

Item 10.3.1

New Roots Community Land Trust

CPED committee presentation

May 16, 2024





“Here are some of the worst tenements, and dirty cinder sidewalks...littered with rubbish.”

“In its present state of decay and stagnation it is repelling to good commercial development”

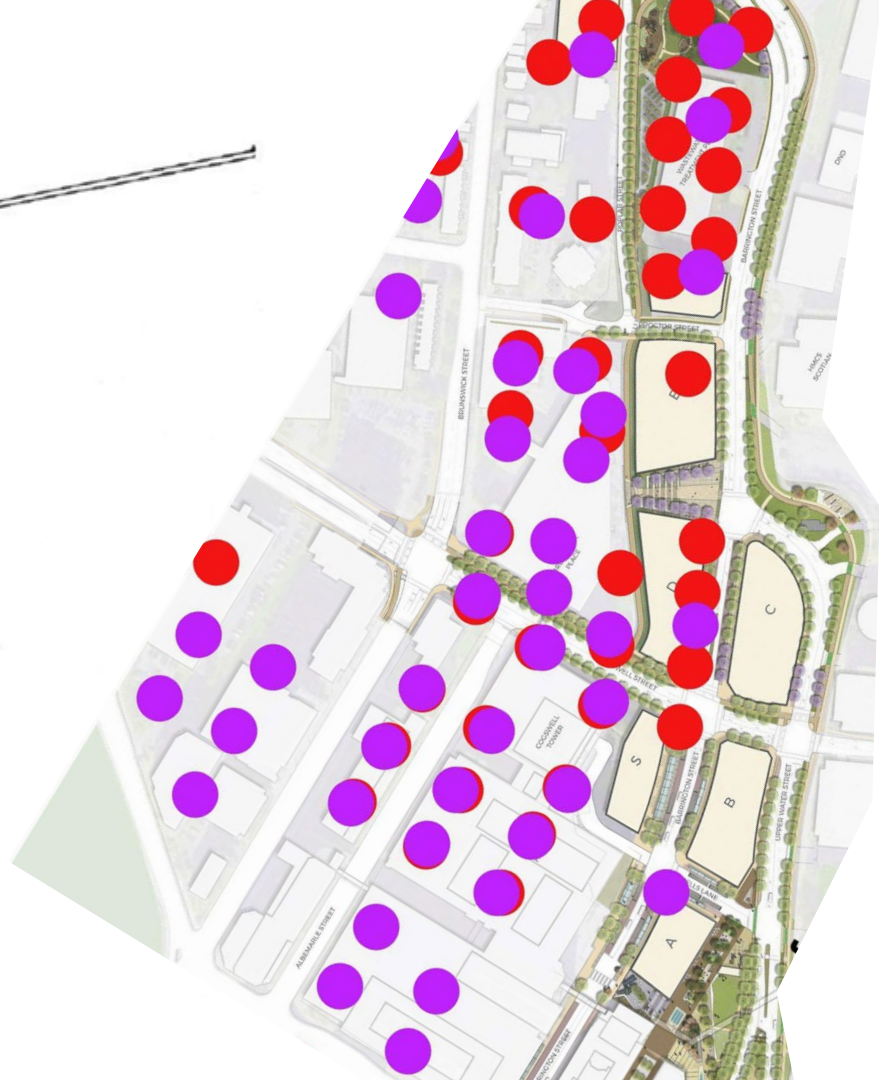
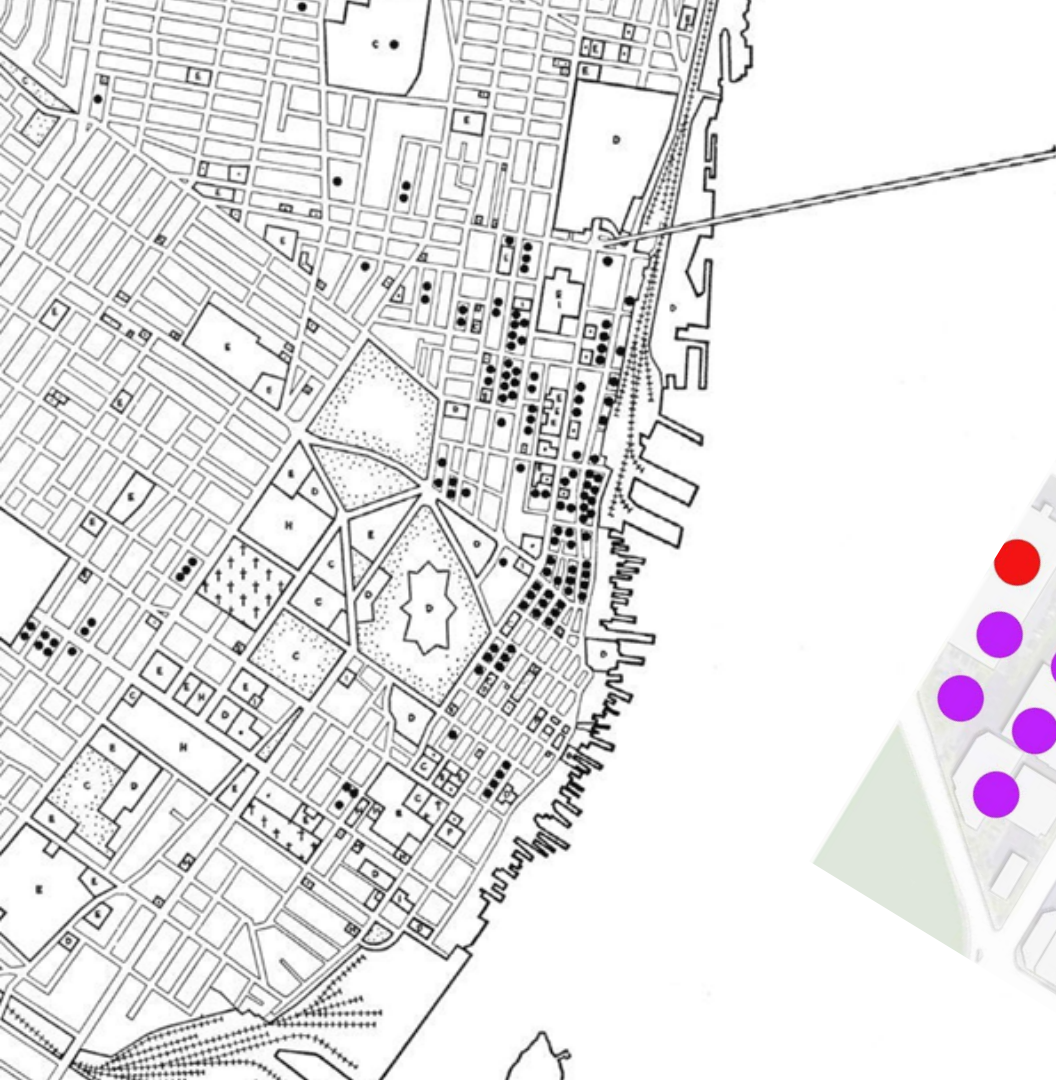
-Gordon Stephenson, architect of Halifax's urban renewal



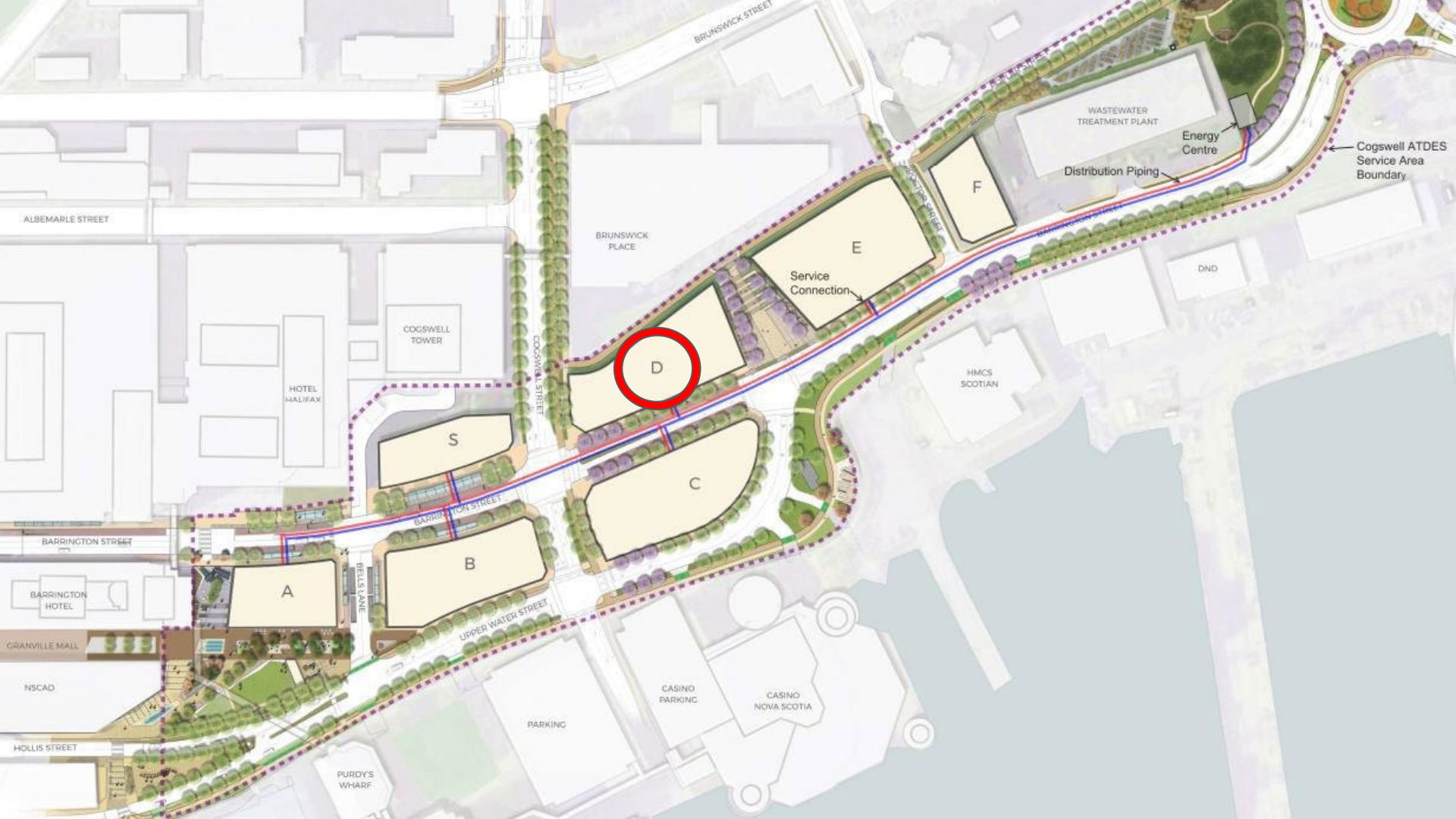


6,000

**African Nova Scotians
displaced through urban
renewal**







D

WASTEWATER TREATMENT PLANT
Energy Centre
Distribution Piping

Cogswell ATDES Service Area Boundary

Service Connection

COGSWELL TOWER

HOTEL HALIFAX

S

C

A

B

HMCS SCOTIAN

CASINO PARKING

CASINO NOVA SCOTIA

PARKING

PURDY'S WHARF

BARRINGTON STREET

BARRINGTON HOTEL

GRANVILLE MALL

NSCAD

HOLLIS STREET

BRUNSWICK STREET

BRUNSWICK PLACE

COGSWELL STREET

COGSWELL TOWER

B

UPPER WATER STREET

BARRINGTON STREET

BELLS LANE

ALBEMARLE STREET

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New Roots

HALIFAX NORTH END COMMUNITY LAND TRUST



New Roots

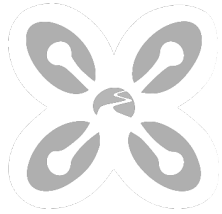
HALIFAX NORTH END COMMUNITY LAND TRUST

A non-profit organization with a specific mandate to **acquire** and **develop housing** assets **under the stewardship** and for the service of the **North End ANS Community.**



New Roots

HALIFAX NORTH END COMMUNITY LAND TRUST



African Nova Scotian
**Road to
Economic
Prosperity**



Africville Heritage Trust

Black Business Initiative



Delmore "Buddy" Daye
Learning Institute

Excellence in Africentric Education & Research



**Africville Genealogy
Society**

Community Advisors Involved:

Irvine Carvery (Board member)
Melinda Daye (Board member)
Juanita Peters
Carolann Wright
Tray Clayton (Board member)
Sylvia Parris
DeRico Symonds
Matthew Martell
among others...

Mission

To secure the economic and cultural legacy of the North End African Nova Scotian community.

Housing vision

To own and steward strategically selected parcels and **real estate assets** within the **North End, and beyond** . Ensuring that the development of these lands reflects the **diverse and rich tapestry** of our entire **community** .

Project partners/advisors

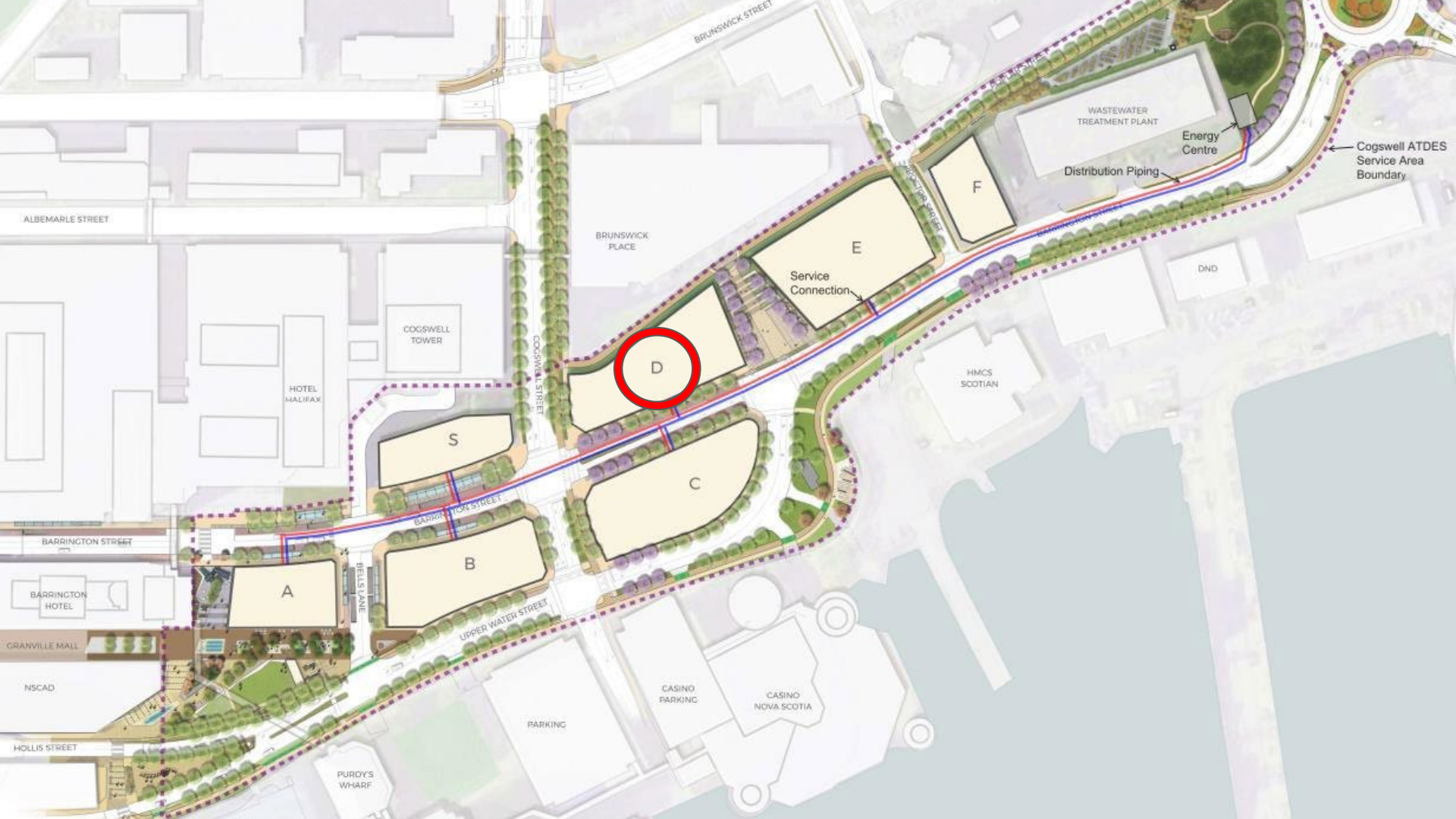
Design & development



Advisory/government

HALIFAX





D

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BRUNSWICK STREET

ALBEMARLE STREET

COGSWELL STREET

BARRINGTON STREET

BELLS LANE

UPPER WATER STREET

Mixed -use

Mixed income



Mixed -use

Mixed income

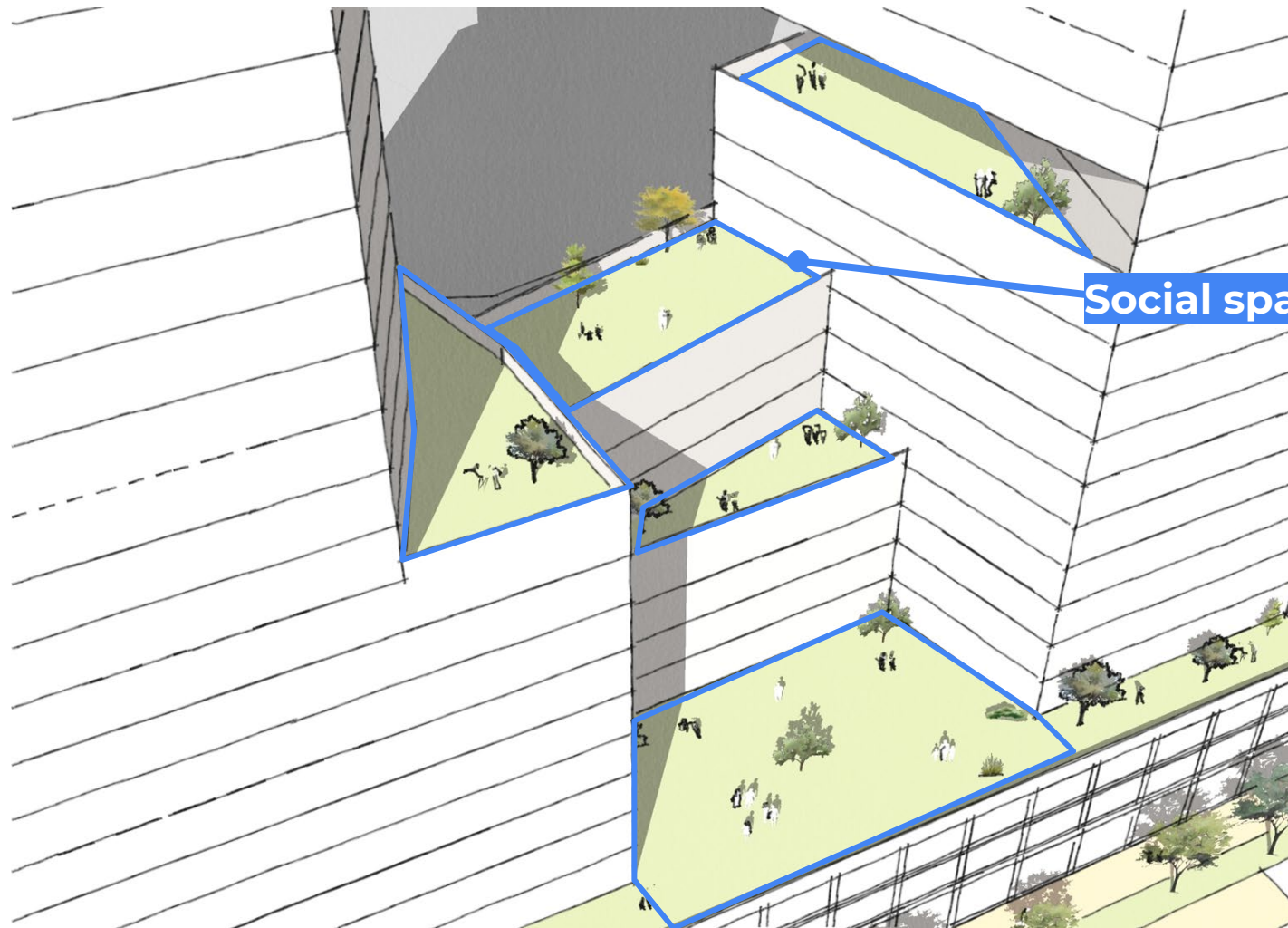
**High rise
building**





430 units
Mixed-market
residential



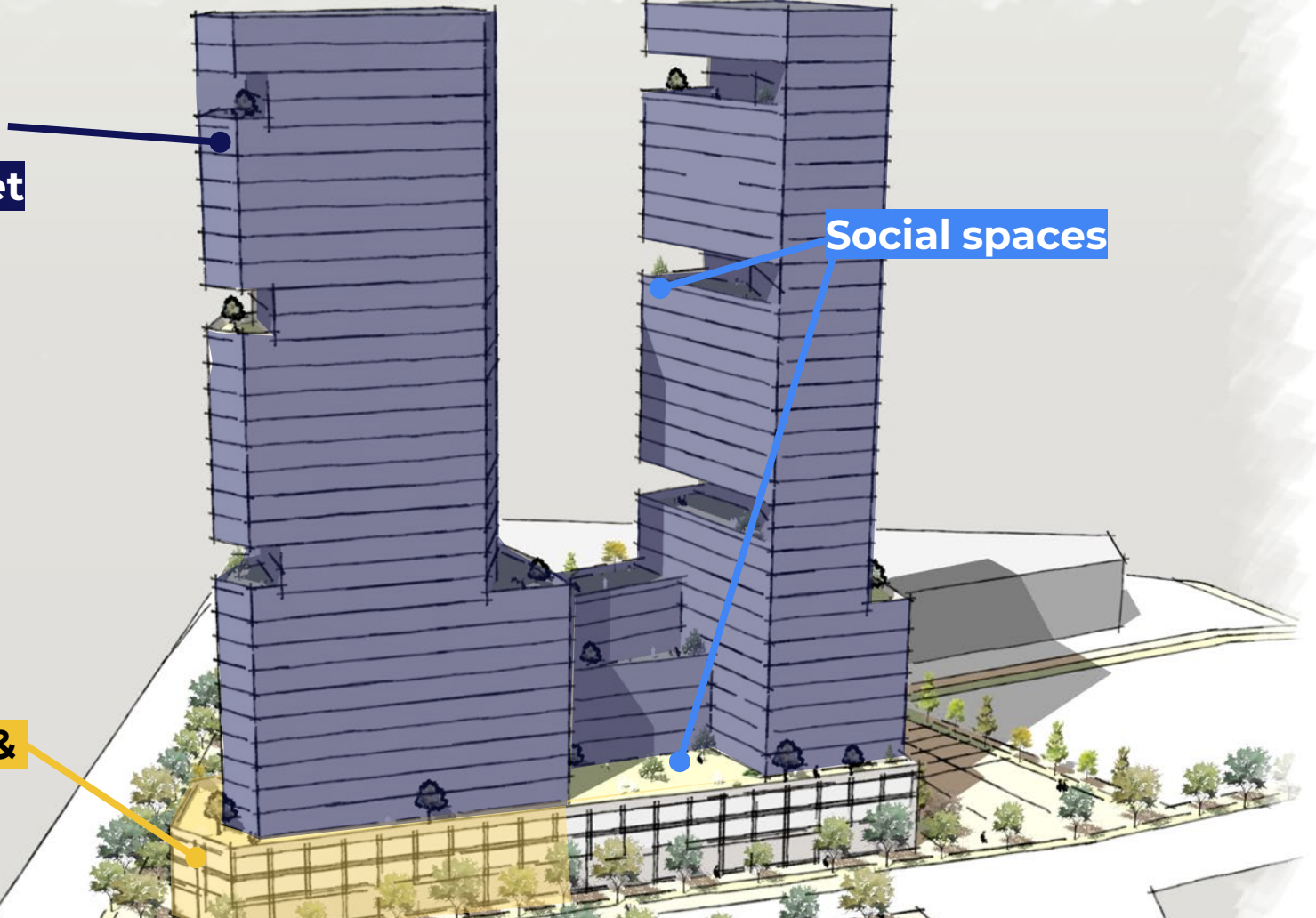


Social spaces

**430 units
Mixed-market
residential**

Social spaces

**Community &
Recreation
Center**

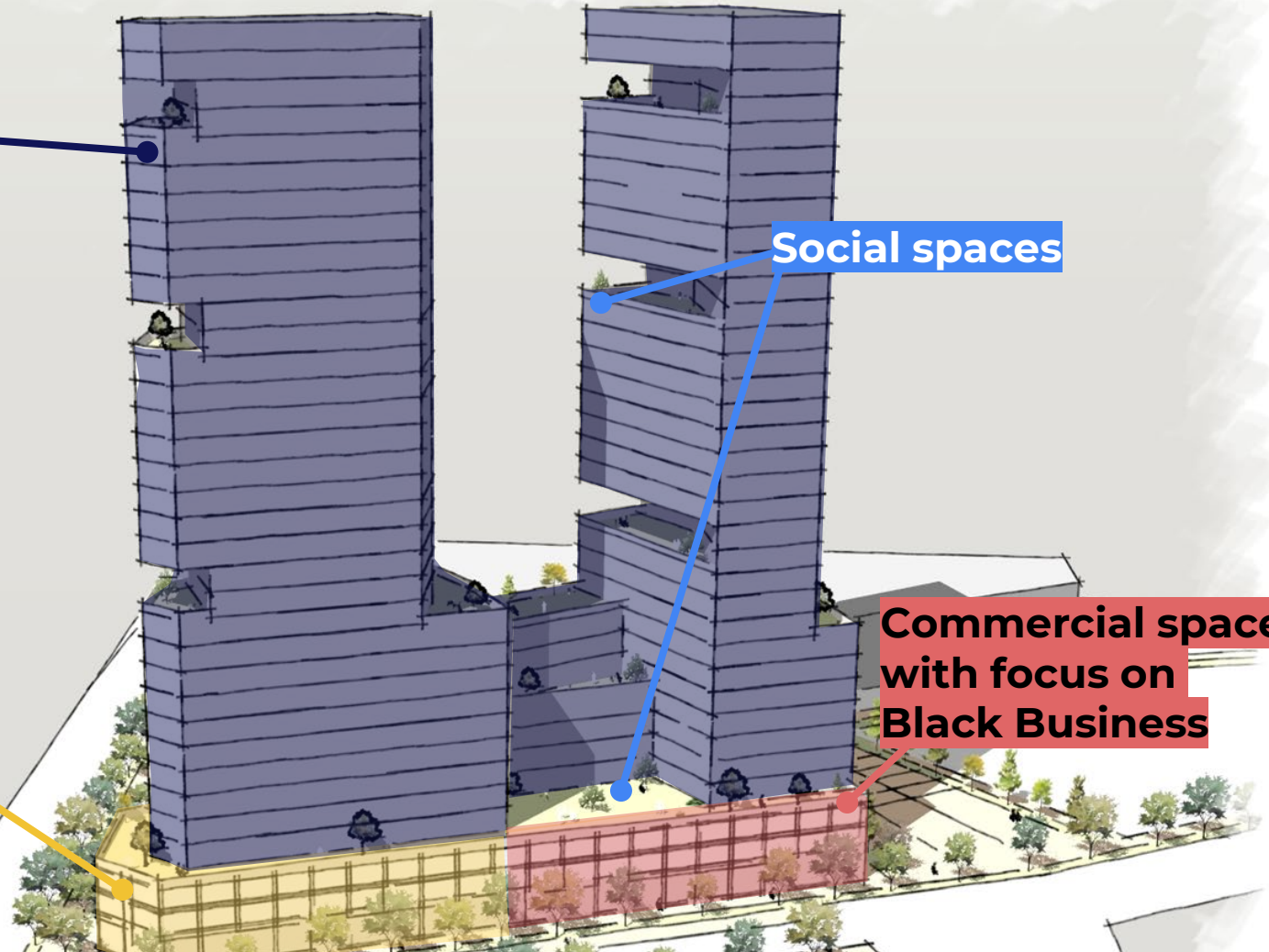


**430 units
Mixed-market
residential**

**Community &
Recreation
Center**

Social spaces

**Commercial space
with focus on
Black Business**



**Why not just
sell the parcel**

Reason 1

Investment in community housing can bring more economic return than market housing

**Every unit of
community
housing we build
by 2030**



**Up to
\$137,566 in
economic
return**

Source: Deloitte 2023. Economic Study: The
Impact of Community Housing on Productivity

**Every unit of
community
housing we build
by 2030**



**\$137,566 in
economic
return**

**436 community
housing units
given to CLT**



**Up to \$50-
60M in
economic
return**

**\$10,000,000
investment
today**



**\$50-60M
return**

5-6x ROI

Reason 2

This is a viable solution to tackling the housing crisis and to address ANS needs – outlined within HRM policy

ANS Road to Economic Prosperity motion

1. ***Build Unity and Capacity among African Nova Scotians-*** Through the guidance of the Advisory Committee, the outcome of this priority requires effective and culturally specific information sharing, collaboration with partners and establishment of a framework for supporting community capacity building efforts
2. ***Establish Land Ownership, develop infrastructure, and attract investment:*** This priority addresses historic and current issues related to land ownership and environmental racism, strengthens the revitalization of ANS communities through investment and development, and supports the exploration of international economic and cultural opportunities. Recent highlights under the priority include:

Affordable Housing

The planning process will consider ways the Municipality can facilitate affordable housing in the Cogswell District.

Public benefits must be provided in developments over 2,000 square metres in floor area, in accordance with the incentive or bonus zoning requirements of the Regional Centre LUB. The Land Use By-law requires a minimum of 60% of the required public benefit be paid to HRM as money-in-lieu for affordable housing, which the Municipality uses to support grants to non-profit housing providers. A different approach to affordable housing is appropriate in the Cogswell District given the significant investments made in public infrastructure, the current housing crisis, and the project's goal of making more connected, inclusive neighbourhoods.

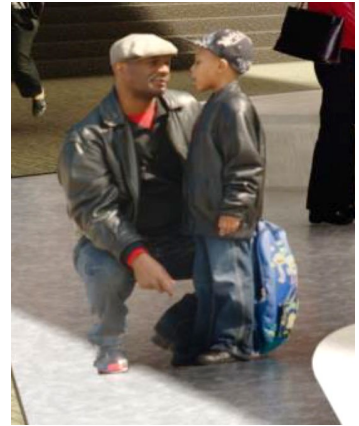
Furthermore, as the landowner of the Cogswell District, the Municipality has additional tools available to facilitate affordable housing through purchase and sale agreements. This allows for different approaches beyond the use of planning tools enabled in the *HRM Charter*. This planning process will therefore explore a variety of approaches for supporting affordable housing, including an evaluation of options and tools such as:

- alternative requirements within the existing incentive or bonus zoning framework;
- inclusionary zoning;
- conditions within purchase and sale agreements;
- long-term leases;
- condominium ownership models;
- coordination and partnership with the Province of Nova Scotia and the Government of Canada;
- coordination with community groups;
- community land trusts; and
- other partnerships, funding, or development models that the Municipality can facilitate to create affordable housing.

These options, along with their financial implications with respect to the land disposal plan and overall cost recovery, will be presented as part of the overall recommendations for Plan and LUB amendments for the Cogswell District.

Reason 3

A chance to right historical wrongs and secure the future of ANS community in the north end and in Cogswell



Supports Requested from HRM

1. Motion to direct staff to consider a strategic allocation of Lot D to the New Roots CLT
2. Consideration of transferring other North End affordable housing assets to the CLT – important in securing financing
3. Allow staff to consider height flexibility to improve the CLT's project feasibility
4. Other policy requests provided to staff: zoning flexibility, affordable housing measures

Mayor Savage's Vision for ANS Communities :

“The responsibility to improve the economic prosperity of African Nova Scotians rests with us individually and collectively , but it will only be real and lasting if the tools are given to people who have been denied them for far too long.

Let's work together to ensure African Nova Scotian residents play a significant role in building a prosperous future for the Halifax region, where everyone can match their ambitions to opportunity.” - **Mayor Mike Savage**



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**An Opportunity for
Halifax**



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Thank you