



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 15.1.7
Halifax Regional Council
September 3, 2024

TO: Mayor Savage and Members of Halifax Regional Council
FROM: Brad Anguish, Acting Chief Administrative Officer
DATE: August 9, 2024
SUBJECT: **Cogswell District Land Use Policies: New Roots Halifax North End Community Land Trust**

ORIGIN

Community Planning and Economic Development Standing Committee motion ([Item 10.3.1](#))

MOVED by Councillor Smith, seconded by Councillor Outhit

THAT the Community and Economic Development Standing Committee refer the presentation to staff and request that a staff report responding to the presentation be sent to Halifax Regional Council for consideration.

MOTION PUT AND PASSED.

Halifax Regional Council motion ([Item 15.1.7](#))

EXECUTIVE SUMMARY

The Cogswell District (the “District”) is a transformational city-building initiative, which aims to convert the underutilized Cogswell Interchange, an incomplete portion of urban renewal era highway in Downtown Halifax, into a mixed-use neighbourhood that will reconnect Downtown Halifax to the North End. The Cogswell District Land Use Policies project is preparing necessary amendments to the Regional Centre Secondary Municipal Planning Strategy (RCSMPS) and Regional Centre Land Use By-law (RCLUB) to enable development in the District. An affordable housing strategy for the District is also being prepared. Community engagement has taken place for the project over the spring and early summer of 2024.

The New Roots North End Halifax Community Land Trust (NRCLT) sent correspondence to Regional Council on two occasions outlining their policy requests for Cogswell ultimately leading to a presentation at the Community Planning and Economic Development Standing Committee (CPED). The NRCLT presented to the CPED on May 16, 2024, which CPED subsequently referred to Regional Council for consideration. The NRCLT made several policy requests related to the Cogswell District and other initiatives, including a request for Block D of the Cogswell District to be contributed to the land trust for the purposes of an African Nova Scotian led and managed housing development.

Staff recommend that Halifax Regional Council direct the Chief Administrative Officer (CAO) to consider these requests as part of the Cogswell planning process, or other applicable municipal initiatives, as described in the discussion section of this staff report.

Recommendation on page 2

RECOMMENDATION

It is recommended that Halifax Regional Council direct the Chief Administrative Officer to consider the requests of the “New Roots Halifax North End Community Land Trust” as part of the Cogswell District Land Use Policies planning process, or through other applicable municipal initiatives, as outlined in the Discussion section and Attachment B of this report.

BACKGROUND

The Cogswell District is a transformational city-building initiative, which aims to convert the underutilized Cogswell Interchange, an incomplete portion of urban renewal era highway in Downtown Halifax, into a mixed-use neighbourhood that will reconnect Downtown Halifax to the North End. The Council-approved infrastructure design is currently under construction and involves creating new streets, bike paths, parks, utilities, and a district energy system. Construction is on target to be completed by December 2025. When the infrastructure is complete, five new, municipally owned blocks of land will be created in the District, presently known as Blocks A, C, D, E and J as shown in Map 1. Before development can take place on these blocks, amendments to the Regional Centre Secondary Municipal Planning Strategy (RCSMPS) and Regional Centre Land Use By-law (RCLUB) are necessary.

Cogswell District Land Use Policies Planning Process

On December 12, 2023, Regional Council initiated the planning process to amend the RCSMPS and RCLUB to adopt new planning policies and regulations that will shape development in the Cogswell District. Regional Council also directed staff to “develop a strategy to support long-term affordable housing in the Cogswell District Lands”. This strategy could employ a variety of approaches to facilitate the development of affordable housing in the District such as partnerships with non-profit housing organizations and other orders of Government, bonus zoning requirements, and several other potential approaches. The municipality may also leverage its land holdings in the District to support affordable housing via less-than-market-value sales, leases, or other requirements. Work on this strategy is ongoing as staff continue to engage with key groups and assess potential options and opportunities.

Since initiation, staff have been carrying out the approved Public Participation Program (PPP) including meetings with key partners, public open houses, a project website, walking tours, online question and answer sessions, and more. Broader public engagement formally concluded on June 15, 2024, with the closing of the online survey. Engagement with key community interest groups will continue throughout the project.

African Nova Scotian Road To Economic Prosperity

Regional Council endorsed the Road to Economic Prosperity for African Nova Scotian Communities: Summary Report and Action Plan (REPAC) on September 22, 2020, as part of the priority and commitment to healthy, livable communities as well as economic development. This action plan “supports the advancement of ANS economic development and community priorities” and contains several areas of action relevant to the Cogswell planning process, and community planning more broadly. Of particular note are the action items to “Establish Land Ownership, develop infrastructure, and attract investment” and “Increase Participation in Education, Employment and Entrepreneurship”. The REPAC also highlights the need to increase active participation and engagement of ANS communities in land use planning that impacts their communities.

New Roots North End Halifax Community Land Trust

The New Roots North End Halifax Community Land Trust (NRCLT) sent correspondence to Regional Council on two occasions outlining their requests for Cogswell which ultimately led to a presentation at the Community Planning and Economic Development Standing Committee (CPED), as is the typical procedure

for community related requests to Council. The NRCLT is “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 African Nova Scotian Community”.

Community Land Trusts (CLT) are non-profit organizations which acquire and hold land to be used for the long-term benefit of the community in which it exists. CLTs have been in existence in Canada since at least the early 1970s. Interest in CLTs has grown in recent years to address rising demands for affordable housing, and from equity-deserving groups seeking to own and manage housing for the benefit of their communities. CLTs are often viewed by communities as a catalyst for capacity building, long-term economic prosperity, housing affordability, and protection from gentrification and displacement.

On May 16, 2024, the NRCLT presented to the Community Planning and Economic Development Standing Committee (CPED) specifically on the Cogswell District. In their presentation, the NRCLT requested the following:

1. Motion to direct staff to consider strategic allocation of Block D in the Cogswell District to the New Roots CLT;
2. Consideration of transferring other North End affordable housing assets to the NRCLT, or a right of first refusal for affordable housing assets;
3. Allow staff to consider height flexibility to improve the NRCLT's project feasibility; and
4. Consider other policy requests provided to staff.

The other policy requests provided by the NRCLT directly to staff include the following:

5. Requiring 5-10% of commercial space in Cogswell to be dedicated to smaller, affordably priced commercial spaces;
6. Allow density bonusing in the District to provide community amenities, and require their contribution early in the process;
7. Social procurement and trades training of the ANS community for construction in the Cogswell District;
8. Direct a significant portion of bonus zoning funds or affordable housing units in the Cogswell District to the ANS community; and
9. Setting and reporting on equity metrics in the Cogswell District such as a percentage of ANS residents in the District.

DISCUSSION

The presentation by the NRCLT to CPED contained several policy requests, and referenced further suggestions which were provided to staff. This section of the report provides an overview of NRCLT's requests and evaluates how HRM can consider them. Attachment B contains the detailed requests and identifies which municipal program or group is best suited to address each request.

Cogswell District Planning Process

Most of NRCLT's requests fall within the scope of the Cogswell District Land Use Policies planning process. Therefore, staff recommend that these requests be considered as part of that ongoing process. This process considers all aspects of planning a new neighbourhood. The outcome is new planning policies to regulate development in the area and establishment of a Cogswell District affordable housing strategy, as directed by Regional Council.

Block D Land Request

The principal request of the NRCLT pertains to the acquisition of Block D in the Cogswell District. As part of the Cogswell Planning process, Regional Council directed staff to develop an affordable housing strategy for the Cogswell District. Community Land Trusts are specified in the 2023 Council Initiation Report as one potential vehicle to deliver affordable housing in the Cogswell District. The schedule for the lands sales and

process is being prepared and will follow approval of the plan amendments and final construction and creation of the Blocks or Lots.

Administrative Order 50 Respecting the Disposal of Surplus Real Property (“AO 50”) enables Council to declare lands surplus to municipal use and direct their disposal in accordance with the categories of surplus properties listed in AO 50. One such category is Affordable Housing. The criteria for disposal of land assigned to this category is currently under development by Planning and Development as project leads for the Affordable Housing Strategy and subsequent process to consider submissions. Disposal of relevant lands could also be considered via other AO 50 surplus property categories, such as Community Interest. Therefore, staff will consider the NRCLT requests within the framework of AO 50 and the current Cogswell planning process and continue to consult the organization throughout the project.

The recommendations in this Council Report do not constitute direction from Council on land disposal. The intention is for staff to formally consider the request within the context of the Cogswell District affordable housing strategy and return to Council with recommendations along with the municipal planning strategy and land use by-law amendments. The affordable housing strategy will contain recommended objectives and actions for the municipality to take to facilitate affordable housing in the District. Once considered by Council, the actions in that strategy may provide some direction for land disposal in the Cogswell District. Financial implications with respect to the Cogswell Affordable Housing Strategy, and HRM's revenue, opportunity costs and expenditures for land disposal in the Cogswell District will be detailed in a future Council Report as part of the Cogswell District Land Use Policies planning process.

Commercial Space and Community Amenities

The Cogswell planning process will consider appropriate land uses, supporting local economic development through commercial spaces in the district, and private and public amenities in developments in the district. Requests for specific amenities, such as community centres and small commercial spaces, were received by the NRCLT and can be considered through the Cogswell Planning process. Commercial and institutional uses can be permitted through new land use policies and zoning for the area. However, these policies cannot regulate tenancies. Feedback on these items is actively being sought as part of the public consultation process and may be implemented through a variety of potential approaches and tools.

Bonus Zoning and Affordable Housing

The RCSMPS and RCLUB require bonus zoning in all new developments over 2,000 square metres in floor area. As part of the Council-directed Affordable Housing Strategy for Cogswell, staff are considering alternative bonus zoning approaches, inclusionary zoning, and other potential policy options to facilitate affordable housing in the District. Therefore, requests related to affordable housing and bonus zoning will be considered as part of the Cogswell planning process.

Social Procurement in the Cogswell District

The Municipality has a social procurement program in place for the current Cogswell Infrastructure program. Staff will assess if it is possible, and if so, how to deliver a similar program for municipally owned properties in the District. This will assess how to deliver on the NRCLT's suggestions of workforce targets, goods and services targets, and workforce training requirements.

African Nova Scotian Community Action Program (ANSCAP)

The Municipality is working to create more inclusive economic growth by having communities more directly involved in planning and development processes. The intention of the African Nova Scotian Community Action Program (ANSCAP) is to develop community action plans for historic African Nova Scotian communities which gives community a leading role in how their community develops.

The NRCLT requests for right of first refusal on affordable housing properties to prevent further displacement of North End residents, and tracking and reporting on equity metrics are best addressed through the ANSCAP program given the need for a more comprehensive review of these requests and the resources and time it will take to address these requests. Furthermore, the ANSCAP program team, along with HRM's Diversity and Inclusion Office and African Nova Scotian Affairs Integration Office (ANSAIO),

will provide guidance and advice in ensuring that the Cogswell Affordable Housing Strategy and land use policies align with REPAC and other municipal policies and objectives related to ANS community planning and economic development.

Relaxation of Halifax Citadel Ramparts Sightlines

Council provided direction through the initiation of the Cogswell District planning process to allow maximum building heights up to the rampart sightlines. Staff recommend that any changes to the Halifax Citadel Rampart Sightlines be considered as part of a comprehensive review of the Sightlines, separate from the Cogswell District Planning Process.

The purpose of the Halifax Citadel Rampart Sightlines is to prevent buildings from being visible to a person within the Ramparts (walls) of the Halifax Citadel. The intention is to allow a person inside the Halifax Citadel to experience the Citadel as it was in the time period that it was constructed, as part of the “living history” historic model under which the site operates; the Rampart Sightlines policy assumes that modern buildings protruding above the Citadel Ramparts would compromise the emersion of such an experience. If any building(s) in Cogswell is allowed to exceed the height permitted by the current sightlines it may compromise the intent of the policy as a whole. A process to amend the Rampart Sightlines must consider potential benefits and trade-offs of any changes and include consultations with the public and key groups specifically on this issue. In addition, any changes to the Rampart Sightline policies of the Regional Centre Secondary Municipal Planning Strategy should consider its broader impact on the southern portion of the Halifax Peninsula as opposed to only the Cogswell District where the Municipality is the primary landowner and main potential beneficiary of any amendments.

Staff therefore recommend that this request be directed to the Community Policy Program, where the request can be considered as part of the next comprehensive plan review.

FINANCIAL IMPLICATIONS

The HRM costs associated with the recommendations in this report can be accommodated within the approved 2024-2025 operating budget for Planning and Development.

Financial implications with respect to HRM’s revenue, opportunity costs and expenditures for land disposal, and any associated public benefits, in the Cogswell District will be detailed in a future Council Report.

RISK CONSIDERATION

No risk considerations were identified.

COMMUNITY ENGAGEMENT

Community engagement is being undertaken as part of the approved Public Participation Program (PPP) for the Cogswell District planning project. Should Regional Council support the recommendations contained within this Council report, the NRCLTs requests will also be considered under the aforementioned approved PPP.

Items which are recommended to be considered through other programs will conduct community engagement as required by *Administrative Order 2023-002-ADM Respecting Public Participation for Planning Documents, Certain Planning Applications and Engagement with Abutting Municipalities*.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

Regional Council could choose to provide direction that would differ from the recommendations outlined in this report. This may require a supplementary staff report.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development

ATTACHMENTS

- Attachment A:** New Roots Community Land Trust Presentation to Community Planning and Economic Development Standing Committee, May 16, 2024
- Attachment B:** Detailed Policy Recommendation Tables
- Attachment C:** NRNEHCLT Policy Recommendations
- Map 1:** Map of Cogswell District Blocks

Report Prepared by: Ross Grant, Planner III, Strategic Projects, Planning and Development, 902.717.5524

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”

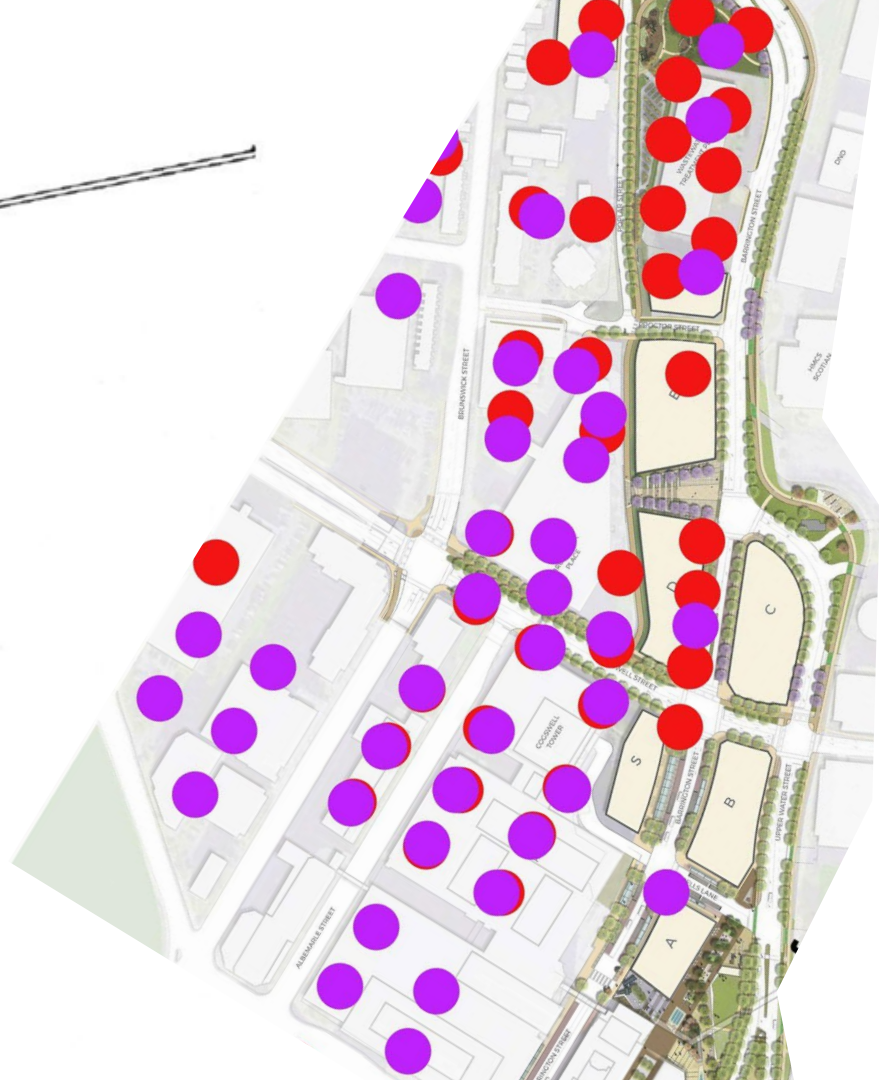
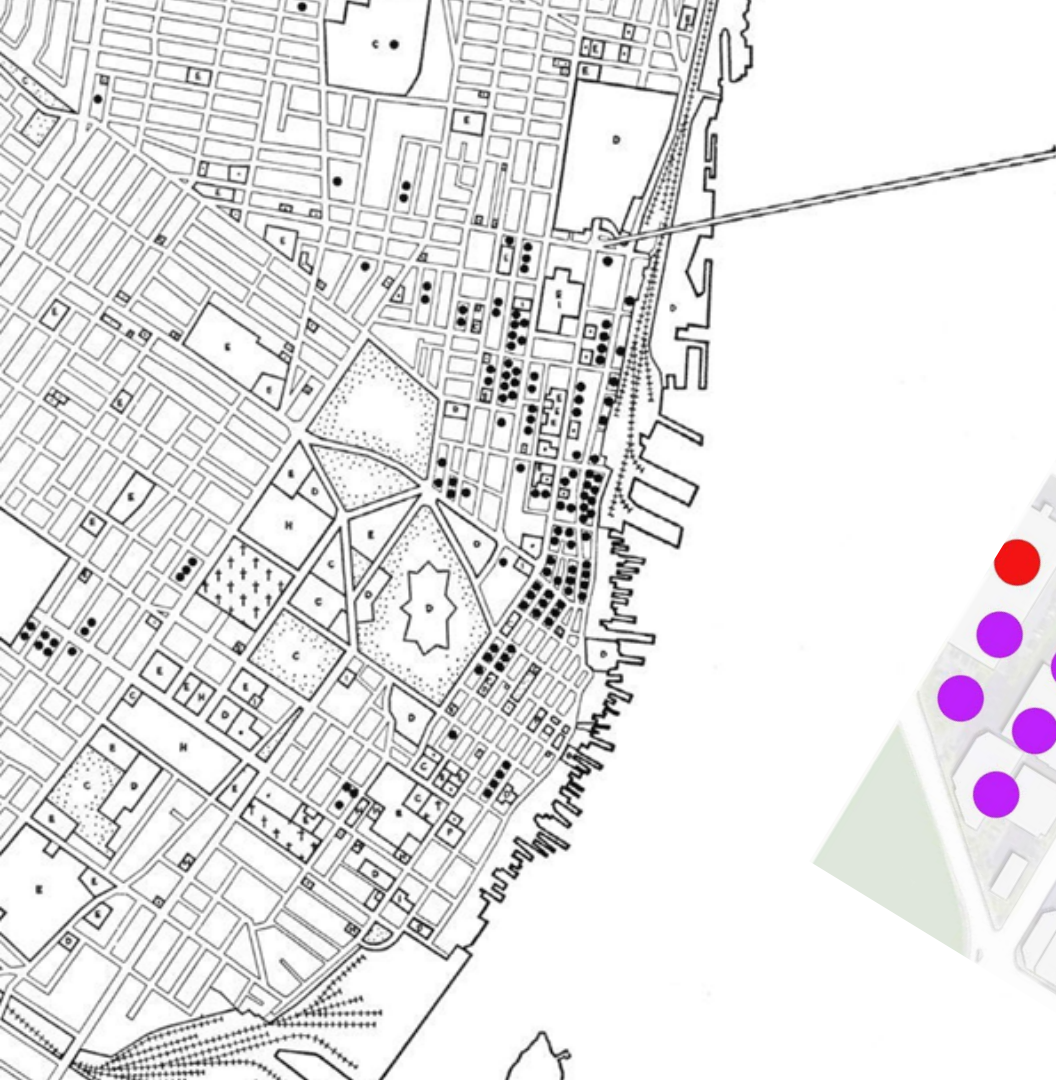
-Gordon Stephenson, architect of Halifax's urban renewal



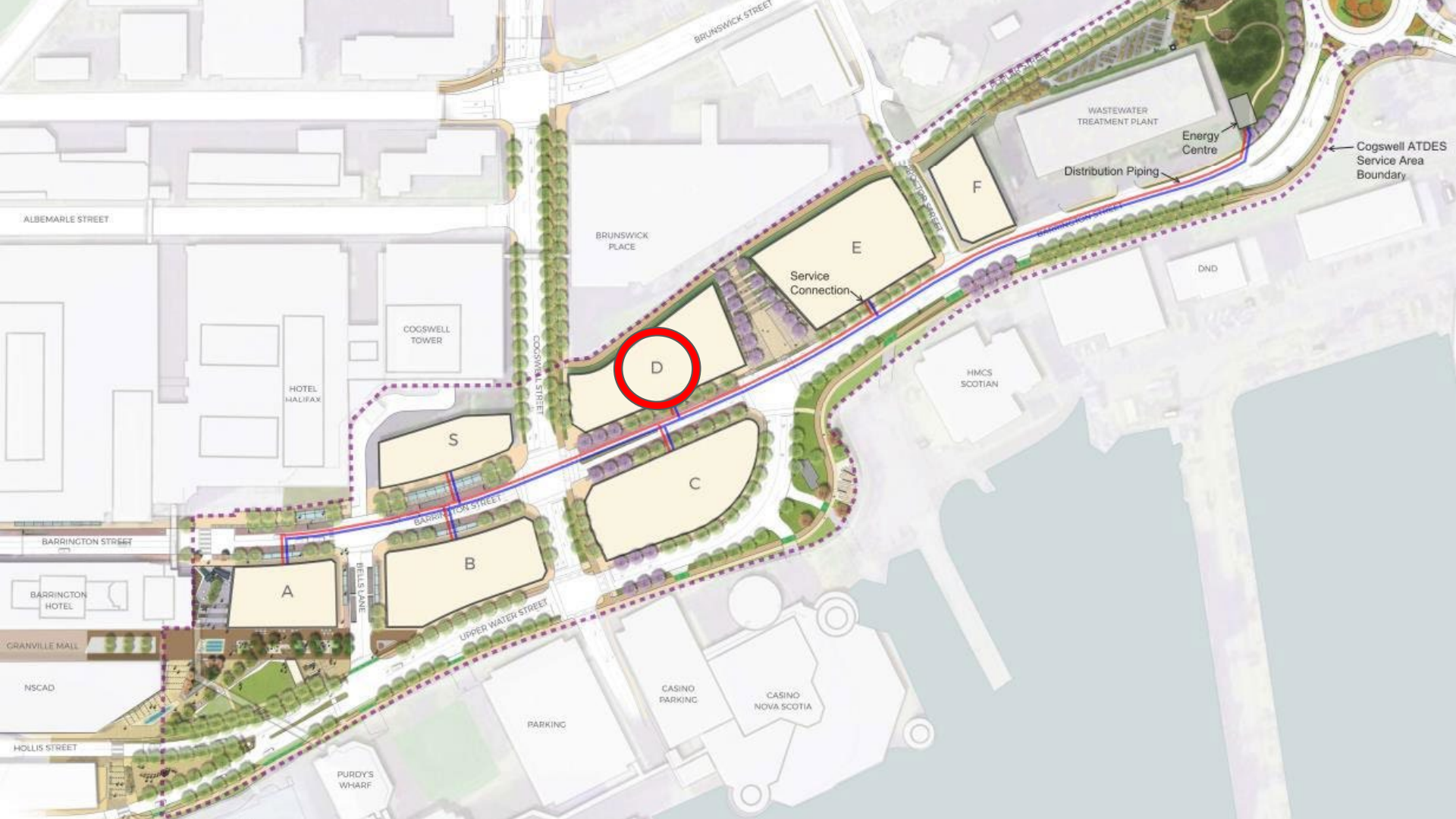


6,000

**African Nova Scotians
displaced through urban
renewal**







D

WASTEWATER TREATMENT PLANT

Energy Centre

Distribution Piping

Cogswell ATDES Service Area Boundary

Service Connection

DND

HMCS SCOTIAN

COGSWELL TOWER

HOTEL HALIFAX

S

C

A

B

CASINO PARKING

CASINO NOVA SCOTIA

PARKING

PURDY'S WHARF

BARRINGTON STREET

BARRINGTON HOTEL

GRANVILLE MALL

NSCAD

HOLLIS STREET

BRUNSWICK STREET

BRUNSWICK PLACE

ALBEMARLE STREET

COGSWELL STREET

BARRINGTON STREET

BELLS LANE

UPPER WATER STREET



New Roots

HALIFAX NORTH END COMMUNITY LAND TRUST



New Roots

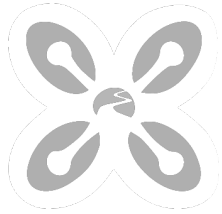
HALIFAX NORTH END COMMUNITY LAND TRUST

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

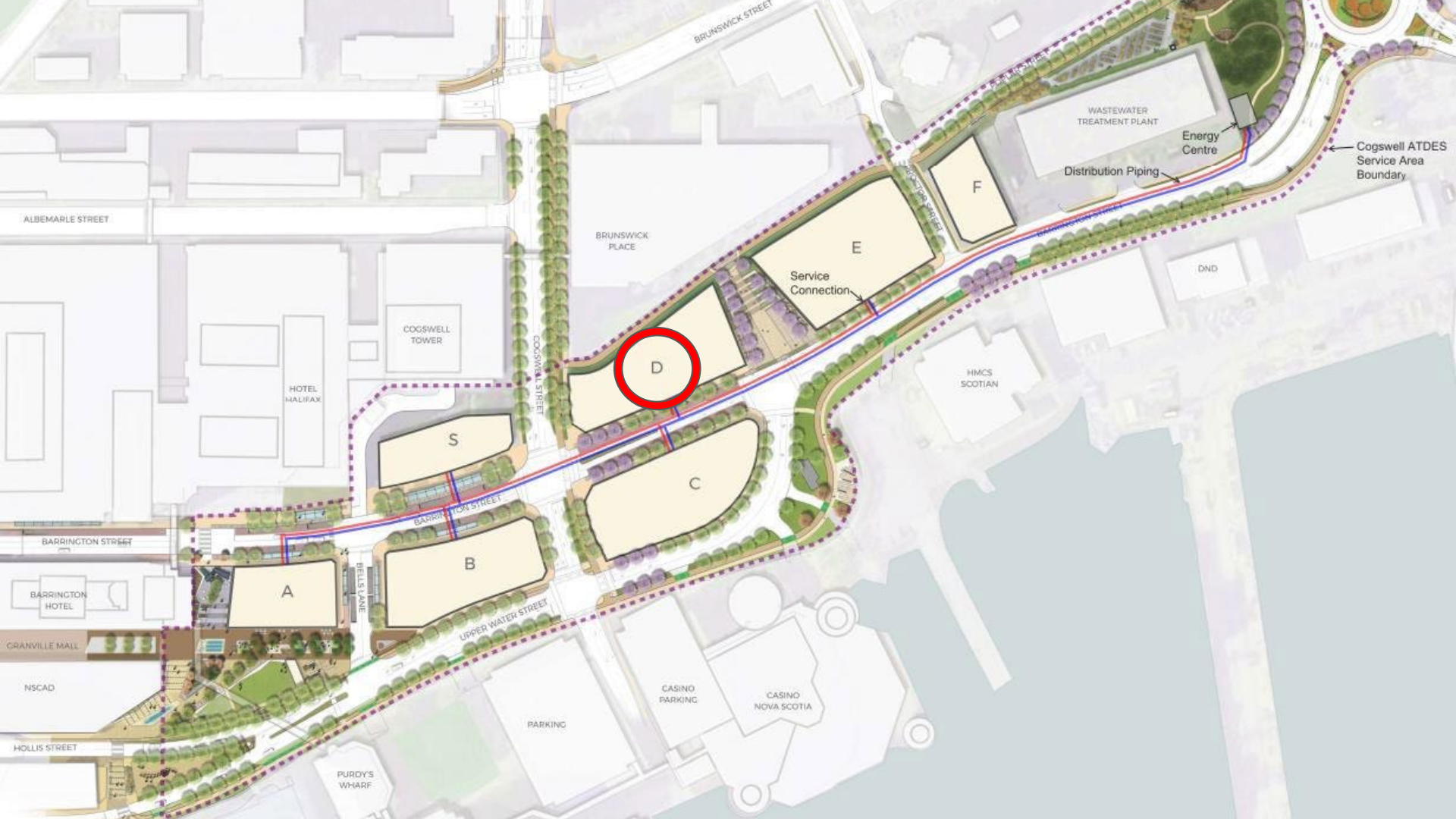
Design & development



Advisory/government

HALIFAX





D

ALBEMARLE STREET

BRUNSWICK STREET

BRUNSWICK PLACE

WASTEWATER TREATMENT PLANT

Energy Centre

Distribution Piping

Cogswell ATDES Service Area Boundary

F

E

Service Connection

DND

COGSWELL TOWER

D

HMCS SCOTIAN

S

C

BARRINGTON STREET

BARRINGTON STREET

A

B

BARRINGTON HOTEL

GRANVILLE MALL

NSCAD

UPPER WATER STREET

CASINO PARKING

CASINO NOVA SCOTIA

HOLLIS STREET

PARKING

PURDY'S WHARF

Mixed-use



Mixed -use

Mixed income



Mixed -use

Mixed income

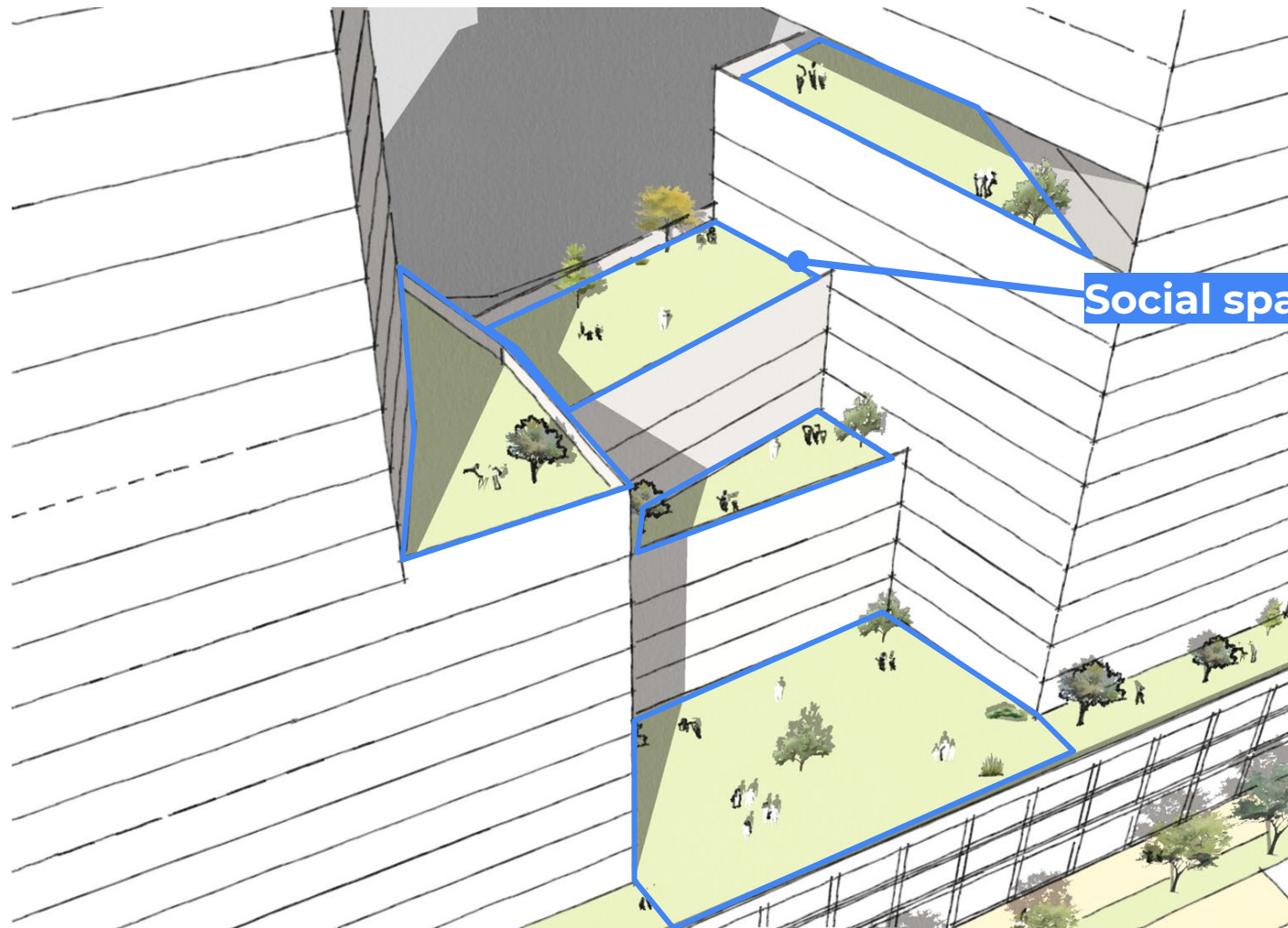
**High rise
building**





430 units
Mixed-market
residential



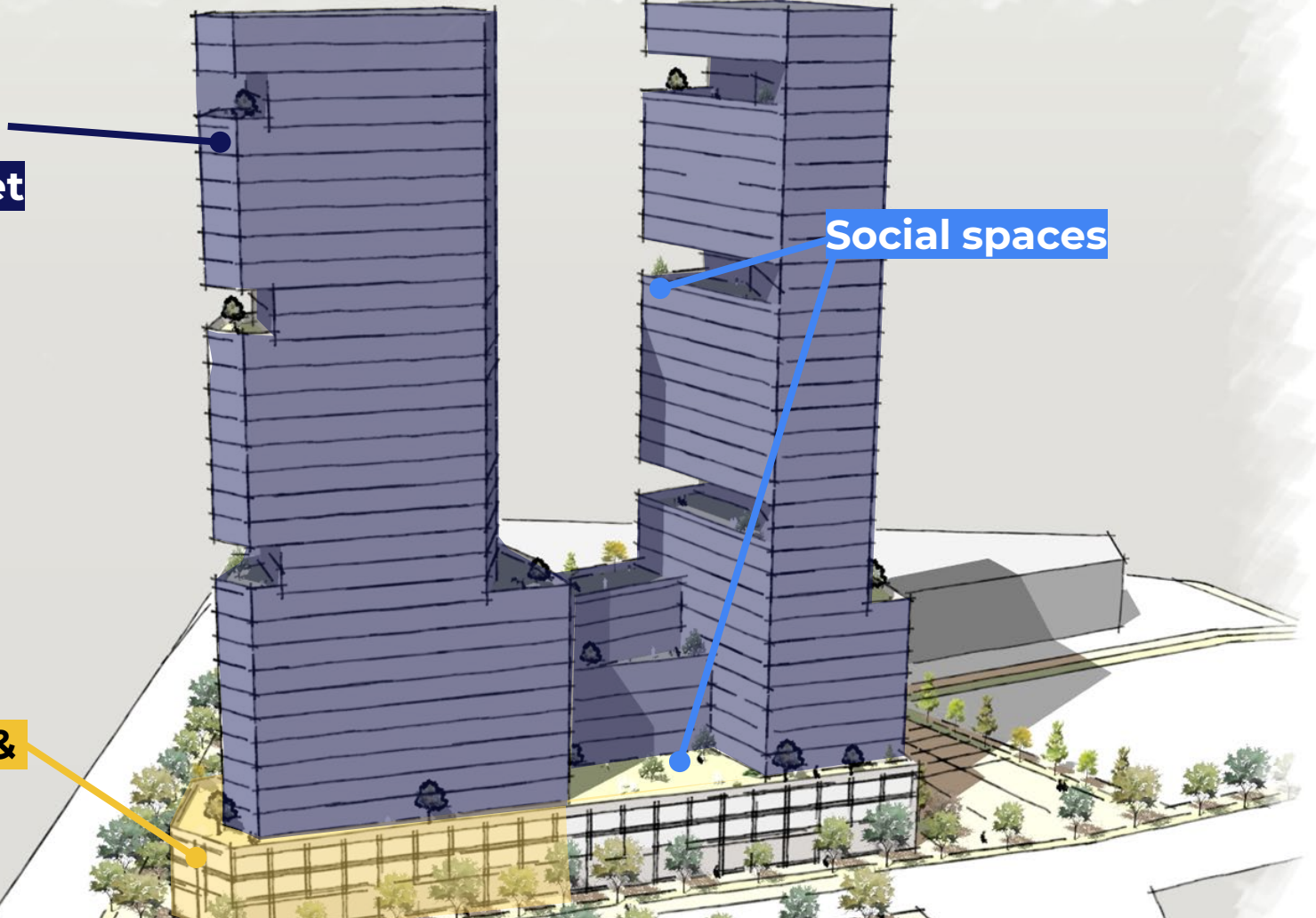


Social spaces

**430 units
Mixed-market
residential**

Social spaces

**Community &
Recreation
Center**

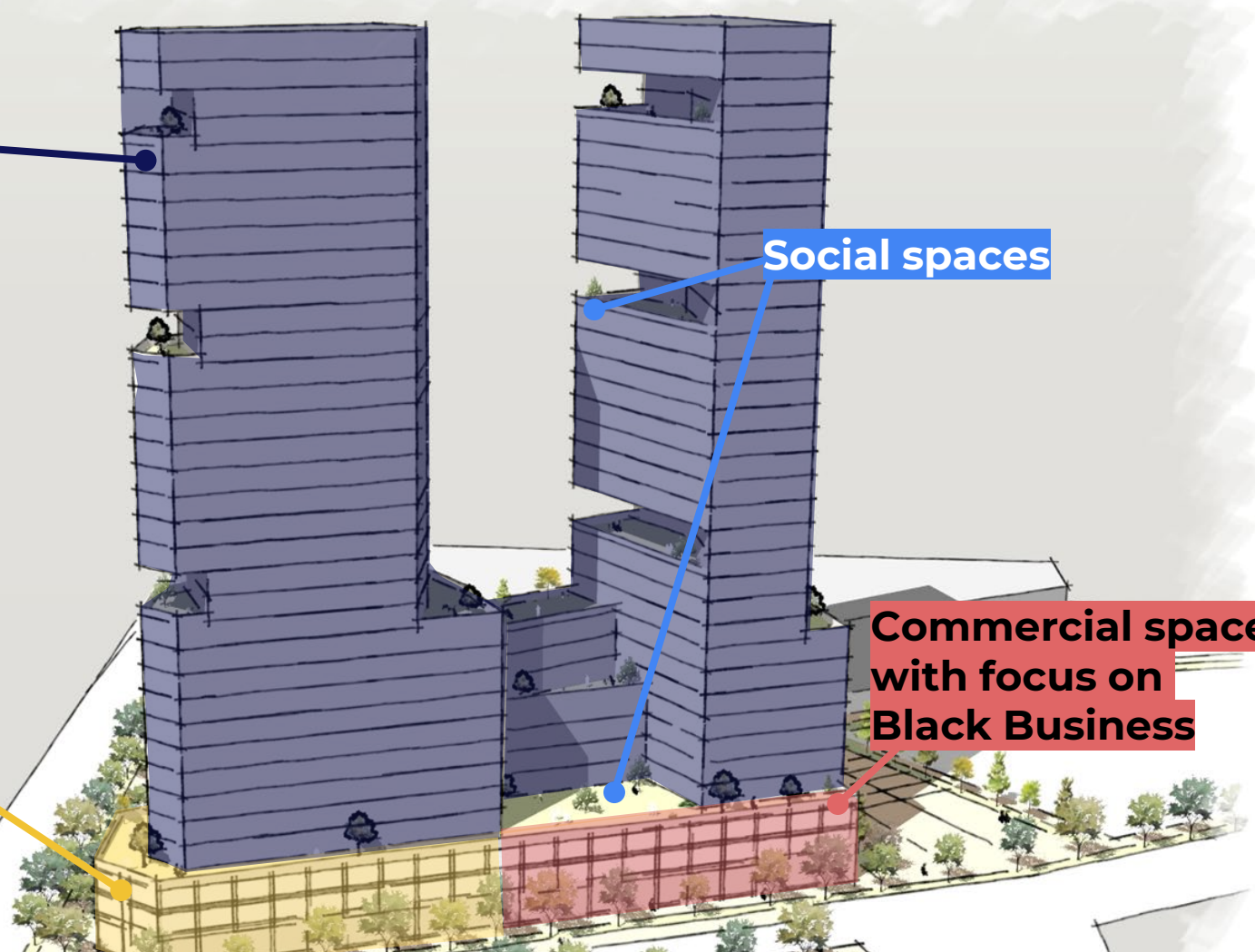


**430 units
Mixed-market
residential**

Social spaces

**Commercial space
with focus on
Black Business**

**Community &
Recreation
Center**



**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**



New Roots

HALIFAX NORTH END COMMUNITY LAND TRUST

**An Opportunity for
Halifax**



New Roots

HALIFAX NORTH END COMMUNITY LAND TRUST

Thank you

Attachment B: Detailed Policy Recommendations

Requests Made During Presentation to CPED – May 16, 2024			
Council Report Request #	NRCLT Request	Recommended Program for Consideration	Staff Comment
1	"Motion to direct staff to consider strategic allocation of Block D in the Cogswell District to the New Roots North End CLT"	Cogswell District Planning Process and Land Disposal Strategy	<i>See Council Report Discussion Section for comment.</i>
2	"Anti-displacement policies for existing ANS housing in North End" / Right of First Refusal or Transferring other North End Affordable Housing assets to the NRCLT	African Nova Scotian Community Action Program, in coordination with Diversity and Inclusion and ANSAIO	The municipality presently does not have the legislative authority to require right-of-first refusal on private properties, but could develop policies for municipally-owned property, and engage with the province with respect to a similar approach for provincial lands in the North End. This requires further assessment.
3	"Allow staff to consider height flexibility to improve the CLT's project feasibility" / Relax or remove the Halifax Citadel Ramparts Sightlines	Community Policy Program	Previous Council direction through the Cogswell Land Use Policies Council initiation report was to permit building heights in the Cogswell District up to the maximum Halifax Citadel Ramparts Sightlines. Staff recommend a comprehensive process to review the sightlines be undertaken, separate from the Cogswell District planning process. The community policy program undertakes comprehensive municipal planning strategy review, where this could be considered more comprehensively.
4	"Consider other policy requests provided to staff"	n/a	<i>The Requests below were provided directly to staff during engagement.</i>

Requests Provided Directly To Staff Prior to CPED Meeting

Council Report Request #	NRCLT Request	Recommended Program for Consideration	Staff Comment
5	Requiring 5-10% of commercial spaces to units less than 1,000 square feet in area and set to affordable rates	Cogswell District Planning Process and Land Disposal Strategy	Staff have been actively engaging with the community on affordable commercial spaces in the Cogswell District.
6	Allow Density Bonusing to provide Community Amenity Contributions such as community centre, performance spaces and community kitchens	Cogswell District Planning Process	Staff have been actively engaging with the community on the appropriate range of land uses, amenities and public facilities for the area.
7	Social Procurement Policy (workforce targets, goods and services targets, ANS workforce training targets)	Cogswell District Planning Process and Land Disposal Strategy	The Municipality currently has similar social benefits for the infrastructure portion of Cogswell and could require these targets when selling or leasing lands in the District.
8	Dedicate a significant portion of inclusionary zoning units or funds to African Nova Scotians or the NRCLT	Cogswell District Planning Process	Partnering with non-profit groups and community land trusts with a mandate to deliver affordable housing is one potential action that the Municipality could take for the Cogswell Affordable Housing Strategy.
9	"Track and report on equity metrics", binding anti-displacement metrics and targets for a certain percentage of African Nova Scotians and People of Colour in Cogswell District	African Nova Scotian Community Action Program, in coordination with Diversity and Inclusion and ANSAIO	The Municipality does not presently have the legislative authority to control how units are rented or sold to individuals. The Municipality can support non-profit housing groups with specific mandates to certain communities, which is being considered through the Cogswell Affordable Housing Strategy. Acquiring the demographic statistics in such a small area may also present a challenge for data quality and for privacy. This request requires further research and exploration which is outside the scope of the Cogswell process.

ATTACHMENT C: NRNECLT POLICY RECOMMENDATIONS

Policy Recommendations to Support Affordable Housing, Economic Development, and Community Benefits

Introduction:

The North End Halifax Community Land Trust (NEHCLT) will be meeting with HRM to discuss planning policy reforms that address affordable housing needs, promote local economic prosperity, and ensure equitable community benefits. This brief outlines NEHCLT's preliminary recommendations.

Recommendations

1. Land Dedication and Community Wealth Building

- Dedicate at least one parcel from the Cogswell District project lands to the NEHCLT for the purposes of community-owned market housing, affordable housing, commercial spaces for Black-owned businesses, and/or community facilities such as community centers, daycares, cultural centers or music venues.

2. Commercial Spaces

- Require 5-10% of space be allotted to units under 1,000 sqft at affordable rates
- Encourage micro-commercial spaces and artist studios

3. Community Amenity Contributions

- Allow density bonusing in exchange for amenities like a multi-purpose community center, cultural performance spaces, food hub kitchens, etc.
- Contributions provided at initial planning stage prior to construction approvals

4. Social Procurement, Community Benefit and High Quality Training

- Explore policy avenues for 5-10% of construction work to go to Black-owned businesses and contractors
- Invest in high-quality trade apprenticeship or training for Black youth to facilitate job creation and readiness in the African Nova Scotian community
- Consider Community Benefit Agreements to connect employers, construction firms and unions with Black workers and entrepreneurs to expand economic opportunity for the community.

5. Affordability for the community

- If HRM will use measures like inclusionary zoning and density bonusing, a significant proportion of these units or funds should be allocated to African-Nova Scotians.
- Funds could be used to establish a rental-protection fund that can be stewarded by the NEHCLT to acquire and protect affordable units in the North End.

6. Anti-displacement policies for existing ANS housing in North End

- Right of first refusal: NEHCLT or similar ANS-led housing agency should have a first of right refusal when an affordable apartment building is being sold nearby.

7. Track and report on equity metrics

- Track and report on relevant equity metrics to understand the impact of the Cogswell Redevelopment Project in a transparent way. The metrics should include:
 - % of ANS and people of color in the new Cogswell District
 - Number of ANS population in North End and other nearby communities
 - Prevalence of affordable units and buildings in nearby communities
 - Localized rental increase that is higher than the market trend
- HRM should seek to set anti-displacement targets with the NEHCLT and other community groups.
- These targets should be binding, with considerations associated to not meeting these targets that will be tangible in order to encourage meeting these targets.

Conclusion:

NEHCLT welcomes partnership with HRM to enact equitable and transformative planning reforms. We aim to realize community-led solutions to address critical needs through a comprehensive approach.

Cogswell District Land Ownership

HRM Owned Parcels



Block B



Privately Owned

