

Case 21875 Development of the Former Nova Scotia Home for Colored Children

HALIFAX

An Application by Akoma Holdings Inc.
Highway 7, Westphal

Regional Council

May 4, 2021

Slide 1



Acknowledgements



On December 10, 2014, the United Nations General Assembly formally proclaimed **2015 to 2024 as the International Decade for People of African Descent**

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.

Site Context

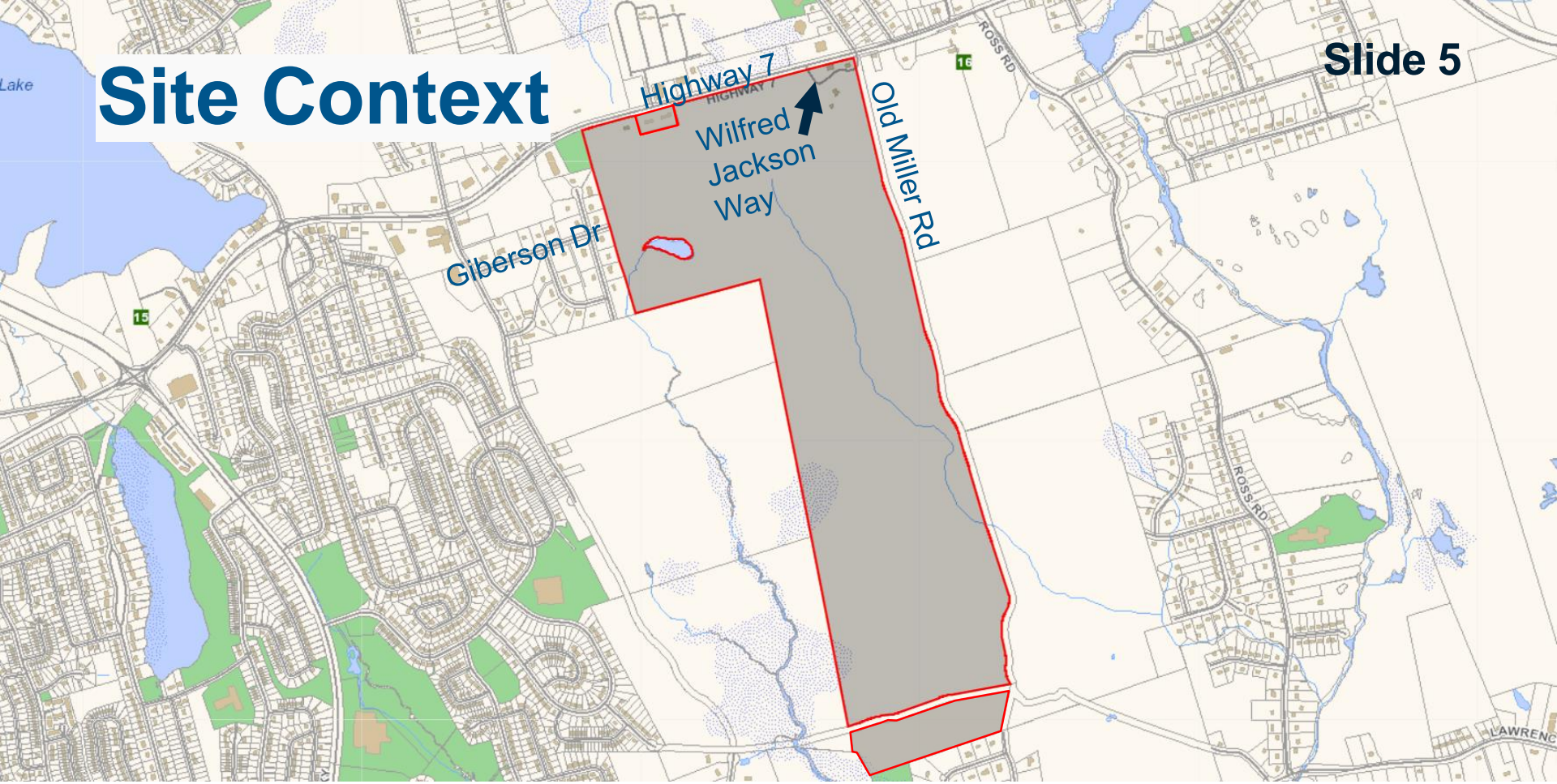
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Where is the property?

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Site Context



Two Planning Projects Running Parallel

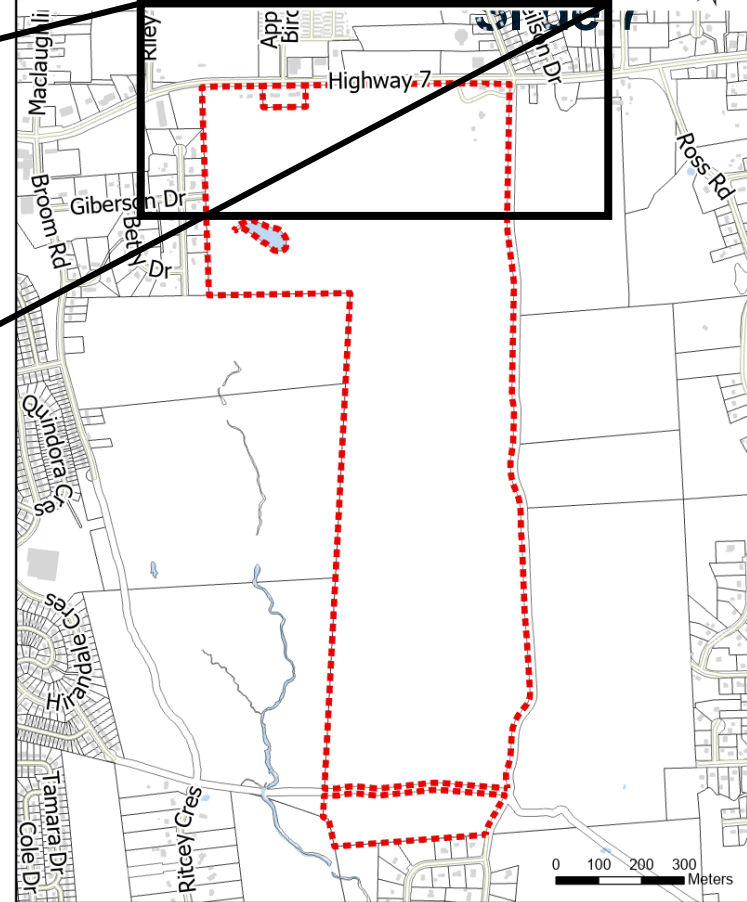
- Case 21875
 - Application from Akoma Holdings
 - Focuses on the appropriate adaptive reuse of the former Home and a mix of uses adjacent to Highway 7 and Giberson Drive
- Case 22257
 - Second review of the Regional Plan
 - Remaining phases of Akoma's proposed development



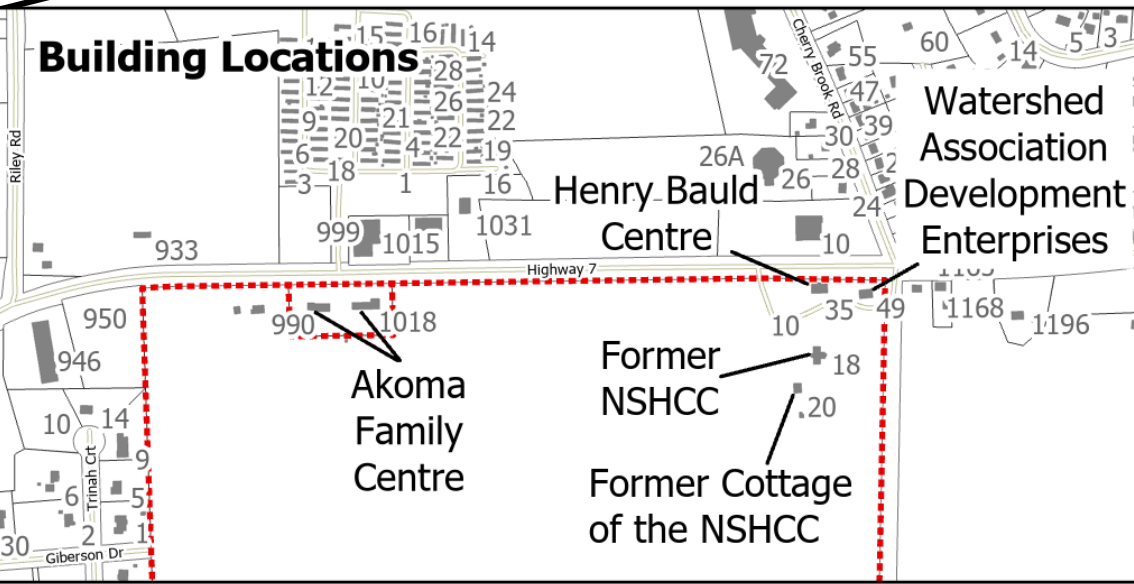
Existing Buildings on the Property

Property Location Map

Subject Properties owned by Akoma Holdings Inc.



Building Locations



Subject Property

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Old Home

Before



After



Henry Bauld Centre



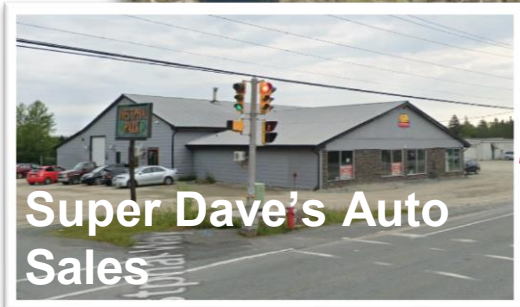
WADE Building



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

*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.*

NSHCC Restorative Inquiry Final Report

2019

Akoma Holdings' Application Initiated

2018

2006
Regional Plan

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

Planning Policy Outline



Regional Plan & Subdivision By-law

Guide 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 By-law (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public

Relevant Planning Policies




Regional Plan & Subdivision By-law

- Most of the property is designated Urban Reserve (UR) which intends to protect the lands for future serviced development, beyond 2031
- Most of the property is outside the Water Service Area

Community Plan & Land Use By-law

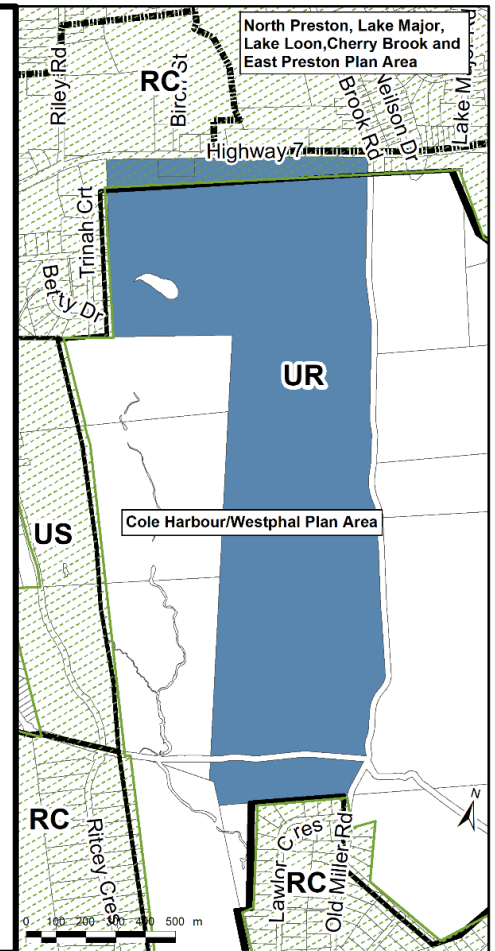
- Most of the property is zoned UR
- Lands along Highway 7 are zoned for low density residential, community facility and highway commercial land uses

Regional Plan Generalized Future Land Use

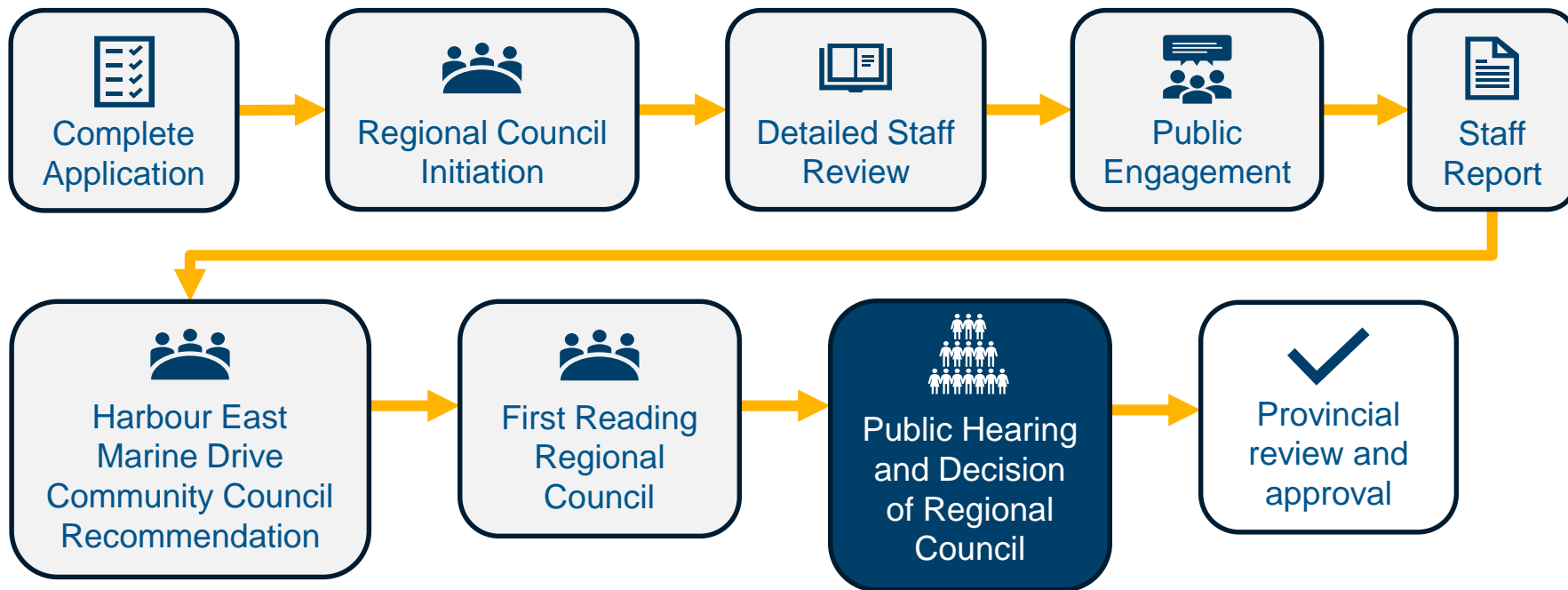
-  Subject Property
-  Water Service Area
-  Plan Area Boundary

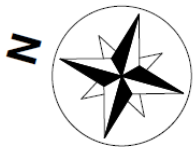
Designation

- UR** Urban Reserve
- US** Urban Settlement
- RC** Rural Commuter



MPS and LUB Amendments Planning Process

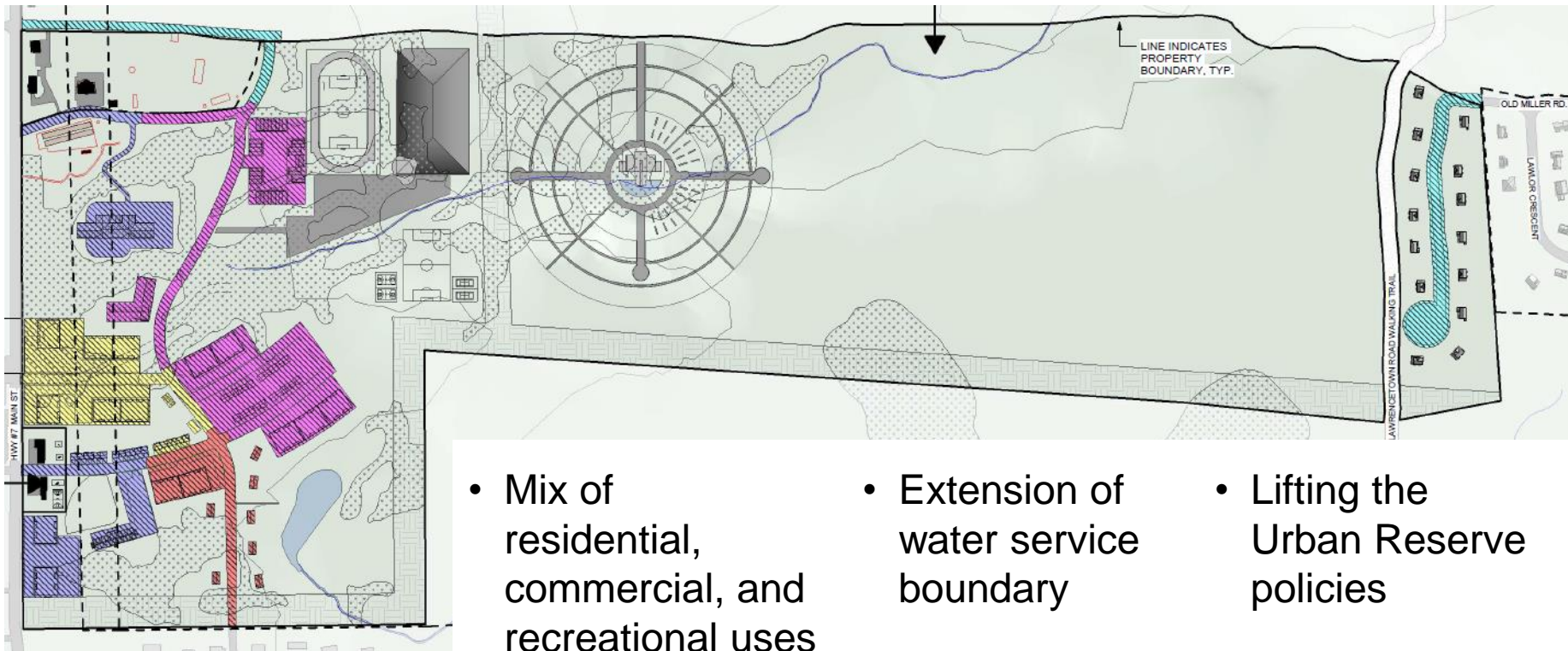




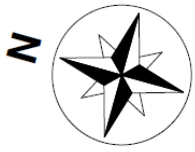
Akoma Holdings' Overall Proposal

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Highway #7

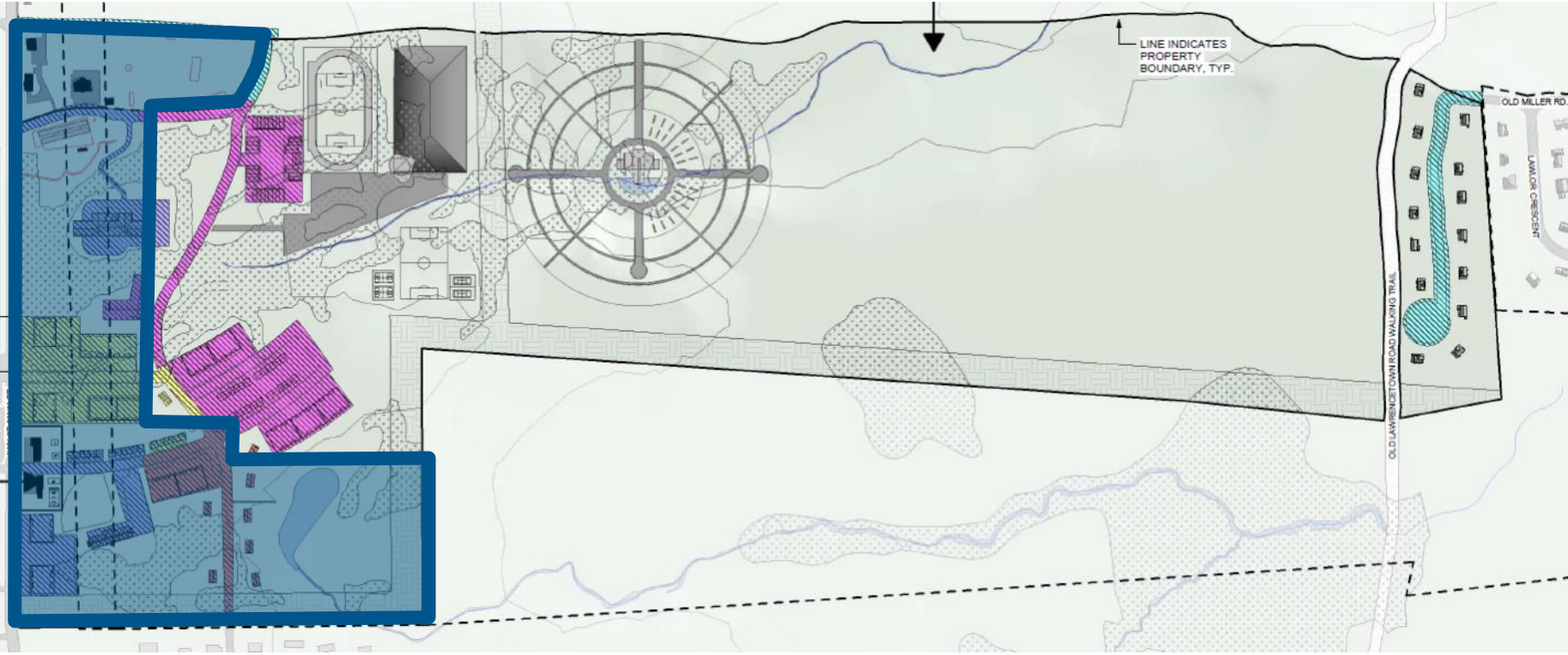


- Mix of residential, commercial, and recreational uses
- Extension of water service boundary
- Lifting the Urban Reserve policies



Focus for Case 21875

Highway #7



Proposal for Case 21875

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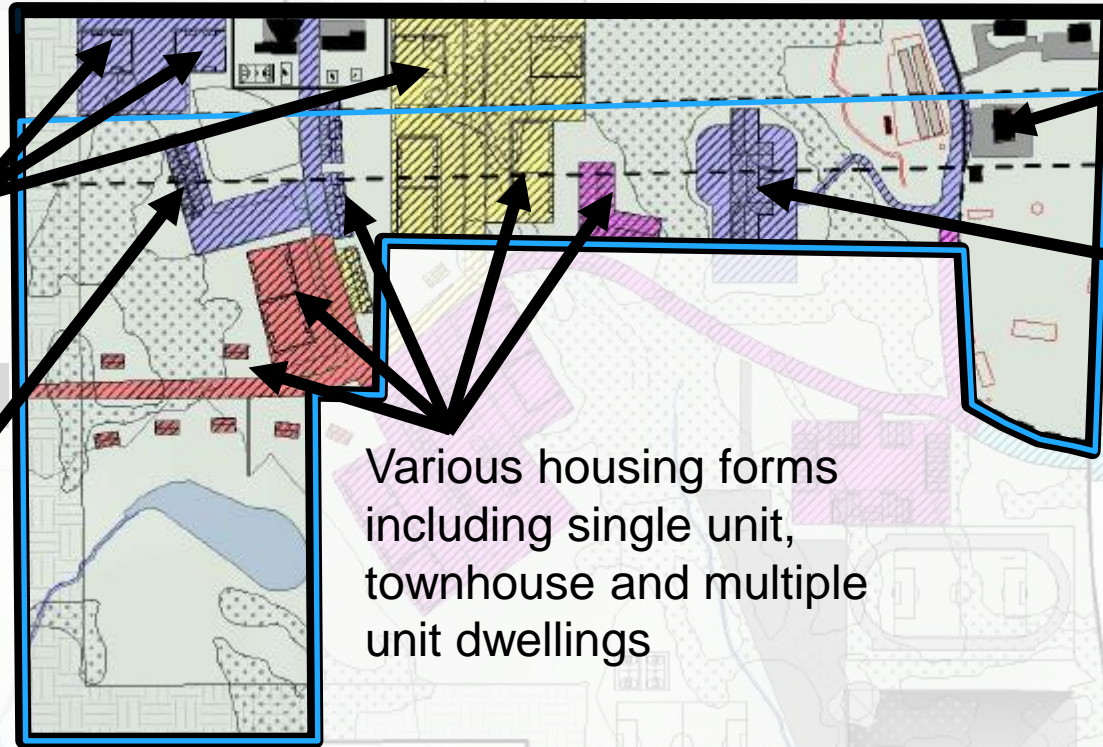


Mixed Use
Commercial-
Residential
Development

GIBERSON DR

New Akoma
Family Centre

HIGHWAY #7



Occupancy
of the
Former
Home

Seniors
Housing

Case 21875

Extension of
Water Service
Area



Public Engagement Program

**Guidance
and Advice**



**Sharing
Information**



**Collecting
Feedback**

Level of engagement completed was consultation achieved through:

- signage posted on the site
- meetings with African Nova Scotian Affairs government agencies
- meetings with community groups
- Shape Your City and Halifax.ca websites
- mail out notifications
- a virtual public information meeting (Oct 21, 2020)
- presentation to Youth Advisory Committee (Nov 19, 2020)
- social media posts



Public Engagement Program Cont'd...

Guidance
and Advice



Sharing
Information



Collecting
Feedback

- Provincial African Nova Scotian Affairs (ANSA) department and Municipal African Nova Scotian Affairs Integration Office (ANSAIO)
- Community groups

Akoma

AUBA

VOICES

ANSDPAD

The role of these groups in the planning process was to help staff share information with the public. Their assistance does not equate their support for the development proposal itself.

Public Engagement Program Cont'd...



Guidance
and Advice



Sharing
Information



Collecting
Feedback

Website Views



Halifax.ca 651
Shape Your City 912

Notices



Mailed 229
Emailed >775

Virtual PIM



Public Attendees 25
YouTube Views 369

Social Media



Facebook Posts
38 pages

Public Engagement Program Cont'd...



Guidance
and Advice



Sharing
Information



Collecting
Feedback

Public Forums



8 posts on Shape Your City
36 Facebook comments
107 reactions on Facebook

Calls & Emails



13 unique callers
18 unique emails

Public Questions



11 questions and
comments at virtual
public meeting

29 questions in Q&A
document



Public Engagement Feedback

Guidance and Advice



Sharing Information



Collecting Feedback



Commemorating the history of the NSHCC



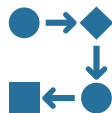
Preserving the former Home



Capturing the intent of the 1915 Act



Consulting with ANS communities



Minimizing processing times



Providing a range of opportunities



Benefiting the community



Considering Africentric principles



Extending municipal services



Minimizing road network and traffic impacts



Providing active transportation connections

Regional Plan & Subdivision By-law

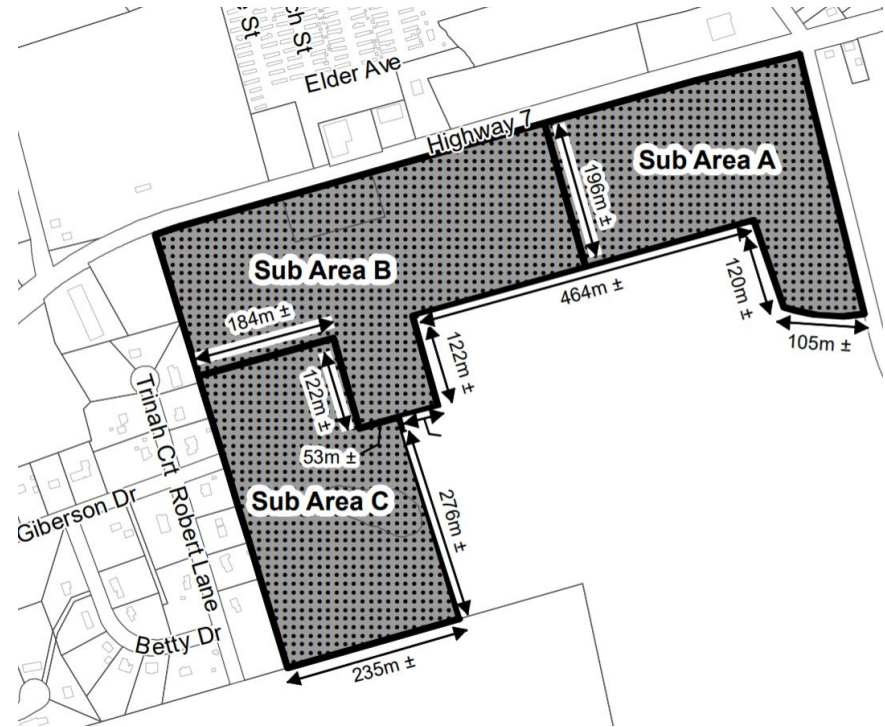
- Lift the Urban Reserve designation from a portion of the property
- Extend the Water Service Boundary to include the northern portion of the property
- Allow creation of new roads and subdivision of the lands, if needed

Community Plan (Cole Harbour/Westphal Municipal Planning Strategy)

- Establish a vision for the entire property in policy
- Enable a new Mixed Opportunity District (MOD) Zone for a portion of the property that allows a variety of residential, commercial, institutional and recreational uses
- Enable consideration of larger scale developments through the development agreement process
- Enable changes to the MOD Zone requirements in keeping with the overall vision

Land Use By-law

- Apply the Mixed Opportunity District (MOD) Zone to a portion of the property
- Divide the site into Sub Areas
- Require site plan approval for certain uses and a development agreement process for larger scale developments prior to issuing a development permit
- Require a traffic study prior to allowing development in Sub Areas B and C



Historical and Cultural Significance

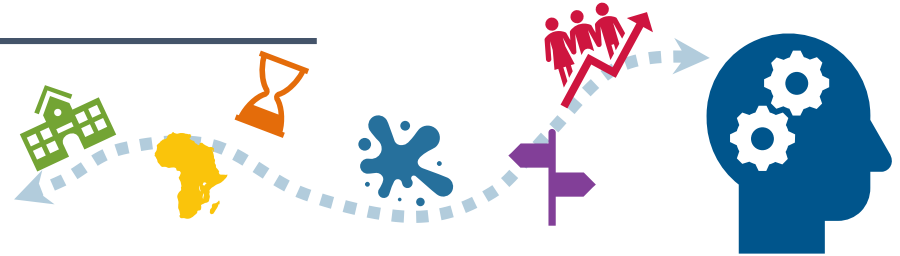
- Recognize the significant historical and cultural value of the property
- Permit the appropriate adaptive reuse of the former NSHCC building

A Mix of Land Use Opportunities

- Support the African Nova Scotian Road to Economic Prosperity Action Plan
- Provide a mix of opportunities for African Nova Scotians and the community at large

Transportation Network

- Allow adequate road and AT linkages



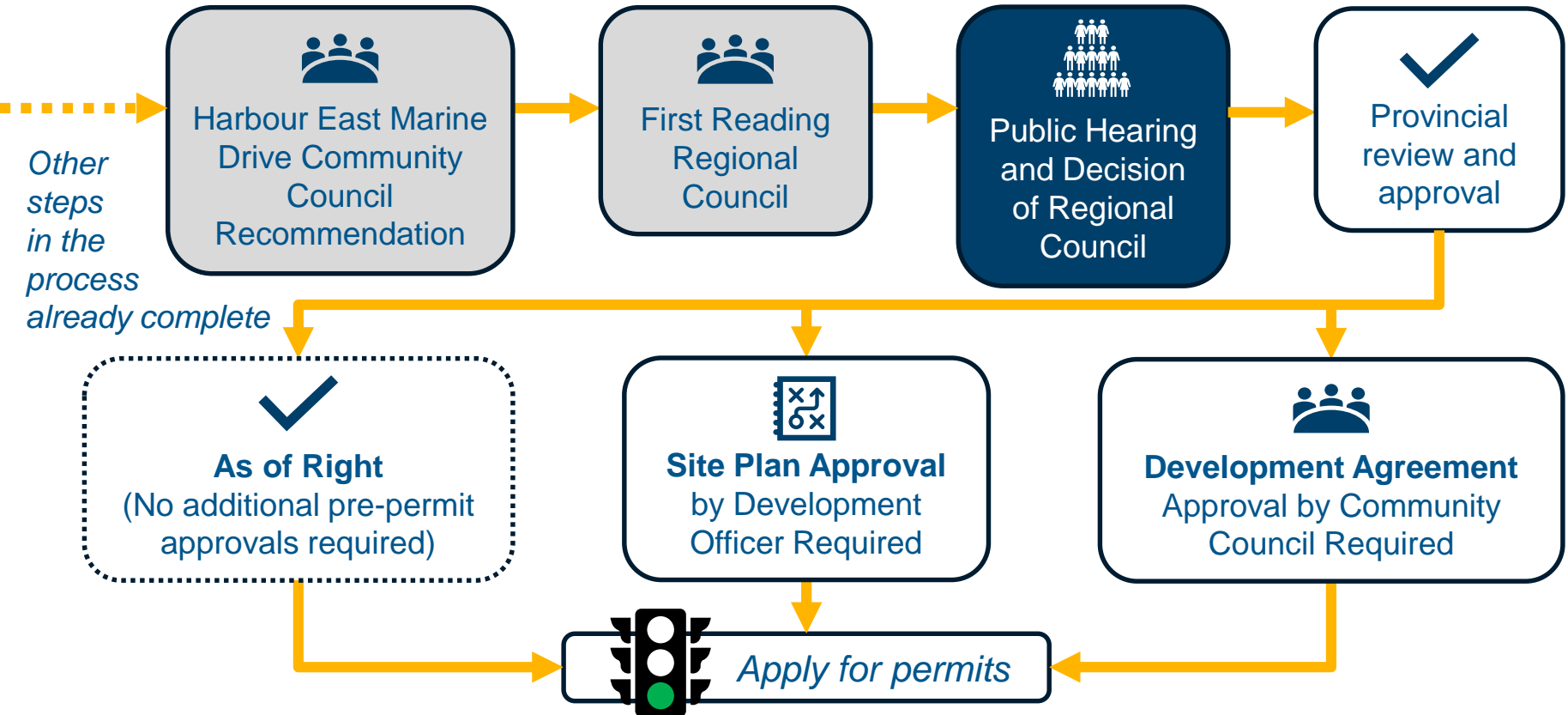
Building Form and Design

- Enable appropriate development forms in keeping with the semi-rural nature of the area

Servicing

- Extend the water service area where water serviced development currently surrounds the site
- Ensure lot sizes can accommodate on-site septic systems

If Council Approves the Amendments Slide 28



It is recommended that Regional Council:

- ✓ Give First Reading to consider the proposed amendments and schedule a public hearing; and
- Adopt the proposed amendments as set out in the attachments of the staff report.

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Thank You

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