

**Region of Queens Municipality**

**Public Hearing**

**Sale of Municipal Properties Identified as PID #'s 70027982, 70040423, 70017983 and 70028477 located in the Vicinity of Lawrence Street and Amherst Street in Liverpool**

**Tuesday, November 22, 2022**

**6:00 p.m.**

**Agenda**

**Purpose:**

The purpose of this Public Hearing is to provide any interested person an opportunity to present an oral or written presentation to Council of Region of Queens Municipality with regard to the intention of entering into a purchase and sale agreement with Queens Neighbourhood Co-operative Housing Ltd. for properties identified as 70027982, 70040423, 70017983 and 70028477 for the price of \$1.00.

The procedure for this Public Hearing is as follows:

**A. OPENING REMARKS:**

- 1) Every person is eligible to speak, but first must be recognized by the Chair and must give his or her name and address before commencing.
- 2) A person may speak more than once, but preference will be given to those who have not previously spoken.
- 3) This meeting will be conducted following parliamentary procedure. This Council uses its own Rules of Order, as well as Bourinot's Rules of Order.
- 4) Staff review and comments.

5) The floor is now open for comments.

**B. CLOSING REMARKS**

**C. ADJOURNMENT**

# Appendix A

October 18, 2022

Mayor Darlene Norman  
Region of Queens Municipality  
P.O. Box 1264  
Liverpool, NS  
BOT 1KO

Dear Mayor Norman,

I hope this beautiful fall finds you and your Council Members well.

I am writing you today on behalf Queens Care Society -Housing Committee, soon to be incorporated, in the coming weeks as Queens Neighbourhood Co-operative Housing Ltd. (QNCH)

As you are aware the issue of affordable housing in our region is a critical issue.

The purpose of Queens Neighbourhood Co-operative Housing is to develop, build and manage affordable housing in the Region of Queens with a spotlight on seniors. Our vision is to see intergenerational, diverse neighbourhoods with accessible, efficient, safe homes in a co-operative setting.

In the time since we met with yourself and Council, on February 22, 2022, the Queens Care Society Housing Committee has been hard at work completing a strategic plan, developing our articles of incorporation and bylaws, working on charitable status, recruiting and nominating our first Board of Directors, meeting with funders, and searching and scoping potential sites for the first phase of development of the housing co-operative.

Committee members and I have done an exhaustive search and scoping of potential building sites over the spring and summer months. We met with staff of the Region of Queens to discuss potential surplus lands, we have met with Nova Scotia Lands, and have had discussion with several private property owners.

At our committee meeting this past Monday October 17, 2022, a decision was made to request a meeting with the Region of Queens staff to explore the opportunity of the acquisition of municipal surplus lands, to begin development of our first phase of affordable housing.

Today, committee members Eric Goulden, Horace MacPherson, Michael Blair and I met with Chris McNeill, Mike MacLeod, and Adam Grant to explore the possible acquisition of three separate surplus lots and a fourth potential lot (70028477) for the development of twelve to twenty units of affordable housing. The lots are located between Lawrence St and the Trestle Trail and Amherst Street and the Queen Street Extension. The lots are PID 70017983, PID 70040423, and PID 70027982, approximately 2.5 acres.

Chris McNeill indicated a formal request to purchase land would need to go to yourself and Council, with the possibility of this reaching the October 19<sup>th</sup> agenda.

Region staff indicated the lots together would likely be large enough for twelve to twenty units of housing, dependent on configuration, size and height. Staff also indicated they did not think there would be any issues running municipal water and sewer for a project of this size. We were informed that a storm water assessment and any mitigation would be integral to our development plan.

We were also informed that the lots likely would be sold separately, and the purchaser would need to be responsible for the consolidation of the lots. We realize there would need to be a change to the zoning to allow for multi unit residential and are hopeful that the Region could start this process through the mandated public consultation requirement. This would expedite our ability to move forward with formal funding requests and pre-development.

Queens Neighbourhood Cooperative Housing would be thrilled to partner with the Region of Queens on our first phase of affordable housing development, and hereby request from yourself and Council the approval to purchase the following lots: PID 70017983, PID 70040423, PID 70027982, 70058477 for the sum of one dollar.

We are also interested in the possibility of the Region partnering on cost sharing to support the installation of municipal water and sewer, along with potential site development. Any current or future consideration of funding will support financial thresholds to be met when applying for both Federal, and Provincial housing programs.

If Council approves the proposed acquisition an initial Letter of Intent from Council, and then a Purchase of Sale Agreement, will allow and expedite Queens Neighbourhood Co-operative Housing's ability to formally begin applying for Federal and Provincial housing program funding.

We realize this information is coming to you at the last minute, however, we hope that this request can make it on your Agenda for the October 19, 2022, Council Meeting for consideration and approval.

We are gracious for the staff, council and yourself for the time and support provided over the last year. We are willing to meet with yourself, Council, Committee of the Whole, and / or staff at any time to further the discussion.

Thank you for your consideration,

Earl Mielke,  
Inclusive Homes Consulting

On Behalf of Queens Care Society Housing Committee

# Appendix B

