



1018 Main Street
Dartmouth, NS, B2W 4X9
902-434-0674 (o) 902-434-6544 (f)
www.akoma.ca

via e-mail

July 19, 2018

Stephanie Salloum
Planner II
Planning and Development
HRM
PO Box 1749
Halifax, NS B3J 3A5

Dear Ms. Salloum;

Re: Request Letter Outlining the Akoma Plans for Development

Please accept this letter that accompanies our application request to amend the zoning for the listed areas of Akoma lands discussed at our most recent meeting of June 28, 2018. We humbly appreciate the assistance and foresight of the planning department in making this a reality for Akoma.

The following is a brief overview of the property with some historical context. In 1921, the Nova Scotia Home for Colored Children (NSHCC) was developed to provide care and education for orphaned and homeless African Nova Scotian children. The Old Home orphanage closed in 1978/79 when two new group home structures were developed. In 2010, the Cottage which housed the Superintendent who supervised the orphanage was vacated due to the liability issues due to the need for extensive repairs. The building is currently being used to store garden equipment and large items for Akoma. Discussions are being held to eventually restore this building however, no concrete plans are in place as of this date.

In 2011, the NSHCC launched the Akoma Family Centre to provide residential care for siblings ages 0-19 who were in the care of the Minister of Community Services. Also, in 2011, in recognition of the 90th anniversary of the NSHCC, a community garden was launched on the property. Over 40 community members of all ages are involved in operating the garden (from May to October) which has proven to be very productive.

In 2014, a second legal entity under the auspices of the NSHCC was developed, Akoma Holdings Incorporated (AHI). The Akoma Holdings Incorporated acquired the financial and real estate assets from the Nova Scotia Home for Colored Children (NSHCC). The vision for the Akoma Holdings Inc. is to 'offer opportunities and services that benefit the African Nova Scotian communities and the general society'.

In 2014, the Akoma Board of Directors approved the renovation of the Bauld Centre which was the former school house for children who resided at the orphanage. The facility now consists of offices leased to the YMCA on the lower level with the top level available for rental of community events.

In 2017, the Akoma Board of Directors approved the restoration of the Old Home building which was the original orphanage in which the residents of the NSHCC resided. This restoration commenced in early 2018. The building will feature a senior's complex that hosts a gym, art room, meeting room, restaurant/cafe, hair salon, office space and will offer services and programs geared to seniors but accessible to all ages. The Old Home Restoration project's objectives consist of developing a new space where all citizens within the HRM community can readily access activities that involve healthy living, health promotion, social diversity, heritage recognition and community cooperation. An emphasis will be placed on intergenerational programs where seniors with young children/youth can come together for programs and activities. It's been proven that intergenerational programs result in mutual enrichment.

Discussions are also underway about the need for a new facility that will better suit the needs of the children currently in care, however, this discussion will be part of the provincial plan to review residential care in the province.

Recently, community members have approached Akoma with the interest of establishing a multi-use sports complex on the property. One of the sports team have investors so are ready to proceed with the construction, however zoning is required to enable this to occur.

In August & September 2018, working with Upland Planning, community consultations will occur on the need for housing in the Preston/Eastern Shore areas. The results of that survey will inform the types of housing that Akoma can develop on the property.

Akoma has taken into consideration the need for right of ways to enable access to the property, therefore will work with HRM on the need for a Ross Road/Giberson connection and a left turning lane.

The following provides an outline of the property locations for zoning requests.

Locations and Proposed Use (timeline)

The aspects of the Akoma plans for development are:

- Old Home - rezoning to address proposed uses (targeted occupancy is Sept 2019)
- Centre for Athletic Excellence – Akoma has been presented with a multi-field multi-sport indoor/outdoor athletic complex opportunity (*less than 1 year*)
- Approximate 15+ acre parcel – with a mix of market-housing and affordable housing (*less than 2 years*)
- Main Street frontage – rezone areas to permit commercial with upper level residential (*less than 2 years*)
- Northwest corner – institutional and residential (*3 to 5 years*)
- Ross Road/Giberson Dr connection frontage – residential and commercial and institutional (*3 to 5 years*)

Current Zoning / (proposed Zoning)

- | | |
|-----------------------------|--|
| - Old Home: | UR / (P2 including permitted use for public gardening) |
| - Approx. 15+ acres parcel: | UR / (R1) |

- Athletic Complex: UR / (zoning that would permit indoor and outdoor facilities for soccer, track, basketball; indoor facilities for badminton, swimming, and photovoltaic fields)
- Main Street frontage: C4, P2, R1 / (zoning that would permit commercial with upper level residential save for existing P2)
- Northwest corner: C4 frontage; UR / (zoning that would permit institutional, low/med/high density residential, and photovoltaic fields)
- Ross Rd realignment frontage: UR / (zoning that would permit low/med/high density residential, P2 uses and photovoltaic fields)

Municipal Servicing Options

Sanitary

- Class 4 septic systems
- sanitary cluster systems

Water

- Water service available from adjacent serviced subdivisions
- On-site well water
- Watermain service extension from Giberson Drive on the west and Old Miller Road to the south

Storm water

- post to pre-development flows and storm water management ponds

Other

Open Space, Wetlands and Water Courses

- development will follow municipal requirements, NS DOE guidelines, and best practices.
- The intent is to preserve the Old Lawrencetown Road as an active transportation trail.

Community Engagement

- Akoma is undertaking community engagement initiatives as part of a Needs Demand Analysis but will participate in the required process for the rezoning if/as required.

I trust this letter provides a description of our needs and request. I look forward to a positive outcome. If you have any questions, please do not hesitate to contact me.

Sincerely,

ORIGINAL SIGNED _____

Veronica Marsman
Property Manager