

Proposal for Rent-to-Own

BEL owns land between Margeson Drive and Beaver Bank Road; in addition, several hundreds of acres are owned by others between the railway and Tucker Lake. BEL's approximately 275 acres would be available for the federal government's Rent-to-Own initiative on an exchange of timberland of equal value.

The Houses (similar to those built after the Halifax Explosion)

- Built to code
- Main floor finished
- Bath, shower and toilet
- Minimum of two bedrooms
- Kitchen with dining area
- Heat pump
- Water and sewage
- Basement and attic not finished
- Improvements to be made by occupant over 10 years, at which time they have ownership with the right to a mortgage at a price determined at the time of rental.

Chronicle-Herald, 22 Sep 2022

OTTAWA – Canada is moving ahead with a “rent-to-own” housing program, Prime Minister Justin Trudeau said on Tuesday, as he set out \$2 billion worth of spending toward a previously announced plan to double homebuilding over the next decade.

<https://www.pressreader.com/canada/the-telegram-st-johns/20220831/281642488987719>

I would like to see the objectives of the Sackville Housing Commission used in Beaver Bank.

Mostly clay ground means that water and sewer can be installed at a reasonable price.

Development in Beaver Bank means there will be less need for a third bridge or a tunnel in the future because Beaver Bankers can travel directly to either Halifax or Dartmouth to work or shop.

Suggestions

- Create a competition for architects to design affordable housing.
- Involve NS Community Colleges and the NS Affordable Housing Association.
- Take advantage of PM Trudeau's \$2 billion housing program.
- Plan bus service that serves Margeson Drive and Beaver Bank Road without the need for additional buses.

- Don't erect any apartment building in Beaver Bank until Margeson Drive to Windgate Drive is built.
- Don't approve any apartment buildings above Woodbine.
- Don't hold public meetings on Zoom, which allows HRM to pass anything without meaningful public input, or at Halifax City Hall, which might have held everyone 200 years ago, but now stifles citizen input by having insufficient space and no parking.
- Don't allow any more large developments in Beaver Bank, including the ones presently on the drawing board, until the Margeson Drive/Windgate Drive interchange is completed.

The Rent-to-Own program should relieve occupants of the high costs of acquiring a home, leaving them more time to be participants in the community. We will have the doers become the catalysts of change in Beaver Bank, as happened in Lower Sackville in the 1960s and 1970s. Those homeowners had a hard struggle for 10 years, then they put their effort into making Sackville a wonderful community by volunteering for everything—Sackville Days, Kinsman Hall and Beach and Rink (built without taxpayer money), a very active Chamber of Commerce, Sackville & District Volunteer Fire Department (second to none), and Service Clubs. I foresee Beaver Bank doing the same when we provide the opportunity for home ownership by Nova Scotians and others without large down payments or mortgages.