

Development of the Former Nova Scotia Home for Colored Children

An Application by Akoma Holdings Inc.

Presentation by Stephanie Salloum, Planner

October 21, 2020



HALIFAX

Acknowledgements



We are in the Decade for
People of African Descent



We are in the Mi'kmaq
District of Sipekne'katik,
the ancestral and traditional
lands of the Mi'kmaq people.

Special Thanks

Akoma Board

VOICES

Victims of Institutionalized
Child Exploitation Society

AUBA

African United Baptist
Association of Nova Scotia

ANSDPAD

Nova Scotia Decade for
People of African Descent

Why are we here?

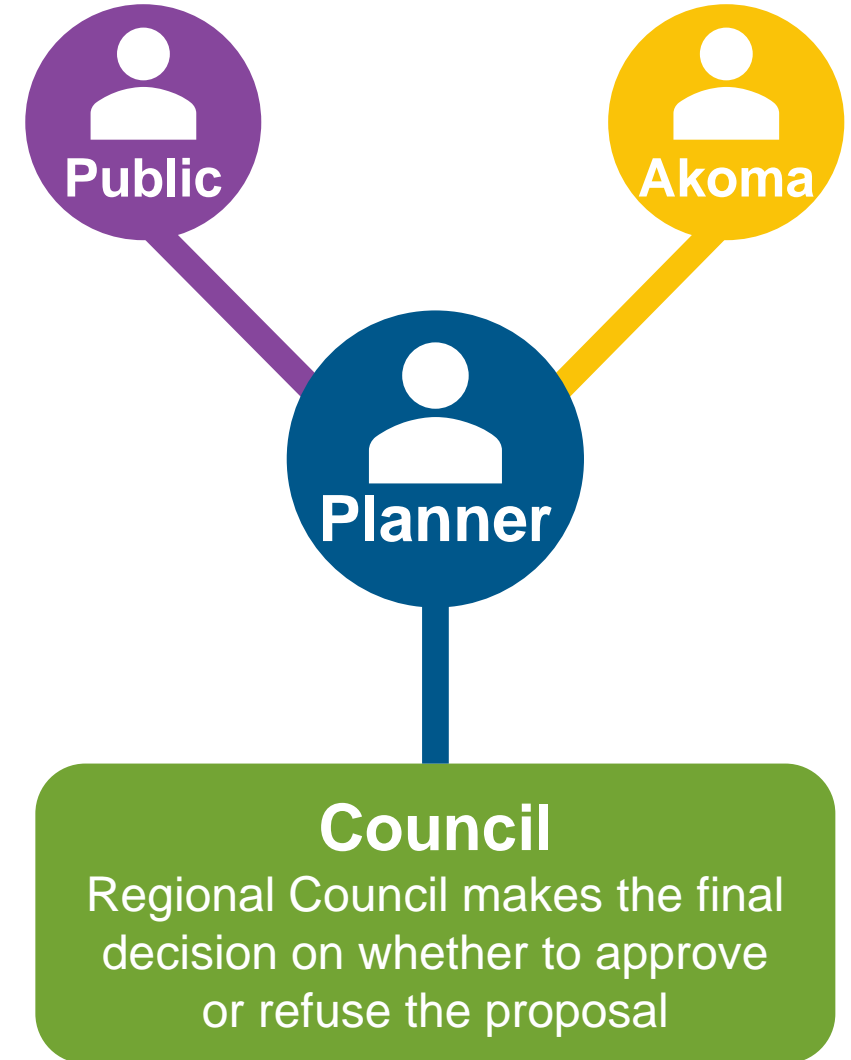
- Share information about Akoma Holdings' proposal
- Listen and collect your questions, ideas, concerns, comments and feedback on the proposal



Feedback provided tonight will inform the process and will form part of the public record. No decisions will be made tonight.

The HRM Planner's Job

- Manage the application through the planning process
- Respond to questions, comments or concerns from the applicant and general public
- Draft reports, negotiate with the applicant and make recommendation to Regional Council

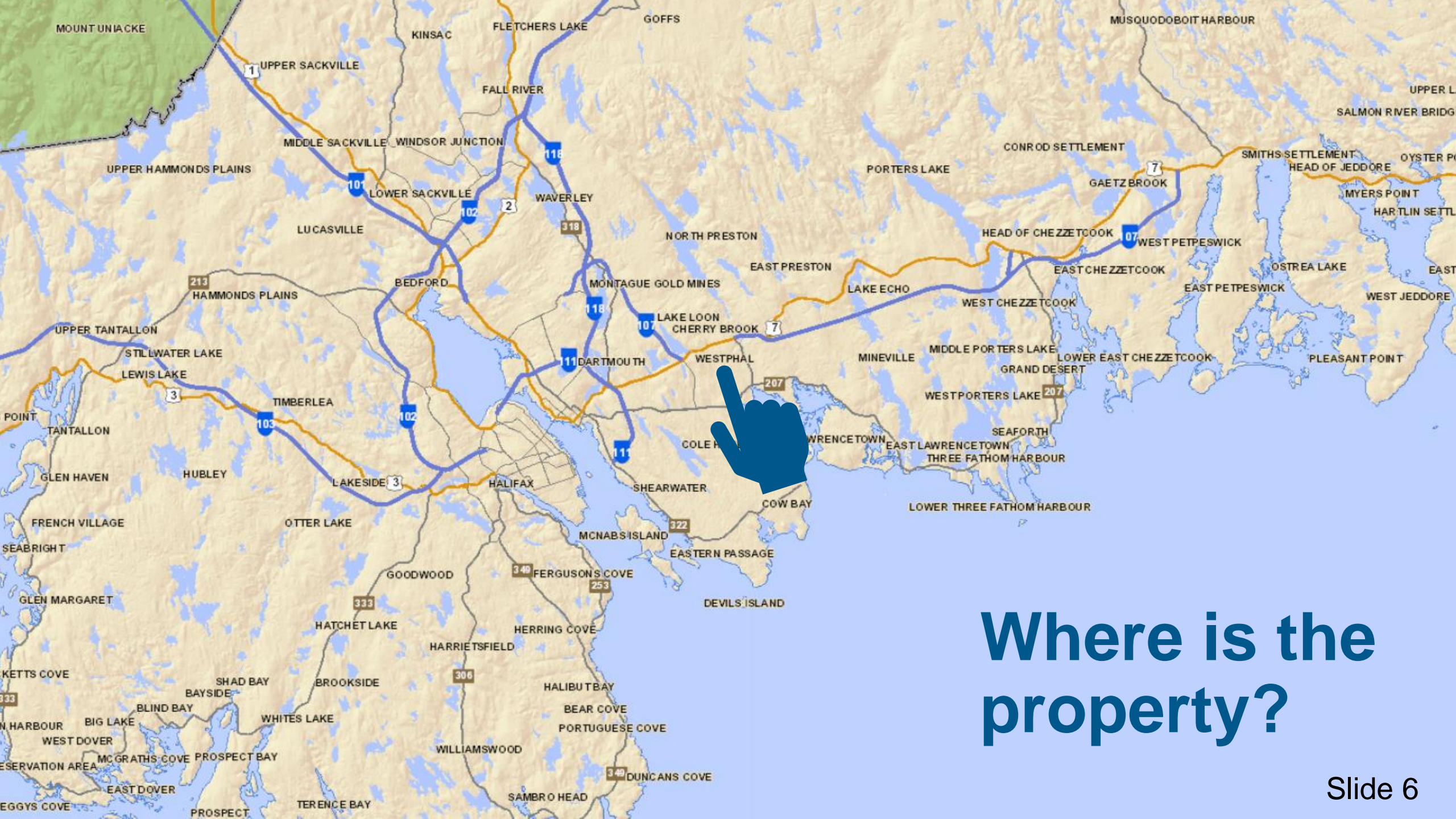


Applicant Proposal

Applicant: Akoma Holdings Inc.

Location: Highway #7, Westphal

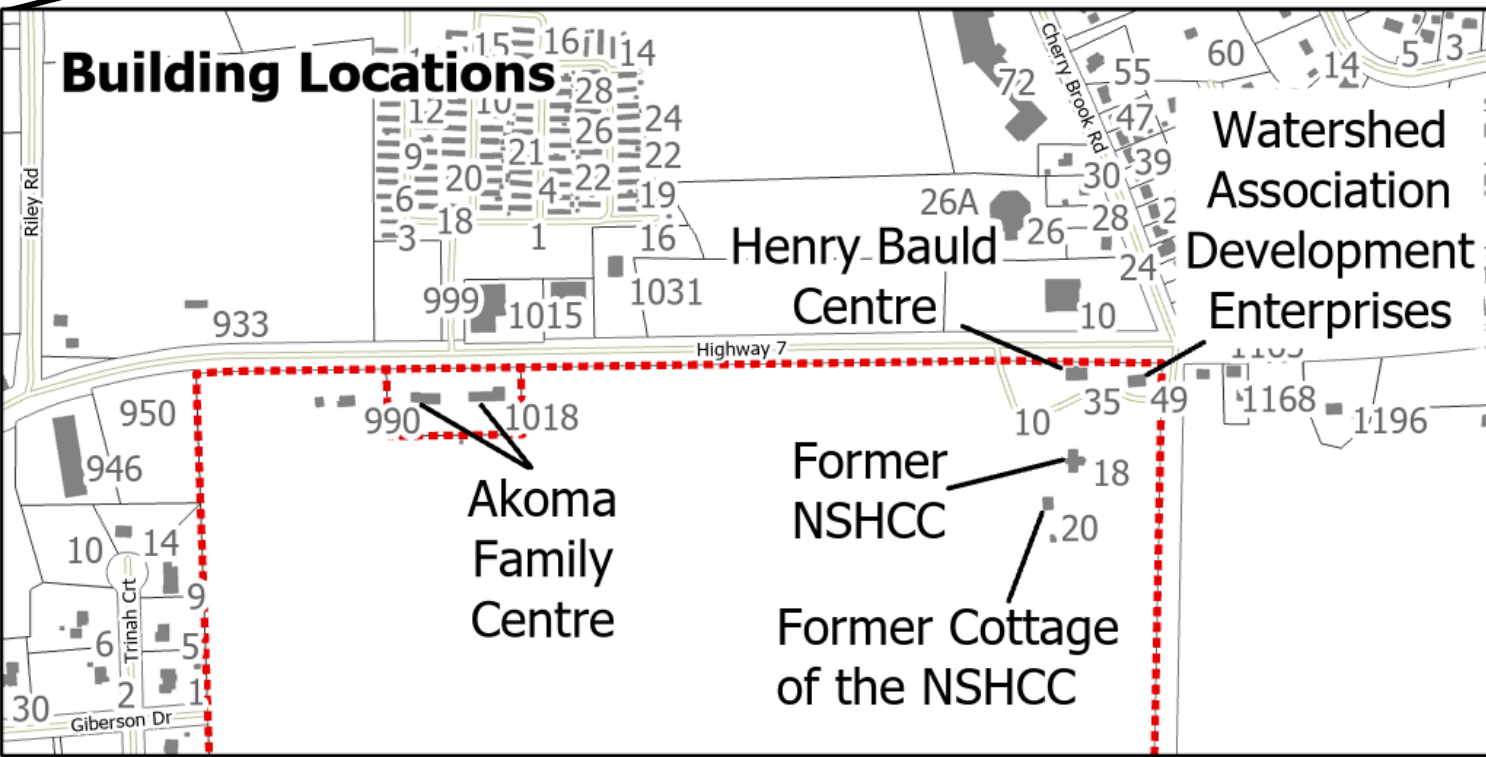
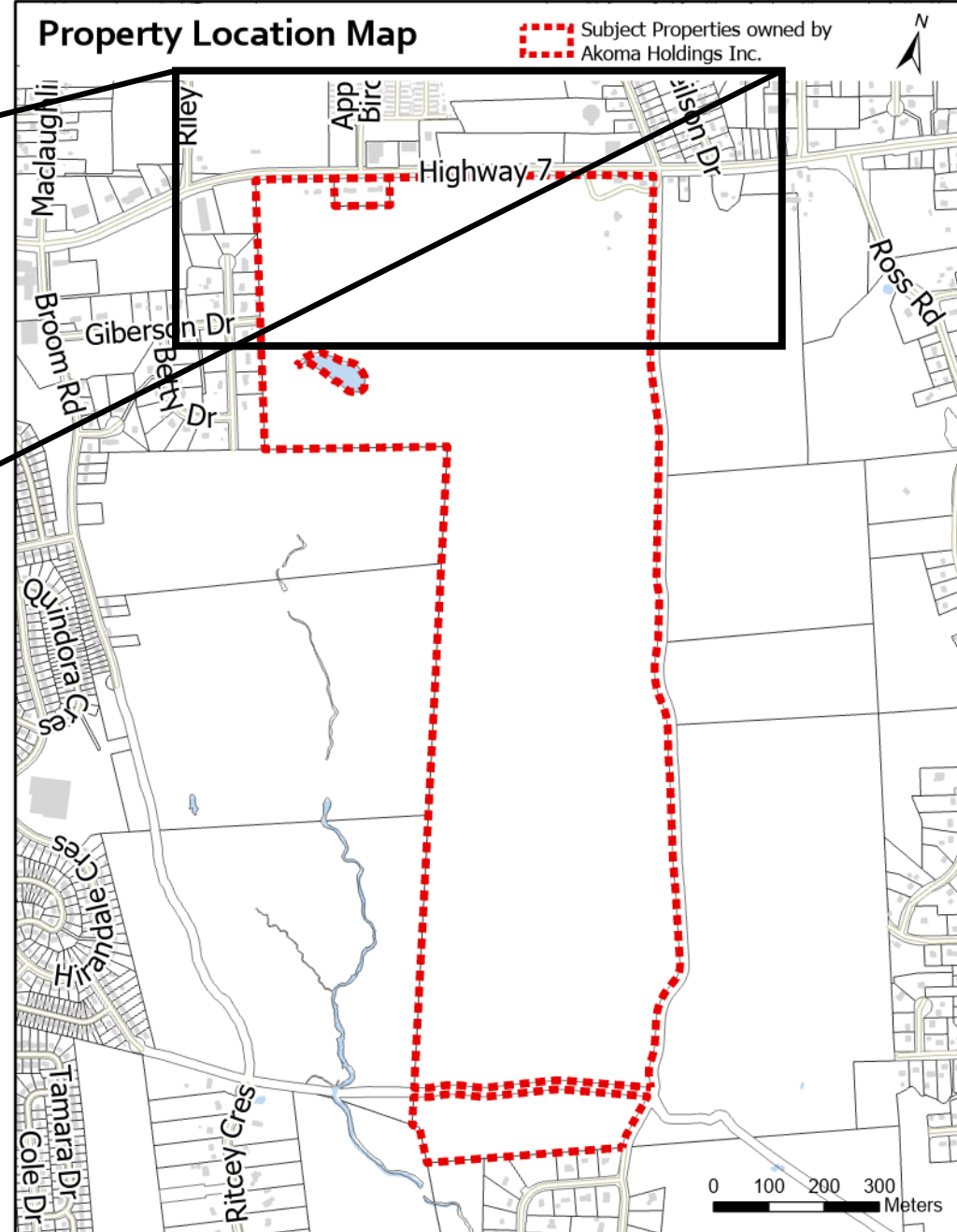
Proposal: To enable a mix of housing, economic and recreational opportunities for the community at the former Nova Scotia Home for Colored Children property.



**Where is the
property?**



Existing Buildings on the Property



Subject Property



Old Home



Henry Bauld Centre



WADE Building



Community Garden



Surrounding Area



History of the Site

1915

Incorporation of the Nova Scotia Home for Colored Children (NSHCC)

1948

Henry G. Bauld Elementary School was built

1921

NSHCC opened

1978/79

NSHCC closed
Two group homes were built

2006

Regional Plan

2018

Akoma Holdings' Application Initiated

2019

NSHCC Restorative Inquiry Final Report

2014

1st Regional Plan Review
Akoma Holdings Inc. established
Formal apology from the Province

2015

NSHCC Restorative Inquiry

2020

Second Regional Plan Review Initiated
African Nova Scotian Economic Action Plan

*This is by no means a comprehensive account.
The history of the site is best told from the
perspective of and by the community itself.*

Planning Policies

Regional Plan

Guides where population growth and the investment of services like transit, piped water and sewer should occur

Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

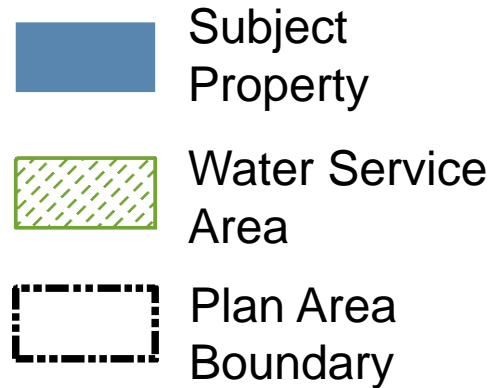
Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and engaging with the public

Planning Policies

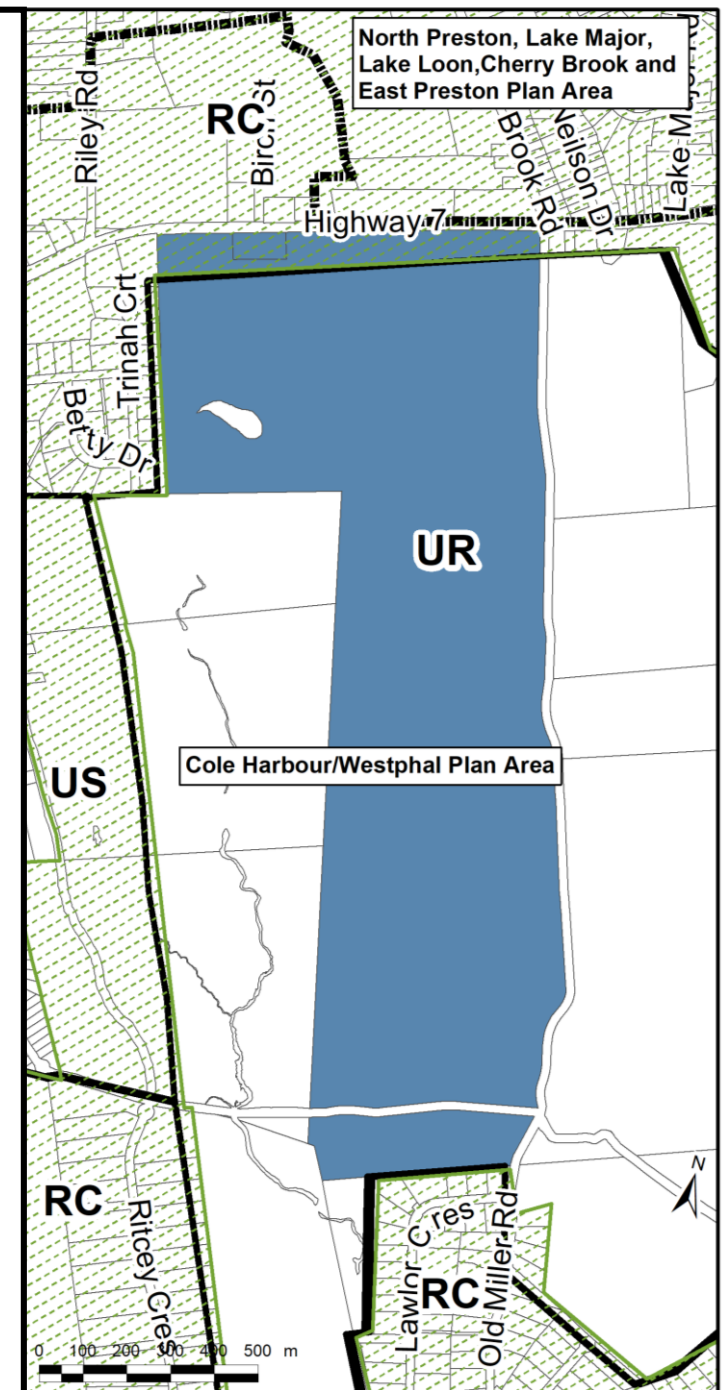
- Most of the property is zoned Urban Reserve (UR) which intends to protect the lands for future serviced development, beyond 2031
- Lands along Highway 7 are zoned for low density residential, community facility and highway commercial land uses
- Most of the property is outside the Water Service Area

Regional Plan Generalized Future Land Use

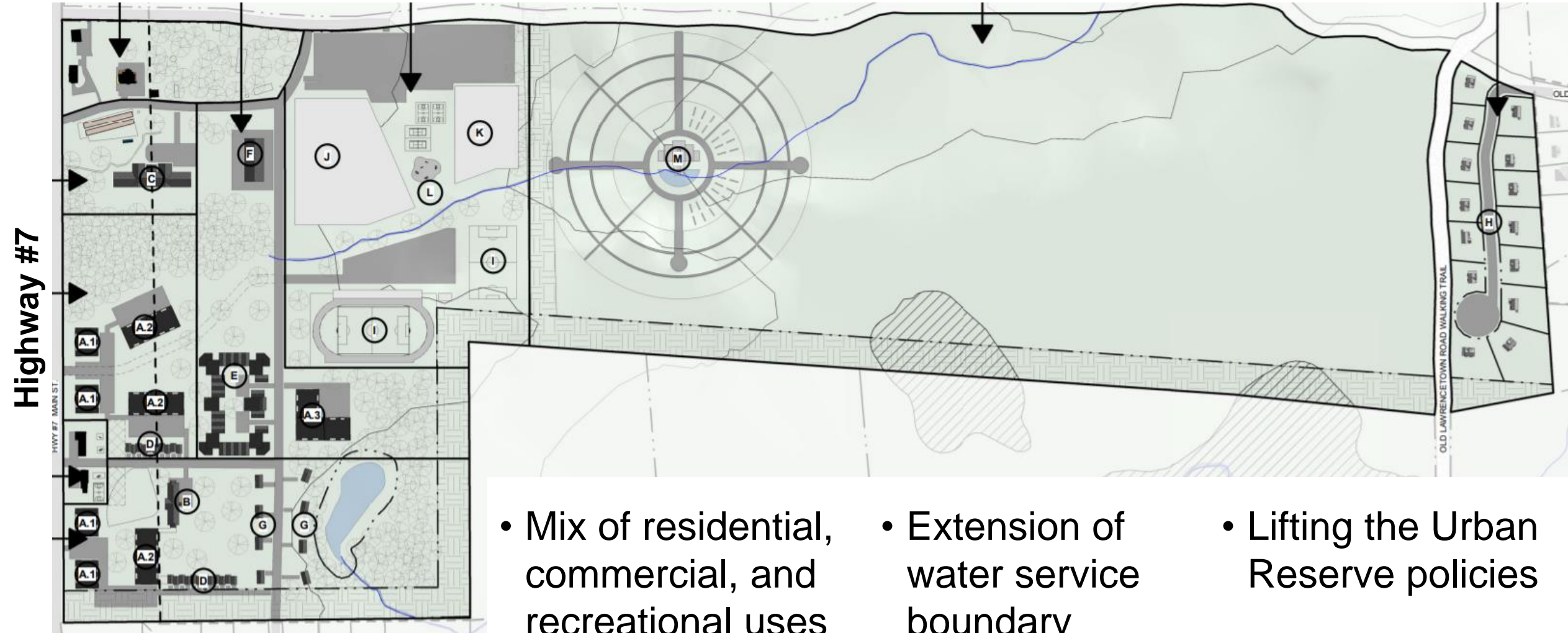


Designation

UR	Urban Reserve
US	Urban Settlement
RC	Rural Commuter



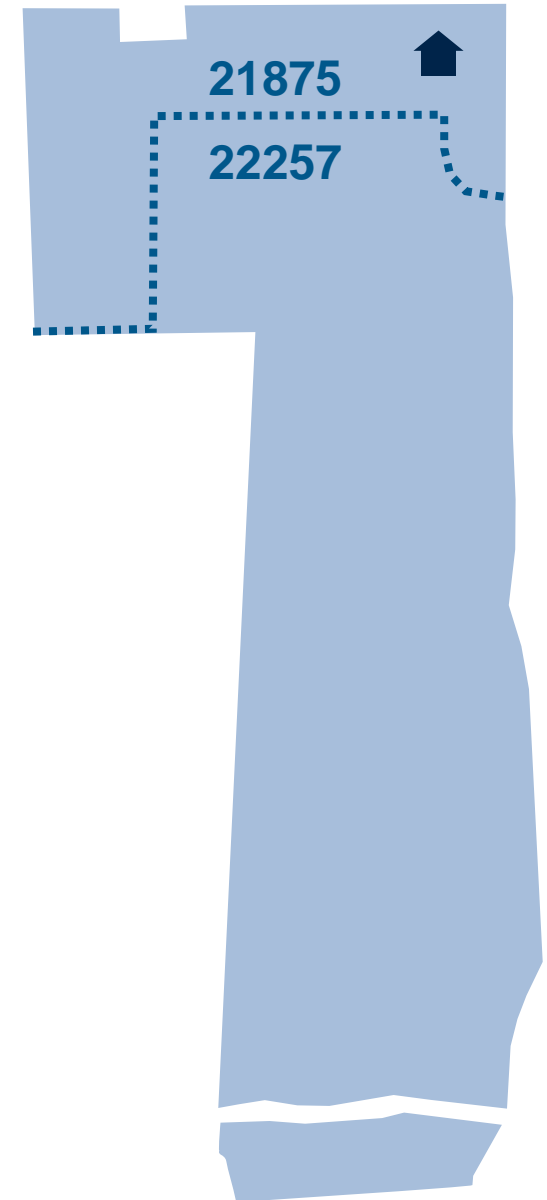
Akoma Holdings' Proposal



- Mix of residential, commercial, and recreational uses
- Extension of water service boundary
- Lifting the Urban Reserve policies

Two Planning Projects Running Parallel

- Case 21875
 - Application from Akoma Holdings
 - Phases 1-4 of Akoma Holdings' Proposal
- Case 22257
 - Second review of the HRM Regional Plan
 - Phases 5-7 and Open Space Area of Akoma Holdings' Proposal



Case 21875: Phases 1-4

Phase 1

Reuse of the old Home

Phase 2

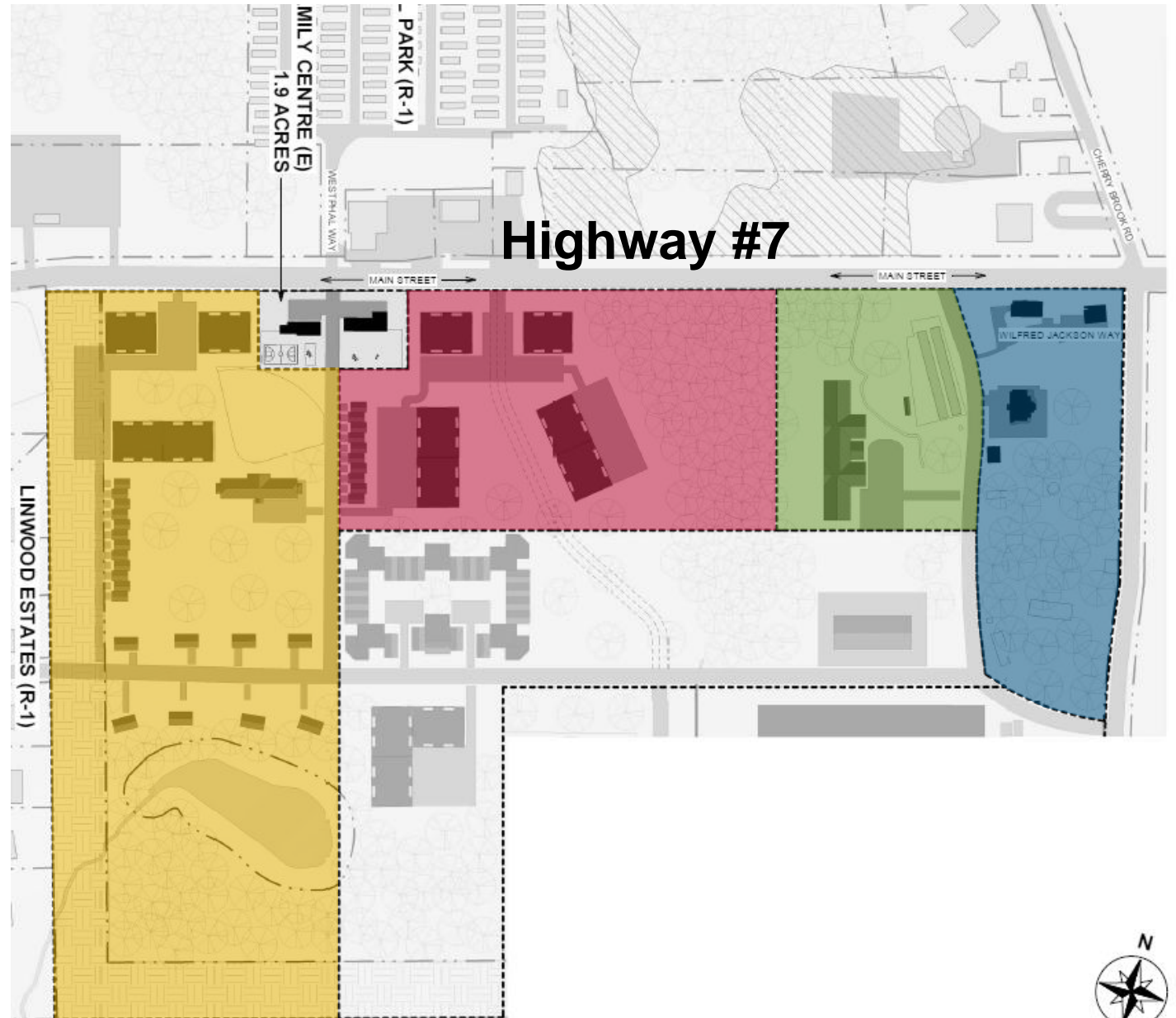
Multiple unit seniors development

Phase 3

A mix of housing types, mixed residential/ commercial buildings, new Akoma Children's Centre

Phase 4

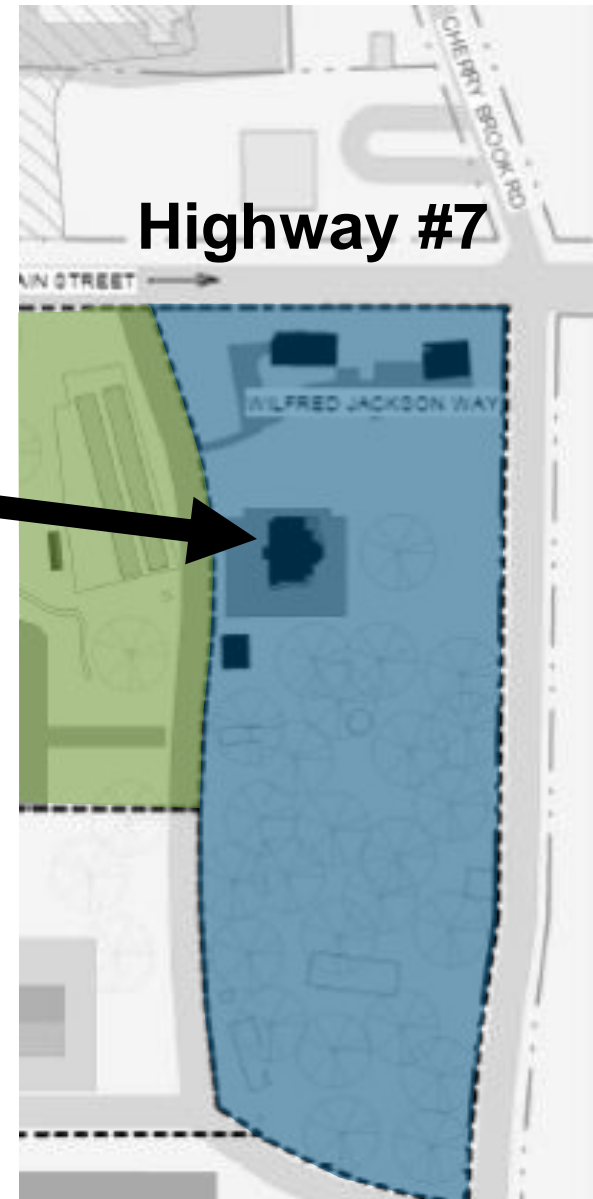
A mix of housing types, mixed residential/ commercial buildings



Phase 1

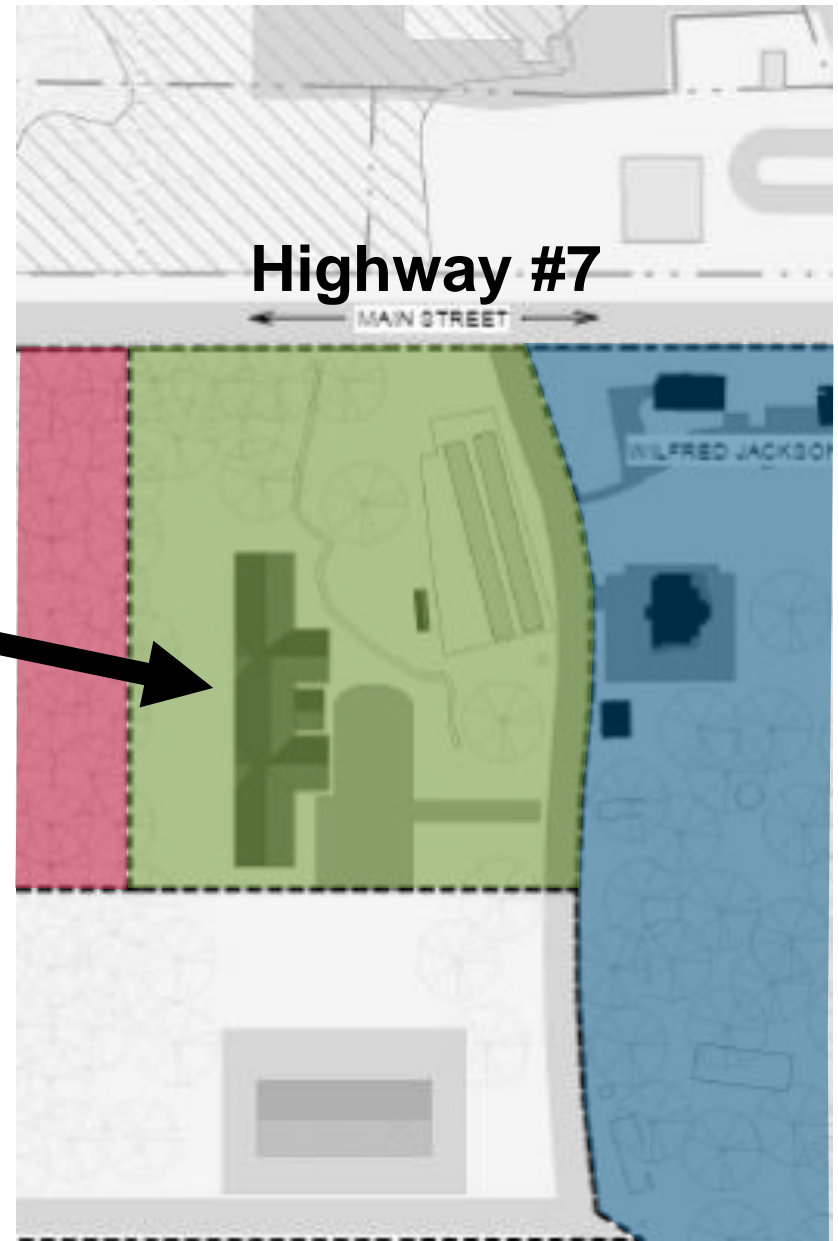
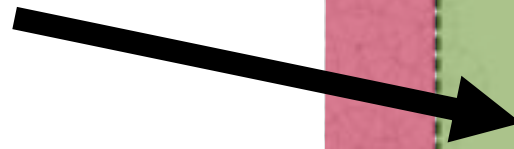
- Historic sites and monuments
- Interpretive displays and signage
- Private parks and playgrounds
- Meeting space
- Offices
- Restaurants / cafes
- Lounge
- Beauty salon
- Art gallery
- Studio space
- Gift shop
- Bed and breakfast

Old
Home



Phase 2

Multiple unit
seniors development



Phase 3

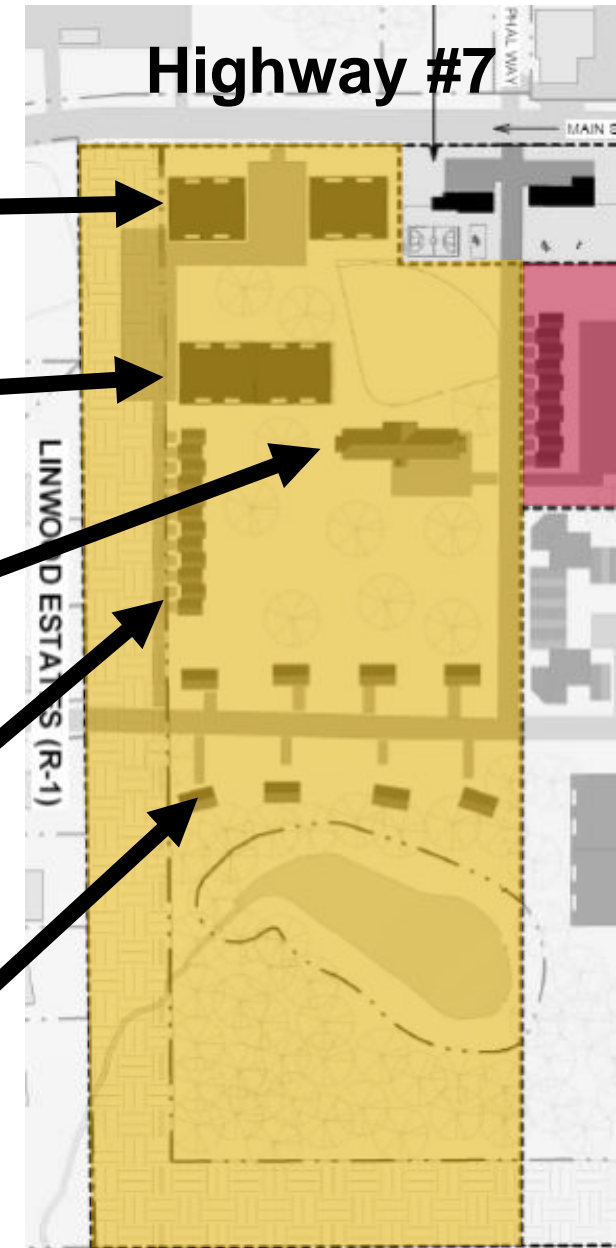
Mixed retail and
apartments

Apartment
building

New children's
centre

Townhouses /
Rowhousing

Single Unit
Dwellings

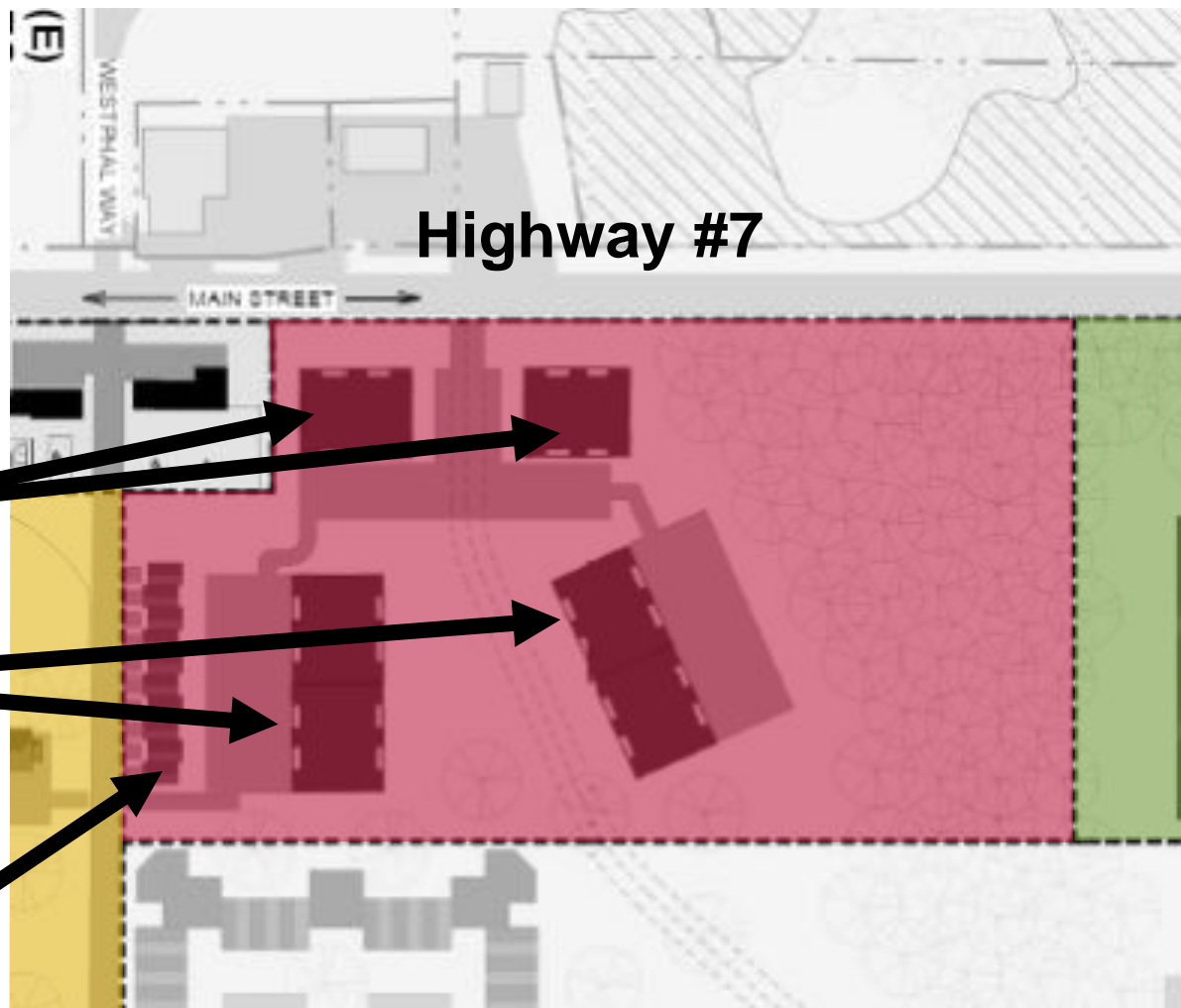


Phase 4

Mixed retail and apartments

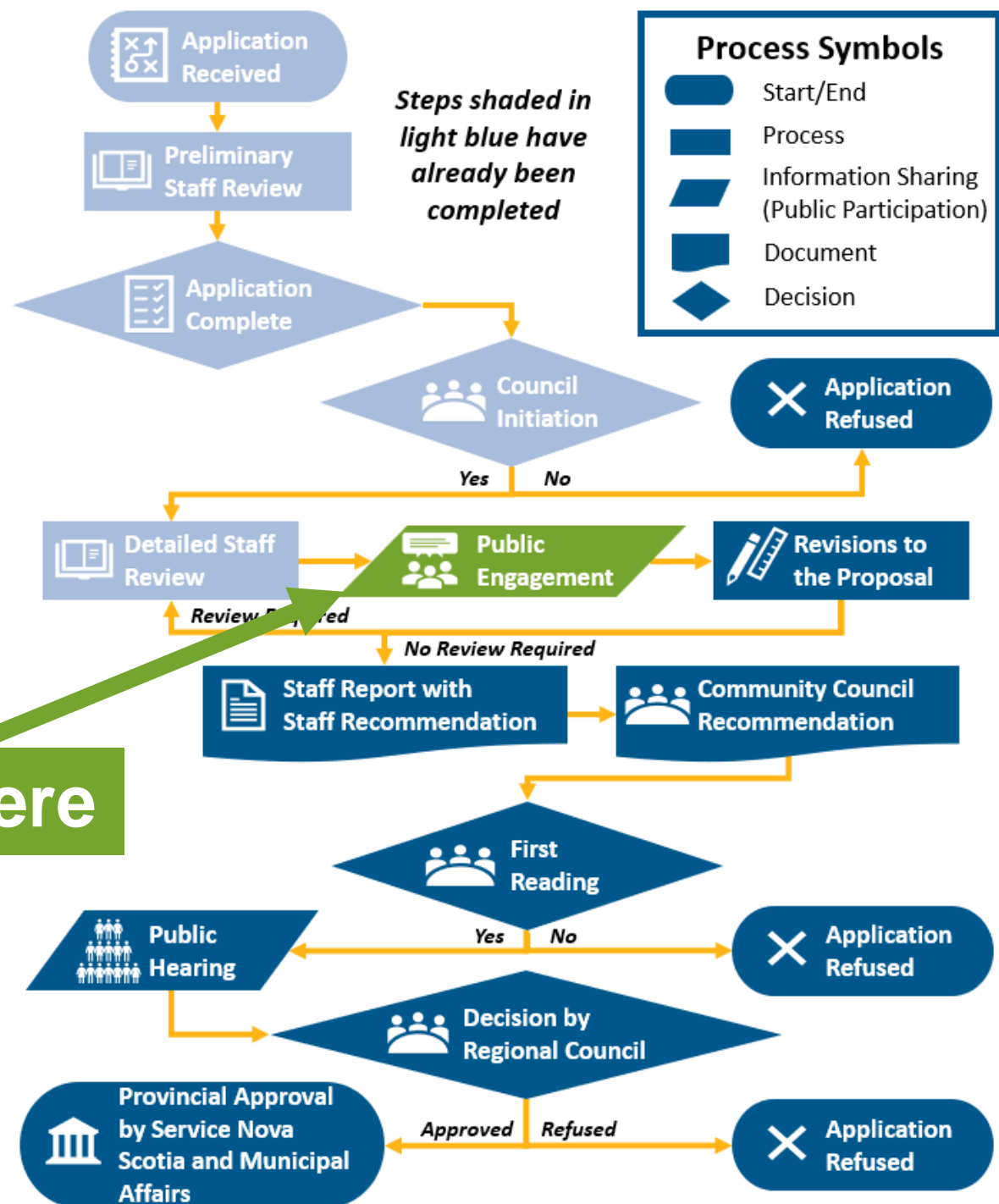
Apartment buildings

Townhouses / Rowhousing



Planning Process

We are here



Public Engagement Program



Guidance
from HRM
and
Provincial
African NS
Affairs
Offices



Public Meetings

Consultation with
key interest
community groups:
Akoma, VOICES,
AUBA, and
ANSDPAD

Public Meeting
Engagement with
Youth



Feedback
Window



Public Hearing
(before a
decision is
made)

In Person Meetings

Presentation
by HRM Staff
on Planning
Process



Group
Discussions

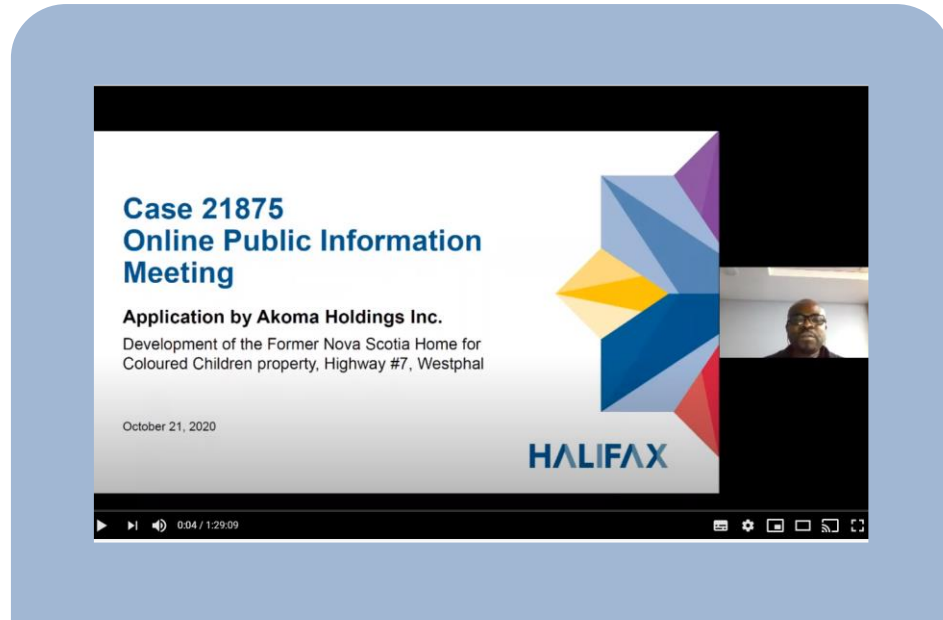


Presentation
by Applicant
(Akoma) on
proposal

Posting group
comments for
everyone to
see





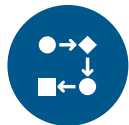








Virtual Public Meeting – October 21, 2020



- A video recording is available on the website
- Public feedback will be collected until November 25

www.shapeyourcityhalifax.ca/akoma-formernshcc

We want to hear from you!

-  Historical and Cultural Value of the Site
-  Size of Buildings (Height and Footprint)
-  Site Layout (Roads, Building Locations, Connectivity of Land Uses, Setbacks)
-  Housing Types
-  Signage
-  Landscaping, Amenity and Recreational Space
-  Business and Service Uses
-  Parking
-  Servicing
-  Density
-  Transportation Network including Transit and Walkability





Thank You For Your Feedback!

www.shapeyourcityhalifax.ca/akoma-formernshcc


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Ways to provide feedback after tonight's meeting until November 25

Contact the Planner

Stephanie Salloum

 sallous@halifax.ca

 902-476-2792

Comment in the Online Forum

Join the Conversation

30 September, 2020

Ask a question or post a comment. Share with us how you feel about the proposed development on this site.



0 comment

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