

MEMO

To: Mayor and Council
From: Jessica McDonald, Director of Planning
Cc: Richard MacLellan, CAO
Larry Feener, Director of Engineering
Nick Brown, Development Officer
Date: October 29, 2018
Re: Addendum to Application for 144 Victoria Road

On October 12th, 2018 the Planning Department received an application from Mark Seamone and Kris Snarby of 3300657 Nova Scotia Limited regarding a site comprised of properties at 144 Victoria Road, 126 Victoria Road, 229 York Street, and 132 Victoria Road. These properties are located near the corner of York Street and Victoria Road.

This application has been submitted as an **addendum** to an application previously received on June 15th, 2018 by Sterling Stevens of Front Line Properties to construct a 30 unit affordable housing development on a one acre portion of 144 Victoria Road. A preliminary report for this original application was considered by Town Council on June 25th 2018, and a Public Participation Meeting was held on July 25th, 2018. Comments on this original application were sought and received from the Development Officer and the Town Engineer/Traffic Authority subsequent to the PPM.

Based in large part on concerns from the Town Engineer related to density and the implications for wastewater generation from the original proposal, it was determined that an addendum to the original application was warranted. This addendum allows for comprehensive planning of all proposed land uses and the shared facilities, and the servicing implications for the properties making up the site.

As shown on the master site plan, (attached) the vacant portions of the site are proposed to be developed with the 30 unit affordable housing development, a four unit residential building, and mixed neighbourhood commercial/residential uses.

The mixed commercial/residential uses proposed along York Street around the corner to Victoria Road could consist of a variety of personal service, office and grocery/convenience shops on the ground floor with the potential for residential uses or additional commercial uses above. The house

at 132 Victoria Road would be retained.

There is the intention to have shared driveway access and a storm water retention area for all uses contemplated for the site, with the potential for shared parking.

This master site plan provides detailed information for the 30 unit building as it is the subject of the original development agreement application. Conceptual information only for the future land uses for the remainder of the site has been provided at this stage.

All of the properties in the subject site are designated as Low Density Residential on the MPS- Map 2- Future Land Use (FLUM). The properties at 229 York Street, and 126 and 144 Victoria Road are zoned Institutional (I), while the property at 132 Victoria Road is zoned R1 (Single Unit Residential) on the Zoning Map of the Land Use Bylaw.

The following planning processes are proposed to facilitate the development of the subject site:

1. **144 Victoria Road- 30 unit affordable housing building, 4 unit dwelling and stormwater retention area** - A redesignation to Comprehensive Residential and a rezoning to R3 (Comprehensive Residential), to permit consideration of a development agreement subject to Section 4.4.6 (a) of the LUB to allow a 30 unit residential building on a roughly one acre portion, along with the 4 unit dwelling and associated storm water management area on the remainder of the parcel.

With this development agreement the owners would be required to conform to the detailed requirements to be set out in the agreement.

2. 126 Victoria Road and 229 York Street - mixed neighbourhood commercial and residential uses – A redesignation to Limited Commercial and rezoning to Neighbourhood Commercial (C7). Neighbourhood commercial zoning would allow the future consideration of the proposed commercial/residential uses either by right, or through the site plan approval or development agreement provisions of the C-7 zone/MPS. The process to be followed would be dependent on a future detailed development application providing information on specific land uses, building placement, height and floor area, parking, and landscaping.

With this rezoning the owners would not be bound to the development proposal provided in this concept. Any future variations to this concept, however, would be required to meet all of the general and zone-specific provisions of the LUB as well as any applicable policies of the MPS.

Planning staff will be holding a Public Participation Meeting regarding this addendum to the application on **November 14th at 6:00 pm in Council Chambers**. Staff and the applicants will attend to present the application with details of the proposed development, and to answer any questions that the public may have.

Attachment - Proposed Master Site Plan

