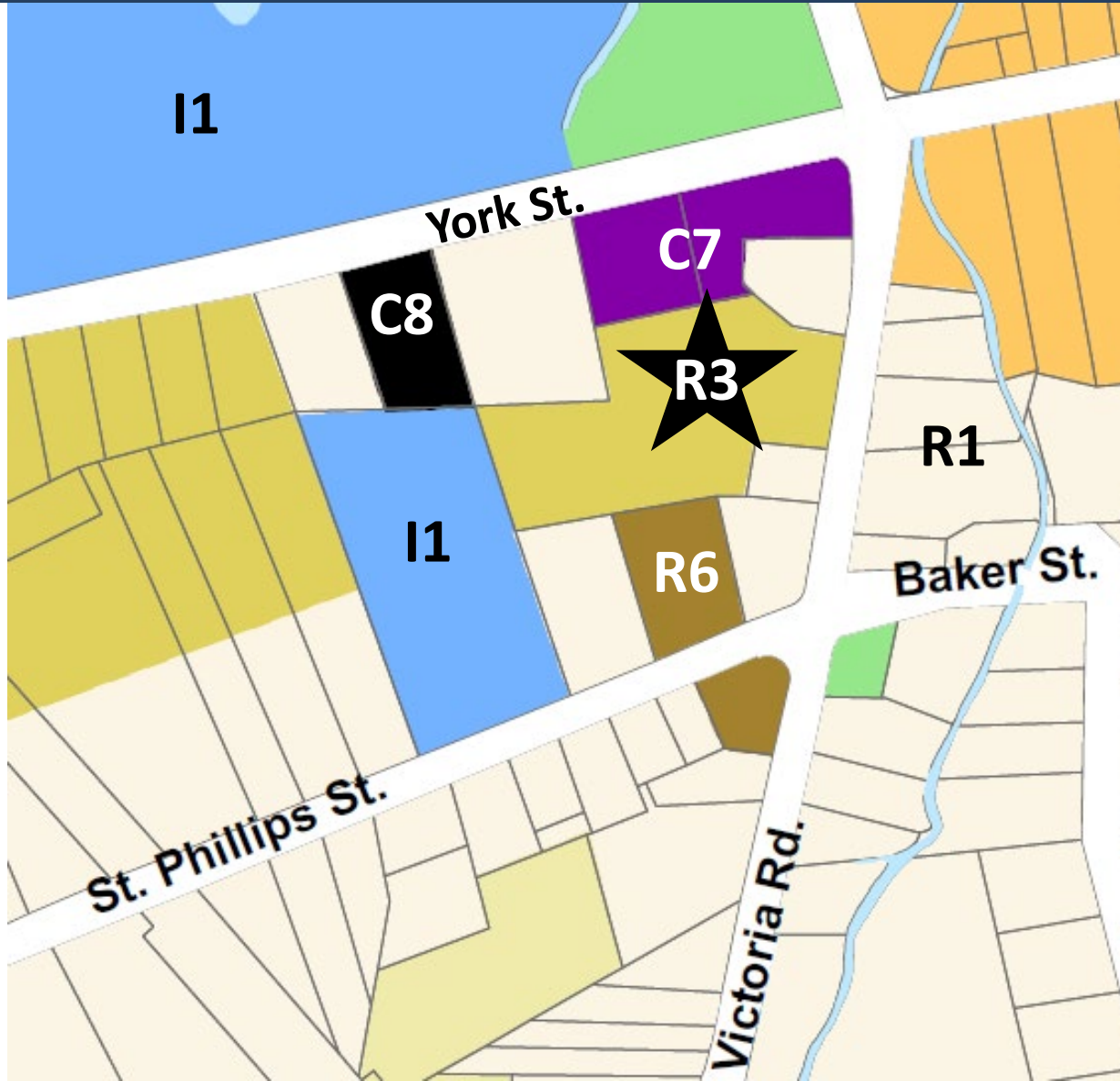


144 Victoria Road Amendment to Development Agreement

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Community Development Department
April 14, 2020



Property



Application Overview

- Original application:
 - 3-story, 30-unit affordable residential development targeted to seniors
 - Concurrent MPS and LUB amendments to redesignate and rezone 144 Victoria Rd, 126 Victoria Rd and 229 York St
 - Approved by Council on January 14, 2019

- Amendment:
 - Non-substantive
 - Increase in unit sizes, therefore increase in building footprint and accommodating resultant changes
 - Reduction in roof height, change in shape of roof, landscaping changes, and changes to exterior building colours
 - Replacement of Schedule B (Site Plan), Schedule C (Landscaping Plan) and Schedule D (Elevation Drawings) and addition of subsection

Development Agreement

- Outlines substantive matters:
 - Permitted use
 - One multiple unit dwelling with maximum 30 one-bedroom units in substantive accordance with site plan and elevation drawings
 - 3 of 30 units must be affordable housing
 - Uses permitted in underlying zoning of LUB
 - Thirty-four dwelling units in total
 - Minimum setbacks to rear lot lines of St. Phillips Street properties and 150 Victoria Road

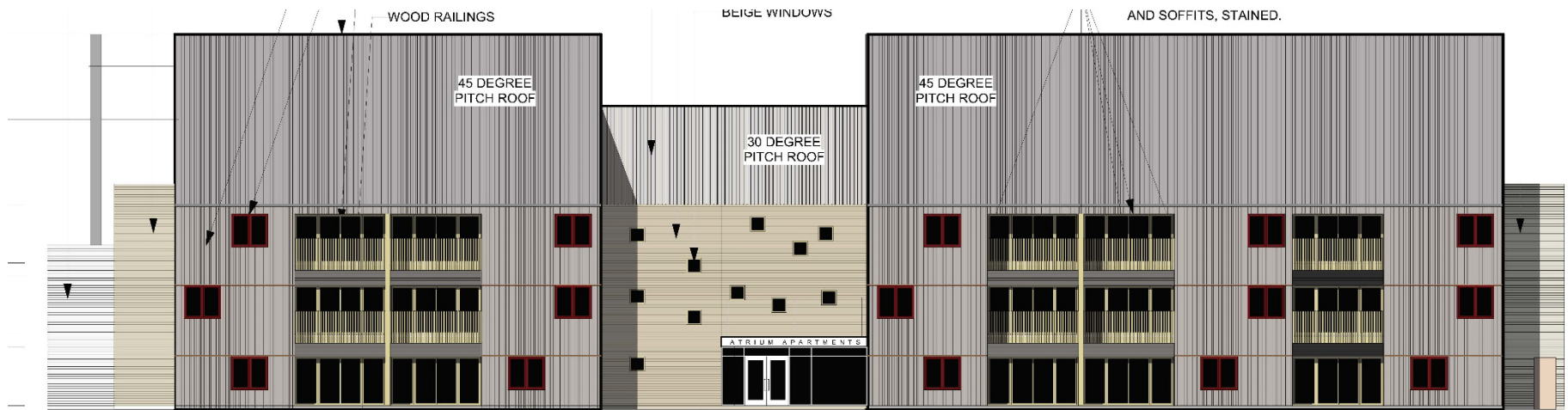
- Contains schedules:
 - Site plan
 - Landscaping plan
 - Elevation drawings
- Sections 4 and 5 of the DA are affected:
 - Building characteristics
 - Landscaping and amenity space

Amendment

- Schedule B: Site Plan
 - Building footprint: From 8,350 sq ft to 9,890 sq ft
 - Front lot line setback: From 43' – 73' to 38' – 64' to accommodate additional 8'8" of building width
- Schedule C: Landscaping Plan
 - Building footprint: From 8,350 sq ft to 9,890 sq ft
 - Slight reduction in grassy area and plant furnishing between building and front parking spaces

- Schedule D: Elevation Drawings

Before



After



- Section 4: Building Characteristics
 - Add “(c) Any changes to the elements described in subsection a. and shown on Schedule D are permitted only if required by the National Building Code, and shall be to the satisfaction of the Development Officer.”

- Completed for original development agreement
- Still deemed compatible with adjacent uses and properties
 - Height would be reduced
 - Changes to lot line setbacks would only be towards driveway
 - Similar cladding style
- No changes to servicing, traffic, or environmental considerations

Recommendation

- Town Council for the Town of Bridgewater amend the existing development agreement regarding the property located at 144 Victoria Road, by adding subsection (c) to Section 4 and replacing Schedule B, C and D with the site plan, landscaping plan and elevation drawings attached.