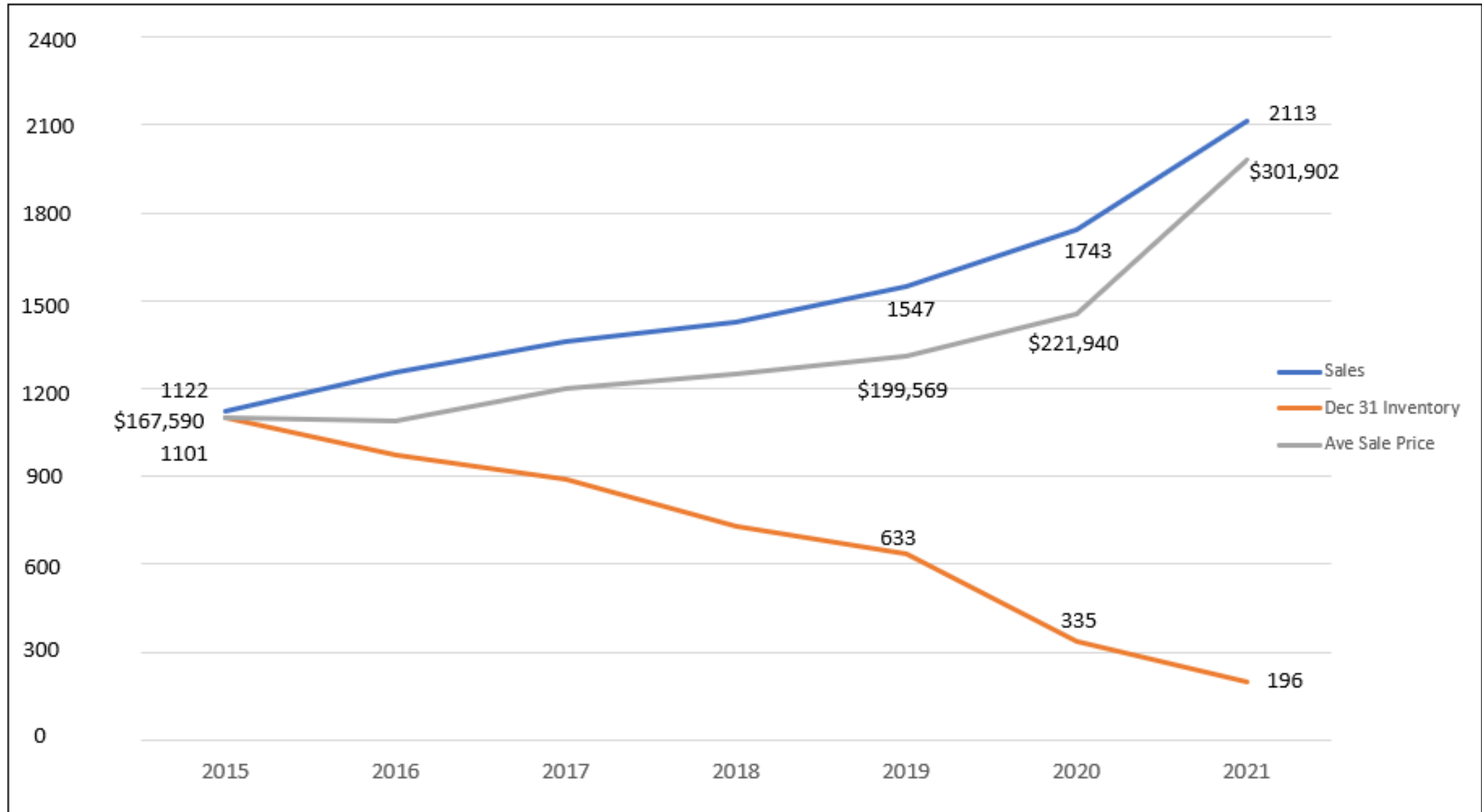


# The Crossing

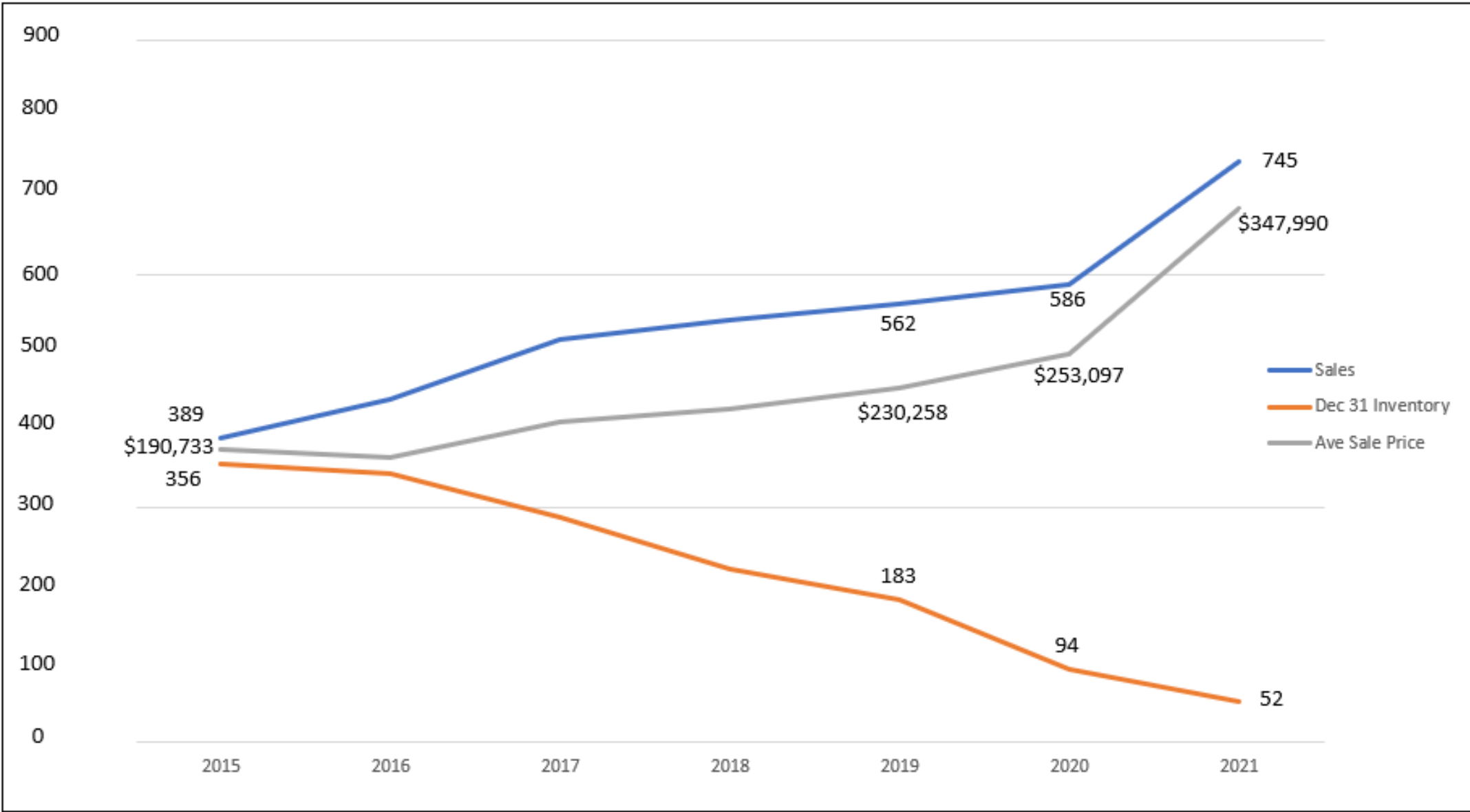
Development Agreement Application for  
Apartment Building on Payzant Drive  
February 16, 2023



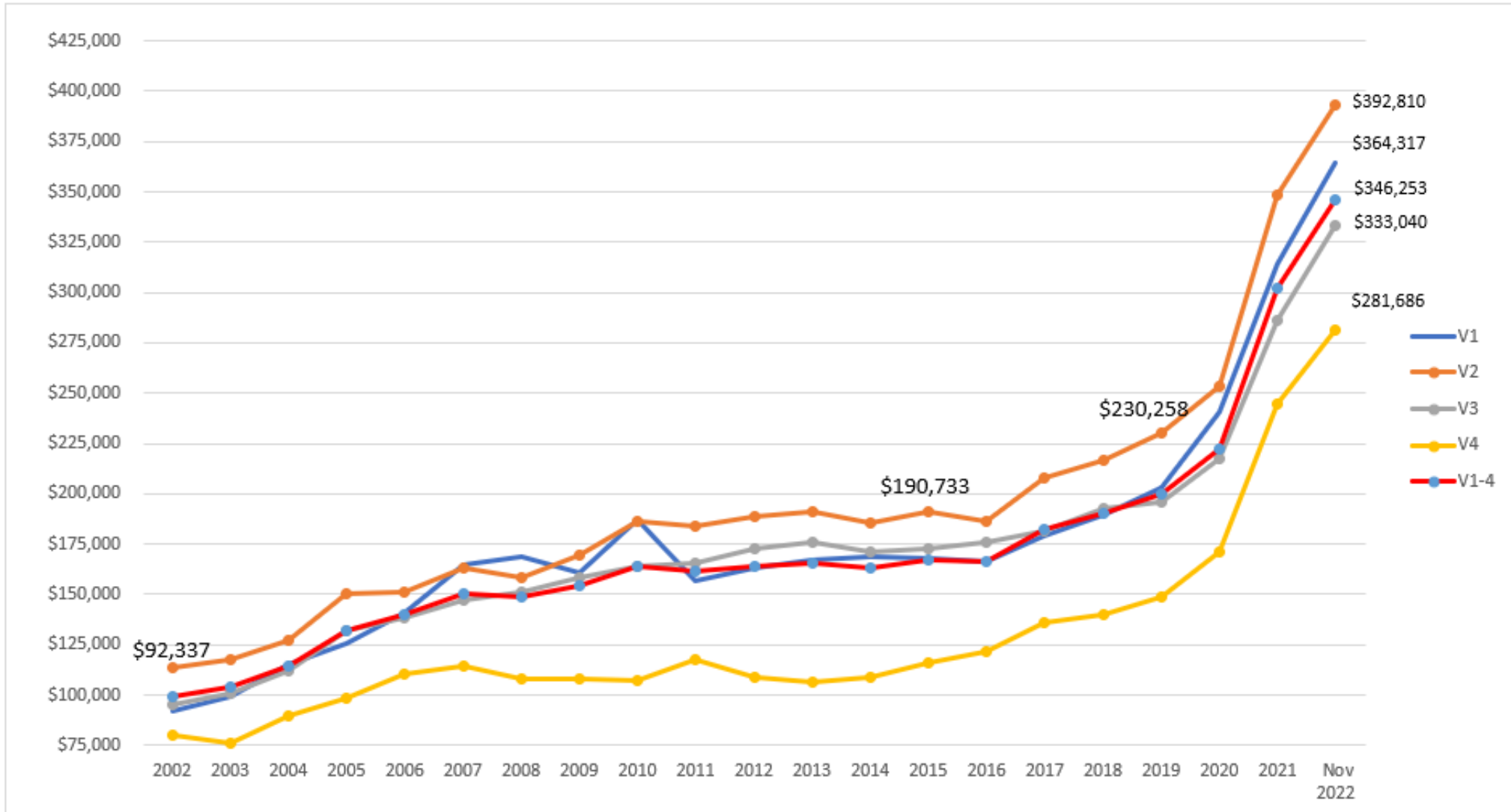
### Market Comparison Valley Wide



Market Comparison  
V2:Hantsport to Aylesford



**Residential Single Family Home Sales  
12 months Ave Price Increase, Year Over Year**

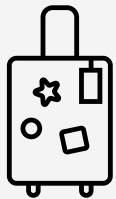


# The Rental Reality

01

## Migration

Migration to NS is putting pressure on rental market



02

## Stable Employment

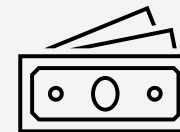
Generally, the employment market for younger people is stable. This demographic tends to rent.



03

## Cost

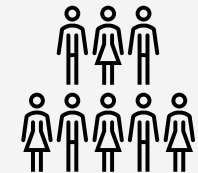
The cost and availability of homeownership pushes people to rent



04

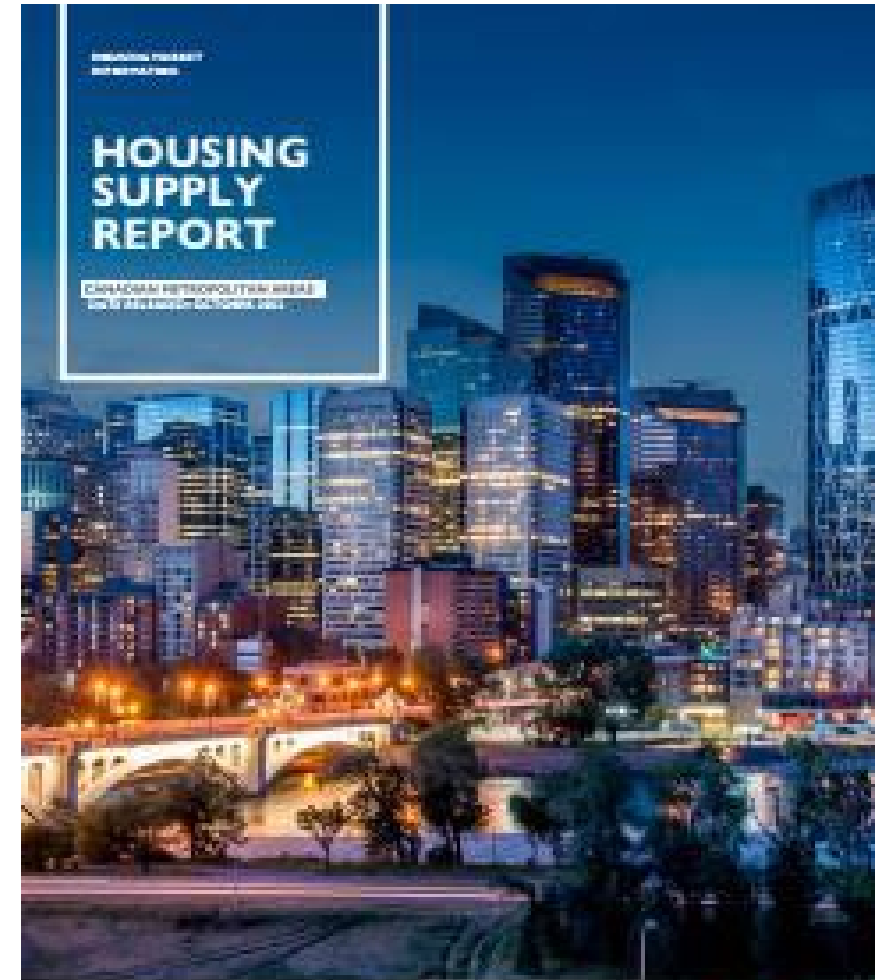
## Vacancy Rate

Vacancy rate in Halifax is 1% with an average two-bedroom costing almost \$1500 dollars. How does this influence West Hants?



# The Big Picture - Supply

- To have meaningful impact on affordability, Canada needs to build an additional 3.5 million housing units by 2030
- Nova Scotia needs to build an extra **50,000** housing units
- Annapolis Valley needs to build **6,400** housing units



# The Proposal

- 8 storey building (Seven storey plus a penthouse)
- Similar in scale and design to what was approved on Community Way
- Potential for local commercial on bottom floor
- Access off Payzant Drive
- Adjacent to a proposed community centre
- Water, sewer, storm all have sufficient capacity

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**Traffic Study** submitted to Municipality and found that with upgrades to Payzant/Wentworth, traffic can be accommodated at an acceptable level of service.

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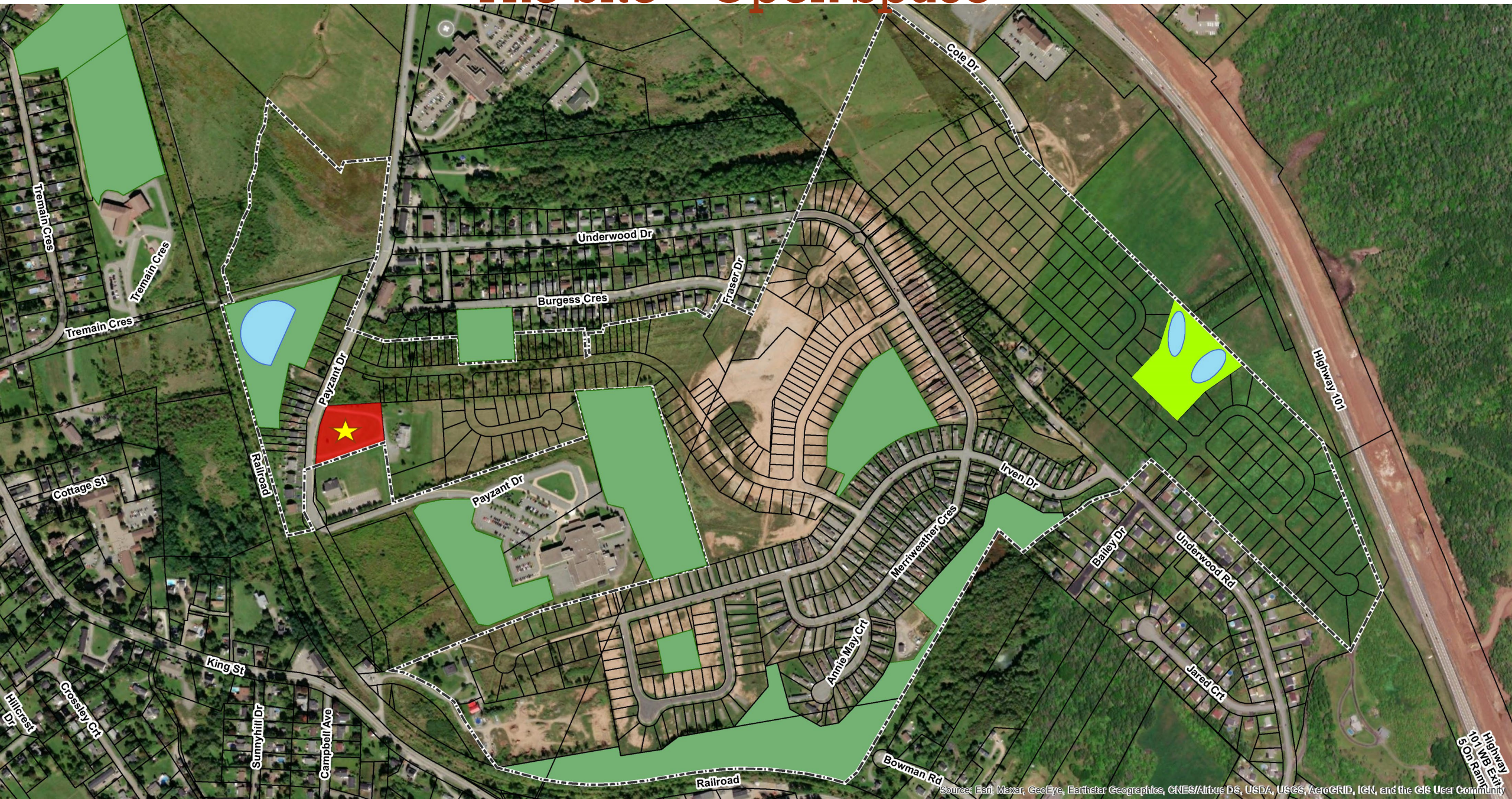
**Timeline for construction** is dependent on market conditions and other factors.



# The Site



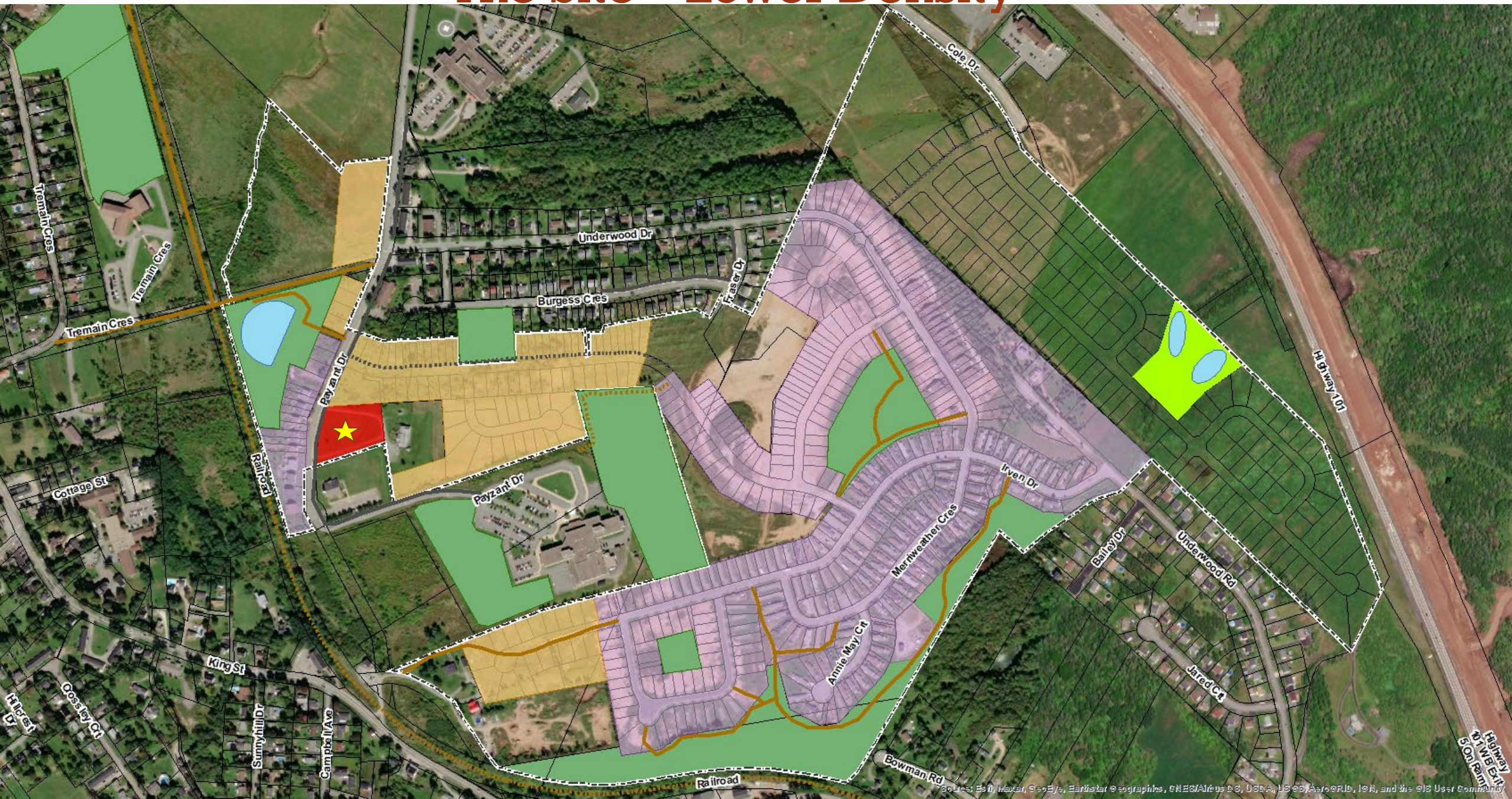
# The Site – Open Space



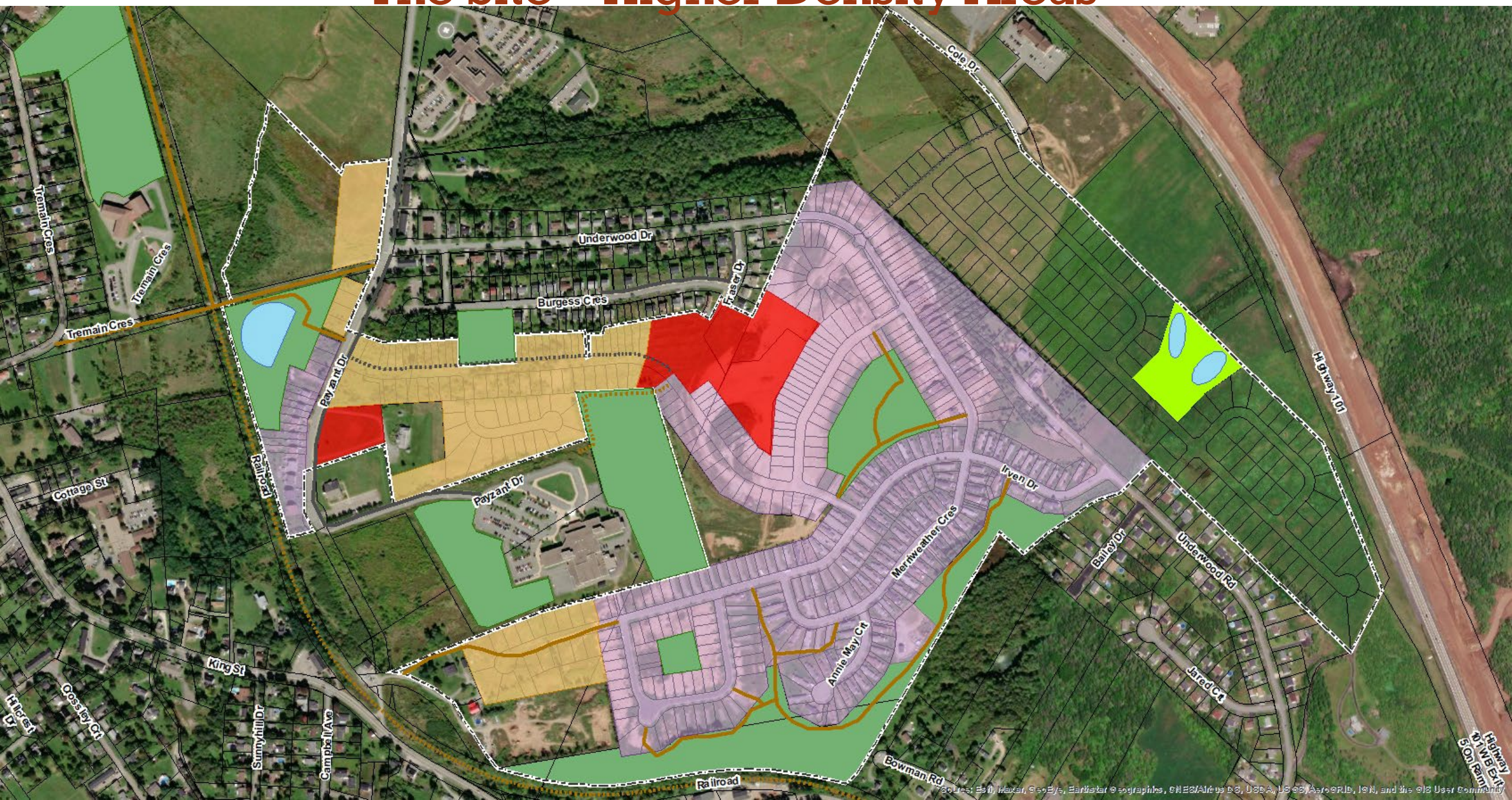
# The Site - Trails



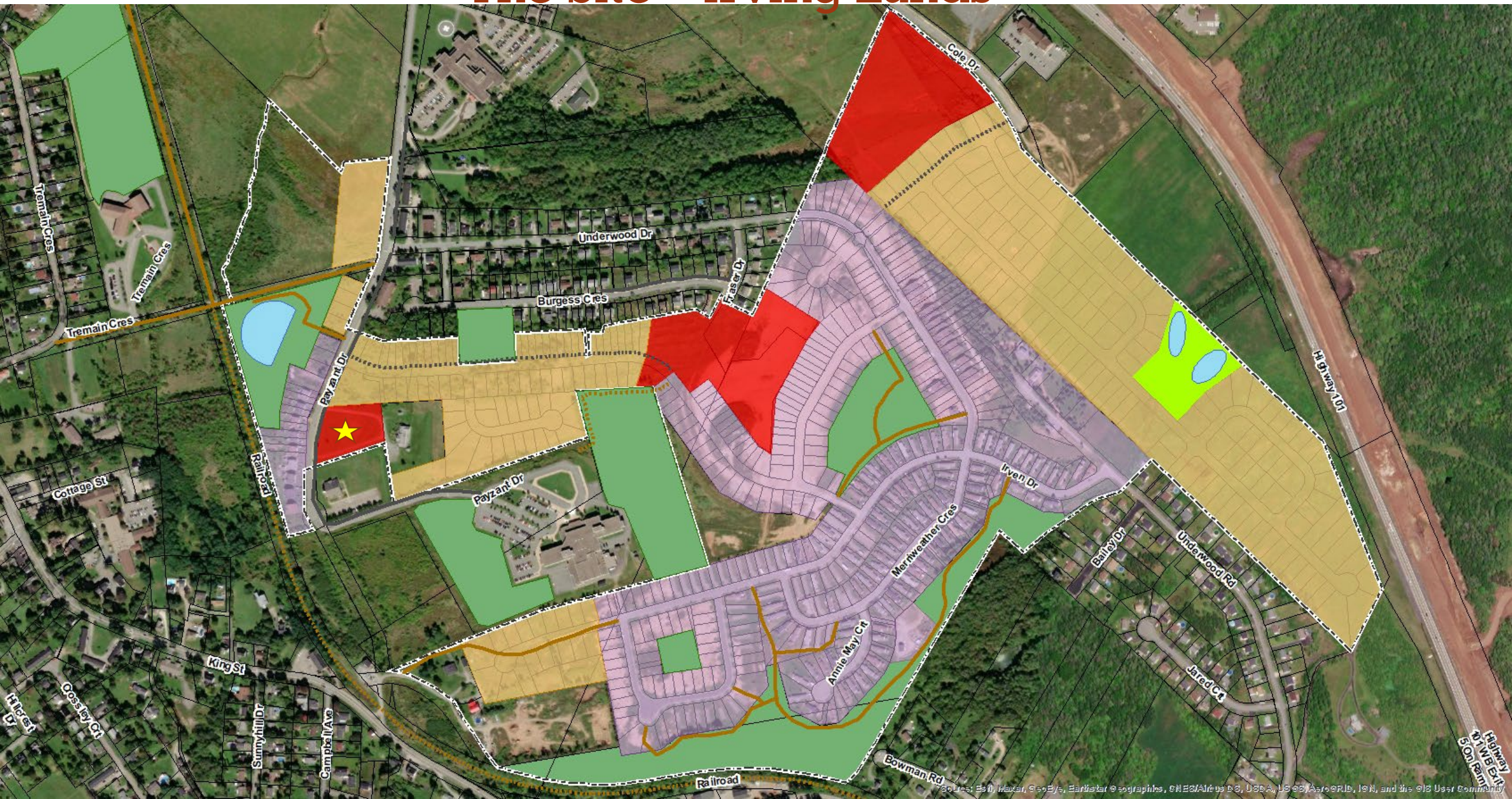
# The Site – Lower Density



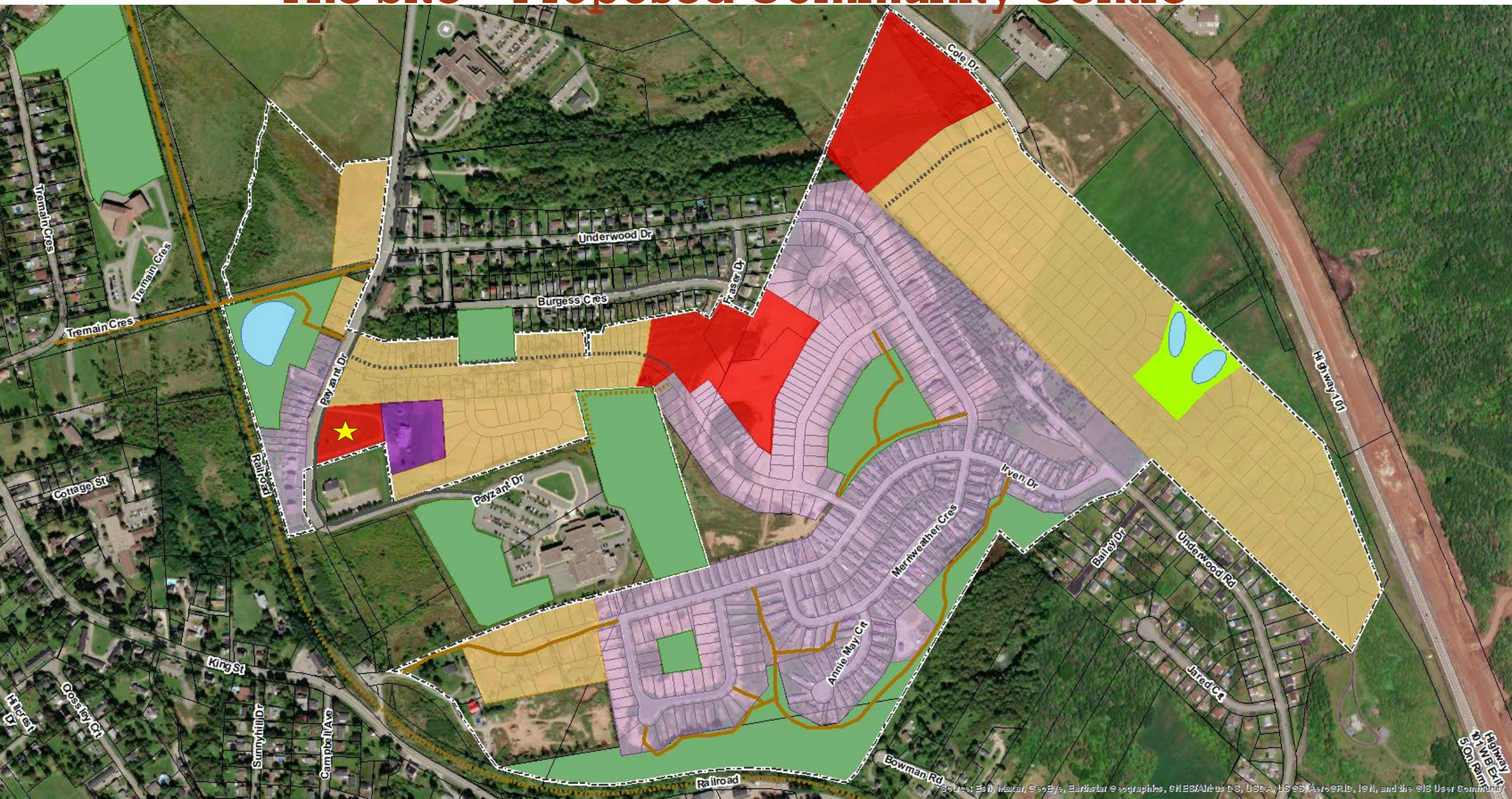
# The Site – Higher Density Areas



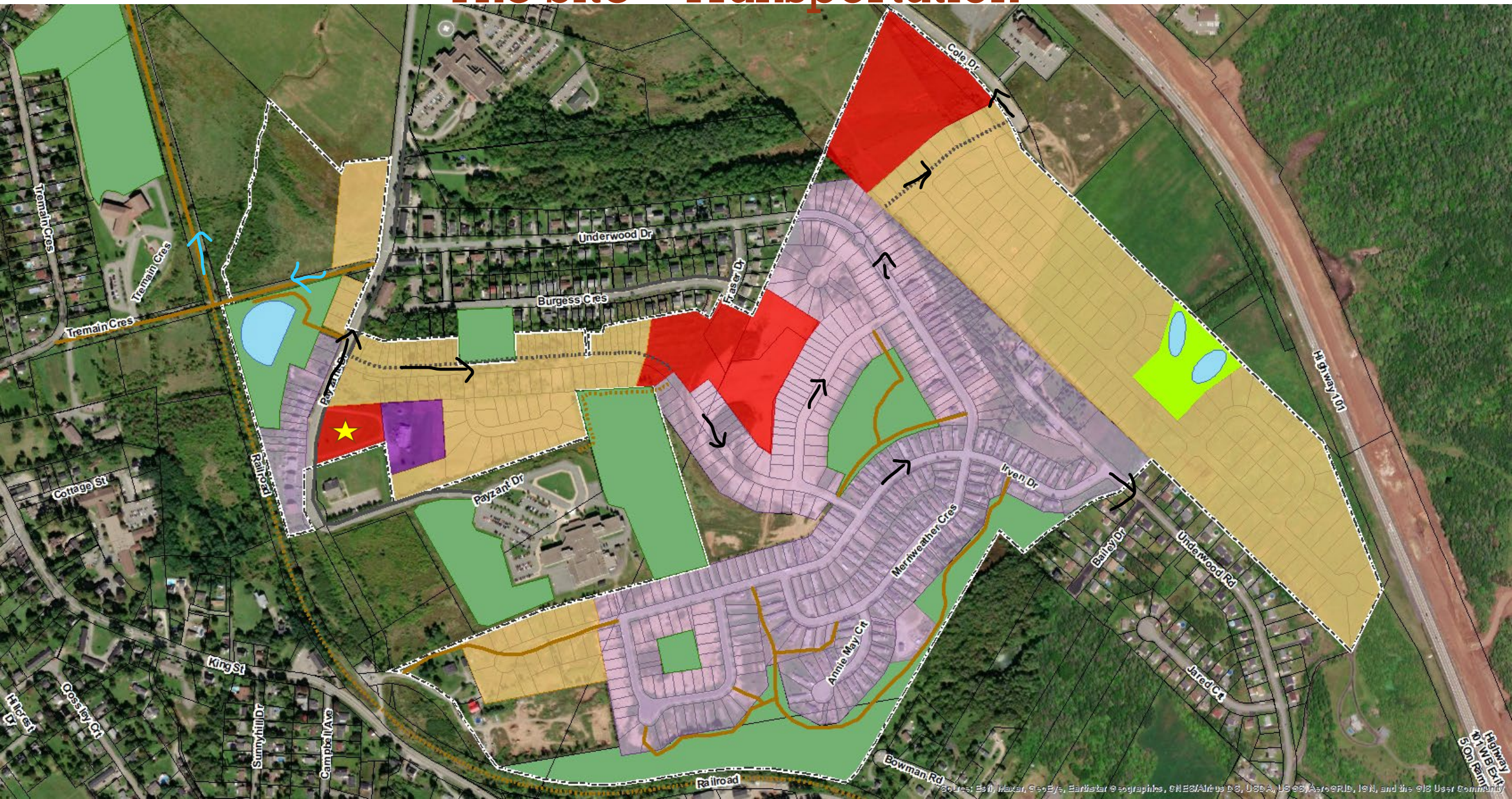
# The Site – Irving Lands



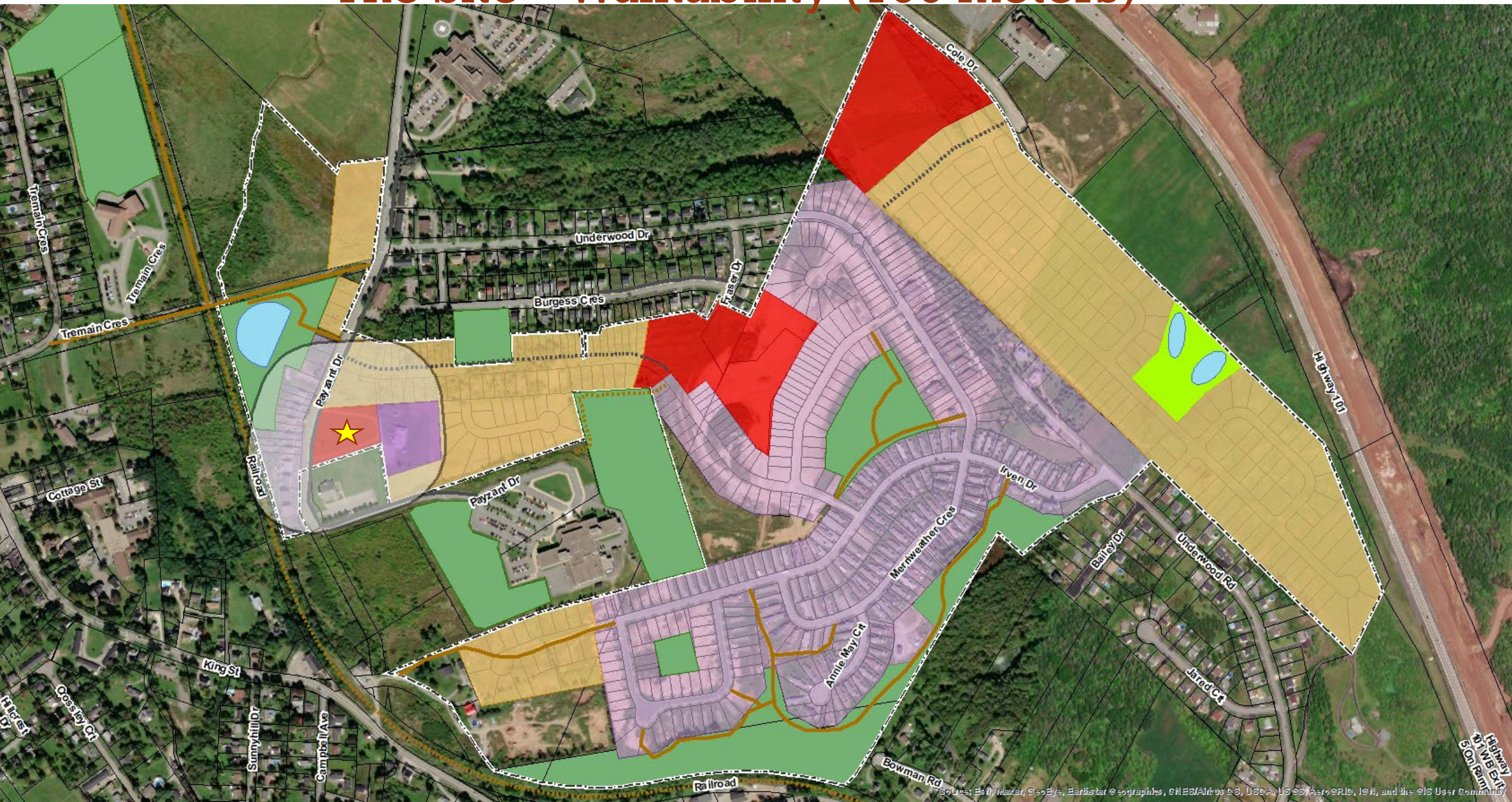
# The Site – Proposed Community Centre



# The Site – Transportation



# The Site – Walkability (100 meters)



# The Site – Walkability (500 meters)

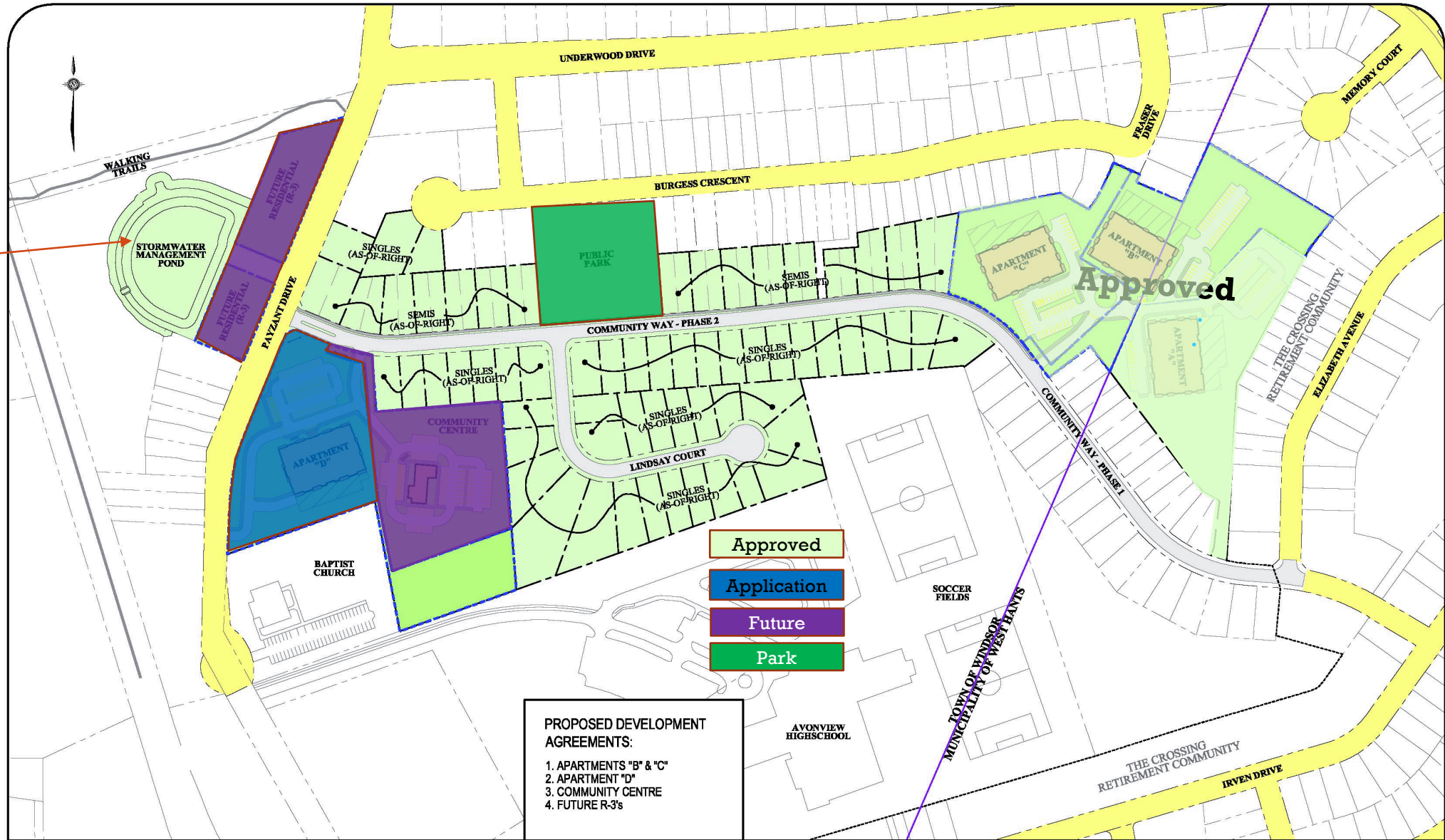


## Benefits

- Expansion of an already well-established community
- Well-established road network providing safe and quiet walkable neighbourhood community
- Target market seniors and empty nesters



Storm water management area – in discussions with Ducks unlimited for a wetland



**PROPOSED DEVELOPMENT AGREEMENTS:**

1. APARTMENTS "B" & "C"
2. APARTMENT "D"
3. COMMUNITY CENTRE
4. FUTURE R-3's



51 Cabotville Road, Lwr Sackville, NS  
 Phone (902)864-2267 Fax (902)864-3632  
 E-Mail KVMconsultants@eastlink.ns.ca

**BRISON DEVELOPMENTS  
 DEVELOPMENT AGREEMENT APPLICATION**

**MASTER PLAN  
 COMMUNITY WAY EXTENSION  
 PLANNING APPLICATION  
 OVERVIEW**

DESIGNED KVM  
 DRAWN JLC  
 SCALE 1"=200'  
 DATE 09 MARCH 2022  
 REVISED 18 MARCH 2022  
 FILE No. 667-1-2-SD1

**PROJECT  
 No.  
 667**

# Putting it all together



- A comprehensively planned community being approved in phases
- Included parks, community centre, single, semis, apartments and modular homes
- Walkable, with nearby trails and recreational areas
- Excellent transportation to 101 from two on ramps
- Close to hospitals, downtown, and schools

















## Summary

- Provided needed housing in a desired format
- Prime location with basic amenities near by including access to the 101
- Provides a variety of units to fit the tenants lifestyle
- Maximizes use of infrastructure

