



Proposed Kiln Creek Housing Diversity Changes

East Hants PAC

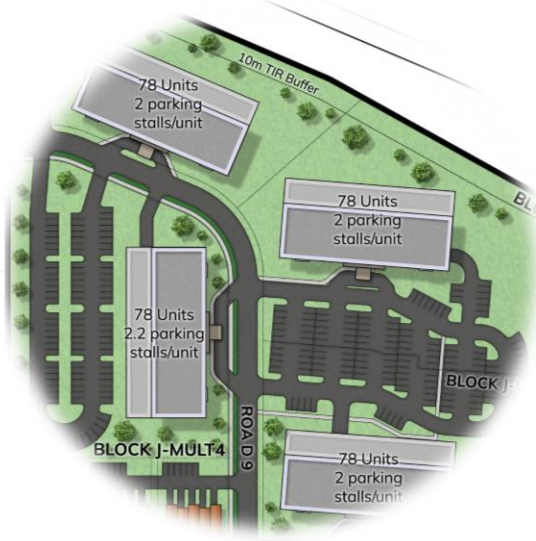
June 17, 2025



2025 Amendments – Presented to PAC in February



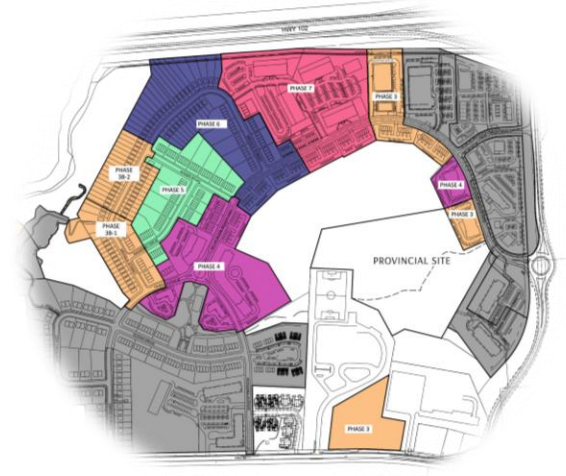
Permitting a Self-Storage Building



Block J Multi-Units
Private Driveway



Permit 16 ft wide
townhouses



Permitting Sub-Phasing

What We Heard: Too Much.... *“This seems like a lot packed into one request”*

General Comments:

- We have a development agreement. Why are they asking for these changes, I don't see the benefit?
- Not sure I see anything better or improved.

Wetland / Environment / Stormwater:

- How does altering a wetland work?
- How does the stormwater in the community now work if you change the wetlands?

Townhouses:

- Why the change to 16 feet?
- How will parking work with small units?

Multiple Residential Site:

- How does the Multi-site private driveway work?
- Is there enough parking?

Self Storage:

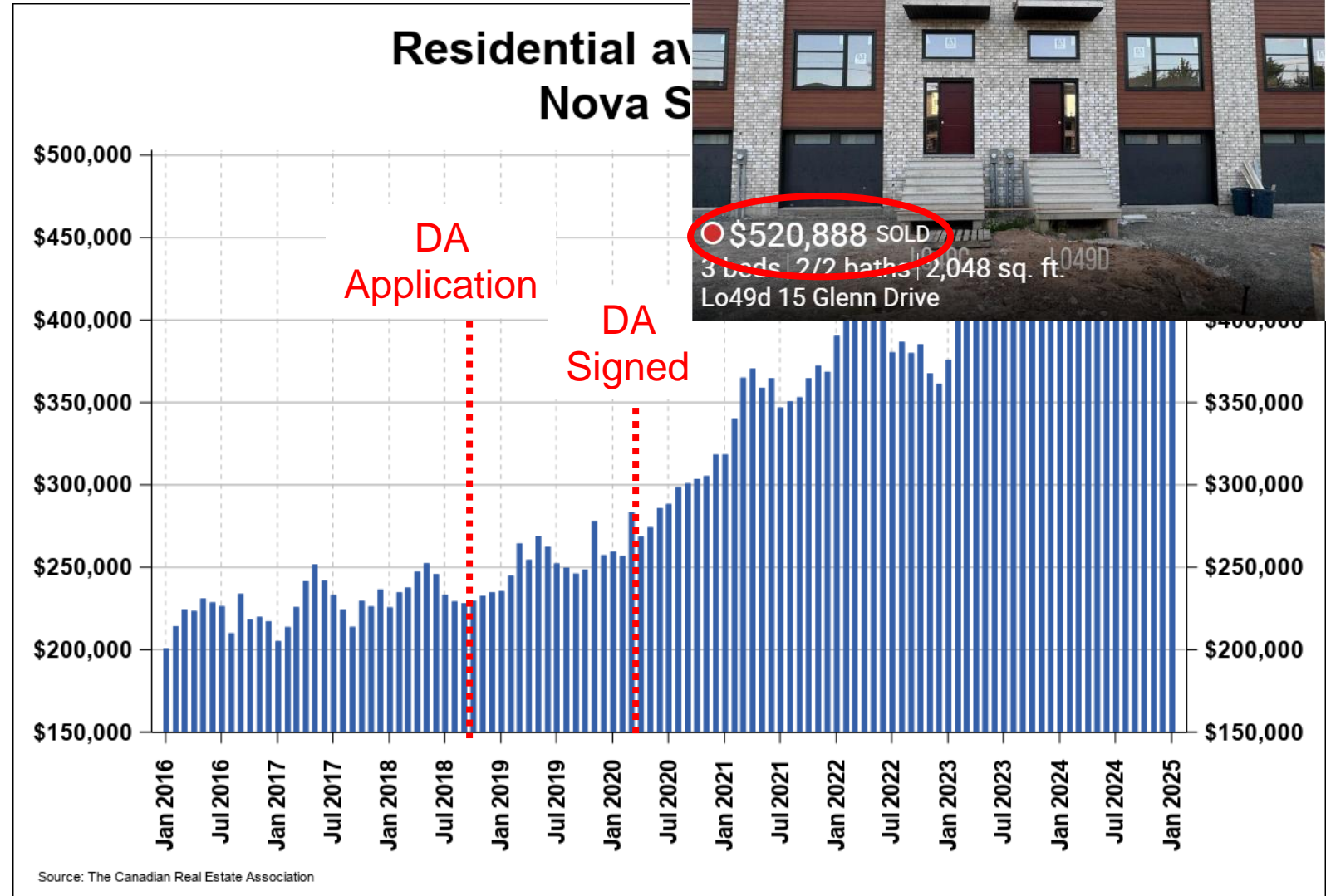
- This use doesn't seem to fit with community – better places to locate this use.

Sub-phasing:

- What are the implications?

The “Why”

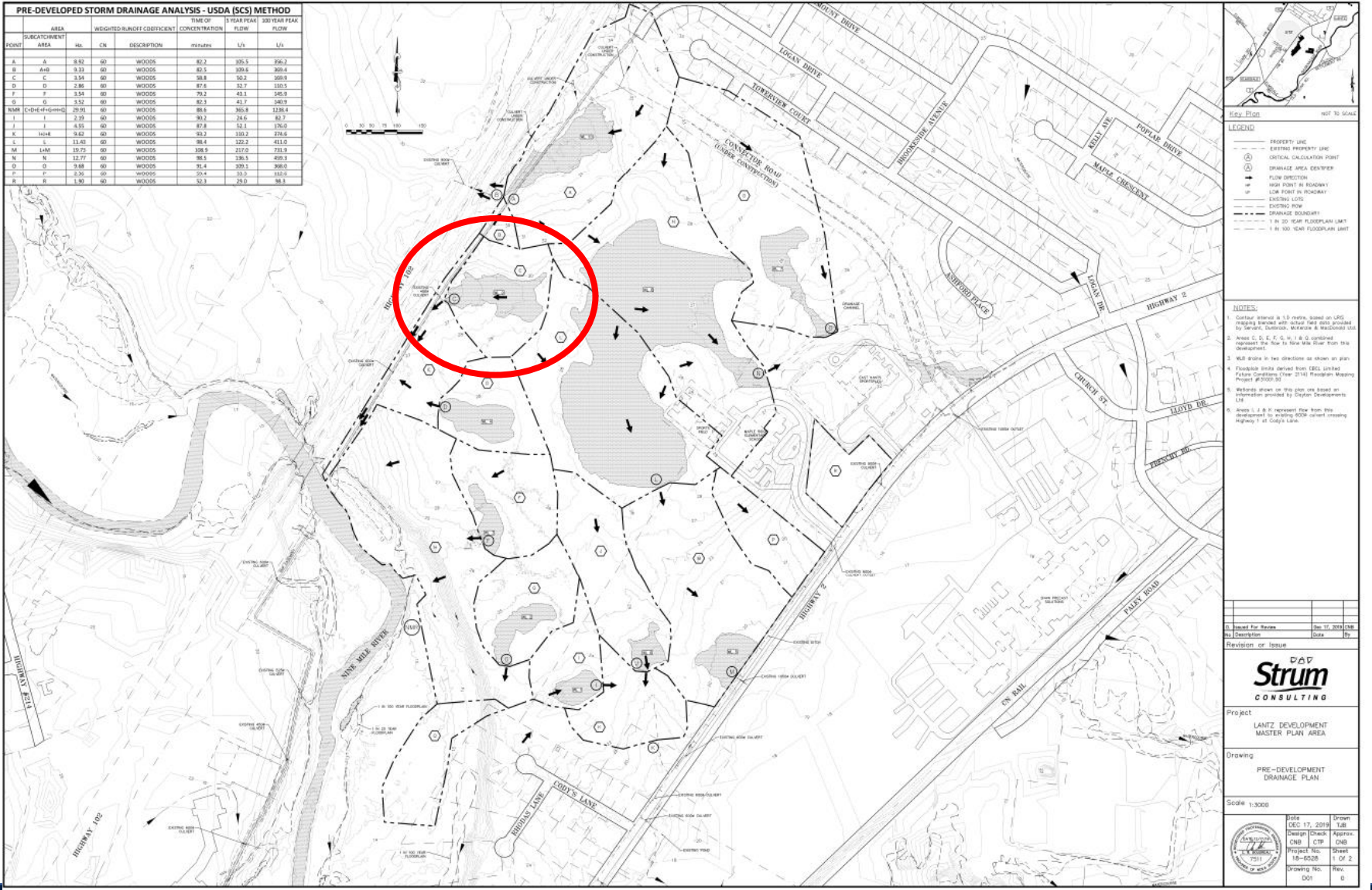
- Development agreement is a 15-year build-out.
- We need to react and adapt to changing markets.
- We need to help builders bring the price of new housing down and offer different sized housing products.



Approved Plan



Comprehensive Stormwater Management



Comprehensive Stormwater Management

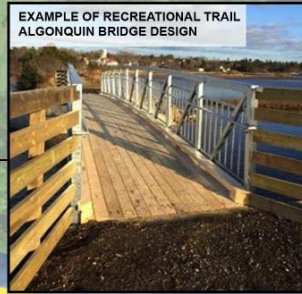


Comprehensive Stormwater Management

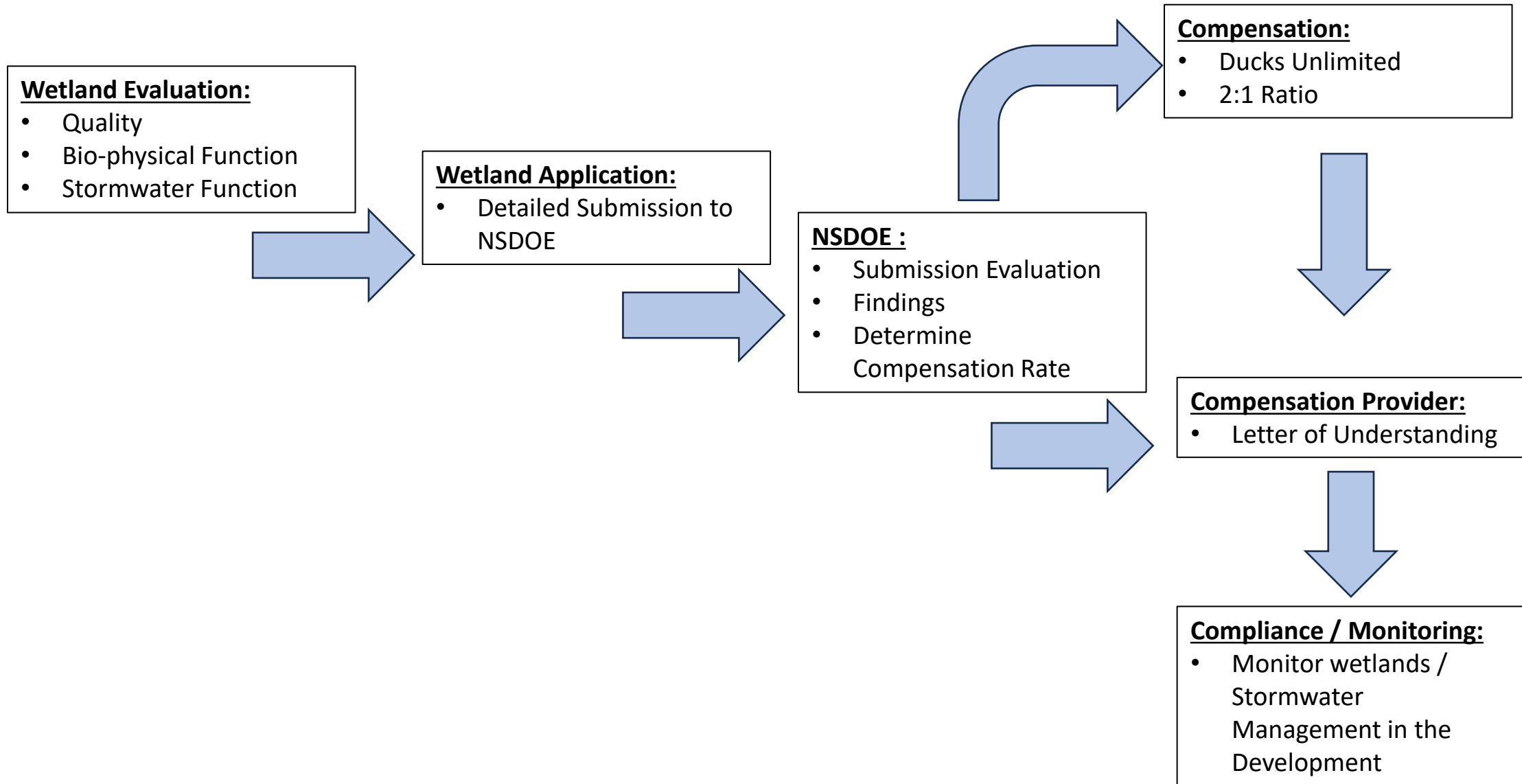
PROPOSED BRIDGE SKETCH

KILN CREEK
MARCH 29 2023
NTS

NOTE: This drawing is conceptual and may change during final design.



How does Wetland Compensation work?



Block J

- Full public road built to municipal specification:
 - Snow Storage / Removal
 - Fire Truck Access
 - Solid Waste Access
- There is enough space for 2 parking stalls per unit on site.
 - (By-law is 1.5 + visitor)



An aerial architectural rendering of a proposed multi-residential development, Block J. The site is situated on a wooded hillside, bordered by a dense forest to the west and a highway (Highway 102) to the east. The development features four multi-story residential buildings with modern architecture, including balconies and large windows. A central parking lot with several stalls is located between the buildings. The surrounding area includes a mix of greenery, trees, and some existing infrastructure like a road and a small building in the background.

BLOCK J

PROPOSED MULTI-RESIDENTIAL SITE

~14.2 ACRES

4 MULTI-RESIDENTIAL BUILDINGS

78 UNITS/BUILDING

2+ PARKING STALLS/UNIT

*VISUALS ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT BE AN EXACT REPRESENTATION OF THE FINAL PRODUCT.



February 2025

28 Acres:
Located as market
required.

275 Additional Units





Proposed Plan

14 Acres:
Specific Location

100 Additional Units
(175 Reduction)



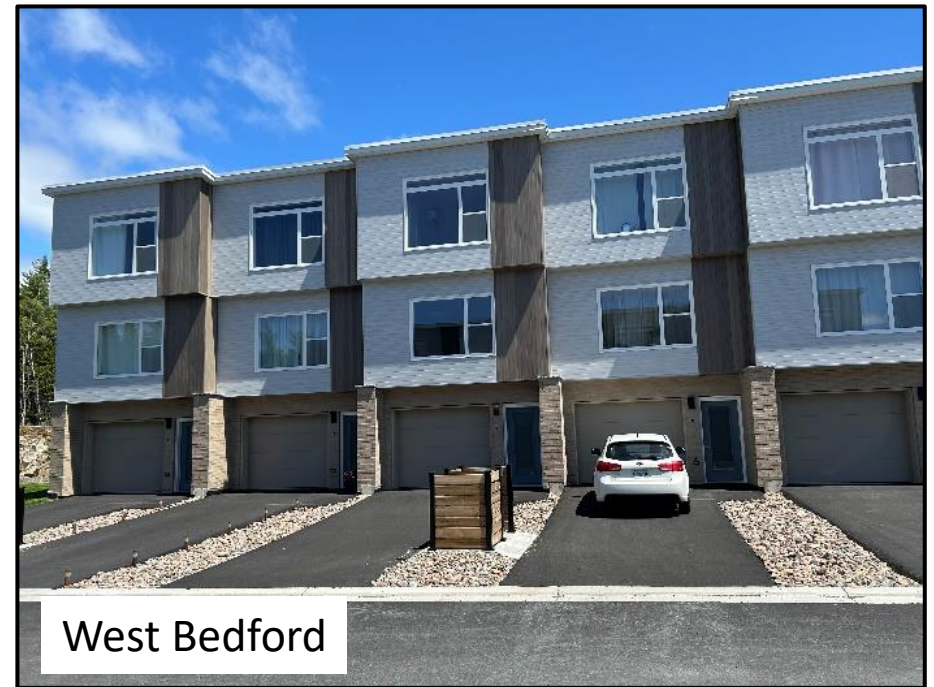
Why 16' Wide Townhomes?

- Modular Construction – built in Sussex NB by Prestige Homes (Shaw Company)
- Reduced costs and number of trades
- Efficient use of space and design
- Quicker construction build time for homeowners
- 16' wide is maximum width that can be transported



16' Wide Townhomes

- \pm 1300 sq ft average size
- Normally 2 bedroom, 1.5 baths
- Two parking stalls required (1 garage / 1 driveway), or 2 stalls spaces if no garage.
- Same parking provided as 22' wide TH, smaller homes with a higher parking provision relative to home size.



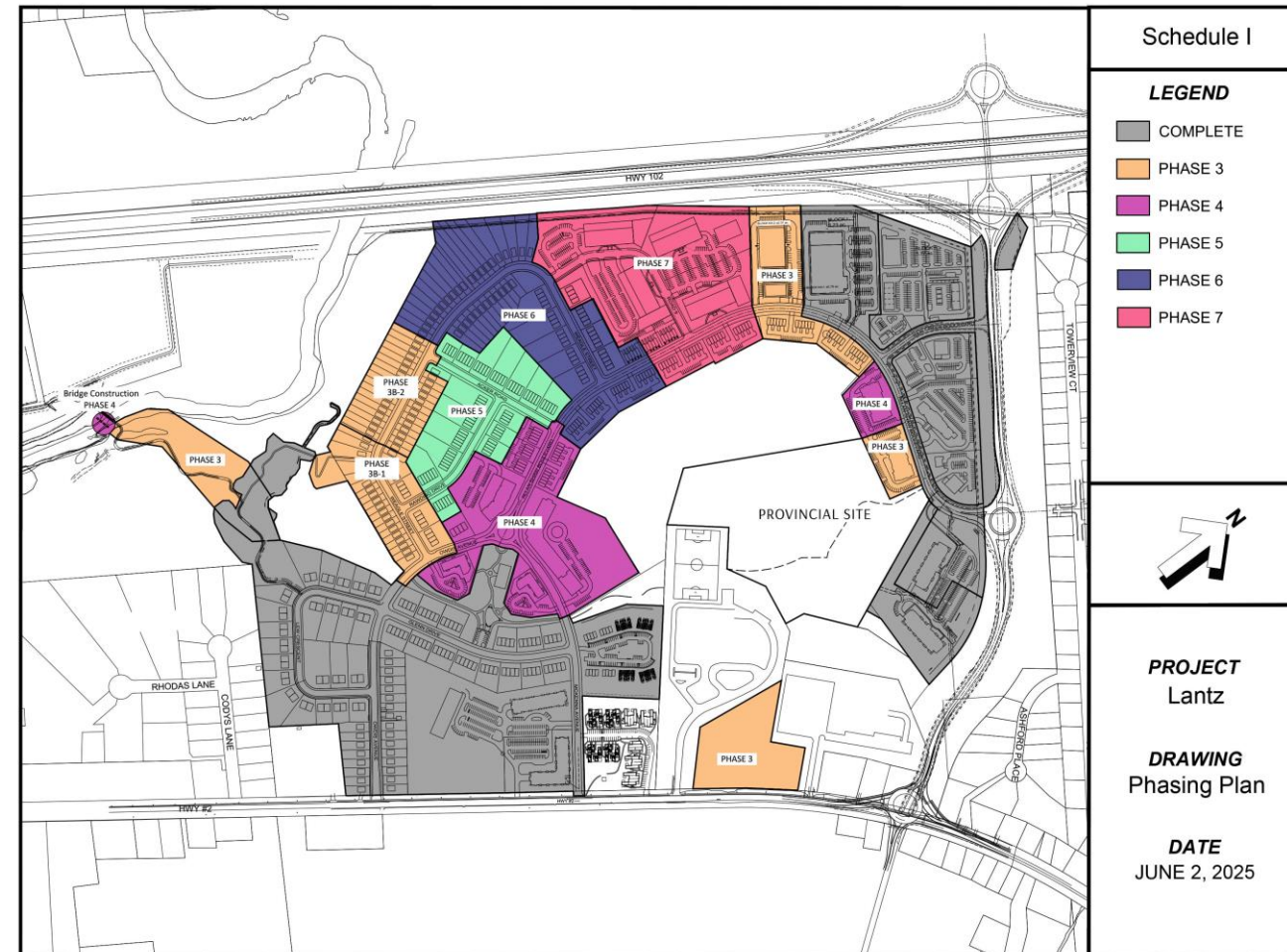
Self-Storage

- Identified need in the community.
- Ability to reduce apartment size and building storage requirements
(Reduced Rent)
- Ultimately reduces rent
- Self-contained office style building
- Good transition to residential



Subdivision Sub-Phasing

- Administrative in nature
- Permits us to bring a more precise number of homes to market each year based on changing market demand.
- Rather than waiting for demand to accrue to build large portions of the subdivision, it enables more housing to be built to meet people's needs sooner - rather than constructing one phase every two years we can do half of a phase every year.



In Review:

- ✓ General Comments
- ✓ Wetland / Environment / Stormwater
- ✓ Townhouses (16') (Why & Reduced Units)
- ✓ Multiple Residential Site
- ✓ Self Storage
- ✓ Sub-phasing

Thank you PAC for question, feedback, and guidance as we work to bring forward a plan that is in keeping with the overall East Hants Official Community Plan.

Thank you to Staff for working with us to right-size the proposal.

An aerial photograph of a residential neighborhood, showing a row of houses with dark roofs and light-colored siding. The houses are arranged in a row, with a central road or driveway running through the middle. The surrounding area is filled with green trees and grass. The image has a dark, moody tone, with the text 'Thank You' overlaid in white.

Thank You



Kiln
Creek
a Shaw Community

