

Responses (Posted Comment Sheets)

What do you think about more residential and commercial development in Beechville?

More residential housing on the main road.

If this goes forward, look at hiring members of the community who are qualified or train them to be a part of the development.

When coming into our community (or any other community) find out what the developer can do for the community instead of being concerned about the land that is being purchased.

What do you want to tell HRM about Beechville?

A beautiful place to live

Family

Beechville does not want to be another "Africville"

That we are a resilient community and want to preserve our culture + lands

What would make it easier for you to stay involved in this planning process?

To know that we are being understood -> not just heard.

Help us to make our community to what it used to be

For the developer to be held accountable

That we are heard

For the community to benefit: affordable housing; use comm. people for jobs; community rec. centre

What would make it easier for you to stay involved in this planning process?

For ongoing consultation with the ANS [African Nova Scotia] communities

Is there anything else you would like to tell us?

More discussion

We don't want to be the minority in our own community (and we are becoming that)

Responses (Individual Feedback Sheets)

What do you think about more residential and commercial development in Beechville?

I believe there should be an extension to Beechville. In 1968 the Munroe Subdivision was established, with a promise of Phase II. ??? I would like to see a Phase II include Res. Zone/ Senior Housing/ Townhouses.

What do you want to tell HRM about Beechville?

It is a Black Community rich in culture. I would like to see it increase rather than decrease or disappear. I would like to see HRM support an Interpretive/ Learning Centre.

What would make it easier for you to stay involved in this planning process?

I am currently part of the Beechville Community Development Assoc. working with HRM and ANSA.

Is there anything else you would like to tell us?

Many programs are already being utilized at the Beechville Baptist Church: Seniors, youth, tutoring, summer programs such as Day Camp and Education Seminars with the help of the Municipality and the Black Educators Association.

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Concerns: Overcrowded schools, road closures and repairs, lack of sidewalks, lack of daycare facilities, lack of pedestrian walkways, transit upgrades, lack of recreational centres

What do you think about more residential and commercial development in Beechville?

I prefer not to see anymore commercial development because we have Bayers Lake next door. I do not want dense, multi-unit dwellings. We are concerned about the steep grade of the road into the new development.

What do you want to tell HRM about Beechville?

We like the trails – the BLT and the Chain of Lakes Trails. We like the lack of development in the area, so the trails are quite and peaceful.

What would make it easier for you to stay involved in this planning process?

Email and facebook updates.

Is there anything else you would like to tell us?

I would like to see a park or a series of markers describing the history of the area, particularly the results of any archaeological investigations in the area.

What do you think about more residential and commercial development in Beechville?

In a controlled manner ‘small’ commercial would be a good thing. More residential is fine, though buildings should be in scale, thus not too high.

What do you want to tell HRM about Beechville?

It is a family community. This needs to be family friendly and kid friendly.

What would make it easier for you to stay involved in this planning process?

Email sign-up list and mail-outs.

Is there anything else you would like to tell us?

My concern is the traffic flow. Fast enough to move without bottlenecks, but allowing for continued use of bicycles and alternate forms of transportation.

What do you think about more residential and commercial development in Beechville?

My concern is there is so much development in Halifax. Our trees and greenspace is being mowed down changing the landscape forever.

What do you want to tell HRM about Beechville?

Community of Beechville has been shrinking for years all in the name of development. My family is from Beechville and I think it is not right that there is a proposal to develop around the church and the gravesites.

What would make it easier for you to stay involved in this planning process?

I have provided my email to be informed of meetings. I would like to see more thought going into these plans rather than just clear cut the land then the developers wait for planner, community input etc. The developers should not be allowed to touch the land until everything is settled.

Is there anything else you would like to tell us?

As a black Nova Scotian, I am tired of seeing black communities in Nova Scotia disappearing. This is another example. Beechville has been targeted in the past by developers.

This is a small area and I wonder about the infrastructure to support all these residential and commercial developments. I am just sick when I drive down St. Margaret's Bay Road and see all the trees cut down. Why so much development? Where are all these people coming to rent or buy these properties?

What do you want to tell HRM about Beechville?

Resident privacy is important, i.e. 1) tree buffers between trail along lake and church graveyard, 2) tree buffer between CDD and residential homes at entrance to Beechville.

Discussion between Armco, HRM Planning and a community member. (Notes for the record)

Q: Do we really need commercial near Bayers Lake?

Armco: Looking for a different retail mix – smaller, more local amenities and services.

Q: The resident wanted to know why Armco was looking to change their plans.

Armco: There is more land, and a chance to generate more revenue. Also, there is more sewer capacity in the area since the original development agreement was approved. There's more capacity for building. Also, more units give us the option to look at more services in the development: doctor's offices, retail, etc. There has to be a certain scale to justify adding retail.

Q: Stormwater run-off from Beechville estate goes right into the lake. Can't we do better?

Armco: Nova Scotia and HRM do not have rules that regulate the quality of stormwater runoff. There are design options to address this issue.

HRM Planning: HRM is working on regulations for stormwater runoff. Because this process is creating new rules for Beechville, we can look at creating rules or guidelines for stormwater quality.