

BEECHVILLE COMMUNITY DEVELOPMENT ASSOCIATION
Community Meeting
February 6, 2018

Attendance:

Pastor Lloyd Grant	Deacon Pasty Crawford	Alicia Shephard-David
Yvette Jarvis	Carolann Wright	Iona Duncan-States
Cassie Dunn	Janelle Sampson	Melissa Colley
Ada Thompson	Shawna Wright	Robert Hill
Wayne Drummond	Danielle Jackson	Thelma Hill
Wanda Colley	Bev Alferink	Jacob Sampson
Doris Shephard	Marjorie Wright	Terry DeLeon
Evelyn Drummond	Nychelle Shephard	Josh Crawford
Tippy Scott		

Guests:

Miles Agar, Sean Gillis, Mapfumo Chidzonga, Ayo Aladejebi, Josephine Tommy & Jeressa

Opening prayer by Pastor Grant

TOPICS DISCUSSED

The Process

The Planners submitted a report to Council and Council responded with a motion that a Community Liaison Group needs to be created as a main contact group for the Planners. This process is about the Community voicing and establishing its assets and needs

- The Community may not agree with the Regional Planning Strategy and balancing Community goals
- Assets should focus around what Beechville was, is and will be so that the community isn't washed away
- Council's motions was passed November 28, 2017
- Secondary Municipal Planning Strategy
- Land use of Beechville, Lakeside, Timberlea by-law
- Land use in Beechville and the Community's strategy plan
- Comprehensive set of Amendments
- Regional Municipal Planning Strategy
- Characteristics of Urban Growth Centres

Community Engagement Advisor

- Needs help identifying barriers and improve communication with the Community

Regional Municipal Planning Strategy

- Started in 2006
- Prior to 1996 for different districts (municipalities) had their own development rules
- 1996 four municipalities joined together creating the Halifax Regional Municipality
- Planned for housing anywhere in the municipality
- There was some loss of trees for building roads
- Changing building styles but still needed growth
- The Urban Growth Centre was created which meant more housing here
- Beechville was identified as an Urban Growth Centre (UGC) in 1996
- Looking for compact development
- No new changes in Beechville

Beechville Estates

When the developer came to the Community (Beechville) proposing Beechville Estates; the plan that they shared was different from the plan that they developed into what is now Beechville Estates. The plan that the developers shared with the Community involved a Recreation Center that the Community could use free of charge where Ridgecliff Middle School now stands.

- The process that is used now is different from the process used for Beechville Estates.
- There are now different parameters that need to be met before development approval is made
- The developer has requested to develop outside of the Municipal Planning Strategy altogether
- The developer requested that the Municipal Planning Strategy be changed
- To obtain approval the developer has to follow Council's 5 phase process and there has to be a Public Participation Project established (Community Liaison Group) established
- The Community Liaison Group (CLG) is responsible for identifying assets in the community, then the Community as a whole has to be consulted
- The Community as a whole talks with the planners about the vision it has agreed upon for the future of the community
- The current process with the Community is intended to take a few years to complete

Beechville Boundary Lines

The sign (borderline) for Beechville has been moved in the past to accommodate developers so that the area is considered Lakeside because they have different zoning laws. The zoning for Raines Mill Road on the zoning map shows it's designated for single homes and town houses but they are attempting to put apartments there. Why does the development have to happen in Beechville at all! The Community has already been cut down. There are so many other places the developer can build.

- No one on the Planning Committee thought that this development would upset the Community

Community Liaison Group

- The Community Committee Leads will form the Community Liaison Group but Community members are welcome at all meetings
- The Community Liaison Group will help identify the expectations and wants of the community

QUESTIONS

1) Does that mean that developers can just come in and build whatever / whenever they want?

- It was suggested that a conversation be had with the Community about what type of development is needed (appropriate) to improve the community
- Currently under existing agreement is Beechville and Lovett Lake
- There have been plans for development in each community
- Originally there were plans for 46 Urban Growth Centres – only 2 have been completed in the last 11 years
- Developers see the plan but the Urban Growth Centres have not been updated since they were created
- There was no community involvement for the Bayers Lake development the city just took what they wanted

2) How do we move from the plan (Urban Growth Centres & developers) to what Beechville has proposed?

- Policy document (Municipal Planning Strategy)
- The Urban Growth Centre plan has approved 300 RI zone development in Beechville for single homes and town houses which they can start building anytime
- There developer has submitted a second proposal for 1292 units of single homes, town houses and apartment / condos and an exit / roadway to St. Margret's Bay Road which is awaiting approval
- Current zoning restrictions do not accommodate development for apartments
- There is some zoning for industrial and residential land uses
- All development permits follow zoning rules
- The development agreement was approved in 2014 for an urban residential designation

3) Will the developers be involved with the Community Liaison Group?

- Not until later in the process

- 4) Why should we (the Community) trust this process?
 - This is a new, never been done process created by Council
 - Council and the Planners are trying to provide the Community with more information
 - Other communities are complaining about development in their communities
 - Development agreements are legal documents
 - Council can change development agreements without public input using clauses written into the development agreement
 - The Community needs to identify things that are important (assets)
- 5) As of February 2018 can the developer build on any land?
 - The developer can build according to the original development agreement from 2014 for the 300 single homes and town houses
- 6) What does the current development agreement allow the developer to do?
 - The current development agreement only allows the developer to build the 300 single homes and town houses already provide by Council
- 7) When can the developer start building?
 - The developer can apply for the building permits tomorrow for the 300 units already approved by Council and start building once they have obtained the permits
- 8) If the developer choses to go back to the original development agreement from 2014 would that null and void this process?
 - Council has directed that this process continue to proceed only they can make the decision for this process to continue, change direction or stop. The planning document might still need amendments on this process
- 9) Is there a heritage impact process done for this community?
 - Yes, there is one for this process
- 10) Can an individual / developer apply to re-zone an area?
 - Yes, it can be requested but it would go to the Regional Planning Strategy for review
 - The Community would be notified and a public hearing would be held but ultimately Council would make the decision
 - The Municipal Planning Strategy will allow you to see how Council has and will make decisions
- 11) Do you know what the new development will look like?
 - The new development will be an urban look
- 12) Does the city ever go back and review former decisions to stop development?
 - We are looking to revisit the planning process with the Community Liaison Group

- 13) Can the developer build to include the Community (descendants of Beechville) such as affordable housing in the new development and having the new homes look like part of the community?
 - This sounds like it would be listed as an asset for the Community
- 14) Was there a chance that this development could have been stopped?
 - Yes, but because it wasn't we (the planners) wanted to work with the Community to try and achieve an inclusive outcome that the Community agrees with (the debate can be viewed on line)
- 15) Can the Committee Leads identify if the Community needs another meeting before moving onto the next bullet
 - The Community will have a planning session before coming back as a group
 - The Community needs copies of the map to look over before meeting with the Planners again
 - The Community should also review Council's motions, reports, strategies, land maps, etc.

ACTIONS

- The Planners will send the Community the Regional Planning Maps, General Study Area Map, Property Map, Zoning Map, Municipal Planning designation, Vacant Land Map and a copy of tonight's PowerPoint presentation
- The Planners will review the process for Beechville Estates and Raines Mill Road as well as how the boundary lines for community have changed (especially in the last 25-30 years)
- The Community will have a planning session before coming back as a group
- The Community needs copies of the map to look over before meeting with the Planners again
- Bev Alferink (BCDA Secretary) will collect the Planners business cards
- Pastor Grant closed in prayer.

***** We (Community and Planners) can share their findings at an informal meeting or the Community can invite the Planners back for a community meeting *****