

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

An Application by Akoma Holdings Inc.
Highway 7, Westphal

Harbour East Marine Drive
Community Council

March 25, 2021

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

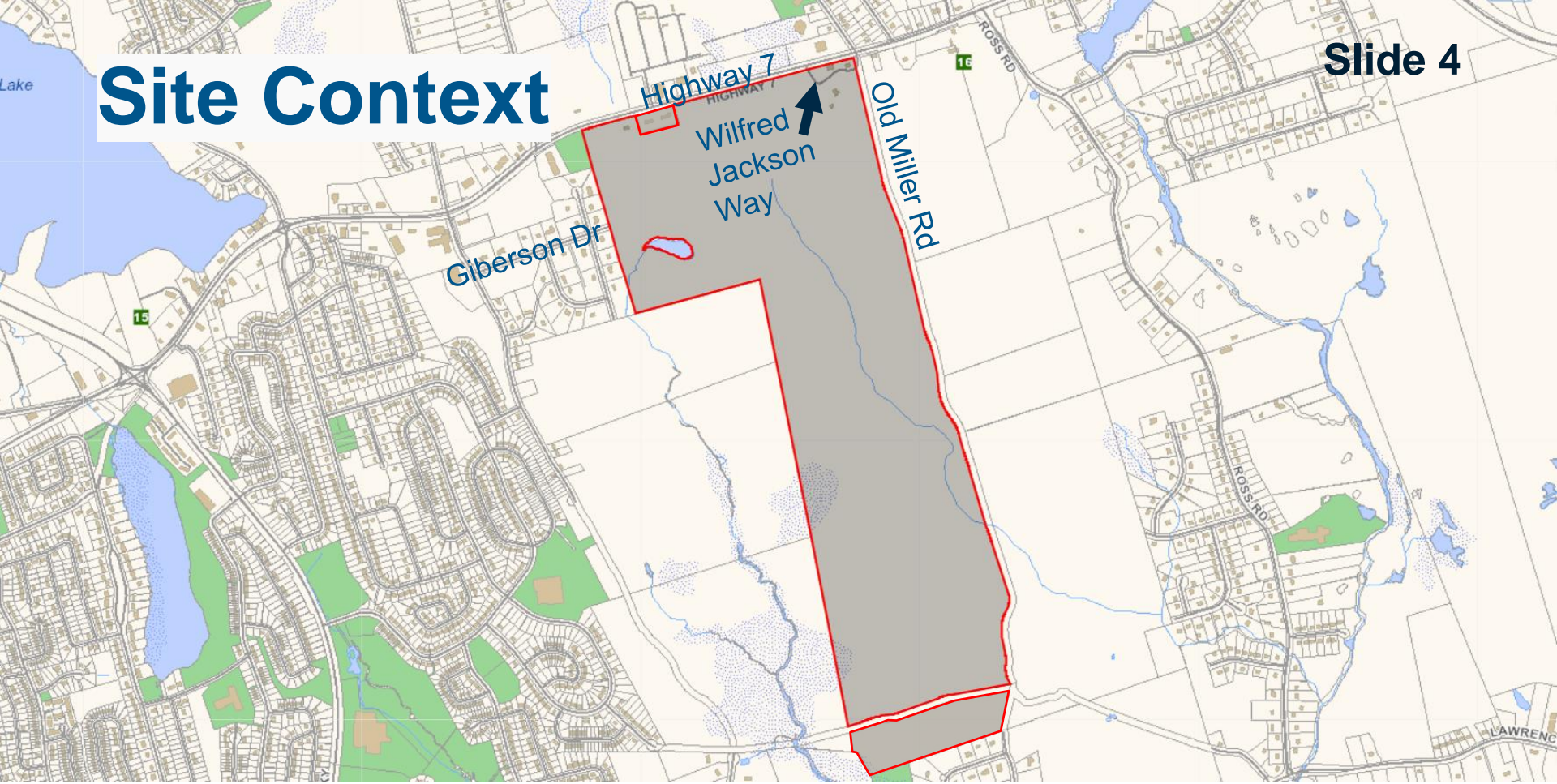
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Where is the property?

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Site Context

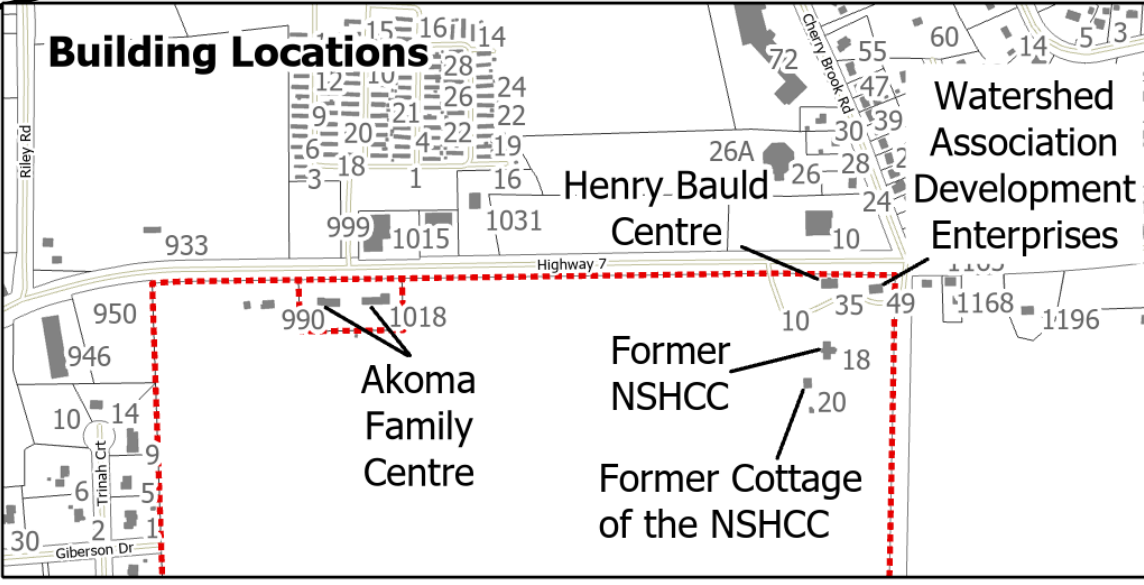
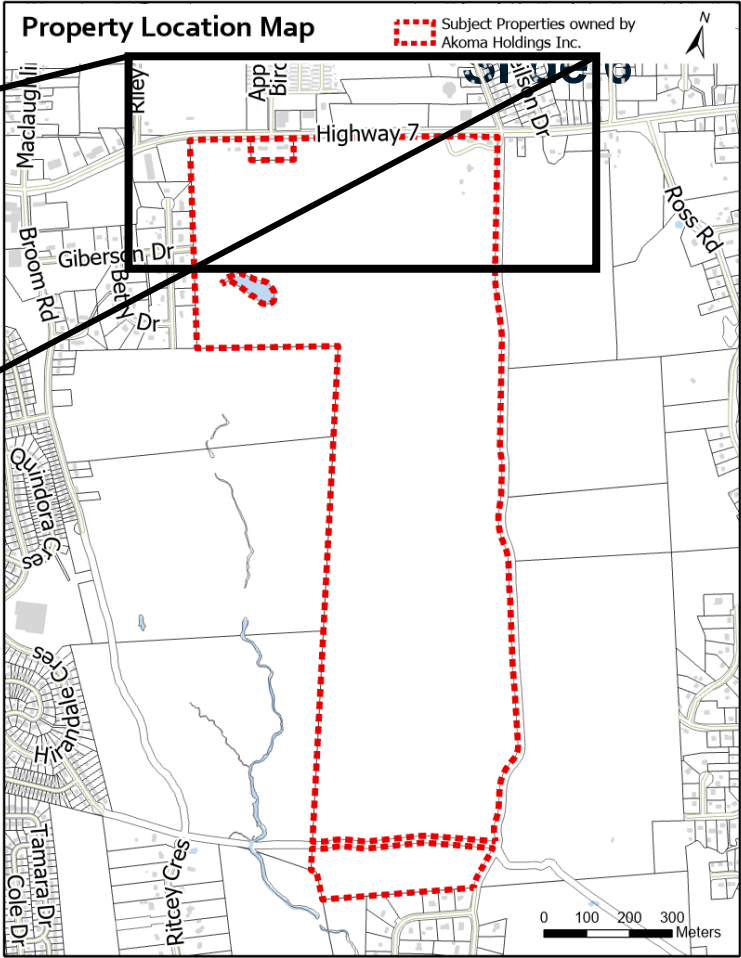


Two Planning Projects Running Parallel

- 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



Subject Property

Slide 7



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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.*

2019
NSHCC Restorative Inquiry Final Report

2018

Akoma Holdings' Application Initiated

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 Bylaw

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 Bylaw (Zoning)

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

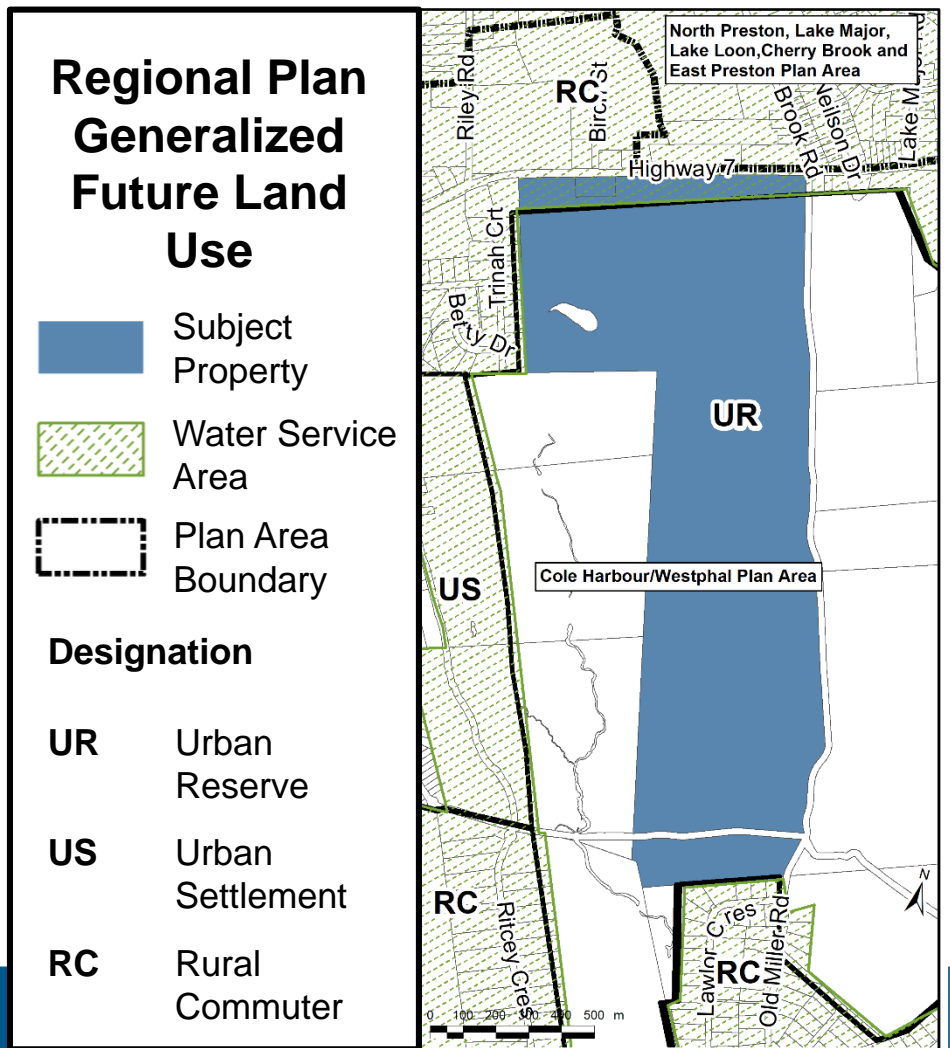
Relevant Planning Policies

Regional Plan & Subdivision Bylaw

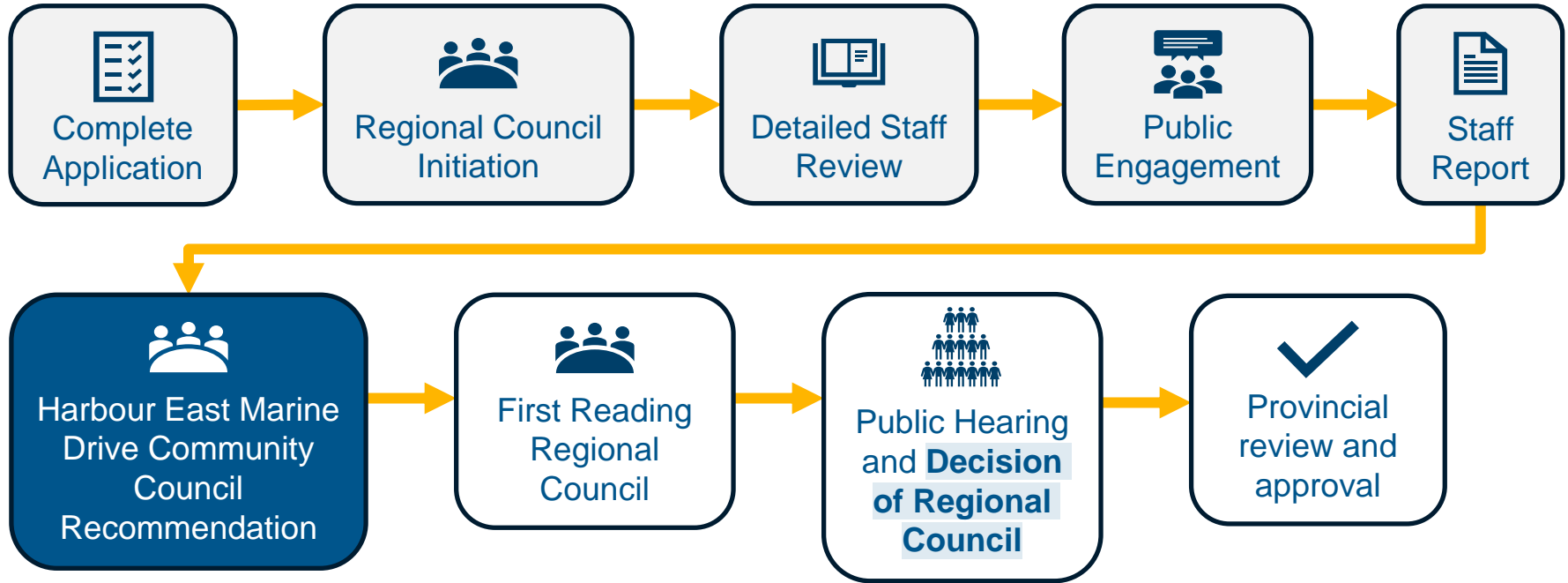
- Most of the property is designated Urban Reserve (UR) which intends to protect the lands for future serviced development, beyond 2031
- Most of the property is outside the Water Service Area

Community Plan & Land Use Bylaw

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



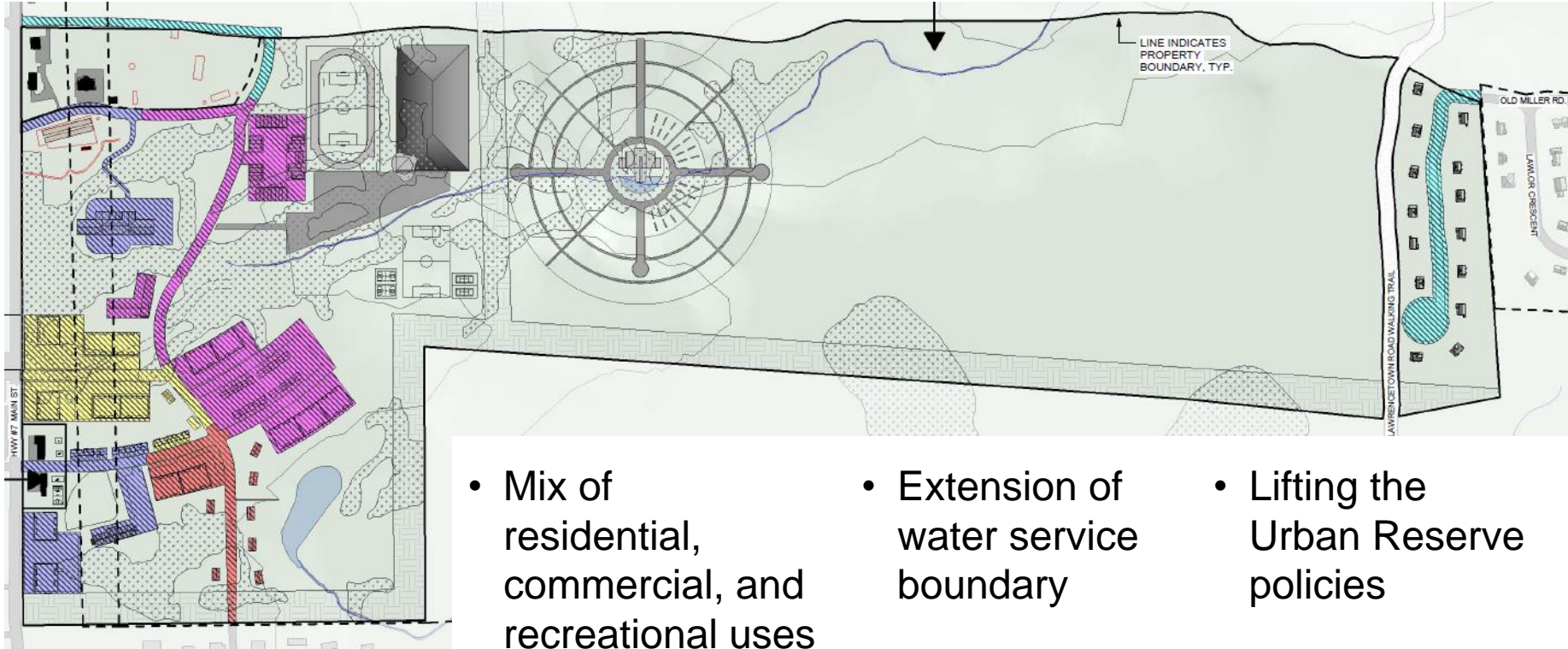
MPS and LUB Amendments Planning Process



Akoma Holdings' Overall Proposal

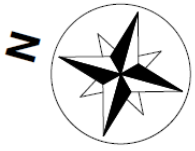
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Highway #7



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

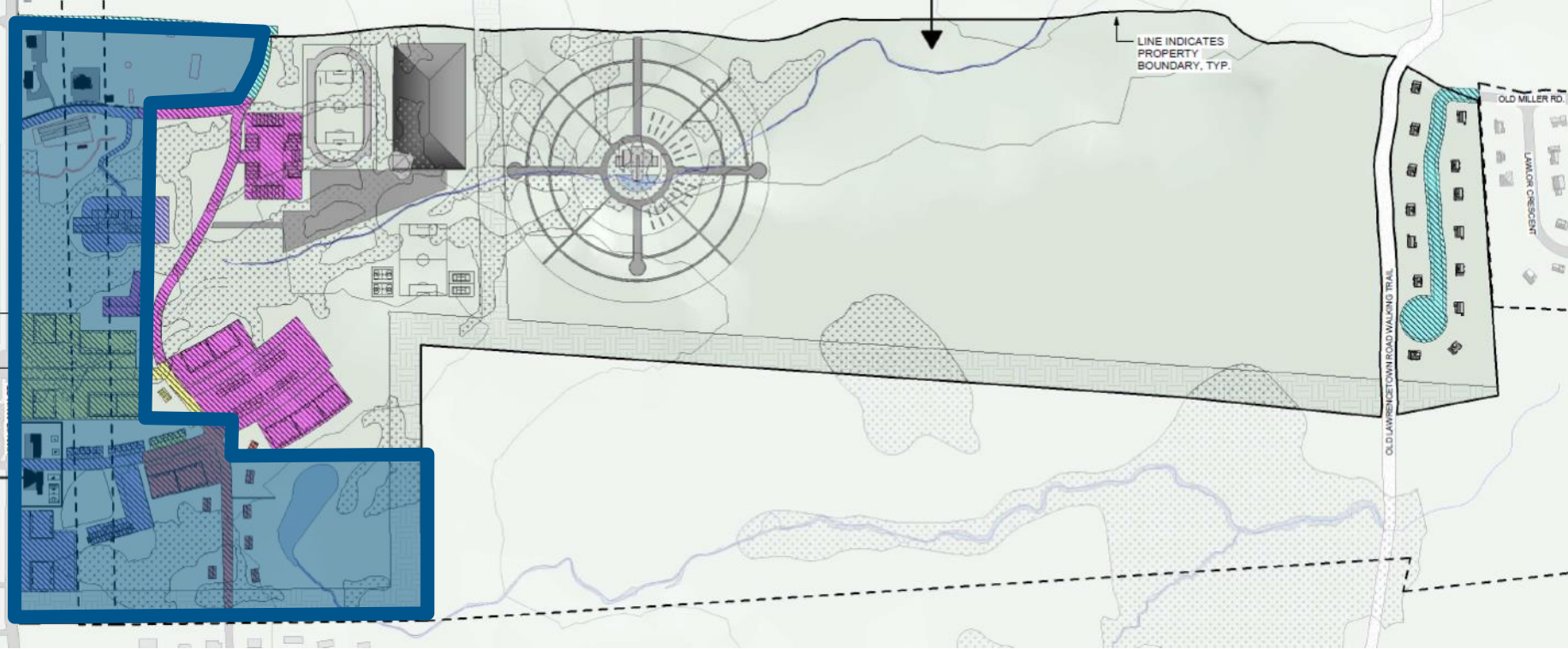
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Focus for Case 21875

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Highway #7



Proposal for Case 21875

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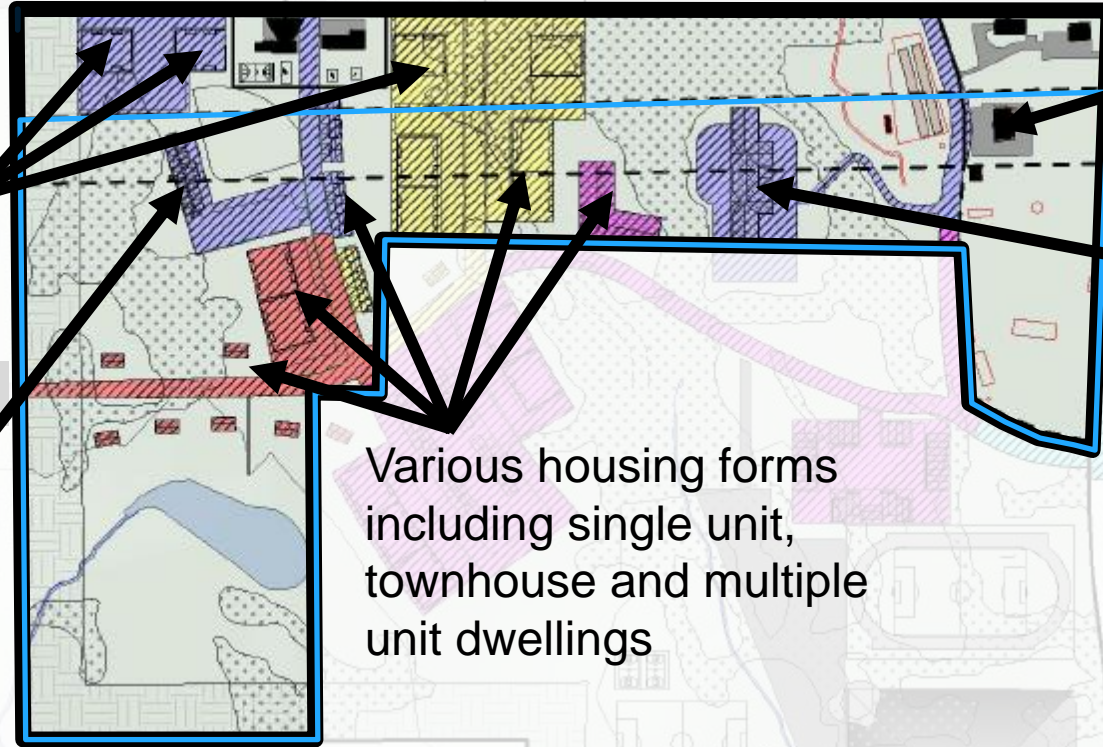


Mixed Use
Commercial-
Residential
Development

GIBERSON DR

New Akoma
Family Centre

HIGHWAY #7



Occupancy
of the
Former
Home

Seniors
Housing

Various housing forms
including single unit,
townhouse and multiple
unit dwellings

Case 21875

Extension of
Water Service
Area



Public Engagement Program

Guidance and Advice

- Provincial and Municipal African Nova Scotian Affairs Offices
- Community groups – Akoma, VOICES, AUBA and ANSDPAD

Sharing Information

- Shape Your City website
- Community groups' and ANSA's networks
- Virtual public information meeting Oct 21, 2020
- Presentation to the Youth Advisory Committee Nov 19, 2020
- Facebook

Collecting Feedback

- Shape Your City forum
- Emails, phone calls
- Facebook comments

Public Engagement Feedback

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Commemorating the history of the NSHCC



Providing a range of opportunities



Providing active transportation connections



Preserving the former Home



Benefiting the community



Capturing the intent of the 1915 Act



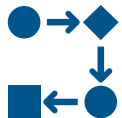
Considering Africentric principles



Consulting with ANS communities



Extending municipal services



Minimizing processing times



Minimizing road network and traffic impacts



Regional Plan & Subdivision Bylaw

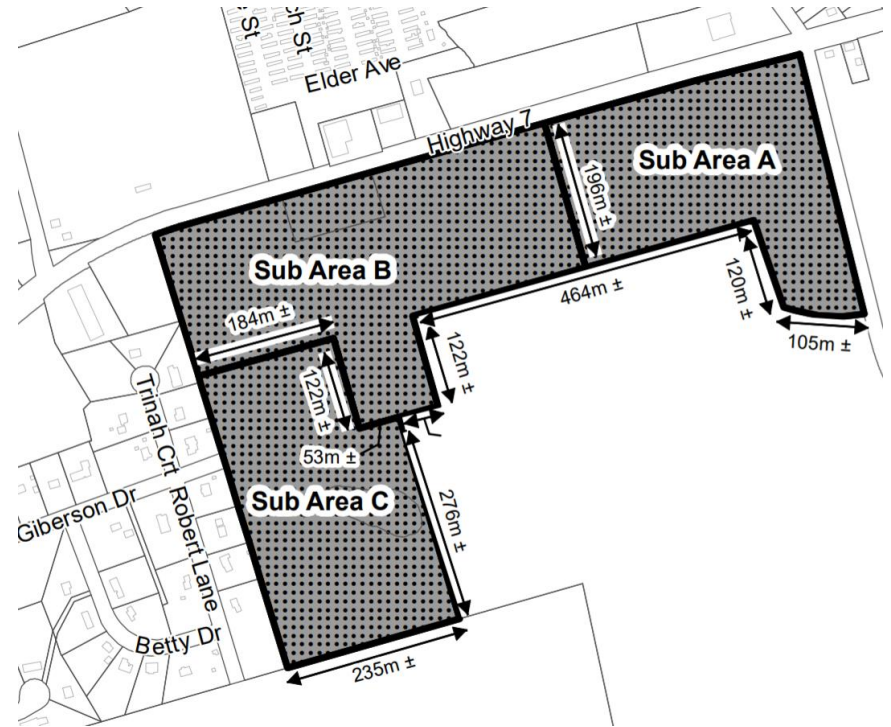
- Lift the Urban Reserve designation from a portion of the property
- Extend the Water Service Boundary to include the northern portion of the property
- Allow creation of new roads and subdivision of the lands, if needed

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

Land Use Bylaw

- 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 to support its ongoing maintenance and preservation as a historically significant building

A Mix of Land Use Opportunities

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

Building Form and Design

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

Servicing

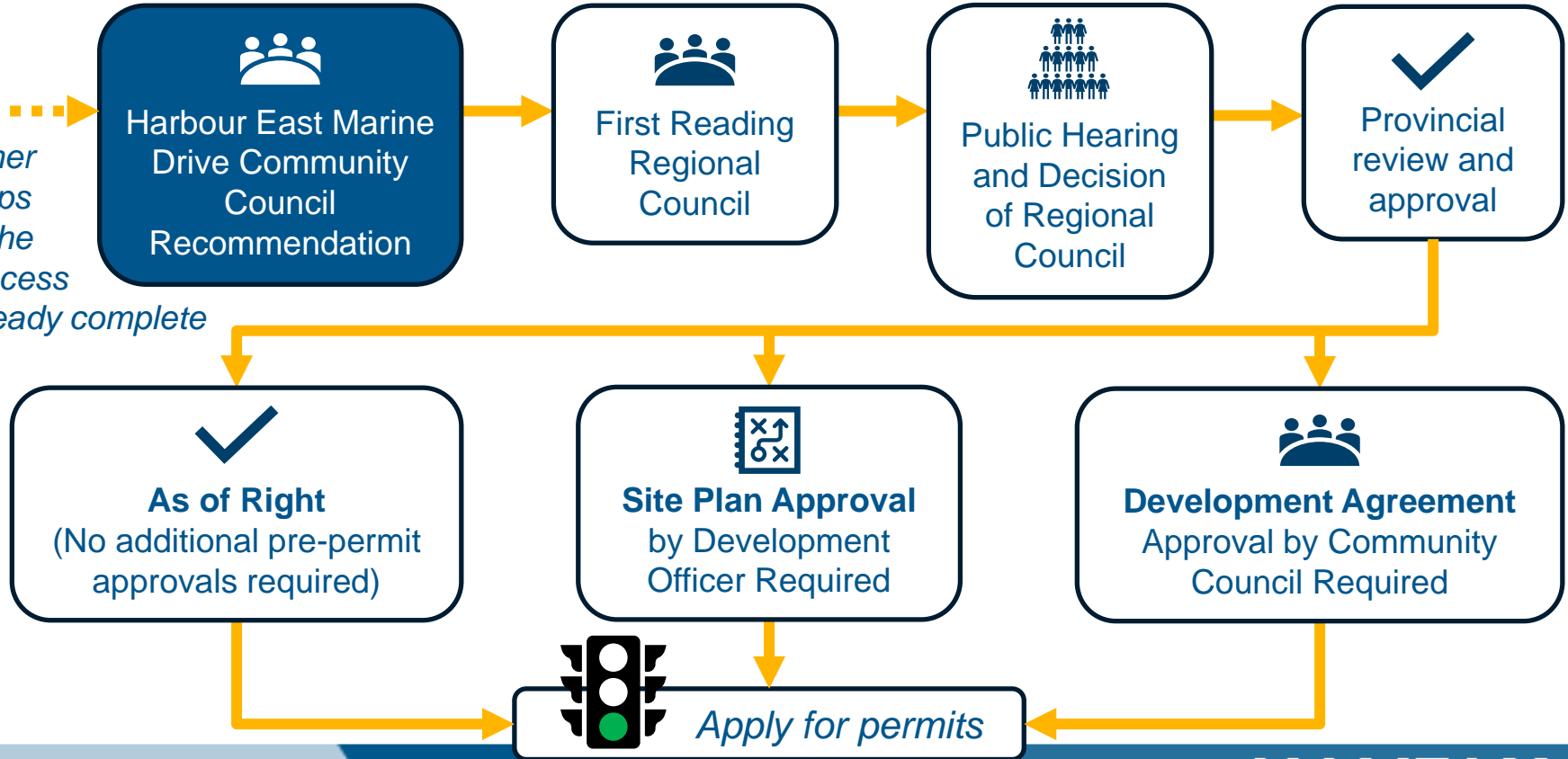
- Extend the water service area where water serviced development currently surrounds the site
- Ensure lot sizes can accommodate on-site septic systems

Transportation Network

- Allow adequate road and active transportation connections

If Council Approves the Amendments Slide 24

Other steps in the process already complete



It is recommended that Harbour East Marine Drive Community Council recommend 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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