

Clayton Developments Limited Development Agreement Amendment

Planning Advisory Committee

February 18, 2025

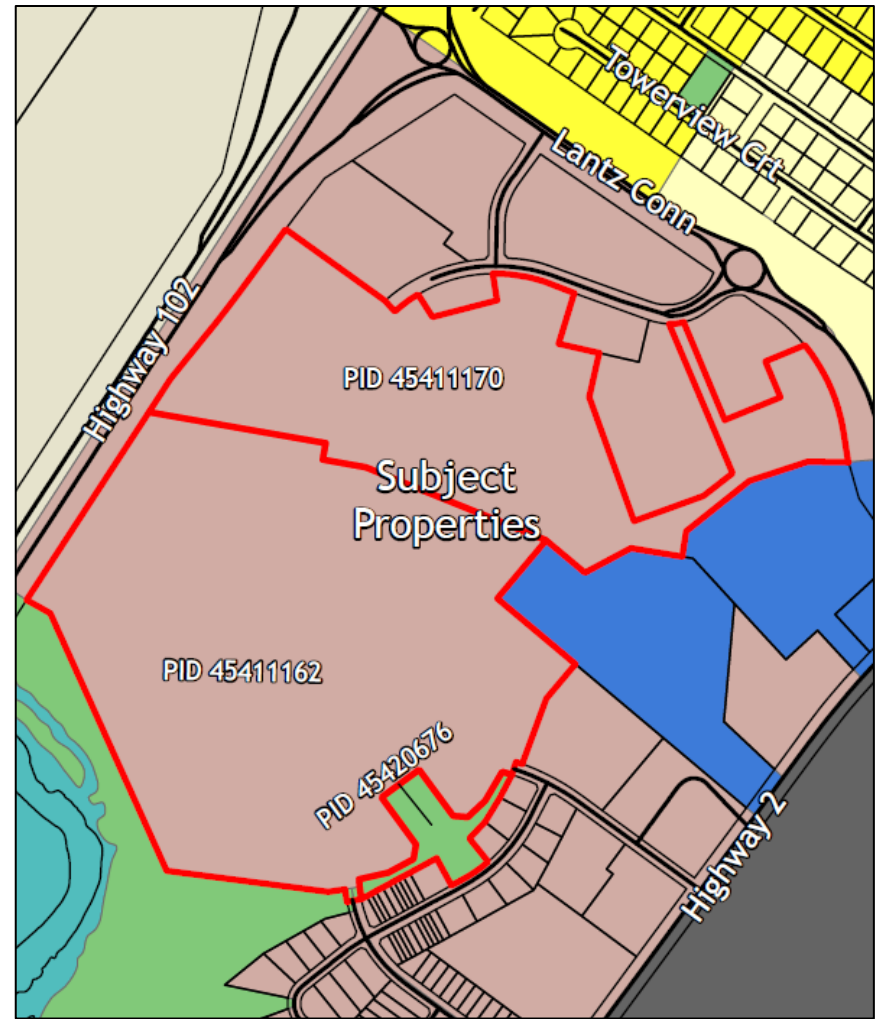
Planning and Development Department



EAST HANTS

Background

- **Applicant:** Clayton Developments Limited
- **Location:** Kiln Creek, Lantz
- **Proposal:** To amend an existing development agreement which was approved in 2020. The existing development agreement permits a mixed-use walkable comprehensive development district.
 - 1,500 dwelling units;
 - Commercial development;
 - Parkland;
 - Active transportation trails.





Development Proposal

1. Permit a self-storage use on an individual lot, Block K;
2. Permit a reconfiguration of the proposed site design at “Block J” to enable more multi-unit residential units. This would require an increase in the unit caps within the development agreement by 275 units.
3. Enhance opportunities for townhouses, in particular manufactured 16 ft wide townhouses, increasing options for housing diversity.
4. Permitting Sub-Phasing at Subdivision - Which would enable portions of a subdivision phase to be developed, rather than requiring the entirety of the phase to be processed at once.

Self-Storage Use

- The Development Agreement does not allow for a self-storage use in any of the commercial areas. Section 6.3(f) of the development agreement enables amendments to the list of commercial uses be considered as an unsubstantial amendment.
- The applicant is requesting a self-storage building with between 2 to 4 four storeys. An image of an example from Bayers Lake has been provided by the applicant.

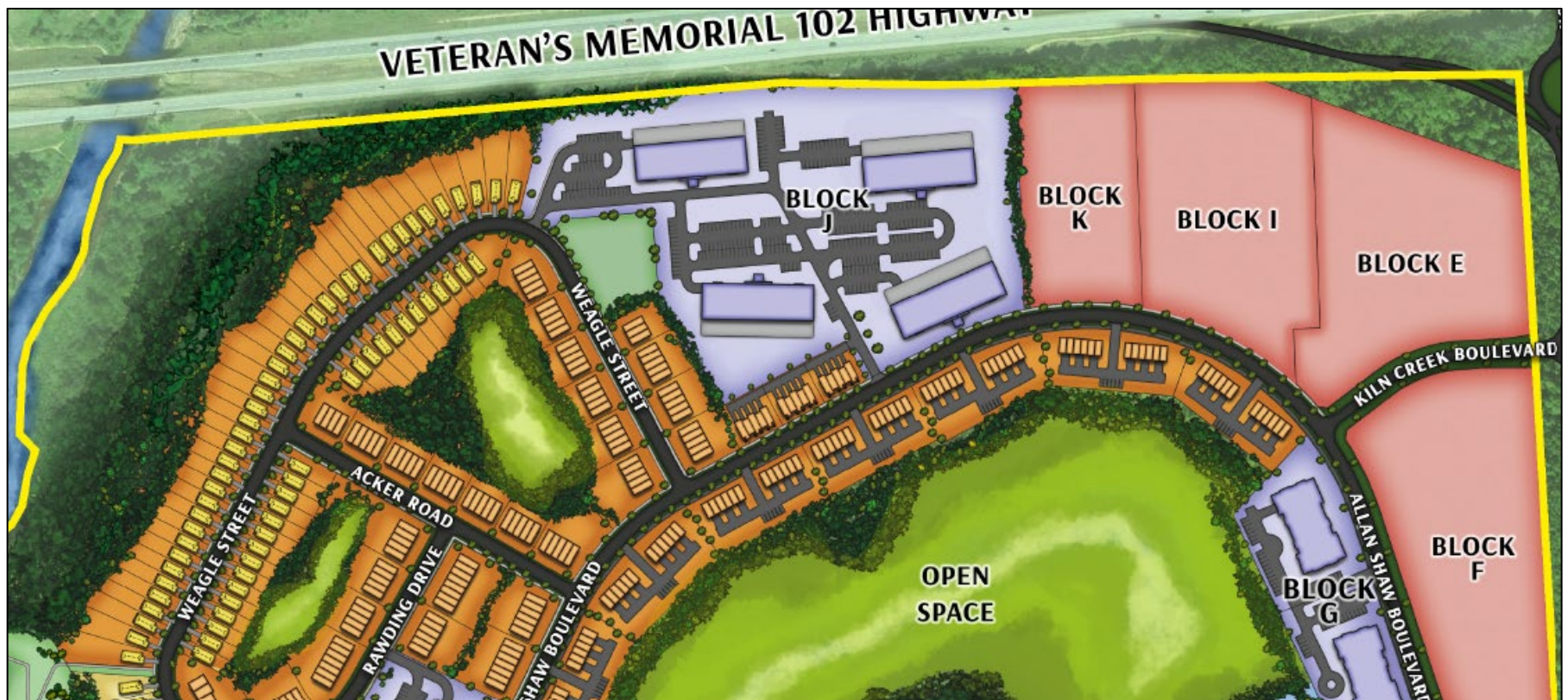


Multi-Unit Development on Block J

- The applicant is requesting that additional multi-unit residential buildings be permitted and that the development agreement enable 275 more residential units which will increase the maximum number of units to 1,775 for the whole development.
- To enable the new apartment buildings some of the commercial land has been removed and some of the lower density housing has been removed. A wetland is also proposed to be altered.
- The multi-unit residential area (apartment buildings) is proposed to be accessed off a driveway which will connect to Allan Shaw Boulevard and Weagle Street. Staff have some concerns with the use of a driveway instead of a municipal street and will discuss this with the applicant.



Proposed concept plan



Existing Approved concept plan



Amendments to Townhouse Requirements

- The applicant is requesting a reduction in the minimum lot frontage for on-street and stacked townhouses from 18ft (5.5m) to 16ft (4.8m). The applicant has indicated that this will enable them to maintain the diversity of price points for first time homebuyers.
- They indicate that this will enable the development of manufactured townhouses which occupy a 16ft wide (4.8m) form.
- Staff are aware that off street parking is an issue in some areas and will be reviewing how the townhouses address parking.
- More townhouse units are included on the concept plan but these are not increasing unit numbers as they replace other unit types.



- Above is an example image of a 16ft wide townhouse has been provided from a development in Mount Hope, Dartmouth

Permitting Sub-Phasing in Subdivisions

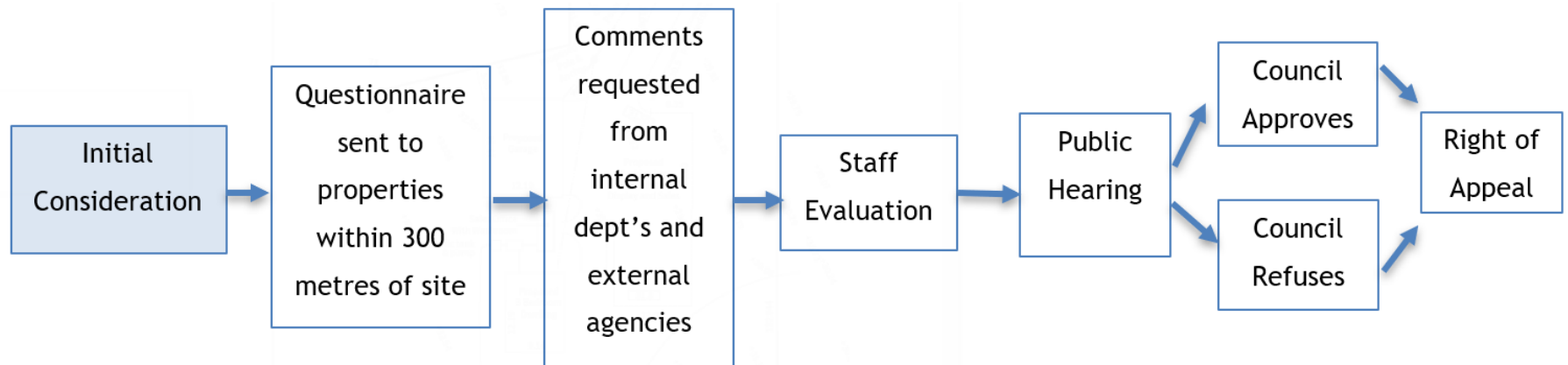
- The applicant is requesting that sub-phasing of subdivision applications be enabled. This would mean that a phase can be broken into smaller parts if needed. For example for Phase 3 to be broken into Phase 3A and Phase 3B.

Policy Analysis

- The Planning and Development Department will review the proposed application based on the applicable policies contained in the Municipal Planning Strategy.
- A detailed table of the evaluative criteria from the enabling policies and corresponding comments from Staff and reviewing agencies will be attached to the final report.
- Comments will be requested from external and internal agencies which include the municipal departments of Economic and Business Development; Parks, Recreation and Culture; and Infrastructure and Operations.
- An amended Traffic Impact Study has been submitted with this application and this will be sent to the Nova Scotia Department of Public Works and the municipal department of Infrastructure and Operations for comments.
- The applicant has received a wetland alteration permit from NS Environment and Climate Change.

Citizen Engagement

- Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application.
- A letter and questionnaire will be mailed to all property owners within a 300 m of the subject property asking for comments on the proposed application which will include many of the new residents of Kiln Creek.



Recommendation

- That initial consideration be given to the development agreement amendments and authorize staff to schedule a public hearing.

Recommended Motion

Planning Advisory Committee recommends to Council that Council:

- **Give initial consideration to amendments to the existing Shaw Group Limited development agreement for a mixed-use master planned development in Lantz, for the purpose of enabling a public hearing to be scheduled; and**
- **Authorize staff to schedule a public hearing.**