



Community Development Plan

By Shelley Fashan
and
Spencer Colley

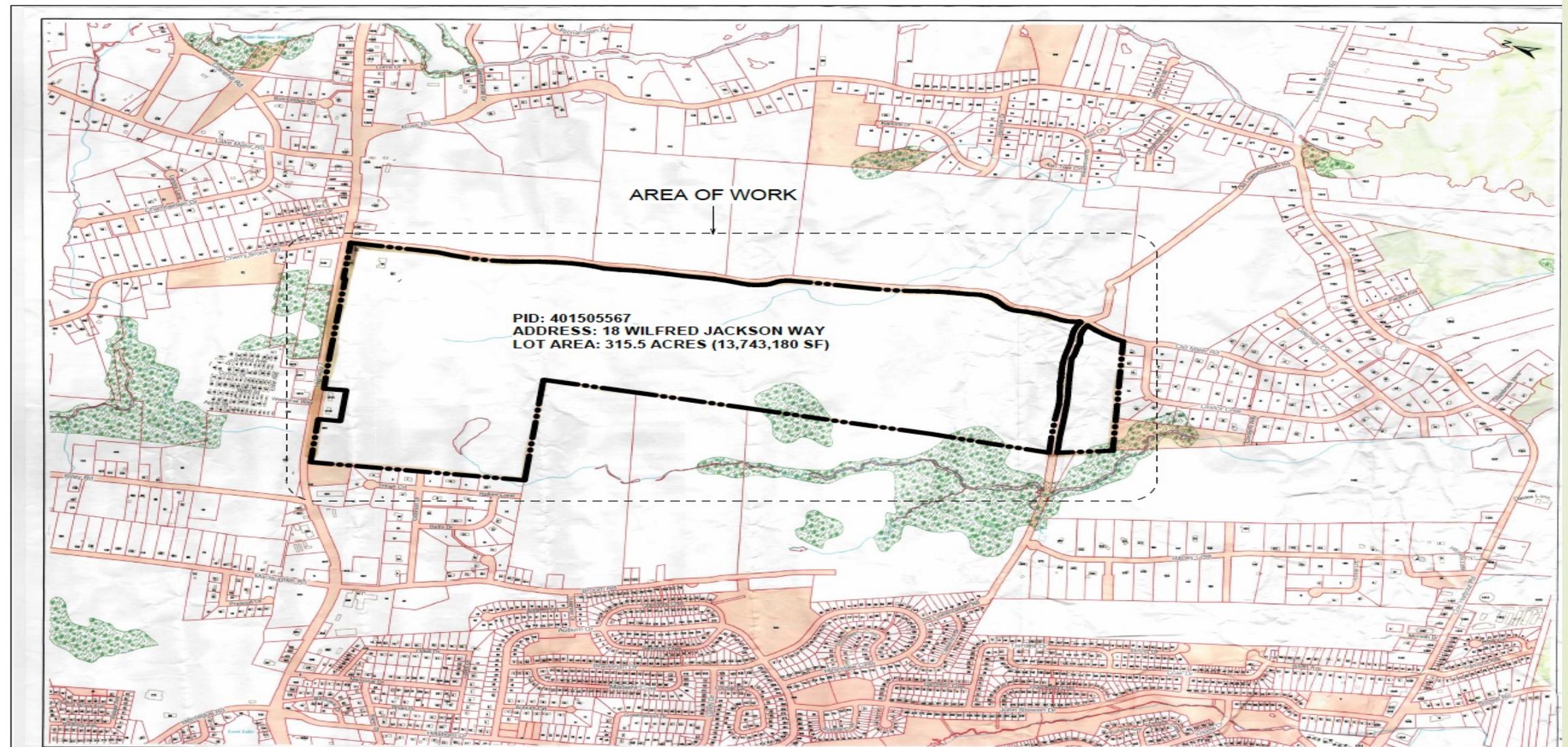
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Presentation For Public Hearing

May 4, 2021

HRM Case #21875

Location of Land Holding (315 acres)



We Are Guided By

- **Africentric Principles of Kwanzaa**
 - Unity, self determination and purpose
 - Collective work and responsibility
 - Cooperative economics
 - Creativity and faith
- **The community's need for affordable housing, cultural preservation and socio-economic development**
- **Environmental stewardship**



We Are Also Guided By...

- Best planning, design and engineering practices
- Creating a **healthy, inclusive and age-friendly** community
- **Akoma's 2018 Housing Study** which shows needs for
 - Seniors
 - Young adults, young families and students
 - Households with physical disabilities or mental health issues
 - Mixed income housing for middle-and low-income households



Our Community Planning Approach

- ▶ Land will be retained as **Open Space with trails**
- ▶ **New zoning** proposed for 18 Wilfred Jackson Way
 - ▶ Urgent need for seniors housing - located adjacent to the community garden
- ▶ **A Comprehensive Development District** for other developments
 - ▶ Provides flexibility so opportunities can be responded to
 - ▶ Use of community engagement in order to encourage:
 - ▶ Africentric building design
 - ▶ Job creation and economic development



Development Servicing Approach

- ▶ **Akoma has requested that the Urban Reserve be removed from Hwy 7 to the Nova Scotia Power corridor:**
 - ▶ So that Comprehensive Development District planning can start
 - ▶ A detailed land capability analysis is now underway for entire site
- ▶ **Our development servicing strategy:**
 - ▶ Uses modern private treatment systems
 - ▶ Will connect with central services if those services are extended
- ▶ **A land condominium concept is being explored for all development phases**
 - ▶ This is a cost-effective approach using driveway access
 - ▶ Savings will be passed on to tenants
 - ▶ Akoma retains ownership control
- ▶ **Sidewalk access to transit along Hwy 7 will be included.**



Affordable Housing Update

- **Due to the zoning restrictions on our property:**
 - An inquiry from Housing Nova Scotia for shared housing was turned down in June
 - An inquiry from CMHC for Rapid Housing Investment was turned down in October
- **Housing for vulnerable populations will be in partnership with others**
- **A mixed income housing approach will be used for residential buildings**
- **Financing being planned through CMHC (National Housing Strategy)**
- **Construction partnership with local organizations for some buildings**



18 Wilfred Jackson Way, Seniors, Long Term Care

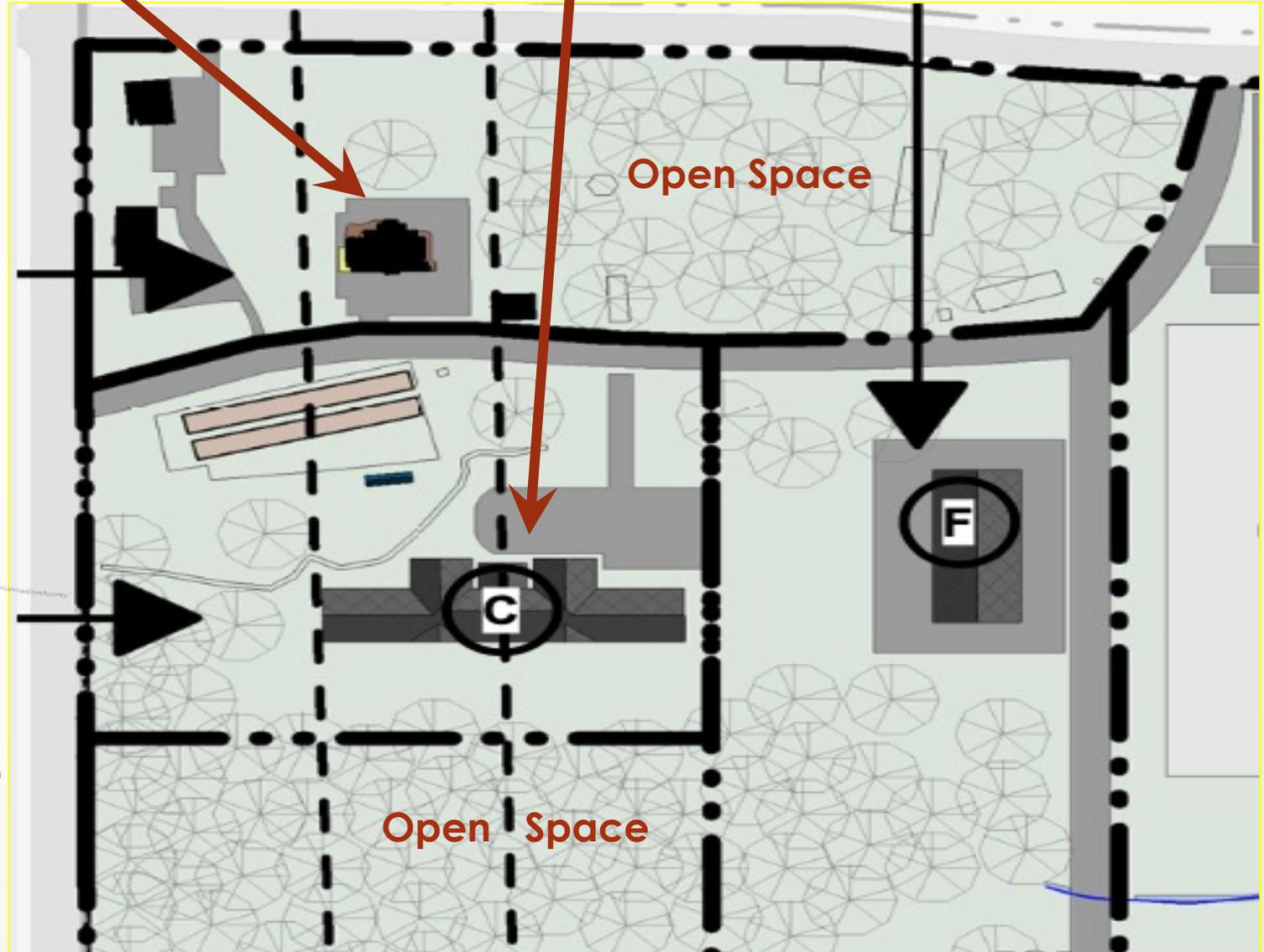
WADE Centre

Bauld Centre

Community Garden

Open Space

East End of Site



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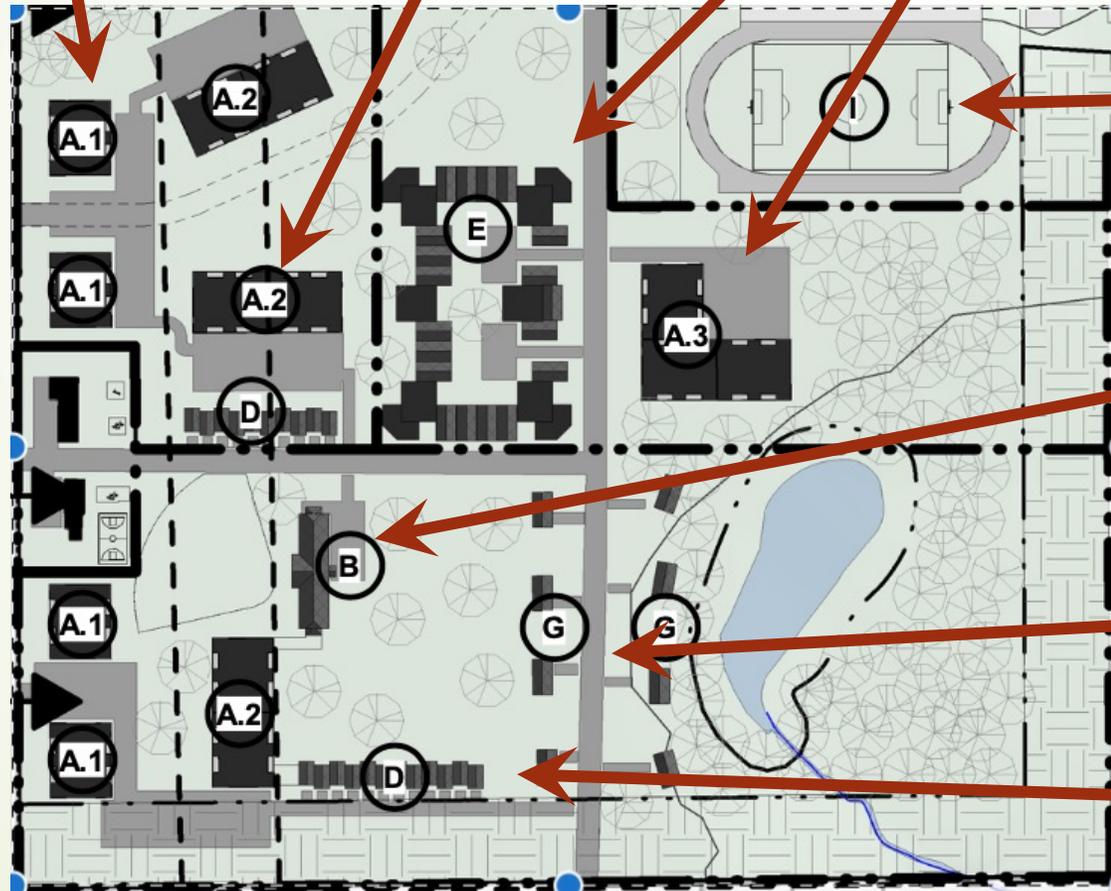
West End of Site

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(A1) Mixed Use Residential Commercial

(A2) Mixed Income Townhouses & Apartments

Akoma Family Centre



Sports Field

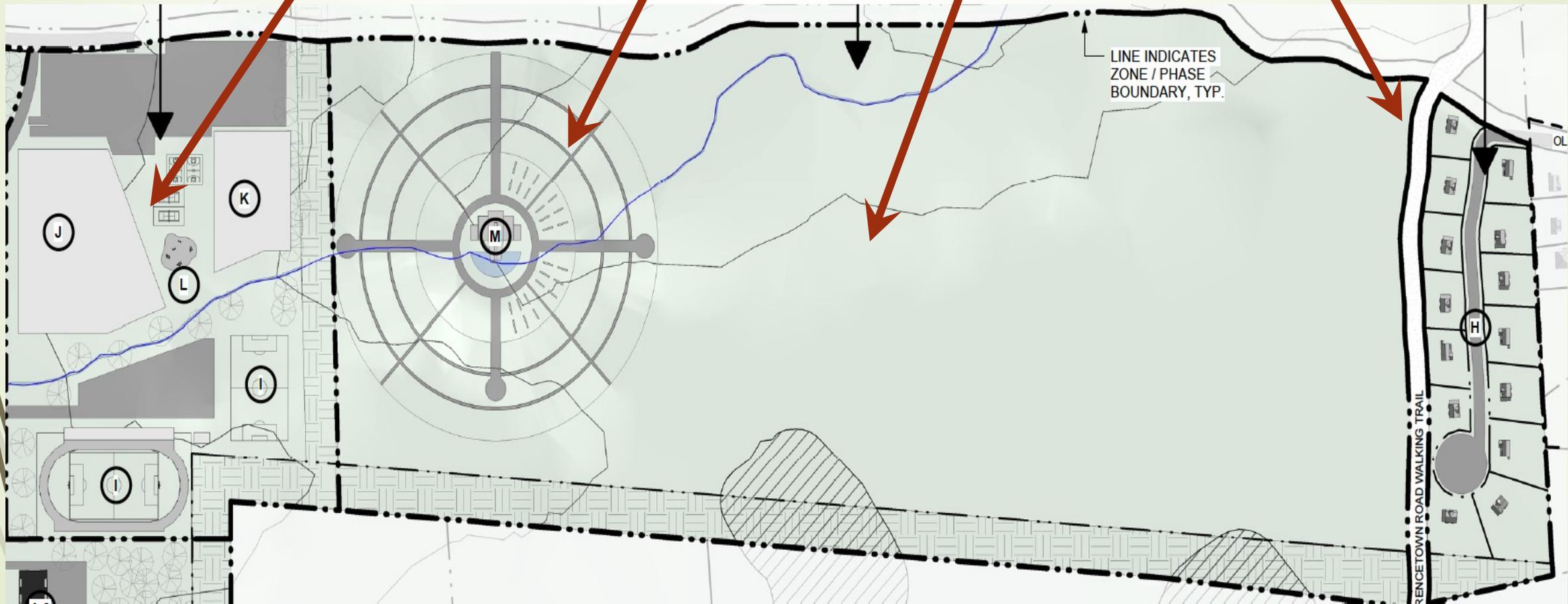
Akoma Children's Centre

Single Family Res

Townhomes

Middle and South End of Site = longer term

Recreation, Cemetery, Open Space, Single Family



Thank You!

- **Akoma Holding Board of Directors**
 - **Property Management Committee**
 - **Consultants:**
 - **Dave Harrison, Project Manager**
 - **Troy Scott, Architect**
 - **Jeff Pinhey, Civil Engineer**

