

May 17, 2021

Community Design Advisory Committee

Via email: clerks@halifax.ca

**Re: Requested Changes to Proposed CentrePlan Package B Policies for Southdale
(Mount Hope) Future Growth Node (PIDs: 41280546, 1362161, 40003600)**

Dear Members of the Community Design Advisory Committee,

Clayton Developments Limited and our partners, A. J. Legrow Holdings Limited are pleased to submit this proposal to you. This proposal is a dedicated effort to address affordable and attainable housing needs in HRM, targeting below market price points for the entire project. Homes will be based on a sixteen-foot wide, by varying depth, footprint that enables us to reach cost efficiencies that are not available in the current market. The majority of the multiple residential buildings will be low-rise, wood-frame construction that will provide more affordable rents.

Concept Plan / Housing Form:

The plan provides housing in the form of single unit dwellings, townhomes, four-plex units, and low-rise apartments. With the primary access from Mount Hope, the plan is designed with three crescents, creating opportunities to disperse traffic and provide options for efficient transit service.

Homes in this community are targeted at modest price points. With this in mind, particular attention has been directed to the specific form of housing being offered. The units, in the form of single units or townhomes, will be based on a standard 16-foot wide by approximately 50-foot deep footprint (see Housing Footprint sketch below). This provides 800 sq.ft. of living space per floor. We can customize the amount living space by adding a second storey and / or basement. This standardization of footprint permits the ability to provide for housing in three incremental sizes: 800 sq.ft, 1,600 sq.ft. and 2,400 sq.ft, facilitating fine-grained customization of affordability.

A rather unique housing form we are proposing is an over/under four-plex. This housing form will be suited to condominium ownership model and will likely be a competitive form of first time home ownership. These units offer an 800 sq.ft. home option which will be less expensive than other housing options, but will still provide home ownership investment opportunities.



Housing Footprint

Livability is a paramount to designing a community. Although the concept is targeted toward attainable housing, the plan is not sparing on public parkland and amenities. The plan includes 15 acres of parkland including a one acre central park, which is intended to be fully developed with access trails, play structure, and site amenities such as benches and shade trees. Physical activity is important for the well-being of residents. To encourage outdoor exercise, we are incorporating a network of 1.5km of trails that surround the significant wetland. This provides residents the opportunity to go for a leisurely walk, while enjoying the natural and diverse environment provided by the wetland. A pedestrian connection is also being proposed to the north in an effort to link existing communities.



Attainable Home Ownership:

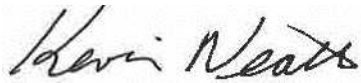
Much of the focus on affordable housing has been directed to the rental market. While this effort is needed, we as a development community need to also recognize the benefits of home ownership. The importance of home ownership shouldn't be understated. Home ownership provides tremendous social benefits such as:

1. Stability in housing and associated finances;
 - o Home ownership is a leading indicator of economic well-being.
2. A sound investment that can build multi-generational wealth;
3. Home ownership creates financial options, (equity can be leveraged for a variety of future needs such as: education and retirement);
4. Home owners are more likely to create a stable neighbourhood becoming more involved with community activities;
5. Home ownership creates a sense of belonging.

The Mount Hope project is a substantial opportunity to create an entire community that is designed to be well planned, mixed-income, and in a location that is highly walkable. This opportunity to focus entirely on attainable housing product is rare in a market where most efforts are directed at maximizing return on investment.

Please find attached planning submission (Zzap) for consideration. We look forward to discussing this initiative with you and are excited about the opportunity to bring a project to market that addresses a substantial need in the municipality.

Yours truly,



Kevin Neatt
Vice President, Planning and Development
Clayton Developments Limited