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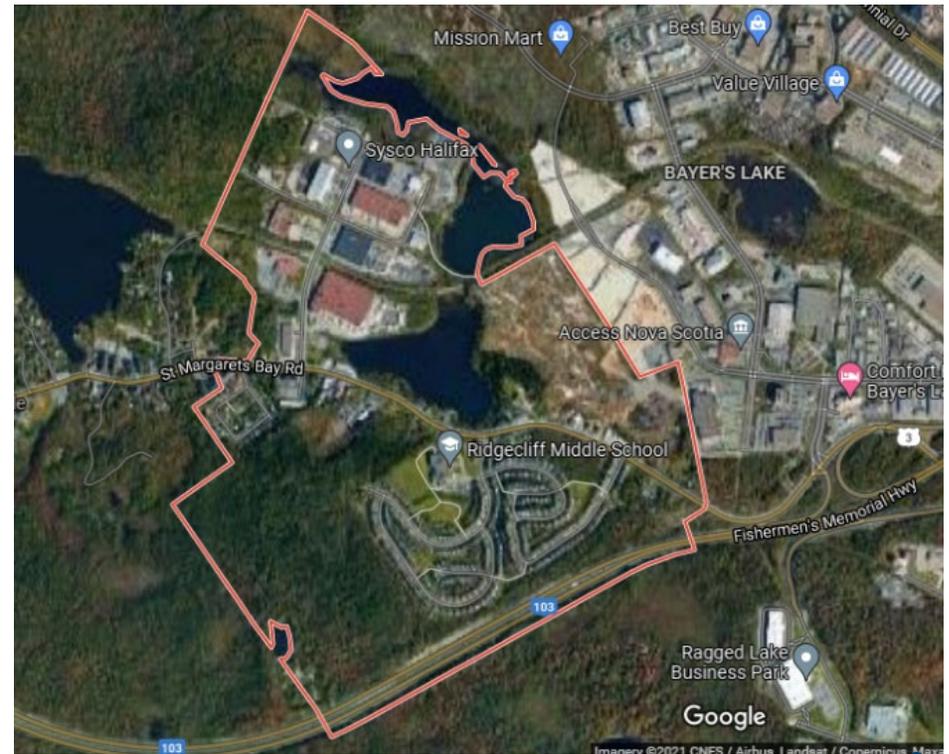
Public Hearing Case 24509

Beechville Community Action Plan
Phase 1 – MPS and LUB Amendments

Halifax Regional Council – July 11, 2023

Background – Beechville

- Historic African Nova Scotian community settled in 1813
- 1970s expropriation and industrial rezoning impacted the community
- 2017 Council direction to initiate a public participation program with the ANS community



Beechville Community Action Plan



February 2020 – community requested planning strategy review and community action plan:

Visioning process to create priorities and action items



Sept 2020 – Council approved a Community Action Plan for Beechville:

Focus on historic African Nova Scotian community



Unique Public Participation Program:

Beechville Community Development Association as leader, HRM in supportive role

Beechville Community Action Plan

Council 2020 direction to “*Ensure the matters identified by the Beechville Community Development Association are investigated, and resolved wherever possible*”

- Priority action items:
 - ✓ Renaming street and industrial park
 - ✓ Community boundary review
 - Paving, sidewalk & road safety improvements
 - Surplus property transfer
- Reduce/eliminate industrial development
 - Ensure local development follows community vision & priorities

Rezoning I-1 Properties

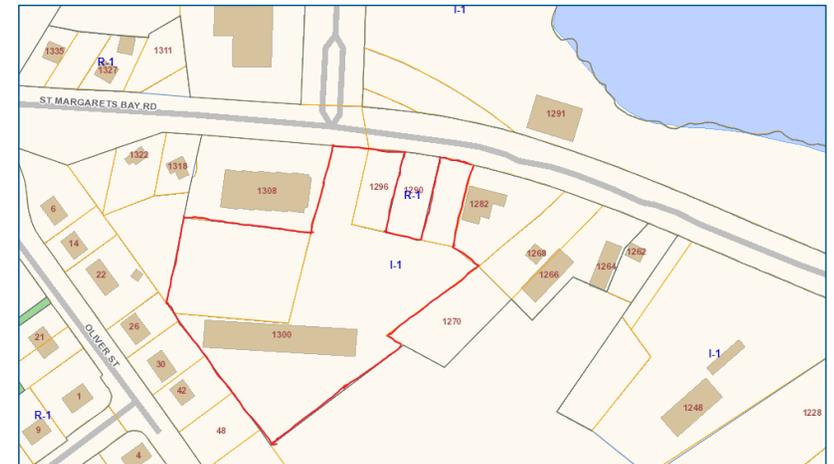
- Limit further industrial expansion by rezoning Light Industrial (I-1 zone) lots to Local Commercial (C-1 zone) on the south side of St Margarets Bay Road
- Support local economic opportunities while reducing noise, smell & truck traffic



Shaded properties proposed for C-1 rezoning

C-1 Rezoning – Site Specific Provisions

- Rosborough Boats – existing industrial boat-building operation at 1248 St Margarets Bay Rd
- Permit expansion on I-1 portion of lot by permit (without Development Agreement)
- Four HRM properties (Youth Worx) at 1300 St Margarets Bay Road
- Continued municipal operations as “Public Use” in C-1 zone – no other industrial uses permitted

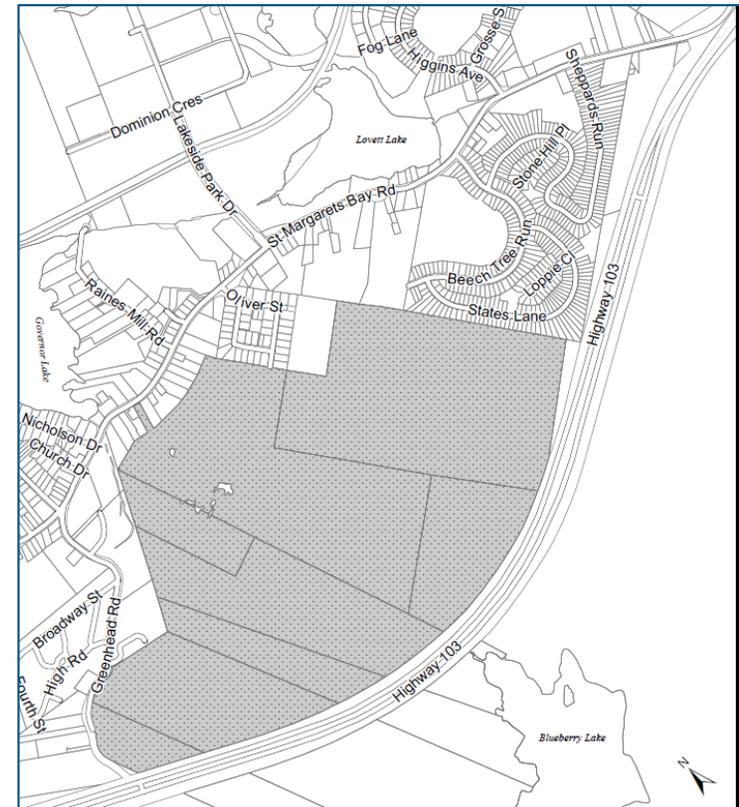


Beechville Comprehensive Development District (CDD) Zone

- Purpose: require large R-1 zone lots to be developed according to community vision & objectives
- Implementation:
 - CDD policy requiring comprehensive neighbourhood design plan for development
 - Site specific criteria created through public engagement process
 - Site specific criteria implemented through a development agreement
- Proposed zoning changes would have no impact on Provincial heritage designation on PID 40160806

Beechville CDD Zone

- Applied to undeveloped properties currently zoned R-1, over 4 hectares (10 acres) in size
- Existing CDD policies will no longer apply to these properties
- Interim permitted development includes R-1 uses on existing public streets



Shaded properties proposed for BCDD rezoning

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Public Engagement Feedback

- Engagement was achieved through regular meetings with the BCDA, a mail out notification to all Beechville residents, and a public open house held on October 19, 2022
- Feedback from the community generally included the following:
 - Importance of listening to ANS community & ensuring their input is reflecting in any policy changes and development plans
 - Need to protect heritage in the area
 - Protection of land still in hands of historic ANS families

**Notifications
Mailed**



**Individual Contacts
(Phone Calls & Email)**



Webpage Views



Open House



Revised Public Participation Program

- September 2020 PPP envisioned a comprehensive review of Timberlea/Lakeside/Beechville SMPS
- Proposed updated approach that brings individual and site-specific SMPS & LUB amendments to Council
- Continue process of initial policy design with Beechville Community Development Association (BCDA) followed by broader public engagement
- Continue to engage ANSAIO, follow new Public Engagement Guidebook

MPS Amendment Considerations

- Amendments to the MPS should only be considered when circumstances have changed since the document was originally adopted
- Council-directed Planning Strategy Review for Beechville supports changes that are developed & prioritized by ANS community
- Supports HRM's work on ANS Road to Economic Prosperity, Anti-Black Racism
- Next Steps: work on zoning that would permit multiple dwellings on one lot, considering historic ANS settlement patterns and unique lot fabrics

Staff Recommendation

1. Adopt the proposed amendments to the Secondary Municipal Planning Strategy and the Land Use By-law for Timberlea/Lakeside/Beechville as set out in Attachments A and B of the staff report dated April 28, 2023.
2. Direct the Chief Administrative Officer to work with African Nova Scotian communities throughout HRM to review zoning and consider developing a zone that acknowledges historic development patterns in African Nova Scotian communities, taking into consideration the lot fabric and unique circumstances in each community.
3. Adopt the amended Public Participation Program for Beechville Planning Strategy Review and Beechville Community Benefit Action Plan to allow for the consideration of site-specific Secondary Municipal Planning Strategy and Land Use By-law amendments as required as set out in Attachment D of the staff report dated April 28, 2023.

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Thank You



Anne Totten
tottena@halifax.ca
902-476-8245

