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Item No. 15.1.4
Halifax Regional Council
May 26, 2026

TO: Mayor Fillmore and Members of Halifax Regional Council

FROM: Brad Anguish, Acting Chief Administrative Officer

DATE: May 19, 2026

SUBJECT: MPSREV-2025-00270: Public Participation Program for the Upper Hammonds Plains Planning Strategy Review and Community Action Plan

ORIGIN

September 10, 2024, Regional Council motion (Item No. 15.1.14 African Nova Scotian Community Action Planning):

MOVED by Councillor Smith, seconded by Councillor Stoddard

THAT Halifax Regional Council:

3. Undertake an Upper Hammonds Plains Planning Strategy Review and an Upper Hammonds Plains Community Action Plan, including:
 - a. the preparation of a Community Action Plan, including a comprehensive review of all planning documents that apply in the Upper Hammonds Plains Community and surrounding areas providing access to the Upper Hammonds Plains Community, and returning to Council for consideration of the Action Plan;
 - b. after the review from 3(a), returning to Council for the initiation of amendments to the planning documents arising from the review; and
 - c. the preparation of a public participation program which includes the Upper Hammonds Plains Community Land Trust and the Upper Hammonds Plains Community Development Association and returning to Council for consideration of the resulting public participation program;

MOTION PUT AND PASSED UNANIMOUSLY.

EXECUTIVE SUMMARY

In late 2024, Halifax Regional Council directed staff to undertake an Upper Hammonds Plains Planning Strategy Review (Plan Review) and an Upper Hammonds Plains Community Action Plan (Action Plan). Although different in nature, both the Plan Review and the Action Plan are complementary components of the broader Upper Hammonds Plains (UHP) Community Action Planning process. Together, they outline priorities and actions aimed at ensuring that the historic African Nova Scotian (ANS) community of UHP achieve its goals for land use planning, levels of municipal services and infrastructure. This report includes a summary of community priorities for the Plan Review and Action Plan because both processes are connected. These priorities will form the basis of the Plan Review and guide the engagement process.

The Plan Review is a comprehensive revision of all land use policies, regulations, and processes affecting

UHP. It will result in proposed amendments in planning documents to achieve community priorities. Regional Council's direction to date includes a requirement for the preparation of a public participation program (PPP) in collaboration with established community leadership groups. A PPP is a legislative requirement for proceeding with the Plan Review. This report recommends that Regional Council follow a PPP prepared by the African Nova Scotian Community Action Program (ANSCAP) staff in collaboration with community organizations in UHP, led by the Upper Hammonds Plains Visioning Committee (UHPVC). The PPP was collaboratively created, considering previous and ongoing community engagement, and is designed to empower and value the UHPVC in co-creating and co-leading engagement on proposed land-use policies and regulations. The PPP is summarized in this report and included in full as Attachment A.

The Action Plan identifies community priorities that cannot be achieved through planning documents or processes. These priorities are exploratory actions and should be pursued internally across different municipal departments. This report provides context and rationale to ensure that the UHP Plan Review places focus on advancing the UHP Action Plan. In this regard, the report also recommends that Regional Council investigate opportunities to expand the existing Water Service Areas and explore alternative emergency egress routes, as well as additional matters identified by the UHPVC in Attachment B.

RECOMMENDATION

It is recommended that Halifax Regional Council direct the Chief Administrative Officer to continue with the Upper Hammonds Plains Planning Strategy Review and the Upper Hammonds Plains Community Action Plan that includes the following actions:

1. Follow a public participation program for the Upper Hammonds Plains Planning Strategy Review in collaboration with the Upper Hammonds Plains Visioning Committee as outlined in Attachment A of this report.
2. Ensure that the matters identified by the Upper Hammonds Plains Visioning Committee, as outlined in Attachment B of this report, are investigated and addressed, wherever possible, through the Upper Hammonds Plains Community Action Plan.
3. Ensure the Upper Hammonds Plains Community Action Planning process continues to explore key priorities related to affordable housing, community-led development, community-owned space, community capacity and togetherness, green space, traffic and pedestrian safety, equitable infrastructure and meaningful governmental partnerships.

BACKGROUND

Designation and Zoning

The historic ANS community of Upper Hammonds Plains (UHP) is located in District 14. Most lands in the community, adjacent to the Pockwock and Tomahawk lakes, are designated as Open Space and Natural Resources under the Regional Municipal Planning Strategy (Regional Plan) (Map 1). The Open Space and Natural Resources Designation is part of a larger natural network of open space that includes lands in the interior of the municipality. The remaining lands around Pockwock Road are designated as Rural Commuter. The Rural Commuter Designation encompasses areas within commuting distance of the Regional Centre that are heavily influenced by low-density residential development with the intent to protect the character of rural communities.

Land use is enabled and regulated through the [Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy](#) (MPS) and [Land Use By-Law](#) (LUB). It is primarily designated as Watershed (WS) with areas along Pockwock Road under the Upper Hammonds Plains Community (UHP) designation (Map 2). Peripheral portions of land are designated as Rural Resource (RR), while only four parcels at the

community gateway are designated as Mixed Use B (MUB). The WS designation is intended to protect lands within the Pockwock and Tomahawk Lakes watersheds. The UHP designation includes the areas along Pockwock Road and adjacent road connections occupied by most Upper Hammonds Plains residents. It supports a wide variety of activities while establishing several requirements aimed at reducing the major sources of land use incompatibility. The RR designation is applied to generally undeveloped lands without public road access. The MUB designation is intended to recognize a traditional mix of low-density residential, home-based businesses, and resource uses, with limited commercial and industrial development.

UHP is primarily zoned Protected Water Supply (PWS) and General Use (GU-1), with small pockets of zoned as Mixed Resource (MR-1) and four parcels zoned Mixed Use (MU-1) (Map 3). The Rural Wind Zone (RW-2) overlays the whole community area. The PWS zone allows municipal water distribution or purification facilities, conservation uses, public parks, agriculture, forestry uses and single-unit dwellings. The GU-1 zone permits single- and two-unit dwellings, shared housing, and home business uses, a variety of commercial uses under 2,000 square feet, industrial uses not exceeding 5,000 square feet, and resource uses such as forestry and agriculture. Multiple unit dwellings (including townhouses), industrial and forestry uses greater than 5,000 square feet, or commercial uses greater than 2,000 square feet are considered through a development agreement (DA). The MR-1 zone allows a variety of uses, including agriculture, single-unit dwellings, shared housing, recreation, and open spaces. The MU-1 zone permits single- and two-unit dwellings, open space uses, existing mobile dwellings, shared housing uses, short-term bedroom rentals, limited use of residential properties for business purposes, small-scale commercial and resource-related activities, and most institutional uses.

Staff have proposed a General Study Area, shown in Map 4 of this staff report. The study area is preliminary and may change based on the findings of public engagement and technical studies.

African Nova Scotian Community Action Planning

Halifax Regional Council has endorsed the African Nova Scotian Road to Economic Prosperity Plan (REPP), an economic development strategy prepared in 2020 by and for African Nova Scotians, which aims to address systemic issues and improve the quality of life and economic outcomes for African Nova Scotians. The Road to Economic Prosperity Advisory Council (REPAC) and its working group provide leadership, oversight, and strategic guidance in developing and implementing the REPP. The staff dedicated to implementing the REPP and working with HRM Planning and Development, also referred to as the REPP group, initially work with ANS communities to establish a community vision and build capacity for Community Action Planning.

The Regional Municipal Planning Strategy (Regional Plan) was amended in 2022 to support ongoing work on community action plans in African Nova Scotian (ANS) communities. Although separate in name, a Plan Review and an Action Plan, when prepared for an African Nova Scotian Community, are part of the overall *African Nova Scotian Community Action Planning* process, enabled through the Regional Plan. In this respect, the Regional Plan includes the following policies:

EC-24 HRM shall build on its work with African Nova Scotian communities to create Historical African Nova Scotian Community Action Plans, using the Beechville Community Action Plan as a model. This work will have HRM provide support to communities as they identify community needs and priorities, establish a vision, and create action plans.

EC-25 HRM will incorporate Historical African Nova Scotian Community Action Plans into planning policies and by-law regulations where possible.

EC-26 HRM will identify resource needs for community action planning work, and for action plan items themselves, through its annual budget and business planning process.

Upper Hammonds Plains Community Action Planning Background

On June 22, 2022, the Upper Hammonds Plains Community Land Trust (UHPCLT) addressed a [letter](#) to Regional Council through their area Councillor, expressing interest in starting a community action plan similar to the Beechville process. In October 2022, REPP began working with Upper Hammonds Plains by bringing together community organizations around common goals and actions for the community. The local organizations have drafted a 3-year Strategic Plan (2022-2025), including six pillars for a community vision: (1) Affordable Housing, (2) Community-Led Development Projects, (3) Community-Owned Spaces, (4) Community Capacity and Togetherness, (5) Community Green Spaces, and (6) Infrastructure. Public engagement and the Plan Review will be guided by these initiatives, as well as past and ongoing engagement opportunities.

Since the [September 10, 2024](#), motion of Regional Council, ANSCAP and the African Nova Scotian Affairs Integration Office (ANSAIO) have been engaging with the UHPCLT, the Upper Hammonds Plains Community Development Association (UHPCDA), the Emmanuel Baptist Church (EBC) and the Melvin Land Tract Protection Society (MLTPS) to support the start of formal action planning. The community organizations have created an advisory group, the UHPVC, to identify immediate concerns within the UHP community and collaborate with ANSCAP staff to draft the proposed PPP included with this report.

The UHP Action Plan has already begun with investigations, studies and respective Regional Council motions regarding some of the most pressing infrastructure needs identified by the community. Water service extension, fire protection and emergency egress routes, traffic and pedestrian safety are priorities. Community mobilization has intensified around the level of fire protection available and emergency egress routes within the ANS community of Upper Hammonds Plains following the 2023 Tantallon Wildfire. One of the results of this mobilization was the [August 20, 2024](#), Regional Council motion, directing the Chief Administrative Officer to consider extending water service along Pockwock Road. Additionally, on [March 25, 2025](#), Regional Council provided direction to investigate connection options within the UHP community and surrounding areas.

Previous/Ongoing Engagement in Upper Hammonds Plains

The Upper Hammonds Plains community has reminded staff of the extensive engagement that has taken place since 2021 and the importance of capturing this feedback in the development of a PPP. The following describes previous and ongoing engagement in UHP that were considered in the development of the proposed PPP.

HRM staff engagement for the GU-1 (General Use) Zone amendment process – Case 23617 (2021-2023)

Regional Council initiated a process to review and amend the land use policies and regulations under the Upper Hammonds Plains Land Use Designation within the MPS and LUB for Beaver Bank, Hammonds Plains, and Upper Sackville; and any other planning documents as necessary to mitigate conflict between allowable uses in the area. This was initiated due to rapid development pressure resulting from the lack of requirements for buffering or separation between residential, commercial, and industrial uses in the GU-1 zone. A total of 201 surveys were completed by community members to capture their opinions on the types of land uses that should be permitted in UHP and to understand the community's future aspirations and concerns. Throughout the engagement process, the community reflected on the need to limit development in the GU-1 zone, while considering broad aspirations related to keeping the historic character of the ANS community. The community also raised several issues related to adequate fire protection, the need for sidewalks, road connections and upgrades, traffic and pedestrian safety, transit and affordable housing. At that time, staff recognized the importance of HRM undertaking a community action plan process to allow Regional Council to consider actions for addressing ideas and opportunities that would support this community. More detailed information on this process is provided in the [January 10, 2023](#), Council Report.

Community-led engagement in recent years (2022-2025)

Following the GU-1 zone amendment process, the community intensified its internal mobilization and advocacy, resulting in the establishment of the [UHPCLT](#) in February 2022. As mentioned, that same year, the UHPCLT penned a letter to the municipality and the UHPVC developed a Strategic Plan (2022-2025)

focusing on the more pressing issues faced by UHP residents, including affordable housing, community-led development projects and infrastructure.

Other key priorities identified for a UHP Community Action Planning process included, but were not limited to: reviewing community boundaries; identifying parcels to be conveyed to community control; assessing infrastructure gaps (e.g., sidewalks, street lights); developing co-created approaches to land use and community engagement; and providing input on relationship with and services from HRM. The letter also identified opportunities for further municipal collaboration related to having dedicated planning staff for the UHP community; receiving archival and statistical support from HRM to explore UHPCLT-owned parcels; undertaking asset-mapping; and receiving multi-department support to advance future development of the Melvin Land Tract.

From 2023 to 2025, the UHPCLT has also been engaging the community to build the foundation of the Land Trust and craft a community development vision for community character on the whole as well as specific parcels owned by the UHPCLT, the EBC and the Crown. The UHPCLT leadership in community engagement and advocacy is further documented and explained in Attachment C. One of these engagements was the [Housing Solutions Lab](#), the first of its kind in Atlantic Canada, and had its outcomes consolidated in the report, [“Driving Transformation: The Power of Land Trusts in African Nova Scotian Communities” \(2024\)](#). The report presents key topics essential to the UHPCLT mission, including sustainable development, land stewardship and economic empowerment. As part of the Solutions Lab initiative, the community also explored their values and needs for future housing models and land uses of interest in UHP. Participants expressed interest in incorporating a communal approach to future land uses, such as senior housing and community-owned businesses and facilities, with emphasis on the need for multi-generational and affordable rental housing options.

Further community engagement occurred in the summer of 2025, led by the UHPCLT in partnership with a local planning consulting firm. The UHPVC and community members reflected on their future vision for specific parcels included in two community nodes identified as the Little Pockwock area and the Taylor Lake parcel across the EBC. The outcomes of this engagement include a “What We Heard” report from the July 1, 2025, engagement session (see Attachment D). The results of these engagements will be included as staff and the UHPVC carry out engagement in the proposed PPP.

HRM staff community engagements (2024-2025)

Following the Upper Tantallon/ Hammonds Plains Wildfire in 2023, the UHP community raised concerns about the capacity of their watermain and emergency egress options. These concerns prompted a series of staff meetings and resulted in two Regional Council motions aimed at advancing the Upper Hammonds Plains Community Action Planning, as outlined below.

On **August 17, 2024**, HRM staff, Halifax Regional Fire and Emergency and Halifax Water held a meeting with community members from Upper Hammonds Plains. Halifax Water informed the community that their watermain was 6-8 inches in diameter providing localized service, compared to the 16-inch diameter pipes afforded to neighbouring communities that is part of a future transmission main loop. Moreover, the community also learned that the three fire hydrants servicing the community may not have adequate flows for fighting potential fires.

On **August 20, 2024**, Regional Council passed a motion to consider improvements in the UHP water infrastructure, as a result of the community’s deep concern about the quality of their water service.

On **September 23, 2024**, Halifax Water, Halifax Regional Fire and Emergency, Community Safety, and the ANSCAP team were invited to speak at a meeting in Upper Hammonds Plains hosted by ANSAIO. At this meeting, UHP residents expressed their deep displeasure with the lack of action taken by both Halifax Water and the municipality to right-size the community’s water main and ensure improved fire protection. The community also expressed concern that, in the event of an emergency, their only egress route is Pockwock Road and that the current development pressure within the community will make that road more

congested. The community raised the following points:

- The 6- and 8-inch water lines and booster pump should be up-sized to meet the desired service of the community.
- The municipality should fund upsizing the pipes as a form of practical reparations for the expropriation of the Pockwock Watershed and the ensuing “Water Fight.”
- The municipality should upgrade existing hydrants and add more hydrants to an upgraded water main to better protect the community from potential fires.
- Local improvement charges would be considered unacceptable to the community.
- The municipality should explore further road networks to support the Upper Hammonds Plains community, especially in case of an emergency.

On **January 23, 2025**, the Upper Hammonds Plains community held a meeting with various HRM business units including Planning and Development and Halifax Regional Fire and Emergency, as well as Halifax Water, to share information and discuss potential solutions for the water infrastructure issues affecting the community. Focus was made on possible paths to address the water pressure and fire protection concerns extensively reported by the community. Halifax Regional Fire and Emergency provided context for how fire protection is being managed, including through planned improvements to staff levels and training and new infrastructure (such as additional dry hydrants).

On **March 12, 2025**, members of the MLTPS met with Halifax Water and the ANSCAP team to discuss development opportunities on the Melvin Tract lands. Community members informed of their plan to create a solar farm on Big Melvin. They sought clarification on the potential paths to pursue this goal, since there are planning policy restrictions in the area and limited access to the land.

On **March 25, 2025**, Regional Council passed a motion to investigate connector road options between the Westwood Hills subdivision and nearby communities, including Highland Park North and the historic ANS community of UHP. In this recommendation, staff noted that engagement with UHP could be combined with the ongoing Planning Strategy Review and African Nova Scotian Community Action Plan.

On **August 21, 2025**, residents from Upper Hammonds Plains and neighbouring communities attended a town hall meeting held in the Wallace Lucas Community Centre on Lucasville Road hosted by the Mayor and the Councillors for Districts 14 and 15. At the town hall, members of the UHP community reaffirmed their discontent around the development intensification, the increase in traffic, the lack of sidewalks, and concerns regarding egress routes in wildfire situations. Residents cited historic and contemporary anti-Black racism that affects the UHP community and how current issues connect with the community's history.

Over **September and October 2025**, Halifax Water installed eight new hydrants along Pockwock Road between civics 377 and 719, bringing the total to 11 hydrants in the community. However, based on the available flow rates in the water pipes, HRFE continues to identify the area beyond White Hills Run as an area where 5 tankers will respond to any potential fires to ensure that there is water available for firefighting. Halifax Water is also developing a strategy to address household water pressure issues.

In **February 2026**, Halifax Water issued an RFP for the design of upgrades to the existing water system. A member of the ANSCAP team was on the evaluation team and addressing community concerns was one of the evaluation criteria for proponents. Halifax Water awarded the contract for the design services to evaluate and upgrade existing water infrastructure in **May 2026**, with work to begin with the consultant schedule this month.

Ongoing ANSCAP engagement opportunities

Between November 2024 and December 2025, staff met with the UHPVC to outline the overall process for amending planning documents and developing community action planning, shared information on engagement approaches, and confirmed preliminary priorities in preparation for community action planning. These meetings resulted in staff confirming engagement tools and methods, along with the development of a preliminary Land Use Vision Map that illustrates community assets, concerns, and land use goals.

These materials will be further developed in future engagements with the broader UHP community. The UHPVC has actively collaborated on crafting the proposed PPP and has provided input on how to best conduct the process in ways that empower and value the community's efforts to date (see Attachment E).

DISCUSSION

Proposed Public Participation Program (PPP)

The Plan Review will result in proposed amendments to the planning documents for UHP. The *Halifax Regional Municipal Charter* (HRM Charter) requires a Public Participation Program (PPP) that must adopt ways and means of seeking public opinion.

The PPP proposed for the UHP Plan Review, as shown in Attachment A, is consistent with the intent of the [Planning and Development Public Engagement Guidebook](#), the [HRM Community Engagement Strategy](#), the *HRM Charter*, and the [Public Participation Administrative Order](#).

The proposed PPP aligns with the general planning approval process. Figure 1 below illustrates how the PPP fits into that process. The steps highlighted in blue are further developed in the PPP Phases.



Figure 1: Planning Approval Process.

PPP Phases: The proposed phases enable staff to engage the public on what amendments are needed, draft and revise those amendments, and present them, along with any desired community action items, to Regional Council throughout the Plan Review and Action Plan processes. This adaptive and responsive approach ensures community involvement throughout the process and accounts for priorities that require immediate action before the completion of the overall review. Staff may use phases 1 through 7 multiple times throughout the entire project, with elements of each phase changing as required.

- **Phase 1 (Focused Engagement):** Conduct the public engagement strategy adopted by Regional Council. Staff will work with the UHPVC to ensure that all aspects of land use planning are considered and may order the engagement activities to review land use matters by priority, with less pressing and more complex considerations explored later in the engagement process.
- **Phase 2 (Feedback Synthesis):** Analyze and summarize input from Phase 1 to identify actions achieved through changes to planning documents, other processes, or other Regional Council direction.
- **Phase 3 (Developing Products):** Work with the UHPVC to prepare draft policies, regulations, and an updated list of priority Community Action Planning items not achieved through planning documents, based on information from Phase 2.
- **Phase 4 (Revision 1):** Review and revise the draft documents with the UHPVC and members of the historic ANS Community of UHP.
- **Phase 5 (Engagement with the Broader Public):** Present the draft documents from Phase 4 to the general public for review and feedback.

- **Phase 6 (Revision 2):** Review and revise the draft documents with the UHPVC based on information from Phase 5.
- **Phase 7 (Approval Process):** Prepare a staff report and follow the planning approval process for presenting recommendations to Regional Council.

PPP Goals: Considering previous and ongoing engagement in UHP, the following distinct and complementary goals will guide the PPP specific phases and activities: (a) Craft policies and regulations to spur community-led development on Community Nodes and Melvin Tract Lands; and (b) Craft policies and regulations that reflect the community's vision for all the remaining lands.

PPP Approach: Staff suggests the level of community engagement is collaboration and empowerment, as set out in the [Planning and Development Public Engagement Guidebook](#). Collaboration and empowerment in the context of UHP would mean co-leading engagement on draft planning documents with the UHPVC as a key partner in the planning process. Staff consider it of utmost importance to avoid unnecessary additional consultation on previously discussed topics (Community Nodes and Melvin Tract Lands). It is also essential that staff align themselves with ongoing grassroots community-led engagement from community organizations in UHP. Considering the above, staff can confirm what the community has said in previous engagements and co-lead engagement with the UHPVC to identify future planning policies and regulations for the UHP community. This responsive and collaborative approach acknowledges community priorities built from previous engagement that require immediate action before the completion of the overall process, allowing for more time to engage on complex matters.

PPP Tools: The tools that can achieve collaboration and empowerment could be Open House Meetings hosted by staff and community organizations at community venues in UHP, a dedicated page on the Municipal Website where people can see how to contribute and take part of the process, notification packages informing the community of the process and public engagement opportunities, and online and paper surveys. Community pop-ups, visioning activities with youth, design charettes, community walkabouts, and email bulletins are further engagement tools that can be considered. Staff will work with the UHPVC, ANS community, REPP, and ANSAIO to ensure engagement activities are diverse, inclusive, and empowering for the ANS community of UHP. The goal of the community engagement will be to ensure the community has clear information on the project, a chance to review and discuss studies and reports, and a chance to provide feedback that influences the Plan Review and amendment process.

Impact: The UHP Plan Review may result in amendments to the planning documents for Beaver Bank, Hammonds Plains, and Upper Sackville. These planning changes will potentially impact local residents and property owners in UHP and surrounding areas, the UHPCLT, the UHPCDA, the EBC and the MLTPS, and other community partners and organizations.

Upper Hammonds Plains Plan Review Priorities

Two different goals will guide the UHP Plan Review. The first goal, or part A, is to amend current planning policies and regulations that apply to the Melvin lands and community nodes previously identified by the UHPVC to allow current community-led development priorities. As this is an identified community land use priority, staff will incorporate previous engagement led by the UHPVC and co-create the next steps required by the standard planning approval process. The second goal, or part B, is to develop a collective land-use vision for the remaining community lands and to update planning documents accordingly. Similarly, for part B, staff will leverage the leadership of the UHPVC to undertake the engagement sessions and all necessary steps to align land-use policies and regulations with the community's vision for the UHP lands as a whole.

Community Nodes and Melvin Tract Lands

Throughout the ongoing ANSCAP engagement, the UHPVC has identified specific properties (PIDs) that should be a priority in the Plan Review process. Those PIDs combined can be distinguished as two community nodes and the Melvin Tract Lands (see Map 4). The nodes are initially identified at the historic lands around the EBC and at the "Little Pockwock Area". In the 2023 amendments, the Beaver Bank,

Hammonds Plains and Upper Sackville MPS identified three similar potential community/commercial nodes within the UHP community. Those nodes were distinguished around the intersections of:

- Old Annapolis Road and Pockwock Road (close to the UHPCDA and the EBC);
- Anderson Road and Pockwock Road; and
- Kemptown Road junction.

Of these three nodes, only the one at Anderson Road and Pockwock Road has not emerged as a community node in recent years. The Upper Hammonds Plains Community Centre and the EBC remain as focal points, with lands close to the church being considered for community-led development. The lands north of the Kemptown Road junction, now known as the “Little Pockwock Area”, have received numerous new housing units in recent years and have become one of the most densely occupied areas in UHP. Both nodes, paired with the Melvin Tract Lands, are considered preferred locations for community-led development guided by the UHPCLT work (see Attachment C and [Solar Farm Project](#)). Development in these nodes will impact the current infrastructure and will primarily benefit from the expansion of the current Water Service Areas and from alternative emergency egress routes. Additional information on site feasibility and predevelopment overview in the Little Pockwock and EBC lands are provided in Attachment F.

Little Pockwock Community Node

Since 2016, multiple parcels of land situated around Pockwock Road, Saffron Lane, and Equestrian Lane have been the focus of housing development in UHP, led by external developers. Over the past five years, approximately 973 new residential units have been enabled in the community, with more than 90 of them being delivered to date.¹ Almost 60% of these new residential units are in the Little Pockwock area. As part of the UHPCLT's efforts to return lands to the community and promote community-led development, the UHPCLT has begun partnering with local developers for housing. In this regard, the UHPCLT has secured \$61.2 million from Canada Mortgage and Housing Corporation (CMHC) funding to enable the Upper Hammonds Plains Housing Co-operative to deliver 136 affordable housing units for the UHP community.

The UHPCLT is also conducting feasibility studies and community visioning to develop 68 acres of Crown land adjacent to the co-op housing. The goal is to promote a mix of different housing options, including low and medium-density residential buildings. Currently, zoning only permits multi-unit housing developments through a DA process to ensure that the community and Community Council can consider the impact of large building projects. However, this process poses barriers to community-led development. The Plan Review will initially focus on exploring as-of-right paths to allow land use planning to accommodate the community vision for those parcels. The study area for the Little Pockwock Node is shown on Map 4.

Historic Emmanuel Baptist Church Community Node

Lands around the EBC hold significant historic and cultural value for the UHP community, as some of the parcels were acquired in the mid-nineteenth century and the church has remained a focal point for the community. The UHPCLT is partnering with EBC to promote community-led development on 8.5 acres of land, distributed across three parcels owned by the church. Similar to the Little Pockwock Community Node, the UHPCLT has been working with the community to determine their vision for the parcel of land currently used as the church's parking lot, referred to as the Taylor Lake parcel. The objective is to foster a mix of affordable housing options and daily commercial and service opportunities. The Plan Review will initially focus on exploring as-of-right paths to enable the community's vision for those parcels. The study area for the Historic Emmanuel Baptist Church Community Node is shown on Map 4.

Melvin Tract Lands

The UHP community has identified an opportunity to advance a renewable energy initiative under the Province's new 100-megawatt solar development program. Community organizations in UHP have partnered with a private company to develop a [7-megawatt solar farm](#) on a leased portion of the historic Melvin Land Tract. Currently, the planning provisions in place do not permit the intended development, as the Melvin Tract is located within the Tomahawk watershed and the lands are designated as WS and zoned

¹ According to HRM's permit status data from October 30, 2025.

as PWS. Staff have identified inconsistencies in the provincial and municipal legislation applicable to Melvin lands, as Halifax Water considers Tomahawk Lake as a future water supply, and most regulations would only apply to existing, emergency, or backup water supplies. Conversations have been taking place among the MLTPS, Halifax Water, and HRM Planning and Development to gauge paths forward for the proposed development. The Plan Review will initially focus on updating the land use planning provisions on the Melvin Tract lands to enable the community solar farm. The Melvin Tract includes approximately 1000 acres of community-owned land split into “Big Melvin” and “Little Melvin” on PIDs 00425363 and 00424028, respectively (see Map 4).

Community-Wide Vision

Part B of the Plan Review will focus on the vision for the remaining lands in the UHP community, beyond the Community Nodes and Melvin Tract Lands. Public participation will be guided by engagement opportunities completed to date. However, planning for these areas is anticipated to require a broad discussion with the UHPVC and community members to determine the community’s vision and future goals for land use planning on the general parcels within the community.

Upper Hammonds Plains Action Plan Priorities

Previous and ongoing engagement have brought attention to the UHP Community Action Plan’s initial priorities. The issues of water service, fire protection, and emergency egress remain a point of contention in the relationship between the UHP community and the municipality. UHP residents have cited these enhancements as a priority in the Action Plan and the Plan Review processes. Work to address these infrastructure issues will be coordinated with ongoing work including Regional Plan Phase 5, the Strategic Growth and Infrastructure Priorities Plan, and the Subdivision Egress Study. As that work progresses, staff will identify the ideal pathways for targeted engagement with the UHP community, using the proposed PPP as a guide.

Planning and Development have been meeting with the UHP community since October 2023 to outline their Community Action Planning priorities to date. The four community organizations in these meetings (UHPCLT, UHPEDA, EBC, and the MLTPS) collaborate as the UHPVC and have submitted a list of priorities for municipal infrastructure investments that best reflect those goals and actions. Attachment B is a summary of the Action Plan priority items to date, while the context for each action is provided below.

1. Upgrade to Upper Hammonds Plains Water Main: The current water main in the Upper Hammonds Plains water service boundary is between 6-8 inches in diameter and has resulted in low water pressure in individual houses and the community’s existing hydrants. Enhancing the size of the existing water main and the existing booster pump would improve the water supply for houses, fire hydrants, and enhance the capacity of the system for the over 950 units currently under development and future community-led development opportunities through the UHPCLT. The design is currently being led by Halifax Water following the [August 20, 2024](#), Regional Council motion.
2. Water Service Area – Extension to Saffron Lane and Boundary adjustments:
 - Historical circumstances in UHP underscore the need for extending the Water Service Area. In the late 1970s, the creation of the Pockwock Watershed area and the construction of the water treatment plant involved the expropriation of approximately 9,600 acres of land from multiple landowners. This included roughly 300 acres of the Melvin Tract Lands, which were compensated below market value.
 - The transmission main from Pockwock Lake took water directly to the municipal water system and bypassed the UHP community to meet the growing demands of the city of Halifax.
 - The community of UHP has also experienced water contamination issues. Tests conducted in 1996 revealed that 47% of wells contained harmful bacteria (Marsman, M. 2021. [Redressing the Past to Repair the Present: The Role of Property Law in Creating and Exacerbating Racial Disparities in Wealth and Poverty in Nova Scotia](#)).
 - In response, HRM began planning to install a central water supply for UHP, which was funded in part by the community through a local improvement charge. After community-led efforts and

engagement with HRM and the Halifax Regional Water Commission (HRWC) to reduce the frontage fees, the final project came under budget. HRWC informed the community that any cost savings from the project would be invested in further reducing the charge. However, HRWC used the savings to service the newly built housing developments in the neighbouring English Corner instead of benefiting the UHP community. This led to litigation in which the court ruled in favour of UHP, awarding \$267,400 and additional costs for HRWC's negligent misrepresentations. HRWC's appeal was dismissed by the Nova Scotia Court of Appeal in 2004. This legal dispute, often referred to locally as the "Water Fight", has had lasting implications for community's relationship with the municipality and Halifax Water.

- Over the past five years, hundreds of residential units have been approved for development on portions of Pockwock Road outside of the Water Service Area – essentially in the Little Pockwock Community Node. This level of growth was not anticipated in the current Beaver Bank, Hammonds Plains and Upper Sackville MPS, and there is currently no policy direction for water services in UHP. Given the significant development pressure in recent years, with new residential units using wells and septic systems, there are relevant water quantity and quality risks for UHP residents, coupled with challenges for fire flows.
 - Extending the Water Service Area will address these concerns by ensuring reliable potable water, fire flows, and long-term service sustainability for residents currently outside the service boundary.
 - Multiple approved developments along Pockwock Road fall simultaneously within and outside the current Water Service Area, requiring the use of both water services and wells. Adjusting the Water Service Area boundary in these areas could prevent water-quality issues in these developments with on-site well and septic systems.
3. Water Line Expansion to UHPCLT Housing Co-operative site: The UHPCLT Housing Co-operative is the largest Black-led development in Canada. Expanding the municipal water line to this site would upgrade the community's water infrastructure and serve as a practical redress to the Pockwock Watershed expropriation and subsequent "Water Fight," which deprived the community of equitable access to water infrastructure for 25 years.
 4. Transit Service Options: With over 950 units currently under development in Upper Hammonds Plains, residents still do not have access to Halifax Transit services. The addition of new residents, paired with this lack of transit services, has raised concerns about congestion and a lack of mobility for residents along Pockwock Road. The addition of public transit would reduce traffic congestion, improve accessibility for residents without vehicles, and provide equitable mobility options for seniors, youth, and low-income households who currently have no access to this service. Exploring transit service options in UHP might include expanding the current Urban Transit Service Boundary and different levels of transit service suitable for the community, such as alternative routes and vehicles, access-a-bus, and innovative pilot programs. For context, this action item was included in the ANSCAP Work Plan, Regional Plan section, adopted by Regional Council on September 10, 2024.
 5. Development of a Second Egress Route: The UHP community only has one entrance and exit along Pockwock Road. With over 950 units of new development, community members have raised concerns over congestion along Pockwock Road and the lack of mobility in the case of an emergency. The addition of a second egress route in UHP would reduce congestion along Pockwock Road and would provide multiple exits for the community to evacuate in the event of an emergency. Studies on egress routes are underway following the [March 25, 2025](#), Regional Council motion.
 6. Installation of Street Lighting on Pockwock Road: There is currently a lack of street lighting at past Kemptown Road where hundreds of units are currently being developed. Improved lighting will enhance road safety for drivers, pedestrians, and cyclists, while also addressing community concerns regarding visibility during nighttime travel and emergency evacuations.
 7. Improved Traffic Light Systems at English Corner: At the English Corner intersection where Pockwock Road meets Hammonds Plains Road, the current timing of the traffic lights is not meeting the needs of

residents, leading to long delays, congestion, and safety concerns during peak travel hours. This intersection is a critical access point for the Upper Hammonds Plains community, connecting residents to schools, workplaces, and essential services. Upgrading and recalibrating the lights to reflect actual traffic patterns, especially the growing volume of vehicles entering and exiting Pockwock Road, would significantly improve safety, reduce waiting times, and support the mobility and well-being of the community.

8. Sidewalk Installation Along Pockwock Road: Currently, residents face dangerous conditions when walking along the road due to high traffic volumes, lack of separation between vehicles and pedestrians, and limited lighting. The installation of sidewalks along Pockwock Road will significantly enhance pedestrian safety, health, community connection, and accessibility within Upper Hammonds Plains.
9. HRM Assumption of Existing Private Lanes: Many private lanes in UHP remain outside municipal responsibility, leaving homeowners without equitable access to services such as snow clearing, waste collection, or road maintenance. Municipal assumption of these private lanes would improve safety and provide consistent servicing to the UHP community. Regional Council has already provided direction to initiate investigations into private road policies, as per the [February 6, 2024](#), motion.
10. Municipally-Owned Lands to be Conveyed to the UHPCLT under Administrative Order 50: HRM currently owns multiple parcels of underdeveloped land in UHP. Municipal conveyance of these lands into community hands will enhance development potential, redress continued Black land loss and allow for equitable growth that is aligned with the community's long-term vision. The PIDs of the parcels in question are: 00424382, 40799405 and 40832842. For context, this action item was included in the ANSCAP Work Plan, Municipal Surplus Lands section, adopted by Council on September 10, 2024.

Staff will return to Council with more information on the Action Plan as matters are revised and expanded as part of the Plan Review process.

FINANCIAL IMPLICATIONS

The costs associated with the recommendation of this report can be accommodated within the approved 2025/26 operating budget for Planning and Development. Facilitating the development and implementation of African Nova Scotian Community Action Plans will require the coordination and resources across multiple HRM business units, and accomplishing some actions may result in costs to the municipality, or result in the need to seek funding from other levels of government. If certain actions cannot be accomplished under the existing operating budgets of respective Business Units, or under separate direction from Regional Council, these actions will be brought forward to Regional Council for consideration at that time.

RISK CONSIDERATION

There are significant risks associated with the recommendations contained within this report. The recommendations are important to achieving outcomes of the September 10, 2024, Regional Council direction to support African Nova Scotian Community Action Planning in UHP. This process involves potential amendments to planning documents, which are at the discretion of Regional Council. Municipal Planning Strategy amendments are not appealable to the Nova Scotia Regulatory and Appeals Board.

The community of Upper Hammonds Plains has mobilized to provide goals and priorities for Regional Council to consider. Following the 2023 wildfires, concerns around water and fire protection services pose a threat to the community's future viability and safety. Moreover, the UHP community is in a unique position to create affordable, community-led housing options in a community that has faced rapid gentrification between 2015 and the present. Not proceeding with the actions outlined in this report would erode trust between the ANS community of UHP and would represent significant reputational risks for HRM.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified. Any environmental implications determined through the Plan Review associated with this report will be brought to Regional Council for direction.

ALTERNATIVES

1. Regional Council may choose to approve a PPP that differs from the one recommended in this report. This may require a supplementary report from staff.
2. Regional Council may choose to discontinue the Secondary Municipal Planning Strategy amendment process. A decision of Council to discontinue the process to consider amending the Municipal Planning Strategies is not appealable to the Nova Scotia Regulatory and Appeals Board as per Section 262 of the *HRM Charter*.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning and Development, as follows:

Public participation program

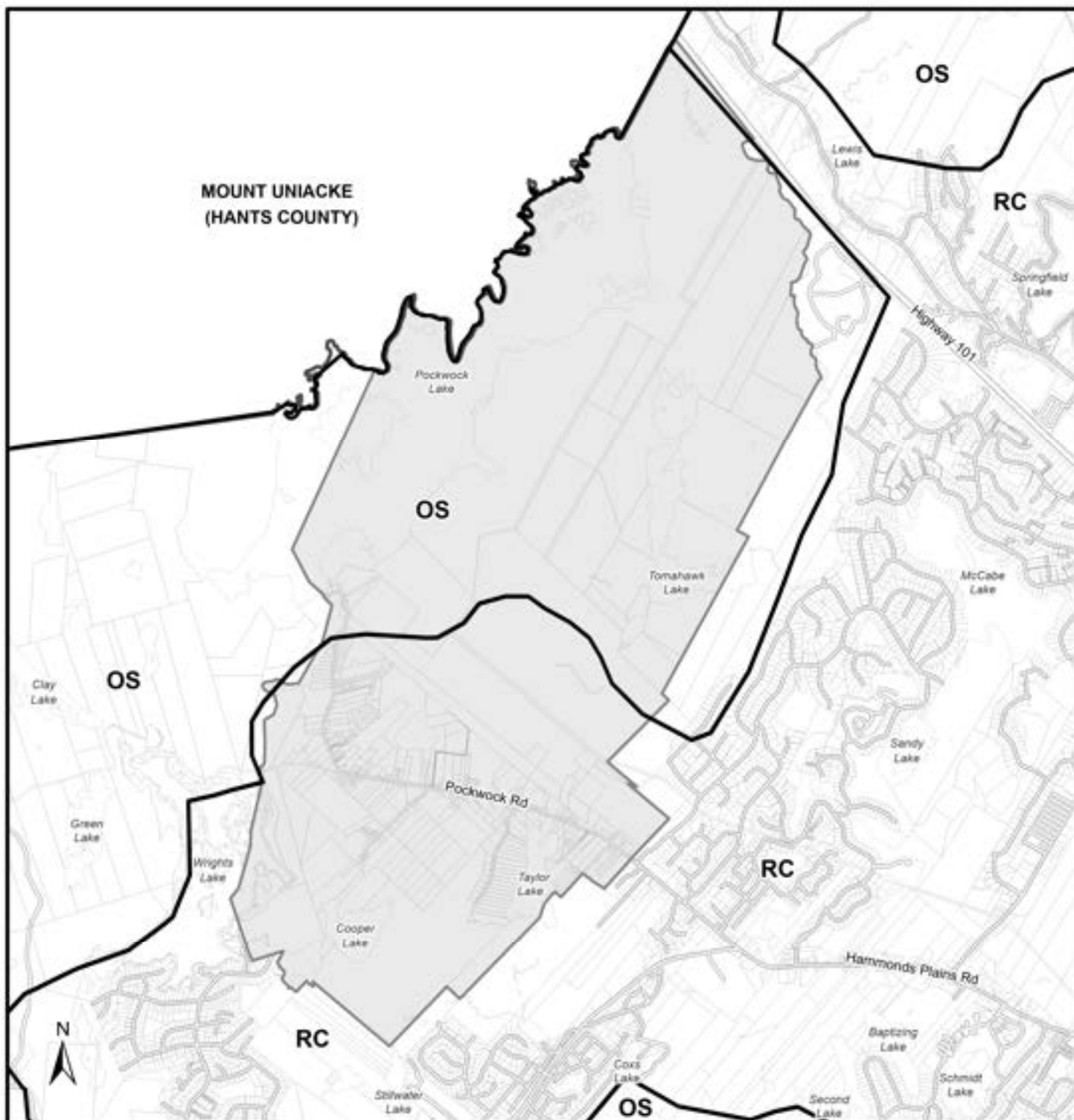
- 219** (1) *The Council shall adopt a public participation program concerning the preparation of planning documents.*
(2) *The Council may adopt different public participation programs for different types of planning documents.*
(3) *Subject to any order made by the Minister under subsection 223A(2), the content of a public participation program is at the discretion of the Council, but it must identify opportunities and establish ways and means of seeking the opinions of the public concerning the proposed planning documents.*
2008, c. 39, s. 219; 2023, c. 18, s. 2; 2025, c. 17, s. 6.

Engagement program

- 219A** (1) *The Council shall adopt, by policy, an engagement program for engaging with abutting municipalities when the Council is adopting or amending a municipal planning strategy.*

ATTACHMENTS

- Map 1: Regional Plan Generalized Future Land Use
Map 2: Generalized Future Land Use - Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy
Map 3: Zoning – Upper Hammonds Plains and Surrounding Area
Map 4: General Study Area
- Attachment A: Proposed PPP for the Upper Hammonds Plains Planning Strategy Review
Attachment B: Upper Hammonds Plains Priority Action Plan Summary
Attachment C: Upper Hammonds Plains Community Land Trust Engagement Background
Attachment D: Upper Hammonds Plains Community Land Trust What We Heard Report
Attachment E: Upper Hammonds Plains Visioning Committee PPP Feedback
Attachment F: UHPCLT Predevelopment Overview on Community Nodes



Map 1 - Regional Plan Generalized Future Land Use

HALIFAX

Upper Hammonds Plains
Current Community Boundary

Designation

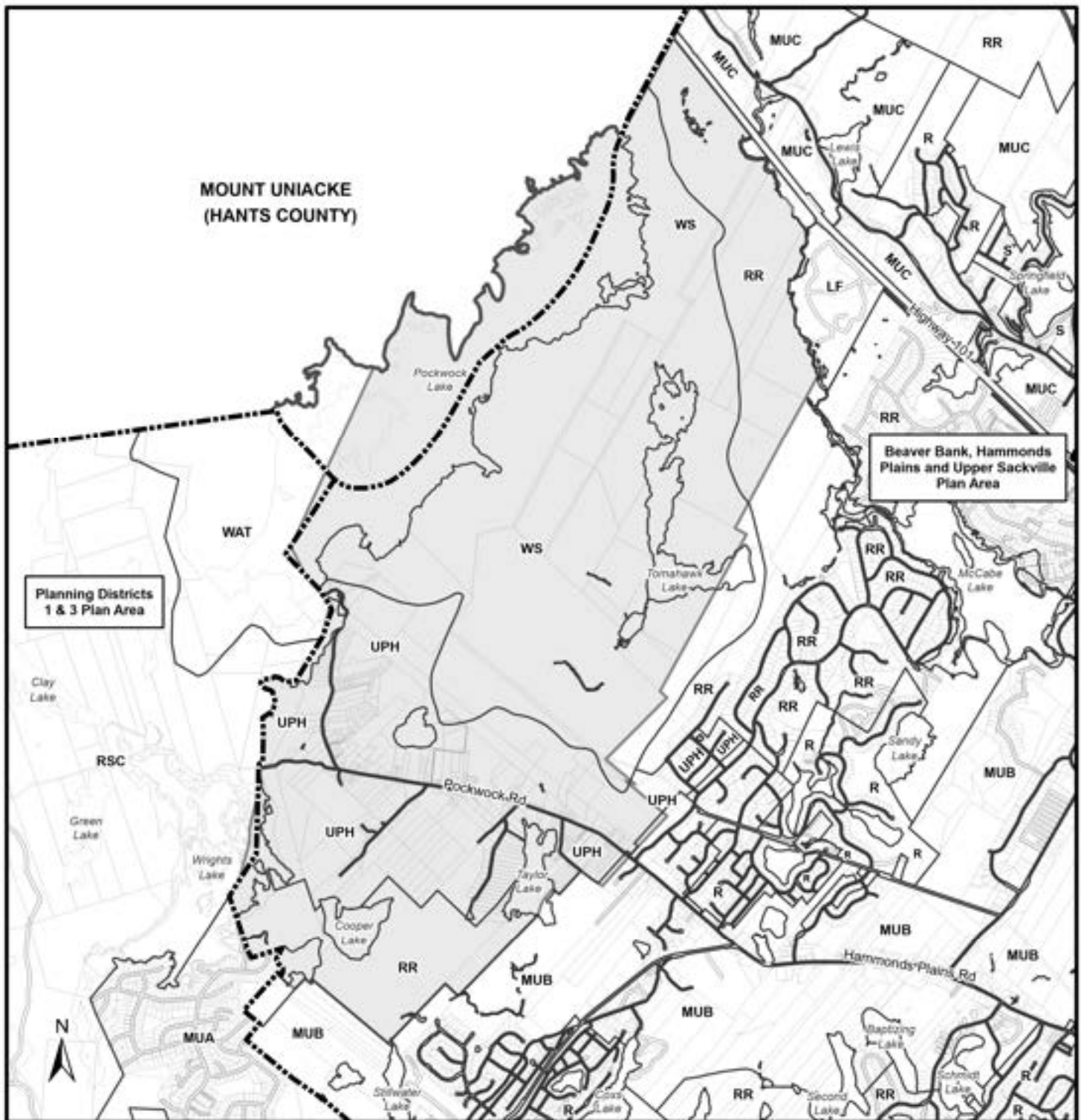
RC Rural Commuter
OS Open Space and Natural Resources

0 500 1,000 1,500 2,000 m

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the Regional Municipal Planning Strategy.

The accuracy of any representation on this plan is not guaranteed.

Regional
Plan



Map 2 - Generalized Future Land Use

HALIFAX

- Upper Hammonds Plains Current Community Boundary
- Community Plan Area

BB,HP&US Designation

- FP Floodplain
- HPC Hammonds Plains Commercial
- LF Former Sanitary Landfill Site
- MUB Mixed Use B
- MUC Mixed Use C
- R Residential
- RR Rural Resource
- S Springfield Lake
- UPH Upper Hammonds Plains
- WS Watershed

PD 1 & 3 Designation

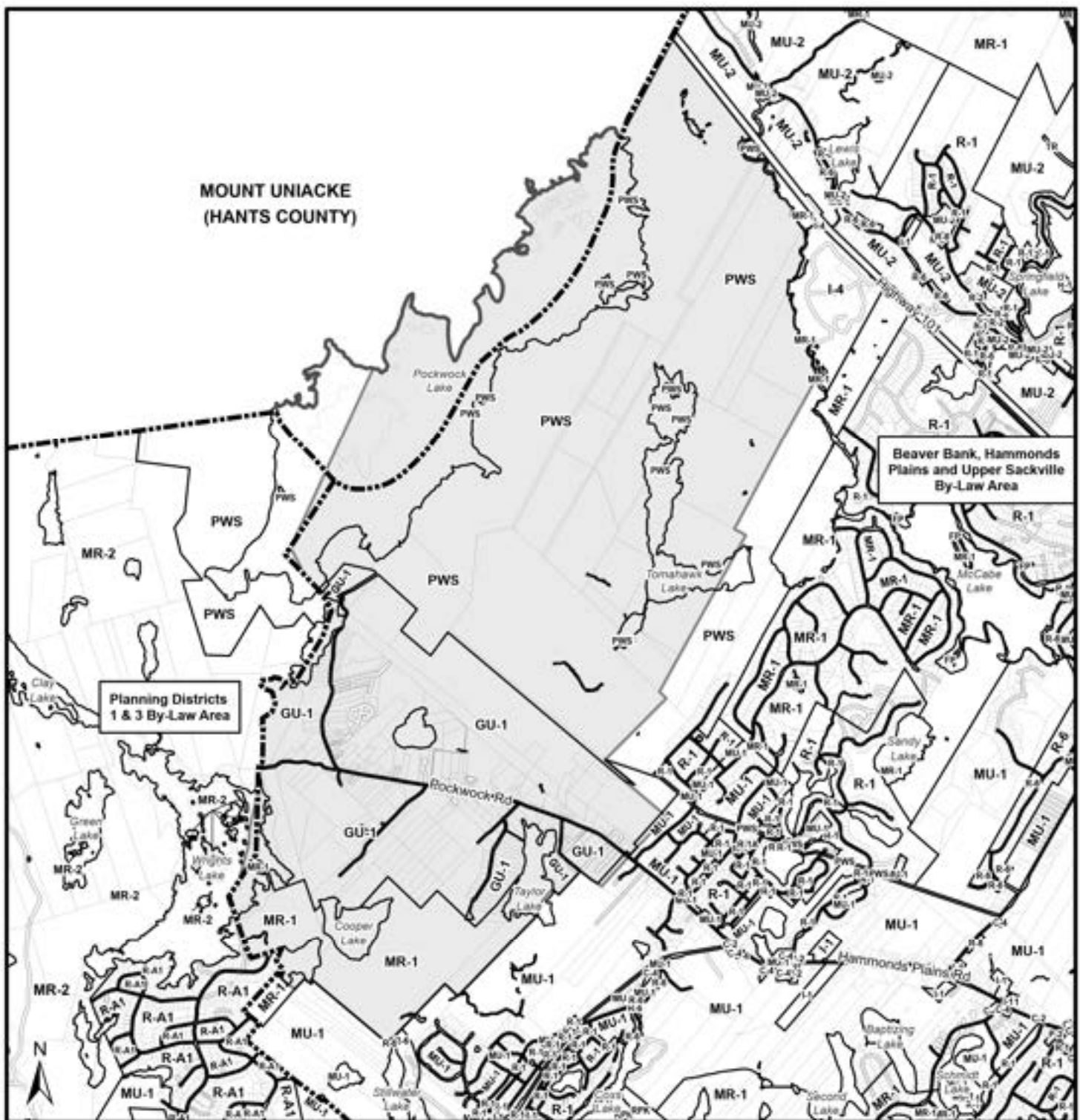
- MUA Mixed Use A
- RSC Resource
- WAT Watershed

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Beaver Bank, Hammonds Plains, and Upper Sackville/Planning Districts 1 & 3 Plan Areas

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan areas indicated.

The accuracy of any representation on this plan is not guaranteed.



Map 3 - Zoning

Upper Hammonds Plains
Current Community Boundary

By-Law Area

BB,HP&US Zone

C-2	General Business
C-4	Highway Commercial
C-5	Hammonds Plains Commercial
FP	General Use
GU-1	Floodplain
I-1	Mixed Industrial
I-4	Former Sanitary Landfill Site
MR-1	Mixed Resource
MU-1	Mixed Use 1
MU-2	Mixed Use 2
P-2	Community Facility
PWS	Protected Water Supply

BB,HP&US Zone

R-1	Single Unit Dwelling
R-1A	Auxiliary Dwelling
R-2	Two Unit Dwelling
R-6	Rural Residential
RPK	Regional Park
TR	Transportation Reserve

PD 1 & 3 Zone

MR-2	Mixed Resource 2
MU-1	Mixed Use 1
PWS	Protected Water Supply
R-A1	General Residential

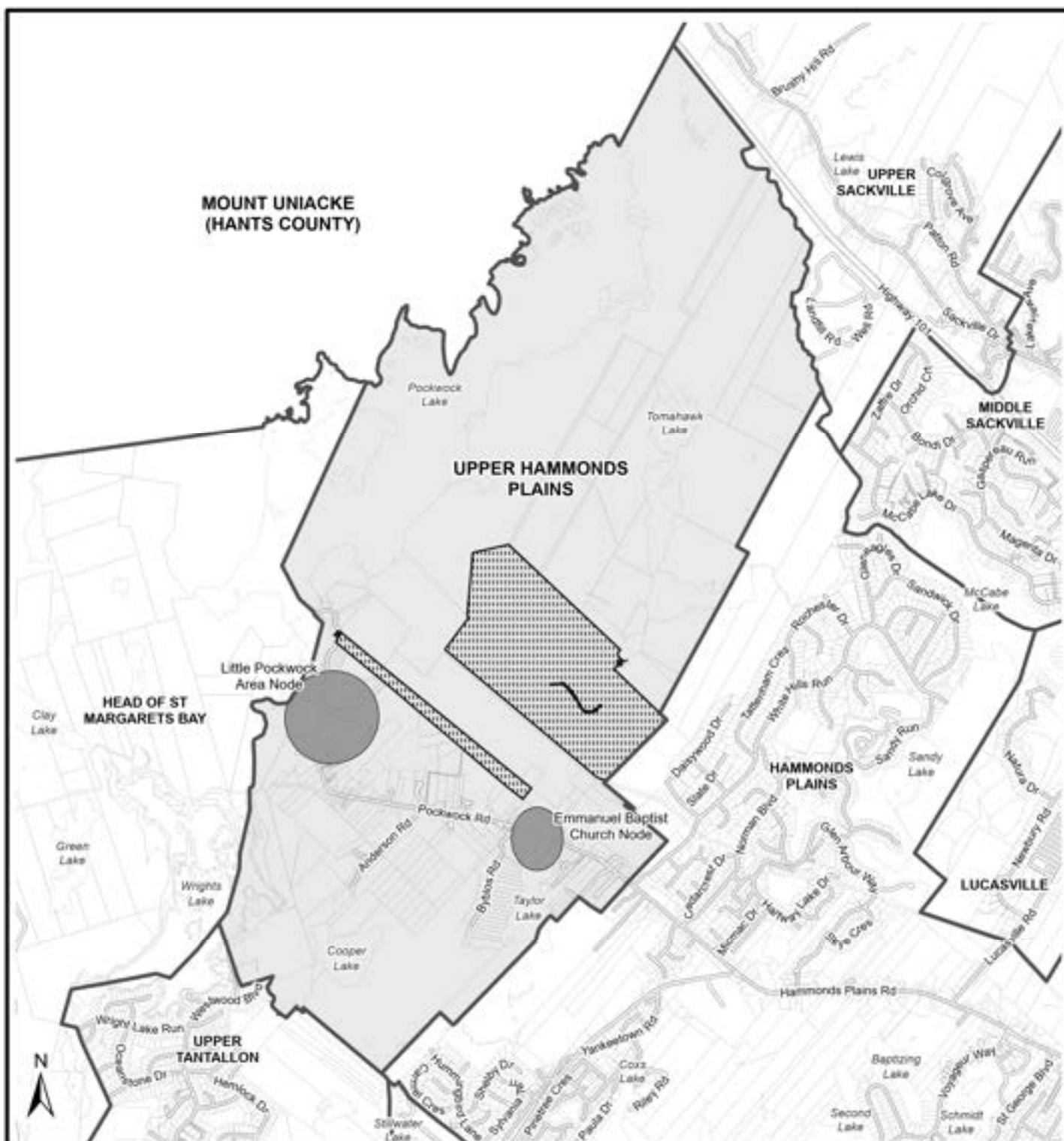
HALIFAX

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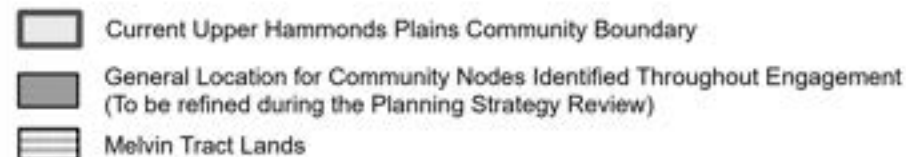
Beaver Bank, Hammonds Plains, and
Upper Sackville/Planning Districts 1 & 3 By-Law Areas

This map is an unofficial reproduction of
a portion of the Zoning Map within and
adjacent to the study area.

The accuracy of any representation on
this plan is not guaranteed.



Map 4 - General Study Area

**HALIFAX**

This map represents the general study area for the Upper Hammonds Plains Planning Strategy Review. The study area is preliminary, and may change based on the findings of public engagement and technical studies.

The accuracy of any representation on this plan is not guaranteed.

Attachment A: Public Participation Program

Recommended Public Participation Program (PPP) for the Upper Hammonds Plains Planning Strategy Review

PURPOSE

The *HRM Charter* is the governing document for planning documents and processes in the Halifax region. It requires the preparation of a Public Participation Program (PPP) when creating new or changing existing planning documents. At minimum, a PPP is defined as an engagement strategy that identifies opportunities and establishes ways and means of seeking the opinions of the public.

The proposed engagement will be sensitive to the specific context and history of the African Nova Scotian (ANS) community of Upper Hammonds Plains (UHP) and developed in collaboration with the Upper Hammonds Plains Visioning Committee (UHPVC). The work will also build on previous engagement and the efforts made by the UHP community to date. The municipality is committed to ensuring that the proposed PPP achieves the collaborative and empowering levels of public participation outlined in the [Planning and Development Public Engagement Guidebook](#) and the [HRM Community Engagement Strategy](#).

Engagement will be organized around two main goals to prioritize pressing community needs related to land use planning and build upon ongoing engagement opportunities to date:

- A. *Community Nodes and Melvin Tract Lands*: This section will focus on specific community nodes and lands that have already been identified by the UHPVC: the *Little Pockwock Community Node*, the *Historic Emmanuel Baptist Church Community Node* and the Melvin Tract lands. Planning issues in these areas have been discussed in previous engagements. These target properties have specific land ownership, a strong rationale, and a future vision for the land, which was initiated by the community in partnership with the UHP Community Land Trust.
- B. *Community-Wide Vision*: This section will focus on the general community lands and provide a comprehensive review of land uses in UHP. Planning for these areas is anticipated to require a broad discussion with the UHPVC and community members to determine the community's vision and future goals for the general parcels within the community.

These goals can be developed separately or simultaneously, depending on the community's needs and aspirations. It is of utmost importance not to re-engage on previously discussed topics. Staff can present recommendations for Regional Council approval at various points throughout the proposed PPP.

To summarize, the intent for this PPP is to:

- Meet the legislative requirements for change in planning documents;
- Meet targeted and general community goals, as explained above;
- Support the overall community action planning program;
- Engage in ways that are rooted in Afrocentricity, equity, diversity, and inclusion;
- Collaborate with the UHPVC at all engagement phases ensuring empowerment with co-leading, co-drafting and co-presenting policies and regulations;
- Provide a transparent process that offers opportunities for community members, residents, property owners, Council, and the general public to learn about and participate.

ACKNOWLEDGEMENT

Halifax Regional Municipality is located in the traditional territory of the Mi'kmaq people, who have lived here since time immemorial. We recognize that we are all Treaty People and respect the Peace and

Friendship Treaties signed here. Through this planning process, we seek to strengthen our commitment to a relationship of trust and collaboration with local First Nations and the Indigenous community.

AFFIRMATION

Halifax Regional Municipality acknowledges that Nova Scotia is the birthplace of the African presence in Canada. African Nova Scotians are a distinct founding people in our community who have contributed to and have been a key part of Nova Scotian culture and history for over 400 years. African teachings, strength, and perseverance continue to challenge and inspire our community. African Nova Scotians have, for generations, been subject to a history marginalization, diminution, displacement, and multiple forms of Anti-Black racism. This work is one part of a far-reaching legacy of work aimed at addressing those harms and wrongdoings.

ENGAGEMENT TOOLS AND ACTIVITIES

The following outlines engagement tools and activities proposed for the entire Plan Review. This list may be changed or expanded based on community input during the process.

The following **will** be used in the process:

1. **Municipal Web Page:** A dedicated page on the Municipal Website where people can see how to contribute to take part in the process.

The following **may** be used in the process:

1. **Open House Meeting(s):** ANS Community-wide in-person meetings at community venues in UHP. These can include presentations, breakout sessions, mapping exercises, design exercises, and other approaches desired by community.
2. **Survey(s):** Community can express their thoughts through specific questions either online or on paper.
3. **Mail-outs:** Notifications packages informing community of the process and public engagement opportunities.
4. **Pop-up(s):** Booths placed at community gathering events can be used to collect community feedback on specific issues.
5. **Vision Contest(s):** Community youth preparing drawings and/or written stories of their desired visions for the community with prizes for contributions.
6. **Design Charette(s):** Community working with staff to determine and design desired land uses, land use geographies, forms, and processes.
7. **Legacy Walk(s):** Scheduled walks with community groups or members to identify existing and past places of importance to the ANS community of UHP.
8. **E-mail blast:** Electronic community bulletins for recipients that have signed up to receive information for the entire project or specific parts.

PRE-ENGAGEMENT

Between November 2024 and May 2025, staff met with the UHPVC to outline the overall planning process, share information on various engagement approaches, confirm preliminary priorities and engagement tools, and to prepare a preliminary Land Use Vision Map illustrating ANS community assets, concerns, and land use goals. Between June and December 2025, staff prepared the PPP in collaboration with the UHPVC. Extensive previous and ongoing engagement led by the UHPCLT was considered part of the background and rationale for the proposed PPP.

PPP PHASES

Staff may use the following phases multiple times throughout the entire project, with elements of each phase changing as required. The UHPVC will work together with staff to co-lead and co-present draft planning documents at any phase of the process.

Phase 1 (Focused Engagement): Conduct engagement with the UHPVC and members of the historic ANS Community of UHP. Staff will work with the UHPVC to ensure that all aspects of land use planning are considered and may order the engagement activities to review land use matters by priority, with less pressing and more complex considerations explored later in the engagement process.

Phase 2 (Feedback Synthesis): Analyze and summarize input from Phase 1 to identify actions achieved through changes to planning documents, other processes, or other Regional Council direction.

Phase 3 (Developing Products): Work with the UHPVC to prepare draft policies, regulations, and an updated list of priority Community Action Planning items not achieved through planning documents, based on information from Phase 2.

Phase 4 (Revision 1): Review and revise the draft documents with the UHPVC and members of the historic ANS Community of UHP.

Phase 5 (Engagement with the Broader Public): Present the draft documents from Phase 4 to the general public for review and feedback.

Phase 6 (Revision 2): Review and revise the draft documents with the UHPVC based on information from Phase 5.

Phase 7 (Approval Process): Prepare a staff report and follow the planning approval process for presenting recommendations to Regional Council.

PPP GOALS

Considering previous and ongoing engagement in UHP, the distinct and complementary goals outlined below will guide the PPP specific phases and activities. As mentioned, part A has been initiated with ongoing engagement, while part B will require further discussion within the community.

A. Engagement for Community Nodes and Melvin Tract Lands

Goal: Craft policies and regulations to spur community-led development on Community Nodes and Melvin Tract Lands

Components: This part would include confirming previous engagement outcomes with the UHP community, providing feedback synthesis, crafting draft policies and regulations, reviewing draft documents with Community, and preparing a staff report with recommendations to Regional Council.

B. Engagement for Community-Wide Vision

Goal: Craft policies and regulations that reflect the community's vision for the broad community lands

Components: This part would include advancing the discussion with the UHPVC and the broader Upper Hammonds Plains community on land-use matters yet to be considered, providing feedback synthesis, crafting draft policies and regulations, reviewing draft documents with Community, and preparing a staff report with recommendations to Regional Council.

Attachment B: Upper Hammonds Plains Community Action Plan Priorities

Summary of priority actions identified by the Upper Hammonds Plains Visioning Committee to date:

1. Upgrade to Upper Hammonds Plains Water Main
2. Water Service Area – Extension to Saffron Lane and Boundary adjustments
3. Water Line Expansion to UHPCLT Housing Co-operative site
4. Transit Service Options
5. Development of a Second Egress Route
6. Installation of Street Lighting on Pockwock Road
7. Improved Traffic Light Systems at English Corner
8. Sidewalk Installation Along Pockwock Road
9. HRM Assumption of Existing Private Lanes
10. Municipally-Owned Lands to be Conveyed to the UHPCLT under Administrative Order 50



Headline: Community of Upper Hammonds Plains Accomplished Partnership with Halifax Regional Municipality - Equally

Over the past five years, community members in Upper Hammonds Plains have been advocating (1) to protect their community against speculative real estate development, (2) for long overdue infrastructure investments, and (3) to become an active player in future developments within Upper Hammonds Plains.

This work resulted in the establishment and success of the Upper Hammonds Plains Community Land Trust (UHPCLT). Below is an overview of the advocacy and engagement work of UHPCLT since 2020 as well as an outline of current development and pre-development work. This document aims to provide HRM with an overview of UHPCLT's activities over the past five years.

Advocacy Overview

2020 - Land development in Upper Hammonds Plains (UHP) began to increase exponentially with nearly 40 new residential units developed in the community. In response, UHP residents began advocacy efforts to address continued real estate speculation and displacement in the community.

2021 - Discussions began around the rezoning of Upper Hammonds Plains to push the Halifax Regional Municipality (HRM) began zoning reviews of the GU-1 zoning designation in UHP.

2022 - Upper Hammonds Plains Community Land Trust (UHPCLT) is incorporated

2023 - Upper Hammonds Plains is officially rezoned.

2023 - UHPCLT begins conversations with HRM about long range planning in African Nova Scotian communities. Conversations led to eventual development of ANSCAP.

2023 - UHPCLT hosts the first Housing Solutions Lab in Atlantic Canada entitled "Driving Transformation: the Power of Land Trusts in African Nova Scotian Communities"



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Engagement Overview

2024 - Atlantic Canada's First Housing Solution Lab - UHPCLT's "Driving Transformation: the Power of Land Trusts in African Nova Scotian Communities"

The following are individual engagements and community meeting UHPCLT has hosted over the past year, in addition to the Housing Solutions Lab:

2024 (excluding Solutions Lab Sessions)

1. Community Share-back from US Tour - June 18, 2024
2. Christmas Mingle & Community Meeting - December 14, 2024

January 2025

3. Community Meeting with Guest - Rondo Community Land Trust: January 5, 2025
4. Community Meeting with HRM - January 23, 2025

February 2025

5. UHPCLT Board Meeting with Community Members - February 11, 2025
6. African Heritage Month Celebration and Community Meeting - February 15, 2025
7. UHPCLT Board Meeting with Community Members - February 25, 2025

March - July 2025

8. UHPCLT Board Meeting with Community Members - March 11, 2025
9. UHPCLT Board Meeting with Community Members - April 8, 2025
10. UHPCLT Board Meeting with Community Members - May 6, 2025
11. UHPCLT Board Meeting with Community Members - June 3, 2025
12. Community Meeting - June 12, 2025
13. Community co-design event co-hosted with zzap Consulting Inc - July 1, 2025
14. UHPCLT Board Meeting with Community Members - July 15, 2025

August 2025

15. Community BBQ and Meeting at Upper Hammonds Plains Community Centre - August 14, 2025
16. UHPCLT Annual General Meeting - August 14, 2025
17. Groundbreaking Ceremony, Reception, and Community Meeting - August 30, 2025



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September 2025

- 18. Community Meeting - September 9, 2025
- 19. UHPCLT Community BBQ & CNCLT Summit Weekend - September 12, 2025
- 20. UHPCLT Board Meeting with Community Members - September 23, 2025

October 2025

- 21. UHPCLT Board Meeting with Community Members - October 7, 2025
- 22. Community Members - updates from Harbour Town (Q&A session) - October 15, 2025
- 23. UHPCLT Board Meeting with Community Members - October 22, 2025

The above events are an example of our community engagement and collaboration efforts over the span of approximately one year. A similar volume and frequency of events have been hosted by UHPCLT on an ongoing basis since 2022. At each event, we invite community members to discuss with us their concerns, feedback, and visions for planning, development, and infrastructure investments in the community. On a quarterly basis, we provide updates to the community about all the projects we've been undertaking and offer an opportunity for questions to be asked in order to ensure that community members are heard. Please see additional records of our comprehensive engagements attached, including our "What We Heard Report" from our Community Co-Design event hosted with zzap Consulting Inc. and the findings from our Housing Solutions Lab.

Current Capital Project Overview

CMHC Co-Operative Housing Development Program (CHDP)

Through the CHDP, UHPCLT secured financing in 2025 to build 136 townhomes in Upper Hammonds Plains. The investment equals \$61.2 M to develop affordable co-operative housing that will prioritize Black Canadians. Through this project, UHPCLT incubated the Upper Hammonds Plains Housing Co-operative. This project is the largest Black-led co-operative housing development in Canadian history.

Standing on Faith: EBC and UHPCLT Partnership for Community Housing

In collaboration with Emmanuel Baptist Church (EBC), UHPCLT is in the process of developing concept plans for the development of mixed-age, accessible, and community-oriented housing connected to existing neighbourhood and institutional assets. UHPCLT has retained zzap



Consulting Inc. to lead the planning and design of this project. Over the next year, we plan to approve concept plans and work towards permitting the parcel for development.

African Nova Scotian Community-Centric Pre-Development Project

UHPCLT is in the process of working with the Department of Natural Resources to convey several parcels of historically Black-owned land back into community hands. UHPCLT has traced the original title of the lands to Black refugees of the War of 1812, who are the original Black settlers of Upper Hammonds Plains. After being issued a Letter of Authority to investigate the feasibility of development on these parcels, UHPCLT has retained zzap Consulting Inc to lead the planning and design of this project. Over the next year, we plan to approve concept plans and work towards permitting the parcel for development.

Status of Pre-Development Work

Zzap Consulting Inc is currently in the midst of the scope of work UHPCLT provided and are developing several concept options for each of the identified sites. These concept options will be refined in collaboration with the UHPCLT Board over the coming weeks. Zzap intends to bring the refined concept options to the broader community in early 2026 for review, comment, and feedback. That input will then inform the preparation of preferred concept plans for each site, which are intended to be finalized and presented publicly in spring 2026.

Approach to the Area Planning Process

UHPCLT is eager to collaborate with HRM in the upcoming Upper Hammonds Plains Area Plan Review, while also identifying opportunities to enable early and efficient delivery on its development-ready lands. To that end, the UHPCLT is seeking to pursue a two-pronged approach to the planning process:

1. Short-Term Path (As-of-Right Enablement):
UHPCLT would like to work with HRM to establish site-specific policy and zoning for its two active project sites in the shorter term, allowing these development-ready lands to proceed on an as-of-right basis while broader planning work continues. This would provide the opportunity to maintain project momentum, secure funding commitments, and advance design and permitting in parallel with the area plan review.
2. Long-Term Path (Collaborative Plan Participation):
In parallel, UHPCLT intends to be a collaborative and active participant in the full area planning process for the broader Upper Hammonds Plains community. The organization views this as the second prong—or Phase Two—of its involvement, contributing



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community insights and lived experience to help shape the overall vision, land use policies, and implementation framework for the plan area.

This dual-track approach would enable meaningful community participation in long-term planning while also allowing shovel-ready, high-impact projects to proceed efficiently in the near term.



WHAT WE HEARD

Upper Hammonds Plains Community Land Trust

CanJam Engagement July 1, 2025

Land Acknowledgement

We acknowledge that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People, a land governed by the Treaties of Peace and Friendship.

We recognize and honor the more than 400-year history of people of African descent in Nova Scotia, expressing our deep gratitude to the African ancestors who have shaped this land alongside us.

At this moment of reckoning, we find ourselves committed to balancing the African Nova Scotian endeavor for rightful land restoration with deep respect for the Mi'kmaw's unceded territory. Our path forward is marked by empathy, a dedication to justice, stewardship, and mutual respect.

TABLE OF CONTENTS

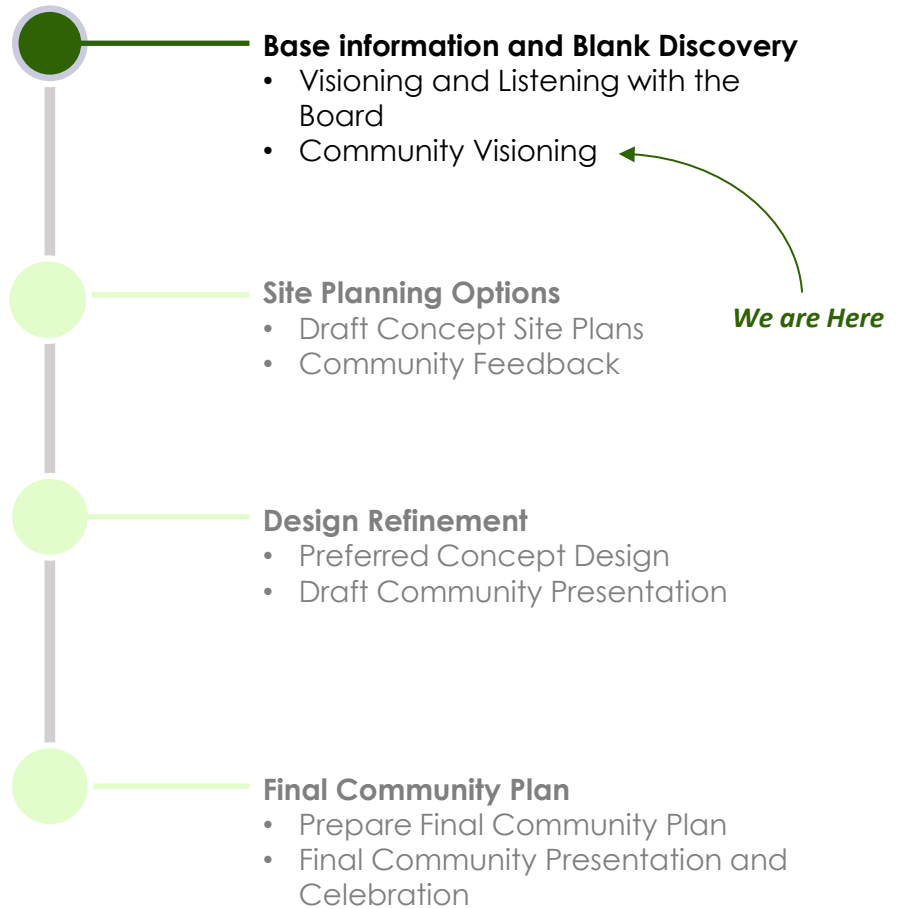
1	INTRODUCTION	4
1.1	Plan Area	5
2	ENGAGEMENT PROCESS	6
2.1	Our Approach	6
2.2	Engagement Images	7
3	WHAT WE HEARD	8
3.1	Engagement Snapshot	8
3.2	Recurrent Stories & Cultural Insights	8
3.3	Top Community Priorities	8
3.4	Immediate Next Steps	9
APPENDIX A: CANJAM POSTER BOARDS, PAMPHLET & COMMENT BOX		10





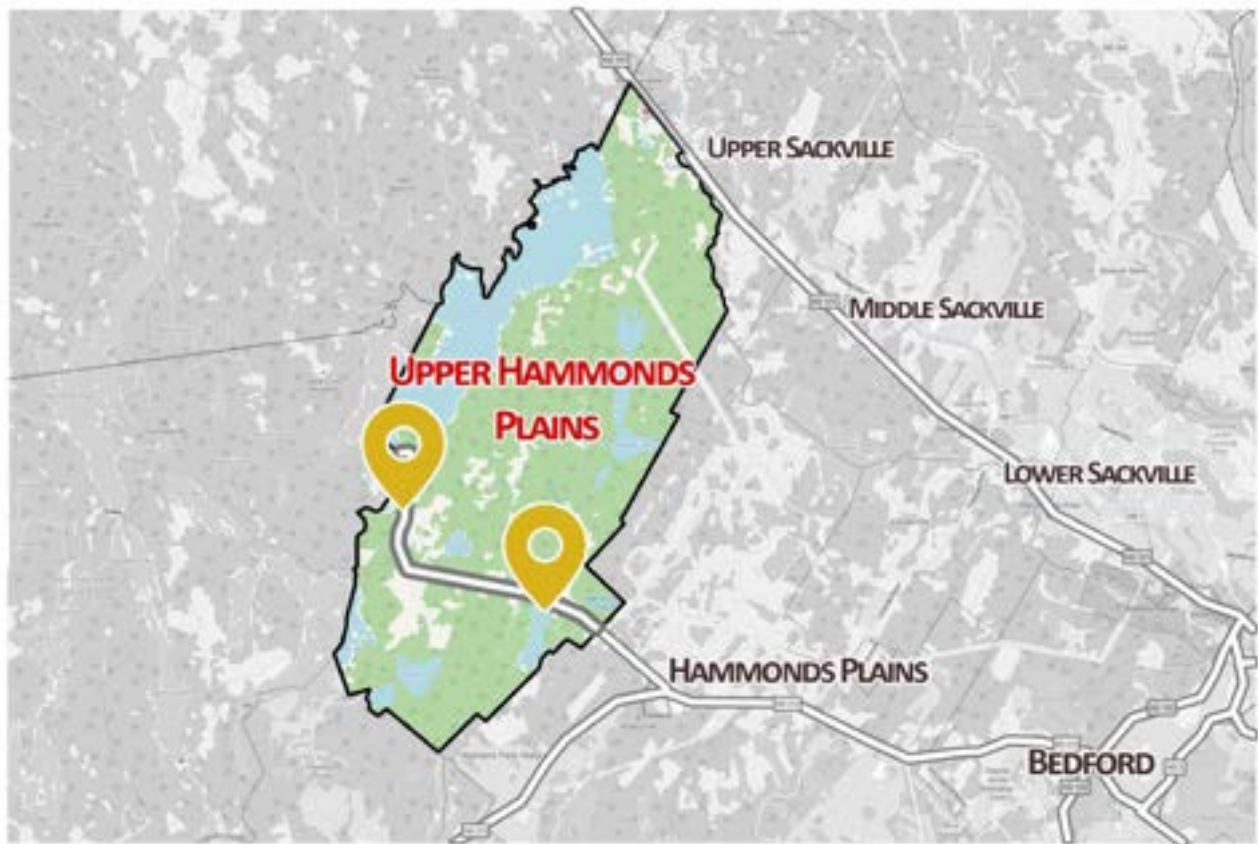
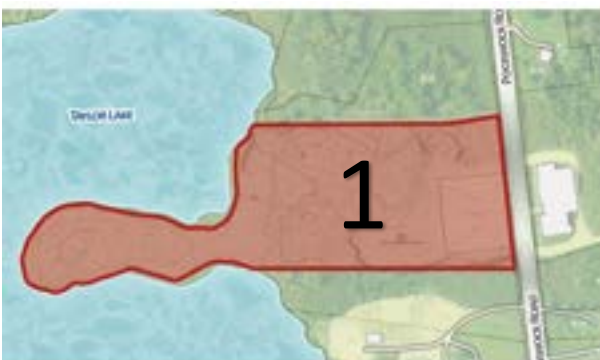
1 INTRODUCTION

zzap Consulting Inc. (zzap) has been retained by the Upper Hammonds Plains Community Land Trust (UHPCLT) to undertake a collaborative community design process with the (UHPCLT) board and the Upper Hammonds Plains community. The process is regarding the potential future development of approximately 68 acres of what is currently crown land in the Upper Hammonds Plains Community. Our scope of work includes the following phases:



As part of the community visioning task, the zzap team attended the CanJam event on July 1, 2025 to gather input from members of the Upper Hammonds Plains community. This report summarizes the findings of these engagement efforts and outlines how the team is incorporating the information moving forward.

The Plan Area encompasses just under 68 acres of land across three sites within Upper Hammonds Plains.



2 ENGAGEMENT PROCESS

2.1 OUR APPROACH

Goal: Gather first-hand input on community priorities for three CLT sites

We're working together to imagine how these lands in Upper Hammonds Plains can support housing, businesses, and community spaces that reflect the needs and dreams of local residents. The development of these lands is being led by the Upper Hammonds Plains Community Land Trust and offers a unique opportunity for the community to shape how it grows. This project is about creating a vision for what could be built here.

The zzap team attended the CanJam Celebration on July 1, 2025, hosted by the UHPCLT at the Upper Hammonds Plains Community Centre. Several engagement tools were used to inspire discussion and collect feedback. This included:

- Dot Democracy: A collection of 24 x 36 posters that included images to inspire discussion were displayed. Participants could place a green (like) or red (dislike) dot to indicate preference. Images demonstrated the following:
 - Neighbourhood Scale and Fabric (walkable, suburban, rural, main street)
 - Housing Typologies (mini homes, duplex, townhomes, walk-up apartments, multi-unit residential)
 - Outdoor and Natural Spaces
 - Community and Recreation Spaces
 - Enterprise and Local Business Spaces
 - Community Market Spaces
 - Youth Hubs
- A comment box for written feedback
- An informational pamphlet with a QR code providing digital access to the poster content
- Email address for follow-up comments
- Large Scale maps and 3D (to scale) housing models to demonstrate the spatial requirements for various housing forms. Participants were invited to place and move the models on the map to indicate where various housing forms would be appropriate.

2.2 ENGAGEMENT IMAGES



3 WHAT WE HEARD

3.1 ENGAGEMENT SNAPSHOT

Estimated participants	100 + community members (helped by introductions from Pastor Lenny & others)
Tone	Highly positive; residents eager to share history & ideas

3.2 RECURRENT STORIES AND CULTURAL INSIGHTS

- Vivid memories of fishing, skating, and harvesting ice on **Taylors & Pockwok Lakes**; photos of vehicles on frozen lakes shared.
- Week-day “lake cabins” once used by log-harvest workers.
- Strong pride in the legacy of **historic African Nova Scotian settlement** and desire to honour elders’ stories (names mentioned: Alma, Wayne).

Recommendation: Begin an **oral-history project** (audio or video) while elders are available; material can inform interpretive signage, exhibits, or public-art commissions for future projects.

3.3 TOP COMMUNITY PRIORITIES

1. **Lifestyle & Wellness Centre** (highest frequency)
 - Multi-purpose gym / walking track / event hall sized (for example, to host Can Jam if weathered-out)
 - Potential co-located amenities: small market, treatment clinic / doctor's office, indoor seniors' programming, winter youth activities, possible pool.
 - Find ways to document the history and legacy of the community in the architecture
 - Precedent research requested (local + national examples).
2. **Seniors Housing**
 - Immediate need; at least **five** seniors recently forced to relocate to Lower Sackville, after downsizing.
 - Preference for grade-related units near EBC Church for walkability and social connection.
3. **Public Access to Taylors Lake**
 - Walking trails, boardwalk or launch, benches/picnic nodes.
 - Current access only through private lots; community wants equitable shoreline entry.
4. **Diverse Housing Mix**
 - Support for **townhouses, duplexes, walk-up apartments (3–4 storeys), tiny homes**, alongside single-family lots.
 - Rationale: keep multi-generational families together and cover full housing continuum.
5. **Community Garden / Market Space**
 - Could be integrated with the Wellness Centre; goal is year-round access to fresh food (avoid 10–15 min drives for basics).

3 WHAT WE HEARD

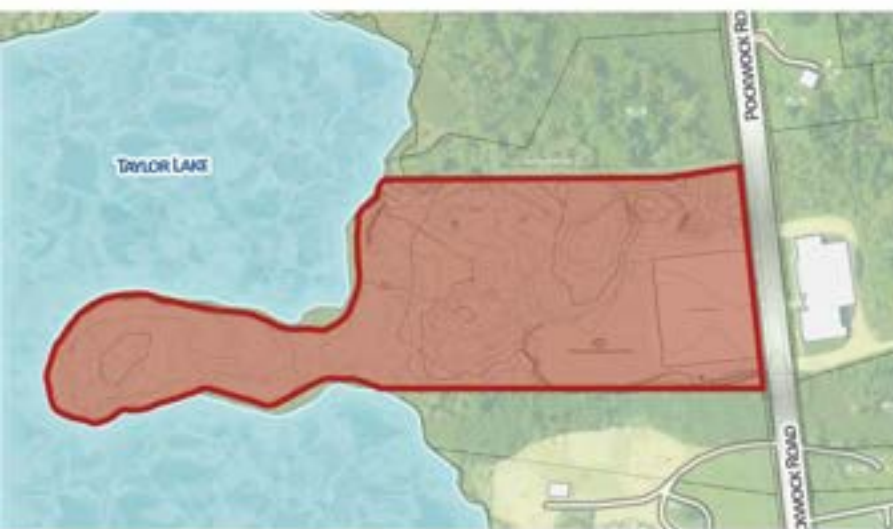
3.4 IMMEDIATE NEXT STEPS

Task	Timing
Collate pamphlet / e-mail / QR feedback	zzap - tbd
Draft concept brief for Lifestyle & Wellness Centre (include precedent images & space program)	zzap - tbd
Outline seniors-housing typology options & pro-forma sensitivities	zzap - tbd
Start oral-history pilot: identify interviewees, recording method, consent process	UHPCLT - tbd
Map lake-access opportunities & constraints (environmental/setbacks, ownership)	zzap tbd

APPENDIX A

CANJAM CELEBRATION POSTER BOARDS, PHAMPHLET & COMMENT BOX





What are we trying to achieve?

VISION & BELONGING:

We're working together to imagine how two pieces of land in Upper Hammonds Plains can support housing, businesses, and community spaces that reflect the needs and dreams of local residents. The development of these lands is being led by the Upper Hammonds Plains Community Land Trust and offers a unique opportunity for the community to shape how it grows. This project is about creating a vision—led by you—for what could be built here. Inside, you'll find images and simple questions to help spark ideas and guide the conversation.

IMAGINE — YOUR NEIGHBOURHOOD

Every community feels different. Some are more walkable, some are more spread out. Some have homes close together with shops and gathering spaces nearby, while others feel more rural and quiet. Let's explore what feels right for Upper Hammonds Plains as it grows.

THE COMMUNITY

(Neighbourhood Scale and Fabric)

MAIN STREET



SUBURBAN

WALKABLE



RURAL

CLUSTERED HOUSING



PROJECT 1014
Veridian Community Land Trust
Westcliffe, CO
Clustered Housing Development
surrounding a central courtyard

Veridian Community Land Trust
Westcliffe, CO



DUPLEX HOUSING



HOUSING TYPOLOGIES (Types and Styles)

MINI HOMES



MODULAR/PREFABRICATED
HOUSING



WALK-UP APARTMENT



HOUSING TYPOLOGIES (Types and Styles)

TOWN HOUSE



MID-RISE
APARTMENT



OUTDOOR SPACES AND
NATURAL SPACES



COMMUNITY AND RECREATION SPACES



ENTERPRISE AND LOCAL BUSINESS SPACES



COMMUNITY MARKET SPACES



YOUTH HUBS



There are many different types of homes that can work for different families and life stages, from tiny homes to apartments, and from homes for one family to ones that support multiple generations. We want to know what feels like home to you. This section shows examples of what new housing could look like.

There are many different types of homes that can work for different families and life stages, from tiny homes to apartments, and from homes for one family to ones that support multiple generations. We want to know what feels like home to you. This section shows examples of what new housing could look.

Housing

Typologies

Would you or your family like mini homes or tiny homes?

- What about townhouses or duplexes—two homes side by side?
- Would you like homes grouped in a circle or around a shared yard?
- How can homes support grandparents, kids, and

Would you or your family like mini homes or tiny homes?

- What about townhouses or duplexes—two homes side by side?
- Would you like homes grouped in a circle or around a shared yard?
- How can homes support grandparents, kids, and everyone in between—together or close by?
- Would you want low-rise apartments (2-3 stories) or slightly taller ones (4-6 stories)?
- What kinds of homes help your community stay, return, and feel proud?
- Could homes have porches, gardens, or shared yards for neighbors to meet and gather?
- What features in a home would help you live comfortably for a long time? (ramp access, extra bedrooms, private space, etc.)



Share Your Ideas

Your ideas will help guide how these community lands are used and cared for into the future. This is just the beginning—and your feedback makes a real difference. Take a moment to reflect:

- What would make you feel proud to say, "This is our land"?
- What do we need to build today to support the next generation?
- What do you want to see, feel, and experience when you walk through this community in 10 years?

We welcome additional thoughts, stories, or drawings after today's event. Email your feedback to: info.share@rnp.ca



Scan the QR code to access a digital copy of the boards and share with others in your family or community.

Scan me!

Imagine

Your Neighbourhood

Every community feels different. Some are more walkable, some are more spread out. Some have homes close together with shops and gathering spaces nearby, while others feel more rural and quiet. Let's explore what feels right for Upper Hammonds Plains as it grows.

We're working together to imagine how two pieces of land in Upper Hammonds Plains can support housing, businesses, and community spaces that reflect the needs and dreams of local residents. The development of these lands is being led by the Upper Hammonds Plains Community Land Trust and offers a unique opportunity for the community to shape how it grows. This project is about creating a vision—led by you—for what could be built here. Inside, you'll find images and simple questions to help spark ideas and guide the conversation.



Would you like,

- A quiet, country-style area or something more like a small town?
- Do you see streets where people walk and stop to chat—or more like roads for cars and parking?
- Would you like homes close together with sidewalks, or spread out with big yards?
- What would make it easy to get around—by foot, car, or with help from others?
- How do you make space that feels like it belongs to you—your community, your history, your future?
- Would you like to live near a main street with shops and places to meet, or on a quiet side street?
- Could the neighbourhood have gathering spots like porches, benches, or small parks on every block?
- What would a safe, welcoming street feel like for kids, elders, and families?

Nature & Outdoor

Amenities

- What would make walking or exploring feel fun and safe?
- Would you like trails to lakes, into the woods, or around the neighbourhood?
- Could we have spots to stop, rest, reflect, or share stories outdoors?
- What would a summer gathering in the park feel like—music, food, tents, dancing?
- Would you use a space for camping, fishing, or family picnics?
- Could there be benches or art along trails that reflect your culture and stories?
- What kind of outdoor space would help you relax or heal?
- Would you enjoy community gardens or spaces to grow and share food together?

Community & Recreation

Spaces

- Would you come to a space for dancing, crafts, music, or community dinners?
- What would make you want to come outside after dinner or on weekends with your family?
- Could you have a place for all seasons—somewhere warm in winter and cool in summer?
- What space would help you move, play, laugh, and feel at home with others?
- Could there be an indoor space for workshops, birthdays, or celebrations?
- What would make a space feel welcoming to all generations—youth, parents, and elders?
- What indoor or outdoor recreation spaces or activities are missing in the community? (i.e., pool, gym, sports field etc.)



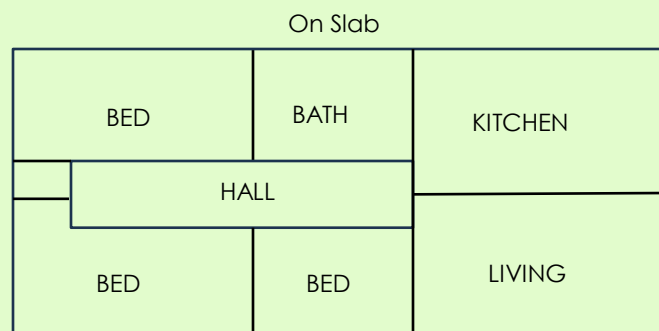
Enterprise & Local Business



- Would you shop at a local café, convenience store, or produce market run by someone from the community?
- What spaces do we need for small business owners to grow their work?
- Could there be a place to learn skills, see local art, or attend a workshop?
- Would you want a shared kitchen, business hub, or youth space?
- What would make you stop in—not just to buy something—but to feel connected?
- Could you support young people starting businesses or hosting pop-up events?
- What kinds of shops, studios, or services are missing today that you would love to see?
- How can we celebrate your culture and community through small business and shared spaces?

COMMENTS RECEIVED (COMMENT BOX)

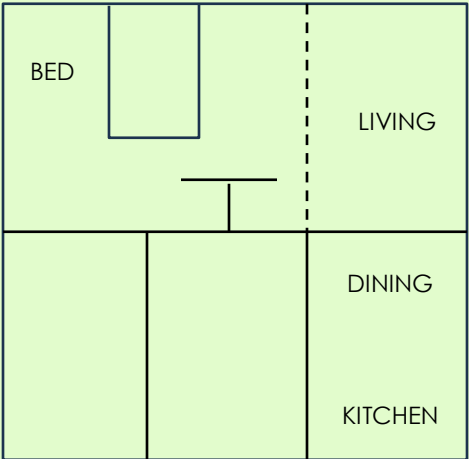
1. Priority:
 - Seniors Housing
 - Rec Centre
2. Mixed Housing. Not one typology
3. Park and trails and boat launch
4. Hotel. Example: Indigenous community gambling hall
5. Restaurants
6. Gas station
7. Shopping Centre Plaza
8. Comment included an example floor plan as shown:



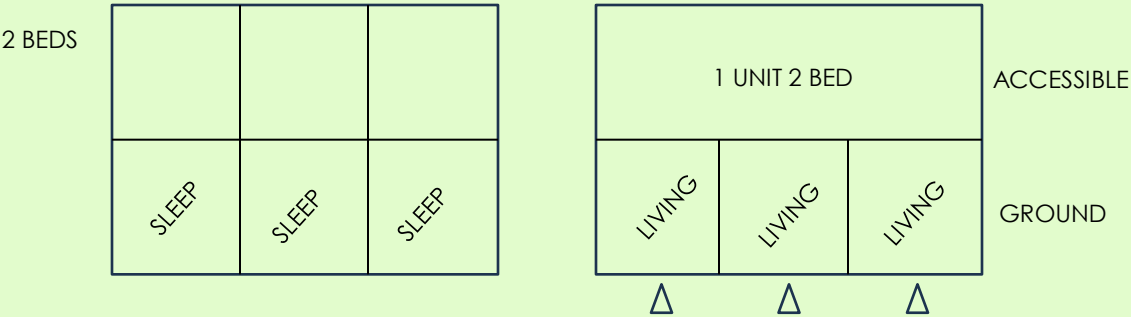
9. Example: Mae Run Townhouse Co-op Spryfield
10. Expand existing parking
11. Balconies apartment. 2 bed or 2 bed + den for caregiver support
12. Seniors complexe on Taylors Lane

COMMENTS RECEIVED (COMMENT BOX) CON'T

- 13. Independent Houses for young families
- 14. Houses for young families – Dartmouth Road Seniors Housing. Slab on grade
- 15. Rec Centre on Taylors Lane
- 16. Recreation space down by Church
- 17. Comment included an example floor plan as shown:



- 18. Ice fishing on Taylor Lake
- 19. Excellent ideas! Blessings to you. Not from here but I am very proud of your work and future dreams. Bea.
- 20. Solar for everything.
- 21. Comment included an example floor plan as shown:



COMMENTS RECEIVED (COMMENT BOX) CON'T

22. Kayak, canoes, wellness centre, seniors complex – single level.

23. [comment not clear]

24. Maybe a McDonald. Free.

25. Another road exit.

Attachment E: Upper Hammonds Plains Visioning Committee PPP Feedback



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www.uhpclt.com

As part of the Upper Hammonds Plains Visioning Committee, which includes the Upper Hammonds Plains Community Development Association and the Melvin Land Tract Protection Society, the Upper Hammonds Community Land Trust (UHPCLT) has reviewed the Halifax Regional Municipality (HRM)'s proposed Public Participation Program (PPP). In collaboration with our trusted partners, we have developed the following recommendations to inform the Municipality's continued revisions of the program.

Our Key Insights Include:

Collaborative Approach

The council report and PPP emphasize collaboration, however we are eager to ensure that our community is deeply involved and leading policy development. As such, we recommend that planning policies for Upper Hammonds Plains should be co-drafted and co-presented to Council with UHPCLT. This approach will give significant and formal weight to community leadership and ensure the policies reflect our vision rather than being filtered solely through municipal process.

Action Over Consultation

UHPCLT has been leading community visioning initiatives for several years now and the vision is continuing to become more clearly articulated. As such, further visioning exercises are not needed, rather municipal action through infrastructure investment - specifically, safe and reliable water servicing, a second egress route, and sidewalks in key locations and important community anchors - are essential for safe mobility, especially for youth and elders. Policy should speak directly to delivering these infrastructure investments.

Co-align Concept Feasibility Planning with Future Zoning

The preservation of community character must extend beyond zoning and land-use map, but rather be rooted in the ongoing work being led by the community and UHPCLT. The current concept feasibility planning for the Taylor Lake parcel and Little Pockwock parcels are a prime example - through this work, the community is actively envisioning land uses, building styles and aesthetics, site features, landscaping, the relationships between built forms, and the orientation, height, and scale of building. Upon completion, preferred development concepts for each parcel will have been developed, and these concepts should directly inform future land use policies and zoning regulations.



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www.uhpclt.com

Suggested Next Steps for HRM include:

- Formally commit to co-drafting and co-presenting policies with the UHPCLT
 - Suggested Approach: Establish a joint policy working group between HRM Planning staff and UHPCLT, with equal authority to draft policies. Structure the staff report process so that when amendments are brought forward to Council. They are co-signed and co-presented by HRM and UHPCLT representatives.
- Tie the planning process to immediate and tangible infrastructure upgrades (water, egress, sidewalks)
 - Suggested Approach: HRM should dedicate capital funding in its budget for upsizing water mains, hydrants, creating a second egress road, and building sidewalks that connect community spaces. This work should not rely on local improvement charges but be framed as infrastructure investment aimed at addressing past inequities. UHPCLT should be invited into design and phasing discussions so infrastructure aligns with future community development.
- Ground planning changes in the living knowledge of the community itself - its ongoing development work, and its discussion - rather than external interpretations.
 - Suggested Approach: HRM should formally adopt and reference the outputs of UHPCLT's Housing Solutions Labs and the ongoing concept planning for Taylor Lake and Little Pockwock parcels as foundational planning documents. These should be treated with the same weight as staff studies, embedded as appendices or guiding documents in the secondary plan.



UHPCLT Site Feasibility and Predevelopment Overview

Little Pockwock and Emmanuel Baptist Church Sites

Overview

The Upper Hammonds Plains Community Land Trust (UHPCLT) is advancing its first major pre-development projects, building on the momentum of its co-op housing initiative. This work focuses on two priority nodes:

1. Little Pockwock Crown Lands – 68 acres of Crown parcels adjacent to the co-op site, with access to Little Pockwock Lake.
2. Emmanuel Baptist Church Lands (EBC) – 8.5 acres along the community corridor, a hub for worship, recreation, and events.

Together, these sites provide a foundation for housing, amenities, and community spaces that reflect local needs and aspirations.

Feasibility Studies Completed

Extensive technical work has been carried out on both sites, including:

- Geotechnical surveys – Confirmed stable Halifax Formation bedrock; removal of surficial materials and careful management of sulphide-bearing slate will be required.
- Environmental Site Assessments (Phase I & II) – No major contamination; localized risks identified and addressed.
- Wetland delineations, boundary, and topographic surveys – Established environmental parameters and site layouts.
- Engineering recommendations – Planning for groundwater control, radon mitigation, and construction feasibility.

Findings confirm that both sites are suitable for residential development with proper preparation.



Community Engagement

In partnership with zzap Architecture & Planning, UHPCLT has led a collaborative design process with over 100 residents engaged through visioning sessions and events like the CanJam Festival. Key community priorities include:

- Immediate need for senior housing (50+), particularly grade-level units near EBC.
- Desire for co-location with amenities, such as a wellness centre, community gardens, and gathering spaces.
- Interest in housing near trails and lakes to preserve cultural and recreational connections.
- Support for a diverse housing mix (townhouses, duplexes, walk-up apartments, tiny homes, single-family lots) to accommodate multi-generational families.

Early Concept and Capacity Building

Through participation in the Affordable360 Cohort, UHPCLT developed preliminary design and cost models for portions of the Little Pockwock site:

- Projection: Two six-storey apartment buildings plus 76 townhomes (256 units total).
- Estimated costs: \$54.5M–\$67.9M.

These models serve as capacity-building tools and conversation starters with funders, not final plans.

Next Steps

With feasibility studies complete and community priorities identified, UHPCLT is now:

- Advancing to site planning in coordination with HRM's African Nova Scotian Community Action Planning (ANSCAP) team.
- Preparing for subdivision design, detailed engineering, and permitting applications.
- Developing financing strategies to move projects toward construction readiness.

Conclusion

These pre-development efforts confirm the technical viability of both sites and demonstrate a strong community mandate for housing that is affordable, culturally grounded, and multi-generational. UHPCLT is positioned to transition from planning into implementation, delivering housing and community spaces that honour Upper Hammonds Plains' history while shaping its future.