



**HARBOUR EAST-MARINE DRIVE COMMUNITY COUNCIL
SPECIAL MEETING
MINUTES
March 25, 2021**

PRESENT: Councillor David Hendsbee, Chair
Councillor Becky Kent, Vice Chair
Councillor Trish Purdy
Councillor Sam Austin
Councillor Tony Mancini

STAFF: Thea Langille, Principal Planner, Rural Policy & Applications
Steve Higgins, Manager, Current Planning
Stephanie Salloum, Planner III, Rural Policy and Applications
Carl Purvis, Planning Applications Program Manager, Current Planning
Donna Boutilier, Solicitor
Simon Ross-Siegel, Legislative Assistant
Alicia Wall, Legislative Support

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, reports, supporting documents, and information items circulated are online at halifax.ca.

The meeting was called to order at 6:00 p.m., and Community Council adjourned at 7:06 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m.

The Chair acknowledged that it was International Day of Remembrance of the Victims of Slavery and the Transatlantic Slave Trade.

2. APPROVAL OF MINUTES – NONE

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

MOVED by Councillor Purdy, seconded by Councillor Kent

THAT the Order of Business be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS

Councillor Hendsbee declared a conflict of interest for item 13.1.1, Case 21875 and did not participate in the discussions or the vote.

Councillor Kent assumed the Chair for the meeting.

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION – NONE

8. CONSIDERATION OF DEFERRED BUSINESS – NONE

9. NOTICES OF TABLED MATTERS – NONE

10. HEARINGS – NONE

11. CORRESPONDENCE, PETITIONS & DELEGATIONS – NONE

12. INFORMATION ITEMS BROUGHT FORWARD – NONE

13. REPORTS/DISCUSSION

13.1 STAFF

13.1.1 Case 21875: Amendments to the Regional Plan, Regional Subdivision By-law, Cole Harbour/Westphal Municipal Planning Strategy and the Land Use By-law for the former Nova Scotia Home for Coloured Children site along Highway 7, Westphal

The following was before Community Council:

- A staff recommendation report dated March 1, 2021
- A staff presentation

Stephanie Salloum, Planner III, Rural Policy and Applications spoke to the proposal from AKOMA Holdings Inc. who have applied for amendments to enable the development of a mixture of housing, economic and recreational opportunities for the community. The site consists of 3 lots and is about 320 acres in size. The majority of the property is undeveloped, but contains a few buildings located close to Highway 7. The site is surrounded by a variety of uses including commercial, residential and a mobile home park. The significant historical and cultural value of this site was noted. The majority of the property is located outside of the water service boundary and development of the site will occur in phases.

Case 22257 is also associated with this site as it relates to a second review of the Regional Plan for the remaining phases of AKOMA's proposal and includes development of the backlands. Some of lands immediately adjacent to the old home have been deferred to the Regional Plan review project.

A formal apology was issued to former residents of the NSHCC by the Province in 2014 and a restorative inquiry began in 2015.

Public engagement has taken place and various community groups have been consulted. Feedback from the public included the importance of commemorating the history of the site, preserving the home building, the importance of consultation with African Nova Scotian communities, minimizing processing times, consideration of Afrocentric principles and the need for active transportation facilities. A copy of the staff presentation is on file.

Some Community Council members stated that the proposed lot sizes are an inefficient use of the land and that time is of the essence. AKOMA would like to see the water service boundary line moved to include this site. The cultural importance of the site was noted as this was the first orphanage in the Province to accept children of African decent. The development of these lands will create socio-economic opportunities for the African Nova Scotian community. It was further noted that the Centennial anniversary of the site is approaching. Members questioned the timeframe for when case 22257 will come to Community Council for consideration, as well as what additional technical studies are required.

Staff responded to members noting that the Regional Plan Review project was delayed due to Covid-19 but should be coming to council for adoption in late 2022. There will be an open space area towards the middle of the site. Some of the outstanding studies include traffic, servicing schematics, and an environmental study. HRM is looking to see which studies can be delayed in order to allow the amendments to move forward in time for the Centennial Anniversary. Currently there is no infrastructure in place with respect to Old Miller Road connection.

MOVED by Councillor Purdy, seconded by Councillor Austin

THAT Harbour East-Marine Drive Community Council recommend that Regional Council:

- 1. Give First Reading to consider the proposed amendments to the Regional Municipal Planning Strategy, Regional Subdivision By-law, Cole Harbour/Westphal Municipal Planning Strategy and the Cole Harbour/Westphal Land Use By-law as set out in Attachments A, B, C and D, to enable the adaptive reuse of the former Nova Scotia Home for Colored Children and to allow development of a portion of the site toward Highway 7, Westphal and schedule a public hearing; and**
- 2. Adopt the proposed amendments to the Regional Municipal Planning Strategy, Regional Subdivision By-law, Cole Harbour/Westphal Municipal Planning Strategy and the Cole Harbour/Westphal Land Use By-law, as set out in Attachments A, B, C and D.**

MOVED by Councillor Purdy, seconded by Councillor Austin

THAT the motion be amended to enable the proposed development to allow for multiple unit and mixed-use buildings to have a minimum 20,000 square foot lot area or as required for on site septic approval whichever is greater; and that the minimum lot area for a townhouse dwelling be 4000 square feet or as required for on-site septic approval, whichever is greater.

Further consideration was given to the application process and staff confirmed that the proposed amendment would require Community Council to defer the application for the return of a supplemental staff report to Community Council. With the agreement of the mover and seconder, the **MOTION WAS WITHDRAWN.**

MOTION PUT AND PASSED.

13.2 MEMBERS OF COMMUNITY COUNCIL – NONE

- 14. MOTIONS – NONE
- 15. IN CAMERA (IN PRIVATE) – NONE
- 16. ADDED ITEMS – NONE
- 17. NOTICES OF MOTION – NONE
- 18. DATE OF NEXT MEETING – April 1, 2021

19. ADJOURNMENT

The meeting was adjourned at 7:06 p.m.

Alicia Wall
Legislative Support