

December 20th, 2024

Rachel Gilbert, MCIP, LPP
Manager of Planning
Planning and Development
rgilbert@easthants.ca

RE: Substantial Amendment to the Development Agreement for Kiln Creek

Dear Mrs. Gilbert:

Clayton Developments Limited is pleased to submit a request for a substantial amendment to the development agreement for our Kiln Creek development in Lantz. The items we are looking to address in our application are to:

1. Permit a self-storage use on an individual lot, Block K;
2. Permit a reconfiguration of the proposed site design at “Block J” where the existing ground-related housing transitions into the highway commercial area, located between Allan Shaw Boulevard to the south, Block K to the east, and the proposed Weagle Street to the west. This would require amendments to the schedules as well as an increase in the unit caps within the development agreement by 275 units both for the development as a whole, and the unit cap specific to multi-unit development.
3. Enhance opportunities for townhouses, in particular manufactured 16 ft wide townhouses, increasing options for housing diversity. These homes targeting first time-homebuyers to build equity. This would require amendments to the provisions of the development agreement to enable 16-foot-wide townhouse units to be individually subdivided. We are also requesting that additional area be permitted for townhouses – increasing the “medium density development” area proposed.
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, while maintaining the flexibility of the existing agreement to modify phase ordering.

Application Item #1: Permitting a Self-Storage Use on Block K

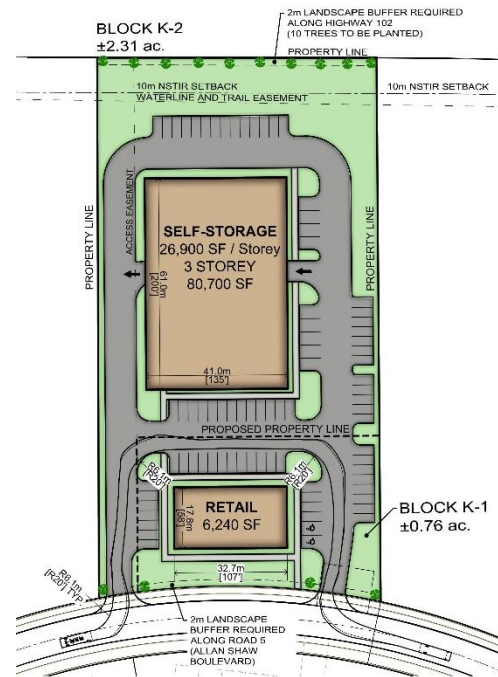
Our first request is to permit a self-storage use on Block K. Major features include a self-storage building having a floor area of ±80,000 square feet. The building is proposed to be between two and four storeys and would include a central drive thru lane to facilitate loading and unloading regardless of weather, similar to Chain Lake Drive building shown to the right.



An example of a multiple-storey self-storage building in Bayer’s Lake, NS.

For your information, a second building is also proposed Block K facing Allan Shaw Boulevard. The initial proposal for this location is to have a commercial space of approximately 6,000 square feet of floor area, with the potential to accommodate a second storey for additional storage. The intent for this second building is to provide a more active building use facing the street, while enabling the highway-serving self-storage building to have clear visibility from Highway 102.

Given that Section 6.3(f) of the Kiln Creek development agreement allows non-substantive 'amendments to the list of commercial uses permitted as Schedule "E"'. Our understanding is that this request could be considered a non-substantive amendment since it is within the area of 'Block I' referenced in Schedule E of the development agreement.



The preliminary site plan for Block K (shown above) is attached to this letter.

Application Item #2: Permitting Multi-Unit Development on Block J

Another multi-unit development block is proposed on "Block J" of the development, west of the proposed self-storage "Block K". This would require the removal of a segment of Road 6, and a reconfiguration of the road network.

This would require amendments to the schedules as well as an increase in the unit caps within the development agreement by 275 units both for the entire development (to 1,775 units), and the unit cap specific to multi-unit development (to 1,275 units).



Application Item #3: Enhancing Townhouse Options with Manufactured Townhouses

The cost of building a home has escalated substantially since the development agreement for Kiln Creek was originally approved in 2020. To maintain a diversity of price points for first-time homebuyers, we are seeking to enable the development of manufactured townhouses, which occupy a 16 ft wide form. This would require amendments to the provisions of the development agreement to enable 16-foot-wide townhouse units to be individually subdivided, which is currently limited to 18 ft wide units. We are also requesting that additional area be permitted for townhouses – increasing the “medium density development” area proposed to include expanded medium density areas along Weagle Street (Road 6) and Acker Road (Road 8).



Examples of 16 ft wide townhouses from our Mount Hope project in Dartmouth.

The required text amendment to Section 2.3(a) of the development agreement for on-street townhouse dwellings and on-street stacked townhouses would be as shown below:

- a. Minimum lot frontage: ~~5.5 m~~ 4.8 m

Application Item #4: Permitting Sub-Phasing at Subdivision

Our current development agreement permits Phases to be shifted about, which is quite helpful to be able to respond to market demand. We are also requesting sub-phasing be permitted through the development agreement, which for example, would allow “Phase 3” to be broken into “Phase 3A” and “Phase 3B”. We commonly bring in smaller phases year to year depending on our estimated demand, and this ability would better enable more consistent development of smaller phase portions year to year.

Thank you for your consideration and attention on this request. Our revised traffic impact statement to support this request is attached, as well as a draft amending development agreement to facilitate the application. Should you have any questions with regards to the enclosed materials, please do not hesitate to contact the undersigned.

Kind regards,

Jared Dalziel, MCIP, LPP
Senior Planner, Clayton Developments Limited

Enclosures

1. Revised Traffic Impact Study prepared by WSP Canada Inc.
2. Block J - Colour Concept Plan
3. Block K - Colour Concept Plan
4. Revised Schedule B – Concept Plan
5. Revised Schedule C – Lantz Street Network Plan & Road Cross Sections
6. Revised Schedule G – Traffic Impact Study Zones
7. Revised Schedule I – Phasing Plan
8. Draft Amending Development Agreement for Kiln Creek – 20 Dec 2024