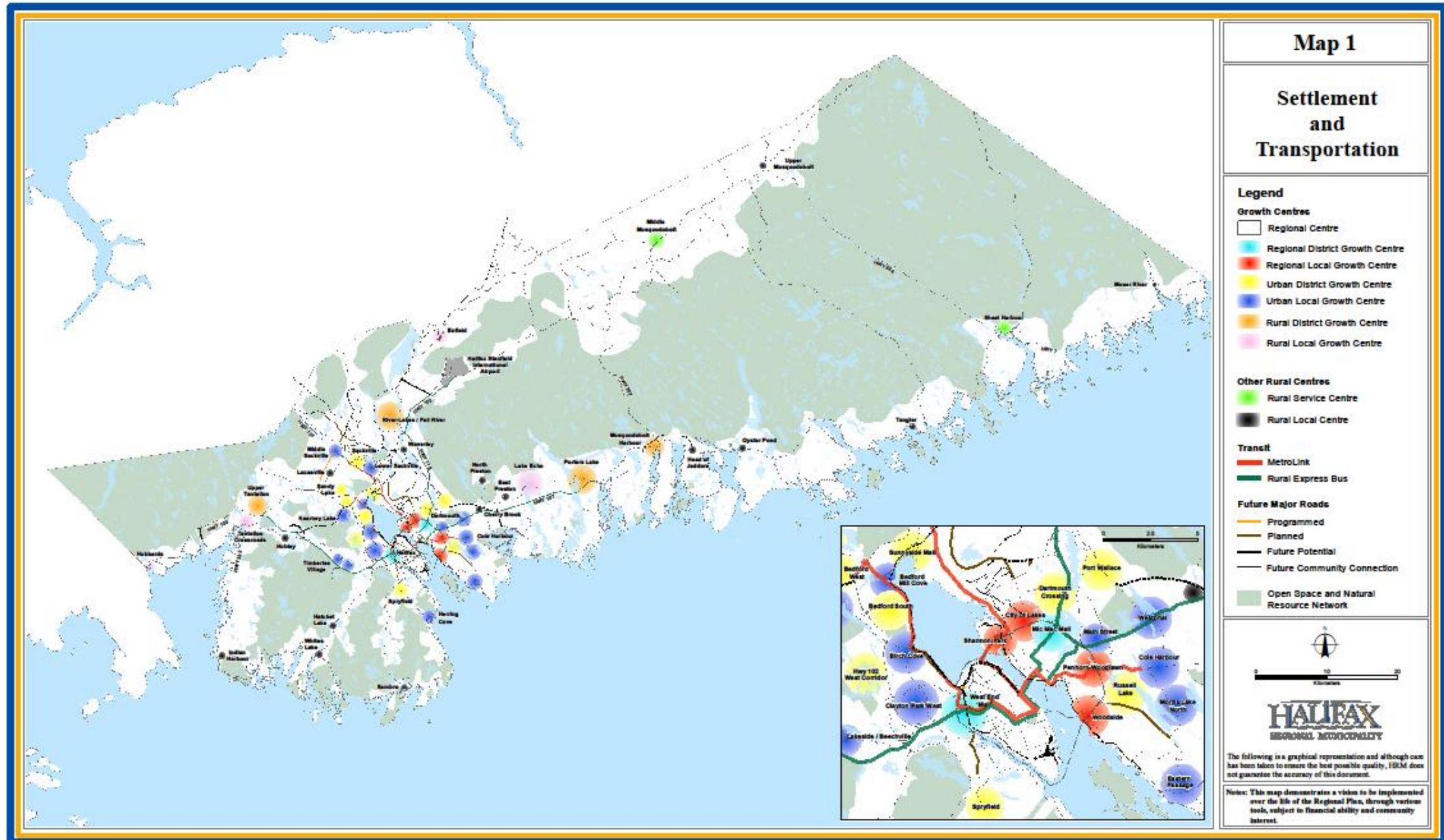
1. Initiate a process to consider a comprehensive set of amendments to the Secondary Municipal Planning Strategy and Land Use By-law for Timberlea / Lakeside / Beechville, and to the Secondary Municipal Planning Strategy for Halifax and the Land Use By-law for Halifax Mainland, for lands near Lovett Lake in Beechville consistent with the Regional Municipal Planning Strategy's characteristics for Urban Local Growth Centres.
2. Require that ARMCO undertake a Heritage Impact Statement for the Beechville Baptist Church.

November 28th Council Motion:

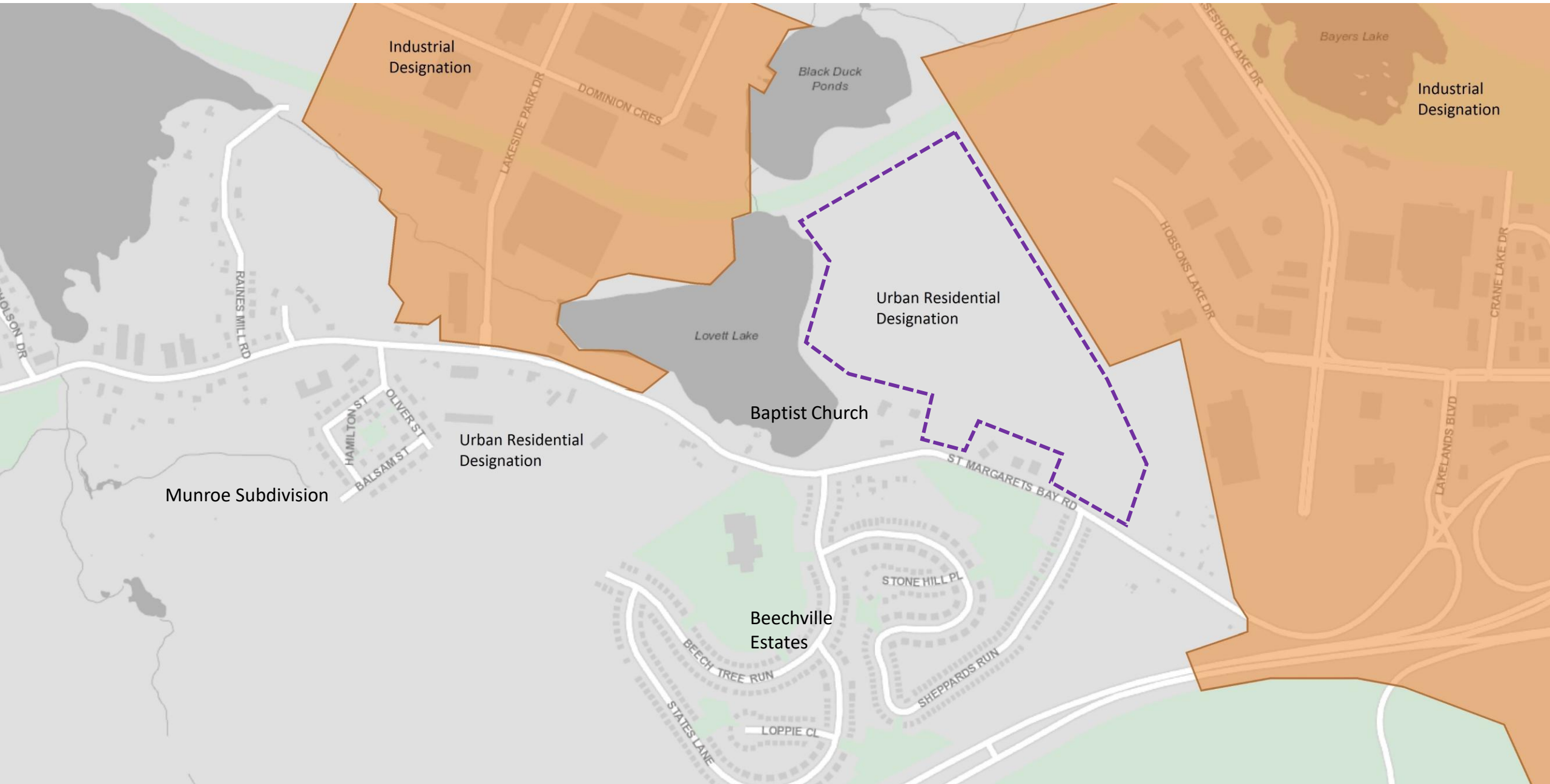
3. Follow a public participation program, as outlined in Attachment C of the supplemental report, to ensure the planning process strongly emphasizes:

- a) creating policy to ensure appropriate development density for the general study area;
- b) creating policy to ensure the Beechville Baptist Church property and associated heritage assets are protected;
- c) integrating parkland and community uses into the development and into the Beechville community;
- d) creating opportunities for cultural and community amenities to celebrate the African Nova Scotian history in Beechville;
- e) active engagement with the Beechville African Nova Scotia community by establishing a community liaison group; and
- f) direct staff to work with the office of African Nova Scotian Affairs to help address issues such as the burial grounds, land titles, or any other issues recognized as being provincial jurisdiction, and have the Mayor write a letter to the Minister of African Nova Scotian Affairs for their offices support.

Regional Municipal Planning Strategy (the Regional Plan)



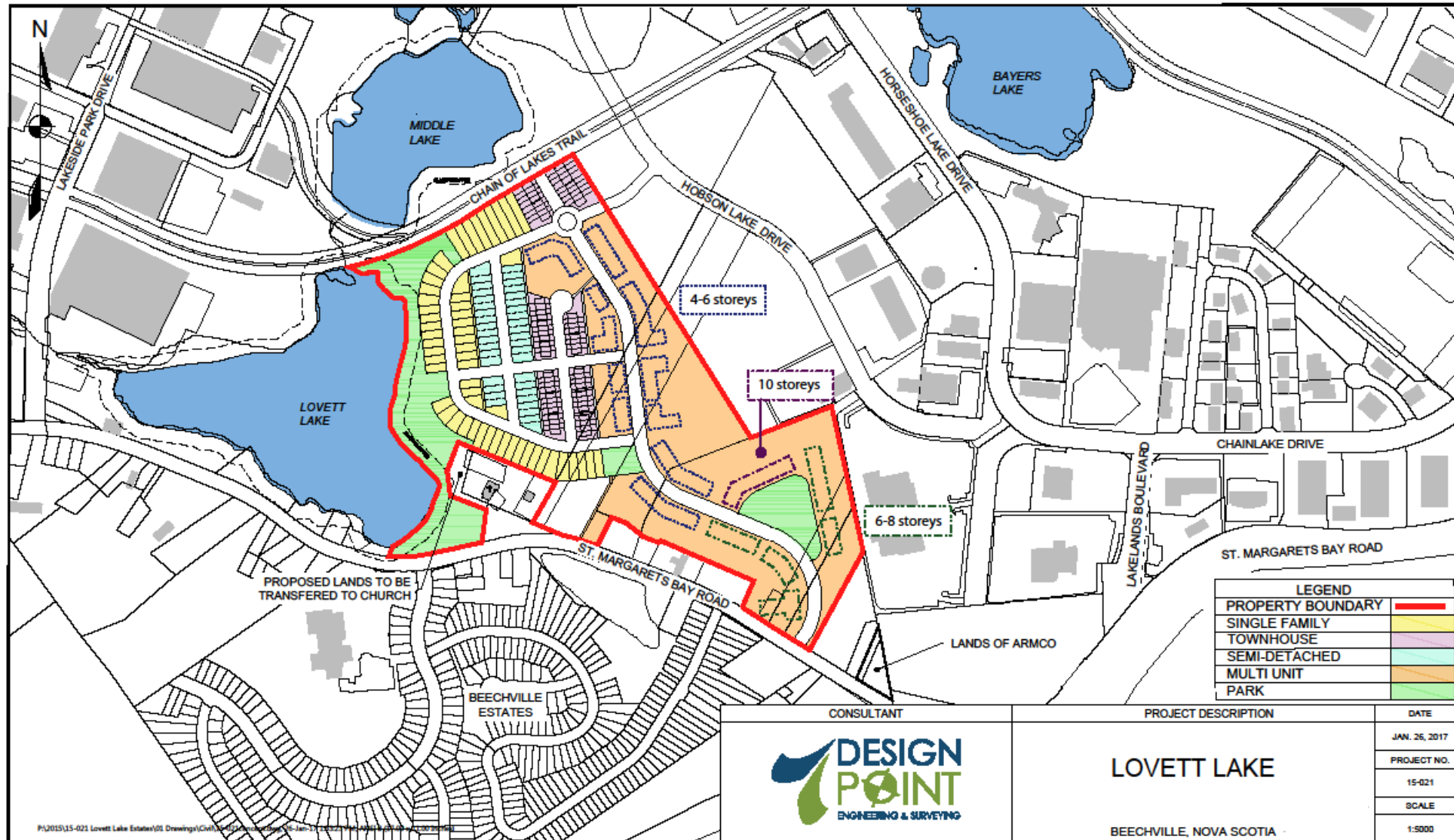
Timberlea/ Lakeside/ Beechville Municipal Planning Strategy (MPS)



Timberlea/ Lakeside/ Beechville Land Use By-law (Zoning)



Concept Plan – Beechville / Lovett Lake



Public Participation Program

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.

Public Participation Program

Phase 4 (Technical Analysis)

- Following Phase 3, additional review of the General Study Area will by the applicant will include:
 - o 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;
 - o The applicant providing an updated traffic impact study and transportation analysis that considers all modes of transportation;
 - o The applicant providing studies on piped services, as required by Halifax Water and the Municipality;
 - o The applicant providing a Heritage Impact Statement discussing how development may impact the property of the Beechville Baptist Church;
 - o 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;
 - o 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.

Public Participation Program

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:
 - o lot sizes, building heights and appropriate density;
 - o appropriate land uses;
 - o appropriate heritage considerations, especially near the Beechville Baptist Church;
 - o building design and urban design;
 - o transportation options, including walking, cycling, transit and street connections;
 - o phasing of development, based on servicing capacity and transportation impacts;
 - o parks, natural areas and buffers for water bodies;
 - o detailed infrastructure planning; and,
 - o stormwater management best practices and standards for the quality and quantity of runoff 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.