



Document #	19 142
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Date	18 Oct 2019
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Discussion Session	
Agenda	28 Oct
Committee	
Other	

## REQUEST FOR DECISION

<b>SUBMITTED BY:</b>	Mackenzie Childs, Planner
<b>DATE:</b>	October 28, 2019
<b>SUBJECT:</b>	Application for Development Agreement – 641 King Street (Preliminary Report)

### ORIGIN

An application was received on October 17, 2019 by Family Service Association of Western Nova Scotia (“the applicant”) for a development agreement to construct a mixed used, multi-unit residential and commercial development at 641 King Street (PID 60028230) (“the subject property”).

### RECOMMENDATION

Staff recommend that Town Council refer the matter to staff to undertake a public participation meeting in consideration of the development agreement, on November 20, 2019 from 7:00PM to 8:00PM at Town Hall.

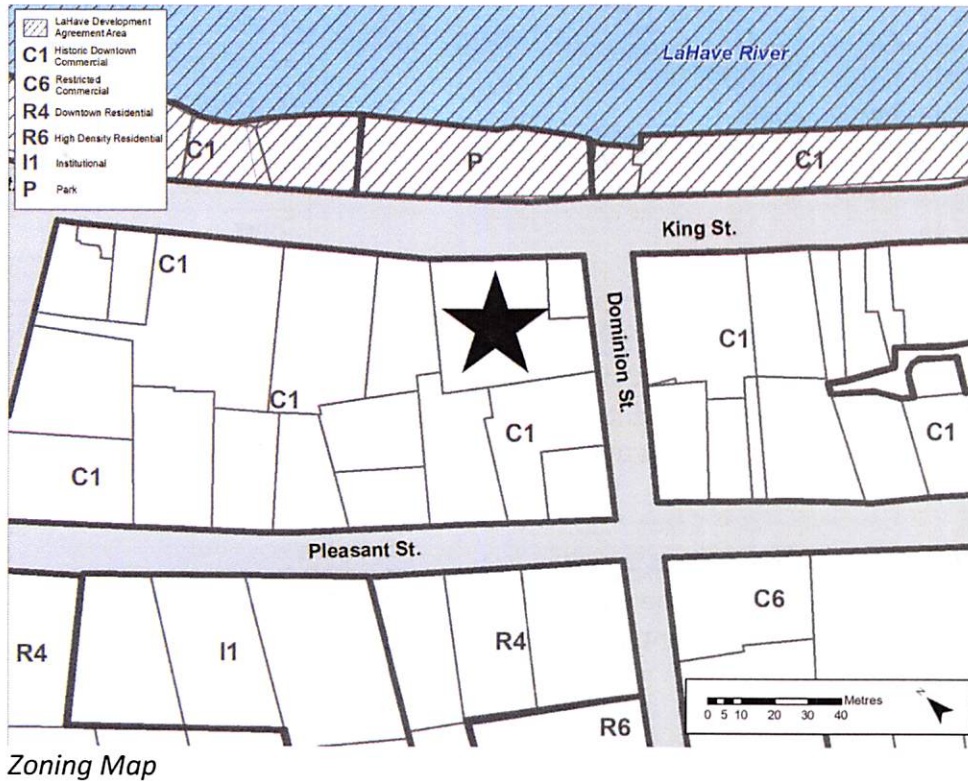
### BACKGROUND

The subject property is owned by Gow’s Hardware Limited and is currently a vacant commercial space, identified on the Context Map, which was previously Gow’s Home Hardware and Home Furnishings. The property is zoned Historic Downtown Commercial (C1) on the Zoning Map of the Land Use By-law (LUB) and is designated as Downtown Commercial on the Future Land Use Map of the Municipal Planning Strategy (MPS).



Context Map

The surrounding zoning, as shown in the Zoning Map below, is Historic Downtown Commercial (C1) along King Street and Pleasant Street, with Park (P) Zone across the street on King Street. There is also Institutional (I1), Restricted Commercial (C6) and Downtown Residential (R4) nearby. The surrounding area is designated as Downtown Commercial on the Future Land Use Map. The surrounding uses are retail, office, restaurant, and micro-brewery and lounge, with some residential nearby.



## DISCUSSION

The application is for a mixed residential and commercial development varying from 2 to 5 stories in height, with visually distinct facades along King Street providing the impression of multiple buildings. The existing building is 1 story on the north end and 2 stories on the south end. The applicant intends to have 32 residential units consisting of studio, 1-, 2- and 4-bedroom units. There would be ground floor commercial on King Street, as well as ground floor commercial and office space along the north and west sides. The applicant also intends to have commercial uses on the 2<sup>nd</sup> story along King Street. There would be a public courtyard in the centre of the building with access from King Street, the commercial units, and the residential units.

New multi-unit residential development exceeding 465m<sup>2</sup> (5,005ft<sup>2</sup>) in gross floor area, where the ground floor building frontage is occupied by a commercial use and more than 50% of the ground floor area is used for commercial purposes, in accordance with MPS Policy CDA-8 is permitted by development agreement in the C1 Zone. The development falls within this scope, therefore a development agreement is required. During the analysis process, staff will evaluate Town policy to determine if the development is supported in terms of compatibility with adjacent land uses, servicing, transportation, the environment, and the overall intent of the Municipal Planning Strategy.



A recent amendment to the Municipal Planning Strategy permits flexibility in height and urban design requirements through development agreement in the C1 Zone. Previously, buildings up to 3 stories were permitted mid-block, and 5 stories on corner lots; a building with more than 3 stories may now be considered mid-block.

The next step in the application process will be for staff to host a public participation meeting. Once staff have received and considered comments from the public, planning staff will provide a full analysis of the proposed development and the draft development agreement at a future meeting of Council. This report represents Step 1 on the Simplified Application timeline outlined below.

#### **Simplified Application Timeline**

Step 1 – Preliminary report to Council

Step 2 – Public participation meeting

Step 3 – Planning analysis report to Council

Step 4 – First consideration of proposed development agreement

Step 5 – Public hearing

Step 6 – Final consideration of development agreement

Step 7 – Publication of development agreement

Step 8 – Appeal period – 14 days after publication of development agreement

#### **IMPLICATIONS**

##### **Financial/Budget**

Not applicable.

##### **Legal**

A signed development agreement is a legal contract binding the property owner and the Town. Any proposed development agreement will be reviewed and approved by the Town Solicitor before its presentation to Council.

##### **Strategic Priorities / Work Program**

Land use and development control is one of the core responsibilities of the Community Development Department.

Municipal Planning Strategy

Land Use By-law

Downtown Waterfront Master Plan

Economic Action Plan

#### **OPTIONS**

- 1) Refer the matter to staff and schedule a public participation meeting for November 20.
- 2) Defer the matter to staff for more information prior to proceeding to public participation.

#### **COMMUNICATONS**

Policy IM-7 describes the required public participation process that staff and Council must complete before Council can consider final approval of the development agreement.

Notification will be provided in writing to all property owners within a minimum of 30 meters (100 feet) of the subject property. An advertisement will also be published in the local newspaper a minimum of 1 week prior to the meeting.

## Appendix A: Cover letter, renderings and site plan

<p>Dear Mr. [Name],</p> <p>I am writing to you regarding the [Project Name] project, which is currently in the planning phase. We are seeking a qualified professional to assist us in the design and construction of the project.</p> <p>The project is located at [Address] and is a [Project Description]. The project is expected to be completed by [Completion Date].</p> <p>We are looking for a professional who is experienced in [Project Type] and has a strong understanding of the local building codes and regulations. We are also looking for someone who is able to work closely with our team and provide us with regular updates on the progress of the project.</p> <p>If you are interested in this opportunity, please send us your resume and a cover letter explaining your qualifications and experience. We will review your application and contact you if we are interested in moving forward.</p> <p>Thank you for your time and consideration.</p> <p>Sincerely, [Name] [Title] [Company Name]</p>	<p>[Project Name]</p> <p>[Address]</p> <p>[City, State, Zip]</p> <p>[Phone Number]</p> <p>[Email Address]</p>
<p>[Project Name]</p> <p>[Address]</p> <p>[City, State, Zip]</p> <p>[Phone Number]</p> <p>[Email Address]</p>	<p>[Project Name]</p> <p>[Address]</p> <p>[City, State, Zip]</p> <p>[Phone Number]</p> <p>[Email Address]</p>
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Family Service of Western Nova Scotia [www.fswns.org](http://www.fswns.org)  
Youth Outreach  
Family Support  
Men's Intervention  
Sexual Violence Support  
Supervised Access and Exchange  
Housing Support  
Primary Health Care Access 16 - 29  
Community Hub Coordination of Services

Freeman House  
48 Empire Street  
PO Box 131  
Bridgewater, Nova Scotia  
Canada  
B4V2N1  
902 543-7444  
toll-free 1 877 882-7722  
fax 902 543-0932



18/10/2019

Town of Bridgewater  
60 Pleasant Street  
Bridgewater, Nova Scotia B4V 3X9

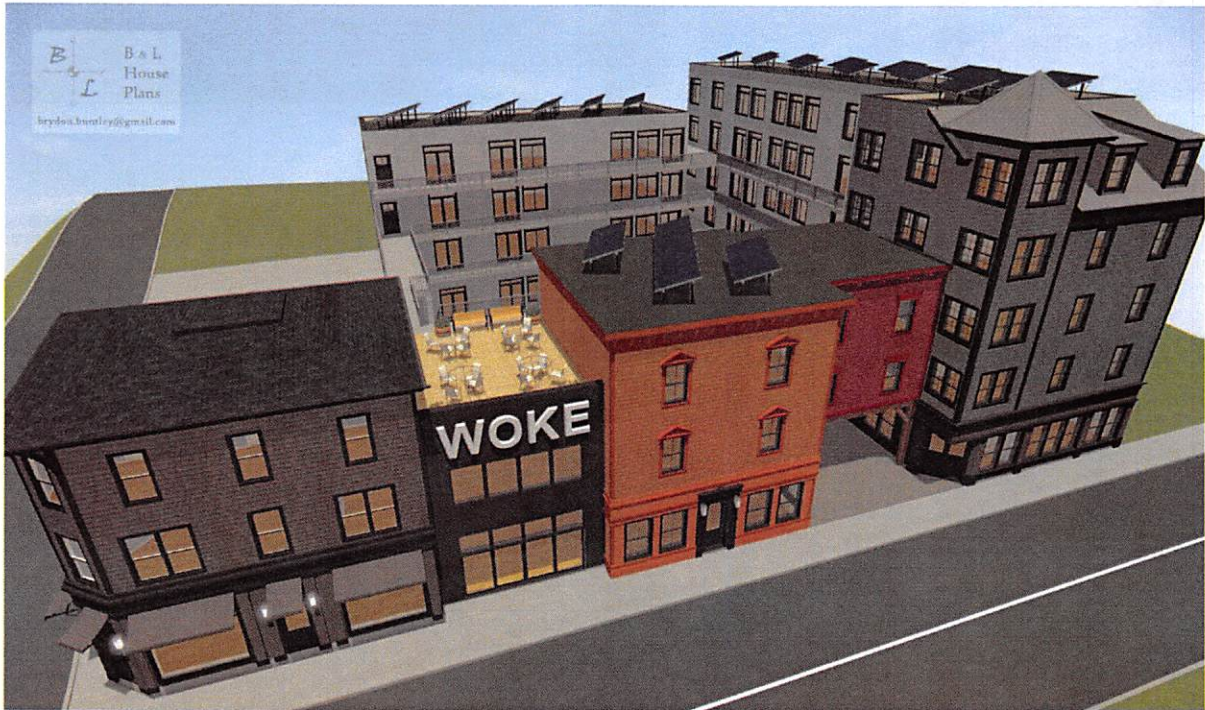
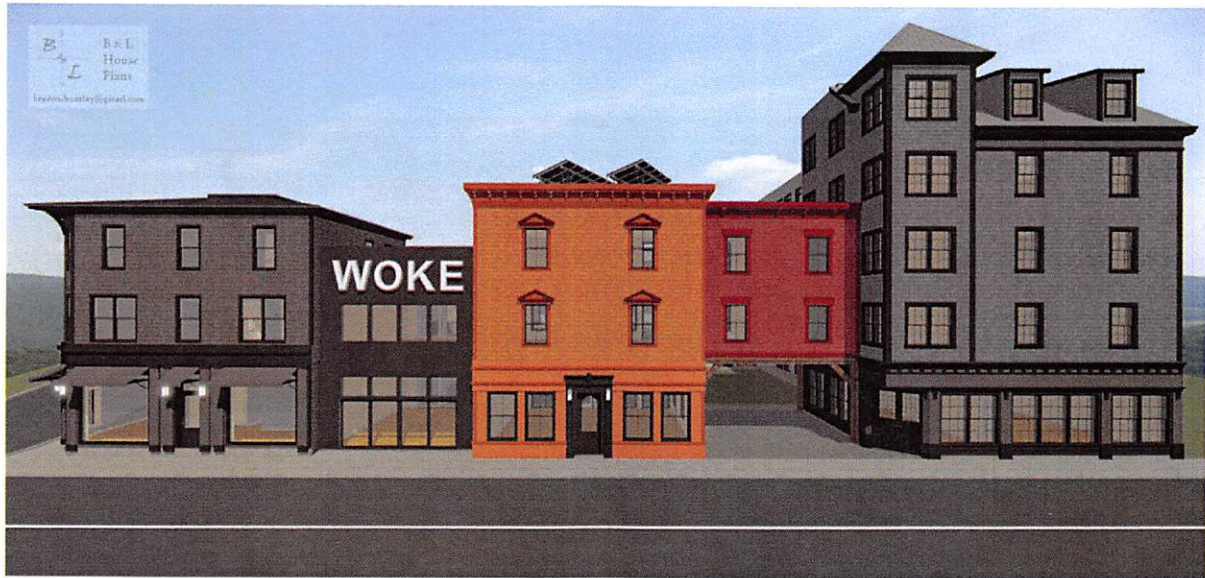
We are thrilled to propose development of 641 King Street in Bridgewater.  
This project:

- Will leverage combined Federal, Provincial, Municipal and local social enterprise partnerships to fund socially, financially and ecologically sustainable strategies supporting our local communities
- Defines property development in social enterprising and sustainable terms, as an achievement of blended social, financial and ecological value
- Will be architect-designed, with the goals of achieving LEED certifiable geothermal, passive solar, net-zero sustainability
- Will attend to placemaking: Placemaking is about building on our community's assets, inspirations and potentials, with the intention of promoting community sustainability spanning the social determinants of health and well-being
- Will be developed by a locally formed entity to be known as Level Up Construction, a Community Interest Corporation, supporting local Youth experiencing multiple barriers to education and employment in the trades, and investing and reinvesting profit-making in our own youth, families and neighbourhoods
- Will include a mix of affordable housing, market housing, commercial offices, social enterprise spaces, a public access courtyard, food access, and outdoor video art projection capacity
- Will provide completely accessible housing
- Will support community inclusion and thriving

Yours truly,

Art Fisher, Executive Director, FSAWNS

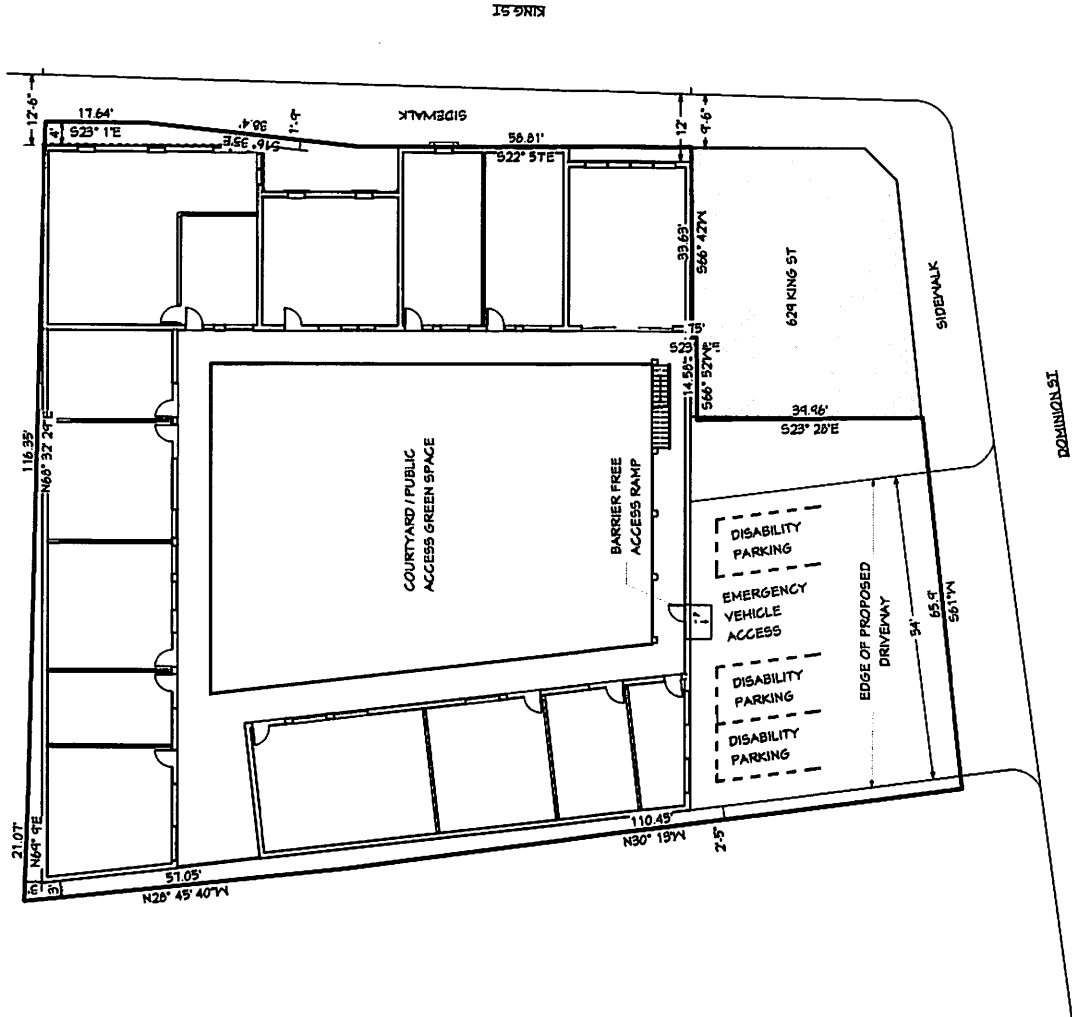








- MIXED USE DEVELOPMENT, INCLUDING -
- 36 HOUSING UNITS
- MULTI STOREY COMMERCIAL UNITS
- SOCIAL ENTERPRISE UNITS
- SUN DECK
- PUBLIC COURTYARD



B & L  
House  
Plans

**GENERAL NOTES.**

1. BUILDER QUALIFICATIONS - THIS PLAN IS INTENDED FOR KNOWLEDGEABLE IN AND FAMILIAR WITH ACCEPTED METHODS, TECHNIQUES AND MATERIALS NECESSARY FOR THE CONSTRUCTION OF THIS STRUCTURE.

2. DRAINAGE CODES - ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT NATIONAL BUILDING CODE.

USE BY PERSONS  
FAMILIAR WITH GENERALLY  
ACCEPTED TECHNIQUES AND STANDARDS  
CONSTRUCTION OF THIS

- ALL FEDERAL, PROVINCIAL AND LOCAL ORDINANCES, ETC. SHALL BE CONSIDERED AS SPECIFICATIONS FOR THIS STRUCTURE AND SHALL BE CONSIDERED SUPERSEDING ANYTHING TO THE CONTRARY, WHETHER WRITTEN OR UNWRITTEN, OR VERBAL OR WRITTEN, OR PRINTED OR UNPRINTED, OR IN ANY MANNER OCCUR.
- IN THE CASE OF HIGH-LOADS OR UNUSUAL SITE CONDITIONS, NON-STANDARD FOUNDATIONS OR BEAM SIZES BEYOND THE SCOPE OF NRC PART 9 TABLES, THE OWNER/BUILDER MAY BE REQUIRED TO PROVIDE AT THEIR EXPENSE, AN ENGINEER'S DESIGN AND/OR CONSULT WITH LOCAL BUILDING AUTHORITIES.

**3. ERRORS AND OMISSIONS -** GREAT CARE HAS BEEN TAKEN IN THE PRODUCTION OF PLANS FOR THIS PROJECT BUT THERE ALWAYS EXISTS THE SMALL POSSIBILITY FOR ERRORS. IT IS VERY IMPORTANT THAT THE BUILDER CAREFULLY REVIEW A CHECKAL DETAILS AND INFORMATION ON THIS PLAN INCLUDING DIMENSIONING PRIOR TO PROCEEDING WITH CONSTRUCTION. RESPONSIBILITY MUST LIE WITH THE BUILDER. HOWEVER, ANY ERRORS OR OMISSIONS FOUND SHOULD BE REPORTED IMMEDIATELY TO BAL. BAL PLANS PRIOR TO CONSTRUCTION.

4. ALL HOUSE PLANS SHALL NOT BE RESPONSIBLE FOR EXISTING SITE CONDITIONS SUCH AS SOIL, ROCK, OR OTHER OBSTACLES THAT MAY AFFECT STRUCTURES OR PROPERTY LINES.
5. CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH LEVEL ADJACENT TO BEDROOMS AND WHERE PROPER FIREPLACE GAS SUPPLY AND VENTING REQUIREMENTS ARE USED AND WOOD BURNING APPLIANCES ARE USED
6. ALL DRAWINGS REMAIN THE PROPERTY OF BULL HOUSE PLANS

PROJECT NAME -	641 KING ST.
DRAWING NAME -	SITE PLAN
SCALE	3/64" = 1'

REVISION TABLE -		
REV#	REVISION	DATE
1	ISSUED FOR REVIEW	SEPT 9, 2019
2	ISSUED FOR REVIEW	SEPT 10, 2019

**SHEET**