

388 King Street

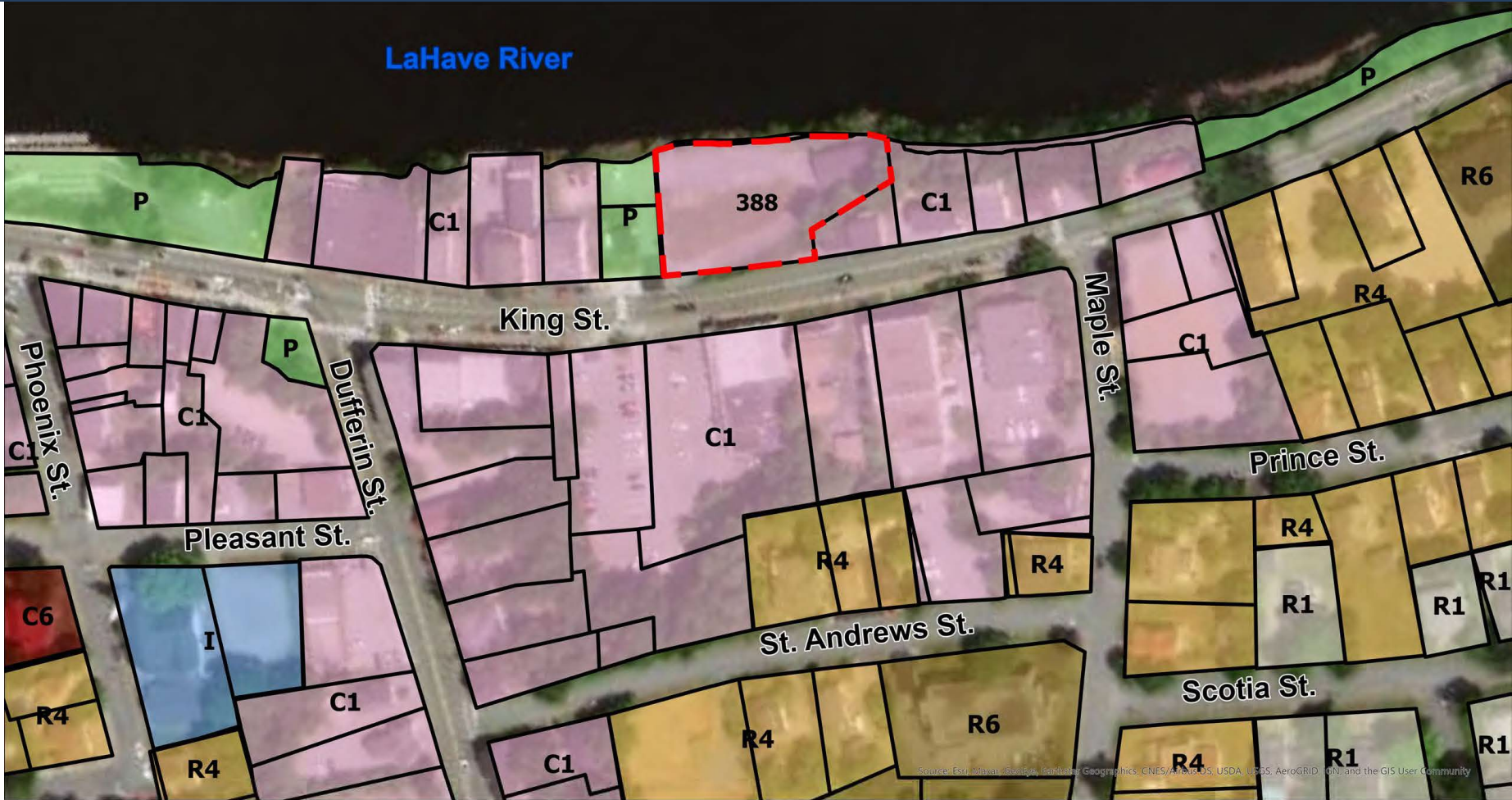
Development agreement for mixed use development

Mackenzie Childs, Planner II

November 14, 2022



Zoning and Land Use



 388 King St.

R1 - Single-Unit Residential

R4 - Downtown Residential

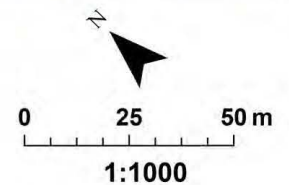
R6 - High Density Residential

C1 - Historic Downtown Commercial

C6 - Restricted Commercial

P - Park

I - Institutional



Source: Esri, Maxar, GeoEye, Earthstar, GeoGraphics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

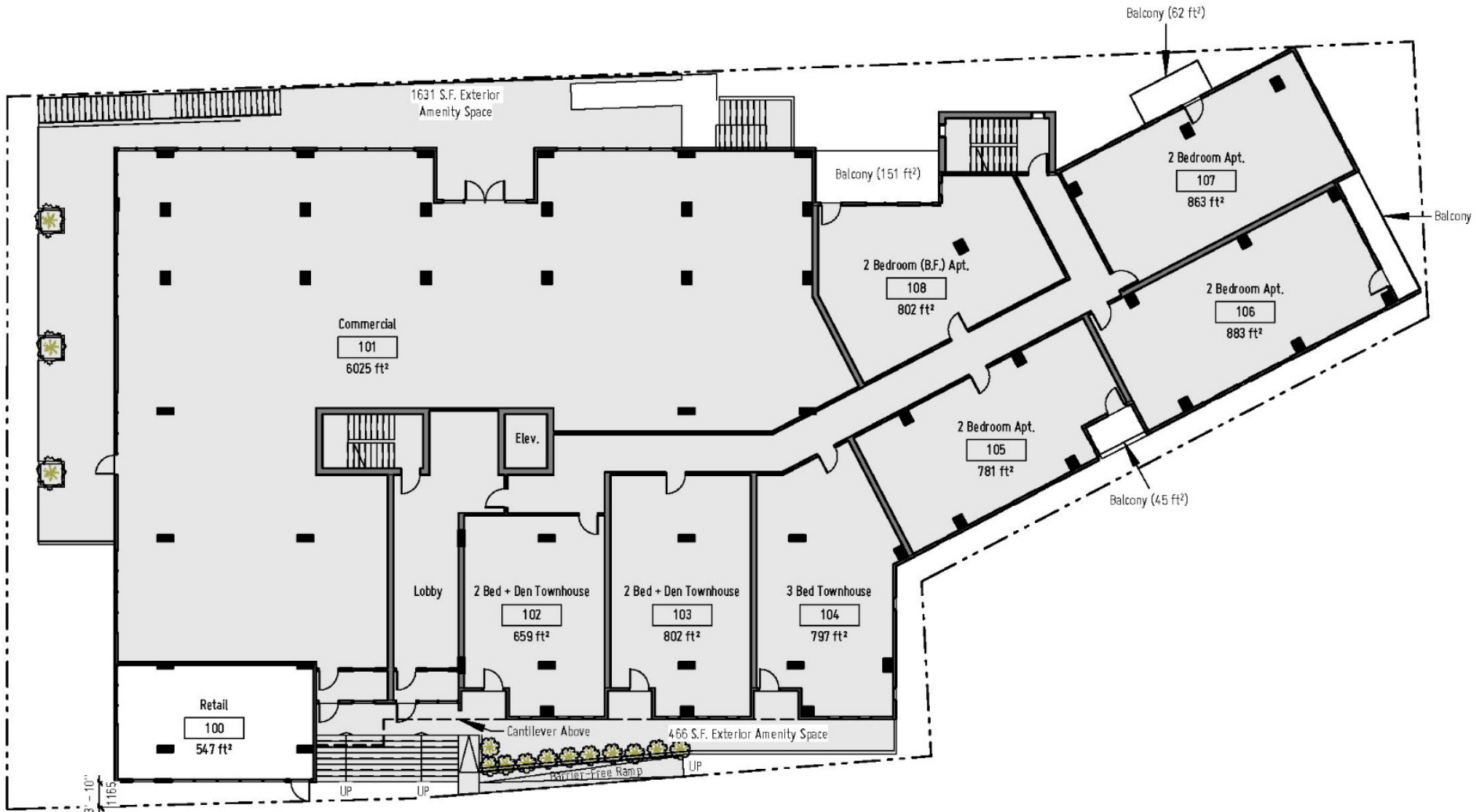
Context



Application

- Construct a mixed use residential and commercial development
- Ground floor commercial
- 71 residential units
- 7 story building – resembles a 6 story building from King Street and 7 from the river
- Majority of units would be 1- and 2- bedrooms plus a few 3-bedroom units

Proposed 1st Floor



Proposed Building





Balcony Typ.

Future Riverside
Floating Dock

Increase in Grade to
4.25m Elevation

Entrance to
Parking Garage

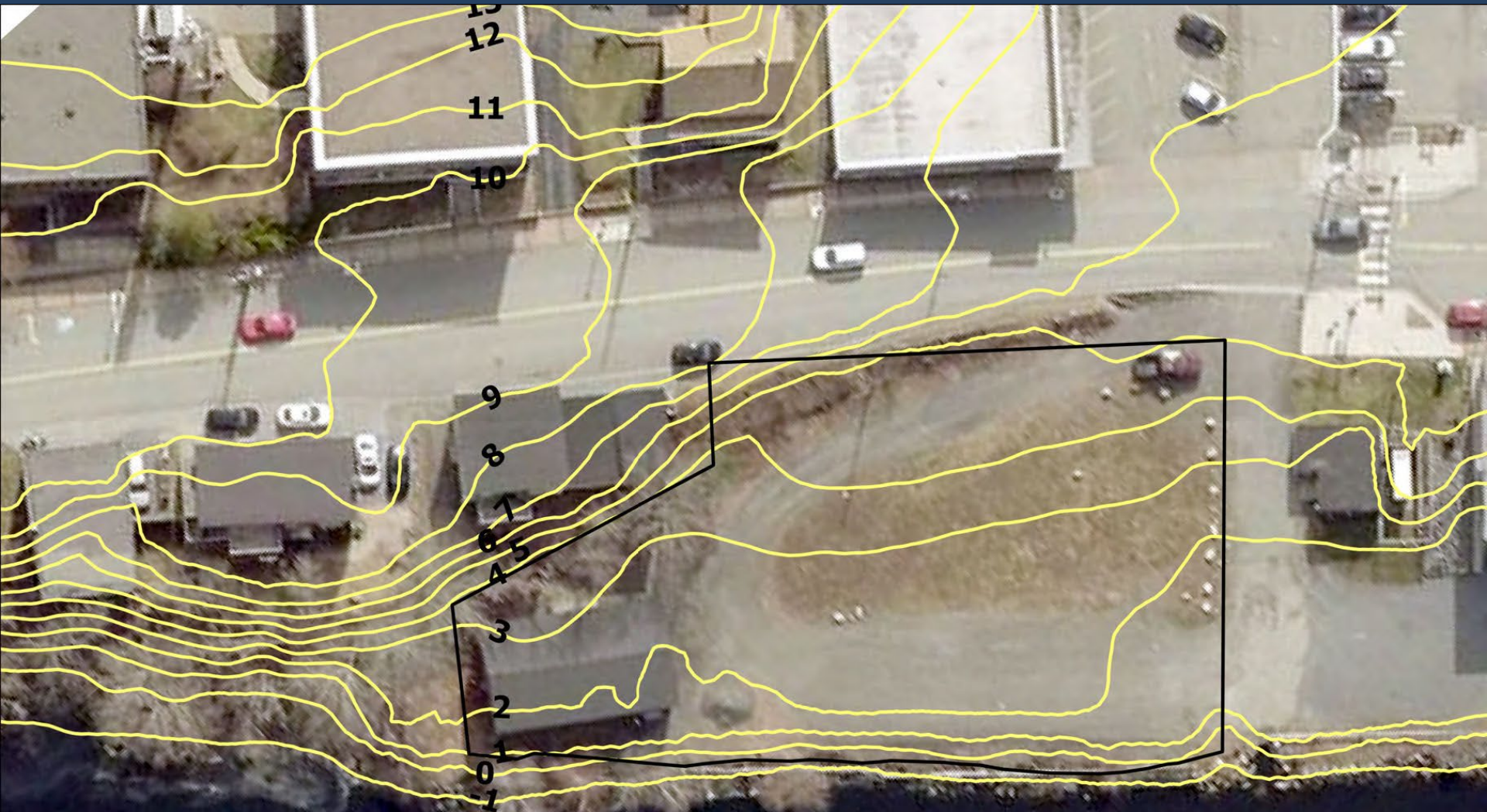
Exterior Commercial Space





Residential Amenity Space with Pier Landscaping Elements

Topography





Soffit
Lighting, Typ.

Barrier-Free
Ramp

Exterior Wall
Sconce, Typ.

Street
Elevation

Building Height



- Traffic Impact Study was received and reviewed by the Engineering Department
 - Nearby intersection of King and Dufferin is operating at overall acceptable level of service
 - Vehicular capacity on King Street
 - Sidewalks on opposite side of street but a signalized crosswalk
 - Appropriate sightlines from proposed driveway

Parking

- Minimum vehicular parking in LUB = 36
- Proposed vehicular parking = 35 (4 accessible)

- Minimum bicycle parking in LUB = 36
- Proposed bicycle parking = 40

Flood Mitigation

- Flood Mitigation Report was received and reviewed by the Engineering Department
 - The lot is low and adjacent to the river
 - Used worst case scenario from Town's Flood Risk Mapping (2013)
 - Proposing the basement floor level (5.65m) would be above the flood level (5.5m)
 - A retaining wall would be added at the rear of the property and along the north side from the garage entrance to King Street

Amenity Space

- Amenity space required in LUB = 13,929 sq ft
- Amenity space proposed = 12,919 sq ft
- Composed of balconies, patios, terraces, a common room and gym, public deck, and a rooftop patio
- Additionally would include a public floating dock and public plaza outside of the property boundaries

Development Agreement Summary

- Permitted use and number of units
- Building characteristics
- Parking and access
- Landscaping and amenity space
- Public space
- Lighting
- Maintenance and solid waste
- Servicing and stormwater management
- Flood mitigation
- Substantive matters

Public Participation Meeting

- Historical integrity of the area
- Lack of parking
- Concern of height and scale, and affect on current views of the river
- Support for the height, scale, and design
- Increasing access to the river
- Development could contribute to growth
- Sewer infrastructure
- Increased traffic flow
- Instability of the property and the wharves underneath

- C1 Zone is the central commercial and cultural district of town with retail, professional and service related businesses, plus complementary residential
- MPS encourages a walkable urban character, boutique-style shops, leisure and recreation activities, and access to the river

General Policy

- Minimize conflict between land uses
- Consider compatibility with adjacent properties
- Support full range of housing options and styles
- Require amenity space
- Promote residential densification
- Encourage context sensitive residential infill
- Encourage compact urban form and adaptive reuse

Multi-unit buildings in C1 Zone policy

- Encourage attractive commercial development
- Regulate design and appearance of commercial development
- Minimum of two stories high
- Give strong consideration to urban design requirements
- Require an architecturally distinct base and top

LaHave River Development Agreement Area policy

- Flooding and erosion risks are reasonably mitigated
- No development where flooding presents a risk or hazard to people and property
- General consistency with the Downtown and Waterfront Master Plan
- Integrate with the existing streetscape as well as the riverscape (ex. windows and balconies)
- Promote access to the river

Infrastructure policy

- Require parking
- Ensure stormwater flows are not higher than current peak flows
- Require adequate infrastructure
- Access site access and emergency service response
- Consider adequacy of active transportation
- Consider environmental impacts

Recommendation

- Council give first consideration to the development agreement
- Council schedule a Public Hearing during the regular meeting of Council on December 12, 2022